INTRODUCTION

What you can expect from tonight’s Public Engagement Session:
- Information on the proposed rezoning
- Information on the application review process and next steps
- Ways to provide your feedback:
  - In person by talking to City and applicant representatives
  - In writing by filling out a comment form

CITY OF EDMONTON

Councillor Michael Walters
Michelle Neilson, File Planner
Emma Zurawell, Planning Student

Rod Heinricks, Senior Planner
Diane Fitzpatrick, Planning Technician

APPLICANT

Armin Preiksaitis, President, ParioPlan
Heather Chisholm, Senior Planner, ParioPlan
Jim Hope, General Manager, Derrick Golf & Winter Club

Richard Hiron, Chairperson, Derrick Golf & Winter Club Board of Directors
We want to hear from you.

Advising:
The public is consulted by the City to share feedback and perspectives that are considered for policies, programs, projects, or services.

Refining:
The public is involved by the City to adapt and adjust approaches to policies, programs, projects, or services.

Creating:
The public collaborates with the City to develop and build solutions regarding policies, programs, projects, or services. This can include community-initiated engagement.

Deciding:
The public is empowered to make decisions directly or on behalf of the City about policies, programs, projects, or services.

edmonton.ca/westbrookestates
Westbrook Estates Proposed Rezoning
LDA18-0244

**REZONING PROCESS CHART**

- **Bylaw Requirement**
- **Opportunity for Public Participation & Input**

**Key Dates:***
- **Application Received:** May 10, 2018
- **Notice Sent to Property Owners & Stakeholders:** June 14, 2018
- **Technical Review by City Departments & Agencies:** November 28, 2018
- **Public Engagement Session:** November 28, 2018
- **Evaluate Input**
- **Draft Bylaw Recommendations**
- **Notice of Public Hearing**
- **Public Hearing**
- **Decision by Council**

**Approximately 2-6 Month Time Frame from Today (Dependant on Information Provided from the Applicant and Review Time by the City)**
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**ROLES & RESPONSIBILITIES**

**APPLICANT / DEVELOPER**
- Creates and submits rezoning application
- Considers City policy and public feedback as they work with the City through the rezoning process and refine their application

**CITY OF EDMONTON**
- Accepts and reviews the rezoning application from the applicant
- Ensures public feedback is considered by the applicant
- Collects knowledge and feedback from the public to ensure a comprehensive analysis

**PUBLIC**
(Residents & Stakeholders)
- Provides knowledge and feedback to the City and applicant regarding the rezoning application

**CITY COUNCIL**
- Makes final decision on the rezoning application, which considers public feedback and the City’s planning analysis and recommendation
SITE CONTEXT PLAN

Proposed revised DC2 Zone for Ironwood Place to adjust the boundaries and update outdated terms and references

Proposed DC2 Zone for the Derrick Golf and Winter Club

Westbrook Estates Neighbourhood Boundary
Westbrook Estates Proposed Rezoning
LDA18-0244

PROPOSED REZONING

Existing Zones
- DC2.146 Site Specific Development Control Provision
- (A) Metropolitan Zone

Proposed Zones
- DC2 (Ironwood Place) Site Specific Development Control Provision
  This proposed new DC2 Zone is identical to the old DC2.146 except that the boundaries will no longer include 3500 - 119 Street NW and outdated terms and references will be updated.
- DC2 (Derrick Golf and Winter Club) Site Specific Development Control Provision
  This proposed new DC2 Zone will allow for additional commercial and recreational uses to provide programming flexibility and will allow for an indoor tennis facility.

What is a DC2 Zone?
A DC2 Zone is a customized set of land rules which apply to a specific property or collection of properties.
PROPOSED DC2 SITE PLAN

Appendix I:
Illustrative Site Plan

Legend

- **Area B**
  - Allows for a maximum height of 10 m
  - Allows for parking and Outdoor Participant Recreation Services (typical uses include outdoor tennis courts, outdoor ice rinks, sports fields, outdoor swimming pools, driving ranges and golf courses).

- **Area A**
  - Allows for a maximum height of 18 m
  - Allows for a mixture of commercial and recreational uses that are complementary to the operation of the golf and athletic club including an indoor tennis facility.

- **Landscape Buffer**
  - Minimum 3.0 m setback proposed along the north and east lot lines. The setback area shall be landscaped.

- **Site Boundary**
- **Site Entrance**
- **Existing Structures**
WHAT INFORMATION IS CONSIDERED WHEN MAKING A DECISION?

Approved Policies, Plans and Guidelines:
• The Way We Grow - The City's Municipal Development Plan
• Zoning Bylaw

Planning Analysis:
• How the proposed rezoning fits into the neighbourhood

Technical Information:
• Traffic Impact - The proposed development’s anticipated impact on traffic and parking in the area
• Drainage, Fire, and Water Capacity - The ability to provide adequate water flow, pressure, and fire hydrants

Public Input:
• Feedback from the public will be summarized in a report and provided to City Council
WHAT WILL YOUR FEEDBACK BE USED FOR?

• To inform the City’s planning analysis and ensure all factors are taken into consideration

• To help inform conversations with the applicant about making revisions to address concerns

• To inform Council about the nature of the feedback received so that they have a better understanding of the opinions of nearby residents prior to making their decision
WHAT HAPPENS NEXT

After tonight’s Public Engagement Session
A summary of what we heard tonight will be:
• Provided to those who supply their email or mailing address on the sign-in sheet; and
• Posted online at edmonton.ca/westbrookestates

You can contact the file planner any time at:

Michelle Neilson
michelle.neilson@edmonton.ca
780-496-5672

When the applicant is ready to take the application to Council:
• Notices of the Public Hearing date will be sent to surrounding property owners
• You can register to speak in front of Council or listen to the Public Hearing online; and
• You can submit written comments to the City Clerk (city.clerk@edmonton.ca)