

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

Rod Heinrichs, Senior Planner

Emma Zurawell, Planning Student

Diane Fitzpatrick, Planning Technician

APPLICANT

Armin Preiksaitis, President, ParioPlan

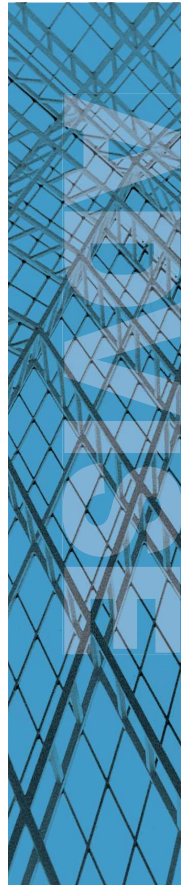
Heather Chisholm, Senior Planner, ParioPlan

Jim Hope, General Manager, Derrick Golf & Winter Club

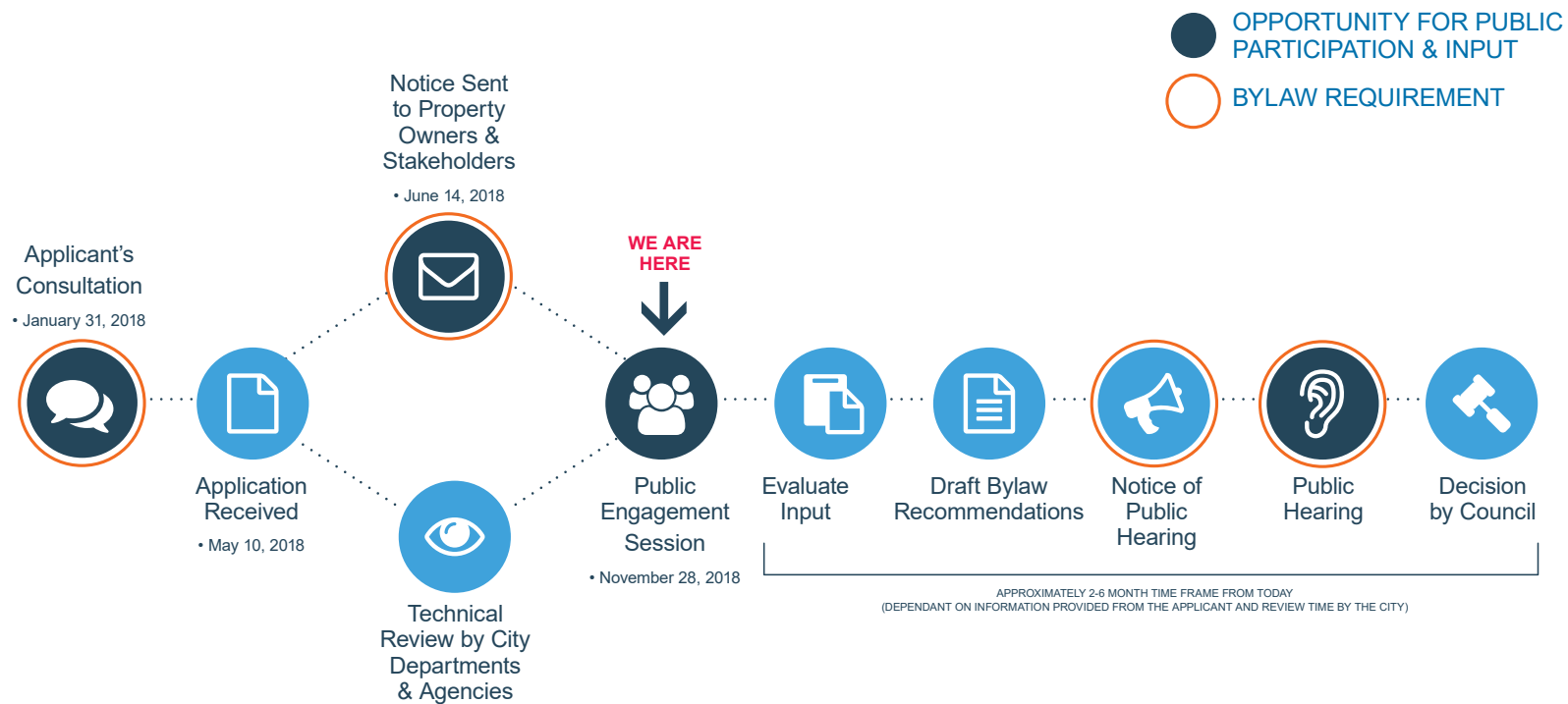
Richard Hiron, Chairperson, Derrick Golf & Winter Club Board of Directors

PUBLIC ENGAGEMENT SPECTRUM

WE WANT TO
HEAR FROM YOU



REZONING PROCESS CHART



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



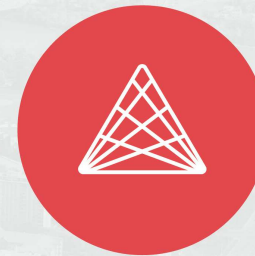
CITY OF EDMONTON

- 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)

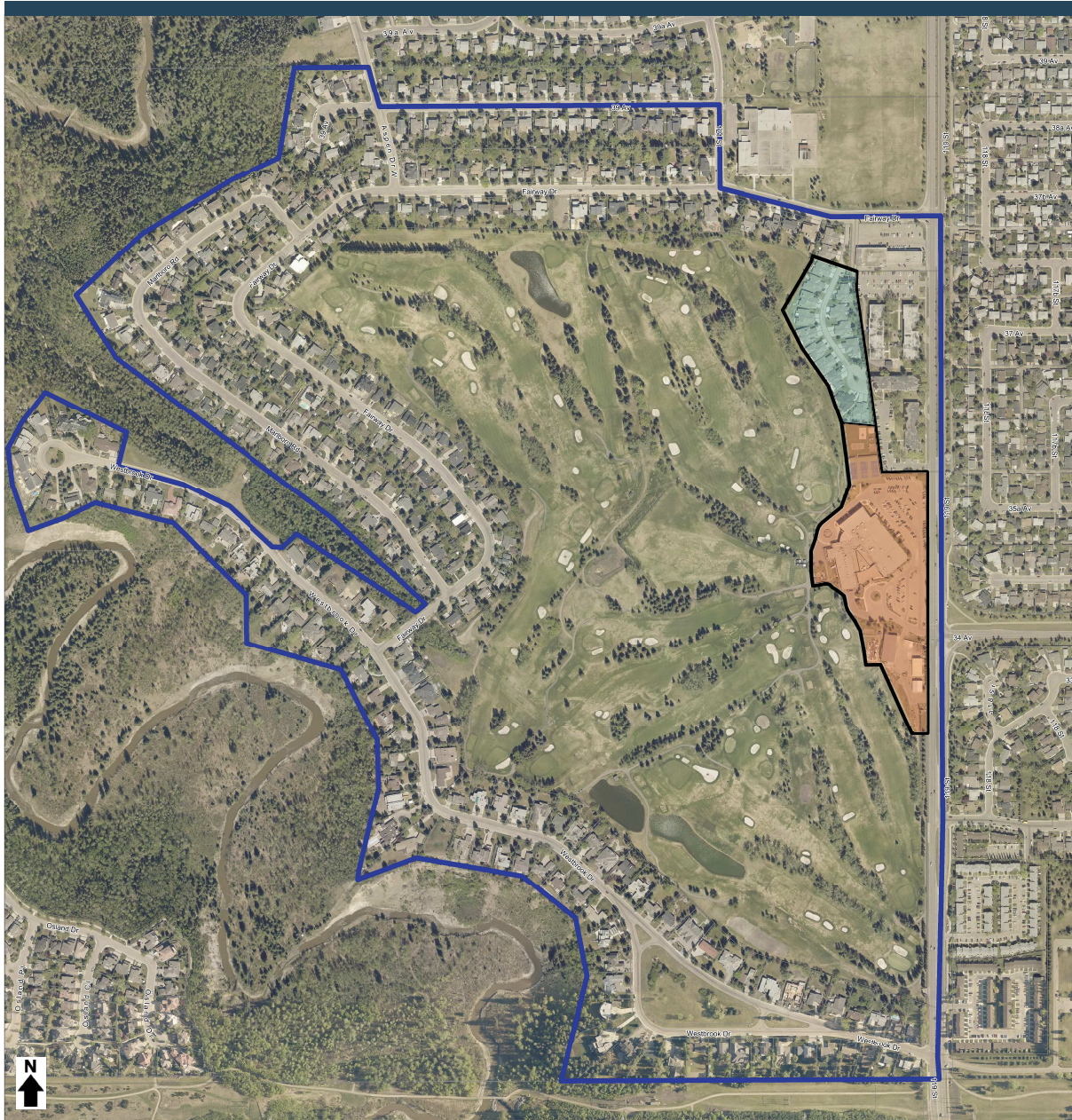
- Provides knowledge and feedback to the City and applicant regarding the rezoning application






CITY COUNCIL

- Makes final decision on the rezoning application, which considers public feedback and the City's planning analysis and recommendation

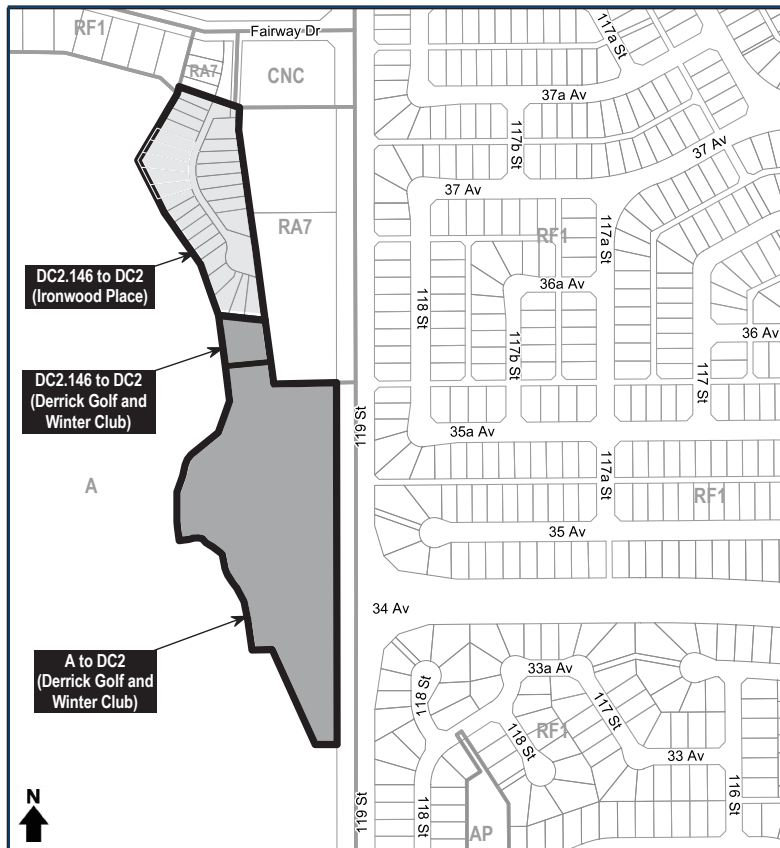
SITE CONTEXT PLAN



LEGEND

-  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

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.

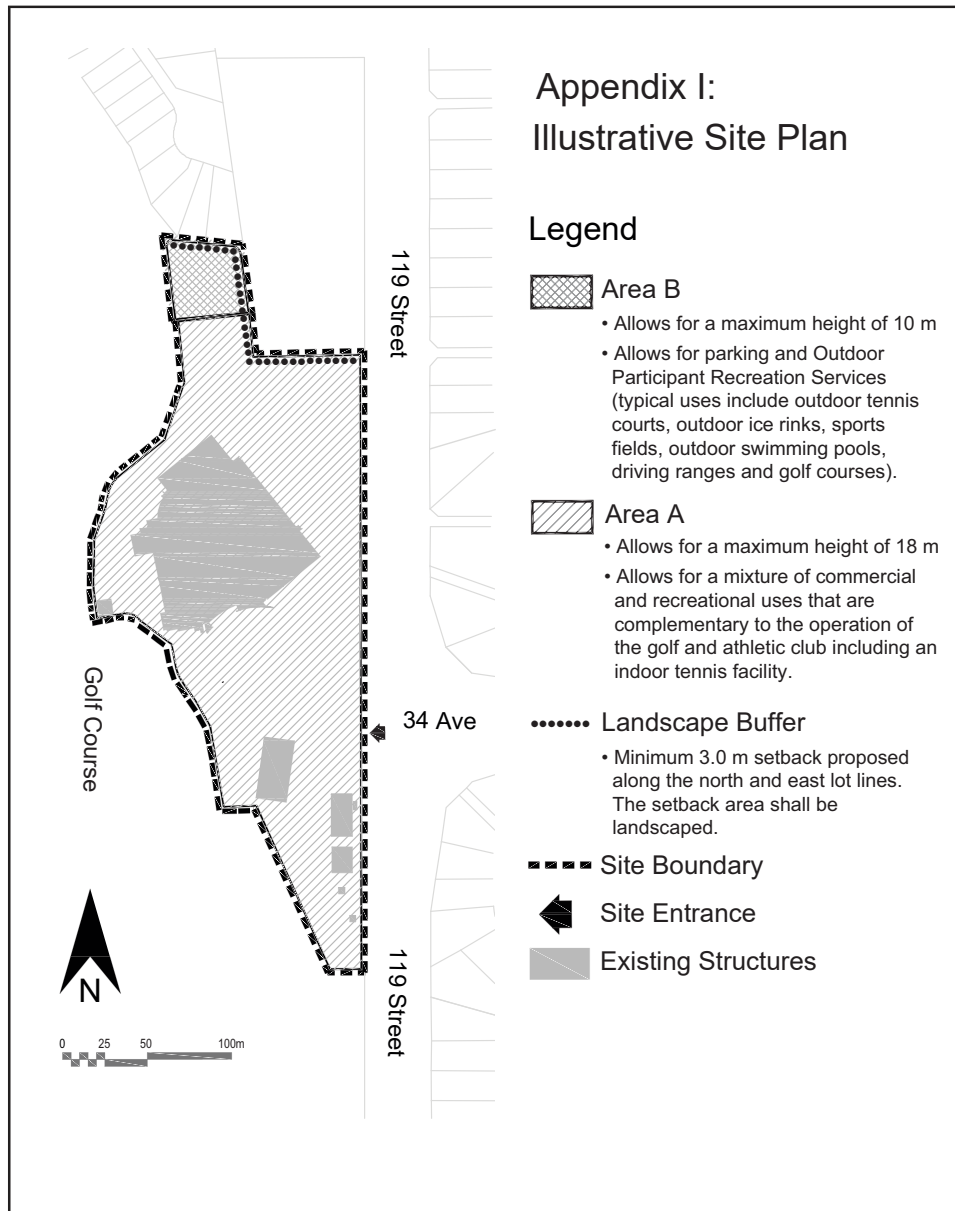
- DC2 (Derrick Golf and Winter Club) Site Specific Development Control Provision

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



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:

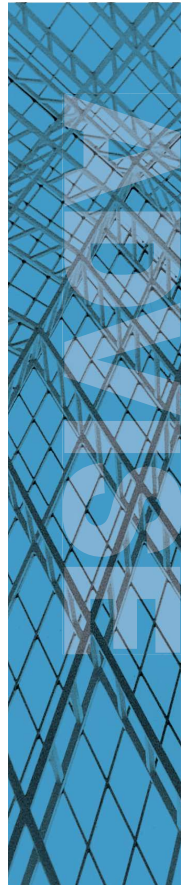
- How the proposed rezoning fits into the neighbourhood

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?

Edmonton

- 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)