



**THE DERRICK**  
golf and winter club

## PURPOSE AND BACKGROUND

### Purpose

**To enable the Derrick Golf and Winter Club the opportunity to construct an indoor tennis facility on their property, as well as add additional uses to the zoning regulations to provide programming flexibility for the future use of the site.**

### Background

The Derrick Golf and Winter Club has operated as a golf and athletic club on the property located at 3500-119 Street since 1959. In 2010/ 2011, the Derrick Club Board engaged in a strategic planning exercise and surveyed the Derrick Club members to find out what they wanted from the Club. The results were as follows:



Phase I of the Strategic Plan (2012), included:

- A complete reconstruction of the golf course
- The construction of the indoor badminton facility (built to international standards)
- The construction of a multi-purpose gym
- The expansion of the food and beverage service

Phase II of the Strategic Plan (2016):

- The Board surveyed the membership a second time to better understand the wants/ needs of the members.
- The survey responses showed that members wanted money spent on continuous maintenance of the facilities and golf course (#1 overall).
- The construction of an indoor tennis facility was the #1 response regarding Club recreational opportunities.

**The Derrick Golf & Winter Club is now in the process of implementing Phase II of their Strategic Plan.**

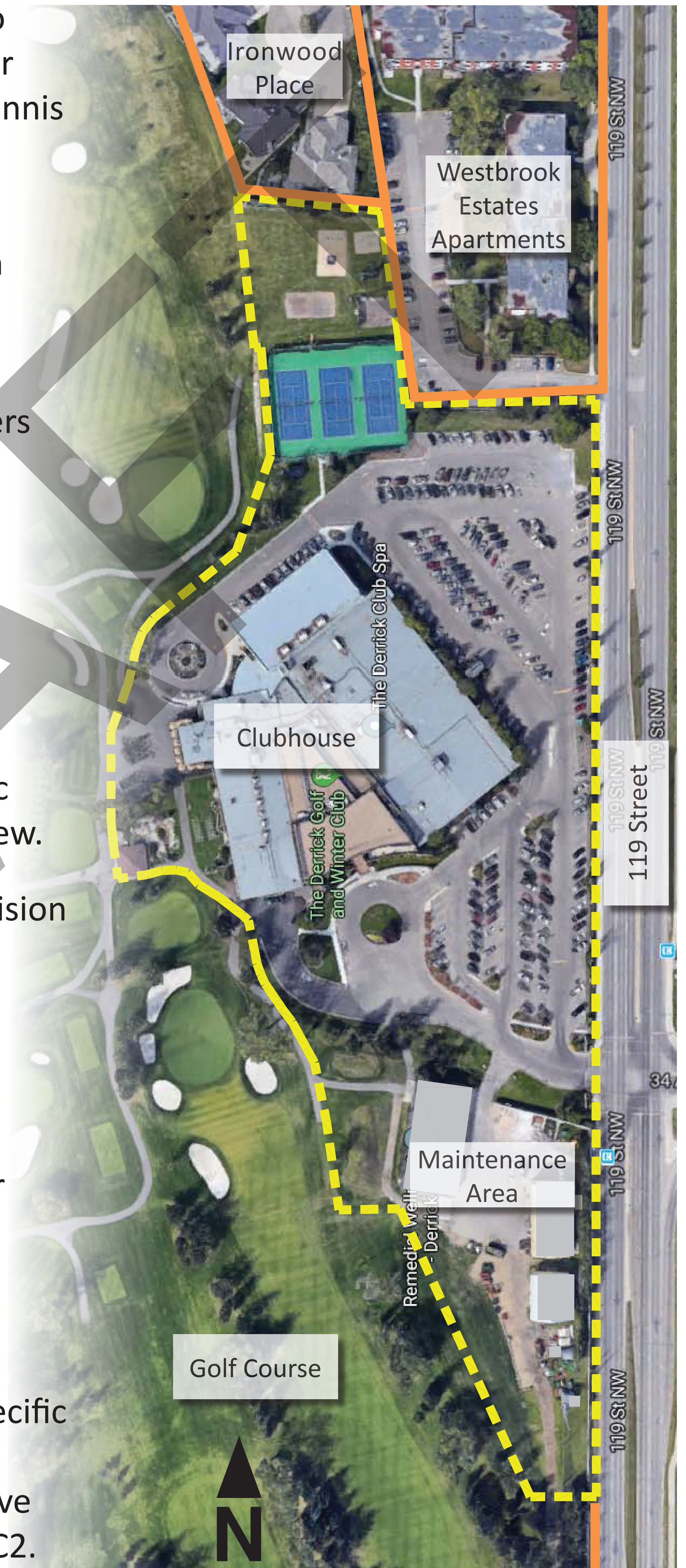




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## PROJECT CHRONOLOGY

- December 22, 2017 The Derrick retained ParioPlan to facilitate the rezoning to allow for the development of an Indoor Tennis Facility.
- January 9, 2018 Scoping Meeting with the City of Edmonton to confirm application process and understand initial concerns.
- January 23, 2018 Pre-application Notification Letters were mailed to surrounding landowners.
- February 19, 2018 Feedback from surrounding landowners was summarized in a Pre-application Consultation Summary Report.
- March 20, 2018 Prepared Draft (DC2) Site Specific Control Provisions for City's Review.
- May 10, 2018 Rezoning Application and Subdivision Application submitted to City of Edmonton.
- June 13, 2018 Meeting with Ironwood Place Residents.
- July/August 2018 Explored alternative locations for Indoor Tennis Facility.
- October 25, 2018 Subdivision approved by City of Edmonton Subdivision Authority.
- October 30, 2018 Submitted Revised (DC2) Site Specific Development Control Provisions to the City of Edmonton to remove DC2.146 from Ironwood Place DC2.
- November 28, 2018 Public Open House



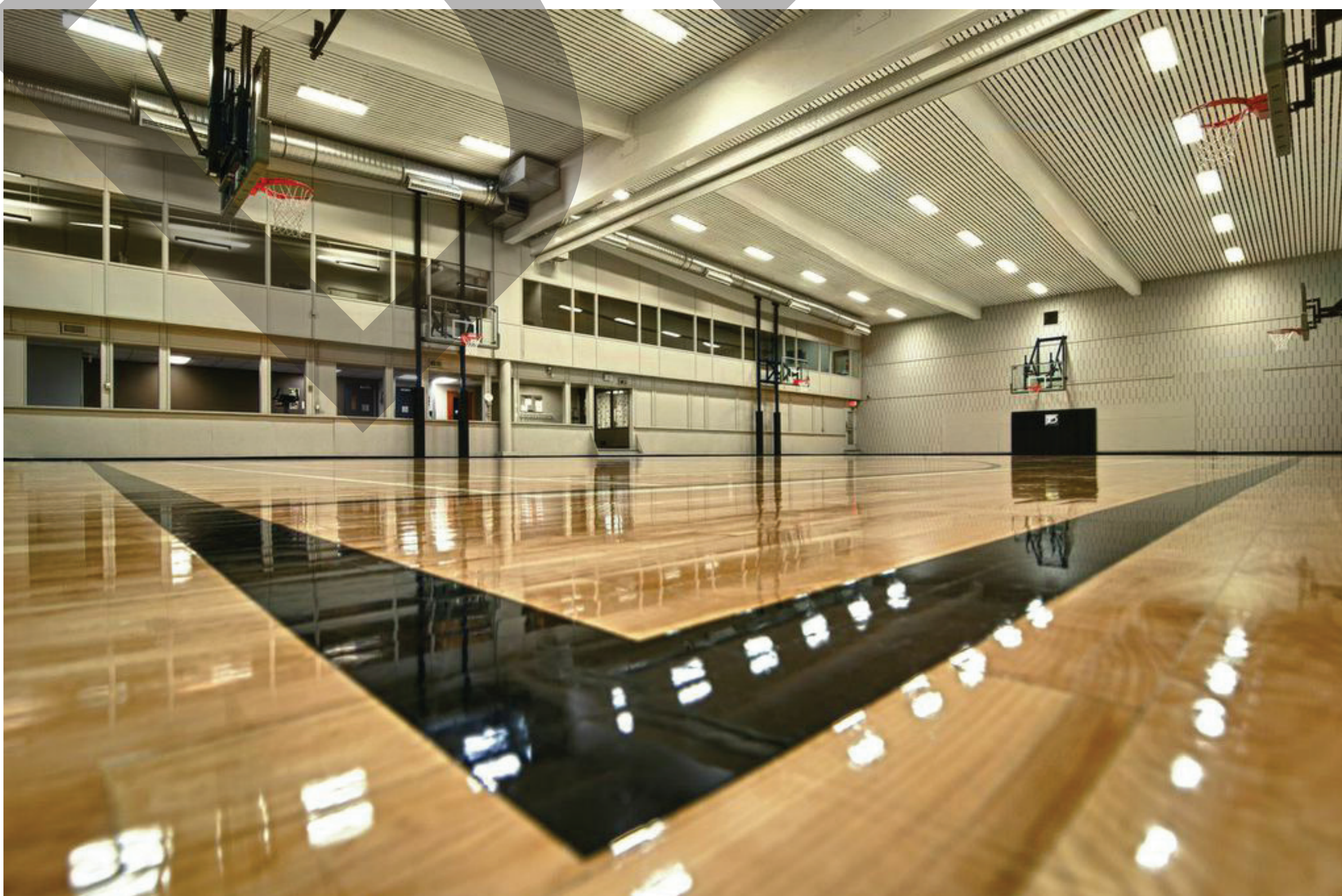




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## WHERE WE ARE TODAY

- The rezoning application for the Derrick Golf and Winter Club has been revised to address comments regarding the location of the proposed indoor tennis facility.
- The indoor tennis facility (which falls under the Indoor Participant Recreation Use) will not be permitted on land identified as Area B on the Illustrative Site Plan.
- It is our hope that this rezoning application will be presented to Edmonton City Council in the first quarter of 2019. Ultimately, the rezoning is a decision of Council.
- If the rezoning is successful, the Derrick Golf and Winter Club will refine the indoor tennis proposal and bring the proposal to the club membership for a members' vote on the use of membership dollars to build an indoor tennis facility.
- **Indoor tennis has been identified as an area of importance for the Derrick Golf and Winter Club membership and it is important to the Club to work with the neighbours to ensure a successful project outcome.**

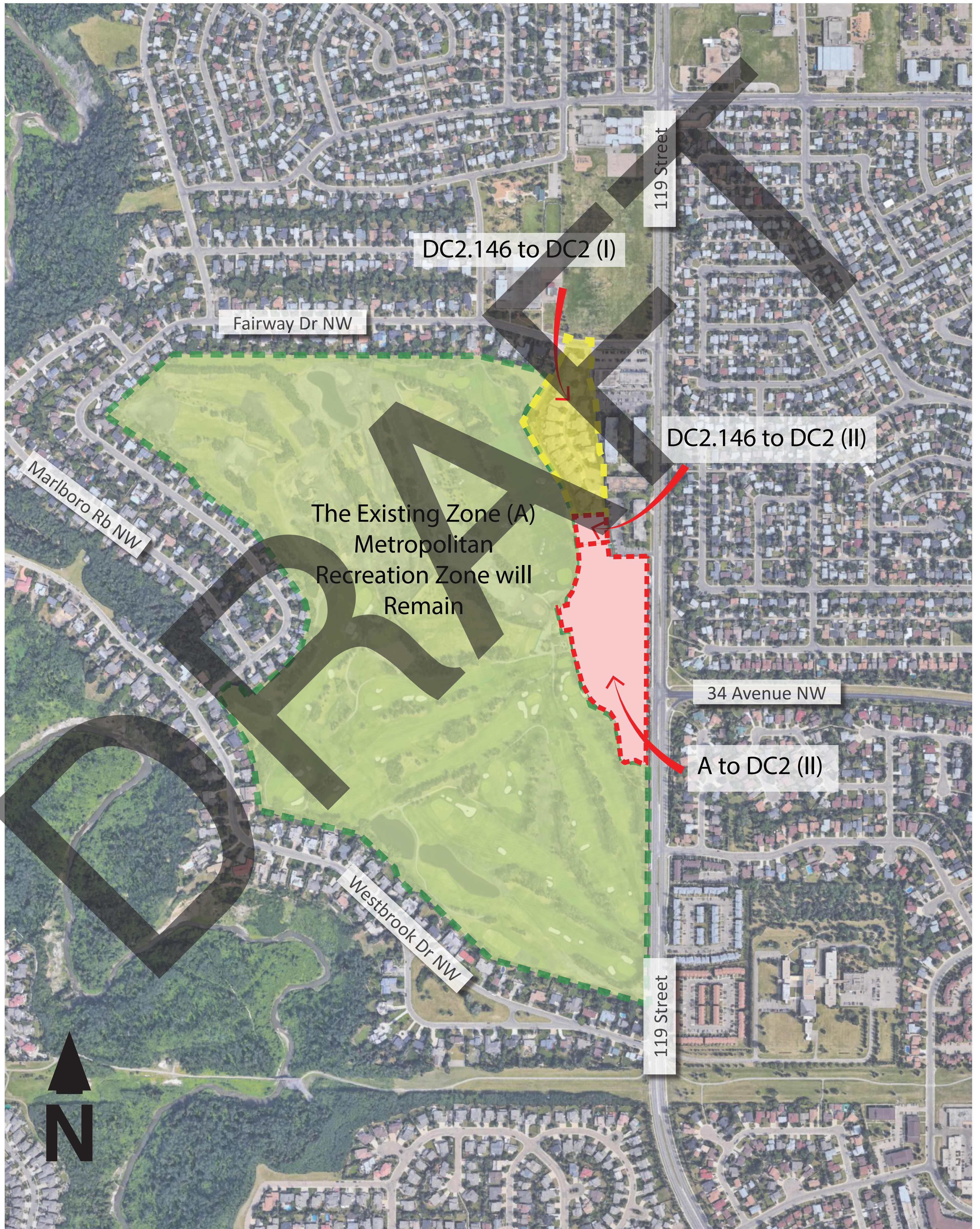






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## REZONING AREA



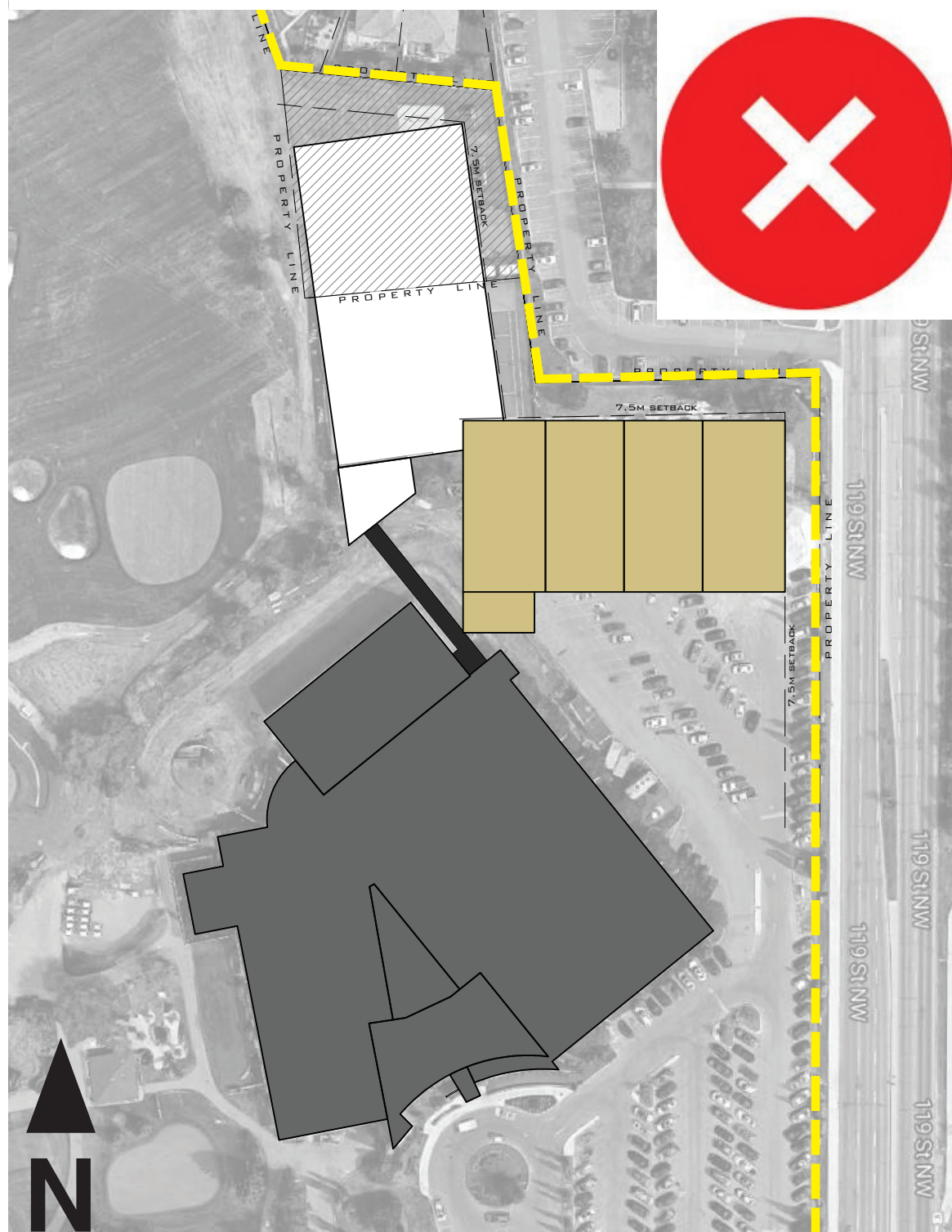




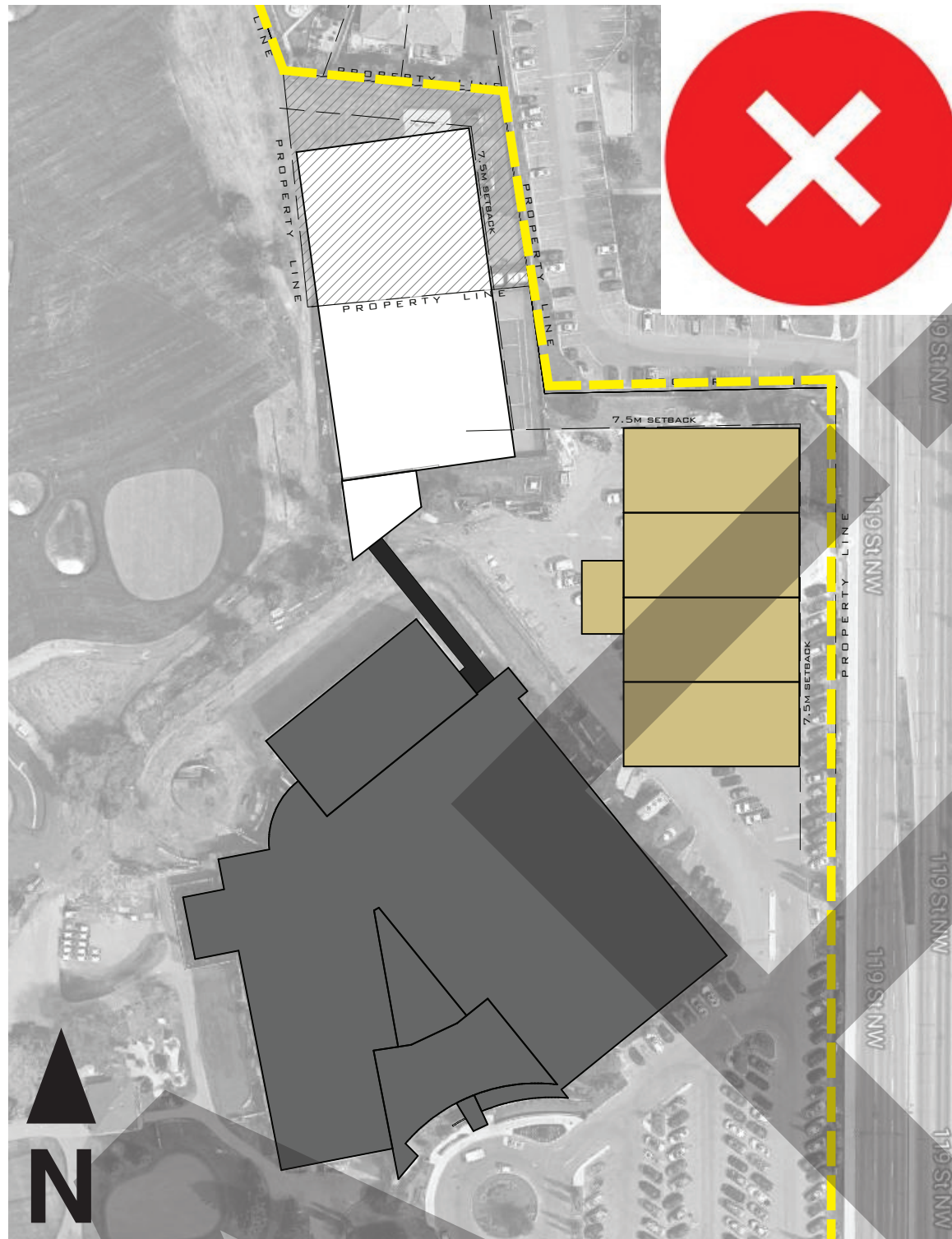
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## INDOOR TENNIS FACILITY LOCATION OPTIONS

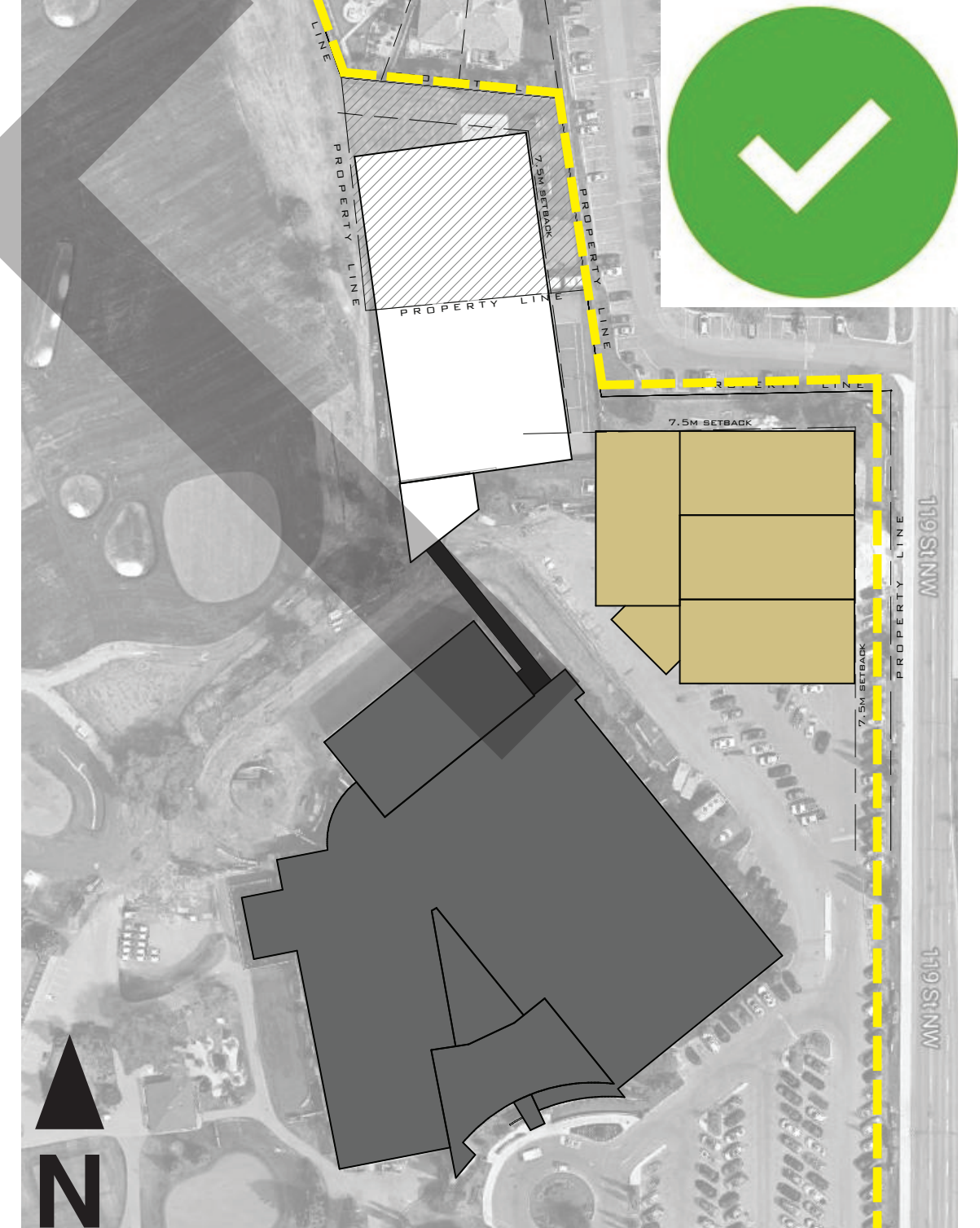
OPTION 1



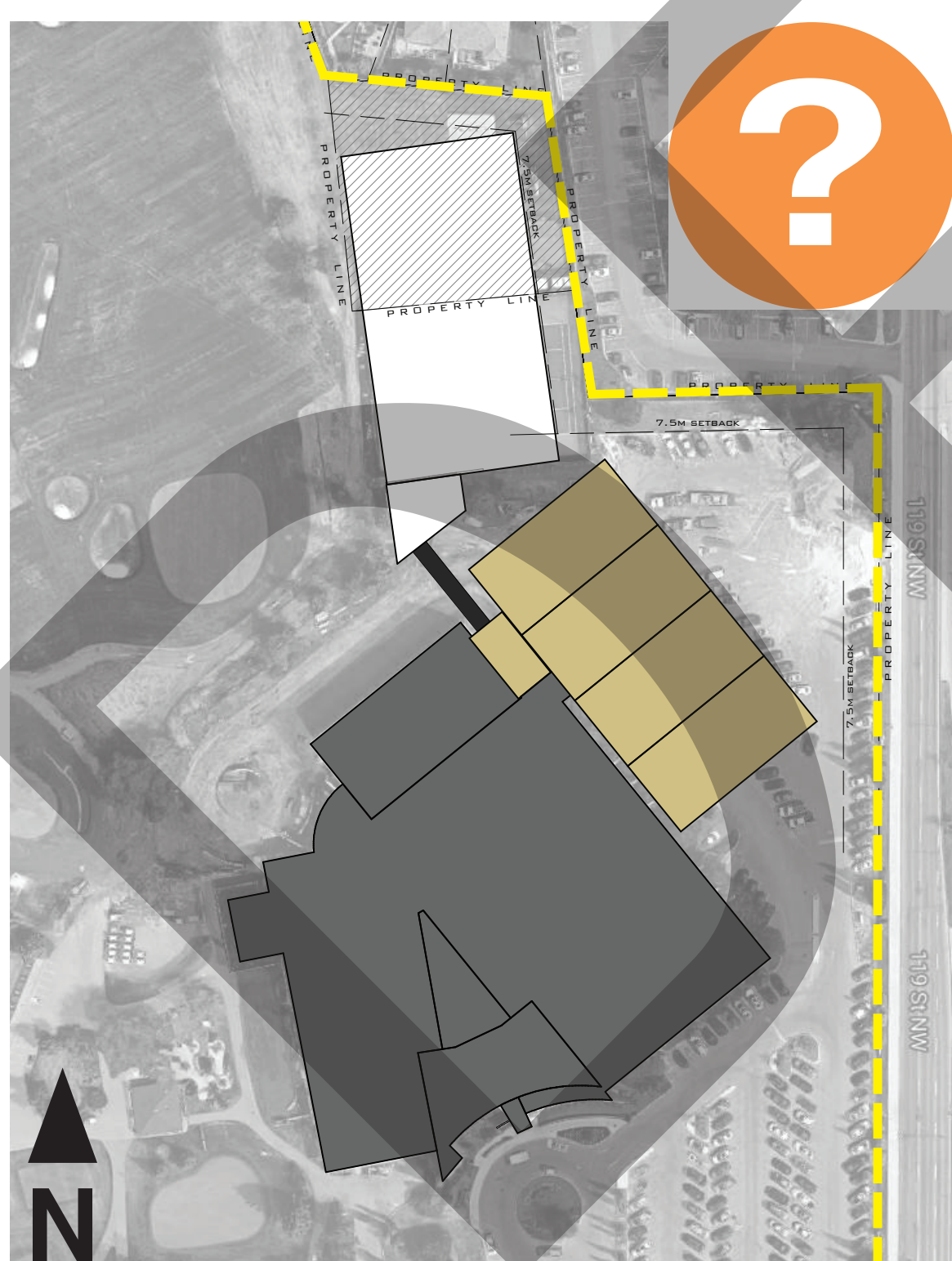
OPTION 2



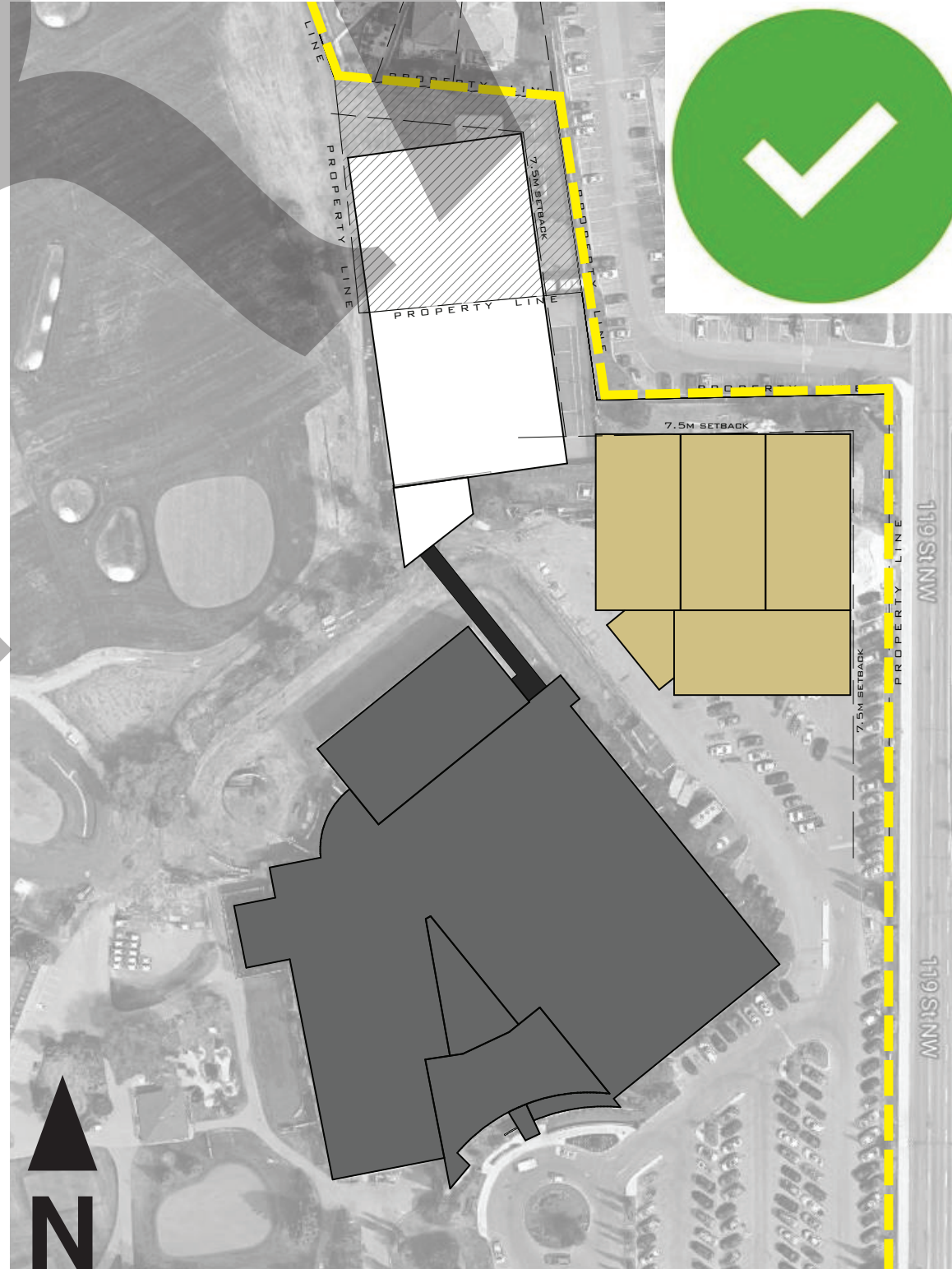
OPTION 3



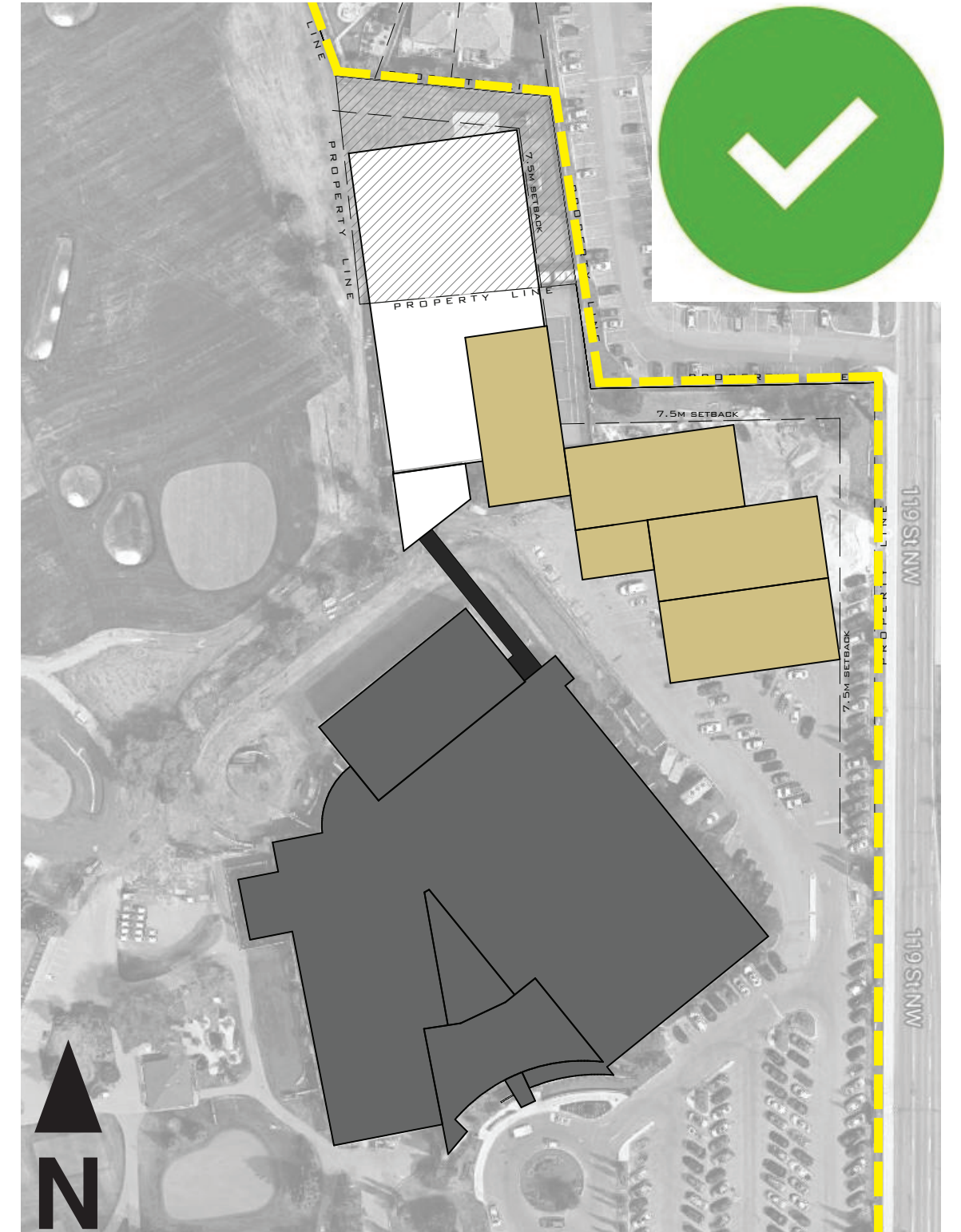
OPTION 4



OPTION 5



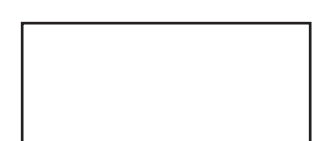
OPTION 6



Existing Clubhouse



Alternative Location of Proposed Indoor Tennis Facility



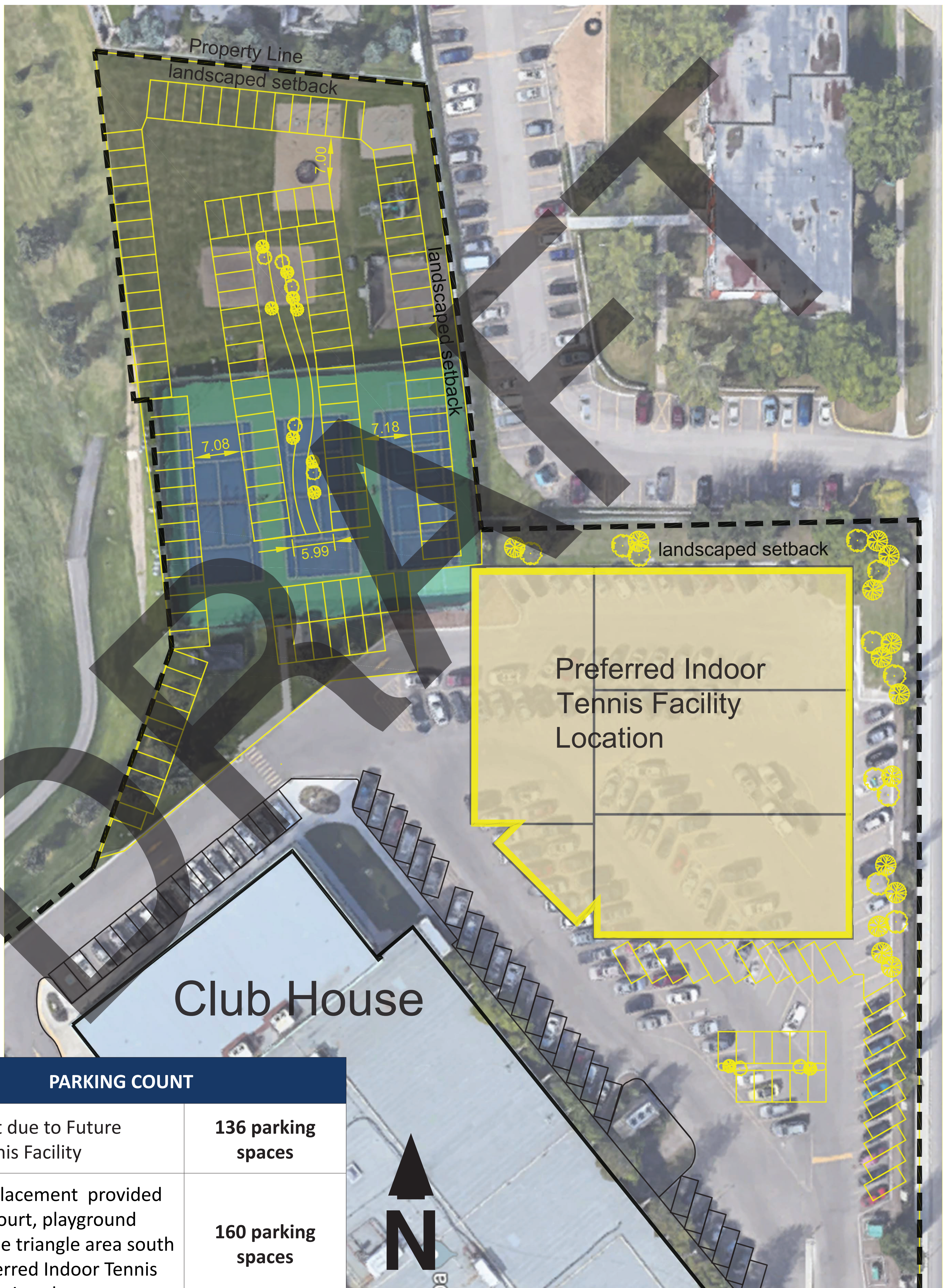
Previous Location of Proposed Indoor Tennis Facility (January 2018)





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## PREFERRED INDOOR TENNIS FACILITY LOCATION



### PARKING COUNT

Parking lost due to Future Indoor Tennis Facility

**136 parking spaces**

Parking replacement provided on tennis court, playground area and the triangle area south of the Preferred Indoor Tennis Facility Location shown on map

**160 parking spaces**





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## ILLUSTRATIVE SITE PLAN

