

WHAT WE HEARD REPORT

Westbrook Estates Rezoning (LDA18-0244)

PROJECT

ADDRESS: 3500 – 119 Street NW and 100-128 Ironwood Place NW

PROJECT DESCRIPTION:

- The City of Edmonton has received an application to rezone the Derrick Golf and Winter Club from (A) Metropolitan Recreation Zone and (DC2) Site Specific Development Control Provision to a new DC2 that would allow for an indoor tennis facility and additional commercial and recreational uses that the applicant regards as compatible with the facility's current services and future opportunities.
- An administrative rezoning is also proposed for properties located at 100-128 Ironwood Place NW to adjust the boundary by removing the Derrick Golf and Winter Club property (3500 - 119 Street NW) from the existing DC2 Zone and correct outdated text and references. No changes are proposed to the development regulations of Ironwood Place.

ABOUT THIS REPORT

The information in this report includes feedback gathered during and after the November 28, 2018 Public Engagement. This report is shared with everyone who has emailed the File Planner directly, and all attendees who provided their email address during the event on November 28, 2018. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning advances to a Public Hearing, this report will be included in the information provided to City Council.

PUBLIC ENGAGEMENT TIMELINE

January 31, 2018

The applicant mailed 336 letters notifying surrounding property owners and stakeholders of their intent to rezone the Derrick Golf and Winter Club.

June 14, 2018

Notification postcards of the proposed rezoning were mailed to surrounding property owners and stakeholders. City administration received eleven (11) phone calls and emails, one letter from the

Planning Coordination
CITY PLANNING



Ironwood Place Community Association and 23 letters from Ironwood Place property owners voicing concerns with the proposed rezoning.

In response to concerns received from the initial notifications, the applicant revised their rezoning proposal by relocating the proposed indoor tennis facility.

November 7, 2018

335 Notification letters were mailed to surrounding property owners and stakeholders with an invitation to attend a public engagement session on November 28, 2018.

November 28, 2018

Public Engagement Session held from 6:00 - 8:00 p.m. at Harry Ainlay High School. Approximately 25 people attended the event.

PUBLIC ENGAGEMENT SESSION FORMAT

The public engagement format was a drop-in style where attendees were able to view display boards with project information and ask questions of City Staff and the applicant. Participants were invited to share their feedback verbally and on individual feedback sheets.

WHAT WE HEARD

The most common concerns heard were:

- **Rezoning of Ironwood Place:**
 - Why is Ironwood Place being rezoned?
 - Ironwood Place should be involved in the creation of the new zone impacting its property.
- **Location of proposed indoor tennis facility:**
 - The impact of the proximity of the indoor tennis facility to residents of Ironwood. "No one wants to look out their back door into a wall."
- **Restrictive Covenant:**
 - The zoning should align with the restrictive covenant. The height for Area B should be reduced to 7 m and the building setbacks should be a minimum of 7.5 m.
 - What will happen to the restrictive covenant if the zoning is approved?
 - Why doesn't the proposed zone align with the restrictive covenant?

Comments of support included:

- An indoor tennis facility will meet a need for many residents in the City, not only in this neighbourhood.

- I support the expansion of the Club.
- The Derrick has listened to the residents of Ironwood and the new proposed location of the indoor tennis location is much better.

ANSWERS TO QUESTIONS

Why is Ironwood Place being rezoned?

Development of Ironwood Place and a portion of the Derrick Golf and Winter Club is regulated by a Direct Control Zone (DC2.146) that was adopted in 1988. The Derrick Golf and Winter Club has applied to rezone their land, including the portion that is covered under DC2.146, to create a unified zoning for their property. To change the boundary of DC2.146, new DC2 Zones are required – one for the Derrick Golf and Winter Club and one for Ironwood Place.

How will the proposed new DC2 Zone for Ironwood Place impact my property?

The proposed new DC2 Zone for Ironwood Place maintains the development rights of the existing DC2.146 Zone and includes the following changes:

1. Outdated terms and references will be removed and replaced to ensure the proposed zone is consistent with the current Zoning Bylaw.
2. The boundary of the Zone will be changed to remove the property owned by the Derrick Golf and Winter Club.

Table 1: Proposed Ironwood Place DC2 Provision – Update to Permitted Uses

Existing DC2.146 List of Uses	Proposed DC2 List of Uses	Rationale
Single Detached Housing	Single Detached Housing	Same - no change
Semi-detached Housing	Semi-detached Housing	Same - no change
Linked Housing	Row Housing	Linked Housing is now referred to as Row Housing under the Zoning Bylaw
Homecrafts	Major Home Based Business	Homecrafts are now referred to as Major Home Based Business under the Zoning Bylaw

Offices in the Home	Minor Home Based Business	Offices in the Home are now referred to as Minor Home Based Business under the Zoning Bylaw
Outdoor Participant Recreation Services	Deleted	The existing DC2.146 limits Outdoor Participant Recreation Services to four tennis courts placed at the south end of the site adjacent to the Derrick Golf and Winter Club. As Ironwood Place is fully built-out and does not contain any Outdoor Participant Recreation Services, this use is proposed to be removed.
No sign use classes listed, but the Zone refers to a list of sign regulations.	Added: -Fascia On-premises Signs -Freestanding On-premises Signs -Temporary On-premises Signs	Signage was governed differently under the Zoning Bylaw when the Zone was originally developed in 1988. The original Zone did intend to allow for signs as it contains sign regulations. In order to continue with this intent and comply with the Zoning Bylaw, sign use-classes have been added to the draft zone.

Where will the indoor tennis facility be located?

The proposed DC2 zone for the Derrick Golf and Winter Club is split into Area A and Area B. Area A allows a maximum height of 18 m and a variety of commercial and recreational uses. The indoor tennis facility would be restricted to Area A. Area B is located adjacent to Ironwood Place and proposes a maximum height of 10 m, a minimum building setback of 3 m and would only allow Outdoor Participant Recreation Services uses (eg. outdoor skating rink, golf course, soccer fields, outdoor tennis courts, etc.). Surface parking could also be located in Area B.

How big is Area B? What is the distance between Ironwood Place and Area A?

Area B varies from 40 m to 50 m in length. The proposed indoor tennis facility could not be located within Area B and would need to be at least 40 – 50 m away from Ironwood Place.

What is the relationship between Zoning and Restrictive Covenants?

Restrictive Covenants are private agreements between landowners. Zoning is part of the process by which the City of Edmonton governs and regulates the use of land within the city. This authority is delegated from the Province of Alberta to the City of Edmonton through the Municipal Government Act (MGA).

The City of Edmonton is not party to the restrictive covenant between Ironwood Place and the Derrick Golf and Winter Club and the proposed Zoning is not required to align with the restrictive covenant. If one party develops something that fits within the regulations of the Zone, but contravenes the restrictive covenant, then it is the responsibility of the two parties (landowners) to enforce the private agreement and/or resolve the dispute.

What will happen to the Restrictive Covenant if the Zoning is approved?

The proposed zoning will not affect the restrictive covenant. The restrictive covenant will remain as a registered instrument on the Certificate of Title and can only be removed if both parties of the agreement agree.

If you have questions about this application please contact:

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