

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

EXECUTIVE SUMMARY

This proposed Land Use and Policy amendment is to accommodate residential development in the community of the Hamptons in the northwest quadrant of the City. The proposal is for two sites under one application. Site A covers an area of approximately 6.41 hectares and Site B approximately 1.03 hectares. The land use amendment application proposes to redesignate the subject lands from Special Purpose – Recreation (S-R) and Special Purpose – Transportation and Utility (S-TUC) District to Residential – One Dwelling (R-1), Residential – One / Two Dwelling (R-2), Special Purpose – School, Park and Community Reserve (S-SPR), Special Purpose – Recreation (S-R), and Special Purpose – City and Regional Infrastructure (S-CRI) Districts to accommodate residential development.

In order to provide the appropriate policy framework to allow for the proposed development to proceed, a map amendment to the Crowchild Phase 4 Area Structure Plan (ASP) is required. This map amendment will change the land use of the subject lands in the ASP from open space to residential.

An Outline Plan application was submitted in support of this land use amendment. This proposed land use redesignation covers the entire Outline Plan area of 7.44 hectares over two sites.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 February 23

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 21P2017 and 126D2017; and

1. **ADOPT** the proposed amendments to the Crowchild Trail Phase 4 Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 21P2017.
3. **ADOPT** the proposed redesignation of 4.97 hectares ± (12.28 acres ±) located at 61, 69 and 130 Hamptons Drive NW and 11080R – 53 Street NW (Portion of Plan 8311619,

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

Block 1; Portion of Plan 9311969, Lots 5 and 7; Portion of Plan 9710670, Lot 9;) from Special Purpose – Recreation (S-R) District, Special Purpose – Transportation and Utility Corridor (S-TUC) District to Residential – One Dwelling (R-1s) District, Residential – Contextual One / Two Dwelling (R-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, in accordance with Administration’s recommendation, as amended; and

4. Give three readings to the proposed Bylaw 126D2017.

REASON(S) FOR RECOMMENDATION:

The Land Use and Policy Amendment application proposes to provide the land uses and technical framework required to achieve many City policies. The proposal aligns with policies in the Municipal Development Plan by achieving moderate intensification in a developed residential community. The proposed development is sensitive to the surrounding context of the community and includes an area for a public park and buffer spaces between the proposal and existing development.

ATTACHMENTS

1. Proposed Bylaw 21P2017
2. Proposed Bylaw 126D2017
3. Public Submissions

POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017

MAP 24NW

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Crowchild Trail Phase 4 Area Structure Plan (APPENDIX III).

Moved by: R. Wright

Carried: 8 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 4.97 hectares ± (12.28 acres ±) located at 61, 69 and 130 Hamptons Drive NW and 11080R – 53 Street NW (Portion of Plan 8311619, Block 1; Portion of Plan 9311969, Lots 5 and 7; Portion of Plan 9710670, Lot 9;) from Special Purpose – Recreation (S-R) District, Special Purpose – Transportation and Utility Corridor (S-TUC) District **to** Residential – One Dwelling (R-1) District, Residential – Contextual One / Two Dwelling (R-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District.

Moved by: R. Wright

Carried: 8 – 0

Reasons for Approval from Mr. Wright:

- This is the fourth “golf course” application I have seen at CPC in the past 5 years. The previous three were significant in terms of change of use. This application keeps the golf course, provides extra public green space and is a very minor change by comparison. I view it as a delicate, sensitive and well thought out increase in density while keeping the majority of the landscape intact

Reasons for Approval from Mr. Leighton:

- I supported this application only after exploring the possibility of ‘Tabling’ (Referring) these related ASP amendment, land use amendment and outline plan applications.
- To my mind the sensitivity of this application and effects on the surrounding community required that this be considered as one, integrated package; also that there were some key pieces of information missing:
 1. Confirmation by the golf course owner that this application was not a ‘step’ or prelude to redeveloping the remainder of the golf course;
 2. That the funds would be used to enhance and maintain the golf course into the future (as suggested);
 3. A more detailed and balanced planning assessment of the project against the MDP goals; and
 4. Provision of more ‘design’ detail by the Applicant including full landscape/grading plan and architectural contours.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

Reasons for Approval from Mr. Friesen:

- I supported this redevelopment plan as a modest change to the community with significant potential benefits to the community and the golf club. Golf facilities are under some operational pressure currently and the opportunity to upgrade while shortening hole length may allow for a longer future. Golf courses are not natural environments and are in fact one of the most artificial open spaces we create. They are expensive in terms of water use and often use chemical and mechanical controls to maintain their form. They are typically not accessible to the public and don't add much to the walkability of a community. In pure planning terms they don't warrant much support. It should be clear by now that unless community members have legal control of a golf facility there is little that can stop owners from redeveloping if the value of the golf operation is eclipsed by the redevelopment value of the land.

2017 February 23

AMENDMENT: Amend Administration's recommendation changing the Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District.

Moved by: G.-C. Carra

Carried: 7 – 1

Opposed: M. Tita

Reasons for Approval of the Amendment from Mr. Friesen:

- I supported this amendment as a natural application of the policy that new development should always include secondary suites. Although this is redevelopment and not on an undisturbed site the opportunity to include secondary suites should not be missed.

POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017

MAP 24NW

Applicant:

Quantum Place Developments

Landowner:

Hamptons Golf Course Ltd

PLANNING EVALUATION

SITE CONTEXT

The proposal is for two sites under one application on lands owned by the Hamptons Golf Club in the community of The Hamptons. The Hamptons Golf Club is located North of Country Hills Boulevard NW and East of Sarcee Trail NW and the sites are currently designated Special Purpose – Recreation (S-R) District and Special Purpose – Transportation and Utility Corridor (S-TUC) District.

Subdivision of the Hamptons began in 1989 with most parcels being developed in the mid 1990s. The community reached peak population in 2006 with 8,175 residents and has slightly declined since then to 7,706 residents in 2016; a difference of minus 469 people.

The golf course meanders through the centre of the community and many dwellings back on to the proposed development sites. The proposed development would require realignment of a few holes however it is expected that the course will remain an operational 18 hole golf club.

The Hamptons golf course is located on private land and although considered open space it is not publically accessible and has not been counted toward the City of Calgary park space statistics for the community. The Hamptons Community currently has 10.09 percent of all lands dedicated as Municipal Reserve and the proposed development will maintain the City's park space target of 10 percent for communities.

LEGISLATION & POLICY

The South Saskatchewan Regional Plan (SSRP), Municipal Development Plan(MDP), and the Crowchild Phase 4 Area Structure Plan (ASP) are relevant policy documents used by administration to guide development of the subject lands.

South Saskatchewan Regional Plan (SSRP)

The South Saskatchewan Regional Plan intends to create robust growth, vibrant communities, and a healthy environment within the region over the next 50 years. The plan establishes a long-term vision for the region and aligns policies at a Provincial level. The recommendation by Administration in this report has considered the South Saskatchewan Regional Plan and is aligned with the policy directions.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

Municipal Development Plan (MDP)

The subject land is located in the Established Development Residential area as identified on Map 1 'Urban Structure' in the Municipal Development Plan. The Established Development area is comprised of residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low and medium density housing with support retail in relatively close proximity. The MDP encourages modest pedestrian friendly redevelopment with appropriate densities in these areas.

The proposed development meets MDP policies and objectives as follows:

Creating Great Communities

- Provides a mix of land uses and a variety of housing forms; single and semi-detached.
- Respects the existing character of the low density residential community.
- Ensures an appropriate transition of development intensity.
- Incorporates an open space and landscape buffer.

Shaping a More Compact Urban Form

- Directs future growth in a way that fosters a compact efficient use of land.
- Provides moderate redevelopment within an established residential area.
- Provides a healthy natural environment with open spaces.
- Encourages growth that is similar in scale and built form.

Greening the City

- Creates an interconnected open space system by providing pathways through Site A.
- Tree sustainability and replacement will be conditioned as part of the outline plan requirements.

Developed Residential Areas

- Recognizes the predominately low density residential nature of the developed area and provides moderate intensification that is similar in scale.
- Incorporates a mix of densities and land uses.

Crowchild Phase 4 Area Structure Plan (ASP)

The Crowchild Phase 4 Area Structure Plan has identified the subject lands as open space. Open Space is defined in the ASP as physical features which provide recreational opportunities. To comply with the ASP a map amendment is required as the proposed development does not align with the approved land use plan. As part of the outline plan and land amendment application the applicant has proposed to change the ASP land use plan (APPENDIX III) to accommodate for the residential development. This change requires the subject sites to be changed in the ASP from Open Space to Residential. The Municipal Development Plan is supportive of this change.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

LAND USE DISTRICTS

The land use amendment application is for two sites under one application. The land use amendment application intends to redesignate the subject parcels from Special Purpose – Recreation (S-R) to Residential – One Dwelling (R-1) District, Residential – One / Two Dwelling (R-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District to accommodate for low density residential development, a public park, and additional open space.

The residential land use districts are intended to provide residential uses that are sensitive to the context of the community. The R-1 district would provide similar residential development to the community context. The R-2 district would allow for diversity of building form as this district allows for semi-detached and duplex dwellings while maintaining a low density residential use.

The proposed street layout with no back lane in a developed area of the MDP makes it harder for parcels to accommodate additional parking for secondary suites. Several secondary suites developed next to each other on a cul-de-sac may create issues with on street parking. Administration would like to better understand how the community builds out and will evaluate future proposals for secondary suites on a case by case basis.

The Special Purpose – School, Park, and Community Reserve (S-SPR) District proposed for Site A is intended to accommodate a public park and would be dedicated to the City as municipal reserve when subdivided. The proposed Special Purpose – City and Regional Infrastructure (S-CRI) District at Site A will also be dedicated to the City of Calgary with the intention that the land be used for Emergency Access for the proposed cul-de-sac. The proposed buffer space between the proposed residential development and existing residential development will retain the S-R land use.

Part of the plan area for Site B is located on lands currently identified as Special Purpose – Transportation and Utility Corridor (S-TUC) District. The intent of the S-TUC district is to provide land for Provincial transportation facilities and linear utilities, such as Stoney Trail NW. These lands are owned by the Hamptons Golf Course and are no longer required for Provincial facilities or utilities.

DENSITY

The Outline Plan proposes a total of 64 units. If approved, Site A would contain 54 units and Site B would contain 10 units. The anticipated residential density for Site A is 19.64 units per hectare or 7.95 units per acre. For Site B the anticipated density is 13.16 units per hectare or 5.29 units per acre. The outline plan for both sites is below Municipal Development Plan density targets of 20 units per hectare (8 units per acre) however it would meet the targets of the Crowchild Phase 4 Area Structure and is appropriate in the low density context.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

The community of the Hamptons currently has a residential density of 10.9 units per hectare which is below the density of this proposal. The proposed development would increase the overall residential density of the community from 10.9 units per hectare to 11 units per hectare. The chart below outlines the Community Population Data:

Hamptons	
Peak Population	8,175
Peak Population Year	2006
2016 Population	7,706
Difference in Population #	-469
Number of Dwelling Units	2,473
Estimated Population Increase	204
Estimated Population Change	2.6%

The Crowchild Phase 4 Area Structure Plan (ASP) also contains density targets and suggests a density range of 9.8 to 14.8 units per hectare for the plan area. The additional units of this proposal will only result in a small increase to the overall density of the plan. The Crowchild Phase 4 ASP does allow for consideration to be given for individual developments above or below the limits of this range where considered appropriate.

TRANSPORTATION NETWORKS

The Hamptons community is bounded by Stoney Trail NW to the north, Sarcee Trail NW to the west, Shaganappi Trail NW to the east, and Country Hills Boulevard NW to the south. Primary access to the community is from Country Hills Boulevard NW. The proposed outline plan introduces two new residential cul-de-sacs, connecting to Hamptons Drive NW and Hamptons Way NW, respectively.

The community is serviced by public transit with transit stops located on Hamptons Drive NW and Hamptons Boulevard NW with buses arriving approximately every 15 minutes during peak hours. There is a bus stop located adjacent to Site A, and a bus stop within 400 metres of Site B.

A Transportation Impact Assessment (TIA) was not required in support of this application. In response to Community Association comments, Administration completed several traffic counts along Hamptons Boulevard NW and Hamptons Drive NW (April 2015, June 2016, August 2016, and February 2017) and concluded that the roadways are operating within acceptable capacity parameters, and the proposed development can be accommodated on the network. The City of Calgary's 2016 traffic signal warrant list confirmed that signal is not warranted for the intersection of Hamptons Drive and Hampstead Road NW.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

UTILITIES & SERVICING

A Sanitary Servicing Study was submitted and no capacity issues were found.

A Storm Water Master Drainage Plan was submitted by the applicant and reviewed by Water Resources. The SMDP has been approved with additional capacity being added to other area Storm Ponds to compensate for the loss of one.

A Water Design will be provided by Water Resources at the Tentative Plan Stage.

ENVIRONMENTAL ISSUES

Phase 1 Environmental Site Assessments, for both project areas, were submitted by the applicant and reviewed by Environmental Development Review. No issues were found and no further assessments were required.

ENVIRONMENTAL SUSTAINABILITY

The provided buffer spaces will provide some natural storm water retention.

TREE CONSERVATION AND REPLACEMENT

The Municipal Development plan seeks to maintain biodiversity and landscape diversity, integrating and connecting ecological networks throughout the City. One component of this objective is the promotion and maintenance of the urban forest by protecting and increasing the number of trees. To ensure that trees are retained, where possible, a comprehensive detailed tree report will be required with the future stripping and grading development permit or at tentative plan stage, whichever comes first. Where trees cannot be retained 1.5 trees will be replaced for every 1 tree removed.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management considerations at this time.

PUBLIC ENGAGEMENT

The City's Communication Plan for the proposed land use and outline plan application included various components. In addition to the typical public circulation process information was shared through a project website, face to face meetings with residents, public information sessions, and emails to subscribers.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

Community Association Comments

The Hamptons Community Association has been engaged during the review process and has submitted comments in response to the proposed outline plan and land use amendment (APPENDIX IV). Administration has also met with residents on multiple occasions ensuring that their comments have been heard and considered.

The Hamptons Community Association does not support the proposed application. In a written letter to Administration the Community Association is concerned the changes will “fundamentally and negatively alter the experience of those living in The Hamptons; undermine the friendly cohesion of the community; and does not include improvements, infrastructure or community amenities required by the City of Calgary’s MDP”. The Community Association also highlighted that the golf course is an integral open space in the Hamptons and that it has benefits for the immediate community as well as the City of Calgary as a whole.

Citizen Comments

Administration has received approximately 2500 letters/emails in opposition of the proposed development of Hamptons Golf Course. The deadline for initial comments was extended so residents could have time to submit additional comments following the first public information session. The comments heard by administration are summarized as follows:

- The golf course should not be developed;
- The City needs to maintain existing green spaces;
- The golf course is a community amenity and adds aesthetic appeal;
- The open space is a quiet natural area and should be preserved;
- It is the only major green space in the community;
- The golf course is a recreation area at the centre of the community;
- Development would increase the density of community;
- Only one road in and out of the community and it is already busy;
- The development would result in the loss of wildlife habitat;
- The development would put strain on existing infrastructure;
- People purchased homes in the context of the existing land uses and the land uses should not be allowed to change;
- We should be preserving golf courses, they are under attack;
- The local school is at capacity;
- Homes are an investment and residents paid a premium to live in a golf course community;
- Development will result in a loss of trees;
- The proposed development contributes to urban sprawl;
- The City has many developing residential communities, why here?;
- This development will result in the future development of the course and future development of other golf courses;

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

- Removal of green space will negatively impact quality of life; and
- Golf course is prone to flooding and is used for storm water retention.

Public Meetings

Applicant Meetings

According to information provided for administration, APPENDIX V, the applicant engaged the Hamptons community early in the planning process and hosted two open houses in June 2015. These sessions were held in advance of site design. Two more sessions were hosted in March 2016 at which details of the proposed subdivision were provided. Administration was present at one of the March open houses.

Approximately 270 people signed up for the applicant's mailing list and four updates were sent out during the preparation of the outline plan and land use amendment submission. An applicant moderated website was also created with information on the background, process, and feedback heard on the project. The website had a 'frequently asked questions' section and contact information if residents wished to contact the applicant.

Administration Meetings

Administration hosted an Information Session on June 28, 2016 following the official submission of the proposed Outline Plan and Land Use Amendment application. The purpose of this session was inform residents on the application review process and to gather initial feedback on perceived impacts of the development on the community and potential issues or opportunities that would inform administrations review.

In total over 450 attended the information session. Residents expressed many concerns about the proposed development which included: loss of green space, loss of wildlife habitat, increased traffic, increased density, potential reduction in home and property values, fairness to current homes that currently back onto golf course, negative impact to community as a whole, and a fear of future Hamptons' golf course redevelopment. The engagement also included an online component and administration received over 50 responses.

A second information session was scheduled prior to Calgary Planning Commission to inform the public of Administrations recommendation and a third information session has been schedule prior to the public hearing. At these meetings administration will also present a summary of the feedback we have heard and the City's response to those comments (APPENDIX VI).

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

Administrations Response to Public Comments

Public feedback gathered during information sessions, online, through surveys, and in emails and letters received identified similar concerns and considerations. These themes have been identified in a chart (APPENDIX V). This 'What We Heard' analysis was presented to the public at public meetings and was displayed on the City's project page for the proposal.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

APPENDIX I

APPLICANT'S SUBMISSION

QuantumPlace Developments Ltd (QuantumPlace), on behalf of the Hamptons Golf Club (The Club), is proposing to reconfigure the Club's golf course property, to accommodate residential development in two areas of the course, (Site A and B). These development opportunities will help with the long term viability of The Club by generating revenue that will assist in the reconfiguration and upkeep of the course, allowing it to remain operational as a 18 hole golf course. The intent of the application is to allow for sensitively intergraded residential development that respects the existing residential development within the Hamptons community, provides access to public parks and establishes logical road network connections.

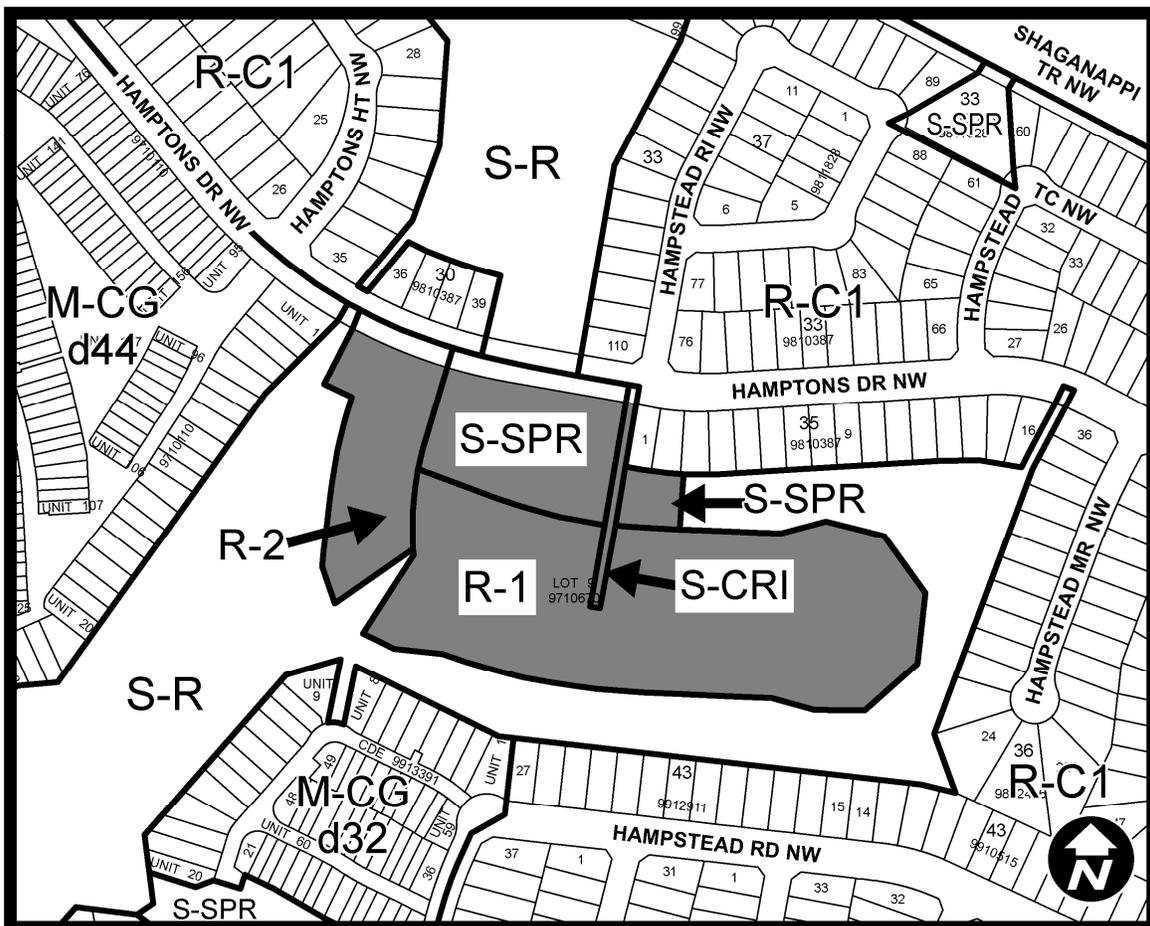
The total area of the application is approximately 7.44 hectares (18.38 acres), and seeks to redesignate from Special Purpose – Recreation (S-R) and Special Purpose – Transportation and Utility Corridor (S-TUC) District to Residential – One Dwelling District (R-1), Residential-One/Two Dwelling District (R-2) as well as various Special Purpose districts to accommodate single detached homes, public open space, and roads. In total 42 single detached units, and 12 semi-detached units are proposed with Site A accommodating 54 lots with an area of approximately 6.41 hectares (15.84 acres) and Site B accommodating 10 lots with an area of approximately 1.03 hectares (2.54 acres). At the request of The City, a consolidated municipal reserve dedication has been centralised to and placed adjacent to Site A along the road for the entire community to benefit from. In addition, privately maintained publicly accessible open space varying in width from 20 metres to over 65 metres are provided as landscaped buffers. It is anticipated that minimal grading will be required in most open space areas due to the conservation design of the application. The applicant recognizes tree retention as ideal, however, a Tree Retention Strategy accounts for the loss of any trees during development by ensuring that 1.5 trees will be planted for every tree removed within the proposed open spaces. The proposed development maintains 3.05 hectares (7.54 acres) of municipal reserve dedication and privately maintained open space, representing 41% of the total developable area of Sites A and B. The open space serves as both an amenity for the entire Hamptons community to enjoy as well as a transitional element to better integrate the proposed residential pocket areas with the existing community.

POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017

MAP 24NW

APPENDIX II

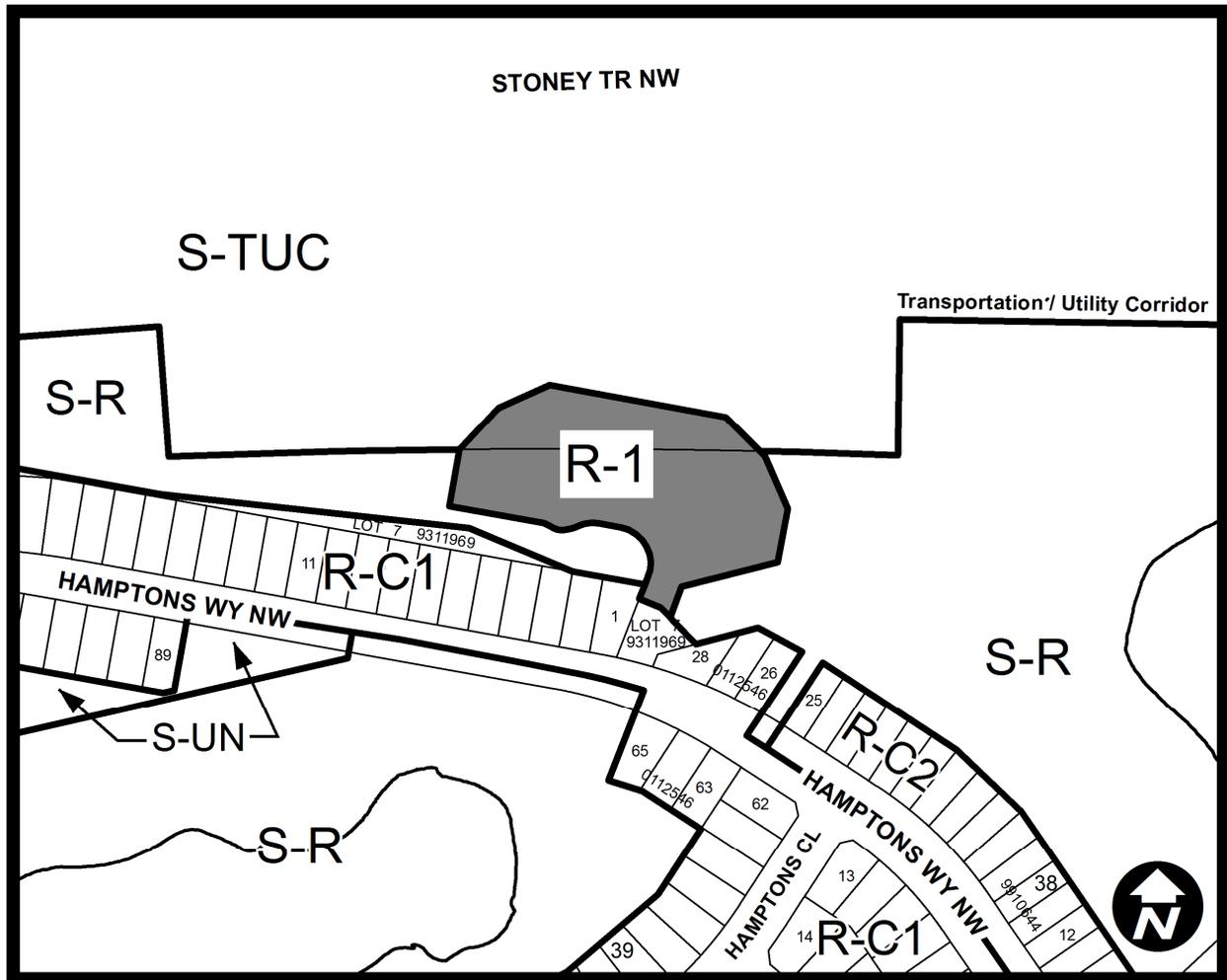
PROPOSED LAND USE DISTRICT MAP SITE A



POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017

MAP 24NW

PROPOSED LAND USE DISTRICT MAP SITE B



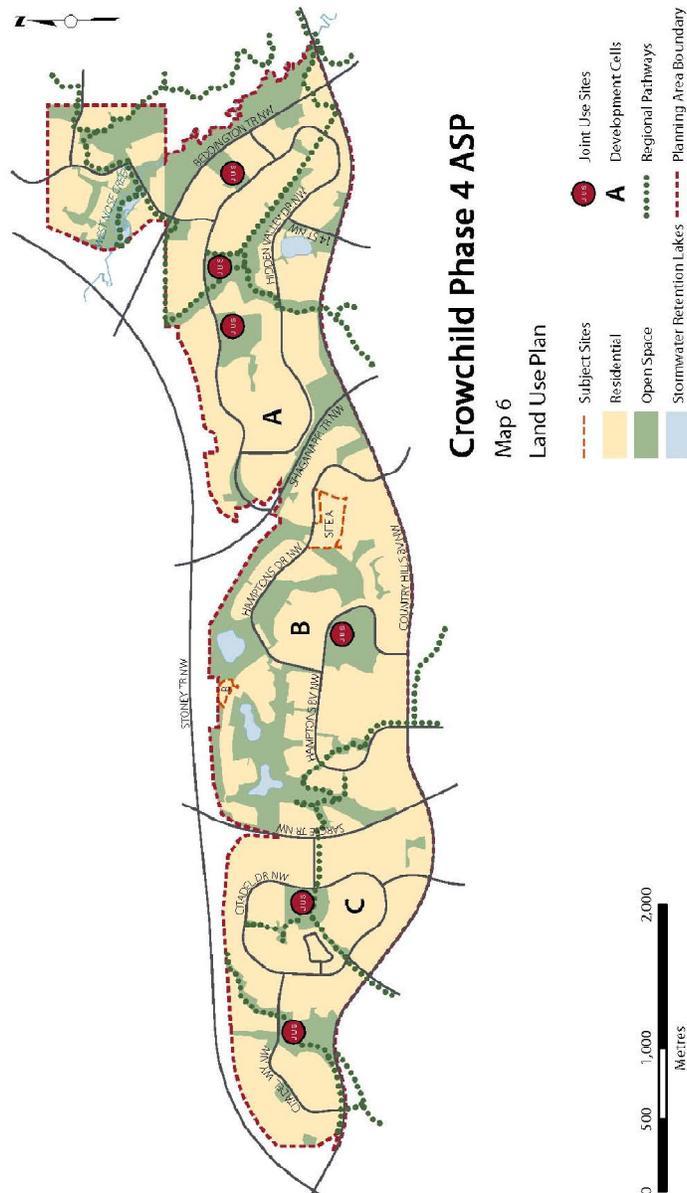
POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017

MAP 24NW

APPENDIX III

AMENDMENT TO THE CROWCHILD PHASE 4
AREA STRUCTURE PLAN

- (a) Delete the existing Map 6 entitled "Land Use Plan" and replace with the revised Map 6 entitled "Land Use Plan", as follows:



POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017

MAP 24NW

APPENDIX IV

HAMPTONS COMMUNITY ASSOCIATION RESPONSE



July 11, 2016

Attn: Mr. Joshua de Jong, File Manager
Planning, Development & Assessment
City of Calgary
P.O. Box 2100, Station M, #8076
Calgary, Alberta T2P 2M5

Dear Mr. de Jong:

Re: Letter of Objection to the Proposed Land Use Redesignation of the Hamptons Golf Course to Remove 18+ Acres of Designated Open Space

I write on behalf of The Hamptons Community Association in response to the Windmill Golf Group's ("Windmill") proposal to redesignate parts of The Hamptons Golf Course for development intensification purposes. It is our position that the removal of over 18+ acres of open space and the changes associated with this proposal, will fundamentally and negatively alter the experience of those living in The Hamptons; undermine the friendly cohesion of the community; and do not include the improvements, infrastructure or community amenities required by the City of Calgary's MDP.

At the most recent Community Association AGM, this application was reviewed and unanimously opposed by the 250+ residents in attendance. Moreover, the City of Calgary should have already received 3,200+ letters in opposition. These letters will also be provided to City Council. The extent of the community's response to this proposal is significant. It demonstrates a shared understanding of the negative consequences that will be borne by this community and its residents should this proposal be approved.

The scope of resistance by those who will be most affected warrants rejection of this proposal.

History of The Hamptons and the Golf Course

The Hamptons was originally designed and built around The Hamptons Golf Course. The original developer envisioned the executive and estate-style homes with this world-class golf course as the neighbourhood's core feature. Homes were built and sold on the basis of proximity to the Golf Course. The Golf Course offers open space for the broader community, affords a natural habitat for animals, enhances the quality of life for The Hamptons residents, and provides infrastructure required by the community. For instance, the Golf Course's three storm water retention lakes form a critical part of the community's water management system.

Furthermore, it is our concern that this proposal will irrevocably alter the intended design of the community and set the stage for further intensified development. We know this concern to be a real possibility as a principal of QuantumPlace Developments stated in an open house meeting at the Golf Course in June of 2015 that the revenue needs of the Golf Course owner may lead to the remainder of the course being replaced by housing development.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

2

Challenging Community Consultation

Public consultation is one of the key regulatory tools relied on to improve the transparency, efficiency, and accountability of public decision making. While the community was eager to be involved in this process, we continue to be concerned about the extent and quality of the community consultation that has taken place to date. In particular, we were surprised by the lack of alternatives presented by Windmill and its consultants. For lands that are so integral to the community, options should be explored to determine the one that best fits the needs of the community.

In each of the open house meetings hosted by Windmill and its consultants, public feedback requesting the exploration of alternative building sites and forms of development has been dismissed as non-constructive. A group representing The Hamptons residents offering to jointly explore and review alternatives with the developer was also dismissed. We appreciate the opportunity to be involved in a consultation process. However, from our perspective, this consultation came across as an attempt to advance Windmill's proposal despite the needs, desires, and perspectives of the community.

Non-Compliance with the Community's ASP

The primary statutory plan that applies to The Hamptons is the Crowchild Phase 4 Area Structure Plan ("Crowchild ASP"). Statutory plans require a public hearing and community consultation prior to being adopted by a municipal council. They provide the critical planning framework for future development at the localized level and direct future land use patterns, transportation and utility networks, and sequence of development in new communities. The Crowchild ASP is the most important planning tool for The Hamptons and has shaped development of the community to date. Adherence to the Crowchild ASP is required in order to maintain the integrity of the community.

Windmill has suggested that its proposal complies with the Crowchild ASP. It does not. Nor does it address the macro tenets of the City of Calgary's MDP. The Crowchild ASP includes a land use map (Map 6). Map 6 clearly shows the subject lands as part of the Open Space for the community. In addition, the subject lands are located in what is known as Cell B. Cell B is bounded by Stoney Trail, Shaganappi Trail, Country Hills Boulevard, and Sarcee Trail. Section 4.1 of the ASP reads:

... In addition to residential and community services, the major ravines in each of the three cells are designated as open space features, with an 18-hole golf course as a component use within the ravines...

Further, Section 4.7.3 (later revised to 4.6.3) states that:

An 18-hole golf course, including three storm water retention lakes, has been identified as a component use within the area designated for open space in Cell B. The golf course would likely encompass some lands located within part of the major ravine, as well as lands outside of the ravine system. Subject to the approval of the Min. of the Environment, the golf course could also be extended into the "buffer" and "distribution services" areas of the TUC right of way as a "secondary" land use.

The land use map and the above excerpts clearly demonstrate City Council's acknowledgment of the Golf Course as a critical component of the community's Open Space. The *Municipal*

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

3

Government Act and applicable planning instruments require Windmill's proposal to be in compliance with the applicable ASP. As the proposal would remove over 18+ acres of designated Open Space that is clearly set out in the ASP, it is not in compliance with the primary statutory planning instrument applicable to this community.

Non-Compliance with the City of Calgary's MDP

The City of Calgary's MDP also provides support for the retention of Golf Course lands as open space:

2.3.4.e. Protect and promote large-scale landscaped and open-space areas that define neighbourhoods and local topography and enhance Calgary's river valley park system.

2.3.4.f. Protect the basic function of city parks and public open spaces, and prevent parkland conversion to other uses.

Retaining the Golf Course lands aligns with these priorities; the lands are an integral part of the large-scale open space areas that define The Hamptons and benefit the immediate community as well as the City of Calgary as a whole.

Windmill has suggested their proposal aligns with City of Calgary MDP's stated goal of fostering great communities "that provide better places to live, work and play . . . and have the amenities and services needed for day-to-day neighbourhood focused living". Although The Hamptons, as a drive-in and drive-out community, is currently lacking much of the infrastructure referenced in the MDP, this proposal does little to further facilitate "neighbourhood focused living". Indeed, not only would the proposal not improve the conditions of the community, it would negatively influence them. Specifically, the changes outlined in the proposal would:

- strain the purpose-built storm water management systems that are intertwined throughout the Hamptons via the Golf Course ponds and control gates;
- add pressure to the community's only school, which already cannot accommodate students beyond Grade 4; and
- cut recreational space without adding recreational amenities or a community activity centre.

Moreover, these negative influences would not be balanced by any improved access to health, retail, or workplace opportunities. The proposal would harm our limited amenities, infrastructure, and services without offering any additions or enhancements for our established and vibrant community.

Tiered Homeowners' Association Fees

The Hamptons community is unique in that the Homeowners' Association is also the Community Association. The Hamptons Homeowners' Association (HHOA) is run by community volunteers and has been active for over 25 years. The HHOA collects annual fees from its residents to pay for maintaining and developing recreational opportunities and amenities including, but not limited to, gardens, playgrounds, baseball diamonds, tennis courts, the Olympic-sized hockey rink, heated

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

4

shelters, bike pathways, and 30 acres of park land. All property owners in The Hamptons pay annual HHOA fees, with one exception: the Windmill Golf Group.

Windmill is proposing the establishment of a separate home owners' association that would not contribute to the maintenance and beautification of the greater Hamptons community. In theory, the fees paid to this new HOA would go toward maintaining buffer space adjacent to their own particular property, but nothing beyond. Further, members of this new HOA would be exempt from the architectural standards and other covenants by which every other homeowner within The Hamptons is bound. The proposal suggests, however, that members of this new HOA would still be entitled to use and benefit from the services and amenities paid for by more than 2,000 members of the existing HOA. The establishment of tiered associations financing different amenities and bound by different standards would damage the cohesion of what, to this point, has been a particularly friendly and unified neighbourhood.

Unanimous Community Opposition

The City of Calgary is being asked to evaluate the proposal and its effect on a cohesive, civic-minded community. We hope that Administration will consider alternatives to this proposal and ways to help mitigate against its negative effects on the community. The proposal would undermine the improvements made to the community by its residents to date, and damage the open spaces that are so much a part of our neighbourhood. By establishing and maintaining some of their own community services, The Hamptons residents have demonstrated the best parts of civic engagement - involvement, unity, and responsibility.

When considering redevelopment in a vibrant and growing community such as ours, it would be irresponsible to disregard the unanimously held opinion of the engaged and informed residents of this community in favour a commercial developer.

We appreciate your consideration on this matter. If you have any additional questions or concerns, please do not hesitate to contact me.

Sincerely,



Perry Genereux
President

Hamptons Community Association

cc: themayor@calgary.ca
chima.nkemdirim@calgary.ca
joe.magliocca@calgary.ca
ward.sutherland@calgary.ca
jim.stevenson@calgary.ca
sean.chu@calgary.ca
ray.jones@calgary.ca
richard.pootmans@calgary.ca
druh.farrell@calgary.ca
evan.woolley@calgary.ca
gian-carlo.carra@calgary.ca

WSLEGAL\076154\00001\13818228v4

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

5

andre.chabot@calgary.ca
brian.pincott@calgary.ca
shane.keating@calgary.ca
diane.colley-urquhart@calgary.ca
peter.demong@calgary.ca

POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017

MAP 24NW

APPENDIX V

APPLICANT PUBLIC ENGAGEMENT STRATEGY

Appendix B: Public Engagement Summary

QuantumPlace Developments Ltd. (QuantumPlace), on behalf of The Hamptons Golf Club (The Club), was engaged to carry out a thorough public engagement process as part of the planning stage for the Hamptons pocket development project

There are several benefits that The Club sees for its golf course that will result from the Hamptons pocket development opportunities. The reconfiguration and development of the two pocket sites will both refresh and allow for capital upgrades to the course which will help the competitiveness of the course in the future. New irrigation will be installed in the areas affected by development which will update aging infrastructure. The reconfiguration will also result in less risk of golf ball damage to private property in certain established areas and will generally make the golf course more appealing for the average golfer. For the community of the Hamptons overall, the reconfiguration will help ensure that The Hamptons Golf Club continues to remain an attractive, high quality community amenity. Development of the pocket areas will help reinvigorate the community with new residents and will also see an increase in publicly accessible, dedicated parks and open space.

Recognizing that the golf course is located in a long-term existing community, a thorough community engagement process was planned for the pre-application planning process. QuantumPlace actively engaged the residents of the Hamptons to ensure opinions, options and opportunities were brought to light, discussed and considered for the plans for the residential developments.

Initial Engagement

QuantumPlace first engaged Hamptons residents on the redevelopment in June of 2015, before any plan had been established. This was done to demonstrate a commitment to developing the residential expansion plans with community input considered. The engagement process began with mailed notices to over 100 residents in and around Sites A and B on June 2 2015. The letters were sent by mail to those homes that would be most affected by development due to their close proximity. The letter informed residents of the intent to reconfigure the course to allow for the redevelopment of two areas of the course as an expansion to the Hamptons community. It made clear that the course would remain operational as a 18 hole golf course during and after this work. It also invited residents to two open houses planned for June 19 2015. Three public signs were placed in the community advertising the open houses and The Club's website was updated with a notice for these open houses.

June 19 2015 Open Houses

QuantumPlace hosted two open house events on June 19, 2015 - one afternoon and one evening session. These times were selected in order to allow the largest amount of people to attend as possible. Over 400 people attended in total and representatives from the Ward 2 Councillors Office, The City of Calgary Planning Team, The Club (including the course's Superintendent of Game Play), and consultants from WATT Engineering joined QuantumPlace Planning Team members to engage the public at these events.

A series of display boards were presented at the open houses that included conceptual plans for the reconfiguration of the course, and preliminary "bubble" concepts for pocket development Sites A and B (Figure 1 and 2). These concepts were used to illustrate the

**POLICY AMENDMENT AND LAND USE AMENDMENT
 HAMPTONS (WARD 2)
 NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
 SARCEE TRAIL NW
 BYLAWS 21P2017 AND 126D2017**

MAP 24NW

locations and general boundaries of the proposed residential expansion areas and to generate conversation among community members. This led to questions being asked on proposed building forms, road capacities, potential park space allocations and amenities and other related topics. These questions informed updates to the FAQ page on the project website where each was answered by QuantumPlace.



Figure 1. Draft Concept of Site A shown at June 19, 2015 open houses



Figure 2. Draft Concept of Site B shown at June 19, 2015 open houses

The most prevalent sentiment heard from the public in the June 2015 open houses was that they did not want to see any development and QuantumPlace made sure this view was

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

represented in our feedback summary. Some attendees did make constructive suggestions, particularly for Site A. These included a desire to have estate style lots located in Site A to keep with the existing character of the homes in the area and also a desire for large open space buffers between proposed and existing homes in order to mitigate the loss of visible green space. There were also comments and questions about the potential for park spaces and what amenities could be located within with suggestions including passive recreational seating and gathering areas to tot-lots for families. All of the comments were compiled and made available to the public as a PDF download from the project website shortly after the open houses.

Project Website

At the June 19 2015 open house, QuantumPlace introduced the Reconfiguration and Pocket Development project website as the online resource for project information and updates, downloadable graphics (e.g. PDF's of visuals presented in engagement events) and a contact option. The link to this project website is: <http://www.hamptonsgolfclub.com/future-plans-background/>. The website consists of four subpages: a Background page which elaborates on the decision to reconfigure the golf course to allow for the development of two pocket areas and the benefits that this would entail for both the course and the community at large, a Process page detailing the planning process and provided downloadable PDFs of all materials shown at the open houses as well as a PDF summary of the comments received at the events, a Feedback page for the community to continue to submit comments, questions, or suggestions regarding the reconfiguration and development areas, and an FAQ page where commonly heard questions are detailed and answered. The FAQ page was updated shortly after the June 19, 2015 and March 22, 2016 open houses to reflect responses to new questions that were brought up.

Ongoing Engagement and March 22 2016 Open Houses

On September 24, 2015 an EXPLORE Pre-Application Meeting was held between QuantumPlace representatives and engineering consultants and City of Calgary Planning, Park, Transportation and Water Resources Team members. This meeting was an opportunity to familiarize The City with the specifics of the project and to garner an understanding of City expectations/ technical requirements. In addition to demonstrating working concepts for Site's A and B, QuantumPlace also outlined proposed public engagement strategies which included discussion of the outcomes of the June 19, 2015 open houses.

Over the winter months QuantumPlace continued to refine the plans for the two proposed development sites while QuantumPlace's technical consultants carried out work to obtain the information required by The City. In November 2015, WATT consulting group was asked to complete boundary surveys of the proposed sites. Because this investigation required entrance into certain properties along the perimeters of the two sites, an e-mail notice was sent to QuantumPlace's Hamptons mailing list. Additionally, a notice banner was added to each page of the project website. This notice resulted in two e-mail inquiries including one resident who was concerned about a brood of recently born puppies that the owner did not want to be accidentally injured or released from the property inadvertently. QuantumPlace requested that WATT consultants engage this resident personally before entering the yard to ensure no problems occurred and the investigation went smoothly.

In February of 2016, with plans having advanced to an iteration close to that intended for submission, QuantumPlace tentatively scheduled two follow up open houses to be held at The Hamptons Golf Club on March 17, 2016 to inform the public on how plans had progressed.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

Prior to sending invites out to the public QuantumPlace Planning Team members sat down with the Ward Councillor on February 18, 2016 in order to update him on project progress and to ascertain what he had been hearing from his constituents. During this meeting it was communicated to QuantumPlace that the Councillor had recently attended a Home Association Annual General Meeting (AGM) in the Hamptons, where concerns about the project had been voiced. In particular it was stated that the community was concerned about the impact of construction that might eventually take place and what QuantumPlace was proposing to mitigate these impacts.

On March 1 2016, QuantumPlace met with the Board of The Hamptons Home Owners and Community Associations to show updated plans, announce an intended time frame for submission and discuss plans for the open houses. The Board reiterated a stance, on behalf of the community, which reflected general opposition to the development. In terms of the open houses the Board made suggestions to QuantumPlace with respect to format. Specifically that wording be added to the public invites to clarify that the events would be drop-in format with no set presentation off the start so that attendees could show up at any time and obtain the same information. QuantumPlace agreed to modify the website update and e-mail notice that had been drafted and offered the Board the chance to review before their release. The Board also brought up the topic of construction impact mitigation as being important to the community as having been heard at the AGM.

In light of the comments and recommendations received during QuantumPlace's meetings with the Ward Councillor and The Hamptons HOA/CA, QuantumPlace decided to delay the date of the March open houses until March 22, 2015 to allow time for incorporation of new information. This included drafting and designing two additional display boards that spoke to City of Calgary recommendations for construction impact mitigation and construction activity best practices that, where applicable, QuantumPlace would adhere to. As well, the e-mail invite and website update intended to inform the public of the open houses were edited to provide greater clarity on the drop-in format of the events. These materials were circulated to both the Ward Councillor's office and The Hamptons HOA/CA for comment prior to being sent out.

On March 22, 2015 two open houses were held at The Hamptons Golf Club. These were advertised to the public via community signs placed in two locations in the community, an update banner applied to all pages on the project website and through an e-mail sent to QuantumPlace's Hamptons community mailing list, which numbered 175 subscribers at the time. Like those held in June of 2015, the two open houses were held as an afternoon and evening session and representatives from the Ward 2 Councillors Office, The City of Calgary Planning Team, The Hamptons Golf Club, and consultants from WATT Engineering joined QuantumPlace Planning Team members to engage the public at these events. A series of display boards were presented at the open houses including the conceptual proposal for the reconfiguration of the course and the updated concepts for Site A and B. (Figure 3 and 4).

POLICY AMENDMENT AND LAND USE AMENDMENT
 HAMPTONS (WARD 2)
 NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
 SARCEE TRAIL NW
 BYLAWS 21P2017 AND 126D2017

MAP 24NW



Figure 3. Draft Concept of Site A shown at March 22, 2016 open houses



Figure 4. Draft Concept of Site A shown at March 22, 2016 open houses

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

Approximately 240 people attended the open house events with approximately 100 signing up to be added to QuantumPlace's mailing list. As in the June 2015 open houses, a primary message continued to be that the community did not want to see any development. However, there were residents who provided specific comments, suggestions and concerns intended to help strengthen the plans. This included the desire for lots in Site A to be widened from what was shown.

Several residents living directly across Hamptons Dr. NW opposite Site A were concerned about the placement of the entrance road as illustrated in the updated plans and asked that it be moved so that it would not be directly across from the two existing homes. Their concerns were primarily safety and comfort related. Specifically they worried that car might have a brake malfunction while leaving the site and subsequently crash into their yards. They were also upset that headlights from cars leaving the site would shine in their front windows. QuantumPlace and WATT consultants explained that the chances of a car losing control or brake function is slim to begin with and that the distance of the roadway leading to the intersection at Hamptons Dr. NW was of such a short length that the speed a vehicle could achieve would be low. In terms of the headlight distraction it was simply stated that this could be an inconvenience though one that could be mitigated through screening of windows. QuantumPlace explained the road location was determined in order to meet City of Calgary Transportation Department intersection spacing requirements and that it was unlikely that the road could be adjusted much beyond where it was pictured.

Other comments heard that were common to the previous open house sessions in June 2015 included concerns for perceived loss in property values and concern for wildlife. Some residents did request more information on construction mitigation initiatives and were direct to the aforementioned display boards at which QuantumPlace and WATT Engineering consultants spoke to best practices and City requirements. All of the comments were compiled and made available to the public as a PDF download from the project website shortly after the open houses.

Mailing List, E-mail and Phone Inquiries

Upon entering the open houses attendees were presented with the option of signing up for inclusion on a project mailing list so that they would be kept up to date on all happenings with the project. A significant amount of the attendees from each open house session did sign up for this mailing list. In total the list numbered 269 resident emails by April 2016. This mailing list received a total of four update emails over course of pre-application planning stage including information on engagement opportunities, consultant activity on the course and how feedback from open houses sessions was considered and made available for review. The contact page on the project website generated 21 e-mail inquiries over the course of the pre-application planning process. These e-mails ranged from inquiries about timelines, to concerns about consultant access to adjacent properties during survey activities, to requests of The Hampton's Golf Club for protective screening to be added to existing lots on the perimeter of the course and other items. All emails were responded to by QuantumPlace representatives on an individual basis. Similar inquiries made by phone, 15 in total, during the pre-application planning process were also fielded on an individual basis.

Pre-Application Meeting with the Board of the Hamptons HOA

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

Prior to submitting QuantumPlace held a final meeting with members of the Board of the HOA in April of 2016. The final plans for the two development sites were shown in this meeting. A request of QuantumPlace to provide grading cross sections after the meeting was made by the Board and QuantumPlace provided these sections on April 15, 2015. In the meeting the Board asked questions of QuantumPlace about the structure of the proposed HOA in Site A and how this would integrate into the larger Hamptons HOA in terms of fees and representation. QuantumPlace stated that not all of these details had been determined at this stage but that conversations and follow up would occur in this regard. Members of the board, open viewing concepts for a seating/ gathering area in the park space in Site A, suggested that a tot-lot or playground might be something that could be added to the plan for family recreation opportunities. Based on this suggestion QuantumPlace added a conceptual tot-lot area to the parks plan included in the Land Use Redesignation submission.

Feedback Summary

As stated previously, the primary message that QuantumPlace heard and acknowledged from the Hamptons community was that residents are opposed to development. Still QuantumPlace was clear that, notwithstanding this position, the intent of engagement was to work with the community to obtain an understanding of specific concerns and constructive suggestions and that these would be addressed where possible and considered for their potential to influence refinement of the development site plans. The most common topics that the community was interested in discussing included concern over loss of greenspace and subsequent impact on sightlines and wildlife, the increased density and thus traffic that is perceived to be added to existing infrastructure, the impact that the development may have on property values which most residents expect to be a negative, construction schedule and impact. Actual constructive suggestions were not great in number.

QuantumPlace responded to the concern over the loss of visible green space caused by the developments by ensuring significant green buffer areas would exist in both site locations between existing and proposed housing. In Site A, these open space buffers, proposed to include pathways, actually increase the amount of publically accessible greenspace in the Hamptons. Additionally a park space conceptualized for the site will also add an amenity feature for the communities shared use. It has been stated by some residents that this park should be age appropriate (Hamptons demographic skews to and aging population). Specifically, some resident have stated that a multi-seating gathering space would be desirable while others have stated interest in the possibility of a tot-lot for grandchildren to use. Both of these options are in line with what QuantumPlace has considered for the park amenity as well as what the City has requested. In terms of concerns over the placement of the road access in Site A, QuantumPlace explained to the concerned residents across the street that City intersection spacing requirements ultimately dictate its position and that it will be difficult to move. This reflects QuantumPlace's commitment to be transparent about why we are not able to accommodate community request. With respect to the broad concerns heard regarding construction impact, QuantumPlace made efforts to include information at the March open house sessions that would detail the recommended practices that will be employed during construction. These details will be fleshed-out in more detail at the development permit stage of the project.

It should be noted that a parallel stake holder group which was heard from was The Club's patrons who were interested in knowing details about how the developments would affect gameplay and what, if anything, would replace the loss of the practice area described in Site B.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

Conclusion

QuantumPlace actively engaged the residents of Hamptons throughout the pre-application planning process to ensure opinions, options and opportunities were brought to light, discussed and potentially incorporated into plans for the residential development sites proposed for the Hamptons. During this process approximately 640 residents attended open houses, and many others were engaged through e-mail correspondence and phone conversations. In the end the amount of tangible suggestions/ requests for changes to the concept plans was relatively low. However, where these were made QuantumPlace considered them and in some cases refined the plans to reflect these. In instances where these changes could not be made QuantumPlace was open with the public as to why in line with a commitment to a transparent engagement approach.

POLICY AMENDMENT AND LAND USE AMENDMENT
 HAMPTONS (WARD 2)
 NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
 SARCEE TRAIL NW
 BYLAWS 21P2017 AND 126D2017

MAP 24NW

APPENDIX VI

ADMINISTRATION RESPONSE TO PUBLIC CONCERNS

Themes	What We Heard	City Response
Density	Concerns that the community does not have the amenities or infrastructure to support an increased population.	The Municipal Development Plan (MDP,) approved by Calgary City Council in 2009, has a minimum of density target of 8 units per acre (20 units per hectare.) The plan proposes 3.4 units per acre on site A and 3.9 units per acre on site B. This is lower than MDP targets but responds to density concerns of the community. Technical studies such as a Sanitary Servicing Study has been reviewed and accepted to ensure the current infrastructure can handle additional density.
Green Space	Buffer Spaces	
	Concerns that the buffer spaces are too narrow.	Buffer spaces are proposed at a 22 Metre minimum width, the plan proposes to incorporate a pathway and community garden in buffer area.
	Tree Preservation and Replacement	
	Concerns that the trees will not be preserved and natural habitats will be destroyed.	The trees removed will be confirmed with the final grading plan submitted at the Subdivision stage. Conditions of the subdivision will ensure that where damage or removed trees will be replaced at a ratio of 1.5:1.
	Natural Area	
	Destroys natural area and wildlife habitat.	There are no environmentally significant areas on the subject site, however there was some evidence of native plants and animals found throughout the project area. It was concluded that the project will have minimal impact on local populations of these species.

**POLICY AMENDMENT AND LAND USE AMENDMENT
 HAMPTONS (WARD 2)
 NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
 SARCEE TRAIL NW
 BYLAWS 21P2017 AND 126D2017**

MAP 24NW

Stormwater Management	Concerns that replacing the existing pond on the course will lead to flooding.	The applicant submitted a staged master drainage plan and the proposal has been deemed to efficiently manage storm runoff from the plan area to a stormwater pond and will be discharged into the Nose Creek Stormwater trunk at a controlled discharge rate.
Future Development	Concerns the proposed development will lead to future development of other sections of the course.	The rest of the course is private land and the land owner is allowed to apply for future applications. However, future proposal will be evaluated individually and this development does not set a precedent for future developments.
Traffic Congestion	Concerns regarding congestion and the ability of the road network to manage traffic in the area.	Primary evaluation determined that the additional traffic can be accommodated by the existing transportation network and a Transportation Impact Assessment was not required.
Quality of Life	Concerns that replacing sections of the golf course with residential homes will decrease the quality of life.	Communities change over time. There are many aspects to the plan that promote good quality of life. Passive and active recreation by way of landscape buffers and open space, are amenities that achieve this.
Property Value	Concerns related to loss in property values due to development and loss of golf course amenity.	The City is unable to consider property values during the planning assessment.

POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017

MAP 24NW

APPENDIX VII



February 21, 2017

Calgary Planning Commission
C/O Secretary, Calgary Planning Commission
Development & Building Approvals
Box 2100, Station M #8073
Calgary AB T2P 2M5

Dear Members of the CPC:

Re: File Number: LOC2016-0099

**Letter of Objection to Proposed Land Use Redesignation of the Hamptons
Golf Course to Remove 18+ Acres of Designated Open Space**

I am writing on behalf of the Hamptons Community Association in response to the proposal by the Windmill Golf Group and its affiliates, including Hamptons Golf Course Ltd., owner of The Hamptons Golf Course (Windmill Golf Group), to redesignate parts of the Hamptons Golf Course for development intensification purposes.

Our Association is in unanimous opposition to this proposal. It is our position that the removal of over 18 acres of open space and the community changes aligned with this removal outlined within the Windmill Golf Group proposal, prepared by its developer QuantumPlace Developments Ltd., will fundamentally and negatively alter the experience of those living in the Hamptons, will undermine the friendly cohesion of the community, and will not offer either improvements or additions to infrastructure or community amenities as required by the Municipal Development Plan for such a redesignation.

The residents of the community and the Community Association have tried to work with the developer to explore opportunities to overcome these challenges; our efforts have been uniformly dismissed. The Community Association even went so far as to offer the services of a third-party municipal/urban planner (at the Association's expense) to identify and explore alternatives that would meet the goals of the applicant and the needs and desires of the community. This too was rejected by the applicant and City Planning staff.

As a result, at the 2015 Community Association Annual General Meeting, this proposal was reviewed and the more than 250 residents of the community who attended voted unanimously against this proposal. A similar review and discussion occurred at the November 2016 AGM with the same unanimous outcome. Moreover, the Mayor, City Councillors and City Planning staff have received almost 3,200 letters written by residents opposed to this plan. The extent of the community's response to this proposal is significant and indicative of a shared understanding of the negative consequences that will be borne by this community and its residents should the proposal be accepted.

The scope of resistance by those who will be most affected clearly warrants the rejection of this proposal.

#234, 5149 Country Hills Blvd., N.W., Suite 120, Calgary, Alberta T3A 5K8
Telephone (403) 208-0205 Fax (403) 208-0206

J. de Jong

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

History of The Hamptons and the Golf Course

The Hamptons was originally designed and built around the Country Club of the Hamptons. The original community developer envisioned the executive and estate-style homes with this world-class golf course as the neighbourhood's core feature. The golf course offers open space for the broader community, affords a green habitat for animals, enhances quality of life for Hamptons inhabitants, and provides directly integrated infrastructure required by the community. For instance, the three storm water retention lakes on the golf course serve a necessary and critical role in the community's drainage and water management system. Homes were built and sold on the basis of proximity to the golf course.

It is our concern that this proposal will irrevocably alter the intended design of the community and set the stage for further intensified development of the golf course. We know this concern to be a real possibility as a principal of QuantumPlace Developments stated in an open house meeting at the Hamptons Golf Club in June of 2015 that the revenue needs of the golf course owner may lead to the remainder of the course being removed and replaced by housing development.

Challenging Community Consultation

Public consultation is one of the key regulatory tools relied on to improve the transparency, efficiency, and accountability of public decision making. While the community was eager to be involved in this process, we are disappointed about the extent and quality of the community consultation that has taken place in terms of the redesignation of golf course land.

In particular, we were surprised by the lack of alternatives presented with regard to the use of this land within the community. For land that is so integral to the community, options should have been explored to determine the one that best fits the needs of the community and meets the goals of the Windmill Golf Group and the City.

In each of the open house meetings hosted by the Windmill Golf Group and QuantumPlace, public feedback requesting the exploration of alternative building sites and forms has been unilaterally dismissed by the developer as "non-constructive" despite the fact QuantumPlace representatives were unable to answer resident's questions about house styles or sizes, single or multiple dwelling, lot sizes, transportation, storm water management and other matters directly related to the impact of the proposed development.

A group representing Hamptons residents offering to jointly explore and review alternatives with QuantumPlace was similarly dismissed mid-way through a tour of the property. And QuantumPlace never followed up with the Community Association board of directors after committing to explore potential alternatives and/or elevations for proposed building forms.

Following these one-way engagements, and as mentioned above, the Community Association, at its own expense, offered to have an independent municipal planning expert develop and present alternatives that would meet the goals of the applicant and the needs and desires of the community. This was rejected by the applicant and City Planning staff.

We appreciate the opportunity to be involved in a consultation process; however, from our perspective, this consultation came across as an attempt to advance the Windmill Golf Group's proposal despite the needs, desires, and perspectives of the community rather than an attempt

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

to understand and work with them. This process did not foster an environment for meaningful discussion and opportunities for negotiation.

Non-Compliance with Statutory Plans - the Community's ASP

The primary statutory plan that applies to the Hamptons is the Crowchild Phase 4 Area Structure Plan (ASP). The ASP is the most relevant planning tool for the community and has shaped all related development of, and public infrastructure within, the community to date. The statutory plan is created by the municipality and requires a formal public hearing before Council before being adopted by that body. These plans provide the critical planning framework for future development at the localized level and direct future land use patterns, transportation and utility networks, and sequence of development in new communities. As such, the Windmill Golf Group's proposal must adhere to the Crowchild Phase 4 ASP in order to maintain the integrity of the community as it was initially built around the Hamptons Golf Course and subsequently evolved to date.

The Windmill Golf Group has suggested that its proposal complies with the primary statutory plan that sets out the vision for the Hamptons community. It does not. Nor does it address the macro tenets of the City's Municipal Development Plan. The Crowchild Phase 4 ASP includes a land use map (Map 6). Map 6 clearly shows the subject lands as part of the open space for the community. In addition, the subject lands are located in what is known as Cell B. Cell B is bounded by Stoney Trail, Shaganappi Trail, Country Hills Boulevard, and Sarcee Trail. Section 4.1 of the ASP reads:

... In addition to residential and community services, the major ravines in each of the three cells are designated as open space features, with an 18-hole golf course as a component use within the ravines...

Further, Section 4.7.3 (later revised to 4.6.3) states that:

An 18-hole golf course, including three storm water retention lakes, has been identified as a component use within the area designated for open space in Cell B. The golf course would likely encompass some lands located within part of the major ravine, as well as lands outside of the ravine system. Subject to the approval of the Min. of the Environment, the golf course could also be extended into the "buffer" and "distribution services" areas of the TUC right of way as a "secondary" land use.

The land use map and the above excerpts clearly demonstrate City Council's acknowledgment of the Golf Course as a critical component of the community's open space. The *Municipal Government Act* and applicable planning instruments require the Windmill Golf Group's proposal to be in compliance with the applicable ASP. As the proposal would remove over 18 acres of designated open space that is clearly set out in the ASP, it is not in compliance with the primary statutory planning instrument applicable to this community.

Non-Compliance with the City of Calgary's MDP

The City's Municipal Development Plan (MDP), Section 2.3.4 also provides support for the retention of golf course lands; two specific tenets outlined within this section suggest the need to retain this open space:

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

4

2.3.4.e. Protect and promote large-scale landscaped and open-space areas that define neighbourhoods and local topography and enhance Calgary's river valley park system.

2.3.4.f. Protect the basic function of city parks and public open spaces, and prevent parkland conversion to other uses.

Retaining the golf course lands aligns with these priorities; the lands are an integral part of the large-scale open space areas that define the Hamptons and that benefit the immediate community as well as City as a whole.

The Windmill Golf Group has suggested, mistakenly, that their proposal aligns with City of Calgary MDP's stated goal of fostering great communities "that provide better places to live, work and play . . . and have the amenities and services needed for day-to-day neighbourhood focused living." Although the Hamptons, as a drive-in and drive-out community, is currently lacking much of the infrastructure referenced in the MDP, this proposal does not further facilitate "neighbourhood focused living" (City of Calgary MDP). Indeed, not only would the proposal not improve the conditions of the community, it would negatively influence them; specifically, the changes outlined in the proposal would:

- strain the purpose-built storm water management systems that are intertwined throughout the Hamptons via the Golf Course ponds and control gates. It should be noted that the unique storm water management system used by the entire community has not been fully reviewed by City Planning, only the specific segments relating to the proposed new residential development;
- add pressure to the community's only school, which already cannot accommodate students beyond Grade 4;
- increase traffic congestion with no improvements in traffic management or transportation infrastructure or services; and
- cut recreational space without adding recreational amenities or a community activity centre.

Moreover, these negative influences would not be balanced by any improved access to health, retail, or workplace opportunities, as contemplated in the MDP. The Windmill Golf Group's proposal would harm our limited amenities, infrastructure, and services without offering any additions or enhancements for our established and vibrant community.

Tiered Homeowners' Association Fees

The Hamptons neighbourhood is unique in Calgary as the activities and affairs of the community are managed by the Hamptons Homeowners' Association (HHOA) and the Hamptons Community Association. These associations, run by community volunteers, have been active for over 25 years. The HHOA has a legal mandate to collect annual fees from its residents that go toward maintaining and developing recreational opportunities and amenities including, but not limited to, gardens, playgrounds, baseball diamonds, tennis courts, the Olympic-sized hockey rink, heated shelters, bike pathways, and 30 acres of park land. All property owners in the Hamptons pay annual HHOA fees, with one exception: the Windmill Golf Group.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

5

The Windmill Golf Group is proposing the establishment of a separate home owners' association that would not contribute to the maintenance and beautification of the greater Hamptons community. In theory, the fees paid to this new HOA would go toward maintaining buffer space adjacent to their own particular property, but nothing beyond. Further, members of this new HOA would be exempt from the architectural standards and other covenants by which every other homeowner within the Hamptons is bound. The proposal suggests, however, that members of this new HOA would still be entitled to use and benefit from the services and amenities paid for by more than 2,000 members of the existing HOA. The establishment of tiered associations financing different amenities and bound by different standards would damage the cohesion of what, to this point, has been a particularly friendly and unified neighbourhood.

Proceeds from Development Not for Stated Purpose

In open house meetings hosted by the Windmill Golf Group and QuantumPlace Developments and their application for resignation of parts of the course, the Windmill Golf Group has vigorously maintained that the Hamptons Golf Course will remain an 18-hole facility and that the development is being pursued to improve the course and make it "sustainable". However, considering the state of the golf course industry generally, and Windmill Golf Group specifically, there is a risk-of-flight of capital where none of the development proceeds may be available to redesign, improve, or make the course "sustainable" by replacing the 14th and 15th holes elsewhere to allow the proposed residential development on their current location.

It is therefore incumbent upon the City to postpone any hearing on the housing development application until an application by Windmill Golf Group / QuantumPlace Developments to restore the course to an 18-hole facility has been filed, assessed by the City Planning and Calgary Planning Commission, and put before Council for approval.

Biased Engineering Studies Submitted by Developer

Specific studies were requested by the City in the Detailed Team Review (DTR) following the original application by QuantumPlace Developments Ltd. Of the various certified studies requested by the City to QuantumPlace, only some of which were supplied, the Phase I environmental assessment report is troubling as the Calgary contact for the environmental firm which supplied the study, WA Environmental Services Ltd., is the same person who is the managing principal for Windmill Golf Group's contracted developer, QuantumPlace Developments Ltd.

This was raised recently in a meeting with numerous City Planning, Parks, Water staff, among others present. We were advised that having an applicant for redesignation hire an engineering firm that has the same person holding senior roles in each organization is not, in fact, a conflict, nor a perceived conflict. Several City staff present in the meeting, including the file manger within Planning, stated: "this is not unusual and is permissible providing the submitted study is signed by a professional engineer."

We have no reason to dispute this person's P.Eng credentials nor the City's practice of accepting such a document as *bona fide*. We do, however, question whether the submitted environmental assessment would not have had such an apparent straight forward conclusion and P.Eng. sign-off had it been conducted by an unbiased, arm's-length environmental services firm.

Given the politics of this proposal within the Hamptons community and that a decision will ultimately be made within a public hearing considered by elected Councillors, even a perception of bias or conflict is, at best, unfortunate.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

6

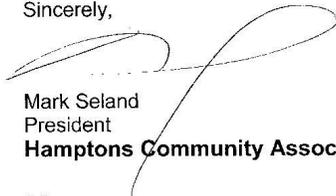
Unanimous Community Opposition

The City of Calgary is being asked to evaluate the Windmill Golf Group's proposal and its effect on a cohesive, civic-minded community. We hope that the Calgary Planning Commission and City Administration will consider alternatives to this proposal and ways to help mitigate against the negative effects on the community. The proposal would undermine the improvements made to the community by its residents with both time and money and would damage the open spaces that are so much a part of our neighbourhood. By establishing and maintaining some of their own community services, Hamptons residents have demonstrated the best parts of civic engagement - involvement, unity, and responsibility.

When considering redevelopment in a vibrant community such as ours, it would be irresponsible to disregard the unanimously held opinion of the engaged and informed residents of this community in favour of the Windmill Golf Group and QuantumPlace Developments.

We appreciate your consideration on this matter. If you have any additional questions or concerns, please do not hesitate to contact me.

Sincerely,



Mark Seland
President
Hamptons Community Association

cc
cityclerk@calgary.ca
joe.magliocca@calgary.ca
themayor@calgary.ca
chima.nkemdirim@calgary.ca
joshua.dejong@calgary.ca
ward.sutherland@calgary.ca
jim.stevenson@calgary.ca
sean.chu@calgary.ca
ray.jones@calgary.ca
richard.pootmans@calgary.ca
druh.farrell@calgary.ca
evan.woolley@calgary.ca
gian-carlo.carra@calgary.ca
andre.chabot@calgary.ca
brian.pincott@calgary.ca
shane.keating@calgary.ca
diane.colley-urquhart@calgary.ca
peter.demong@calgary.ca

POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017

MAP 24NW

From: [Chris Ollenberger](mailto:Chris.Ollenberger@shaw.ca)
To: cpc@calgary.ca; roanconsulting@shaw.ca; [Melvin Foht - Royop Development Corporation](mailto:Melvin.Foht@royop.com); cepfriesen@gmail.com; andrew.palmiere@o2design.com; lourdesjuan@me.com; dougleigh@shaw.ca; [Councillor Gian-Carlo Carra - City of Calgary](mailto:Councillor.Gian-Carlo.Carra@cityofcalgary.ca); [Councillor Shane Keating - City of Calgary](mailto:Councillor.Shane.Keating@cityofcalgary.ca); [Matthias Tita - City of Calgary](mailto:Matthias.Tita@cityofcalgary.ca); [Logan, Malcolm](mailto:Logan.Malcolm@cityofcalgary.ca)
Cc: [Councillor Andre Chabot - City of Calgary](mailto:Councillor.Andre.Chabot@cityofcalgary.ca); [Councillor Brian Pincott - City of Calgary](mailto:Councillor.Brian.Pincott@cityofcalgary.ca); [Councillor Diane Colley - City of Calgary](mailto:Councillor.Diane.Colley@cityofcalgary.ca); [Councillor Druh Farrell - City of Calgary](mailto:Councillor.Druh.Farrell@cityofcalgary.ca); [Councillor Jim Stevenson - City of Calgary](mailto:Councillor.Jim.Stevenson@cityofcalgary.ca); [Councillor Joe Magliocca - City of Calgary](mailto:Councillor.Joe.Magliocca@cityofcalgary.ca); [Councillor Ray Jones - City of Calgary](mailto:Councillor.Ray.Jones@cityofcalgary.ca); [Councillor Richard Pootmans - City of Calgary](mailto:Councillor.Richard.Pootmans@cityofcalgary.ca); [Woolley, Evan V.](mailto:Woolley.Evan.V@cityofcalgary.ca); [Councillor Sean Chu](mailto:Councillor.Sean.Chu@cityofcalgary.ca); [Sutherland, Ward](mailto:Sutherland.Ward@cityofcalgary.ca); themayor@calgary.ca; peter.demong@calgary.ca
Subject: Hamptons letter from Community Association to CPC
Date: February 22, 2017 2:45 PM
Attachments: [RE Thank you!.msg](#)
[phase 1 signing.pdf](#)

Good afternoon Members of CPC, Mayor Nenshi and City Councillors:

We understand that very recently Mr. Mark Seland, the now current president of the Hamptons Community Association, has made some written statements to CPC and Council that may not quite reflect the discussions actually undertaken with respect to the Hampton application No. 2016-099.

While both Windmill Golf Group and QuantumPlace Developments believe that the application is reasonable for both CPC and Council to consider on its own merits, we believe that some additional information with respect to Mr. Selands statements may also be helpful for consideration. Importantly, Mr. Seland's correspondence co-mingles actions and/or discussions by either a group known as "Hamptons Residents for Responsible Development" and the Hamptons Community Association without clarity between the two groups.

- 1) We understand that Mr. Seland stated that his efforts have been "uniformly dismissed" with respect to community consultation. Both the applicant and our client, have thoroughly engaged the community as a whole through a variety of open houses, one-on-one meetings, phone conversations and email correspondence. There is no question a significant number of residents would prefer to see no redevelopment whatsoever, and this was thoroughly documented. However, we always advised that any input was valuable and would be considered, and that while we would acknowledge and respect a preference for no change, we were also seeking comments and input on the potential redevelopment should it be approved. For reasons stated in our email to Mr. Seland below of June 15, 2016, we tried to engage his advocacy group but then discontinued, but that is well different than our interaction with the community and the residents association. This is an example of co-mingling without clarification.
- 2) We understand Mr. Seland has mischaracterized a meeting of June 15, 2016 (email below), in which Mr. Seland and another person Ms. Shwagor requested a site tour with myself and Ms. Jessica Karpas, as they believed that they had alternative sites that the community may be open to seeing redevelopment occur on. Of course, Miss Karpas and myself readily agreed to the site tour, made arrangements for access and golf carts and came prepared. Unfortunately, Mr. Seland and Ms. Shwagor came unprepared to the meeting, and when the tour proceeded, they proposed sites owned by the City of Calgary as ER spaces as potentially suitable for redevelopment (which they knew in advance). When I pointed out that Windmill did not actually own those sites, and that they were also Environmental Reserve, they suggested we

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

should pursue a land swap with the City and not develop the sites Windmill selected. I advised that as they were ER, there are very specific rules to deposition of such sites by the City and that such swaps were rare for ER lands. Mr. Seland had no other alternatives, and the tour ended shortly thereafter.

- 3) Ms Karpat also recalls the offer of Mr. Seland to engage another municipal planning consultant, and she advised Mr. Seland that he was absolutely welcome to do so and we would welcome any input, but that Windmill would not participate in the costs of such an effort and that we could not commit to being bound by any recommendations or findings brought forward, but that we would absolutely consider their input and ideas to see what may be feasible. Mr. Seland never followed up on this idea to our knowledge.
- 4) We understand that Mr. Seland characterized the process as a "challenging community consultation" but apparently neglected to advise CPC that Mr. Seland and others acting as "Hamptons Residents for Responsible Development" retained Bennett Jones, who sent both Windmill and QuantumPlace a letter on May 30, 2016 with more than a few misconceptions within it. Of course, once such a letter from a lawyer is received, both the applicant and Windmill were more cautious and apprehensive of dealing with Mr. Seland and "Hamptons Residents for Responsible Development", and instead continued to engage with residents directly as it was also completely unclear who or how many people were represented by "Hamptons Residents for Responsible Development". Windmill did respond to Bennett Jones through their lawyer mid-June 2016, and neither Windmill nor the applicant heard anything from "Hamptons Residents from Responsible Development" or Bennett Jones since.
- 5) With respect to homeowners association fees, Mr. Seland apparently makes the assertion that the applicant was unwilling to join the existing residents association, which is categorially untrue in every respect. We have advised we would be more than willing to have the new residents join the existing association on the exact same rules, provisions, provisions and fees as every other member provided that the residents association also included the applicants HOA lands as a part of the overall community. This was repeatedly rejected to our surprise, however, perhaps the motivation was not inclusivity here. We would still be happy to become a part of the overall residents association as stipulated above, but in the alternative have to of course proceed as indicated in our application, as we understand the current residents association has to agree to accept such new members under their bylaws or rules, and proof of acceptance or even willingness to do so for the potential new residents has never been communicated to the applicant to date.
- 6) Finally, and disappointingly, we understand that Mr. Seland apparently makes an allusion to WA Environmental Services Ltd., a firm that I undertake environmental contract work for occasionally. Notably, the Phase I ESA that was submitted was not sealed or reviewed by me, but another professional in the firm, Ms. Beverly Waters, a certified Environmental Site Assessor actually reviewed and stamped the report. Phase I ESA of course do not require a P. Eng. seal on them, just qualified professionals. I was not involved in writing said report or its review, but its conclusions are unsurprising to me given that before the current golf course use, the land was undeveloped/agricultural. I have attached the signature page for clarity, but the City of course already has the full report that was reviewed by the City's professionals.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

I have attached pertinent correspondence related to the above. I apologize for the lateness of this information, however, Mr. Seland didn't include us on his correspondence that I am aware of, but nonetheless, some of the information communicated that we understand was troubling to us and we felt needed clarification. See below and attached.

Respectfully,
Chris

Chris Ollenberger, P. Eng., ICD.D.
Managing Principal

QuantumPlace Developments Ltd.
Suite 203, 1026 16 Avenue NW Calgary, Alberta T2M 0K6

Phone: +1-587-350-5172
eMail: chris@quantumplace.ca
Web: www.quantumplace.ca
Twitter: [collenbe](#)
Linkedin: [chrisollenberger](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

-----Original Message-----

From: Chris Ollenberger
Sent: Wednesday, June 15, 2016 5:02 PM
To: Mark Seland <[REDACTED]>; Tara Shwagor <[REDACTED]>
Cc: Jessica Karpat <jessica@quantumplace.ca>; Mitch Braun <mitch.braun@quantumplace.ca>
Subject: Site Tour Follow Up

Good afternoon Mark and Tara:

Thank you for taking the time to meet with Jess and myself today, we do appreciate your time.

It is unfortunate however that there appears to have been some misunderstanding, as I was very clearly under the understanding that your group had some alternative sites you wished to discuss and show us as per your meeting with Jess and Mitch and our discussions, as you had even suggested a helicopter tour to discuss them! We arranged for a date and a time and golf carts and were ready to explore your ideas, and frankly, found it a bit frustrating and disappointing that you were expecting us to find

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

alternative sites for you. As noted to you today (and previously), we believe we have already selected the best sites that meet practical and technical criteria for making a reasonable application to the City of Calgary. We were prepared and more than willing to visit alternative sites and discuss them with you with respect to feasibility, and hence our disappointment that you were under the incorrect impression that we would seek alternative sites for you.

Mark, you also noted that you were unaware of which areas of the golf course were city property and which areas were golf course property. I was surprised at this statement as well, as on April 28 shortly after our initial meeting at City Hall, I quickly followed up on your group's request to identify such areas and sent a clear map to Tara. Maybe she didn't share the information with you? My apologies if you didn't get it, perhaps I should have cc'd you, but I feel I have shared the information with your group you said was lacking well over a month ago now, so its unfortunate there may have been a drop in communication within your group internally. I have attached the email for your reference.

I also have carefully reviewed our internal private notes on file from on your last meeting with Jessica and Mitch, and they are very detailed. They do not mention anywhere any kind of possibility of land swaps with other land owners to find different sites, so I am not sure where that came from, and given Jessica's reaction today, I think the best thing to do with that statement is just disregard it and chalk it up to a misunderstanding for some kind. Swamping City ER lands to develop them instead of the application submitted is not on the table for discussion.

You will likely recall from your meeting with Jessica and Mitch that we stated willingness to have ongoing meetings, if it is deemed helpful. Mark and Tara, how you have approached discussion with us to date cannot be defined as "helpful". As I noted to you today, I don't believe that posting inflammatory videos that don't accurately reflect the application (<https://youtu.be/r-IPMosGCHM>) or that hiring Bennett Jones to "open lines of communication" as you stated today is productive, and I believe that that your approach is quite unusual and likely ineffective for seeking true engagement and dialogue. The Bennett Jones letter has some interesting statements in it that we have been reviewing and will respond to in due course.

So as I stated today, those are choices you have made, and you are perfectly entitled to make them. Its unfortunate that today was not more productive for either of us, but it doesn't appear you were fully prepared for today's meeting that you requested. The Hamptons Golf Course and ourselves remain quite open to proper, respectful engagement and dialogue that uses our time effectively listen to your input and incorporate if feasible and reasonable with respect to City guidelines, technical requirements and the Hamptons business requirements. Its noteworthy that we had already made arrangements to meet on site to discuss ideas you had that you wanted to talk about when we met on May 24, 2016, but you still felt you needed Bennett Jones to ask for a meeting via a May 30, 2016 letter? That's a bit disingenuous really. You even stated today that your goal was to get "the full community behind the development if done right", but interestingly I don't read that anywhere in your website or video or signs or Bennett Jones letter.

This door remains open to yourselves and anyone else in the Hamptons such as the HOA or residents, however, in light of your retention of Bennett Jones, we of course have to somewhat modify our approach to your group differently than others given your choice to retain Bennett Jones to run the "legal end of (your) campaign against the development" (<https://hamptonshomeowners.wordpress.com/blog-and-updates/>) as anyone prudent who receives correspondence from a lawyer does to protect themselves.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

I truly hope that our dialogue can continue and be productive, but frankly we will need you to adjust your approach to date to see that happen. Our door remains open anytime.

As a helpful heads up to you, we believe that the City is planning a public information session shortly, and would encourage you to attend. I would watch <http://www.calgary.ca/PDA/pd/Pages/Current-studies-and-ongoing-activities/Hamptons-Golf-Course-Redevelopment.aspx?redirect=/hamptonsgolf> to stay up to date on that.

Regards,
Chris

-----Original Message-----

From: Chris Ollenberger
Sent: Monday, May 16, 2016 11:47 AM
To: Mark Seland; Tara Shwagor
Cc: Jessica Karpat; Mitch Braun
Subject: Re: Meeting follow up & status update

Hello Mark and Tara:

I checked with our team and unfortunately, June 24 doesn't work for them. I have cc'd them to this email and asked Mitch to coordinate with you directly. I would suggest that June 24 maybe a bit long in the tooth if you are looking for timely input into the plans as they have already been submitted to the city for two weeks now.

As an update, the city has had some internal communication issues and so haven't put up a website or anything yet on the Hamptons, but it has been assigned a file number a while ago - LOC2016-099 and a file manager (Josh DeJong) so the official city process is underway. They will soon be circulating it to all the various departments, the community, etc. and then after that preparing their review and response to us from all that work.

Mitch and Jess would be pleased to walk you through the city process already in place for communication and input, and discuss any ideas you may have for the application and work with you on outcomes. However, as I noted during our meeting, the application had already been made when we met, so the one thing that isn't on the table for the owners is withdrawing the application. But we can certainly look to see how any suggestions you may have could improve the outcomes, but as with all applications, sooner is better than later as the longer it goes until getting together then some opportunities may be lost.

Mitch, I will leave this with you to coordinate with Mark and Tara and Jess and yourself if you wouldn't mind?

Regards,
Chris

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

Chris Ollenberger, P. Eng., ICD.D.
Managing Principal

QuantumPlace Developments Ltd.
203, 1026 16 Avenue NW
Calgary, AB T2M 0K6

chris@quantumplace.ca
(587) 350-5172

Twitter: collenbe
LinkedIn: chrisollenberger

> On May 16, 2016, at 9:19 AM, Mark Seland <[REDACTED]> wrote:
>
> Good morning, Chris
>
> Further to our meeting with Councillors Carra and Magliocca, Tara and I would like to meet with you to
follow up on some of the discussion we had then.
>
> Know you have a few things on your schedule these days, so could keep it relatively brief. Specifically,
we would appreciate a conversation on:
>
> - status update on the zoning and development application to the City
>
> - opportunities for modifications to the proposed development (as we are aware of it from the Open
House)
>
> - current thinking on housing forms and elevations in the proposed pocket developments
>
> - clarification around community enhancements as envisioned in the zoning and development
application
>
> - establish a process for ongoing communication and input
>
> Both Tara and I are available on May 24th in the afternoon. Any way that could fit your schedule?
>
> Pls advise.
>
> Mark
>
> [REDACTED]

**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

9.0 CLOSURE

The American Society for Testing and Materials Standard of Practice notes that no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of a standard environmental site assessment protocol is intended to reduce but not eliminate this uncertainty, given reasonable limits of cost and time.

This report has been prepared for the sole benefit of the Hamptons Golf Club and QuantumPlace Developments Ltd. and their agents. This report may not be relied upon by any third party or entity without the express written consent of WA Environmental Services Ltd., the Hamptons Golf Club and QuantumPlace Developments Ltd.

Any use a third party may make of this report, or any reliance on decisions made based on it, are the responsibility of such third parties. WA Environmental Services Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, WA Environmental Services Ltd. in certain instances, has been required to assume that the information provided is accurate.

The conclusions presented represent the best judgement of the assessor based on current environmental standards and on the site conditions observed on May 17, 2016. Due to the nature of the investigation and the limited data available, the assessor cannot warrant against undiscovered environmental liabilities.

Should additional information become available WA Environmental Services Ltd. requests that this information be brought to our attention so that we may re-assess the conclusions presented herein.

Respectfully submitted,

WA ENVIRONMENTAL SERVICES LTD.



Tim Waters, C.E.T.
Project Manager



Beverly Waters, C.E.S.A.
Senior Reviewer



**POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017**

MAP 24NW

From: [Chris Ollenberger](#)
To: [Tara Shwagor](#)
Subject: RE: Thank you!
Attachments: [20160428132336834.pdf](#)

Hi Tara:

You're welcome, glad Councillor Carra brought us all together.

I wanted to follow up on some of the questions you had with some information, and of course happy to discuss further.

I am aware some people think of the land that sort of looks like "un-used" golf course is part of the golf course, but not all of it is. There are quite large chunks of City of Calgary property, mainly along the south and west end. I sketched a bit of a map for you just to help clarify that.

You also noted that the Hamptons is "self-sufficient" with its stormwater and you were worried about flooding. That's actually not true either, it actually operates pretty much like most other communities in Calgary. Yes, the ponds on the golf course do store stormwater from the neighbourhood and golf course, but that's actually only on a temporary basis really for the most part unless the golf chooses to store more in the driving range pond (there is a pumping system to do so). Otherwise, there is a connection to the city storm water mains near Hampstead Rise, and stormwater makes it way through the city system to the Bow River. While the golf course can use the water, the stormwater system operates much like other communities that have wet ponds within them that are also used essentially for temporary storage.

I did speak to Jessica about what she might have said, and it sounds like it was taken well out of context unfortunately. However, as I noted, I know of no plans to develop the entire golf course and Hamptons Golf Club has only asked us to work on these two pockets of redevelopment.

Hope that helps a little bit, happy to answer any other questions any time!

Regards,
Chris

From: Tara Shwagor [mailto:hamptonsresidentsadvocacy@gmail.com]
Sent: April-28-16 10:59 AM
To: Chris Ollenberger <chris@quantumplace.ca>
Subject: Thank you!

Chris

Thank you for meeting yesterday with our group.

POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017

MAP 24NW

It was a positive meeting and I am looking forward to working with you on The Hamptons redevelopment in order to ensure a positive outcome for one and all.

Respectfully

Tara Shwagor

*The Hamptons Residents For Responsible Development
Stay Informed ... Get Involved!*

www.hamptonshomeowners.wordpress.com

POLICY AMENDMENT AND LAND USE AMENDMENT
HAMPTONS (WARD 2)
NORTH OF COUNTRY HILLS BOULEVARD NW AND EAST OF
SARCEE TRAIL NW
BYLAWS 21P2017 AND 126D2017

MAP 24NW

