

From: Dr. Piotr & Ms. Jadwiga Staniaszek
301 Hampstead Rd. NW
Calgary, AB T3A 6G4
Cell: 587-999-5221

CPC2017-125
Attachment 3
Letter 1

Calgary, March 17, 2017

To: Ms. Susan Grey, City Clerk
The City of Calgary, IMC #8076
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

RE: The Hamptons Pocket Developments LOC2016-0099 Hamptons Bylaw 126D2017

Dear Ms. Grey.

Thank you for sending me information about your plans.

We would like to express my disappointment to you. We feel cheated since we have purchased our house here, because there is an area which is full of green spaces, there are animals visiting us, and there is comparatively low density of houses (in compare to Royal Oaks and similar NW areas). We are really disappointed that new owners of the golf course want to destroy it all. In result there will be 68 more houses, a part of golf green area with ponds will be gone. Hamptons Drive is already busy in the morning and then there will be even more traffic after this new development.

By the way, we would like you to consider "four way stop" at the entrance to Hampstead Rd. This intersection is really dangerous. There are pedestrians, buses, cars, and turning left from Hampstead Dr. to Hampstead Rd. is sometimes very risky. You do try to see if there is fast car going up the hill, on opposite lane, and then you turn left and you may see pedestrians crossing Hampstead Rd. in the last moment. This all situation can be a subject for the separate letter.

Coming back to your plans, our neighbours (and possibly us) will lose money because house with backyard facing golf course is valued more. Plus, you will destroy their peaceful view and quiet surroundings. If I would pay so much to have this view and peace and you will propose to replace it with backyards full of screaming kids, neighbours cutting grass, or making loud drinking parties, I will definitely be unhappy.

Please take our opinion into consideration, when you will be reviewing QuantumPlace Developments Ltd. application. Put yourself into situation of our neighbours (and ours). You will certainly agree with us.

Truly yours,

Jadwiga & Piotr
Staniaszek

RECEIVED
2017 MAR 20 AM 7:35
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Tony Van Hoof [avanhoof@shaw.ca]
Sent: Monday, March 20, 2017 1:23 PM
To: City Clerk
Cc: Magliocca, Joe; de Jong, Joshua A.; hamptonsresidentsadvocacy@gmail.com
Subject: Notice of Public Hearing BYLAW126D2017 Hamptons Community

Re: Change of zoning from special purpose (S-R) to Residential (R-1s, R-1, R-2) - Hamptons Community.

I would like to officially object to the above changes on the grounds that it is not in the original design intent of the community ASP, and does not in any way augment the current community. It is also inconsistent with the MDP, specifically for "Green the City", "Good Urban Design", and "Creating great communities".

Further, I strongly object to the inclusion of the R-1s designation (Secondary Suites) in the proposal for the following reasons:

1. Our entire community has no current legal R-1s designations. A review of the City's own website shows no legal secondary suites have been approved for the Hamptons.
2. The designation of R-1s was never clearly identified in the City's information poster boards. (The R-1s (jargon) designation was not clearly explained).
3. The proposed development consists of minimal specification width lots which would not support secondary suite parking and secondary suite amenity space.
4. The developer has never indicated that the development would include provision or "rough in" for secondary suites, encouraging more illegal secondary suites.
5. A proposal to change from R-1 to R-1s must be a separate vote so council can clearly make an informed decision.

Respectfully:

Tony Van Hoof
7 Hampstead Grove NW
Calgary Alberta
T3A 6B3

H: 403-208-8359
C: 403-819-1636

avanhoof@shaw.ca

RECEIVED
2017 MAR 20 PM 3:38
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Derek Derek [DWCalgary@hotmail.com]
Sent: Wednesday, March 22, 2017 2:18 PM
To: City Clerk; Magliocca, Joe; Office of the Mayor; Nkemdirim, Chima; de Jong, Joshua A.; Sutherland, Ward; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Pootmans, Richard; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
Subject: I am opposed to the redevelopment of The Hamptons Golf Course (Bylaw 126D2017)

Dear Councillors,

I am a resident of The Hamptons in NW Calgary. I am opposed to the redevelopment of The Hamptons Golf Course (bylaw 126D2017), as proposed by QuantumPlace Developments from the consideration of my family, my property, the community and the Municipal Development Plan.

Councillors, as selected representatives from voters, we/Hamptons residents ask your help and support to say NO about this application because you represent voters' voice.

With this development, I do believe I will not see deer, coyotes, geese and other wild life in my back yard anymore; I will not believe the topic about protecting wild lives, protecting environment, care about voice of the people anymore.

From personal side, my house is just back on Golf course and we did pay a premium price for our home because of the abundant green space, wildlife and private view. With QuantumPlace Development proposal, it totally destroys everything we own now. It is incorrect way to sacrifice other benefits to increase QuantumPlace profit.

From a community perspective, my family and neighbors oppose the redevelopment with below simple reasons:

1. Hamptons was designed and implemented as a small-scale community with low resident density because of the golf green space has been considered as "public" green space". There are only TWO limited public green spaces, especially on east sector of Hamptons.

With the 58 new houses (some house are R2, some house are R-1S) of the redevelopment will be built on the east sector of Hamptons. This will remove more of the only-viewable green space from the east section of Hamptons.

1. On east sector of Hamptons there are **lacks of pathways**. Currently, the east sector of Hamptons doesn't have any accessible pathways. It would become impossible to be able to take a walk along the 'public green space' without driving to another green space in The Hamptons. With more houses were built, it becomes worse.
2. Hamptons has a **lack of schools** and enough class to handle current kids. My younger son is in Hamptons elementary school and there are 23 kids in one room! The Hamptons has only one school, which can only provide kids from kindergarten to grade 4. With the redevelopment, more kids will need to go to school. Does this redevelopment also consider school accessibility as well?
3. Hamptons has a **lack of community driveways** that can lead to a road outside of Hamptons. Hamptons has only 3 driveways that can lead outside of The Hamptons. At a rush time, cars pack into the streets and no one can get out of Hamptons quickly. There are so many **car accidents** in these sections already. Redevelopment will add more traffic pressure to the current traffic.

From the Municipal Development Plan (MDP) perspective, the Municipal Development Plan states that the City seeks development to foster great communities "that provide better places to live, work and play . . . are safe, walkable . . . and have the amenities and services needed for day-to-day neighborhood focused living." The Hamptons is currently lacking much of the infrastructure referenced in the MDP. With new development plan, this

will cause the whole community environment worse, more crowded. It is totally opposite direction and hope per MDP purpose.

As a volunteer, I and my partner have visited and knocked each home owner door on Hamptons Height in the past three days (from May30 to June 1st). There are more than 100 homeowners. They are very angry about QuantumPlace Development proposal, and strongly opposite this proposal. They appreciated what we do for Hamptons Community and hope their voice could be heard by city councillors. They are electorate and hope city councillors could be as their back support to help this weak group. I was shocked by a couple of senior home owners feedback; they were such sad about this proposal and only could say: This is incorrect, wrong. City should stop them!

As such, we request you to recommend against approval of this proposed land use designation. This redevelopment is not a benefit to my family, my community and further erodes the goals of the MDP.

In last year Hamptons community AGM, more than 400 homeowners (because of room limitation, other more than 100 homeowners stayed in lobby) joined in the meeting with 100% of members voted to opposite QuantumPlace Development proposal. Hamptons community association is a legal organization, I do believe you and all councils will represent Hampton community electorates' attitude and benefit. We want to build a nice Calgary together.

Respectfully,

Derek Wang

Address: 49 Hampstead Manor NW T3A 6A2

BARRY A. J. DOMMASCH
80 HAMPTONS DR. N.W.
CALGARY, ALBERTA
T3A 5H7

2017 MAR 23 AM 11:33
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Station M
Calgary, Alberta
T2P 2M5

March 23, 2017

Delivered via email and post

ATTENTION: Mayor Nenshi
All Members of City Council

Dear Sirs and Madams:

RE: Hamptons Golf Course; Application for Land Use Amendment by Bylaw 126D2017

I am the legal owner of 80 Hamptons Dr. NW, where I reside. I have received from the City of Calgary a notice of a Public Hearing relating to an application to amend the Land Use Designation for a portion of the Hamptons Golf Course. It is my understanding that the application is being made by Hamptons Golf Course Ltd. ("Hamptons Golf") to allow for a redevelopment on the Hamptons Golf Course (the "Redevelopment").

As a resident whose property abuts the Hamptons Golf Course, and who therefore will be affected by the Redevelopment, this is my written submission to City Council in strong opposition to the Redevelopment.

The Redevelopment will materially and adversely affect my and other residents' property values. I bought my home, and paid a premium price for it, because of the abundant green space, the general quiet atmosphere fostered by the abundance of green space, the dramatic views in the neighbourhood, and the abundance of wildlife in the area. The proposed Redevelopment will needlessly reduce that green space, will result in neighbourhood noise and traffic congestion, will obstruct the existing views, and will force the movement of wildlife out of the area. All those consequences will reduce my property's value.

Apparently, Hamptons Golf is proposing the Redevelopment to make the golf course "viable". Their plan is apparently to build some more houses around the golf course and to reconfigure

the golf course. It strains credulity that this plan (building more residences, and moving around golf holes) would have any appreciable, positive effect on the business of golf. Further, there have been no assurances given by Hamptons Golf that the proceeds of the sale of the re-zoned lands will be invested in the existing golf course to ensure its viability. There are therefore no assurances that this Redevelopment is not just the first stage in a bigger plan to ultimately redevelop the entire golf course into housing.

The golf course relaxed its membership requirements recently, and does not seem to be suffering from any lack of business. The course always seems to be busy, and numerous golf tournaments are held through-out the season. I know; I can hear and see the golfers.

It is obvious that the reason for the Redevelopment is that it is easier for Hamptons Golf to develop this land as opposed to redeveloping any "brownfield sites".

In my opinion, we are being asked to subsidize the business of Hamptons Golf with the decline in business property values and increased costs to the City that will surely accompany the Redevelopment.

Further, the Redevelopment will have the following additional negative consequences on the Hamptons community:

1. Redevelopment will strain the purpose-built storm water management systems that are intertwined throughout the neighbourhood by way of the golf course pond and control gates. Already, there is significant storm sewer overflow at the base of Hamptons Drive during rainfalls of any intensity.
2. The Redevelopment will add pressure to the one school in the neighbourhood, and there does not appear to be any existing reserve for an additional school to be built in the Hamptons.
3. The Redevelopment will add traffic pressure and congestion to the only three means of street entry and exit in the Hamptons, particularly by the one existing shopping centre and gas bar (at Hamptons Dr. and Country Hills Boulevard, referred to as the "Co-op"), which is already the location of many traffic accidents. Increased traffic congestion at that intersection will also impede entry and exit to and from the Co-op, because the access point to the Co-op is very close to the intersection. That will likely increase the number of traffic accidents there. All this increased traffic will adversely affect the safety of motorists, cyclists, and pedestrians alike.
4. The Redevelopment will put further stress on the limited, existing amenities (ie. The Co-op). It further appears as though there are no existing reserves within the area for construction of additional amenities.

The City's Municipal Development Plan (the "MDP") states that the City seeks development to foster great communities "that provide better places to live, work and play....are safe and walkable...and have the amenities and services needed for day-to-day focussed living".

The Redevelopment will not bring any additional recreational amenities or activity centres to the Hamptons. It will not improve (but rather, as stated above will impede) access to medical, retail, or work place opportunities. It does nothing to encourage "neighbourhood focussed-living", but rather will discourage that goal as residents will have to leave the community to access schools, shopping, and medical services.

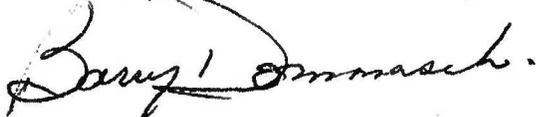
In short, the Redevelopment will not further, improve or enhance any of the goals of the MDP. In my opinion, the Redevelopment is very much at odds with those goals.

In summary, the effect of Hamptons Golf's request is that they are trying to advance their economic interests over the interests of home owners with no offset through enhanced infrastructure or amenities. They are trying to advance their economic interests with no offset through making our community better, and without helping the City achieve its MDP goals. In summary, they are trying to advance their economic interests over the combined interests of residents and the City, with no benefit to anyone other than themselves.

It is for these reasons that I oppose the Redevelopment. Accordingly, I respectfully request that you DENY the Land Use Amendment.

Thank you for your consideration of my position on this matter.

Yours truly,



Barry Dommasch

cc. Councillor Joe Magliocca

March 25, 2017

CPC2017-125

Attachment 3

Letter 5

RECEIVED

2017 MAR 27 AM 7:35

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE.
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

RE: PROPOSED HAMPTONS BYLAW 126D2017

I am a resident of **The Hamptons** in NW Calgary. I am opposed to the redevelopment of The Hamptons Golf Course as proposed by QuantumPlace Developments. My family moved to this community and paid a premium price for our home because of the abundant green space, wildlife and dramatic east/southeast vista views from our home. This proposal will significantly erode this.

From a community perspective, I am opposed to the redevelopment as it will strain the purpose built stormwater management systems that are intertwined throughout The Hamptons via the golf course ponds and control gates. It will add pressure to the only school, which already cannot accommodate students beyond Grade 4. It will not bring any additional recreational amenities nor a community activity centre. It will not improve access to medical, retail, or work place opportunities. The Municipal Development Plan states that the City seeks development to foster great communities "that provide better places to live, work and play . . . are safe, walkable . . . and have the amenities and services needed for day-to-day neighbourhood focussed living." The Hamptons is currently lacking much of the infrastructure referenced in the MDP, and as a drive in and out community, this proposal does nothing to encourage "neighbourhood focussed living." This proposal puts further stress on our limited amenities and infrastructure, with no additions or enhancements for our established community.

While I support the City's objectives to densify within current City limits to revitalize "declining" communities, prevent outward sprawl and concentrate the tax base, the proposal for the vibrant Hamptons community does not further, improve, or enhance the goals of the MDP. The proposed redevelopment of The Hamptons would move the City further away from its intended MDP goals.

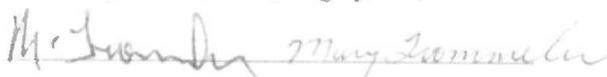
I and my family are opposed to this needless reduction of green space and degradation of the enjoyment of my property with no offset through enhanced infrastructure or amenities for the following reasons:

- This application does not meet the core goals of the City's Municipal Development Plan
- Loss of Green Space
- Loss of Mature trees
- Increased Density
- The original developer of the Hamptons Golf Course was enriched by the premiums received for properties bordering the Golf Course. Surely there is a moral obligation on the Golf Course owners to maintain that.
- Our City of Calgary property assessment went down 16% from \$510,550 in 2016 to \$429,000 in 2017 due in large part to this proposed redevelopment of The Hamptons Golf Course.

We request you to not approve this proposed land use re designation (Hamptons Bylaw 126D2017). This redevelopment is not a benefit to my community and further erodes the goals of the MDP.

Respectfully

Name: Michael and Mary Trommelen
Address: 189 Hamptons Link NW, Calgary, AB, T3A 5V9

Signature: 

cc: Mayor Nenshi, Chief of Staff China Nkemdirim, Councillor Ward Sutherland, Councillor Joe Magliocco, Councillor Jim Stevenson, Councillor Sean Chu, Councillor Ray Jones, Councillor Richard Pootmans, Councillor Druh Farrell, Councillor Evan Woolley, Councillor GianCarlo Carra, Councillor Andre Chabot, Councillor Brian Pincott, Councillor Shane Keating, Councillor Diane ColleyUrquhart, Councillor Peter Demong

Smith, Theresa L.

From: Colleen Ngai [colleen.ngai@telus.net]
Sent: Monday, March 27, 2017 11:46 AM
To: City Clerk
Subject: Hamptons Redevelopment
Attachments: Hamptons Redevelopment.docx

Dear City Clerk
Please consider my valid points in the attached letter.
Please do not hesitate to contact me directly if you should
Wish to discuss any issues directly.
Thanks very much.
Colleen Ngai
403-6718-3959

RECEIVED
2017 MAR 27 PM 1:56
THE CITY OF CALGARY
CITY CLERK'S

Dear City Clerk

I have recently returned from the Planning Commission session approving the application to change the 14th and 15th fairways of the Hamptons Golf course to housing units. While I have no doubt that the developer plan is technically feasible (I believe that most likely any plot of land could be **made** suitable for housing) I am compelled to write to you to present to you my human side of this proposal.

I have been made aware of the Mayors densification plan for the City of Calgary. While I can agree to this plan for declining inner city areas I strongly disagree with this for the Hamptons neighborhood, which is in the far northern part of Calgary. I have lived in Calgary since 1981 and in the Hamptons neighborhood since July 1999. I specifically moved to this neighborhood for all the amenities it has to offer, particularly being able to back onto such a beautiful golf course and onto one of the "signature holes" as billed by the golf course. I have raised my three girls in the solace and beauty of my backyard facing the 15th fairway and have obtained particular comfort when finding out and dealing with the challenges of my special needs youngest child.

I was very disheartened upon learning about the dismantling of previous golf courses (Harvest Hills, Shawnee Slopes, Highland Park) in the name of densification. I believe that the great and lovely City of Calgary lost a lot of its appeal when these wonderful green spaces and recreational facilities were taken away. I fear that this is a **precedent setting trend** and soon the city will become an urban jungle left with very little green space and even fewer opportunities to partake in recreational activities.

I also believe that you are sending a strong message to citizens wishing to purchase premium lots backing onto a golf course. You are telling citizens that the elected officials of this city are siding with so called golf course owners (sheep in developer's clothes) by allowing them to purchase golf courses and then change the zoning to housing so that they may financially profit from these lucrative deals. The citizens of Calgary elect the people on Council to represent their interests and to be the voice of the people. I thought that this was the majority of peoples interests not just the interest of single developer companies. But this has not been evidenced as per the example of the previous golf course changes.

I also have several other concerns that have not been properly addressed to my satisfaction by the City:

- Traffic issues. I have been told that the expected traffic on Hamptons Drive will fall within set tolerable levels, therefore no traffic study was performed. This may be true but does not allay my nervousness when I have to back out of my driveway onto the drive or when one of my girls has to cross the busy drive to get to the bus. There is a fairly large dip in the road just above my house location that makes backing out very uncomfortable and unsafe - and I am backing out in a high truck as opposed to a smaller and lower vehicle. Vehicles tend to pick up speed as they travel down Hamptons Drive and on numerous occasions I have been caught backing out into a speeding oncoming vehicle. Also, on more than one occasion one of my girls has informed me that they were just about hit by a speeding car. This will just become harder and more unsafe as the number of vehicles increases.
- Water Drainage. The planners advised that the catch basin across the street will be enlarged to accommodate the extra waters from this area. I am feeling very nervous about this proposal as current flood mitigation strategies are very poor and there is currently a large water catching pond very close by. On numerous rainfalls I have had a huge amount of water flooding as a waterfall into my back yard garden. Also, I am located at the bottom of the down slope and it's only logical that water will flow down into my property.
- School Capacity and Neighborhood Amenities. I have not seen any proposals to alleviate the extra stress on the existing school and amenities. The plan shows a proposed tot park, which is a great idea for families with small children but I know that a good percentage of houses do not contain younger children and there has been NO proposed enhancements to the area for these families. The requirement for the addition of a community center would be more appropriate for all. Also, the extra stress on enrollment to the already over-capacity elementary school is of a major concern.
- Wildlife and Trees. Apparently a wildlife study was conducted and it was concluded that this part of the golf course is not a major thoroughfare

for wildlife and wildlife will just move to another part of the golf course. I am happy that wildlife will not be too adversely affected but this does nothing for me and my girl's enjoyment of observing wildlife directly in our backyard. Also, it has taken many years for the existing trees to grow to their current size and they are just now providing wonderful beauty and shade. If historical dealings with the golf course owner and developer are any indication, I am very skeptical that they will take the extra time and effort to preserve these trees as it would mean money out of their pockets. This is fairly obvious when one drives by the old Harvest Hills golf course and sees the decimation of all the old lovely trees.

While the City may deem this development as being beneficial and good for the City of Calgary I am sorry to say that I must disagree with you 100%. There is no advantage to the neighborhood or surrounding areas - period. I see this proposal as just another **money grab** by the greedy golf course owner and developers. In fact, we were advised of a proposal that a member of the Hamptons community stepped forward to buy the golf course but was turned down by the current owner. I personally can only interpret this move as the golf course owner perceiving that he has City Council in his pocket (as they already set a precedent by proposing his other golf course development – Harvest Hills) and will be able to make more money with his proposed development. The developer is even so arrogantly positive that Council will side with him that he has already sent surveyors out on the golf course even before the community has been given the common courtesy of speaking before Council. City Council needs to stop these unethical developers that are destroying the beautiful city of Calgary.

And one last issue. We have been told by the Mayor senior Policy Advisor that the policy the City currently has in place re golf course redevelopment is **flawed**, but it is too late for this application – WHY!!!!. Has the City already committed agreement to the developer and golf course owner. The process has not even been fully vetted as the community has not even been given the opportunity to directly speak to Council. I feel that this is very unprofessional and makes a mockery of the City policies.

I humbly ask that you seriously consider my valid concerns and do the right thing by rejecting this proposed development. The Hamptons community and the whole city for that matter will be a better place. Please do not hesitate to contact me directly if you should wish to discuss any of my concerns.

Thanks very much

Colleen Ngai
532 Hamptons Drive NW
403-618-3959

RECEIVED

Dear Office of the City Clerk,

2017 MAR 28 AM 8: 25

I am a homeowner who will be directly affected by Site B of the Hamptons Golf Course Redevelopment Plan. For these following reasons I advise against this project.

1. The public reception to this project is overwhelmingly negative, of the 44 pages of comments featured on the Stakeholder Report^[1], there are less than five comments with a favorable view on the project. Clearly the public sees no benefit from this project and a compromise must be made with the contractors so that there is a win-win situation for all.
2. The construction of houses on green space will significantly decrease the quality of life for all Hampton's residents. Higher traffic will lead to more noise and congestion, the creation of new construction sites will disrupt existing households and destroy trees and shrubs, the increase of population density will block views and devalue property, and the added property will be a challenge for utilities and sewage systems.
3. The Hamptons is a well developed community which does not need any new developments, this sentiment is shared by comments from the public^[1]. Any increase in population will only disrupt the balance in the community that has lasted for decades.

Golf courses and green spaces are a vital part for a vibrant community, with recent losses at Harvest Hills and Shawnee Park, the companies have overstepped their bounds by encroaching on Calgarian's quality of life. In this type of situation, the municipal government must step in to protect the interests of the people and their well being.

Sincerely, a concerned Hamptons home owner

THE CITY OF CALGARY
CITY CLERKS

2017 MAR 28 AM 8:26

RECEIVED

Jim Yang
4630 Hamptons Way NW
(403) 547-6883

March 27, 2017

Calgary City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"

Dear Office of the City Clerk:

RE: Strong Opposition to Hamptons Golf Course Redevelopment Plan

I am a resident homeowner in the Hamptons of Calgary since 2015 and will be directly and severely affected by the proposed Hamptons Golf Course Redevelopment Plan. As residents, it is our belief that the plan to build a new residential project involving 60 smaller homes on smaller sized lots on a portion of the existing gold course and residential property presents nothing but negative results for current residential owners – while providing another profit opportunity for the proposing builder. For these many following reasons I am totally opposed to this project.

- The public attitude on this project is overwhelmingly negative, as demonstrated by the 44 pages of comments featured in the Stakeholder Report, where there are less than five comments with a favorable view of the project. Clearly the public sees no benefit from this project and a compromise must be made by the contractors so that there is a win/win situation for all.
- The construction of houses and streets on existing green space will significantly decrease the quality of life for all Hampton's residents. Club members will lose a world class golf course. The Hamptons Community will suffer financial losses and loss of green spaces that can't be replaced.
- Higher traffic will lead to more noise and congestion, and the creation of new construction sites will disrupt existing households and destroy existing trees and shrubs. 4. The increase of population density will block views and devalue property, and the added property will be a challenge for utilities and sewage systems.
- The Hamptons is a well developed community which does not need any redevelopment or new developments – a sentiment shared by comments from the public.
- Any increase in population will only disrupt the balance in the community that has lasted for decades.

Golf courses and their attendant green spaces are a vital part of making Calgary a vibrant and attractive community. With the recent losses of areas such as Harvest Hills and Shawnee Park, we believe the city and the development companies have overstepped their bounds by encroaching on Calgarians quality of life. In this type of situation, the municipal government must step in to protect the interests of the people they are elected to serve and their well being.

Sincerely,
Jim Yang
4630 Hamptons Way NW
(403) 547-6883

Smith, Theresa L.

From: Bob Mytulip [mytulipnow@gmail.com]
Sent: Tuesday, March 28, 2017 1:52 PM
To: City Clerk; Magliocca, Joe; Office of the Mayor; Nkemdirim, Chima; de Jong, Joshua A.; Sutherland, Ward; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Pootmans, Richard; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
Subject: Stop Hamptons Golf Course Redevelopment

Dear Officers,

I'm writing you to express my concerns over the Hamptons Golf Course Redevelopment. As you are all aware of, this redevelopment has no benefit to the Hamptons residents and community at all. Instead, it will de-value the homes in the community which can be the whole life investments for most of the residents. Calgary, known as a world class city suitable for living, is in part due to the green space which makes the whole city more beautiful and a treasure. With the redevelopment, it is going to lose a lot of green space and as a result will be short of attractiveness and wouldn't be suitable for living. The land in New York and Washington DC is more value and expensive but they still keep the green space in the cities without redevelopment.

A lot of issues are still not addressed. During heavy rain fall last summer, low lying areas on the Hamptons streets had severe flooding - water pool (actually were like lakes), which took over few hours to drain. Without effective and efficient storm drain systems in place or anything proposed, the redevelopment MUST NOT be on a table.

The habitats haven't been addressed. The City of Calgary Water Development found some fish in some drain ponds in Calgary. Are there any habitats in the proposed redevelopment areas? Can the developer retain a firm to do a complete full study and find out how the redevelopment affect the habitats? It will destroy habitats. This will be criminal!

The current school is over capacity, Can the developer build schools and other facilities for the community instead of building any houses that the community doesn't want and doesn't need?

Can the Golf Course and developer compensate the residents for reduction in house values? \$500 for the houses surrounding the proposed areas?

The whole community are totally against the redevelopment and the City of Calgary is very clear about this. The feedback from the information sessions and open house also clearly indicated that the whole Hamptons residents and also Harvest Hill, Highland Park and Shawnee Park strongly opposite to this very BAD BAD BAD idea. Please STOP the redevelopment and reject the application to make the City of Calgary sustainable for the long term.

Thank you very much for your consideration of rejecting the application and my whole family will greatly appreciate this as we are 200000% against the proposed redevelopment.

Best regards,

Bob

RECEIVED
2017 MAR 28 PM 2:02
THE CITY OF CALGARY
THE CITY CLERK'S

Smith, Theresa L.

From: Louise Mackellar [louise.mackellar@shaw.ca]
Sent: Tuesday, March 28, 2017 9:55 PM
To: City Clerk; Magliocca, Joe; Office of the Mayor; Nkemdirim, Chima; de Jong, Joshua A.; Sutherland, Ward; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Pootmans, Richard; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
Cc: hamptonsresidentsadvocacy@gmail.com
Subject: Hamptons redevelopment - OBJECTION!!

Hello,

We purchased our home in the Hamptons, and were pleased to be owners in a beautiful, vibrant community. Despite the lack of sufficient community schools or of a community centre, the presence of the golf course compensated for that. Now we are faced with new golf course owners who appear to be more interested in developing residential housing than in operating the golf facility. We need to defend our rights as home owners and community members, and we appeal to the city for our defence.

We will suffer a great loss of green space – and we know that green space is vital to our health and well-being.

There will be no improvements to our community. The development doesn't advance the city's Municipal Development Plan; in fact it contravenes many of its goals.

There appears to be a lack of behaviour in good faith.

- 1.) The city is changing the rules of community development many years after the Hamptons was established, and this proposal fails to achieve any advancement of the goals stated in the Municipal Development Plan.
- 2.) As community members, we feel like we are being bulldozed out of the way. We can see very little upside to this proposal. The golf course owners have said this redevelopment is necessary to ensure the viability of the golf course. But there's little attention being paid to the course – for example the water pond outside the club house has been neglected and is under-filled.
- 3.) The developer has given no assurance that proceeds of this development would in fact, go back to The Hamptons Golf Club as stated by the owner in the application to the City. In turn, the owner was not present at the Planning Commission meeting in late February to provide any assurance.
- 4.) Considering the golf course industry and the Windmill Golf Group specifically, there is a risk-of-flight of capital. We risk discovering that none of the development proceeds are used to redesign, improve or make the course "sustainable". Our pain leads to zero gain.
- 5.) The developer acts as if they have already received approval, despite the process still being underway and inconclusive. The latest example of this being their surveying of the land before any approvals to redevelop the land.
- 6.) The new golf course owners didn't even respond to an offer they received from a prospective buyer who wished to maintain the land as a golf course. (further suggests that they're more interested in real estate development)

Not only will we end up with reduced green space, we will be dealing with the demands of a greater number of homes and families.

New homes will add pressure to the demand for community education (currently we have just one small school for kindergarten through grade four).

New homes will add pressure for a community centre.

New homes will add to traffic in our drive-in and drive-out community.

New homes will put additional stress on existing infrastructure.

The new homes are not even compatible with the existing housing in the Hamptons. (eg. lot size is much smaller)

We fear that we're on a "slippery slope" downhill. There's no reassurance that allowing this development will in fact enhance our overall community.

Beyond our community borders, citizens of the whole city should be concerned! What other areas of green space are fair game for development? Is it right that the city can change the rules of the game after citizens have invested in their homes, laid down roots, and committed to their communities?

Respectfully submitted

Louise Mackellar

18 Hamptons Place

March 29, 2017

CPC2017-125
Attachment 3
Letter 11

RECEIVED

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Station M,
Calgary, AB T2P 2M5

2017 MAR 29 PM 2: 27

THE CITY OF CALGARY
CITY CLERK'S

Dear Sir

RE: APPLICATION FOR LAND USE BYLAW AMENDMENT – BYLAW No 126D2017

I am a resident of **The Hamptons** in NW Calgary and is personally going to be affected by the above mentioned amendment.

I purchased my present house in 2007 and moved in early 2008 and paid a premium price for my home because of the abundance of green space, wildlife and dramatic north/northwest vista views from our home. This proposal will significantly erode my property value by having construction destroying all the green surroundings and leisure place such as golf course.

From a community perspective, I am opposed to the redevelopment as it will strain the purpose built stormwater management systems that are intertwined throughout The Hamptons via the golf course ponds and control gates. It will add pressure to the only school, which already cannot accommodate students beyond Grade 4. It will not bring any additional recreational amenities nor a community activity centre. It will not improve access to medical, retail, or work place opportunities. The Municipal Development Plan states that the City seeks development to foster great communities "that provide better places to live, work and play . . . are safe, walkable . . . and have the amenities and services needed for day-to-day neighbourhood focussed living." The Hamptons is currently lacking much of the infrastructure referenced in the MDP, and as a drive in and out community, this proposal does nothing to encourage "neighbourhood focussed living." This proposal puts further stress on our limited amenities and infrastructure, with no additions or enhancements for our established community.

I/my family are opposed to this needless reduction of green space and degradation of the enjoyment of my property with no offset through enhanced infrastructure or amenities for the following reasons:

1. Hamptons golf course is professionally designed and built by reputed architects and is integral part of town planning. It provides multifaceted benefits such as accessible recreation, green space, water management, enhance property value, provide healthy environment. Any changes in the design is a departure from the basic design objectives of town planning of the community.
2. I understand that by allowing any re-development is just a start and will provide precedent to extend redevelopment of the whole golf course as the driving force entrepreneurial greed rather than good for the community.
3. Hamptons community is designed for up living with architectural controls and the proposed re-development will have detrimental impact on quality of life and lifelong investments by residents.
4. Will limit the movement of wild life inhabitants in the area.

We request you to prevent this re-development and do not approve the subject Bylaw amendment. This redevelopment is not a benefit to our community rather than a degradation of the quality of living.

Respectfully

Name/Adress: Mohammad Akram, 512 Hamptons Drive NW, Calgary Alberta

Signature: _Sent by email

Albrecht, Linda

From: Lara Seland [lmseland@telus.net]
Sent: Wednesday, March 29, 2017 6:50 PM
To: City Clerk
Cc: Keating, Shane; Magliocca, Joe; Office of the Mayor; Nkemdirim, Chima; de Jong, Joshua A.; Sutherland, Ward; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Pootmans, Richard; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Colley-Urquhart, Diane; Demong, Peter
Subject: Letter against Hamptons Redevelopment
Attachments: resident.pdf; ATT00001.htm; image1.jpeg; ATT00002.htm

Please see the attached for my letter of non-support against the development on the Hamptons Golf Course and accompanying pictures (they show the current views for our house and our back yard, which will change because 60 feet from our house will be a new road and houses, if the development is approved).

I look forward to hearing the right decision (NO to development) on the day of our Public hearing, and I hope to see the Councillors abstaining from making phone calls, using their lap tops and talking to other members while our group is presenting. I saw this occur first hand at the Harvest Hills meeting and I was shocked, surprised and disappointed that these people who came to be heard were treated in such a manner.

I would also like to suggest that all Council members personally come to our community and see the areas that will be potentially developed to see first hand, how we will be adversely affected. I don't think any of the Councillors would like it if this happened to them.

RECEIVED
2017 MAR 30 AM 7:38
THE CITY OF CILGARY
CITY CLERK'S

July 4, 2016

Mr. Joshua de Jong - File Manager
Planning, Development & Assessment
The City of Calgary - PO Box 2100, Station M, #8076
Calgary, AB T2P 2M5

Dear Sir

RE: APPLICATION FOR LAND USE AMENDMENT LOC2016-0099

I am a resident of **The Hamptons** in NW Calgary. I am opposed to the redevelopment of The Hamptons Golf Course as proposed by QuantumPlace Developments, for a variety of reasons many of which you will already have read/received. Like most of my Neighbours, we moved to this community and paid a premium price for our home, because of the abundant green space, wildlife and dramatic north/northwest vista views from our home.

We have been told not to be emotional when stating our reasons for opposition, but this is an emotional issue. Our homes are our sanctuary! A place where we come to escape and enjoy our surroundings, and this includes the outside of our homes. We pick the homes and locations we live in because we know they will be a safe and enjoyable refuge for ourselves, our families and friends. Building more homes in our community and behind our home, will significantly erode all of this! I would dare anyone from the golf course owners, to the developers, to the members of the city council, to say that they would want to live in our home if this development is approved. I have included pictures of the views from our home. All of these will change to views of a road and 10 other homes should the proposal go through, and I am not alone in this. I dare one person to say this would be an improvement for them if they lived in my, or my Neighbours homes. In fact, I asked Mitch Braun (a member of Quantum Development) if he would want to live in my home if this happens and he said "no".

I am also strongly against being forced to provide a business owner with money from my pocket to fund his business. In the Executive Summary we received from the City, the Golf Club "...has put forward an application that balances the need to reinvigorate the golf course via an injection of investment facilitated by the redevelopment while retaining the 18 hole golf course." Why should we fund his need to reinvigorate and retain the course. He should be a good enough business man to pay for this himself. Is he going to pay us the money we will lose in property value? No, so why must we lose money because he can't make enough to pay for his own course reconfiguration? Aside from this, the majority of the members don't want the golf course to be changed, he knows this and doesn't care. Again, from the Executive Summary, "While the community is not in favour of the application and would prefer the golf course remains unchanged, The Club has put forward an application..." This man is obviously a developer and not a Golf Course owner.

From a community perspective, I am opposed to the redevelopment as it will set a deadly precedent. If you allow this Golf Course owner to rezone the course from recreational to residential, what is to stop this from happening all over the city? What happens then, to our safe, beautiful and healthy communities when we allow green space, recreational space to be destroyed to put money in the pockets of those who are only interested in monetary gain and not the health of our city. How appealing will our city be if it becomes more concrete and less green/recreational? What are we leaving for the future generations? Mayor Nenshi quoted in the Herald on June 01/16, "Great public recreation spaces create strong, healthy and happy communities". If we allow this proposal to go through, we are on a slippery slope towards degradation of such a community. We heard from the City representatives at the June 28th Open House, that we have the "required" 10.09% of green space in our community, so the redevelopment would not really apply to the green space issue. I vehemently disagree. We should value ALL of our green space, and not feel free to take away the "extra" space so long as we have the minimal allowed green space.

I also worry about the wildlife in our area, that so adds to the beauty and uniqueness of our community. In the area right outside of our fence, which is Proposed Housing Area B, we have a family of deer, coyotes, and a pair of Swainson's Hawks that live in a tree that would be taken down if the proposal goes through. Swainson's Hawks may come back to their original nests year after year, as they are noted to be monogamous. This is a corridor for all of these amazing creatures that would be destroyed. I have lived in Calgary for over 40 years, and have been so happy to see the return of wildlife to our city when for so long it had been absent. It would be criminal to allow these creatures to lose their homes due to the need of a small group of people trying to get more money in their hands.

Other community concerns are as follows:

- it will strain the purpose built stormwater management systems that are intertwined throughout The Hamptons via the golf course ponds and control gates.
- It will add pressure to the only school, which already cannot accommodate students beyond Grade 4.
- It will not bring any additional recreational amenities nor a community activity centre.
- It will not improve access to medical, retail, or work place opportunities.
- The Municipal Development Plan states that the City seeks development to foster great communities "that provide better places to live, work and play . . . are safe, walkable . . . and have the amenities and services needed for day-to-

day neighbourhood focussed living." The Hamptons is currently lacking much of the infrastructure referenced in the MDP, and as a drive in and out community, this proposal does nothing to encourage "neighbourhood focussed living."

- This proposal puts further stress on our limited amenities and infrastructure, with no additions or enhancements for our established community.

While I support the City's objectives to densify within current City limits to revitalize "declining" communities, prevent outward sprawl and concentrate the tax base, the proposal for the vibrant Hamptons community does not further, improve, or enhance the goals of the MDP. The proposed redevelopment of The Hamptons would move the City further away from its intended MDP goals.

We request you to recommend against approval of this proposed land use designation. This redevelopment is not a benefit to my community and further erodes the goals of the MDP.

Respectfully,

Name: Lara Seland

Address: 4626 Hamptons Way NW

Signature:

cc: Mayor Nenshi, Chief of Staff Chima Nkemdirim, Councillor Ward Sutherland, Councillor Joe Magliocca, Councillor Jim Stevenson, Councillor Sean Chu, Councillor Ray Jones, Councillor Richard Pootmans, Councillor Druh Farrell, Councillor Evan Woolley, Councillor Gian-Carlo Carra, Councillor Andre Chabot, Councillor Brian Pincott, Councillor Shane Keating, Councillor Diane Colley-Urquhart, Councillor Peter Demong

4626 Hamptons Way NW



Highlights



A truly magnificent property in an exclusive neighborhood. The home of your dreams.

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Albrecht, Linda

From: Bud Berges [bberges@shaw.ca]
Sent: Wednesday, March 29, 2017 8:21 PM
To: City Clerk; Magliocca, Joe; Office of the Mayor; Nkemdirim, Chima; de Jong, Joshua A.; Sutherland, Ward; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Pootmans, Richard; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
Subject: Hamptons

ENOUGH ALREADY. Please pay attention. I am a homeowner in the Hamptons and I do NOT want any or all of the golf course turned into a new development!!

George Berges



Virus-free. www.avast.com

RECEIVED
2017 MAR 30 AM 7:37
THE CITY OF CALGARY
CITY CLERKS

Office of the City Clerk

The City of Calgary

700 Macleod Trail SE

Calgary Alberta T2P2M5

cityclerk@calgary.ca

2017 MAR 30 AM 8:28

THE CITY OF CALGARY
CITY CLERK'S

In regards to the matter of the rezoning of lands currently zoned as recreational and used as part of the Hamptons Golf Course, I would like to ask the following questions and make the following points:

- 1) When the council of the city makes a permanent zoning designation, on behalf of the City of Calgary, and many citizens then make decisions around the zoning designation the city granted, does the rights and obligations the city then created to those citizens NOT transfer to future councils to uphold those rights and live up to those obligations?
- 2) When a business succeeds in getting its desired zoning, as occurred at the Hamptons 20-30 years ago, and many citizens including the business makes decisions around the zoning then granted by the city, and the business is then sold to another entity, do the rights and obligations of the business NOT transfer with the sale of the property to the new owner?
- 3) I made significant personal financial decisions based on the zoning behind my property being zoned as recreational. It is understandable that the ownership of the property of the golf course could change hands just like houses along its borders can change hands, but that change of ownership should not precipitate a zoning change which is controlled by the city.
- 4) That is not to say that zoning shouldn't or can't change in time, but any such change should only be considered if a broad consensus of all parties involved is reached. There is no such consensus in this case as the citizens and homeowners of the Hamptons are unanimously opposed to the zoning change. Given that the homeowners made significant financial decisions around the zoning previously granted by the city, should our views NOT be considered in the decision?
- 5) Why would the city consider the transfer of significant wealth from the many home owners bordering the golf course, and desire to concentrate that wealth all into the hands of one party, without consideration of compensation to those whose wealth was taken. I don't know the exact numbers but expect the value loss of our house to be in the range of \$100,000 and that wealth will be transferred, if the city agrees, to Windmill golf without any compensation to us as homeowners.

Thank you in advance for your consideration of these matters.

Sincerely

Herman and Lillian VanGenderen
45 Hampstead Manor NW, Calgary
you1st@plantpioneer.com