



The City of Calgary
PLANNING, DEVELOPMENT & ASSESSMENT

REQUEST FOR COMMENT ON APPLICATION

Date: May 19, 2016

To: Hamptons Community Association
 Louise Brenders
 #234, 5149 Country Hills Bv NW,
 Box 120
 Calgary, Alberta
 T3A 5K8

NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Subdivision Secretary at the address to the right.

Return To: **Circulation Control**
 Planning, Development & Assessment #8201
 P.O. Box 2100 Station M
 Calgary AB T2P 2M5
 email: CPAG.Circ@calgary.ca

File Number: LOC2016-0099

11080R 53 ST NW 8311619;1
 See plans for all addresses.

Community: HAMPTONS
Alderman: Joe Magliocca

Ward: 02 **Map:** 24NW

Applicant: QUANTUMPLACE DEVELOPMENTS

Contact: Mitch Braun (403) 350-5172

Parcel Owner: HAMPTONS GOLF COURSE LTD.
 1250-639 5 AVE SW
 CALGARY AB CANADA T2P 0M9
 (See title for additional owners.)

Application: Land Use Amendment and Outline Plan

Site Area: 4.97 ha

Existing Use:

Special Purpose - Recreation (S-R) District, Special Purpose - Transportation and Utility Corridor (S-TUC) District

Proposed Use:

Residential - One Dwelling (R-1) District, Special Purpose - School, Park and Community Reserve (S-SPR) District, Special Purpose - City and Regional Infrastructure (S-CRI) District

Attached are the plans and application material for this proposal. Please submit your response to the above sender by;

DUE DATE Thursday June 16, 2016

July 11th

If you want to discuss this application further, please call the File Manager:

Joshua A. De Jong (403) 268-5716 <mailto:Joshua.deJong@calgary.ca>

Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

No Objection

See Accompanying letter

Signed: _____

Signed: *[Signature]*

Date: _____

Date: July 11th, 2016

Agency: _____

Agency: _____



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.

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*

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

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

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