



# Welcome

## Purpose of this session

This public information session is intended to share information about the recommendation for the Hamptons Golf Course redevelopment application. You will find display boards that provide an overview of the process for reviewing this application, an explanation of the key components of the proposal, and the reasons for the decision on a recommendation. Thank you for contributing your feedback in our public engagement opportunities.

City of Calgary staff are on hand to answer questions. This will not be an opportunity to provide feedback on the application.

These display boards can be found online at [calgary.ca/hamptonsgolf](https://calgary.ca/hamptonsgolf)



# Recommendation

The City has completed our review of the application and Administration will be presenting an **approval** recommendation to Council on April 11, 2017.

## The application

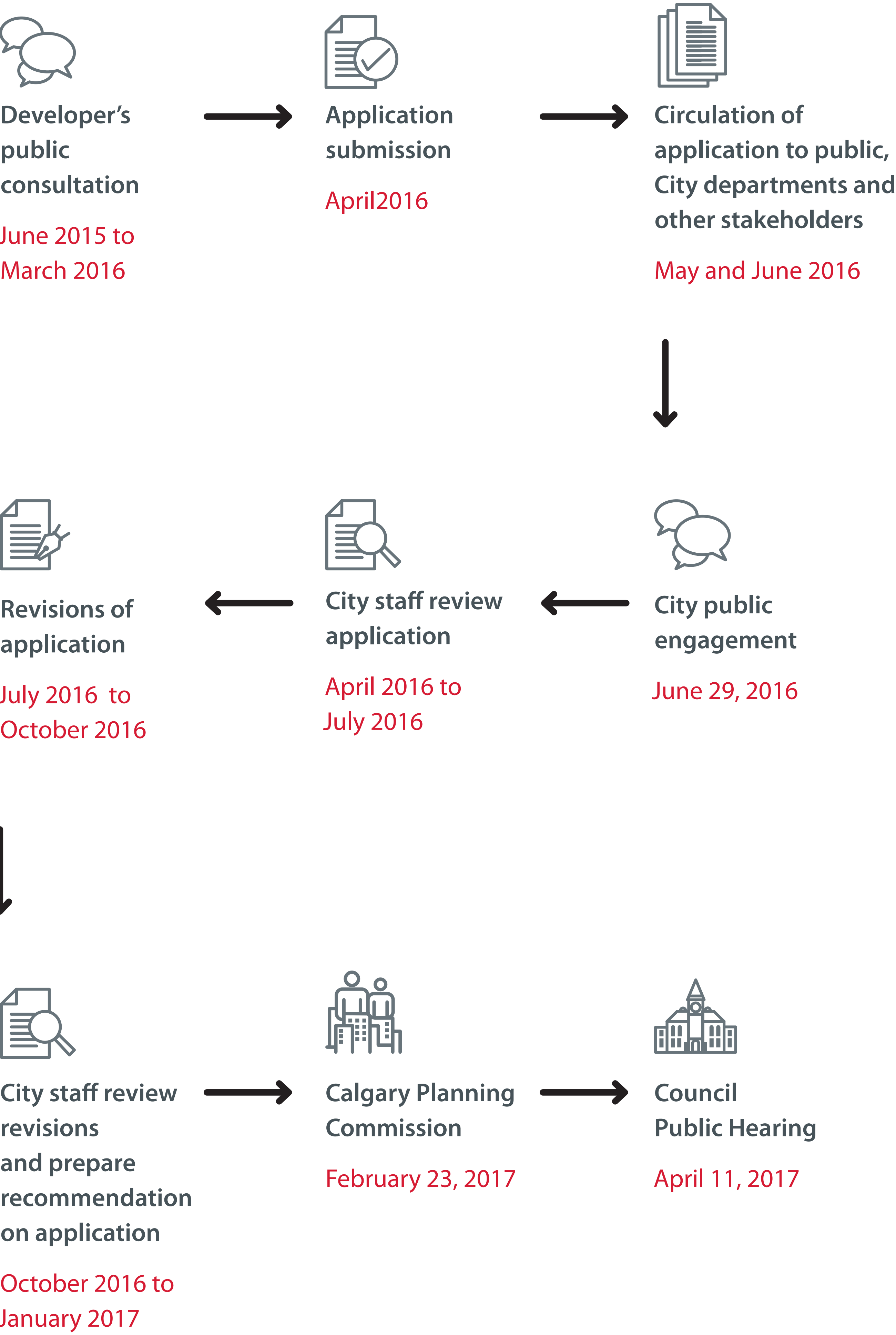
In April 2016, Quantum Place Developments submitted an application to develop a portion of the Hamptons Golf Course. The intent of this outline plan and land use application is to build 64 new residences (52 single detached and 12 semi detached) on two separate sites.



## Why The City is considering this application

The Hamptons Golf Club is not a public golf course owned by The City. It is a privately owned land, so the landowner has the right to apply to The City through a land use redesignation application to change the way they use their land. The City is obligated to conduct an impartial review of these kinds of applications.

# Application review process



# Three components of this application



## Outline plan

The Outline Plan informs the future subdivision of the lands. This addresses infrastructure needs, the location and size of roads, the distribution of park and open spaces, and location of various land use districts. It also includes conditions of approval to be implemented during future subdivision construction stages.



## Land use redesignation/amendment:

This part of the application is used to change the existing land use designation (zoning) to accommodate a certain type of development. The Land Use Districts establish the rules for future development permitting processes.



## Area structure plan (ASP) amendment

The Crowchild Phase 4 ASP was originally approved in 1983, and it identifies the subject lands as an open space area. As the application is inconsistent with the original direction provided in the area structure plan, the applicant has applied to amend the provisions within this document.



# This isn't the final decision

- City staff review the proposal based on technical feasibility, City policies, stakeholder feedback, landowner rights and provide feedback to the applicant.
- Ensure that the public has an opportunity to provide input.
- Negotiate changes to the proposal with the applicant, based upon The City's review of the proposal and feedback from the public.
- Prepare the bylaws and reports that would need to be approved in order for the development to proceed. These bylaws and reports inform City Council and the Calgary Planning Commission of everything that would need to happen if they approve the development.

City staff eventually make recommendations to the Calgary Planning Commission (CPC) and City Council. After reviewing the recommendation from City staff and CPC, City Council ultimately decides whether or not to approve the application.

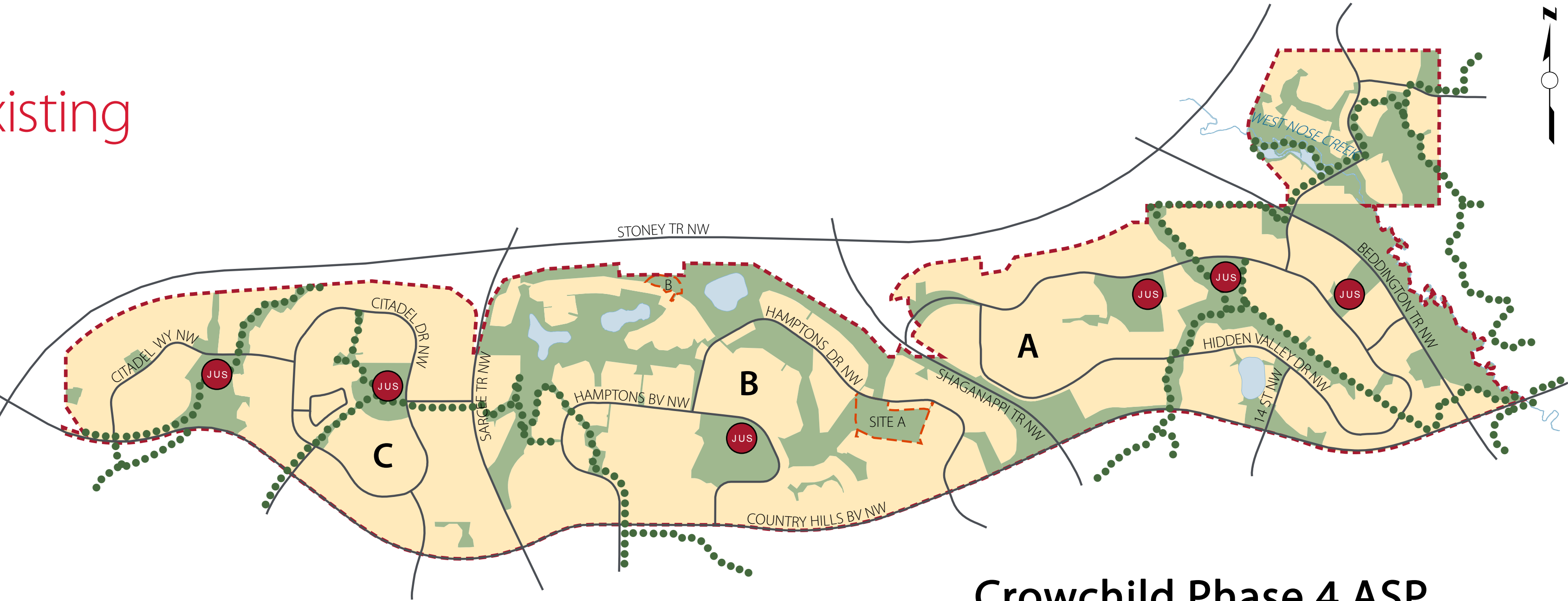




# What is the summary of the area structure plan amendment?

The map amendment prepared by Administration proposes to amend the land use plan map. The proposal would accommodate this redevelopment by changing the land use from open space to residential as shown below.

Existing

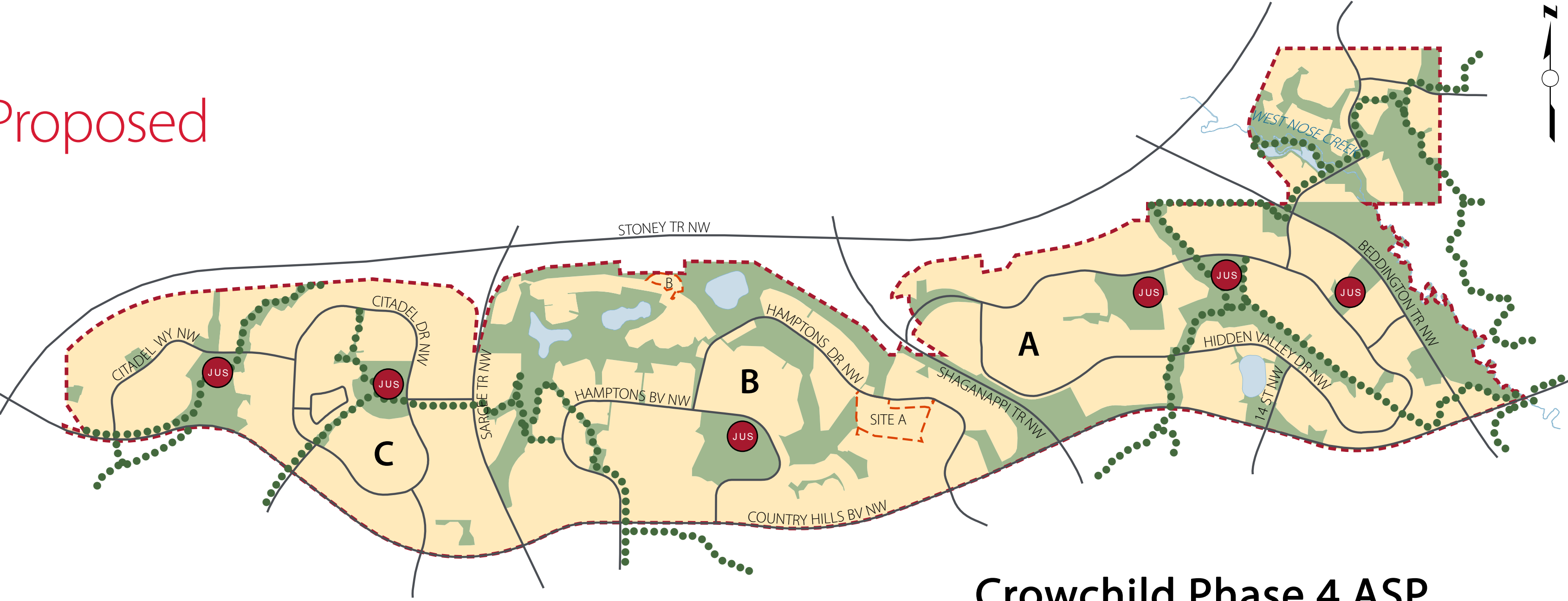


## Crowchild Phase 4 ASP

Map 6  
Land Use Plan

- Subject Sites
- Residential
- Open Space
- Stormwater Retention Lakes
- Joint Use Sites
- Development Cells
- Regional Pathways
- Planning Area Boundary

Proposed



## Crowchild Phase 4 ASP

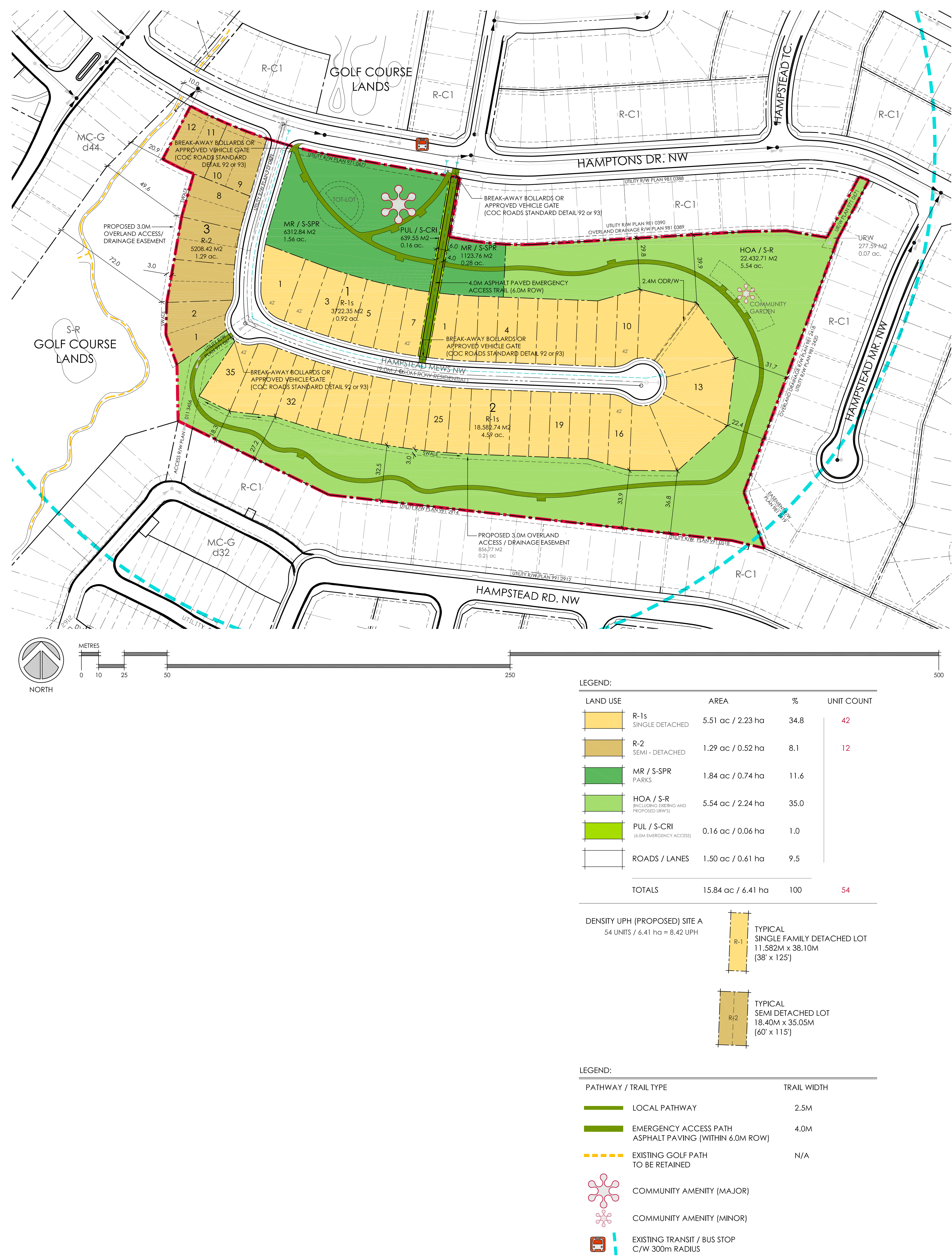
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Land use proposal

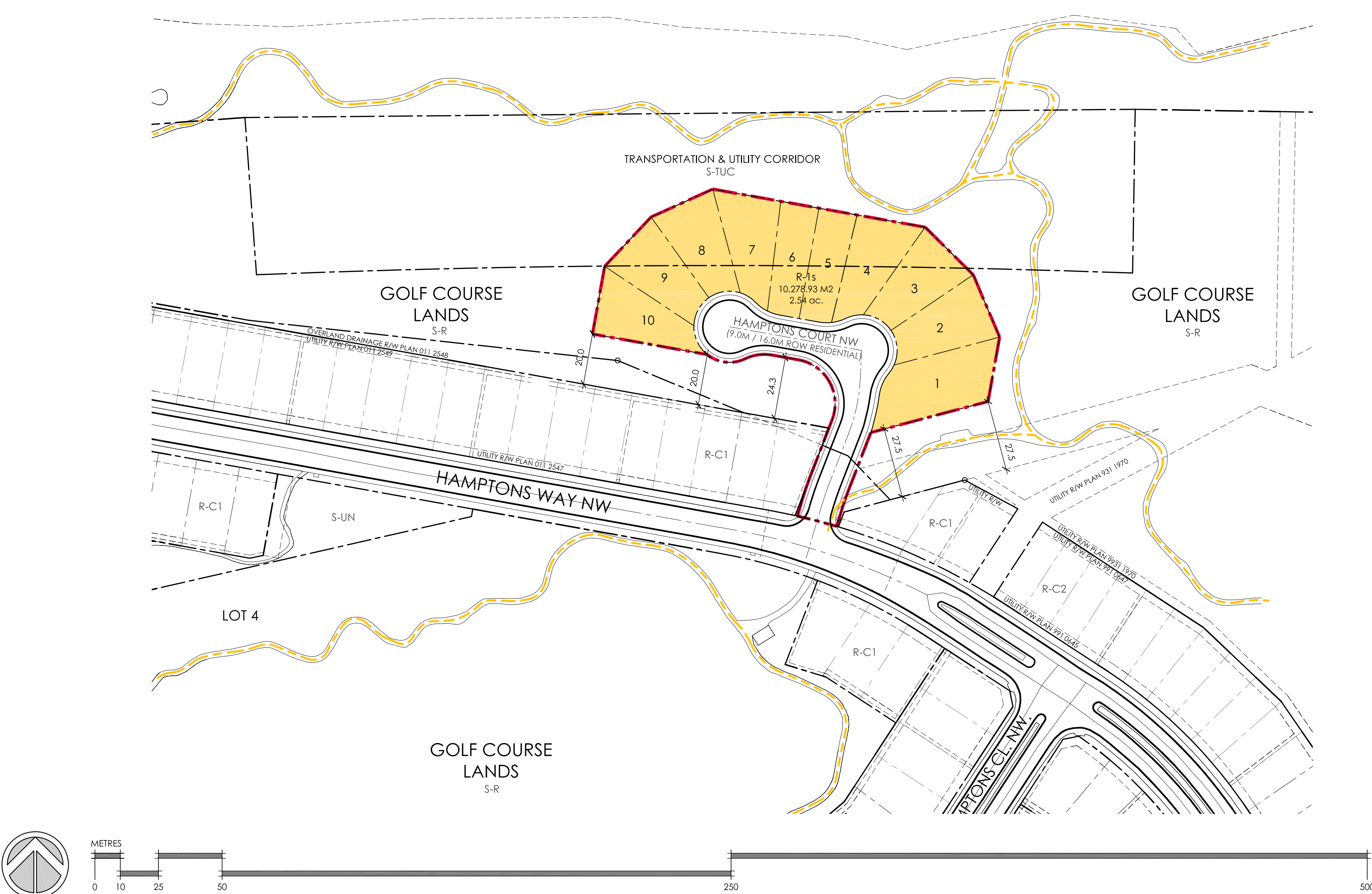
Site A outline plan





# Land use proposal

## Site B outline plan



LEGEND:			
LAND USE		AREA	%
R-1s SINGLE DETACHED		1.89 ac / 0.76 ha	74.4
ROADS / LANES		0.65 ac / 0.27 ha	25.6
TOTALS		2.54 ac / 1.03 ha	100

DENSITY UPH (PROPOSED) SITE B  
10 UNITS / 1.03 ha = 9.71 UPH

TYPICAL CONTEXTUAL  
SINGLE FAMILY DETACHED LOT  
12.80M x 44.2M  
(42' x 145')

LEGEND:	
PATHWAY / TRAIL TYPE	TRAIL WIDTH
EXISTING GOLF PATH TO BE RETAINED	N/A



# Summary of City policy review

## Policies reviewed against the application

City staff review the application proposal against all relevant the policies such as the Municipal Development Plan. The final plan meets City of Calgary policies and the following principles:



### Creating great communities

- Providing a mix of land uses and a variety of housing forms, single family and semi-detached homes.
- Respects the existing character of the low-density residential area, while still allowing for innovative and creative designs that foster distinctiveness.
- Ensures an appropriate transition of development intensity.
- Incorporates an open space and landscape buffer system to meet the varying needs of Calgarians, proposes a social gathering area, and an active and passive recreational space.



### Shaping a more compact urban form

- Directs future growth of the city in a way that fosters a more compact efficient use of land.
- Provides moderate redevelopment within an established residential area of the city.
- Provides a healthy natural environment with greenery and open space.
- Encourages growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types, such as semi detached housing.



### Greening the city

- Create an interconnected open space system by providing connected pathways through site A.
- Ensure tree sustainability and replacement as conditioned in the subdivision.



### Developed residential areas

- Recognizes the predominately low-density, residential nature of the developed residential area and supports moderate intensification in a form and nature that respects scale and character of the neighbourhood.
- Incorporates appropriate densities, a mix of land uses and a pedestrian-friendly environment in an established area.



# Summary of supporting technical reports (STR)

## Transportation impact assessment

**What is it?** Assesses transportation network infrastructure requirements due to the developments proposed traffic. A transportation impact assessment was not required for this application.

**STR says:** Primary evaluation determined that the additional traffic can be accommodated by the existing transportation network and a transportation impact assessment was not required.

## Geotechnical report

**What is it?** A report to assess the soil conditions to ensure they are suitable for development.

**STR says:** The site consists of suitable bearing soil for residential development and deep and shallow utilities. Full time monitoring and compaction testing was recommended for all earthwork, underground utility installation and residential foundations.

## Staged master drainage plan

**What is it?** Plan for the stormwater management for the plan area.

**STR says:** The proposal has been deemed to efficiently manages 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.

## Phase 1 site assessment

**What is it?** Identify any contamination on site and recommend any further assessment or remediation required.

**STR says:** A Phase 1 Environmental Site Assessment (ESA) was reviewed and accepted by our environmental development review. All recommendations must be followed as a condition of the outline plan.

## Sanitary servicing study

**What is it?** Review of existing downstream sanitary system capacity.

**STR says:** Sanitary servicing indicated that downstream capacity is available for this development.

## Biophysical impact assessment

**What is it?** Assesses biophysical features on the property and identifies potential impacts and mitigation strategies.

**STR says:** 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.



# The City's communication and engagement plan

The City's communication plan included various components. Input was collected through:

- City circulation of the application to reach area residents May 2016 (1,029 households, buffer increased from 61 m to 80 m)
- June 2016: City conducted an open house to provide an overview of the proposal, gather public feedback, outline the policies relevant to the application and next steps
- Online survey
- Updates to email subscribers
- City of Calgary project website
- Face to face meetings with residents and other stakeholders
- Ongoing opportunity for public to submit comment by email or telephone throughout the process
- Opportunity for public to write letters to Council or attend future public hearing
- Responded to inquiries made directly to the file manager
- More than 2500 letters received by Administration





# What we heard

Public feedback primarily gathered during previous open houses, surveys and letters received from citizens brought forward similar themes. Some of the public concerns and comments were included as comments or conditions in our detailed team review documents and some changes are reflected in the final plan.

The City recognizes that the vast majority of public comments received regarding this application generally oppose development on the golf course lands due to the loss of an area amenity, and what are viewed as impacts on their lands because of development. The chart below reflects the main themes of concern and the response to those themes:

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 eight units per acre (20 units per hectare). The plan proposes 11 units per acre and meets the targets of the MDP. 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.



What we heard continued

Themes	What we heard	City response
Green space	Natural area	
	Destroys natural area and wildlife habitat.	The natural area is private land and has not been identified as environmentally significant.
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 manages storm runoff from the plan area to a stormwater pond. It 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 proposals 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.



# What's next and how to stay involved

- Visit [calgary.ca/hamptonsgolf](http://calgary.ca/hamptonsgolf)
- Attend a public hearing of Council
- Contact your Councilor

Thank you for attending