



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

Project Overview

The Hamptons Golf Club is proposing to reconfigure their property to accommodate residential development in two areas of the existing course. These development opportunities are to improve the long term viability of the club by generating additional revenue that will allow the course to continue to remain operational.

The proposed intent of the application is to provide residential development that is sensitive to the existing needs of the Hamptons community.

To allow for this development the applicants must follow The City of Calgary Land Use Amendment and Outline Plan application process. All amendments to the Land Use Bylaw are made in accordance with the Province of Alberta Municipal Government Act and give the public an opportunity to provide comment.

Engagement Overview

The engagement included an online and in-person component. The online option was open from June 20 to July 11, 2016, and had a total of 50 responses. The in-person component was held on June 28 at the Foothills Alliance Church and had over 450 people attend.

The feedback from our engagement will be reviewed and considered by The City and included in a recommendation report that will be reviewed by the Calgary Planning Commission and further by City Council, who will make the final decision.

What We Asked

We asked residents to provide feedback on the proposed development through the following questions:

- 1) What are the most positive aspects of the application's proposed development opportunity?
- 2) Do you have any concerns to share with The City about the application's proposed development opportunity?
- 3) Is there anything you feel has not been addressed, or is missing, in the application's proposed development opportunity that The City should be aware of?

What We Heard

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.

Residents shared very few perceived benefits of the proposed development. These included more neighbors, potential green space buffers with pathways, a playground area, and the golf course maintains



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

18 holes. There is a perception that only the developer and golf course owner will benefit, mainly financially.

- ▶ For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.
- ▶ For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

Next Steps

Resident feedback provides administration and Council with valuable local knowledge of the community and the proposed development area. The resident input provided through engagement online and in person will help inform administrations review of the application. This input will also be used in administrations eventual recommendation to Calgary Planning Commission and City Council. A summary of comments received will be included as part of administrations report, and Commissioners and Councillors will be able to review this information as they deliberate their decision of the proposal.

Moving forward, there will be future opportunities for further public input. Any revised versions of the proposed plan will be posted on the City's project page (Calgary.ca/HamptonsGolf) and residents will be able to provide comment. Once Administration is ready to make their recommendation to Calgary Planning Commission we will inform the public to outline how and why we came to that conclusion. Following Calgary Planning Commission the proposed plan will be brought before Council and members of the public will be able to speak in favour or opposition of the development at the Council public hearing. The Calgary Planning Commission and public hearing dates are to be determined.

As administration moves forward in their review residents are encouraged to visit the project website and contact administration if they have any questions regarding the Hamptons Golf Course Redevelopment.

Summary of Input

Theme	Explanation and/or Example
Resident perception of minimal benefits to the community	Residents do not see much benefit to the community as a whole. "I think there's only negative aspect of the proposed development to our community" "The only positive aspect of the application is that it benefits the golf course by generating more revenue. There are no benefits for homeowners"
Resident perception of negative impacts to the community residents. <i>Specifically addressing:</i> *Wildlife / Environmental *Green space *Density *Traffic *Utilities / Storm Water *School capacity	Resident's perception that the impact of the redevelopment of the golf course will only negatively impact the community. "When the city originally approved the development around the golf course, does that not remain as a commitment to the citizens" "This is a bad precedent where a developer bought a golf course and turn it into whatever they like as long as they will make profit. No consideration whatsoever to the existing community on the negative impacts"
Resident home value reduction	Residents are concerned with a reduction in home values, especially those that are directly backing onto the proposed development. "We have concerns about the loss of green space, trees, and the scenic view that we paid a premium for when our home was purchased" "We paid for the golf view at the time of buying, and its not fair for all existing residents"
The potential of future development applications	Residents bought in the community without an understanding or recognition of potential land use changes; they fear that the whole golf course could be redeveloped in the future. "The value of whole Calgary is from its beautiful city view. Shawnee Park! Highland Park! Harvest Hills! Now Hamptons! Then where?" "This looks like phase I of the death by a thousand cuts for this community. They will likely be rezoning the rest of the golf course after this precedent"

Verbatim Comments

1) What are the most positive aspects of the application's proposed development opportunity?
No improvements for the current residents.
I wouldn't be here if there was anything positive.
None. Windmill group needs the funds out of Hamptons & Harvest Hills to fund Mickelson Golf Course. We do not need more golf courses & this will contribute nothing to making Hamptons more sustainable.
None - It takes away my quality of life. We have owned our condo for 78 yrs & bought it for the view - we back on to the 14th Tee Box and 15th Green, I am handicapped and don't get out much, I enjoy the view daily.
<u>Nothing</u> for existing homeowners! More money for landowner & taxes.
None
None
Nothing. It will destroy a nice Calgary community.
<u>None</u> whatsoever.
Someone will make a large amount of money from this.
City will get more taxes from the built homes, due to population (?) may increase the transit to both ways (directions) on Hamptons drive.
There is no benefit at all to the Hamptons Community. It basically ruins the communities green space, wildlife, property value, and worsen the golf course management. What I can see is that the proposed development is irresponsible development proposal.
Nothing
I do not think there is a positive aspect to allow a development company to destroy a golf course & a community is very, very wrong.
Site density: size, quality & value of planned house design fully respects the surrounding community i.e. same size, same value? Transportation improvements; access to schools; does the proceeds of this development stay in the Hamptons.
None
That the city is taking this seriously!!
- Gathering feedback from residents. - Feedback is only considered effective when changes to the proposed plan is openly communicated.
There is <u>no</u> positive aspects to this proposed development.
There is <u>no way</u> this should be allowed!!
I don't see any positive aspects.
I don't see any positive aspects.
I don't see any positive aspects.
None in our view.
None!
None
There's no any positive aspects with the application's proposed development. I only see very negative aspects.
There is <u>no</u> positive aspect to this new development.
I do not see any positive aspects for the community. I see positive aspects to the financial statements of the developer.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

There is no benefit to the local residents. It is only a chance for the developer to make money and reduce the house value of existing as a robber.
We see no positive aspects for this development.
None!!!!
There is no positive aspect of this proposed development at all.
I believe this application has only considered the economic benefit of developer.
I think there is no positive aspect in this application and further constructions.
<u>None absolutely none.</u>
There aren't any!
Nil - just profit for golf course owners, they don't care about higher density for other reasons!
I see few benefits, if any, to the Hampton's and surrounding areas.
For residents in the area of this development there is <u>nothing</u> positive.
There are no positives to this proposal. No community enhancement, no proposed additional infrastructure.
Nothing - the area should be left alone!
- Open house to share ideas & proposals.
- Drawings
None whatsoever.
More possible revenue for the applicant.
None except in enrich the developers. The city loses a great attraction. 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.
Have not seen anything positive to date.
None- Does not align with the City's Municipal Development Plan Policy ie. like houses
None. We receive no benefit from this proposal.
No positive aspect!
Not sure if there are any??? Positive aspects for who???
I can't really think of any.
I don't see much, it is just houses. I think it should have more to the development than single family dwellings. I mean that there should be enhanced recreational facilities and other amenities for Hamptons. Just adding houses is not necessary.
None - except a private developer will make money
I don't see any positive aspects for community. It is going to increase traffic congestion, there is no room in the schools so younger children will have to be bussed to other communities.
There is no positive aspects of the applications proposed development opportunity. It will only bring negative results to the environment. The living density to this area. The traffic volume.
None, all the development is a very bad idea, as owner I am concerned about the impact on the environment, plus the strain in traffic.
None
No positive aspects of this proposed development.
None
- pathways
- not much
None, from my point of view, most of the proposed changes to the Hampton's Community would negatively affect the citizens of the Community.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

Positive - for who?? Developer - gets money in their pockets. Hamptons - N/A! Zero 'positive aspects' from the proposed development.
None!!!!
None that I can see.
Nothing is positive about the proposed development. There is nothing for the community that will benefit from it.
No positive aspects at all. As a Hampton resident, we need green space. We need more playground. This development will greatly impact our life.
I don't see any positive aspects of the application proposed. (?) to make money by both the developer and city without considering well being of a very nice community. Money will, as always, drive people to do extreme thing, that include developers.
There are <u>no positive</u> aspects of this proposal.
I don't see anything positive about this proposal. It is very beneficial to the developer/owner who stands to make a fortune selling & building on the lots and then what is the next step.
None
I don't think there is any positive aspect for the developed community. The Hampton is a mature community, any change, increase in population will bring pressure on the current school system, traffic, etc.
Nothing but negatively affect my lives in Hampton.
There are no positive aspects of this proposal for anyone who is a responsible tax payer in the City of Calgary. The word opportunity is only for the Golf Course owner to generate cash for a project that is underfunded west of town.
There are no positive aspects to this proposal. All of the presentation material is showing the application in a positive light (even this feedback form ie "development opportunity". The city should be portraying this application in a balanced & unbiased fashion.
Can't think of any positive outcomes from this development.
NONE!
No positive aspects for Hampton's home owners.
I cannot imagine any positives from the perspective of the community residents. The golf course owners propose to re-densify the community with significant financial takeaways but do not appear to be providing any positive offsets in actual benefits to the Hamptons. What's to like about such a lopsided deal?
None. Elimination of green space in the Hamptons.
I don't see any positive aspects from the proposed development opportunity. Hamptons golf course redevelopment plan is highly commercial, not considering Calgary's overall environment and living standard.
I can see no positive aspects to this redevelopment.
To the hamptons home owners we will a decline in green space, decline in fresh(?), more noisy communities, animal and birds will decline, mature trees have to cut down, the hamptons school is already full. There will be less green parks for our children & grandchildren to play.
Nothing
Hamptons resident will suffer from loss in so many ways - noisier roads leading up to our current home, loss of green space areas we are used to (to bring our children to, where our kids play, grandkids play). This is no longer the community we are used to and never have we thought things like this could happen - until NOW! We never thought such things are possible, that developers could buy into clubs in established communities and change them, built more homes in the club community. We feel robbed.

Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

As far as for the Hamptons residents, there are no positive aspects at all. We bought into this community with the golf course/green space area being there in the first place. That is why we paid what we paid for our house. Also, the pride of the Hamptons Community will be eroded if the development goes through. If future golf courses can be converted into more highly density housing sites, there is no stability to any community being drastically altered if a developer comes along, buy the open/green space there, with the intention of altering the "feeling" that any community represents "pride" community in the first place.
No positive aspect in this proposed development.
No positive aspect of this project. Even though houses are built in the future, those people will not enjoy living there as they are not Hamptons standard.
The most positive aspects are to the financial interests of the applicant, nothing being considered to the community residents.
No positive aspects of this proposed development.
Positive aspect - cash flow in to the developer!! One and only one positive aspect!!
None to the best of my knowledge.
Are you kidding? As a resident of the Hamptons community, the developer is coming into doing thing that will take away much treasured recreational area - reduce property value, increase traffic & we are suppose to find a silver lining in all three negatives!!!! This developer is in Harvest Hill doing the same thing. From their stand point what better entry point into an already developed area than to buy up private recreational area (golf course in both cases) & build houses on them. Is the City just going to stand by & allow this to happen & see its green areas gradually gobbled up by developers? SHAME
None
I see NOTHING positive about this proposed development! This is a money grab - welcome to Trump land!
The whole premise of the development is predicated for profitability on the backs of a whole community that bought on the basis of confidence in council & planning decisions being soundly based.
I don't think that there is any positive aspect in the proposed development. I don't call this as an opportunity. No way the present residents are beneficial. It is totally illegal to go ahead with Development.
Nothing positive
None
There <u>is not a single positive aspect</u> of the proposed development. The only motivation to the redevelopment is profit (\$\$\$), nothing else.
None
<u>No positive aspects!</u> I view it as negative.
The greenspace & the walking path that is to remain in the development replacing holes 14 & 15.
Additional revenue for developer and city.
NONE!!!!
None!!
No positive aspects to this proposed development.
N/A
Public consultation
I honestly can't think of any.
No. High dwelling density is not good to community.
I don't see any positive aspects other than the developer & builder can make a profit out of it.
I see very little in the way of positive aspects. The most positive is the small amount of public green space in the proposed development, but that in no way makes up for the loss of the private "green space" by building houses.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

Absolutely nothing positive.
I do not see any positive impact on community and city. Increasing city density is a good idea, but should be in the area with under-utilized services such as schools, medical facility, sport complex - LRT...etc. None of those is the case for Hamptons.
No positive aspect to this application.
There's absolutely <u>nothing</u> positive about this development. We paid good \$\$ to live in this area & now it's being taken away from us. It's going to "de-value" our homes.
There are <u>NONE</u> !
- Cannot think of any!!!! - Change would be good if and only if someone could tell me the benefits!
None.
I really do not see any other than the fat Developers getting rich at the cost of the residents of Hamptons who bought their houses under the pretense that there will not be condos.
No. Beautiful Calgary needs more green space.
The Developers getting rich at the cost of us the residents of Hamptons losing the green space and property values.
I do not see anything positive in turning green area & recreational area into more houses which means more people, more traffic, etc. Hamptons is not high density residential area. The golf course & its community outlook (low density, single houses to make up majority of properties in the area & low density) is a majority of its selling point & account for much of the property value. In one stroke, the developer wanted to increase density remove much treasured green area & who is going to benefit from this? Certainly not the community residents. You don't need to be a genius to figure out who is going to profit from the redevelopment.
There are none! It is a developer's cash grab that is crass and immoral.
This may help Hampton's Golf stay sustainable from business aspect.
It honestly doesn't seem like there is any benefit = <u>absolutely no benefit</u> to this proposal. The only benefactor would be the developer.
No positive aspects for residents. Only builders will profit.
None!!!
There is <u>NO</u> positive aspects of this proposed development.
More money into the developer and golf course owners pocket by turning cheap land into residential area.
NONE! The only people who benefits from this development is the developer who turns cheap land into real estate and make money!
In my opinion there is no positive aspects of this proposed application. My family were so happy for having such opportunity for having a house back to a green and beautiful space and now with this redevelopment I am not sure how the back of my house is going to box like, we have bought this house with hope that my view will remain the same.
It is positive for builders, not home owners! We lose considerably the value of our house!!
Only revenue and money that builders would make from drop of our house prices!!
It gives us a chance to better understand the whole process of the application. It's nice to hear city employees give unbiased factual information about everything. It brings the whole community together without an ominous undertone.
Not to my knowledge.
Nothing positive - city talks about green space, traffic congestion & all this is being violation of what city says.
None. I can not see a single benefit being proposed to the existing community.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

NONE. This is a bad idea as it impacts the existing community in a very negative way.
Stimulation of economy & potentially more jobs.
Not positive for residents! More traffic, dust, construction messes! Not enough schools or parks in Hamptons.
Absolutely nothing positive for the residents!
No positive aspects.
The development will definitely benefit to the developer.
The Hampton's Community is coming together to push back against the redevelopment.
I appreciate the consultation process like the session held today.
NONE
I cannot see <u>any</u> positive in this proposal. Someone suggested that our property values will increase as a result, but this means that based on the City. Unfair tax assessment policy my taxes will increase even further! More traffic - more people - more noise - more disruption. The only benefactors are the City and the developer. There is nothing positive for us here.
I can't see any positive point. They destroy part of green space of the community and develop the building where it doesn't have enough infrastructure as school, health clinic and extra road for them.
Some greenspace behind houses with existing green space.
Mostly negative.
NONE.
There is no positive aspects of this proposed development. It is destroying a quiet, well-established community.
More houses.
Provide more feedback. I think City will consider.
None for any existing resident.
NONE. Stealing green space and peacefulness of the old and developed community, turning them into money and putting them into profits of those greedy developers from out East.
NONE
That the homes are single family homes (albeit in generally smaller parcels/sizes than the majority of homes in the areas being developed in the community.
NONE
No I do not see any benefits other than the developer being profit and City of Calgary getting more property tax.
Only for the golf course owner & developers...frustrating that the home owner value concerns are not appropriate to address while the need for the golf course owner to raise capital is a concern addressed! Will all the funds raised be kept for the success of the course...really?
The playground area but will the developer build the playground structure?
<u>None</u> only to the those people who can afford a <u>private</u> membership to a private courses. - Not in the best interest of the community at large.
None, It's driven by profit expectations not considering interest of residents of the Hamptons (Calgary).
There is no positive aspects that application's proposed to the Hamptons Community.
Zero to any Hamptons resident.
Can't see anything positive about the plan.
There are not any for the residents who live where the proposed development will be.
That they are at least trying to maintain some greenspace buffers between the development & current homes on the golf course.

I see no positive aspect.
There is nothing positive of this application. The reason people have purchased property in this area is because of the green space and higher end homes.
That we have the possibility of becoming informed about such proposal and participating in the decisions being taken.
To be honest, I do not see many positive except increase taxes (~60x4K) = 240,000\$.
To be honest, none. The proposed development has a rather big building footprint that does nothing in terms of increasing density. It seems to simply be a case of fit-as-many-as-you-can-to-sell-more.
None! IT is all for the delver - coming into a mature well developed area & get the max \$\$\$ because Hamptons "has been" a desired area.
The only positive aspects of the proposal is to financially benefit the golf course developers, by providing additional income.
There is no positive and only negative aspects of this development. The existing land is designated for recreational and not residential. The proposed development is intended to take away what existing people enjoyed of green space, natural habitat to gain profit of buying/selling land. I can not see any positive at all.
From our point of view as residents of the Hamptons there definitely no positive aspects.
NONE.
<ul style="list-style-type: none"> - Really none - Quantum is not giving back to the community. - No community center - nothing - they say they want to improve the Hamptons - nothing shows that
NONE
Honestly, I have not seen any (or major) "positives" with the application. Some people talk about <u>density</u> but I don't think that 68 houses will really make a difference!
No positive aspects for residents of the Hamptons or citizens of Calgary at large. Community is not being offered any compensation for eviscerating the community. Not the people who paid a premium to be on course originally & now will have housing right behind them in the community which is already lacking in MDP defined aspects.
Only for the City tax base -> more property taxes available to City coffers. Otherwise, very little if anything for the Hamptons community.
There are none. It does not benefit the community at all The only person benefiting from the proposed development is Windmill Group. The houses will give him money to reconfigure the golf course & put \$ in his pocket. The majority of the golf course members like the course the way it is & don't want it reconfigured. Having an updated golf course benefits only the members (who again, do not want it changed) & not the community. Including a .96 acre park space does not provide enough benefit to the entire community. This <u>does not</u> benefit our community in any way!! Just because we have "required" green space does not mean that it's okay to build more house. Keep <u>what we</u> have; why can't we have more & not just the required.
None. I cannot comprehend any benefit whatsoever from this development. On the contrary, this is going to destroy the beautiful community we have now at Hamptons and devalue our property. It is totally unfair. There's no guarantee that the other holes on the course will not encounter a similar problem in the future. The City must do something about it & stop this from happening to Hamptons and elsewhere.
Nothing positive. Especially site A outline. Those lots should be same width as the lots on Hamptons Drive.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

Not any.
Not impressed w/ the development.
No positive comments.
I think there's only negative aspect of the proposed development to our community.
Additional publicly accessible greenspace and access between La Vita and La Vita Point.
None
There appears to be <u>no positive aspect</u> for a current resident. The opportunity only exists for the developer.
Business prosperity for the golf course owner and (no additional writing in this section)
I do not see any positive aspects of this proposed redevelopment.
It's negative, no positive aspects.
The Hamptons is an established community for over 26 years and our family lived in the area for 16 years. The surrounding is well planned with superb landscape and we enjoyed the picturesque view all season.
The new owner took over the Golf Course 2 years ago. The proposed development will ruin the existing beautiful landscape and disturb the lives of an established community.
I see no positive aspects for me as a current resident in adding more homes in the community
This is not the City representing homeowners. This is the city representing Developers.
These developments benefit the golf course and contractors. But do not benefit the residents of The Hamptons.
The proposed development benefits the gold course and contractors.
Big contractors and successful gold courses benefit from this proposed development.
The positive aspect of the application is that it benefits already successful gold courses and large contractors.
The only positive aspect of the application is that it benefits the golf course by generating more revenue. There are no benefits for homeowners.
Not much as proposed, perhaps higher tax revenue for the city?
They will make changes in the golf course so that the damages to the houses along the course can be minimized.
- At this time, they are not proposing to re-develop the entire golf course - At this time, they are not proposing inserting multi-family dwellings
I see NO positive aspects. Only the golf course owners will benefit.
I am afraid I cannot see any positives in this proposed development. This is strictly an opportunity by the developer to sell lots and make huge profits on the proposed homes to be built. Also a negative would be the loss of value of existing homes. Would the developer be prepared to compensate existing homeowners for the loss of value?
None - for an existing resident (home owner)
Profits - for the developer
None
None
Can't think of any positive aspect...
I see no positive aspects in regard to redevelopment in my neighbourhood. My family and I are very much against redevelopment.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

In my opinion, there are NO positive developments.
I only see negative items n this proposed development
They are avoiding high density development and providing setbacks (30 meters) that are more respectful of the existing neighborhood than other similar proposals by Quantum Development Ltd.
None
More neighbors
I honestly can't think of anything positive. More people, more conjection, no increase in services or amenities , loss of trees and green space, loss of wildlife. You tell me.
As a resident of the Hamptons I do not see any positives of this development.
Other than enriching the pocket of the developer, I honestly can't think of any.
There are no positive aspects. They are destroying a beautiful golf course, just for greed!
I have been a resident of Hamptons for many years and as far as I am concerned, there are no positive aspects of redeveloping the Hamptons Golf Course. Please understand that I do not even think this question should be here because it is no secret that many are affected by this redevelopment in a negative way and you are asking for positive outcomes.
It will make the Developer Rich , I am sure that will make him very positive
I see no positive aspects for any development in a community like the Hamptons that was built specifically as a golf community.
Please see my comments below - there is nothing positive about this re-developement other than money in the developer's pockets.
My home location is not impacted by the redevelopment of the holes being removed or the reconfiguration of the remaining golf holes. I live on the golf course.
Having lived here in the Hampton's Community for 16 years and having had one year to think this proposal through I can truthfully say (and I mean truthfully) there is not one positive aspect of this application.
I see no potential positive aspects of rezoning the golf course to build housing in its place. I feel the owners/developers are not acting in the best interests of the community and current residents. They seem to only care about making a profit, with blatant disregard for the potential negative consequences of their actions.
There are NO NO NO positive effects for the community and residents of the Hamptons. This is strictly a cash grab by the owners of the golf course. The Windmill group is NOT a golf course owner. They are totally acting like a developer and really have NO business purchasing a golf course. They totally disregard the feelings and wants of the residents and members of their golf course. They are just bulldozing over the residents wants and forcing their wants onto the community. Look at what they are proposing for another of their holdings – the Harvest Hills golf course. And they continue their unethical and unscrupulous ways by opening another golf course in Springbank – this time using the name of a pro golfer Phil Mickelson. I really wonder how Mr. Mickelson would feel if knew about the unfeeling business that is using his name????
We are totally AGAINST this proposed development. There is absolutely nothing positive about the development EXCEPT more profits for developers.
I DONT SEE ANY POSITIVE ASPECTS IN THE PROPOSED DEVELOPMENT FOR AN AREA WHICH IS ALREADY PLANNED AND SETTLED NICELY.
For me personally there are no positive aspects. For the community, it is going against what the Hamptons is...I will discuss those further below.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

There aren't any positives to this application.
I don't find any aspects of the application's proposed development opportunity to be positive.
I really feel there is no positive aspects to the residents of the Hamptons. The positive will only apply to the developers who make all the profits at our expense. This is already a complete community and destroying the whole feel of this wonderful community is disgraceful.
Fairly small development
2) Do you have any concerns to share with The City about the application's proposed development opportunity?
This is a mature community that does not need more development. Very unfair for current home owners.
Yes "Total greed"!! The applicant had no intention of keeping the golf course up & running when they purchased it. This plan has been in the works for a long time prior to their purchase.
When the gated community was finished at the top of Hamptons Way, our children lost the walking access to the communities off Sarcee Trail. As a minimum, walking access should be restored.
Traffic Noise Water drainage Loss of trees
Not impressed!!! This was a waste of tax payers money. City should be more <u>RESPONSIBLE</u> .
Yes, this is a money grab by the developer who has a history of buying up golf courses and then developing them with housing, this development will ruin the Hamptons! It may be the 1st of many stages to follow. Property values will plummet.
We paid a premium price to move into a golf course community with nature (green space & wildlife). The golf course was supposed to be the focus of the community. There is a social contract with the existing Hampton's owners to not change the design of the neighbourhood by developing the golf course lands for any other purpose. A home purchase is not a frivolous investment that you can change easily. We wanted this location for a reason & have settled here. We do not think it just or fair to require us to move to find what we already paid to have.
1. Environmental concerns re wildlife 2. Transportation issues 3. Property value reduced and financially impacting many people
When the city originally approved the development around the golf course, does that not remain as a commitment to the citizens that then move to the subdivision? Does the commitment of the city and the developer at that time not transfer to future city councils or future owners? Yes: commitment to the citizens of the community. Why would the city allow ONE party to benefit at the cost of so many?
- green space is lost! - if this SMALL development is allowed, what are the plans for future SMALL development to occur! How many SMALL developments will e needed to eventually take away the majority of this green space!
I doubt if that area has ability to hold 68 homes more in regard to traffic, peace, greenery, security, schooling for kids.
I have seen and experience the current golf course owner unable to manage their golf course properly. The watering pipes was leaking months without any maintenance attention. Therefore, I have no trust on their proposed development. I am totally against this development.
This community was built with appropriate green spaces...this company is taking that away. If this goes through what is to stop more & more development.

This does not seem right, that the City would allow a development company to dig up part of Hampton's Golf Course. The people living in the Hampton's paid extra when they purchased their homes, to insure the green space of the course would always be there.
It will ruin the golf course totally. It will ruin the view on the north-side of many residences beautiful homes. Also, of course, it will devalue their real estate.
Yes! If they get approval for this portion of the golf course it will then allow them to send other proposals for more development on the rest of the golf course. The residential community was built around the water drainage What then?????
<ol style="list-style-type: none"> 1. Loss of trees 2. Impacts on birds/wildlife - want to request a full orthological study to be done outlining impact to migratory birds and water fowl. 3. The community does not support this development. Why does this development need to occur? The City of Calgary advocates for healthy active lifestyles. Why can the city no take a stand to ensure that all golf courses offer a user pay option. Golf does not need to be a dying sport. Be proactive to reflect economic needs within the city. 4. There is a walkway in the proposed B plan that creates the impression that the public can use the walkways through the villas. AT the entrance of the Villas a strong sign indicates No trespassing - Private Property. How are others to access this walkway - it will only be inclusive to "those living in this proposed development". 5. Clearly this development is only for financial gains for the owners of the golf course. In clear & honest communication. Why is this not stated? 6. When the community of the Hampton's was developed the golf course was a draw to this desirable neighbourhood in NW Calgary. Why <u>not</u> preserve this golf course / greenspace and use it as parkland!
This development will ruin my very private and peaceful backyard. I am directly affected by this proposed development. The proposed development will cause noise, dust, increased construction traffic as well as reduce value of my <u>home</u> !
Greed!
Yes I'm afraid more green space will be taken.
The "supposed" green space that would exist between the golf course and the new development has severe slope/grades and would be essentially unusable by the public. An elevation plan has not been shown in any of the presentation materials.
Yes! I am afraid more green space will be taken!
Yes. I'm afraid more green space will be taken.
We have concerns about the loss of green space, trees, and the scenic view that we paid a premium for when our home was purchased. The community does not have the infrastructure to support the additional properties. There is no place for the development - we have on school, one shopping area.
Yes. 1. I am afraid of wild life and plants will be taken. 2. I am afraid of the construction and high density will bring more social issue.
What happens to the water in the pond on site A? How will heavy runoff be handled currently, the fairway on hold 14 floods after a heavy rain. The proposed lots are too small to fit into the current house designs of the Hamptons.
I'm glad City could open idea and hold an open house to listen to Hampton's Residents strong "no" voice about the application. We support the City!
<ul style="list-style-type: none"> - Will lessen the value of our properties. - Will affect traffic & transportation negatively.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

<ul style="list-style-type: none"> - Concern about water management. - Less wildlife.
Greed does not seem to have any limits Site 11 and 10 have about a 10 meter set back!!
We are very much concerned with this development. This is just the start which certainly leads to more in future development.
The city should consider the rights of the existing's house owner who bought the house with their taxes money. My house has been reduced from 900,000 to 829,000 but we still cannot be sold because of the proposal. We paid for the golf view at the time of buying, and its not fair for all existing residents.
We chose this community after many months of research. It is heartwrenching to see our beautiful Hamptons being downgraded/destroyed!
Yes. 1. Is that I have a friend they live beside a golf course and his my best friend they will move away if the beautiful green space and epic wildlife disappear. I would be very angry if the wildlife disappear and its home of many animals and do you like animals if not your people will not like green space going gone a cute baby wildlife. Keep it green! save the wildlife
<ul style="list-style-type: none"> - Our concerns are. We will lose the green space. Our Recreational area. Destroy our wildlife, deers etc. - traffic concerns, will be lots of accidents, our safety of our children. - School is another concern, as it is now, we bussed our kids to another community for schooling.
There are lots of issues with this plan: 1. Lack of necessary sub-structures for this new burden of houses and people (sidewalk, parking, emergency evacuation in case of fire, killing trees etc.)
With this proposed construction they will eliminate green space and make more crowd and pollution in the area, besides I think water & sewage and school access is unsolved problem.
<p>(1) I live on Hampstead Cir. When we get a fast hard rainstorm our water doesn't drain quickly. I have seen kids swimming (literally) in the streets!! How can adding more housing help.</p> <p>(2.1) In original plans of the Hamptons there was an additional road that exited onto (2.2) Shaganappi. I know this isn't in the plans at this time. However, with the downgrade in the golf course, I suspect that further development of roads is possible. While I don't live in that area (on purpose) those house prices would definitely drop.</p>
Tell the truth! About what you are really doing as a real estate manipulator as the mess you're making of Harvest Hills.
<ul style="list-style-type: none"> - Hampton residents need more green space to enjoy ie. parks, kids playground, walking paths so they can enjoy green space & be active. - Traffic concerns, not enough entrances into community his will make it worse!!
<ul style="list-style-type: none"> - lack of green space - reduction in the level of the amenities - higher traffic - reduced housing prices
Yes, this proposal if accepted will contribute to density of humans, cars, that were not foreseen in the original planning and development. The infrastructure was minimal to begin with (e.g. school), and it will be stretched even further with the addition of these homes. Piecemeal development is <u>never</u> desirable.
Overcrowding of schools. Transportation problems due excessive traffic.
Yes - As 13 year residents on the golf course one of the prime reasons for moving was the fact that we would always be able to enjoy the space & feel confident of maintaining value. The current development disregards the existing residences of that assurance.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

We, residents of the Hamptons are opposed to the development. We purchased our lot & house due to the 18 hole golf course. We want our land to appreciate in value over the years & not depreciate. We like green space & paid for it.
Yes. We should not allow existing Greenspace to be sued for Housing. Properties will be devalued and the Developer is going to Piggy back on existing infrastructure without paying.
The new addition of houses will significantly increase the density of the area. The roads are smaller which will cause increased traffic and reduced parking space on other roads. There are already too many cars parked on side roads. Also, the value of nearby houses, particularly by the new development area, will be significantly affected.
How does this plan fit into the city's development plan. Does the city have one? The Hamptons Community was a planned community and the citizens who reside here bought into this plan. Redevelopment is usually referred to areas that have become run down, and needs refurbishing, this is not the case here.
<ul style="list-style-type: none"> - reduced green space in a community designed around the golf course and the recreational purpose it serves. - density. The Hamptons is already over-average density based on the "family" size in each homes. The majority of "single family" homes in the Hamptons does not consist of only a mom, a dad and 2.2 kids. They are multigenerational occupied homes. - Traffic on Hamptons Drive is a very busy road currently. The intersection with Country Hills Blvd by the Co-op is already insufficient to handle current usage. The roads/pavement in the Hamptons is subpar and additional traffic will only make matters worse. Repair what is currently broken before adding to the challenges.
<p>Yes</p> <ul style="list-style-type: none"> - Increase traffic, over crowding of schools - loss of green spaces for resident & wildlife - increase noise - lack of amenities to support the increase development - storm water drainage
Yes a) Increased traffic b) de-value of property c) More pressure on school d) People who paid extra for their lots have paid higher assessments for the last 20+ years and will now see property values decrease
We can't lose those green spaces. If this one get away with it all our green spaces will be in danger.
Really don't see how it benefits the residents of the Hamptons. We moved to the Hamptons because of the golf course. We live on the golf course and are members w/ the golf course.
<ul style="list-style-type: none"> - Cement over <u>green</u> space (what will people think of these <u>final</u> decisions 20 years from now). - Adds no value to existing community. - Harm to eco/wildlife.
I think they should not be allowed to change the land use designation. If the city allows the change in designation it should be to improve the community not just add more houses.
<ul style="list-style-type: none"> - reduced green space - increased traffic - <u>reduced property values</u>
Yes, I would like to know what the benefit is for the community of the Hamptons and the (?) who bought for the greenspaces and wildlife.
Concern about the increased density of the residents in this area after the development will cause not enough schools. Playgrounds, fire halls, clinics etc. Will bring down the values of the existing houses in Hamptons.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

Yes, the development is a very bad idea, it destroys the ecosystem the animals habitat.
<ul style="list-style-type: none"> - loss home for animals - loss of green space - loss of golf course - loss of property value - decrease property value - no added for community
Concerns: lose our green spaces; lose our property value, more traffic. Most importantly Calgary will lose our competitive advantage in the future by losing our green spaces.
<ul style="list-style-type: none"> - increased traffic/construction traffic in the community - decreased property values - no added amenities - loss of views for current houses - loss of home for animals - narrow lots for new potential homes - loss of green space - loss of golf course
<ul style="list-style-type: none"> - decreased property value especially for those directly affected - lost of community character - new development lots are smaller and doesn't look unified with the rest of the community - noise, traffic, lost of green space and trees/nature - no added value for community - the lot size are smaller don't want starter homes in an estate community - don't want to lose community character, the quite, developed, estate, peaceful feeling - are these lots going to be two story home?
I do understand that the City of Calgary cannot take property values into account. However, it is exactly this that which really concerns most of the people, including myself.
When does this stop? Calgary is known for its 'natural' developments. Green spaces are worth more to people than you think. How does a family make a decision to live anywhere in this city when what makes a community attractive is taken away? The process takes money from one family & gives to a company - this is not a winning situation!!
Losing green space. Population increase.
<ul style="list-style-type: none"> - turning a championship golf course into a lesser caliber course - zoning?
Why is the City allowing corporation like Windmill to dig at(?) the peaceful neighborhood so that they can make money?
My concerns are as follows: 1) This development will bring more people living in this community. It will drop the neighbour property value. 2) It will bring more education issues, green space issues, wild life issue.
The size of the lots looks strange - very narrow and long - like in fills in the middle of the city.
Yes. This is a betrayal of the people of the Hamptons.
This area meets the 10% standard on green space and this will <u>remove</u> green space. This owner/developer has already <u>destroyed</u> the best 9 hole golf course in the province so they will do the same on this valuable land & soon this course will be housing.

Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

Major concerns are increased traffic, increase use of infrastructures and largely decrease value of properties situated along the golf course, lack of green spaces for the community.
My concerns are as follows: 1) Less green space 2) Education and traffic pressure 3) Drop value for the current community property 4) Affect to wild life
- water pressure in my house is low to begin with. I'm concerned this development will make it worse. - Increase traffic on existing roads which were not designed to handle the load. - loss of green space and make this an undesirable area to live in.
I believe this to be opposite of where density should be created. No transit to other areas of town other than Brentwood. The 14th hole will flood every year - are future home owners prepared?
My concern is that the city allows the applicant to apply at all. They purchased land designated as 'open' or recreational. They should not be allowed to apply for change.
Most concerns: Increase traffic, decrease property value, decrease green space. Hamptons community does not have any amenities for recreational usage. Would like to see development of recreation facilities such as swimming pool or tennis courts....
- green spaces are taken away for residents and animals - adding more pressure to school, park, recreational area. Current school is only K-4 - creating construction zone for an established and peaceful community
The city does not consider the fact that the Hampton's community has limited facilities and resources. Injecting a large population increases noise pollution, traffic, and demands from people. The community is not able to support this as schools, churches & recreational facilities are already at their limits. Introducing a new area may also put strain on utility systems.
Greater community density, diminished green space, substantial increase in demand on services, increased traffic congestion, increased noise during and subsequent to construction. Everything that I see leads me to conclude Decreased Quality of Life in the Hamptons.
Traffic congestion, high crime rate, storm ponds - potential flooding issues, only the beginning of development-more to come, high density, size of homes/lots (not Estate)
I am very much concerned about Hamptons golf course redevelopment plan. 1) Significant increase Hamptons' population. There are only 3 entrance/exits to go in & out of the community. Increase population will make traffic/commute very challenge in Hamptons. 2) Hamptons' current public green space barely meets the municipal public green space requirement. With the redevelopment plan will significantly reduce public green space per resident. 3) We paid premium price to buy our house in Hamptons a few years ago. Our house value will be diluted due if the redevelopment plan gets approved. 4) Hamptons has its unique, higher end positioning when the entire community was first designed and launched. If the redevelopment plan is approved, Calgary will be losing a very positioned and worth-promoted community! Calgary stands as one of the top rated best living cities in the world. This award is not just for commercial or economy or oil & gas, Calgary represents higher standard for human living. In order to continue receiving world's recognition, City of Calgary is obligated to say No to certain commercial proposal in order to ensure each Calgarian receive better living environment!
I am concerned that the city leaders are going to become more & more controlled by developers.
They do not addressed how our establish community will be disrupted. There are too numerous to mention.

Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

<ul style="list-style-type: none"> - Creating eye sores - Destroying nature - Taking away the beauty of Hamptons
How will we be compensated? And this extends to the whole community as a whole? We prefer not to be compensated & leave our established community alone. We never thought such disruption would occur to our beloved green space.
What a regret for being a Hamptons homeowner - we feel "cheated". If I had known this is going to happen in the first place, or it could happen - WE WOULD TELL OTHER POTENTIAL HOMEBUYERS NEVER TO BUY IN, IN THE FIRST PLACE. WE FEEL WE WERE "SOLD" ON OUR HOME BEING IN A PRESTIGIOUS GOLF COURSE/GREEN SPACE COMMUNITY. IN THE FIRST PLACE, THE SELLERS OF HOMES TOLD US ABOUT THE HAMPTONS FIELD PARK, THE LAND "IF" ZONED FOR SCHOOL. SCHOOL, WE KNOW BUT WAS NEVER BUILT, but till GRADE 4 only. But now suddenly, there's this HIGHER DENSITY DEVELOPMENT.
My concern is that we will lose our green spaces. This is not a good move and it is not sustainable. This development is not in line with the city's development goal. Our city promote "walkable" city. Building homes on golf course can't promote this. People can't walk to anywhere.
Our city will lose a landmark. We have nothing to be proud of. Our economy is down. People will leave to other cities for jobs. If we lose our green spaces, our environment will get worse. Without a good environment we will lose all the things we are proud of.
Original Hamptons was developed with wide lots 50'+ Make pocket development maintain lots of 50 feet or more. 38 foot is too small.
Sure the applicant is intelligently following professional manner to process the application that makes the city cannot resist the approval. I wish the City to consider more on the community and the citizens and not just carry out a process as a general process.
Our city will lose more green spaces in the future. Building houses on green spaces is not sustainable is contradict to our city's goal. It doesn't promote "walkable city" at all.
City hosts session for fair & open info exchange but it is never fair & open - any permits required by any developers will be granted!
<p>Certainly</p> <ul style="list-style-type: none"> - Just look at the lot size of the proposed redevelopment plan. Lots are from 38' to 42' wide. How can this fit into the Hamptons Community. These are supposed single house lots. How nice a house can you put on these lots so that they'll be comparable in value to the properties around them? The new development will no doubt be a drag on the property value of the surrounding house & all of Hamptons.
<ul style="list-style-type: none"> - Much traffic one entry to 68 homes - Much construction - very disruptive - Prices of homes go down - School is at capacity now
The Hamptons Golf Course was here first & allowed by the community. The community was developed around the Golf Course. Stop taking away our green space for greedy developers. Pay attention to the residents instead of money grubbing developers!
The land under consideration was undeveloped 20 years ago & the whole community was non-existent. For there to be ever a suggestion of further development after such a short time is unacceptable.
No way City of Calgary should allow the proposed development. This will be a wrong trend the Calgary city authority will be starting with. Do not favour any such redevelopment to city existing resident community in Calgary.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

<ul style="list-style-type: none"> - no extra services (LPT) - no extra facilities (shopping centre) - less quality green space (damages to wild life)
<ul style="list-style-type: none"> - Homeowners seeing a decrease in property value - Density too much for infrastructure - Traffic problems in area - Loss of green space
<p>This is a bad precedent where a developer bought a golf course and turn it into whatever they like as long as they will make profit. No consideration whatsoever to the existing community on the negative impacts; traffic, green space, bio diversity, infrastructure.</p>
<ul style="list-style-type: none"> - Loss of property value - Increased traffic
<p>It will depreciate all housing and strain existing our community. (water, roads, etc...)</p>
<ul style="list-style-type: none"> - purchased home with backyard & side view of golf course - paid premium for lot from developer and now I am to have homes in my backyard
<ul style="list-style-type: none"> - Increasing density with no increase in services (schools, transit, etc.) - Reduction in green space in a community with already lower green space. - Impact on wildlife that live around the golf course. - Impact on perception of the Hamptons community & reduction in property values.
<p>I don't see that the infrastructure has been properly addressed. Water, power, storm sewer etc.</p>
<p>I oppose the disruption of the original plan of the Hamptons community. There are already high density pockets; we don't need anymore. Property values will decrease.</p>
<p>Traffic, noise, destroying the beautiful course, home values.</p>
<p>Many concerns including 1) higher density without infrastructure to support it 2) residents will lose the very premise on which they based the purchase of their homes - backing onto beautiful green space, trees, wildlife</p>
<p>This development "opportunity" negatively affects all Hamptons residents. The golf course was a major selling point continues to add property value to the community. Allowing development & rezoning of our green space undermines our community values & sets a horrible precedent for the future.</p>
<p>Increased traffic has not been addressed.</p>
<p>I am concerned that the green space in the Hamptons will disappear. Also very concerned that approval of the current application will set a very dangerous precedent for the future - not only for the remaining green spaces in the Hamptons but for other Calgary communities as well. Other concerns are increased traffic & noise & safety. People bought in the Hamptons because of the green space, views, wildlife etc. It will be a tragedy to see it gone.</p>
<p>Yes. More population will lead to high criminal rate. Traffic problem, lower life quality, etc.</p>
<p>I am concerned that after Shawnee Park, Highland Park, Harvest Hills and Hamptons. How much more green space they are going to take from Calgarians?</p>
<p>There is no provision for additional infrastructure such as schools and roadways into the community. The loss of green space will impact the wildlife using the golf course as a corridor.</p>
<p>This would take away from the whole area and cause major traffic congestion and devalue of property.</p>
<ul style="list-style-type: none"> - Safety: intersection of <u>Hamptons Drive</u> with <u>Hampstead Rd</u> is already not safe for pedestrian. Extra traffic will make it very unsafe. I am not sure any mean to mitigate this. - Safety: Presently my house backs to golf course (14,15)



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

- Development plan will make a public green back at my house, which most probably will be used as dog walk area.
This is a very exclusive area. We built new in this area 12 years ago because of this. This is why the homes are the value they are.
We live on Hamptons Way & the traffic is already awful. I don't even want to imagine what it'll be like after the development. There's only <u>one</u> way in & out.
The city needs to change it's land use bylaws to make "golf course" a specific class of use that <u>cannot</u> be changed. That will remove conflict on all sides.
<ul style="list-style-type: none"> - Noise, established community leave it alone! - (down arrow) in value with more housing. There are smaller and narrower lots, "cheapening" the perception of the high end neighbourhood - increased traffic! Risked of safety w/ more traffic.
<ul style="list-style-type: none"> - Increased traffic @ the Co-Op shopping centre. This already a poor road way. - Sanitary services, road maintenance, fire, police, ems. Do not need cul-de-sacs to worry about.
Yes. We paid big money to buy our houses around green spaces and lower population density. Why should it change on us.
The value of whole Calgary is from its beautiful city view. Shawnee Park! Highland Park! Harvest Hills! Now Hamptons! Then where?
<ul style="list-style-type: none"> - Yes the concern is losing green space. - Increased traffic and density. - Losing property value.
<ul style="list-style-type: none"> - My main concerns are the same as most residents. 1) Concern that with the loss of golf course & increase in density, property will go down 2) If the initial development as submitted now is approved, what is to stop the developer from applying & develop the remaining golf course land. 3) More houses, more people, more traffic. In the community infrastructure compatible with this. 4) The domino effect -> if no privately held green area is safe if one is approved, what is to stop developer from gradually eating up green areas, recreational areas in the city. City Council will say they will safeguard interest of Calgarians but I am not that sure when big \$ developers are involved. Can City Council really protect interest of Calgarians?
I am alarmed at the business plan of the Windmill to apparently redefine the expectation of residents who have built on the golf course at premium cost. It is a fundamental breach of faith. The Hamptons Golf Club proposed development is a "foot in the door" towards the fate of Harvest Hills Golf course.
The lot size is <u>too</u> narrow and does not <u>fit</u> with the cache of the Hamptons. Why so narrow?
<ul style="list-style-type: none"> - Concerns over congestion of traffic, already busy with current traffic in and out of the community. - Concerns with storm water run off, after current rain fall we have huge puddles in our streets without the golf course as "<u>ponds</u>", it will only be worse. - We bought with the idea of living in a community with a "private" golf course. Homes <u>will</u> be devalued.
<p>Many concerns.</p> <ul style="list-style-type: none"> - Traffic flow - Storm water - Hamptons school overcrowding - Animal habitat affected
Yes. The proposed development plan is not Hamptons residents' interest at all. The residents need schools, playground,, amenities, parks and green space instead of more housing! This application will



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

depreciate property values, cause more traffic, crime issues and overburn the capacity of the current school. It doesn't care about residents' concern. We need referendum from Hamptons.
- We moved to the community because of the neighbourhood green space, recreational space, wildlife. If this development will go thru, our life and our enjoyment will be completely destroyed by the City of Calgary. We have paid premium price for our property and high price for our property tax. WE cannot let this development in place.
Current city transit buses and school buses have trouble going up hilly areas including Hamptons Drive in the cold winter when they are needed the most. Also vehicles get stalled on the icy stretch of road near the Co-Op exit on Hamptons Drive.
Even though the developer promised to add 1% of green space back to the community, this green space is on a slope which is 60-70 feet deep. That's they are not usable green spaces.
My concerns are first my family health issues as construction will cause a large amount of dust and particles in the air. Second is the value of my house as we paid for this green space and with this redevelopment the value will be going to drop significantly. Another issue is the traffic and congestion that is going to be in Hamptons Community.
Check site A for congestion and in emergency conditions!
Yes, Site A is too congested, poses emergency risks and probably increases crime rates in the neighbouring houses. I have already emailed list of my concerns to all City Council.
- This proposed development is tax neutral, so what benefits would the city & current residents receive in this case? - This does not follow the MDP, why can't this money be used to actually benefit communities in need. - The "park" representative stated that from their point of view it would open the space up for public use, but it really wouldn't. There would be limited rooms for people to walk if they were okay with the experience of walking through 50 backyards.
I feel approval of this application will set a precedent for future golf course development in the Hamptons. I have lived in the Hamptons for 25 years and was quite pleased when the community development was finally completed. Now we have to live through all the disruption once again. Very concerned that there is money in this for the Developer and tax dollars for the City - so hard to imagine that resident input will amount to much. I sincerely hope that the City weighs the community input seriously before making their recommendations. Increased density, increased traffic and community <u>safety</u> (truck traffic, heavy equipment etc.) are also concerns.
City should not entertain applicant's proposed statement - it's violation - Denying property holders around the negative impact on house prices - we paid for this community.
Yes. This looks like phase I of the death by a thousand cuts for this community. They will likely be rezoning the rest of the golf course after this precedent. Makes traffic safety and congestion both worse in what is already a problem area.
Yes. A number of concerns. i) Increased traffic ii) Loss of green space iii) Property value drop significantly iv) Potential flood problem v) Hamptons golf course is full and became a private course again last year (2015). There is not need to re-develop.

There are too many concerns to list. I live directly in front of the <u>only</u> accessway into proposed Site A. The amount of construction debris, noise, equipment in an already developed and quiet neighbourhood is preposterous. There is an enormous amount of residents against this. This development <u>will not</u> make the Hamptons a better community. It is unsustainable for many reasons.
Land is deemed recreational and should remain so.
Wildlife will be impacted tremendously! Hamptons Golf has not maintained the pond appropriately & they are purposely degraded the grounds!
Our community will be destroyed. Current infrastructure cannot support a bigger community. Loss of green space and trees.
The whole golf course will turn into houses eventually. Green space and trees will be taken away. It will create more traffic we don't have community centre, school, shopping centre and public transit to support a bigger community.
<ul style="list-style-type: none"> - The nature of the lot sizes on Site A are inconsistent with the rest of the R-1 zoned areas. - While it will "add" homes and densify it would make more sense to build up and really add more people to the community. - Leaving the existing cart path is somewhat of an insult to those impacted. "Look what used to be here" - I haven't heard any input on how it will help increase home values or even want to attract people to the community.
<p>Yes.</p> <p>1. Economic feasibility. It is certain that the developers have done their own commercial analysis. However, with current economic outlook (-1% growth rate as per consensus of Wall Street Analysts as of today after Brexit), the City has to take the commercial perspective into consideration. Business is slower to respond to bad news. The city has the responsibility to safe guard for them!</p> <p>2. Community development: Hamptons is famous as the most beautiful golf course community in the Calgary. The green space keeps the community as well as the city attractive. Redevelopment of the community could cost the community from housing commercial value perspective, cost the city property tax as house values drop, and cost the city it's good reputation of being a "green" city.</p> <p>3. Political impact: One person, one vote. It is the beauty of democracy. Developers and future tenant of new houses won't vote in 2017 election.</p> <p>Conclude: *Please safe guard business decisions as they don't usually take long term view of the development.</p> <p>*Please safe guard for the people in Hamptons as we look up to you to help us keep the amenity we currently have.</p> <p>*Please safe guard your vote.</p> <p>*With the development, developers may lose money! You will lose the vote! We will lose our heart! No wins!</p>
<ul style="list-style-type: none"> - Changing the "rules", compare this to covenants of the house owners! - Loss of view and enjoyment of one's community. - \$ of developers are being funneled outside the community.
I am concerned about a number of issues. Most importantly how the additional traffic volume is going to be addressed. The City hasn't had a great track record <u>there</u> . Further - more the disruption, noise and debris during construction. This seems to be a farce of a process, a fait accompli. I would bet my entire life savings on this project's approval. Done deal! I am also concerned that once this "small" renovation is approved, there is nothing stopping them from making it into a 9-hole course shortly after.
The road are design for the first planned houses. Building extra house make it busy and unsafe for our children and elders. No extra school and health clinic will be in community.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

<ul style="list-style-type: none"> - House price depreciation. - Loss of greenspace and views. - Too many people in the community. - Construction will create noise and garbage for years.
It is strictly a money grab. The developer wants to make a lot of money at the expense of existing home owners.
1) Traffic: the heavy construction traffic through right in the community. 2) Loss of green space. 3) Loss of utility right of way.
Not enough school for the kids, now already has BIG class! Messy up our community & the housing price will drop!
If this is developed, traffic, water pressure plus a lot of dust that I am very concerned.
The required golf course configuration is apparently not even part of the consideration for the developer or the city.
<ul style="list-style-type: none"> - The city should be standing by the citizens of Calgary and not the land developers who sole intentions is to make money. - Against the City's expansion policy. - This is not prime area for the developer to maximize their profit anyways.
<ul style="list-style-type: none"> - Increased traffic. - Less green space in community. - Decrease in current residents property value. - Future "pocket development opportunities". - Changing land use years after a community is established. - Councillor should represent the people of his ward, which is not happening in this case.
<ul style="list-style-type: none"> - That it provides little or no positive impact to existing community residents (ie. < 1 acre new open space is negligible). - Traffic, parking, noise issues: during & after construction. - Impact on existing water use, drainage, flora & fauna. - Further development plans, a la Harvest Hills Golf Course by this same developer.
Threat to property values, loss of green space, foot in the door for future re-development.
The City Council has the ultimate power to decide whether to approve the rezoning application or not, without letting the most impacted people, residents of Hamptons to decide, stripping our rights to decide for our homes, our neighbourhood!
Yes...feels the revenue raised by the sale of this land & construction of the se homes will not be fully used to support the Hamptons course & community feel it will be channeled to other courses, when will the need for more funding end??? Course has never been busier!!
The new home should conform to existing architecture.
The city's policy to continue to densify the city is causing issues throughout the city, increased traffic, loss green space. Which community will be targeted next?
City is lacking study (elaborate plans at research) of the Golf Courses rezoning & redevelopments. It's scary how developers are "running the show".
Yes. We do have great concerns about that application's proposed to changes the use of land. Our property value will greatly impacted. The environment, the water system, the green area.
Devaluation of entire Hamptons Community particularly homeowners on the golf course.
Unfairness to homeowners that bought into Hamptons based on green spaces and lure of a golf course

community. If this project is approved than what will stop further development on the course rendering the golf course obsolete.
Many concerns - loss of property value - density of population - traffic, schools, roads, green space - on & on goes the
This development will severely affect the property value of the properties in the community.
Wildlife, water runoff. Height of the buildings, more traffic, full schools.
It is way too vague on the issues that matter most to community members (traffic, water, green space, amenities).
This applicant is a property developer, not a golf course operator. What's next? Further development & closure of the course just like Harvest Hills.
<ul style="list-style-type: none"> - Population density is overloaded. - The Hamptons School is unable to provide room for the new young families.
Taken away green space and put in a higher density which will over load our schools and road ways. When is city council going to not see \$ signs and give us back our city.
My main concern is that you are aiming to build more homes to increase <u>your</u> profit and yet you are not thinking about the community itself, about improving the community itself.
<ul style="list-style-type: none"> - I do not think tax increases are significant vs total budget. <p>The Hamptons footprint was originally approved by the city and the city has enjoyed higher taxes vs most other subdivisions based on green spaces, parks & of course many high end homes. My sense is that this proposed change impacts negatively a signature subdivision, and a certain quality of living, I look to council to say no.</p>
I don't see how the proposed development follows the city's MDP. Land classified and zoned as recreational in existing community is going to be reduced only to fit <u>single</u> family homes. There's no real benefit in terms of increasing the density of urban living & doesn't seem to consider that it fosters existing urban sprawl practices without creating & improving aspects of walkability and use of public transit; but rather still fosters the automobile-focused development practices.
Reduced green space & total loss of established identity of the Hampton (traffic & noise etc. etc.)
It is quite congested far as the traffic is concerned.
There will be only one exit. If there is a fire, all will be trapped in the new development.
The proposal has only negative impacts on the homeowners, who have specifically purchased properties to enjoy the golf course environment. Subdividing part of the golf course will lower property values and result in dis-satisfaction with the City allowing this to happen.
People are paying extra monies for green space. Today the developer is proposing a pocket development, in the future the developer can tear down the whole golf course for all housing.
Are all the other departments (eg. CBE, Calgary Catholic School Board, Telus, other utility companies) advised of the proposal and able to provide feedback from the organization point of view?
I have many concerns for the redevelopment, less green space, heavy traffic, loss of property value, amenities crowded etc.
<ul style="list-style-type: none"> - lack of storm water survey - lack of traffic survey - lack of school
Yes, my property value is devalued by doing so. I will have to go bankrupt if city approved.
I believe that the city should stand by its original zoning, otherwise, it causes chaos in that the public cannot trust what they buy into.

Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

For many years, Calgary has chosen as the top 25 cities in world to live in. Green spaces and recreational facilities are part of the decision making. Let's not destroy what we <u>all</u> have accomplished so far!
Recreation property should not be eligible for rezoning anywhere in the City of Calgary. These types of applications erode quality of life for all citizens not to mention extra tax payer money to process this application. Councillors need to protect quality of life Calgarians expect.
As has been said before in the petition letters: <ul style="list-style-type: none"> - Unnecessary densification in a planned community. This is <u>not</u> an inner city community where densification is the norm. - Unplanned stress on the infrastructure built for the Hamptons original development. - Drop in property values for the unfortunate homes adjacent to the proposed development sites. House on Hamptons Drive is currently up for sale -> good luck to the owners trying to sell at a decent price with the proposed development hanging over their heads.
It seems unfair that the Windmill Group can <u>make money</u> by building homes & affecting property values of those who live on golf course. He makes, we lose. How would you feel if this happened to you. * If the city allows recreational land to be rezoned to residential. What will prevent other recreational property from been rezoned -> this sets a deadly precedent. Calgary is a beautiful place & it would be a shame to see parks, golf courses etc changed for the benefit of a handful of individuals. Also, what's to stop Windmill Group from building on the whole course, once he gets approval for the 68 homes. We have wildlife that live in the proposed development areas - Swainson's Hawks, deer, coyotes, geese, ducks, etc. It would be criminal to push them out of their homes. We only have 3 entrances/exits into our community. More cars will make it more dangerous.
<ul style="list-style-type: none"> - We have very limited resources e.g. schools. This will put a strain on existing resources. - This will cause property value to go down in Hamptons. - The greenspace was what prompted me to move to Hamptons last year. This development will utterly destroy that!
I am concerned that real estate values of any residential properties adjacent to golf courses anywhere in Calgary can all be redeveloped. Who is going to buy a house on any golf course in Calgary in the future?
Yes. Development will destroy green space & it will interfere with all natural & wildlife.
Traffic, schools, loss of green space, noise, construction dust.
Being an original house owner, I feel there will be more traffic in the area.
The redevelopment will disturb the community, unfair to some of the existing residents who will lose their view and increase the density of the community which will mean a decrease of our property value.
Don't' do it. We like it the way it is. Age 5.
The additional traffic will almost certainly pass through the co-op entrance, this area is already congested due to left turns, volume and poor sightlines due to the curvature of the hill. <ul style="list-style-type: none"> - Winter greatly exacerbates this problem.
More traffic. We bought in the Hamptons so we could raise our young family in a quiet neighbourhood. Land value of our homes <u>will</u> go down if this goes through.
Loss of green space, for residents & local wildlife. Increased traffic on the local roads. Devalues the current properties (prices) due to increased density. I cannot see how current Hamptons residents receive any benefit whatsoever?
<ol style="list-style-type: none"> 1) In my humble opinion it's very unfair with people as they <u>paid high to build house with a golf course view</u>. 2) It's going to crowd the already narrow roads of Hamptons. 3) It's harm to trees, shrubs and wildlife.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

<p>Biggest concern on the redevelopment is the traffic/change of community environment. We bought our house in Hamptons 15 years ago. It is a good community. To change the green area into house is insane. Increase another 68 homes in our community with no increase of infrastructure will create a problem in the already congested traffic. There is no extra schools so this is going to put another problem in the community. Wild life/green space will be destroyed.</p> <p>Right now, the Hamptons Golf Course is a well known green area, by redeveloping it will be destroyed.</p>
<p>There are plenty of areas with-in the Golf Course property that can be developed for new houses that will not disturb the existing neighborhood.</p> <p>If the Golf Course is to be reconfigured they should save the existing layout and modify the fairways, greens and hazards. The proposed development will remove a large parcel of land that covers the fairway of holes #14 and #15 then squeeze them on other fairways. This means narrow and shorter fairways in some holes and this is a downgrade rather than upgrade. I think the plan of the new owner is to raise fund to support other projects which is coincidentally in-progress in the rural SW of Calgary.</p> <p>This proposed development will ruin the lives of those that are directly in the path, dropping home values and quality of life.</p>
<p>Less green spaces Crowded school (there is no capacity) No shopping facilities More traffic Change in the initial plan of the community</p>
<p>yes I do. The people who purchased the homes backing onto the golf course were told it would always be there. They also paid a premium for their homes.</p>
<p>The value of the community increased over the years because people paid more for the golf course lots, and paid more to fulfill the golf course architecture requirements to make the community more valuable. The new golf course owner is taking advantage of the people to benefit themselves. This is an extremely bad business practice. It hurts the community; it hurts the image of Calgary.</p>
<p>My concern is that these development will devalue our properties and reduce our quality of living by destroying green spaces. Hamptons is a good community because of these green spaces. These green spaces are very important to us.</p>
<p>The proposed development in question will devalue properties and reduce the quality of life for residents by removing green spaces. The proposed development will also reduce the quality of the gold course that many have grown to love.</p>
<p>The passing of this project will greatly devalue many properties and also reduce the quality of live for Hamptons residents as it infringes on our green space. This land was originally granted to the golf course for recreational uses. The gold course should not be able to sell the land to developers with the permission of residents.</p>
<p>By allowing this project to continue, it will negatively affect the lives of residents by destroying green space. It will also devalue the property around the area which could result in tens of thousands of dollars of losses.</p>
<p>Hampton is not a community in decline, and therefore does not need more development. These developments are detrimental to residents as it takes away green space that we have paid for when purchasing our properties.</p>

Loss of green space, lack of infrastructure to support the new residences (e.g. schools, road capacity, sewage, stormwater drainage etc.), disruption during the construction phase, loss of property value for the entire community due to aforementioned reasons etc.
Obviously, the investors bought the golf courses for building new house? They are doing this only for one purpose - to make money at someone else's expense. They make money out of the prestige golf course lots that were sold to the residents. Is Calgary promoting this kind of irresponsible business activities?
The redevelopment project hurts everyone in the community. Only the developer will be benefit from it. We will lose a lot more that what we can gain from this redevelopment project.
Our goal is to make Calgary a better place to live for all Calgarians. A well planned development project can make the community more enjoyable and more attractive to everyone, not to destroy the well developed community.
The quality of living will be deteriorated and the value of property depreciated. It will bring in years of pollution and noise and reduce the green space of the community.
<ul style="list-style-type: none"> - Developers sold homes in the Hamptons at a premium, based on the fact that every home had to comply with a fairly extensive set of requirements (e.g. stucco, no asphalt shingles). Also, an extra premium was charged for homes that backed onto the golf course. Now, that the "well has run dry" from developing the Hamptons, the golf course owners want to change their "contract" with the community so they can continue to generate income from this community. How can community members not feel that this is nothing more than a delayed "bait and switch" scheme? - The proposed development does not in any way integrate with the Hamptons community (smaller homes, homes will not have the same "look and feel" as existing Hamptons homes, development will have its own governance - will not tie-in to the Hamptons Homeowners Association). If this development is approved, what will prevent the further piecemeal evolution of the golf course in the future? The Hamptons as a single, integrated community will cease to exist - This is a win-LOSE proposition. The developers want to fundamentally change the character of the Hamptons to generate revenue for themselves. If their proposal was to build homes that had a similar lot size to current Hamptons home, that had to comply with the same requirements as current Hamptons homes and that did not involve the creation of a separate homeowner's association, it would still be a win-lose proposition, but the one win for the community would be that it would retain its current character, it would continue to be a single, integrated community and there would be fewer day-to-day issues associated with building as many single family dwellings as possible in cul-de-sac streets (e.g. parking)
Home owners will see less green space, less animals, more traffic, construction for 5+ years. The development is not bringing any new facilities and will put stress on the existing facility especially the over crowded school.
I am concerned that the green space proposed according to a City representative is only 6%. Apparently when the Hamptons was constructed they were required to have 10% green space. I do not know how the developer can achieve this based on the initial proposal.
<ul style="list-style-type: none"> * increase in traffic * reduced green space * reduced property values * increased truck traffic during construction
Yes I purchased a lot in a golf course community and I pay my taxes to the city. I am totally against this as it will de value my home and if this goes through what is going to stop them from doing this to the rest of the golf course
more traffic on local roads in Hamptons, existing houses prices going down, new lots very small (38 x 125 ft) etc.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

Hamptons is an excellent neighborhood because of the environment which is provided by the green areas and the golf course. Many wildlife and birds live in the area and have made the place even more natural and enjoyable. That's why many people have chosen this neighborhood for living. Making the green areas smaller (or gradually vanished) will indeed decrease the quality of this fantastic neighborhood and will disturb the wildlife. Please stop the redevelopment! Many people have chosen to live in here and paid for their houses only because of the greens.
I am very concerned about the value of my property plummeting after I have paid a premium to live in this neighbourhood. I specifically chose this neighbourhood because it had a golf course and because of the wild life I now see on a daily basis.
<p>The Hamptons golf course is one of the top courses with 18 holes inside of Calgary. Alberta is trying to diversify the economy. Tourism is one of it. We definitely need to develop more and more tour attractions and entertainments for people. Reducing the holes will lower the class of the golf course and lose its value for professional competition and tourism.</p> <p>The Hamptons golf course redevelopment creates a huge negative impact on the neighborhood environment and shrinks the green space. It's better to keep the green space for the city and increase the existing building density at locations such as Northland Mall.</p> <p>I agree with increasing the city density to reduce the infrastructure cost. But it should be done in a responsible way to increase the value of our community rather than damaging the environment, culture and entertainment of the city. Right now our city is losing more and more green space. More and more golf courses are turning into building sites and neighborhood loses their green space and wild animal habitats. We are eager to find out which direction the municipal government is leading this city to while our mayor is claiming we should be environmental friendly!</p>
The community is NOT in decline, the community has MINIMAL access to public transportation, the community does NOT have adequate educational facilities, the community does NOT have any medical facilities, and the community does NOT have any retail shopping. Thus, my understanding is that the community should NOT be a candidate for redevelopment/densification since the community does NOT satisfy even one of the Calgary's development plan considerations.
I was in open-house on Jun 28th; but I didn't see crowded classroom concern in Hamptons School was listed as one big concern for parents.
There is a concern about how storm water will be managed. As well how city services will be provided given the unique structure of the internal services for the golf course. Tree retention is another issue.
I am concerned about the loss of green space and trees, and loss of the beautiful view of the 14th and 15th fairway from our home. Our home backs onto the 14th and 15th fairway, and we paid a premium for that. The original developer/owner of the Hamptons Golf course was enriched with premiums for the properties adjacent to the golf course, and as such, the original and current owners of the Golf Course have an implied obligation to keep it that way.
Congestion and safety (more below)
The big concern I have is the pocket development won't stop at 2 holes. It will expand to 9 holes if their greed isn't satisfied.
<p>Concerns about development.</p> <p>Decreasing property values.</p> <p>Increased traffic.</p> <p>increased school registration</p> <p>Not adequate exits from community (see increased traffic)</p>
You have already heard enough. Not one single resident of Hamptons support this. Please do the right thing by rejecting the proposed development.

There is no reason why a beautiful golf has to be destroyed. I built my house by this golf knowing it puts value towards my house. It is unfair and unjust.
<p>YES. The concerns are many.</p> <ol style="list-style-type: none"> 1. Overpopulation. It is already becoming densely populated. 2. It is well established neighborhood. A redevelopment will not improve it, but make it uncomfortable for many residents. This discomfort as short term and long term outcome. Short term being due to construction of the housing. Long term being overpopulation and new developments as a result. 3. Green space is being taken away. There are positive psychological aspects of having wild life and open green space. This is being taken away.
Yes , let's have the Developer share the wealth , since we in the Hamptons , have made it all possible
I am concerned that the Hamptons does not have sufficient infrastructure to support additional housing. Additional school buses would be needed. There would be increased vehicle traffic as we are not close to amenities (only a Co-op). And most importantly I don't see how this redevelopment would enhance our community.
Please Stop this Urban- Planning nightmare! The entire integrity of this beautiful Hamptons community will be compromised. I urge all those involved in the decision-making on City Council to take a drive into Shawnee. There is an unsavory mish-mash of homes in Shawnee now, because of the new homes being constructed by Cardel, which are in such sharp contrast to what already exists. It looks ridiculous! What has happened to keeping the aesthetic appeal of a community? Keeping the Green spaces is vital.
<p>I don't see how adding a measly 68 R-1 zoned lots benefits the community of the Hamptons. It's not significant enough to really density the area and brings along with it no new amenities.</p> <p>I find it interesting that the owners of the golf course have left all the facetime to Quantum Place who are bearing the brunt of the anger from the public.</p>
<p>Yes....numerous legitimate concerns. 1. The loss of 450 mature (20 years) from holes 14 and 15. That should not just be my concern but a City wide concern. 2. The loss of the lagoon or 4th pond on holes 14 or 15 which is the last pond on the ground water flood system constructed by the Hampton`s Developer Tirion Corp. 3. The one road (Hampton`s Drive) which turns into Hampton`s Blvd is a very busy road now. From the entrance at the Coop Centre to Lavita Links condos and Hampton`s Heights there are 657 homes entering and exiting onto Hampton`s Drive which is right where this new proposal will be entering and exiting as well with 60 new homes. That is a distance of only 400 yards. Add to that all the traffic from the west end of the Hampton`s which has another 2000 (two thousand) homes, the school buses and city buses, the 300 to 400 golf club members and visitors to the Coop shopping Centre from other local communities, and now think about all the construction traffic for the 3 to 5 years this project will take. For this reason alone this project should be a reject. 4. The Hampton`s school goes only to grade four and is full which also add`s to more traffic. 5. The Hampton`s Golf Club have always advertised their two signature holes as holes 14 and 15 and a huge percentage of Long Time members say they are the two of the best holes on the course. 6. What is the real reason the new golf course owner wishes to close the two best holes on the course and construct somehow two replacement holes which will in no way match the holes being destroyed.????????</p>
<p>There are numerous concerns I have with the development of the Hamptons golf course including:</p> <ul style="list-style-type: none"> • My younger sister with disabilities needs sufficient sleep for her health and well-being, and the increased noise right behind our house during construction would be very detrimental for her. • Removal of the ponds that are currently used for storm water flood mitigation could result in the flooding of current houses and the ones they plan on building • Destruction of the natural habitat where the abundant wildlife currently make their homes (including: coyotes, deer, rabbits, hawks, bobcats, moose etc.)

- As my sisters and I grew up backing on to the golf course we experienced many encounters with the varying wildlife that are now cherished memories. It would be devastating for our family to lose the animals that frequent the green space right behind our house, and the inability to create new treasured moments in the future to come.
 - Removal of a large number of mature trees being replaced by houses
 - Loss of a beautiful greenspace that is greatly enjoyed by those who back onto it and that many have grown up with (including my sisters and myself)
 - Increased traffic and noise on an already busy and dangerous street (Hamptons Drive). There is already of problem with people excessively speeding down a hill where there is a blind spot coming over a dip in the road, putting children and others at risk when crossing the road.
 - There is already a current lack of sufficient amenities to support the community's current population, which would further be stressed.
 - The current school in the Hamptons is very small and already at capacity, adding more families/children into the community would put further strain on the school
 - During the construction period there would be drastically increased noise for those located nearby, as well as dust/dirt that could damage my family's health and well-being.
 - The loss of privacy we would have in our backyard and even within our house due to houses being placed behind and looking down into ours.
 - My mother purchased this house for premium because it backed onto the golf course and by putting houses in its place the value of their house would drastically decrease. When she decides to move with my younger sister with special needs to down size, they will lose money that could be used for my sister's future care. This is very important as she will never be able to provide for or take care of herself. It is also money that my mother could use to live comfortably as she lives out her days when she is older or unable to care for herself.
 - This whole situation has been stressful for my mother, as she worries about the decreased amount of money she would end up getting for her house (for the care of my sister). This worries me as she is a breast cancer survivor and her oncologist has said it is important for her not to be overly stressed as it increases the risk of her cancer returning (the type she had was quite aggressive)
 - The destruction of green spaces seems to be occurring more frequently within our city, which I strongly disagree with. The more this continues, the more animals will be displaced and the uglier this city will become. I believe it is important to protect the environment, even the small ecosystems that exist in places such as this golf course.
- I truly hope the city does the right thing and does not approve the developer's application. Thank you for your time and consideration.

I purchased my house 17 years ago on the 15th fairway of the Hamptons Golf course. We were a spec home and were the first house built on the 15th fairway. Although the front of my new house faced the relatively busy drive I was very happy to have my house back onto to the golf course – and onto a signature hole to boot. I unfortunately could not afford to purchase a house in a cul de sac (like my previous house in Edgemont) that also backed onto the golf course. But I did pay a premium to back onto the Hamptons golf course. And as the years have gone by I have come to rely on the value of my house to make up a large part of my retirement plans and ultimately the assets passed down to my girls. Approving this proposal would greatly devalue my property and therefore greatly affect my retirement and asset portfolio.

Two and a half months after moving into my new house I gave birth to my youngest daughter (Bryanna). I spent many a day with my new daughter out in the peace and quiet of my new back yard enjoying the lovely green space and seeing the many wildlife that passed through. My other two daughters also spent a lot of time out in the back with me - I felt very safe leaving them out back because of the safety of the



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

golf course. Unfortunately, as Bryanna grew we soon discovered that she had a major disability. I spent many a soul-searching day in the quiet of my backyard coming to terms with this new development. And thereafter I've spent a lot of time in my back yard working on therapy goals with Bryanna. Bryanna has a couch that looks onto the back and golf course. When she has behavioral issues I believe that all the greenery has a calming effect on her. I would be very unhappy to have my back yard retreat taken away from my girls and myself.

I also had a battle with cancer a few years back. I credit the fact that I was able to spend my healing days recuperating in the serenity of my back yard for my recovery. My oncologist also advises me to stay away from stressful situations as it has been proven that stress can exacerbate the reoccurrence of cancer. Approval of this proposal would create many stressful situations for myself and I don't want to leave my girls without a mother.

I have been told that there will be about a 100 foot green space between me and the new houses but there are a lot of uncertainties about this green space. Currently there is a bit of a mound of grass and trees backing directly onto my property. Would this mound and all the mature trees on it disappear?? Over the 17 years I've owned my home I've seen a lot of trees grow up and fill in so that the space behind me is lush with vegetation and wildlife. What is to happen to all this mature vegetation? What would happen to all the wildlife currently on this part of the golf course? I've been told that the 14th and 15th fairways are part of the wildlife corridor coming from Nose Hill. If the green space is replaced with housing what would happen to this corridor? There is also a bit of a marshy area a few feet away from my back yard where I have seen many wildlife disappear into. I've always assumed that their nests and homes were in this marshy area. If you build on the 14th and 15th fairway would this marsh disappear along with all the wildlife that lives in it???

Even though there would be some green space, would this be accessible to us or would it strictly only be used by the new residents?? Also, if this application were to be approved, there would be many years of dirt, dust and noise directly affecting myself and my girls' health and wellbeing. This is especially concerning to my special needs child. The noise would disrupt her sleeping habits and she requires a lot of sleep in order to function at any level.

One of my biggest concerns is the flood mitigation plans that NEED to be addressed. There is quite a down slope between the 14th to 15th fairways and my house is on the downside of this slope. If the ponds that currently exist on the 14th and 15th fairways (that are designed specifically to be used for flood mitigation for this area) are taken out there really needs to be good and tested flood mitigation plans put in place. The ponds were able to control all the extra rains from the 2013 floods. I do NOT want waters running down into my gardens (which I painstaking take care of) and house.

The slope would also drastically affect my privacy. If this proposal were to go through I would have houses backing onto my property looking directly into the back of my house and invading all my privacy. I moved away from Edgemont strictly for this reason. Currently, we never need to put our back blinds down but if there were houses behind me I definitely would have to. I did not pay a premium to have my privacy compromised.

Another big concern is all the increased traffic and safety issues that comes with this approval. The location of my house is under a slight dip on Hamptons Drive. Cars tend to fly down the drive and there have been several occasions where I have almost been hit backing out of my driveway. It is also very unsafe to cross Hamptons Drive at the best of times – and having that many more cars on the drive makes this situation even more unsafe. One of my daughters takes the bus to school and she mentions on a regular basis that a car almost hit her as she tried to cross the drive. We regularly walk our dogs along Hamptons Drive and have continuously witnessed very unsafe altercations between cars and pedestrians. Another high traffic area to be concerned about is by the Hamptons CoOp shopping centre entrance. I have witnessed numerous near misses here as cars come into and leave the shopping centre.

Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

In fact my ex had a vehicular accident here as someone coming out of the centre hit his vehicle. Simply installing traffic lights would not be the solution – this would just create major backups onto the major Country Hills road and thereby exacerbating an extremely unsafe situation.

Although my girls are older now and schooling in my community is not of a direct concern to myself, I need to voice opposition to this proposal as there is NO consideration given to the strain on the current existing school. I regularly drive by the school and notice the increasing number of portables that seem to be popping up as the school runs out of room. The solution to bus excess students to another school is NOT a viable nor acceptable solution. Bryanna currently is bused almost an hour and half to a special needs school. I am able to live with this as she is receiving a specialized education, but kids attending a typical school should not be forced to ride a school bus out of their area – especially since their parents and all community members have paid a higher tax to ensure this does not happen.

During the City open house I noticed that several of the information boards specifically mentioned respecting and enhancing the neighborhood character. This proposal definitely contravenes this statement. The Hamptons is now a completely built community that is centered around its world class golf course. I have played this impressive course and found it to be top notch and the best I've ever played. I remember attending celebrity golf tournaments where I watched Fred Couples, Vijay Singh, etc. play and remember a sense of pride that I lived in the community that hosted such extraordinary players. Taking away the golf course's signature holes would greatly diminish the impressiveness of the golf course. I have also heard from many members that they are in extreme opposition to the proposed changes to their golf course. Why is the owner not listening to its members?

I hope I have conveyed my extreme displeasure and opposition to the Windmill group's (through Quantum) application. Even though my life is very busy and I am having severe behavioral issues with Bryanna, I feel that I need to fight this proposal so I have carved out the time to join forces with other members of our community. I strongly implore you to listen to the communities' feedback and disallow this proposal.

Our number one concern (along with over 95% of Hamptons Residents) is seeing green spaces gone. The whole idea of a 'green and clean' city is having green spaces. If the proposed development goes into effect you're not only destroying green spaces of Hamptons but green spaces of a clean city.

I have many concerns but mainly I went to the meeting on 28th June at the alliance church and the feeling I got was that it was very one-sided approach by the city. we are aware the Quantum developers are a business company just to make money so they don't have good faith dealing with the local residents but the feeling people got was that the city was also siding with them on this. we pay out taxes to the city but it seems that the city is just not bothered about its residents and their concerns.

Most of the city representatives did not have answers to the specific questions asked by the people. If they were so unprepared then why to keep an open house at all.

We are adding traffic to an already crowded area, especially at the mall. I am very concerned about the stability of the hill behind my home. Once people start moving the dirt, will my home be stable for 5-10 years after the development is complete? Will the new area stay with the features of the Hamptons? Wide roads, architectural controls? With a cul de sac where are people with more than 2 cars going to park? If they have friends over? Parking will be an issue. The current landscape of the Hamptons is a living infrastructure the hilly terrain, the trees, the ponds all of these help keep our community safe from flooding, how will this new development help this?

It is clear that very few residents in the Hamptons approve of this application, and for good reason. This is an unnecessary destruction of green-space for the revitalization of a community that does not require revitalization. The increase in population density, the destruction of a portion of the golf course, the destruction of a body of water, and the damage to residential property value are a few among many reasons why this application should not proceed. However, I feel The City should go out of the way to

inform citizens about the positives and negatives of this application for both residents and the city, specifically the financial details. We would like an accurate report of the effects this will have on us and the city.
I have been a resident of the Hamptons since I built my first house in 1995, which was the same time that I moved to Calgary. I fully support the City's objectives to densify within current City limits to revitalize declining communities. I feel this development does not improve our community and in fact reduces the green area that was one of the reasons we chose to live in the Hamptons. The golf course (although I don't golf) was a feature in building my first house here. Although not on the golf course and the proposed development is not within sight of my home, I don't think any part of the Hamptons should be developed to increase the number of houses in our community.
Yes of course, it will add more traffic to Hamptons Drive with is already busy and fast, too fast. The street is so wavy that when the cars travel over the posted limit they are in danger of losing control. I have never seen a policeman or any kind of speed trap to catch there violators either. There is a small school that doesn't serve the community very well. There is no community hall, very little retail. Left alone the way it is would be fine with all that but really building and adding more will hurt this community.
Land use should allow for secondary suites
3) Is there anything you feel has not been addressed, or is missing, in the application's proposed development opportunity that The City should be aware of?
The disruption and loss of property value for current residents is horrendous. Loss of green space & piece of mind. Please do not let this development go forward.
Yes, all of the people's hopes & dreams when they purchased their property. Most of us are retirees who planned a future and now we are losing money!
What guarantees will be provided to prevent further development & reduction of green space in the community.
Quality of life
Concerns & negative impacts have not been addressed.
<ul style="list-style-type: none"> - Falling property values - 5 yrs of construction activity / traffic / noise - When we moved here, the golf course was the jewel of the community. This will destroy a marquis community in the city. - Reduced aesthetics in the community.
Falling property values. Yes of construction noise/dust/damaged roads.
This project should <u>not</u> be approved.
Does greenspace not become more valuable as green space, as the city densifies?
I realize that this is a privately owned course, but what would it take for the city to purchase this as a city course and keep the space. I do not live on the course, I am a long way from it But I enjoy driving by it every day and not looking at houses! This is one of the reasons I moved here! Thank you.
I am not sure why they want to do at this point disturbing the greenery and settled community.
The golf course owner seems to only care for the money and not the community. This proposal did not put consider how to preserve the nature for wildlife and respect the current property owners.
The traffic tie ups, with only one road in. The additional cars, etc. will change the lifestyle of people who have been living in the Hampton's.
Virtually no details have been provided so don't know what is missing.
Yes. The human caring about a community was just being disregarded.
The lots are narrow - not at all reflective of the community standards. * How does this development enhance community services in the community of the Hamptons?

How many other golf courses has this group approached for future development.
Our rights as residents if we say "no" can't they move on.
1. Need several X-sections to provide information to public about how the elevation will change from existing houses/through new development/and onto golf course.
2. Slope stability will be a big concern. There already are signs of unstable slopes (Hamptons' Drive under the 10th hole).
3. Has any geo-technical studies been conducted? Are they available to the public?
Our rights as residents ie. we say no can they move on?
Our rights as residents if we say "no" can they move on.
Is there any black-box operation on these case?
There are no engineering studies! No environmental studies! No green.
- Currently the worry about the big traffic concern. There are enough traffic jam on there three entrances in Hamptons.
- No classrooms in Hamptons School. With new residents, where the kids go for school.
- Devalue residents house around Golf Course right away. That's unfair for owner.
- If you ask Golf staff do they mind building a house on his viewed backyard. He said No.
- Why they can build house and block our view.
Our property is backing the golf course, we paid a high premium for that & would like to continue enjoying living in our home. Please <u>do not</u> approve the new development. Thank you.
The water holding pond on Site A should not be down sized.
More traffic, noise, wildlife affected, school will be crowded etc.
Absolutely heart breaking!
I wish I will be fair and I ask a question to the councilor if this is your own backyard will you be happy if you loved your backyard and the government is going to build something in your backyard will you be happy?
City of Calgary must pay lots attention to this proposed development, listen to the citizens and the safety of our children.
1. Restructure of streets for new heavy loads of cars
2. Sidewalks
3. Fire evacuation plan
4. Elimination of green space.
I don't know what happens to those old trees after digging the land and if in any case for evacuation there is enough space & road.
See 2.2 & 2.1
Its not just that the two signature holes at Hampton's will be destroyed its also the Elhert's purchase and application for condos is to help the Phil Mickelson course west of Calgary.
Hamptons is an estate community hi density is turning into a reg community. People bought here & paid high prices. Now property values down and not as quit a neighborhood. We pay <u>high</u> taxes, but don't event have a proper public school for elementary should go to <u>grade 6 at least!</u>
The fact that we, and many residents of the Hamptons, moved here because were were led to believe by the builder & developer this area would increase in value because of the nature of the golf course and development (housing) adjacent to it. This development will have the opposite effect.
Only benefiting developer & golf group no benefits to community and present residents.
Did you know that the developers have removed a lot of boulders from the retaining wall of the driving pond & moved them to another of their developments? Should have conferred with the city prior to any of that type of action. No scruples makes us very skeptical.

Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

No.
The application's proposed development is very ambiguous. No detailed plans has been released regarding building details, impacts, transportation and land value decrease. Until these are addressed, it is not possible to assess the fairness of their business plan for the new development.
The proposed cul de sacs do not adequately safe guard fire and EMS services. Is there any proposal to increase these services with the increase in population. Also the wildlife seems to missing from. This scenario, the destruction of their habitat hasn't been address.
<ul style="list-style-type: none"> - <u>Hamptons</u> density (actual people, not houses) - Recreational opportunities within the community - Traffic and road considerations
Hamptons is a very much sought after neighbourhood due to its current layout. It has not considered the current impact residents and has not implemented any required or suggested changes ie. moving the entrance of Site A so it is not directly in front of current resident's home.
Is there any provision under the municipal property act to re-imburse existing owners due to property devaluation. It seems the city is wasting a lot of tax payers money in the time spent for all the reviews and increased infrastructure costs.
Hope our city officials have a long term view about our city!
I feel everything has been addressed but I truly hope someone is seriously taking the feelings of the <u>residents</u> of the Hamptons into consideration. WE are tax payers and deserve to be heard and have our way of life living in the Hamptons not hindered by more traffic, loss of green space; loss of wildlife; property value lessened. When will the developer stop?? Who says after they do this development, they won't continue on taking more golf course space. We feel that maybe we should sell our home in the Hamptons and move out of the city. We love Calgary for all the green space it has. Do not want a high density city.
They are not adding to the community with alternate recreation, more community areas of concern for green spaces. They are just adding houses.
What is the developer going to do with the revenue from the development? Is any of it going back into the community??
Need more police for crime control after the development, these skinny lots should be locate in some other area not Hamptons.
Tiny house that don't match
I hope our city have a higher vision and have a long term view about our city. We cannot be too narrow minded & near sighted. The green spaces are invaluable assets of our city. Don't lose them.
<ul style="list-style-type: none"> - name of home builder - type of house being built / sizes / walkouts / siding? - what will be e done to re-zone animals to new living quarters
What these proposed homes will look like. For example: <ul style="list-style-type: none"> - are they siding homes - starter home? - tiny home that don't' match the community
Loss of green space, other than that, much of it has been covered.
The City should be aware of the family's who decide to <u>move from</u> Calgary when they hear how green spces in communities (like the Hamptons Golf Course) are at risk of being taken away. It could also deter families from <u>moving to</u> Calgary.

City's information not complete. 2 restriction for green space. 1) ratio to land 2) ratio to head -> This one is missed.
Compensation to home owners who paid premium prices to live on a golf course appears to be a new owners greed.
Compensation to the houses directly impacted. Trust & promises are broken. All the residents are part of the community, not just the golf club. As well, school capacity & road access are not addressed.
Yes. Our property value will be greatly damaged by this golf course redevelopment plan. The community need more schools, more traffic issues.
The developer has to answer this is their first and also last proposal - otherwise, we see 2nd phase, 3rd phase will be coming - eventually Hamptons will be the next victim like Harvest Hill - The same land owner -> Harvest Hill and Hamptons.
Don't know.
The future plans that this owner/developer will not disclose to you.
Why there was lack of foresight of the community development from the beginning? Even though the patch of land is privately owned, the conceptual panel community plan should be thoroughly thought out and shouldn't be changed down the road. What about the impact of golf course membership? The quality of the golf course will be e deteriorated and how the owner is going to compensate the existing members?
This applicant is trying to make money on this business by buying and selling golf courses. It should not get approved, only for the benefit for the applicant.
- Granted this is private land, but the area was developed under a <u>plan</u> which attracted the homeowners to purchase houses in this area. It's unethical to now switch and renders harm to the original home owners.
How is the huge difference on 14th hole of current backyard height in relation to proposed backyards going to be addressed? Retaining wall...?
These applications are not subject to any economic assessment or consideration. The 'quick buck' in turning golf courses land into residential property or the economic loss incurred by adjacent homeowners.
- Hampton golf course has always been recreational zoning. It's not fair to change the zoning so developers can make money for themselves ignoring the negative impact of residents. - The original developer put in all the current infrastructure at Hamptons, it is not fair that City can make a decision to change our infrastructure. - There's limited water resource at Hamptons, this will increase pressure.
1) The property value of many houses will drop if the plan is approved. So far, there is no plan to compensate for home owners affected by this. 2) Health concerns: construction will create more dust & possibly asbestos originating from the construction sites. They would put the health of home owners & passerby's at risk.
I have been in business for many decades and the best deals (contracts) that I have been party to are of the WIN-WIN variety. This is a "Heads I Win" - Tails you Lose deal. Again I repeat 'What's to like about such a lopsided deal?' What possible benefit can anyone point out in the favour of the Hamptons?
Financial capability of applicants
It was addressed but it doesn't seem to matter. For the residents that purchased homes in good faith, to see their property value decrease doesn't seem to matter. <u>Why??</u> We are the tax payers.
As a hamptons homeowner we bought into this community because of its green space and <u>18</u> hole golf course. The whole community will be affected.
Listen to Hamptons resident's concerns. Do not kill nature!



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

The homeowners of Hamptons Community are VERY SURPRISED by this proposal. We never thought Golf Courses can be converted into residential areas if we originally thought we bought into a golf course community. Especially to put such higher density housing into Hamptons Community original green spaces. When will we see the end of this development? This community will no longer be what it was in the first place. Terrible! Terrible!
There is NO END to the plight of HAMPTONS homeowners. If the developers get to BUILD - will the rest of golf courses going to be converted into housing at some time in the future? We are an ESTABLISHED COMMUNITY -> there was never any thought that the green space we live around in was going to UN-ESTABLISH that UNTIL NOW. The dirt, noise, disruption would affect the value of our homes, the GREAT SURPRISE! In terms of SHOCK! Never ever buy into a green space community with golf course in future. But it
Our city should take a more holistic approach to this development. If our city approve this project, all golf courses in the city will be in danger. Our city will lose our competitive advantage in the future.
This development is not in line with our city's development goal. It is not achieving "walkable" city". It's a long term loss for our city.
I don't see the applicant exposes it's obvious fact that this application is more on the financial investment interest, but just lay out the facts of what it listed.
We respect city officers. WE believe our officers have the vision we need to build a wonderful city. Please don't let those narrow-minded money-driven (American) companies to take advantage of us. Leave our green spaces for our future generations.
Listen to the Hamptons residents concerns - and all other golf course turns residential concerns, they are "concerns"! Do not treat it as say it, and leave it!!
<ul style="list-style-type: none"> - Traffic flow near coop and at the intersection near Hamptons Drive (near coop and Country Hills Blvd) - Height of the proposed houses - Wild life around the area
<ul style="list-style-type: none"> - What is the developer going to do if and after they developed this current application. Are they going to stop or make another application to develop the rest of the golf course. - What are they going to offer the Hamptons residents to offset the loss in property value, the higher traffic, the pain they have to endure during the developing process?
You disrupt the community, destroy mature trees, disrupt wildlife, and cause us the residents extreme stress!
What has not been addressed in any form is the loss of environment/habitat - that should be inviolate requirements of any modern city. Especially considering the concerns about generating a city with no recreational areas. If this proposal proceeds no golf course in the city is safe & we would have in essence a concrete jungle.
I don't know why such proposals are coming up and city of calgary must not entertain any such proposals which are coming up. We are living in Hamptons from long time. WE are satisfied with existing state. We have paid lot of cash to have such environment. Why should some one disturb the existing status of Hamptons.
Not enough green space & trees.
This change may be the start to more redevelopment & the homeowners have no control over their community.
Appreciate the City for having this session. I would like the City to ask the owner of the golf course will he agree to any new redevelopment in front of his own house? I would like to hear his honest answer.
Nobody asked if the community wants this or not. I do not want this to proceed.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

I am very concerned about noise, dirt and traffic from construction and then the environmental permanent damage to the green space.
<ul style="list-style-type: none"> - There are very few "positives" that the developer can provide for existing homeowners. - Does not fit the city's "densification" policies or criteria.
The reports for infrastructure have not been made public
Main issue with holes 14 & 15 described in the plan to contain 60+ estate style homes - which the plan says subject to change. Application should not be approved on that basis.
The input of the community & the golfer's membership.
The reason aside from "money/profit" for the owners of the golf course - is it to enhance the community - NO!!!
The opinion & concerns of the community members.
<ul style="list-style-type: none"> a. Access to emergency services has not been addressed. Fire protection and transit infrastructure need to be addressed. B. Schools for new residents need to be addressed. C. The community will be unsafe for children due higher vehicle traffic.
Not to my knowledge. I understand the City is very "pro-development" but I hope they seriously consider all the resident objections before making a decision. It's more than tax dollars.
There are many many new communities around Calgary. Could the developers develop the new communities first? Instead of old ones.
To what extent all the residents in the community can say "No" to the development? Or this is just a going through the motions. It has all been planned behind closed door already?
There is no indication of what the community will gain by approving the development. The increase in traffic and increased pressure on infrastructure is not addressed. Please do not approve of this development as it is detrimental to this community.
If the city authorizes this application, it will continue and destroy many more area's in the city like this one.
<ul style="list-style-type: none"> - I do not know about the design. However I assume all utility, drainage, storm water at the Hamptons were designed as re: existing development. How this pocket development will be accommodated is a subject of technical review. - Backing to golf course was an added value to my house which I paid a premium on the purchase price. This higher purchase price reflected in higher property tax collected from me. How the loss on the value will be compensated by city? In case of approval & expect city to return extra tax & had paid on this property.
<ul style="list-style-type: none"> - No discussion of architectural controls. - Could be building \$250K homes - to sell fast. - May shut down and develop whole golf course.
<ol style="list-style-type: none"> 1. The whole golf course may be closed for more housing. 2. Who's to say that roads are not going to be built bringing more traffic. 3. Have no idea what kind of housing is going in. Most likely cheaper homes to sell FAST!
The city administration is not empowered to recommend to Council to not accept the development plans where the <u>entire</u> community opposes the development/re-zoning.
<ul style="list-style-type: none"> - No consideration of golf memberships opinion at all! Rumors that this had support. NOT TRUE, members were never asked. - The reason is purely economic, with no \$ going back to the community at all! No additional services, etc. - If you survey the golf members, they DO NOT want change. - All monies will be going <u>elsewhere</u> not back to Hamptons -> can you say Michelson National? - Moving into Hamptons we were sold on a particular neighborhood, high value, larger homes and

Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

<p>prestigious. We now are looking at more homes, less green space, and no added value to community.</p> <ul style="list-style-type: none"> - Lots of <u>talk</u> that there is a plan to develop over <u>all</u> of the courses. Really? Is this just the pilot/test?? - How would people feel if they development part of the green spaces in Edgemont? This should not be any different.
With this development what are the increased values that are being given to the community.
No think of the green space and residents of Hamptons.
Our rights are missing. We want this development to STOP!!!! <u>Is there anything going on under the table!!!</u>
<ul style="list-style-type: none"> - The city should be aware of the regrets of the residents of Hamptons. - We bought into this area for green space not row of condos.
<p>1) What is their plan for the remaining golf course area not included in this application. Will they keep in a golf course or depending on the outcome of the current application, they may apply to develop the remaining area too.</p> <p>2) What are they doing for the current residents. Sure, they don't have to mind us at all, all they need is to get City Council on their side, but other than satisfying City Council requirement, what are they offering to current residents to make this more palatable.</p>
I live adjacent to hole #1 and was told prior to purchase that no development was possible due to underground springs - a circumstance that ought to be carefully checked.
Can the lot numbers be reduced and still give the city and the developers some revenue, and preserve "the Hamptons" value?
I truly that given the continued turn out and voiced concerns that either the developer or the city has taken our concerns into consideration.
Traffic concerns Hamptons Drive NW, along the Co-Op is already a safety hazard.
Yes. The development will destroy & eliminate the wild life & species that have been developed, which violates wildlife protection requirements. The whole idea is very ridiculous and the application should be rejected. If the developer needs to build houses, then they can do in their backyard. We as residents are totally against the proposed application.
<ul style="list-style-type: none"> - Listen to the concern citizens. - There are lots opportunity to make money. Please invest it somewhere else, not the Hamptons. Thank you.
<p>Cities that are in extreme shortage of land such as Hong Kong opt to preserve their golf course instead of rezoning it for residential areas. Does the City of Calgary run out of options for MDP?</p> <p>1) The city should be aware of the Hampton's residents feelings of being deceived & betrayed, being lured to pay a premium for living in a golf community, only to have it taken away by an irresponsible golf course owner.</p> <p>2) Also how stable is the land for holding up so many houses when it is currently designed for collection the Hamptons community storm water?</p> <p>3) In the future, who would believe paying premiums for golf communities so other developers would be hurt big time.</p>
Require the developer to put into real green space that's usable for the public.
With building houses in golf course areas the green environment and the recreation places will be destroyed.
Many claims builder makes in support of this application are not going to be met!
They are not listening to people and homeowners whose houses are going to drop in price!! Particularly those who are close to retirement and need quiet place to live!

<ul style="list-style-type: none"> - The ethical side to things. - Tax neutrality & benefits = is it worth aggravating thousands of people? - The animals / nature.
?
Nothing has been addressed. It's a negative step that city will go if go city always couldn't such session to cover their but - without care for home owners.
Since the current golf course layout is part of the storm water management who is responsible for flooding damage after it changes. This only adds density while being a strong negative for every other part of the Municipal Plan.
City should <u>not</u> approve this application -> it is a money grab for the golf course owner while negatively impacts everyone else in the community?
We (?) in a democratic society, and given the fact that the largest stakeholder is the residents, the residents opinion should <u>not</u> be taken lightly. I have yet to find one person that really likes this redevelopment.
City or developer should compensate owners that back onto golf course that will be affected!
Water levels, wildlife, property values devaluated, we paid premium price for our property & Windmill Group is only interested in making money!
Balance between density and living style. A lot of options for density. Better planning on new communities should be considered first. Redevelopments should not be an expense from others.
If density is the main reason for redevelopment the city should look at a better planning for the new development, not to destroy our communities. If golf course communities will turn into more houses, all new golf course communities should be <u>banned</u> !
<ul style="list-style-type: none"> - Let's get to see the Windmill Groups Finances. If the course is struggling what's to stop them from selling the whole thing. - The process seems rushed. Why not wait to see how it benefits Harvest Hills Community before proceeding. - Why not rezone the whole course. Let them continue to operate it as a golf, do the redevelopment but put a ROFR on the land that the city will have the opportunity to buy it and operate it as a golf course.
<ul style="list-style-type: none"> - Lack of water!!! How are we going to supply? - UNFAIR!
conscience or desire to do what is right for the community. Their only goal is to line their own pockets in the name of progress and growth.
The extra houses put extra traffic and population for a community which is already design. No extra sewage and water supply and electricity. The just add more load on system.
The developer is proposing to build houses with frontage and length less than existing houses in the immediate area. New houses should conform to the same architecture control as existing houses.
Compensation for depreciation of houses both directly and indirectly affected.
They have not confirmed if they will continue to take more golf course land and resell it for more profit again.
It should be a formal presentation to explain the proposal and benefits to the community.
When I moved to Hampton, I like the BIG green golf place. I hope it'll stop the development plan!
The city doesn't post a big project plan at the newspaper.
The necessary reconfiguration of the golf course should not be allowed to create a hazard for residents. Errant golf balls are always a hazard. The golf course should not be set up to encourage such a hazard.
<ul style="list-style-type: none"> - How disappointed the residents of Calgary/Hamptons are regarding this application. - The lack of infrastructure to support the densification.



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

<ul style="list-style-type: none"> - Redevelopment in other communities which DOES NOT need re-zoning!! - Make improvements to older communities that are in the proximity of downtown. Which is easier for people to commute.
What the residents of the Hamptons want or do not want.
<ul style="list-style-type: none"> - Need more specific details on: - park/green space plans - traffic impact study - study to assess impact on flora, fauna, water use/drainage. - What specific benefits does this have for the community and the City's MDP (aside from just densification).
<p>We voted this government and the councillor, Joe Magliocca to represent us in making decision of our city. However both the government and the councillor have <u>deeply disappointed us</u> by not considering our interest of keeping our green space adding more houses, traffic without the proper infrastructure and community construction, instead of focusing their own agenda as to increase property tax and letting sizable developer to make SHORT TERM profit from our land, and home!</p> <p>This decision will change the landscape of our neighborhood forever and forever, our community space will be limited, and we are running the RISKS that the existing infrastructure (utility line, water sewage, schools, hospitals) will not able to support the 200+ or 1000+ houses if the developer decides to develop further.</p> <p>STOP THE REDEVELOPMENT OF THE HAMPTONS!!</p>
Financial records of this owners golf operations & other this owners other financial obligations!
Lot size are not the same size as the rest of the Hamptons. They are too long and too narrow. The minimum width should be 42 feet wide and length should be reduced. This will make new homes match existing neighborhood.
The city needs to revisit their policy regarding density and the loss of green space. WE do not live in the Hamptons but believe the direction the city is currently going with redevelopment is not a vision we concur with.
Their motive - PROFIT. IT goes against the community interest. No serious study and plans, no research, no time for idea to "age". Scary!!!
It will changes our environment surrounding us. We don't have positive propose on how address on house owner surrounding the golf course. Which we paid the value for.
<ul style="list-style-type: none"> - Water supply - Wildlife - Environmental reserve - Destruction of existing roadways - Why should the residents have to deal with all the negative and devaluation issues when they bought their homes for the community they could see, meaning a golf course and plenty of green space.
Public & homeowners opinion.
How to compensate the existing homeowners due to the depreciation of the houses.
No mention of what will happen to the wildlife & the standard of housing as it should be in keeping with the rest of the neighborhood. I am totally against this & wonder if the rest of the golf course will be next.
I appreciate the City's desire to build density as part of their MDP, but that is best accomplished along C-train routes & major transportation corridors. This proposal does virtually nothing to further the MDP aside from adding density. i.e. it does not create a better community with more amenities, more green space or really even more public open space either (less than 1 acre). The proposal needs to be dramatically improved to add clear benefits to the City in line with the MDP <- for the residents. In addition a <u>lot</u> more specifics are required.
We need one recreation centre on community.

<ul style="list-style-type: none"> * Path way south on to private lands. * Heavy rains floods the proposed area. * When you privatize the city golf course will they stay that way or will be sold to developers. * Councilors, you are to look after our city not destroy it. Give your heads a shake is their any body here.
Property value and the way in which the people who have bought properties close to planned sites will be affected by the development.
<p>;- I believe there is a strong possibility that this development is in reality a phase 1 and down the road a phase 2 and a phase 3 will occur. I look to council with respect to predictability to honor the Hamptons footprint as it is today so that we can rest easy that our quality of life is being protected by those we elect to represent us.</p> <p>- I believe the H2O supply and storm water management system will incrementally be reduced as it relates to storm events.</p>
<p>Although the city is unable to take this matter into consideration at the moment; property values & individual home-owner impact is really important.</p> <p>When the community was built, there are plenty of homeowners that paid the extra money for "premium" lots with a view. People wanted the view, it's an aspect of their homes that they enjoy & <u>paid</u> for.</p> <p>Although increased density within the existing urban fabric is important it seems rather rude to simply take that away; it could probably be done more tastefully.</p> <p>It seems that there was a sort of environmental impact assessment submitted in the application. I feel that the results of this assessment should be known to the public, there's significant wildlife that lives & moves through the green areas, including those in the proposed development.</p> <p>A really important aspect that doesn't seem to have been addressed yet is traffic & road congestion. More houses, specially single homes, often means homeowners have at least 1 car & can own up to 3 or 4 (or even more). Also the proposed locations, specially the second, smaller area, has no easy access to public transit. The development brings more people but doesn't encourage the use of public transit; that at the moment has a rather low ridership since most of the people in the community find it easier to just use their cars.</p>
<p>- All the posters (presentation material) prepared by the City & <u>paid for by</u> the taxpayers should be <u>totally</u> paid by the applicant - City's name should only show that the material is a true representation.</p> <p>Q: Why the City doing the applicant's work any connection to the applicant??</p>
Too many houses will be built. Main concern would be, dust, noise, during the construction.
Re-configuring the golf course greens will negatively impact some homes in the "line of fire" of the golf balls driven in their direction.
The city should ask the developer to setup a voting system for the Hampton community and check for how many people believe the proposed development is a good or bad idea.
<ul style="list-style-type: none"> - What are the residents of the Hamptons going to gain if this proposal is approved. - Does the city factor in the additional homeowners taxes they will receive is proposal is approved. Thank you!
The redevelopment of the recreation is for the developer's own benefit. And if this is allowed, more redevelopment application will be followed.
City is killing the green space creating people mind destabilized go mentally disorder.
The city should really consider how many people are impacted in the community by this move. The housing values will dropped. Traffic will increase. The existing infrastructure is not set up to handle 68 more houses.
I have talked to the person representing the transportation department, he said that they analyzed "traffic" for 2 hours. I think a really thorough study is needed. It's pretty congested by the Co-Op supermarket.

<p>This community was originally built around golf club & course prior to any housing being built. It has <u>always</u> been zoned recreation from beginning. If zoning is changed to housing other developers will jump on band wagon to tie into existing infrastructure at minimum cost compared to having to start with new land. This will be precedent setting if recreation is rezoned to housing. A few individuals should <u>NOT</u> be allowed to profit at expense of majority. We depend on planners & council to look carefully at this application and protect our city keeping it green & our "big sky".</p>
<p>How much revenue from the proposed development will the developer turn back into the Hamptons community? I don't see any commitment on the part of the applicant to "betterfy" the community it plans to make a pile of money from.</p> <p>And what is to stop the developer from building on more golf course holes if this application is approved?</p>
<p>There are many other spaces on the course where Windmill Group could build that would not adversely affect people's views, property value & enjoyment of their home. They have been approached numerous times (through Quantum), but say it is impossible. - Why? Because it would cost them more money to grade, prepare, build.</p>
<ul style="list-style-type: none"> - How are they going to address the school problem with so many more families moving in? - Why didn't they address the traffic problem flowing out of Hamptons?
<p>City needs to keep as much green space as possible. Do not interfere with all natural wildlife such as coyote, deers...</p>
<ol style="list-style-type: none"> 1. Decline in property values. 2. Compensation for people living near golf course.
<p>As a homeowner the Hamptons original mission is mislead, the openness and the green space is why I bought into the Hamptons. It is a distinguished area and we are proud to be in the Hamptons. The golf course sold the Hamptons.</p>
<p>The developer has not consult the opinion of the community and existing residents when they proposed the redevelopment.</p>
<p>(drawing of trees and a stick figure) <- Golf course</p>
<ul style="list-style-type: none"> - Hamptons school does not provide enough space for additional students. - No decision on maintenance costs for additional greenspace. - Running both the 54 & 154 bus lines through Hamptons Dr. - Lack of additional amenities (courts, rinks, etc) for families moving in.
<p>The Hamptons was sold as a golf club community. How can this happen some 20 years later and we seem to have no say in how it will play out.</p>
<p>I question the original intent of the developer, since they have relatively recently purchased the golf course. I believe most residents purchased their homes on the understanding and belief that the original development of the Hamptons would be maintained. To change it now for the benefit of a developer is highly questionable.</p>
<p>There should be a law to avoid such situations & for now City Council should discourage and decline this application.</p>
<p>The proposed area is designated as special recreational area. To change the designated green space into a profit-oriented project is not ethical. Do not think the city should approve such kind of project to set the precedent for the developer to change any green space into houses for money. Hope the City can really consider carefully and stopped the application.</p>
<p>I live in the Hampstons since June 2000, in the area of the proposed development. I negotiated the purchase of our property in the fall of 1999. At the time, the developer was "TIRION Properties" and also the owner of the golf course. The builder in conjunction with the developer marketed the Golf Course as a special amenity and imposed a higher price tag for properties that are backing the golf course. In addition,</p>

the developer imposed to the builder then to the buyer that a restrictive covenant must be followed in the building plan. These restrictions forced us to spend extra money in enhancing the rear elevation of the house mainly because the golf course wanted a nice view for their "so so elite" club members passing by while golfing. So we absorbed the premium price that the builder and developer were asking. I believe all other houses backing the golf course did the same. Based on the premium value of the property, our property tax is also premium in parallel to the assessed value. We accepted the fact and we have pay the price for being in the prime location.

City of Calgary official commented that the golf course is privately owned and they have the right to apply for redevelopment and rezoning but not responsible for dropped values of affected properties.

Based on the above, it is not fair that the home owner(s) are not protected from corporations that may want to make a change of the land use and only for their favour. And the main purpose for the change is to profit and raise funds for their other interests.

Yes. Massive resistance from the Hamptons Homeowners.

Redevelopment should be done in communities with great access to public transportation and public facilities.

Why are we turning the well developed golf course communities into high density house communities while we can better plan for the new communities?

Why are we redeveloping the well developed golf course communities while new golf course community will be built.

Currently, the proposed plan only benefits the contractor and not residents. This plan should be scrapped because the building of new houses has no benefit for Hamptons residents.

Currently this application does not benefit homeowners. Hamptons is not a community in decline and does not need new houses to be build. Either this plan is scrapped, or a compromise be found that actually benefits homeowners.

Hamptons is not a community in decline. These projects are unnecessary and reduce our quality of life by taking away green space. Currently, the plan in question is a win-lose situation, the contractors and gold course win, and the residents lose. A plan should be made so that both residents and the golf course can benefit.

One of the arguments given by the golf course is that golf is on the decline and that they must sell land to remain open. This argument is false, the very same company that owns the Hamptons Golf Course has recently opened several new golf courses and is profiting steadily from them. Another argument is that The Hamptons needs more houses so that it can be revitalized. Hamptons is not a community in decline, other communities that have actually been in decline have welcomed such projects, but Hamptons is a vibrant and lively society that believes in retaining these green spaces.

The land owned by the golf course was granted for the purpose of recreational use. The gold course should not be allowed to develop residential housing without the approval of the existing residents.

How will the community and its infrastructure (e.g. roads, sewage, schools etc.) handle the increase in residences, how can the disruption to the community be minimized during the construction phase.

What are the options for densification? Are the new development projects (communities) designed for densification? Will the infrastructure and facilities be built for densification?

We don't have a lot of facilities in the Hamptons. We don't have a community centre; we don't have a proper elementary school; we don't have a CTrain station nearby; we don't a recreational centre. Will the existing infrastructure and facilities able to handle the added density?

What do we get from the redevelopment project? Building a few more houses to destroy a well developed community, to get rid of the green space that everyone is enjoying, to cut the precious trees and to get rid of the wildlife habitat?

Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

In the past, the club repaired the damages done by golfers when we reported the damages. Now they refuse to do so. Some house owners just leave the broken windows/glass there until the end of season as they don't want to repair again and again at their expense.
They have not added anything in their development plans that benefits the neighbourhood. Perhaps less new houses and more park space, more shopping, medical facilities and transportation.
As a member of the Hamptons Golf Club, the proposed redevelopment of the course is not required. All members I have talked to would prefer the course stay as is. Currently we pay probably the highest annual dues of any private club, the membership is almost full. Based on this it is hard to believe that these changes are required to make the operation viable.
* impact to property values - will they go down? how much? I did ask this question at the recent open house. I learned that the City does not take into account increases or decreases of property values. If the developer is going to profit, why should they not compensate the existing home owners?
what guarantee do I have from the owner closing the golf course and turn the rest into residential?
City of Calgary as well as Quantum should put Big notice boards at these 2 sites with details and drawing including all 3 Hamptons entrance because Real estate agents are selling houses in this area without informing prospective buyers of up coming development on these streets including Hamptons Drive NW.
What happens to the animals and bird living in the area??? This redevelopment will disturb them.
yes. I do not believe that the proposal adequately deals with how the developer intends to deal with traffic control and water and sewage runoff associated with an additional 68 homes, which would equate to approximately an additional 130 vehicles and an additional 200 residents in the community. The existing pond between holes 14 and 15 currently collect a good portion of water runoff during rain storms. In past the water level has risen up to the top of the rocks in the pond during rainfall. If this pond is filled in for development purposes; where will the rainfall water be diverted to?
The intersection to the west of the CoOp is dangerous as southbound traffic travels up hill to a blind intersection. Will the developer be installing traffic signals at this intersection to improve upon safety?
Once an area is redeveloped it changes the face of the entire city. Green spaces are critical to our well being mentally and physically.
Many Hamptons home owners paid a premium for their homes in this community. The redevelopment will impact the value of the houses and ruin the neighborhood landscape. I would like to know who will pay back all the home owner's lost. A redevelopment should not be approved when a developer's gain is at the cost of many home owners' loss. Public interest should always be placed ahead of just financial gains.
Golf course has not clearly state how they will deal with wild life living environment. How they protect the existing environment, I only see they will move tree and reduce green space in this area. They did not mention what kind positive aspects to bring to the residents and make their situation better. The development will bring more traffic jams, car accidents and limitation classroom in school. I visited more than 75 residents in Hamptons in three days; all of them opposite this development. Our voice should be listened.
The developer has made reference the the City Of Calgary's Municipal Development Plan as part of the justification for doing this development or at least a reason that City Council should approve it. As a result it is reasonable to expect that the development will provide the components of the MDP that are required to improve the neighborhood for both existing and future residents. The Hamptons today does not have the services and infrastructure required to make it compliant with the MDP to any reasonable degree. All existing services require residents to drive e.g. to Co-op. Bus service is sub standard, children are bused



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

to schools outside the neighborhood. This leaves a strong question: How does this development make the community better for the existing residents and for that matter future residents?
Site A is situated on Hamptons Drive, which is already a very busy residential road. Having the proposed density increase with the new road and "Community Amenity" nearby would causes undo added congestion and safety issues. Site B's new access road is positioned right after a meridian of tall trees. The meridian already causes congestion due to that side of the street having to u-turn to leave Hamptons Way. The proposed added intersection will only make matters worse for access and safety.
In my experience with developers is their eternal optimism and lack of planning for potential problems.They over promise and under deliver. I find it interesting you call it a development opportunity.It isn't an opportunity for the Hamptons community.I feel we are a greater steak holder in this proposal than the developer but I am not convinced that is the case.
What are the proposals to address above concerns ?
The land reserved for transportation corridor should NOT be re-designated or if re-designated should be marked as reserved with NO development allowed.
I think the Calgary Municipal Development Plan (MDP) is being taken advantage of by many developers who want to make a profit because people who buy property near a golf course have never accounted for a redevelopment there. If the city wants densification, I think it is on the right track in the downtown area and other areas that really should be developed. Unfortunately, as the developers see that they cannot sprawl out they think that they should be able to come and ruin other perfectly nice areas. Therefore, in my opinion, a revisement of the MDP should be in order. The people did not have a voice in the MDP in the first place.
How much profit is the Developer making off our backs
The application does not address the fact that those of us who live on the golf course have been required to abide by certain restrictions. I.e can only build chain link fencing, can't build any structure near the golf course property. How does the application address these restrictions?
Lastly, please consider the residents of this community, and how you would feel if this was happening in your backyard. Thank you
If the long-term viability of the golf club is a concern should the city not wait until the course either goes under or has to be sold in its entirety. Why should the residents of the Hamptons be punished (I.e. Losing views, construction noise, etc.) for a company that may not be economically viable. The course if fully private but run as a corporation. As a member of the course I'm pretty sure none of the funds raised will be put into this site as they continue to promote the Mickleson National course they are constructing. I fully oppose the redevelopment both as a resident of the Hamptons and member of the course.
The architectural controls that have been in place since the community was developed are a big part of the reason people love this community. Another part is the planning and design of this Golf Course Community that has made it a big draw for every homeowner here.. I can vouch for that having spoken with at least 500 to 600 homeowners over the past year and all say the same thing. How can one person think he should be allowed to come into a community and make changes that are a total detriment to the community with him being the only one to gain while likely more than 2000 homeowners being the losers. The common sense decision on this so called pocket development or infill as they are calling it would be to reject it and I would hope the developer would have to pay the cit costs for it's time.
Please see body of above
We believe the only thing missing is the City's heart. What happened to the good 'ol 'Klein" days where development was matched with preserving our green spaces. Green spaces is just not an aesthetic term-



Hamptons Golf Course Redevelopment

Stakeholder Report Back: What We Heard

August 31, 2016

<p>-green spaces promotes a habitat for other gems of mother nature (deer, rabbits, gophers, and sometimes even elk!) We believe the City is missing a heart for our green spaces.</p>
<p>The two specific question I asked the city reps was</p> <ol style="list-style-type: none">1. traffic study.....the traffic at the 3rd gate of Hamptons where we have the co-op store its crazy at peak hours. so whats the study on that if at all the redevelopment takes place.2. the new houses which will be added , will they have the same architectural design as the rest of the houses in Hamptons, cause from the map the lot size is very small as compared to the average lot size in Hamptons. so how will they maintain the same quality?
<p>After attending last night's session, I was very disappointed. My questions could not be answered by the City representatives, I guess it is too early in the process. However, if I wait to ask these questions, will it be too late? It felt very one sided as well, very pro-development. Almost felt like it was already on target to be approved. Felt as though the public session is merely a formality. I need the City of Calgary to protect me and my investment. Please do your due diligence!</p>
<p>We have not seen the entire application, so we can not comment on this. Yet, we have seen the sites the redevelopment is set to occur on, we are aware of the environmental impact of this project, and more. Based on this, we do not approve of this project.</p>
<p>The only other input I would have is that once a community is development there should not be the opportunity to change the zoning to allow for more housing units at the expense of green area.</p>
<p>Does the city know or even consider the fact that we have already gone through all the growing pains , big trucks ,muddy streets, nails on the street from construction companies, the hammering, the loud music they play while building, YES we've been through it all, its over we made it, WAIT not if this development takes place.</p>
<p>Land use should allow for secondary suites</p>