

The Hamptons

Pocket Developments

Outline Plans and Land Use Redesignation

Submission: April 21, 2016

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1 Executive Summary

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

The total area of the application is approximately 7.51 hectares (18.54 acres), and seeks to redesignate from Special Purpose – Recreation (S-R) and Special Purpose – Transportation and Utility Corridor (S-TUC) District to Residential - One Dwelling District (R-1) as well as various Special Purpose districts to accommodate single detached homes, public open space, and roads. In total 68 single detached units are proposed with Site A accommodating 58 lots with an area of approximately 6.48 hectares (16.00 acres) and Site B accommodating 10 lots with an area of approximately 1.03 hectares (2.54 acres). At the request of The City, a consolidated municipal reserve dedication has been centralised to and placed adjacent to Site A along the road for the entire community to benefit from.

In addition, privately maintained publicly accessible open space varying in width from 20 metres to over 65 metres are provided as landscaped buffers. This serves as both an amenity for the entire Hamptons community to enjoy as well as a transitional element to better integrate the proposed residential pocket areas with the existing community.

The proposed plans are informed by a public engagement process undertaken with the community during development of land use concepts. The input received from the community has been considered and the application put forward attempts to balance community input with City planning policy, technical requirements of the development application, and project viability. While the community is not in favour of the application and would prefer the golf course remains unchanged, The Club has put forward an application that balances the need to reinvigorate the golf course via an injection of investment facilitated by the redevelopment while retaining the 18 hole golf course.

2 Site Context

2.1 Location

The proposed pocket residential expansion sites are located on lands within northwest Calgary, within the community of the Hamptons on The Club's golf course.

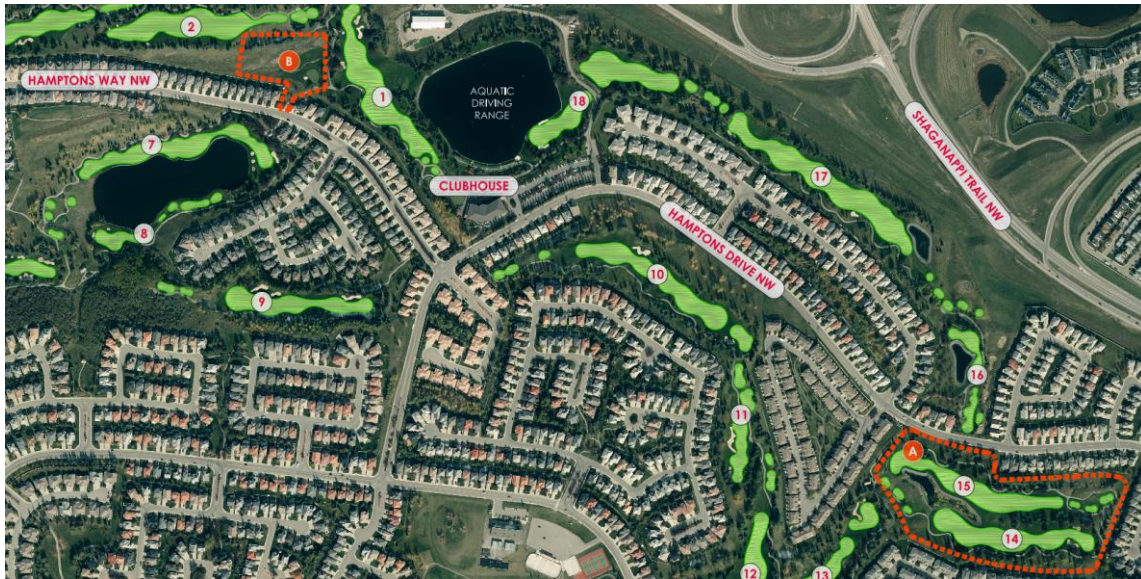


Figure 1. Project Area, Site A and B, overlaid onto existing golf course

To the north of the community of the Hamptons lies the community of Sherwood. To the east lies the community of Hidden Valley. To the south lies the community of Edgemont. To the west lies the community of Citadel.

2.2 Demographics

The Hamptons is located within Ward 2 and has a population of 7,767 people living in 2,474 occupied dwellings units. Since 2009, The Hamptons has had negative population growth overall at -4%. During this same period, Calgary has grown at a 15.5% rate. The Hamptons community is projected to continue with a net negative population growth for the next several decades. (City of Calgary, 2015 Civic Census Results.)

In terms of housing types, the majority of the existing Hamptons community is made up of single detached units, comprising approximately 85% of the housing stock. This is much higher than the Calgary average of approximately 58% single-detached homes. (City of Calgary Community Profiles, Hamptons).

Hamptons Population Change (2009-2015)

Year	Hamptons	Calgary
2009	8,086	1,065,455
2010	7,991	1,071,515
2011	7,843	1,090,936
2012	7,905	1,120,225
2013	7,866	1,156,686
2014	7,775	1,195,194
2015	7,767	1,230,915
% of Change	-4%	15.5%

Figure 2. Population Change over time in Hamptons (City of Calgary 2015 Census).

Hamptons Current Housing Types (2015)

Housing Type	Hamptons Today	
	# of Dwellings	% of Dwellings
Single Detached	2,099	85%
Semi-Detached	160	7%
Townhouse	215	9%
Apartment	-----	-----
Other	-----	-----
Total	2,474	100%

Figure 3. Hamptons Current Housing Types Source: 2015 Calgary Census

2.3 Current and Historic Uses

The Hamptons community was annexed into Calgary in two stages; the southern area in 1976 and the northern, in which Site A and B are located, in 1989. The golf course was constructed in the early 1990's and opened in 1995. Prior to the construction of the course, the site was a combination of native prairie and agricultural lands.

2.4 Topography

The current topography of the site is defined by a man-made undulating landscape reflective of its current usage as a golf course. There are seven storm water ponds on the golf course lands, one which is located within Site A. There are no stormwater ponds located within Site B.



Figure 4. Example of the undulating nature of the current manmade topography

3 Proposed Application

The intent of the proposed development is to sensitively intensify the community while acknowledging the existing character of the Hamptons. Cumulatively the two sites will result in additional publically accessible greenspace for the whole community to use. Additionally the developments will generate revenue which the owners of The Club will be able to use to put back into the upkeep and upgrading of the course so that it remains a highly regarded component of the Hamptons community, while increasing the overall efficient use of The Club's landscape

3.1 Configuration of Site A

Site A is the larger of the two pocket development areas with a total area of approximately 6.48 hectares (16 acres). It is proposed to be developed on existing holes 14 and 15 (to be relocated elsewhere on the course, refer back to figure 1).

The concept plan for Site A is shown in the map in Figure 5 below. This plan is also included in full with legend in Appendix A.



Figure 5. Map of Proposed Land Use Concept for Site A

There are 58 units proposed within Site A of which 7 front directly onto Hamptons Dr. NW. The other 51 units will face onto an interior residential road proposed for the site. The proposed lots are conceptualized as estate style, with an average lot width of approximately 43 feet. All lots are proposed as detached single-family homes site. In Site A the R-1 district will occupy approximately 3.02 hectares (7.46 acres), or 46.7 % of the total subject land area designated for residential uses.

Approximately 44% (2.85 hectares, 7.03 acres), of the Site A plan is proposed as publicly accessible open/ green space. Of this, 2.3% will be designated as public utility lot (PUL) for the emergency access ROW. Of the remaining open space area, 13.6% is proposed to be dedicated as a consolidated municipal reserve (MR) park space and the remaining 84.1% will be publically accessible open space to be maintained by a home owners association (HOA).

The proposed public MR park space is a consolidated rectangular parcel directly adjacent to Hamptons Dr. NW, per The City's request. Options for locating the park to the west side of the proposed road were investigated but the slopes and grades were thought to be incompatible with the City's MR requirements. As proposed the park space would have both easy access and clear visibility from Hamptons Dr. NW. The park space will include pathways connecting into a significant landscape buffer surrounding the development in Site A and a demographically appropriate recreational amenity to be determined through conversations with The City of Calgary Parks Department and through ongoing discussions with the community. Feedback from the community has indicated that there is a desire for a gathering area/ multi-seating node for the communities more mature demographics as well as a potential tot-lot for grandchildren and young families to recreate within.

The HOA maintained open space/ green buffer area ensures that significant visual landscaping will occur for homes surrounding Site A. A pathway is proposed to be located within this buffer space with connections to Hamptons Dr. NW by way of an existing access ROW in the northeast corner of the site, as well as through both the emergency access pathway and the via pathway connection through the proposed MR park space. An additional pathway access onto Hampstead Green NW is proposed through an existing overland drainage. A grass swale with a 3 meter ROW will be required to run behind the proposed lots along the south side of the site in order to handle overland storm water drainage runoff. This easement will be maintained by the proposed HOA.

3.2 Configuration of Site B

Site B is located in the northwest of the Hamptons, in the northern area of the golf course between holes one and two on the existing practice area. Consisting of approximately 1.03 hectares (2.54 acres) Site B is proposed to be redesignated to Residential (R-1) district. There are 10 proposed single-family lots in Site B arranged in a mushroom-like formation around a two bulbs.

North of the site is golf course beyond that is Stoney Trail is approximately 140 meters from the north edge of Site B. Hamptons Way NW is approximately 60 meters south of Site B. A line of existing homes along the roadway will back onto proposed Site B. There is a significant buffer space which will remain as golf course lands of approximately 20 meters on average between these existing homes and the proposed lots in Site B. The average lot width in Site B approximately 60 feet.

The site is proposed as 74.4% (.76 hectares, 1.89 acres) of residential R-1 and 25.6% (.27 hectares .65 acres) road. The road is proposed as a residential street with a right of way (ROW) of 16 metres with a 9 metre paved carriage way. Entrance and egress from this road way will be onto Hamptons Way NW. Through discussion with City of Calgary Parks Department representatives at a pre-application EXPLORE meeting, indicated a desire for the MR requirement for Site B to be consolidated with the required dedication in Site A. Given the total land area of the two developments the proposed MR dedication amounts to 5.2%. However,

when added with the HOA buffer space and pathways the total amount of publically accessible green space equates to approximate 44% of the total project area.

The concept plan for Site B is shown in the map in Figure 6 below. This plan is also included in full with legend in Appendix A.

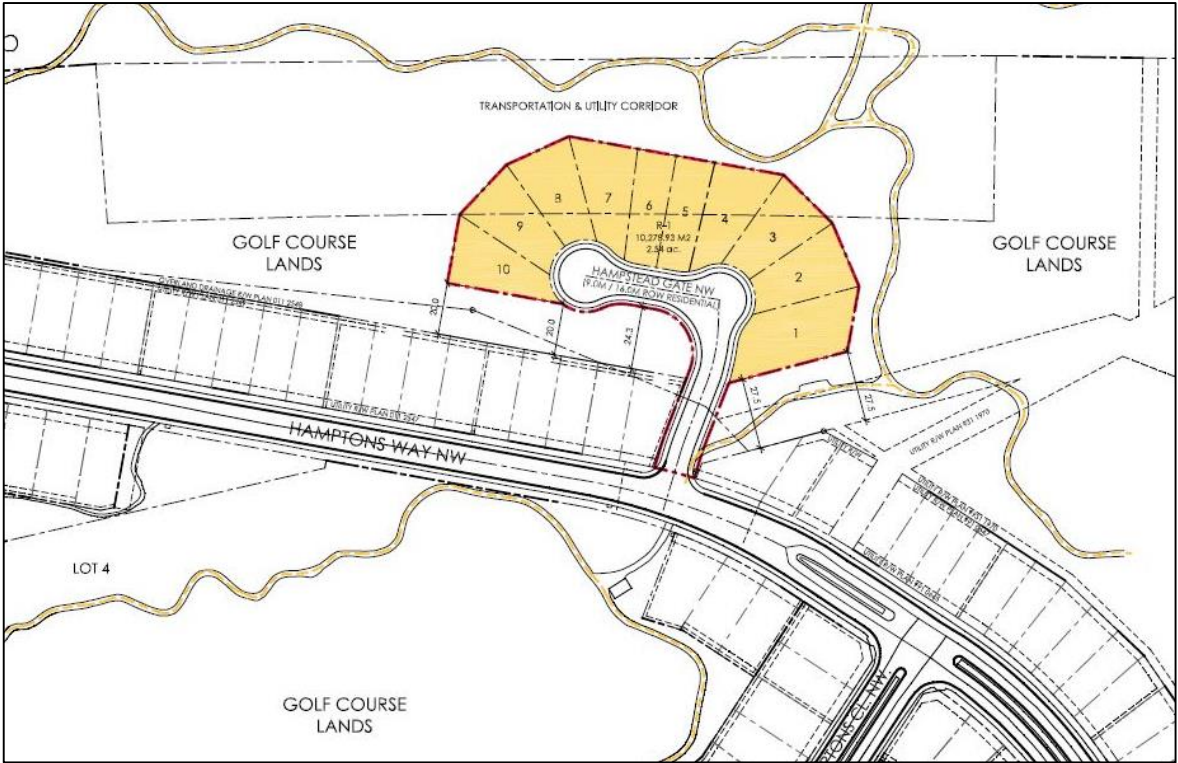


Figure 6. Map of Proposed Land Use Concept for Site B

3.3 Existing Transportation Network

Within the Hamptons community there are two collector roads, (Hamptons Boulevard NW and Hamptons Dr. NW). The remaining of roads within the community are residential. Site A is located along Hamptons Dr. NW. on its north side. Quick access out of the Hamptons community is afforded by Country Hills Blvd. NW to the south. Country Hills can be taken to either Shaganappi Trail NW to the east or Sarcee Trail NW to the west of the community to connect north onto Stoney Trail NW. Either Stoney Trail or Country Hills Blvd. can be taken east to the Calgary International Airport (via Barlow Trail NE) in less than 30 min.

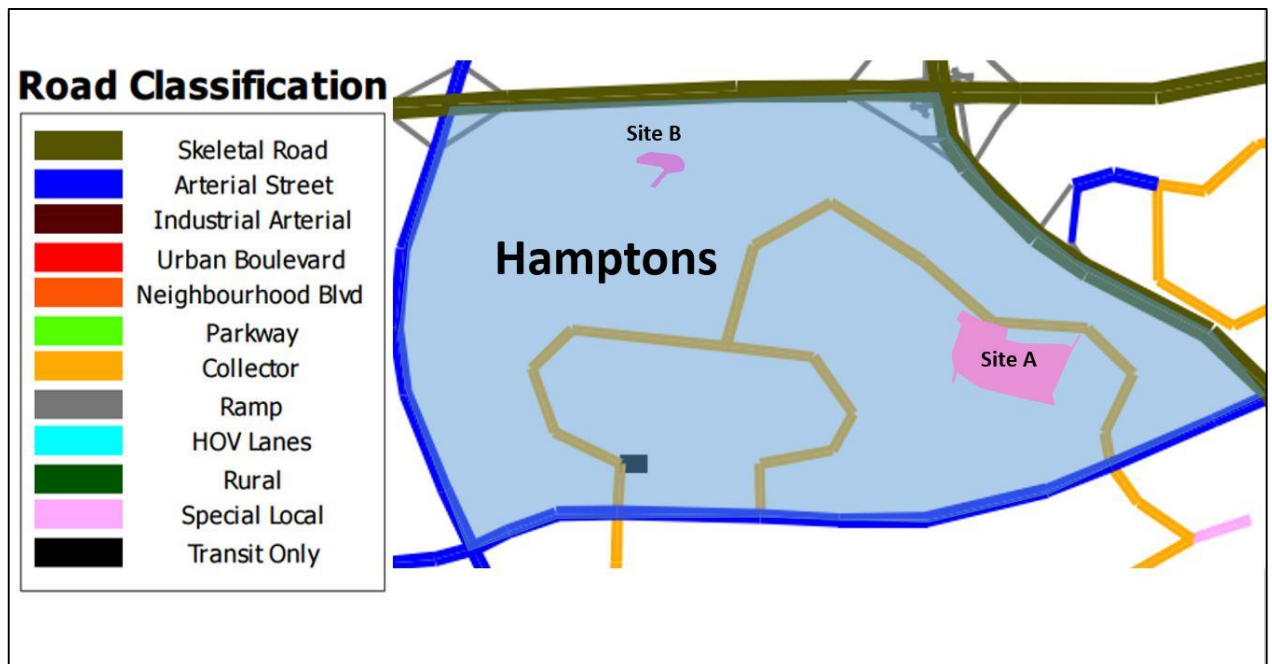


Figure 7. Road classifications in Hampton's community

3.4 Existing Transit

Areas in and around the site in the Hamptons community are currently well serviced by Calgary Transit. Existing express bus routes #54 and #154 circulate through the Hamptons community and Edgemont shuttling passengers to several area stops within these communities and most notably the Dalhousie LRT station. There is bus stop for route 54 located across Hamptons Drive NW adjacent to Site A. Site B is located along Hamptons Way NW. The closest transit stop to Site B is for both route 54 and 154 is located approximately 1.12 kilometers away. The #54 route runs during all standard City Transit operating hours and has an average frequency of 30 minutes for pick-ups. Route #154 also operates during all standard City Transit operating hours and has an average frequency of 30 minutes for pick-ups.



Figure 8. Map of Calgary Transit Routes, Hamptons Area. Source: Transit Calgary

3.5 Existing and Adjacent Land Uses

Site A and B are currently used for private recreation purposes and The Club operates as a privately owned 18-hole private golf course. Current land use is Special Purpose – Recreation (S-R) in Site A and B, and Special Purpose – Transportation and Utility Corridor (S-TUC) and Residential – Contextual One Dwelling (R-C1) in Site B only. Presently Site A is adjacent to several land use districts: Residential – Contextual One Dwelling (R-C1), Residential – Contextual One / Two Dwelling (R-C2), Multi-Residential – Contextual Grade-Oriented (M-CG), Special Purpose – School, Park and Community Reserve (S-SPR). Lands designated Commercial – Community 2 (C-C2) where a grocery, spa, gas station as well as financial and medical offices currently offer local shopping to the community (Figure 9). The commercial area is approximately 400 m walking distance from Site A.

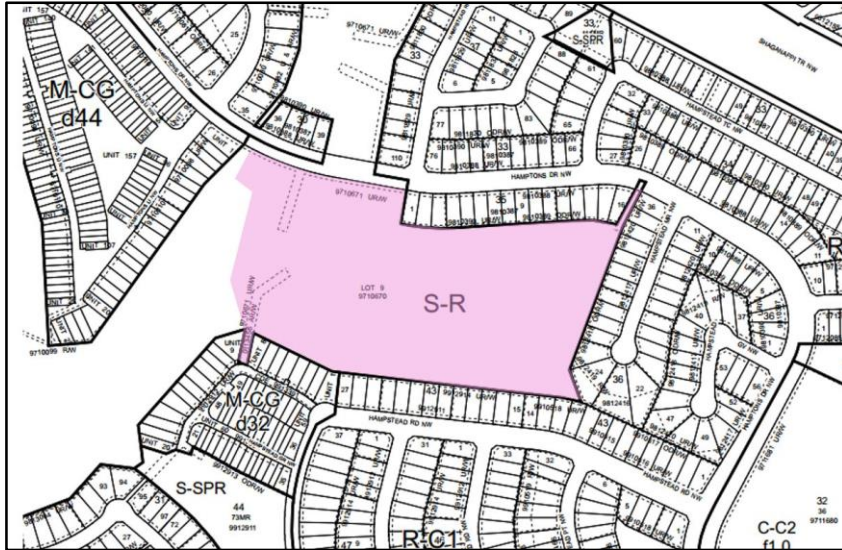


Figure 9. Map of Existing Land Use Types Site A and Surrounding Area

Site B is surrounded by land use types that include: Residential – Contextual One Dwelling (R-C1), Residential – Contextual One / Two Dwelling (R-C2), a park area of Special Purpose – School, Park and Community Reserve (S-SPR) and pockets of Special Purpose – Urban Nature (S-UN). A Transportation Utility Corridor is located beyond the golf course and to the north.

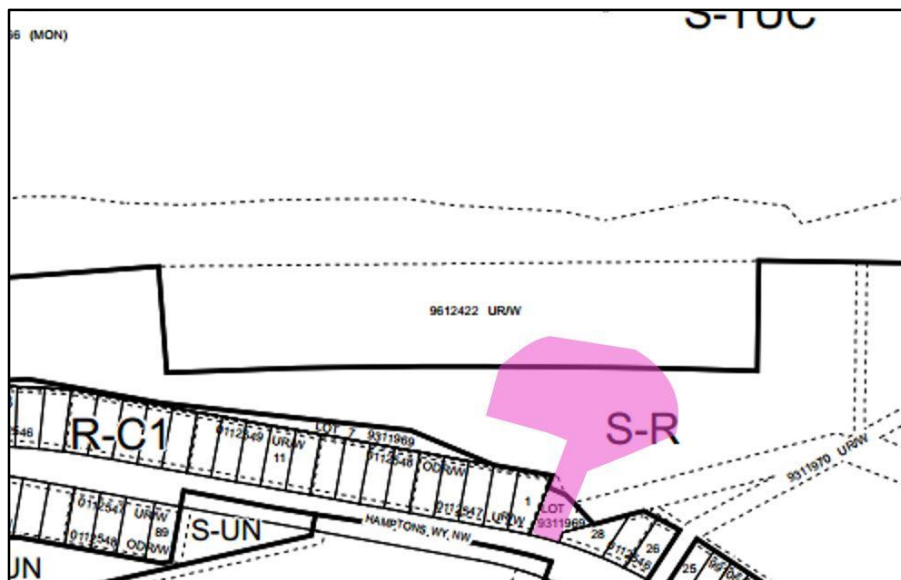


Figure 10. Map of Existing Land Use Types Site B and Surrounding Area

4 Municipal Development Plan (MDP) and Area Structure Plan (ASP) Policy Alignment

4.1 Alignment with MDP Policy

The Calgary Municipal Development Plan (MDP), sets out policy to direct future growth in The City of Calgary. These policy goals were thoroughly considered during the development of the proposed application. The development plans for Site A and B are in alignment with MDP policies for Complete Communities in that they represent well-designed urban forms which utilize land and existing infrastructure in the Developed Area and propose sensitive intensification adjacent to existing homes in the form of single detached dwellings.

4.2 Seven Goals of the MDP

The MDP outlines seven primary goals to guide growth in the city.

1. A prosperous economy
2. Shaping a more compact urban form
3. Creating great communities
4. Good Urban Design
5. Connecting to the City
6. Green the City
7. Managing Growth and Change

The application proposes a well-designed 68 unit development with a centralized municipal reserve dedication. In addition, transitional green buffers circle the development to provide an additional publically accessible amenity to the community of the Hamptons. The development will aid the Hamptons community in attracting new families to the neighborhood to sustain and maximize the use of existing community, social, and municipal infrastructure. The sensitive nature of the proposal allows incremental change to be proposed within a community that has a declining population.

4.3 Redevelopment in Developed and Established Area

In addition to these overarching goals for the city as a whole, the application is located within the Developed and Established Area of the MDP as shown in Figure 11. The policy calls for sensitive intensification within these areas in the form of secondary suites, single detached homes, semi-detached homes and townhomes. Given the context of the adjacent development and the existing use of the land as a golf course, the proposal outlines the development of 58 proposed lots on Site A and 10 lots on Site B.

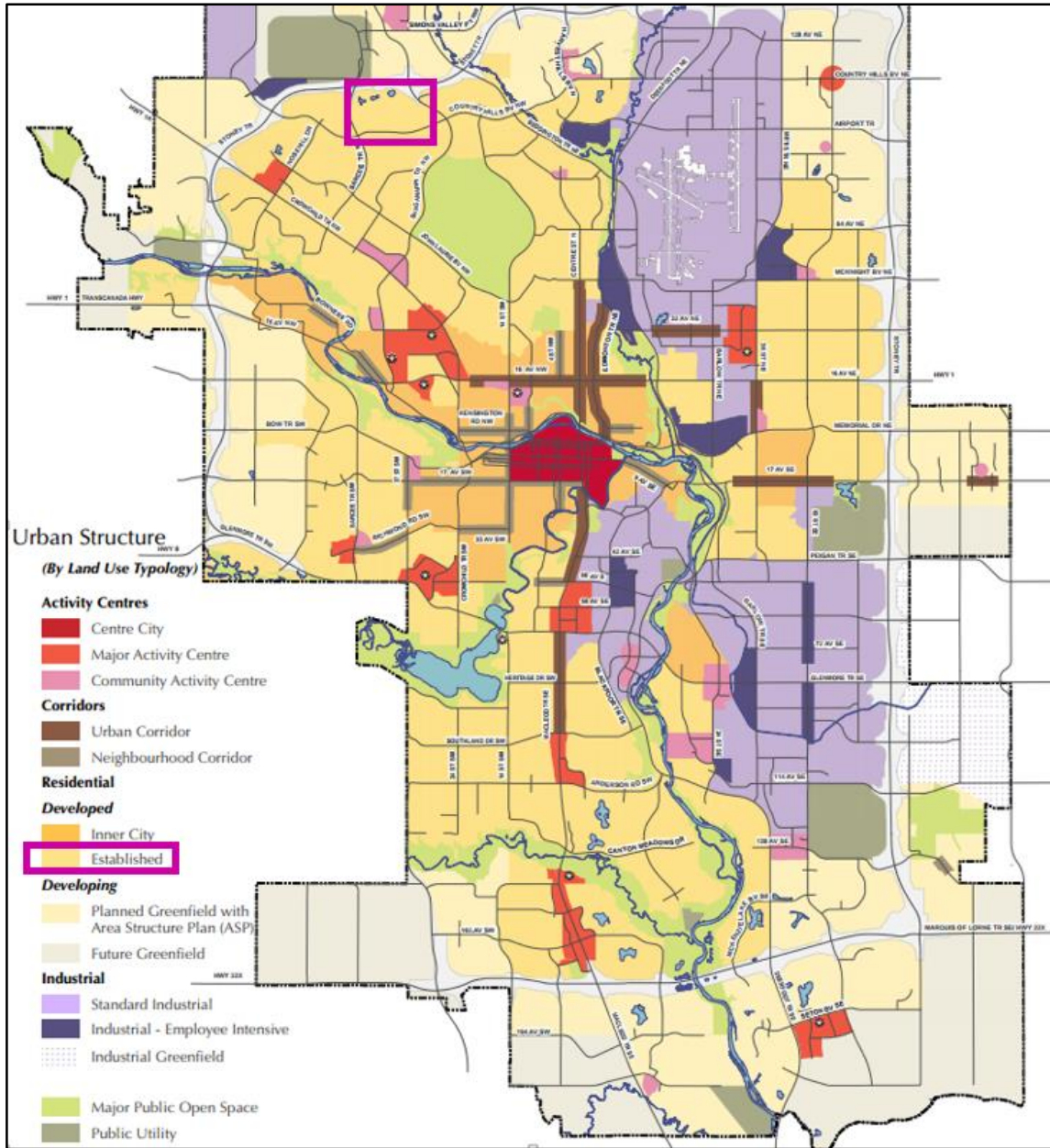


Figure 11. The Hamptons Indicated in MDP Urban Structure Map (City of Calgary MDP)

4.4 Alignment with ASP Policy

The Calgary Crowfoot Phase Four Area Structure Plan (ASP) is the planning policy currently in place for the community of the Hamptons at the ASP level. It was first approved by City Council in 1983 and has since been updated 7 times with the last amendment approved in 1997. Since the last amendment, The City of Calgary approved a new Municipal Development Plan (MDP) in 2009. Currently the proposed application aligns with the Calgary Crowfoot Phase Four ASP. No application to amend the ASP was deemed necessary by The City Planning Team in conjunction with land use redesignation intent. Several requirements that the ASP outlines for development of this nature are included in the application package.

The proposed land use is in line with the ASP intent that the area remain predominantly residential pattern of development. The 68 proposed residential units would result in a modest increase in density to the Hamptons by adding approximately 213 people to the community (based on the 2015 census figure of 3.2 residents per dwelling for the Hamptons.) Averaged together with the current UPH of 11.6 for the Hamptons, the density for the community post redevelopment would be approximately 11.9 UPH. This remains well within the 17-20 UPH range the ASP established for the Hamptons area (e.g. Cell B).

The pathway network being introduced within Site A meets the intent of Sec. 4.7.2 of the ASP that pedestrian pathways shall be established to provide links between residential neighbourhoods and other areas of the community. The plan retains the 18 hole golf course that the ASP targeted for the Hamptons area while increasing density in line with the ASP's expectations as described in Sec. 4.2.

5 Community Engagement Activities

5.1 Engagement Summary

Recognizing that the golf course is located in an existing community, community engagement was conducted prior to submitting an application. QuantumPlace and The Club actively engaged the residents of the Hamptons to ensure concerns, solutions, and opportunities were heard and if possible, addressed within the application. These engagement efforts are summarized below. A full Community Engagement Summary report is included in this submission in Appendix B.

QuantumPlace engaged the Hampton's community early in the planning process before any set plans had been developed for either Site A or B. Letters were sent to adjacent land owners notifying them of two open houses in June of 2015. These two sessions were hosted prior to conceiving a plan and meeting with The City for an EXPLORE process. Two more sessions were hosted in March 2016 at which point details of the initial submission application had solidified. In total the four sessions were attended by approximately 640 residents.

Approximately 270 people signed up to be on the projects mailing list and received four updates over course of the pre-application planning stage that included information on engagement opportunities, consultant activity alerts and clarity on how feedback from open houses sessions was considered and could be downloaded for review. A comprehensive project website was also created with background on the decision to redevelop the two pocket areas, details on the planning process, downloadable PDFs of all materials shown at open houses and summaries of the comments received at the events, a feedback option for the community to continue to submit comments, questions, or suggestions regarding the reconfiguration and development areas, and an FAQ page where commonly heard questions were detailed and answered. In all e-mail correspondence and open house events the community was encouraged to visit the website for additional project information.

Through the website's contact function, QuantumPlace received 21 e-mail inquiries over the course of the pre-application planning process. These ranged from inquiries about timelines, to concerns about consultant access to adjacent properties during survey activities, to requests of The Club for protective screening to be added to existing lots on the perimeter of the course and other items. All emails were responded to by QuantumPlace representatives on an individual basis. Similar inquiries made by phone, 15 in total, during the pre-application planning process were also fielded on an individual basis. For a summary of all engagement activities undertaken during the pre-application process see the matrix below which outlines specific community engagement efforts (Figure 12).

Summary of Pre-Application Engagement Activities June 2015 to April 2016

Date	Engagement Activity
Jun. 2, 2015	<ul style="list-style-type: none"> Letter to residents to announce and show pocket locations and advertise June 19, 2015 open houses
Jun. 5, 2015	<ul style="list-style-type: none"> Neighbourhood signage placed in community to advertise June 19, 2015 open houses
Jun. 19, 2015	<ul style="list-style-type: none"> 400 people attended two open houses at The Hamptons Golf Club <ul style="list-style-type: none"> Initial bubble-concepts shown to start conversations with the public Introduced project website link as location for project resources and updates
Jun. 19, 2015	<ul style="list-style-type: none"> Project website goes live with: <ul style="list-style-type: none"> project information and updates downloadable resources (e.g. PDF's of visuals presented in engagement events) public feedback option
Jul. 10, 2015	<ul style="list-style-type: none"> E-mail sent to thank community for attendance at open houses and detail website updates <ul style="list-style-type: none"> PDF copy of all display boards made available PDF copy of "What We Heard" comment compilation made available
Sept. 24, 2015	<ul style="list-style-type: none"> Pre-Application "EXPLORE" meeting with City of Calgary
Nov. 16, 2015	<ul style="list-style-type: none"> E-mail sent to mailing list informing public about survey activity on course and potential required entrance into some private properties
Feb. 18, 2016	<ul style="list-style-type: none"> Meeting with Ward 2 Councilor to update on project progress and discuss March open house plans
Mar. 1, 2016	<ul style="list-style-type: none"> Meeting with The Hamptons HOA/ CA to update on project progress and discuss submission target and March open house plans
Mar. 9, 2016	<ul style="list-style-type: none"> E-mail sent to mailing list informing public about March 22, 2016 open houses <ul style="list-style-type: none"> messaging was vetted by Ward 2 communications representative and The Hamptons HOA/ CA and City Planners
Mar. 22, 2016	<ul style="list-style-type: none"> 240 people attended two open houses at The Hamptons Golf Club <ul style="list-style-type: none"> Updated concepts for Site A and B shown to the public for feedback
Mar. 31, 2016	<ul style="list-style-type: none"> E-mail sent to mailing list to thank community for attendance March 22, 2016 open houses and detail resulting updates on website <ul style="list-style-type: none"> PDF's of boards and "What We Heard" document made available on website
April 18, 2016	<ul style="list-style-type: none"> Meeting with The Hamptons HOA/ CA to discuss submission
Various Times	<ul style="list-style-type: none"> 20 phone calls responded to, 21 e-mails responded

Figure 12. Summary of Pre-Application Engagement Activities June 2015 to April 2016

6 Engineering, Transportation and Storm Water Management

6.1 Transportation Impact Assessment (TIA)

During an EXPLORE pre-application meeting with The City, it was determined that a Traffic Impact Assessment (TIA), would not be required for either Site A or B. The anticipated increase in Hampton's population is anticipated to be 213 people and The Hamptons community has sufficient road volume capacity to facilitate the proposed development.

6.2 Geotechnical and Slope Stability Reports

A geotechnical and slope stability report has been prepared by E2K Engineering Ltd. The report is included with this submission under separate cover.

6.3 Storm Water Management

A staged master drainage plan for the development is being prepared by WATT Consulting Group and will be submitted after the first Detailed Team Review, as agreed to by Parks and Engineering representatives from The City of Calgary during the EXPLORE pre-application meeting. A high-level evaluation of the proposed stormwater drainage options is included in this submission under separate cover.

The storm pond located on hole 15 will be removed from Site A to accommodate the proposed development. This storm pond currently services existing units in the area. This existing volume, and that of the 58 units proposed in Site A, will be facilitated on the golf course lands by diverting it off of Site A. Options include enlarging other ponds off site on The Club's lands.

6.4 Sanitary Servicing Study

A Sanitary Servicing Study (SSS) is included in this submission under separate cover.

6.5 Biophysical Impact Assessment (BIA)

A biophysical impact assessment (BIA) was undertaken and is submitted under separate cover. The BIA was conducted based on The City of Calgary Parks BIA framework, and identifies any potential project impacts and proposes appropriate mitigating measures with regards to: vegetation species, tree habitat and health, surface hydrology and wetland classification, aquatics habitat and species, surface water flow, wildlife signs and habitat and soil properties. The report concluded that within the plan areas there are no sensitive soils, threatened or endangered wildlife, natural wetlands, or fish habitat.

7 Conclusion

The Hamptons pocket development project is a sensitively integrated, development within an existing community in alignment with broad goals of the MDP. It incorporates residential development that respects the character of the existing community while achieving the goal of increasing housing options and diversity within The City of Calgary. The application includes a dedicated, easily accessible park with an age appropriate amenity, and extensive publically accessible open/ green space and pathways that will allow for new opportunities for recreation. The plan makes efficient use of existing infrastructure.

Several factors were incorporated in the development of Hamptons pocket development project residential expansion project. These factors include:

- Community Input
- Physical constraints of the land
- Policies of The City of Calgary, including the MDP
- Technical requirements of The City of Calgary (stormwater, transportation, servicing etc.)
- Existing character of the community
- Financial viability of the project

The proposed plan reflects a thoroughly considered balance of these factors.

We believe the proposed plan will be a positive addition to the community of Hamptons, and to Calgary as a whole.

Appendices

Appendix A: Map of Proposed Land Use Concept	29
Appendix B: Public Engagement Summary	31

Appendix A: Map of Proposed Land Use Concept

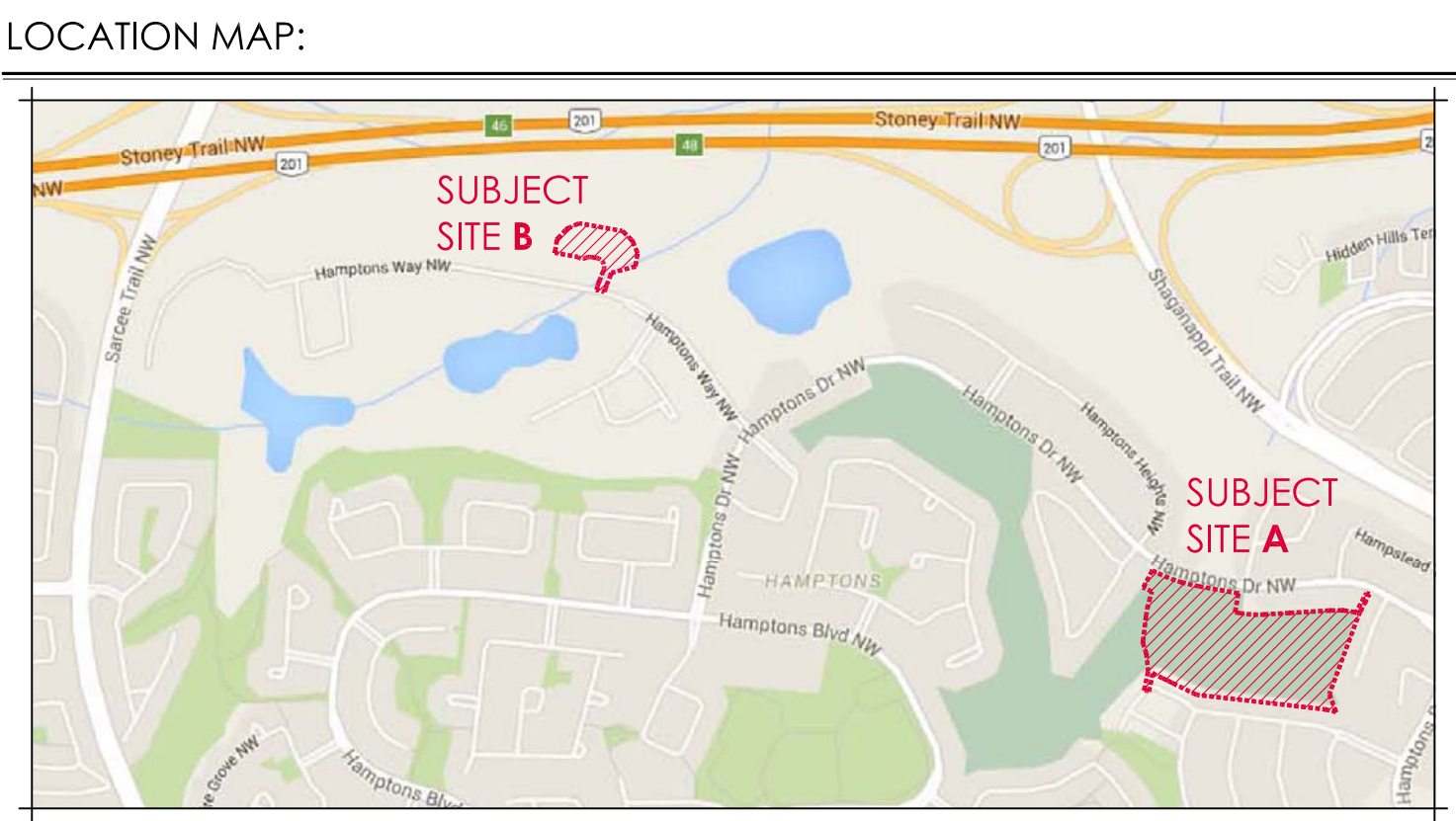
See folded 11x17 map provided.

SITE INFORMATION:

LEGAL DESCRIPTION: AFFECTING PORTION OF: LOT 9, PLAN 971 0670 ALL WITHIN THE S.W. 1/4 SEC. 19-25-1-5

MUNICIPAL ADDRESS: 130 HAMPTONS DRIVE NW.

SITE AREA: 64,758.58 M² / 16.00 ac / 6.48 ha



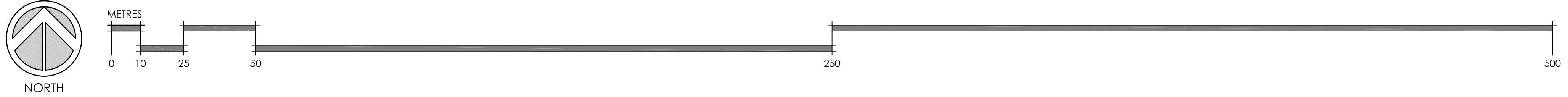
LEGEND:

LAND USE	AREA	%	UNIT COUNT
R-1 SINGLE DETACHED	7.48 ac / 3.03 ha	46.7	58
MR / S-SPR PARKS	0.96 ac / 0.39 ha	6.0	
HOA / S-R (INCLUDING EXISTING AND PROPOSED URWS)	5.91 ac / 2.39 ha	37.0	
PUL / S-CRI (6.0M EMERGENCY ACCESS)	0.16 ac / 0.06 ha	1.0	
ROADS / LANES	1.49 ac / 0.61 ha	9.3	
TOTALS	16.00 ac / 6.48 ha	100	58

TYPICAL CONTEXTUAL SINGLE FAMILY DETACHED LOT
11.582M x 38.10M
(38' x 125')

LEGEND:

PATHWAY / TRAIL TYPE	TRAIL WIDTH
LOCAL PATHWAY	2.5M
EMERGENCY ACCESS PATH (WITHIN 6.0M ROW)	4.0M
EXISTING GOLF PATH TO BE RETAINED	N/A
COMMUNITY AMENITY	



STAMP / PERMIT

GENERAL NOTES

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Written dimensions shall take precedence over scaled dimensions. The Contractor shall review all dimensions and other specifications and report any discrepancies to LAND[architecture]STUDIO prior to commencement of work.

All error or omissions shall be immediately reported to LAND[architecture]STUDIO prior to proceeding with work.

REVISIONS

DT / MR / YR REV# DESCRIPTION



POCKET DEVELOPMENT
CALGARY, ALBERTA, CANADA

SCALE	1:1000
DATE	19 APRIL 2016
ISSUED FOR	REVIEW
PROJECT NUMBER	13.016
DESIGN BY	PWS
DRAWN BY	PWS

DRAWING TITLE
SITE A
OUTLINE PLAN

DRAWING NUMBER
1.0

SITE INFORMATION:

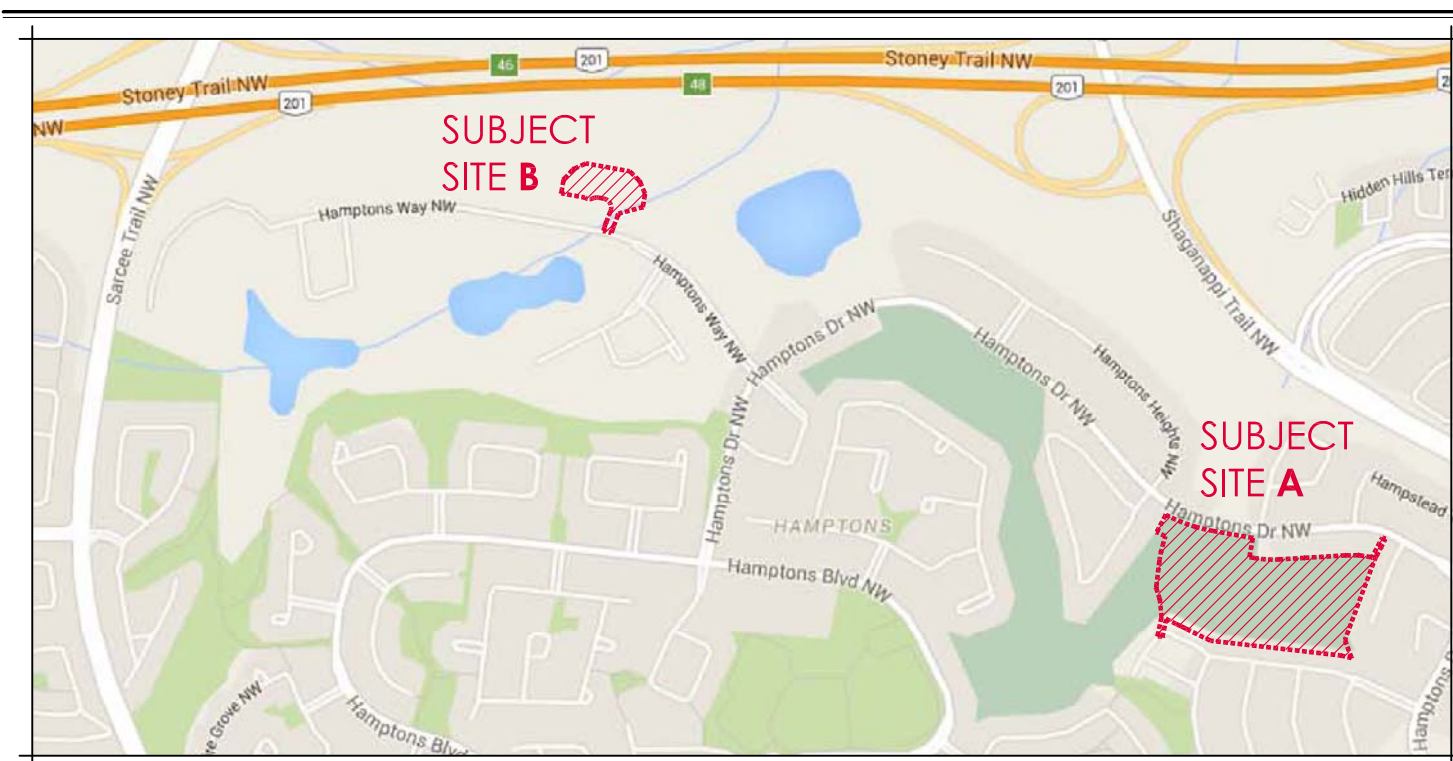
LEGAL DESCRIPTION:
 AFFECTING PORTIONS OF:
 LOTS 5 and 7, PLAN 9311969
 AND
 UTILITY CORRIDOR
 RIGHT OF WAY PLAN 9612422
 ALL WITHIN THE
 N. 1/2 SEC. 24-25-2-5
 AND
 BLOCK 1, PLAN 8311619

SITE AREA:
 10,278.93 M² / 2.54 ac / 1.03 ha

MUNICIPAL ADDRESS:
 69 HAMPTONS DRIVE NW and 61 HAMPTONS DRIVE NW
 11080R - 53 STREET NW

STAMP / PERMIT

LOCATION MAP:



GENERAL NOTES

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REVISIONS

DATE	BY / MM / YR	REV#	DESCRIPTION

LEGEND:

LAND USE	AREA	%	UNIT COUNT
R-1 SINGLE DETACHED	1.89 ac / 0.76 ha	74.4	10
ROADS / LANES	0.65 ac / 0.27 ha	25.6	
TOTALS	2.54 ac / 1.03 ha	100	10

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

LEGEND:

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

PROJECT



POCKET DEVELOPMENT
 CALGARY, ALBERTA, CANADA

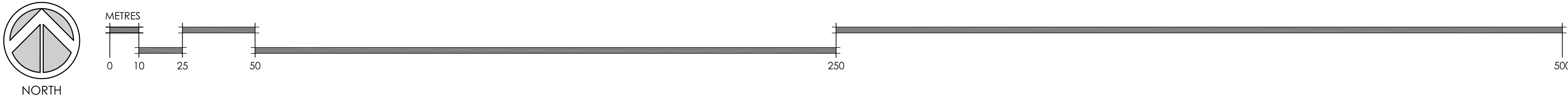
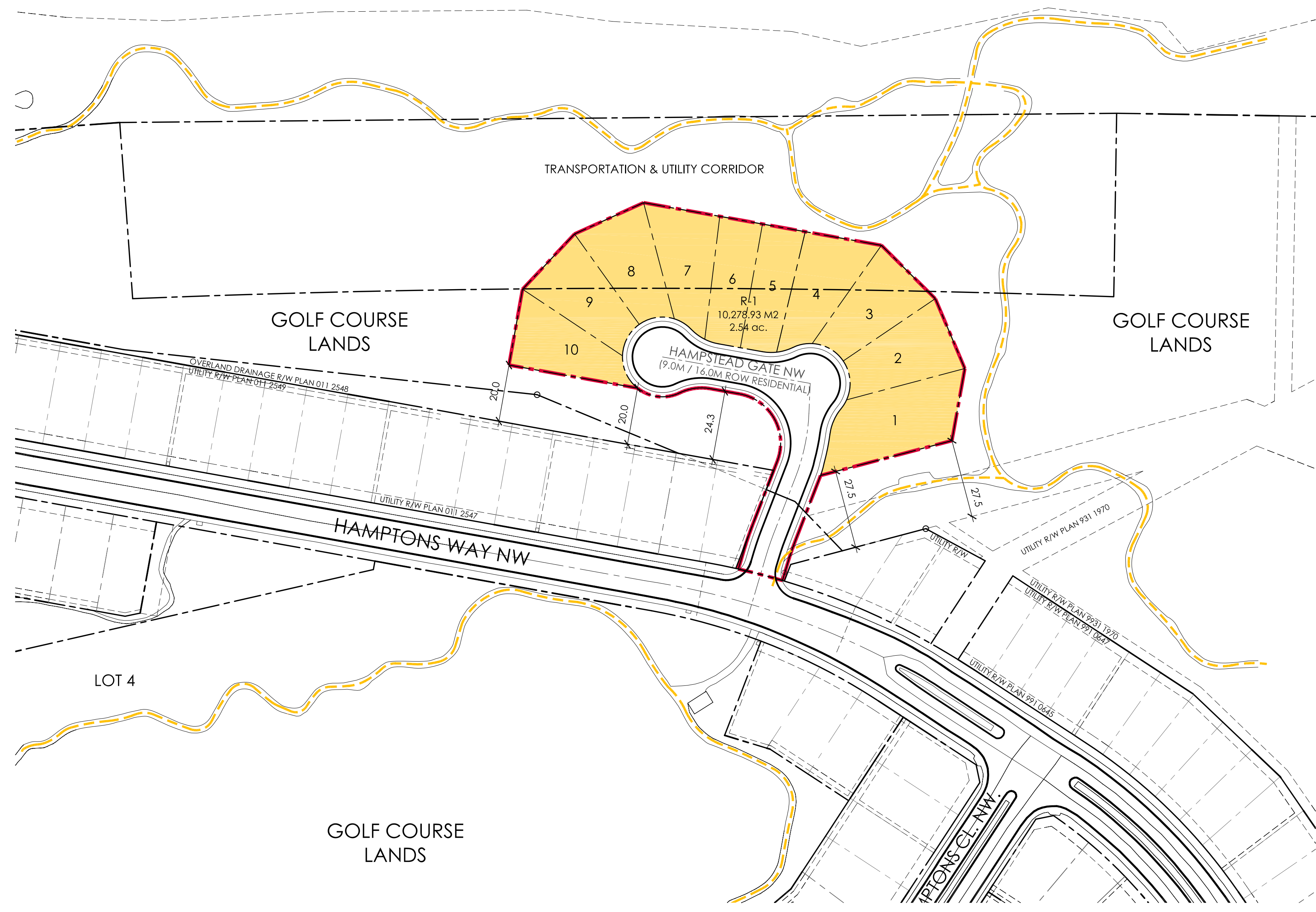
SCALE	1:1000
DATE	19 APRIL 2016
ISSUED FOR	REVIEW
PROJECT NUMBER	13.016
DESIGN BY	PWS
DRAWN BY	PWS

DRAWING TITLE

SITE B OUTLINE PLAN

DRAWING NUMBER

2.0



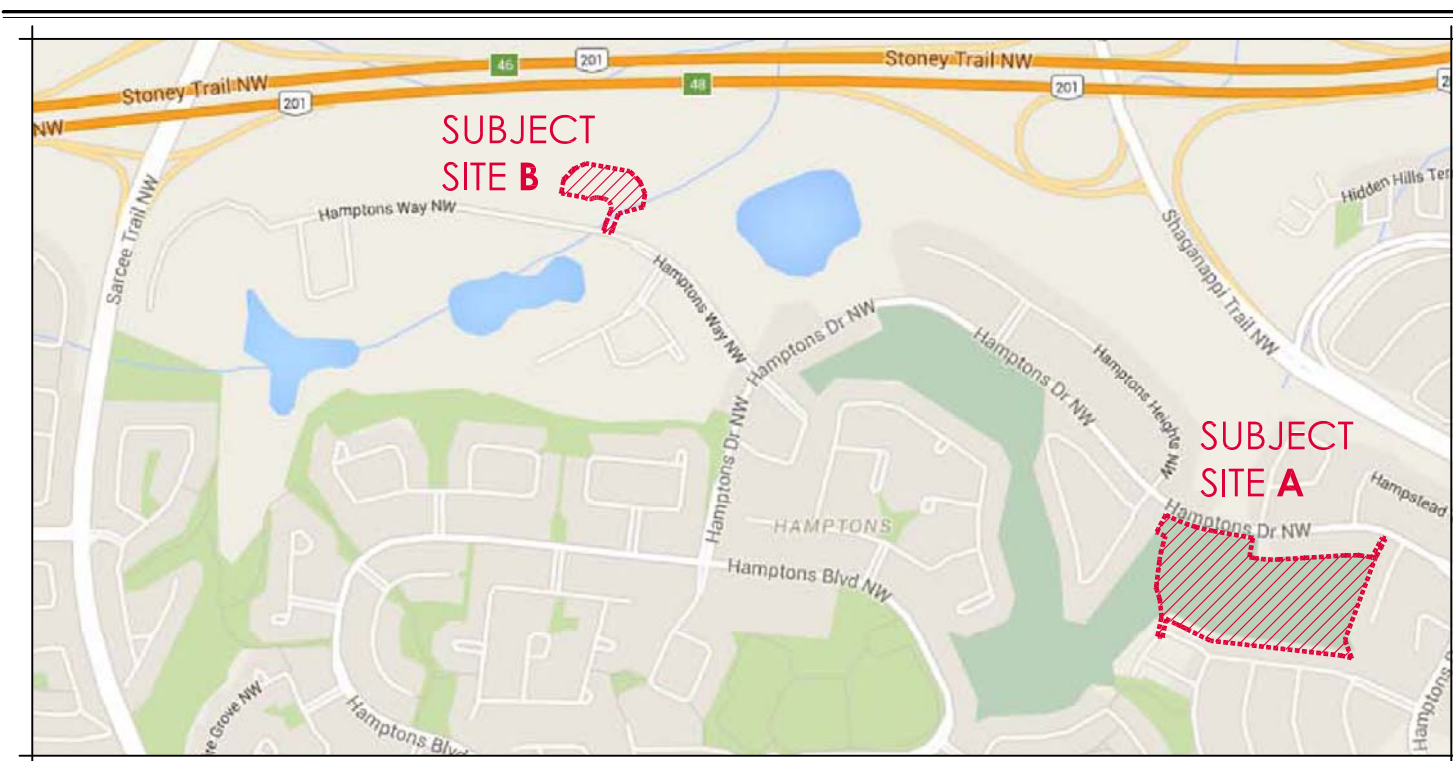
SITE INFORMATION:

LEGAL DESCRIPTION: AFFECTING PORTIONS OF: LOTS 5 and 7, PLAN 9311969 AND UTILITY CORRIDOR RIGHT OF WAY PLAN 9612422 ALL WITHIN THE N. 1/2 SEC. 24-25-2-5 AND BLOCK 1, PLAN 8311619

SITE AREA: 10,278.93 M² / 2.54 ac / 1.03 ha

MUNICIPAL ADDRESS:
 69 HAMPTONS DRIVE NW and 61 HAMPTONS DRIVE NW
 11080R - 53 STREET NW

LOCATION MAP:

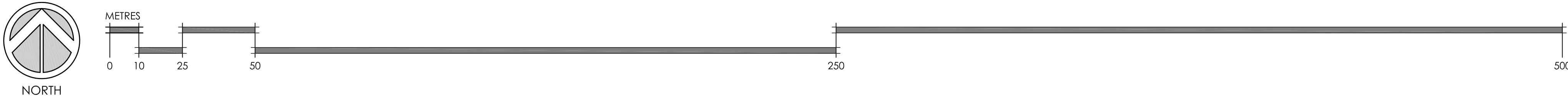
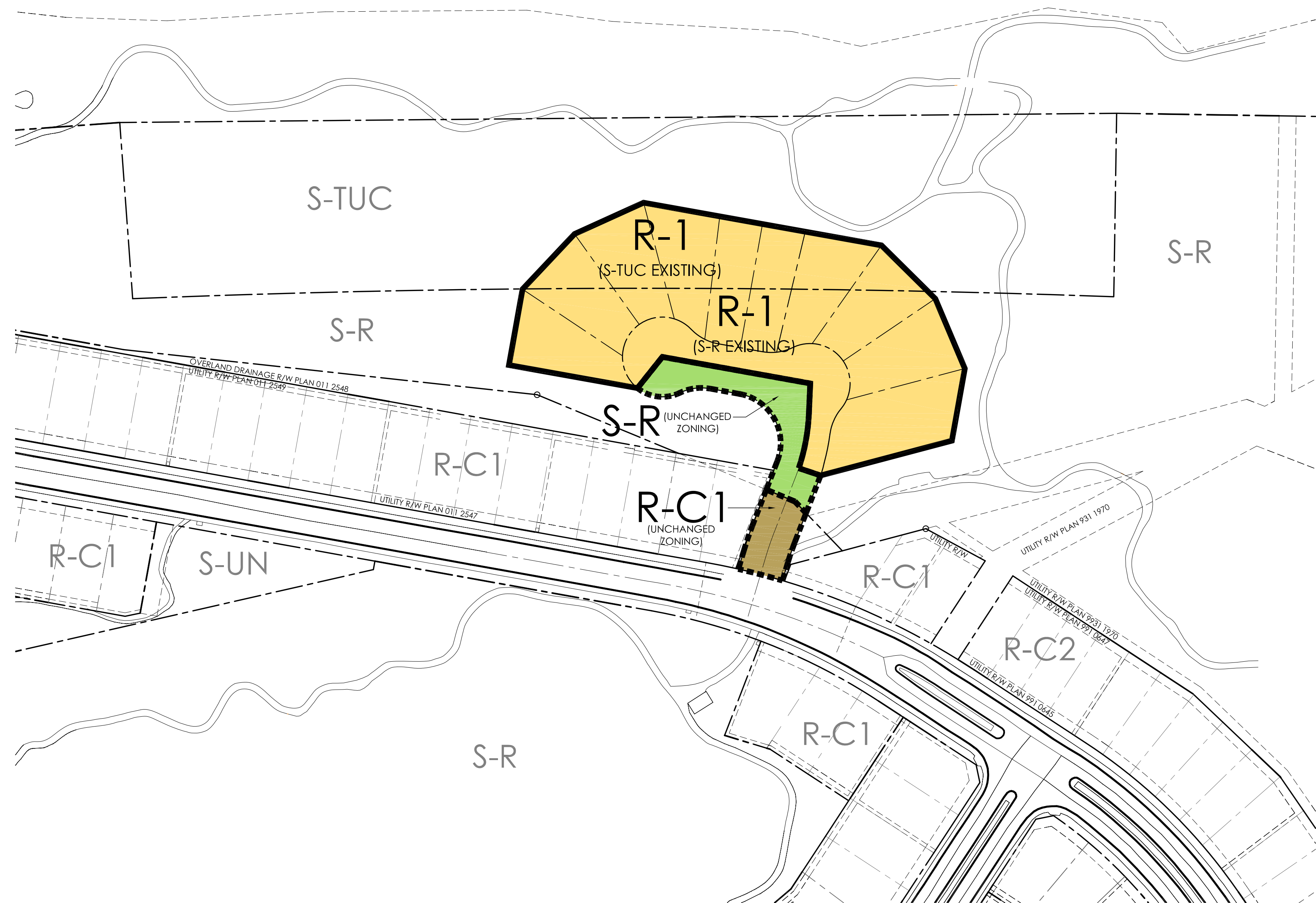


LEGEND:

PROPOSED LAND USE	AREA	%
R-1 (PROPOSED) EXISTING S-R	1.50 ac / 0.61 ha	59.05
R-1 (PROPOSED) EXISTING S-TUC	0.69 ac / 0.28 ha	27.17
R-C1 (UNCHANGED) CONTEXTUAL ONE DWELLING DISTRICT	0.11 ac / 0.04 ha	4.33
S-R (UNCHANGED)	0.24 ac / 0.10 ha	9.45
TOTALS	2.54 ac / 1.03 ha	100.0

LEGEND:

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



STAMP / PERMIT

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REVISIONS

DATE	BY / MN / YR	REV#	DESCRIPTION

PROJECT



POCKET DEVELOPMENT
 CALGARY, ALBERTA, CANADA

SCALE	1:1000
DATE	19 APRIL 2016
ISSUED FOR	REVIEW
PROJECT NUMBER	13.016
DESIGN BY	PWS
DRAWN BY	PWS

DRAWING TITLE

**SITE B
 PROPOSED
 LAND USE
 ZONING PLAN**

DRAWING NUMBER

2.1

Appendix B: Public Engagement Summary

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

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

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

Initial Engagement

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

June 19 2015 Open Houses

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

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

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

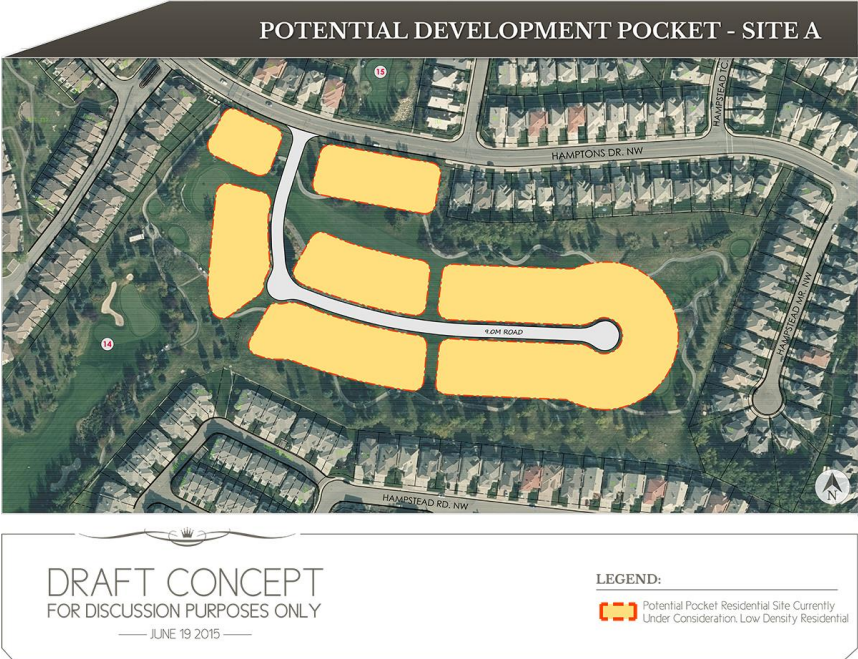


Figure 1. Draft Concept of Site A shown at June 19, 2015 open houses



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

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

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

Project Website

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

Ongoing Engagement and March 22 2016 Open Houses

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

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

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

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

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

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

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

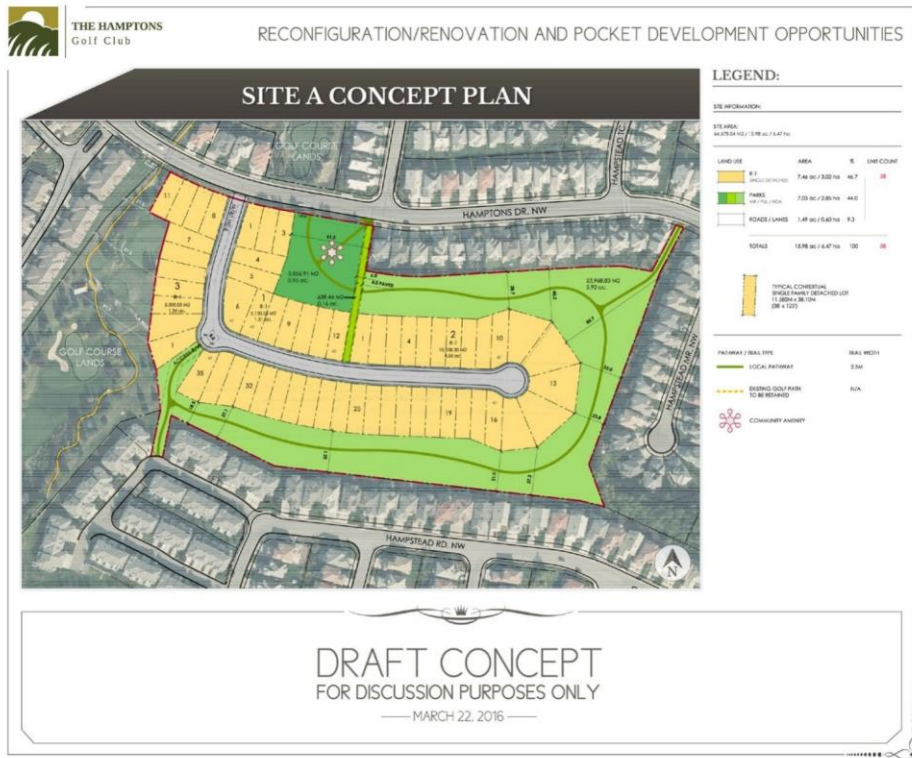


Figure 3. Draft Concept of Site A shown at March 22, 2016 open houses

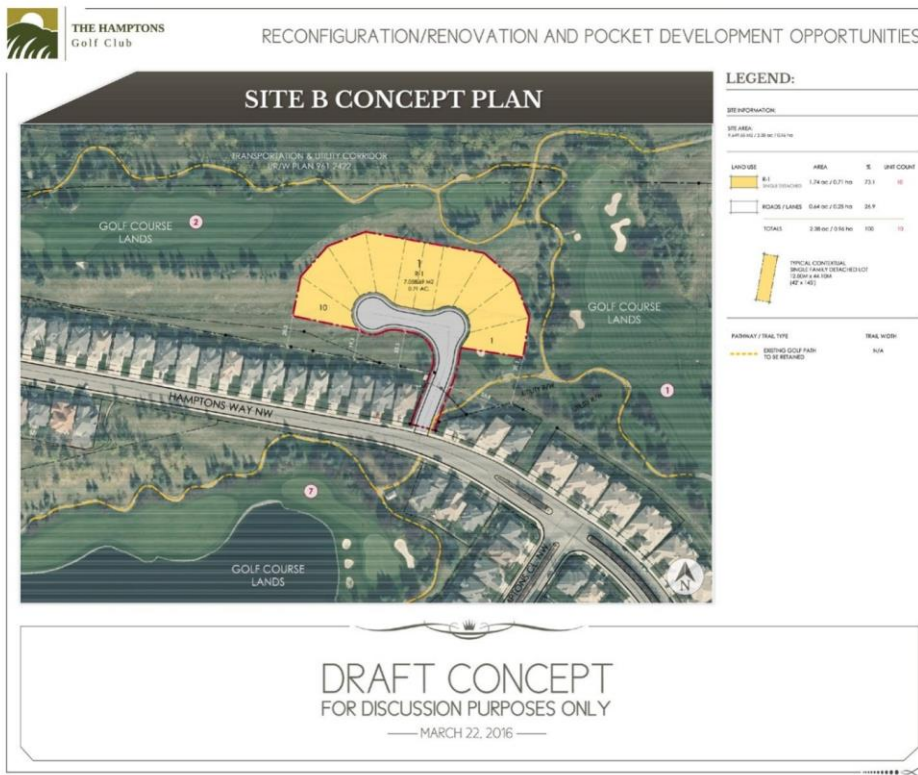


Figure 4. Draft Concept of Site A shown at March 22, 2016 open houses

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

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

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

Mailing List, E-mail and Phone Inquiries

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

Pre-Application Meeting with the Board of the Hamptons HOA

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

Feedback Summary

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

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

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

Conclusion

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