

07/11/2011

RE: PRESERVATION OF LIFESTYLE COMMUNITIES AND RECREATIONAL LAND

Alderman Diane Colley-Urquhart

WHEREAS “lifestyle communities” provide citizens with the opportunity to experience diverse lifestyles, are promoted on the basis of an expected “lifestyle” offered by the recreational amenities in the built environment, and evolve on the premise that they are a permanent, long-term commitment approved by Council; and

WHEREAS golf course and lake communities are both considered lifestyle communities that represent small suburban communities with a specific form and character and a Special-Purpose – Recreation District (S-R) designation under Land Use Bylaw 1P2007, with Section 248 defining an Outdoor Recreation Area as a use where people participate in sports and athletic activities outdoors; and

WHEREAS golf courses represent municipally-owned, or resident-owned, or privately-owned recreational uses, and the practice of identifying a golf course within a community in an ASP is confusing and arbitrary, and does not clearly reflect the policy intent for golf courses because ASP policy on golf course communities is derivative, rather than prescriptive; and

WHEREAS based on past practice and planning decisions, the integration of golf courses into residential communities has been assumed to be an acceptable practice in Calgary, and community-based golf courses are considered to be a positive feature in the City; and

WHEREAS when a golf course is approved by Council as part of a “golf course community”, it represents an integrated and permanent development with respect to the expectations and investment of homeowners and a long-term commitment by the municipality to this suburban development pattern, a commitment shared by the developer; and

WHEREAS the creation of a golf course community results from decisions by both the municipality and the developer, and these decisions result in homeowner confidence and certainty, but currently no policy that promotes or prohibits private golf course redevelopment within residential communities in the new Municipal Development Plan;

THEREFORE BE IT RESOLVED, that Administration be directed to examine the opportunities and risks associated with amending the Municipal Development Plan (MDP) to indicate that golf course communities have implicit permanency, thereby providing certainty for homeowners and clarity to developers.

FURTHER BE IT RESOLVED, that Administration also consider the current practice of identifying golf courses, private lakes and other major recreational amenities in Area Structure Plans on the basis that this practice results in some confusion as to the policy position of these amenities and report back through the SPC on LPT with recommendations for potential amendment options no later than March 2012.