



Stonebridge Working Group

Future of the Stonebridge Golf Course - Community Update



July 30th, 2019

Purpose: To bring the Stonebridge Community up to speed and present a proposed solution.

It will ultimately be up to the
Stonebridge Community to
decide if it wants to move
forward with this approach.

Tonight's Agenda

- Background
- The Stonebridge Working Group (SWG)
- What we heard from the community
- The proposed solution
- Financial requirements
- Potential benefits to the community
- Next steps and feedback collection
- Summary
- Q & A

Background

- **June 2018** → Submission of Mattamy's initial application for Phase 16
- **July 2018** → Community indicated very strong opposition
- **July 2018** → Encouraged by Councillors, Mattamy retracted their application
- **August 2018** → Stonebridge Community Association (SCA) conducted extensive community research (over 1000 households surveyed)
- **August 2018-March 2019** → SCA met to prepare for the expected release of a new application and participated in the facilitator selection process
- **April 2019** → Jack Stirling is proposed by the City and accepted as a neutral facilitator
- **April 2019** → The Stonebridge Working Group (SWG) is formed and holds its first meeting

The work of the SWG

- Has been meeting twice a week for the past 3 months
- Includes a balanced mix of viewpoints and expertise in different areas
- Conducted consultations with various subject matter experts
- Hundreds of hours put into discussion and planning
- Multiple back-and-forth negotiations with Mattamy
- Discussion focused on key pillars:
 - Golf course redesign (maintaining Championship course)
 - Residential development (elimination or minimization)
 - A longevity guarantee (i.e. certainty regarding the above)

The SWG consensus is that
the proposed solution
**addresses top community
concerns**

What we heard from the community

Top Concerns

Impact on the Stonebridge community



1. Loss of greenspace
2. Lower home property value
3. Potential for the total demise of the golf course
4. Lower public appeal of living in Stonebridge
5. Impact on scenery

Impact on the golf course itself



1. Loss of golf course vistas
2. Decrease in overall length
3. Poor golf course design
4. Decrease in the par of the course
5. Loss of competitiveness in golfing market

We have a unique opportunity as a community to **PERMANENTLY** end up here



**Full Development of
the Golf Course**
(legally possible
worst-case scenario)

**No Development of
the Golf Course**
(best-case scenario
but highly unrealistic)

The proposed solution

Re: Golf Course Design

Mattamy Agrees To:

1. Professionally redesign the golf course to keep championship status as a Par 70 / 6000 yard course
2. Maintain Audubon certification of the Golf Course

The proposed solution

Re: Longevity

Mattamy Agrees To:

1. Continue operating the golf course to its current standards for a minimum of 10 years (2029)
2. In the event Mattamy decides to get out of the golf course business they will provide 2 years written notice
3. Provide the Stonebridge Community with the option to purchase the golf course lands (198 acres), the clubhouse, maintenance facility and all Mattamy owned equipment for \$6M
4. If purchased, the lands can ONLY be used as either:
 - a. Golf course
 - b. Greenspace

The proposed solution

Re: Residential Development

Mattamy Agrees To:

1. Only develop Phase 16 ~158 units
 - a. All in the style of the existing Stonebridge Community
 - b. Same restrictive covenants
 - c. No additional housing development other than Phase 16.
 - d. In the event the Stonebridge Community decides to purchase the golf course lands and use them for greenspace, Mattamy retains the rights to develop a portion of the lands currently occupied by the clubhouse and maintenance area in accordance with Stonebridge community standards.
2. There will be no further development of any kind.

Golf course redesign and residential development - Latest working version supplied by Mattamy to the SWG



Stonebridge Golf Club
Concept 5

Hole	Par	Yards
1	4	402
2	3	183
3	5	524
4	4	394
5	4	321
6	4	352
7	3	142
8	4	392
9	3	122
Out	34	2,832
10	5	531
11	3	180
12	4	413
13	4	342
14	3	126
15	5	523
16	4	358
17	3	192
18	5	507
In	36	3,172
Total	70	6,004



**What is expected of the
Stonebridge Community in
order to make this happen?**

The Proposed Solution

Your Role

The Stonebridge Community agrees to:

- Purchase the golf course lands (198 acres), the clubhouse, maintenance facility and all Mattamy owned equipment for \$6m upon Mattamy ceasing to operate the golf course
- Only use the land for the operation of a golf course OR convert it to greenspace in the event that operating the golf course is no longer financially viable.
- If converted to greenspace, allow Mattamy to develop a portion of the clubhouse and maintenance area land (as indicated on previous slide) as its final development in the community.

The Stonebridge Community is being asked* to:

- Not oppose Mattamy's Phase 16 development application

*Individual residents maintain the legal right to object to the application

The potential benefits to residents

- Addresses the top concerns expressed by the community
- Permanently removes the uncertainty regarding future development
- Maintains Championship status of the golf course
- Protects property values for **ALL** Stonebridge residents
- Puts control of the golf course land into the hands of residents
- Permanently protects our greenspace
- Makes Stonebridge even more desirable in the market
- Secures our community's future for our families and future residents

To make this happen we need financing. We are proposing a **city-administered levy** as the financial vehicle

What do you mean by levy?

- The purpose of the levy is to provide **financial certainty** to acquire the lands and to continue operating the golf course
- A levy is:
 - An annual payment added to your property tax bill
 - Amount would be a % of your MPAC property value assessment
 - Implemented through a community wide vote administered by the City
- The levy would commence tax year 2021
- As part of the levy process the lands would be officially owned by the City with a long-term lease to the SCA for the operation of the golf course or conversion to greenspace

What would the levy amount be?

Estimated levy amount in order to raise required funds by 2029

MPAC Assessed Value of Home*	Approximate Annual Levy
Less than \$350,000	\$ 175
\$ 350,000 – 500,000	\$ 210
\$ 500,000 – 650,000	\$ 285
\$ 650,000 – 800,000	\$ 360
\$ 800,000 and above	\$ 475

***Subject to MPAC Reassessment**

Who would the levy apply to?



Next Steps

- **Tonight** → Presentation slides available for download (via SCA) and launch of [feedback survey](#)
- **August 2019**
 - Deadline for community feedback (Aug 20)
 - Finalize the Letter of Intent (LOI), which will establish the principles of a final legal agreement.
- **September 2019**
 - SWG to inform 3 ward Councillors as to whether the City should proceed with levy vote
 - Mattamy intends to file Phase 16 development application (on or after Sep 16)
- **October-November 2019**
 - City of Ottawa led Community Consultation on the Phase 16 application
 - Councillors recommendation of levy to Finance & Economic Development Committee (FEDCO)
 - Official levy vote (at least 50% of the votes cast need to be in support of it)
- **January-February 2020** → Rezoning Application will go to Planning Committee for Approval

In Summary

- Mattamy will file the Phase 16 application in September 2019
- While the community has several options, the SWG believes the proposed solution is in the best long term interest of the Stonebridge Community
- The SWG feels that this is truly a **unique unprecedented solution** reflecting the desires of the community, the goodwill of Mattamy, as well as the cooperation of the City of Ottawa

Special thanks!

- Mattamy
- City staff
- Councillors
- Stonebridge Community Association (SCA)



What do you think?

We want to hear from you!

<https://www.surveymonkey.com/r/SWGsolutionfeedback>



Feedback must be submitted by August 20th through the above survey. We cannot guarantee consideration of feedback through other means.

Q & A

