



# Golf Course & Residential Development

Environmental assessment, design and management services have become an integral part of the golf course and residential development industries. The operational policies, expansion and enhancement of existing facilities, development of new courses and facilities, and associated residential development must respond to environmental regulations, guidelines and increasing public expectations.

To meet this need, IRIS offers a professional team with over 20 years' experience in golf course management, design, and maintenance to assist course operators and developers as they respond to the new realities of their industry, and over 30 years' experience in environmental management of residential development. The proven expertise of IRIS' team in the biological, physical and social sciences, coupled with our project experience, provides our clients with the expertise and credible, practical advice to meet the demands of these industries.

## Related Services

### Environmental Assessment

Biophysical resource and social analysis are key components to be considered for development and on-going operational issues. In addition to the community in which they operate, developers and course management must be aware of and protect the natural features of the environment that their investments rely on. IRIS has specialists in the following areas ready to meet the particular needs of each project:

- *Fisheries & Aquatic Ecology*
- *Surface & Sub-surface Hydrology*
- *Wildlife*
- *Vegetation & Soils*
- *Energy Conservation*
- *Public Consultation*
- *Environmental Policy*

### Environmental Audits (EA)

EAs assist our clients in assessing their operations and facilities for compliance with relevant environmental legislation or corporate environmental policy, and are a means of demonstrating environmental leadership to communities and shareholders. As industry standards continue to evolve, through its Pathfinder™ Environmental Management System IRIS advises clients on how to minimize environmental liabilities and continually improve environmental performance. IRIS has conducted audits locally, regionally, and internationally for a wide range of activities, such as processing plants, institutions, refineries and pipelines.

## Environmental Site Assessments (ESA)

Financial and insurance institutions are increasingly requiring ESAs as a tool for identifying potential environmental liabilities present on real estate and golf course properties. ESAs involve a detailed review of previous uses of the property as well as site inspections to identify the potential for environmental contaminants in the soil, water or existing structures. If the ESA confirms or identifies probable contamination, more comprehensive study determines the extent of contamination, and presents efficient and cost effective remedial solutions.

## Environmental Policy Development

The IRIS team is experienced in developing environmental policy guidelines for regulatory agencies, international funding agencies and multi-national organizations. IRIS has co-coordinated and integrated environmental policy into legislation and regulations related to energy development, mining, forestry, and agriculture in Canada and many other parts of the world. From developing national strategies for protection of biodiversity, to preparing policies that strategically position clients based on their environmental achievements, IRIS provides flexible options that meet an organization's particular needs.

## Other Related Services Include:

- *Park & Protected Area Management*
- *Environmental Management Training*
- *Representation at Hearings*
- *Public Consultation Programs*
- *Eco-Tourism Planning & Development*

## Some Of Our Clients

- Garibaldi Travel Resorts at Squamish, B.C. *Impacts of 36-hole Golf Course*
- Denford Builders Ltd. *Bragg Creek Subdivisions Assessment*
- Clark & Associates Ltd. *Arbour Lake Sub-Division Site Assessment, Calgary*
- Resorts World Sdn. Bhd. *Awana Golf Course Expansion, Malaysia*
- The Banff Centre. *Area Redevelopment Plan*
- Design Studios West Inc. *Maryland Creek Ranch Development, Colorado*
- Canadian Pacific Railways. *Banff Station Place Development*



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