

STAGE 1 - RICHMOND GREEN GOLF COURSE

i. EXECUTIVE SUMMARY

The results of the Stage 1 feasibility analysis completed by Real Estate & Development Services (RE&DS) at Richmond Green Golf Course (RGGC) indicate that the land is heavily encumbered by two, large underground water reservoirs that must remain in place and that the additional land around the reservoirs is required by Water Resources (WR) for future expansion. Therefore, RE&DS recommends the repurposing of RGGC to provide for the future expansion of water reservoir infrastructure while maintaining much of the open space for recreational uses. Additionally, in conjunction with the repurposing, RE&DS recommends that the two small sub-standard ball diamonds residing within the adjacent Richmond Green Park, be relocated to the portion of RGGC lands currently encumbered by the water reservoirs. The current ball diamond lands are proposed to be evaluated in a Stage 2 work program.

Subject to Council approval and pending the results of the Stage 2 analysis, the ball diamond lands at Richmond Green Park would be recommended for disposition and the sale proceeds be directed towards Golf Course Operations per the direction of the original Motion Arising, as well as a portion of funds directed towards Parks to rebuild the ball diamonds over top of the reservoirs which would replace the existing ball diamonds in Richmond Green Park. The remaining lands within the former RGGC would be maintained by Parks and could provide for other recreational opportunities until such time the lands are required for the water reservoir expansion and then reconfigured as required.

These recommendations are illustrated in the map on page 3 and show 2.04 ha \pm (5.04ac \pm) of land at Richmond Green Park that would be analyzed for disposition. The following rationale is provided to summarize the land potential at the park and why RE&DS is proposing these recommendations:

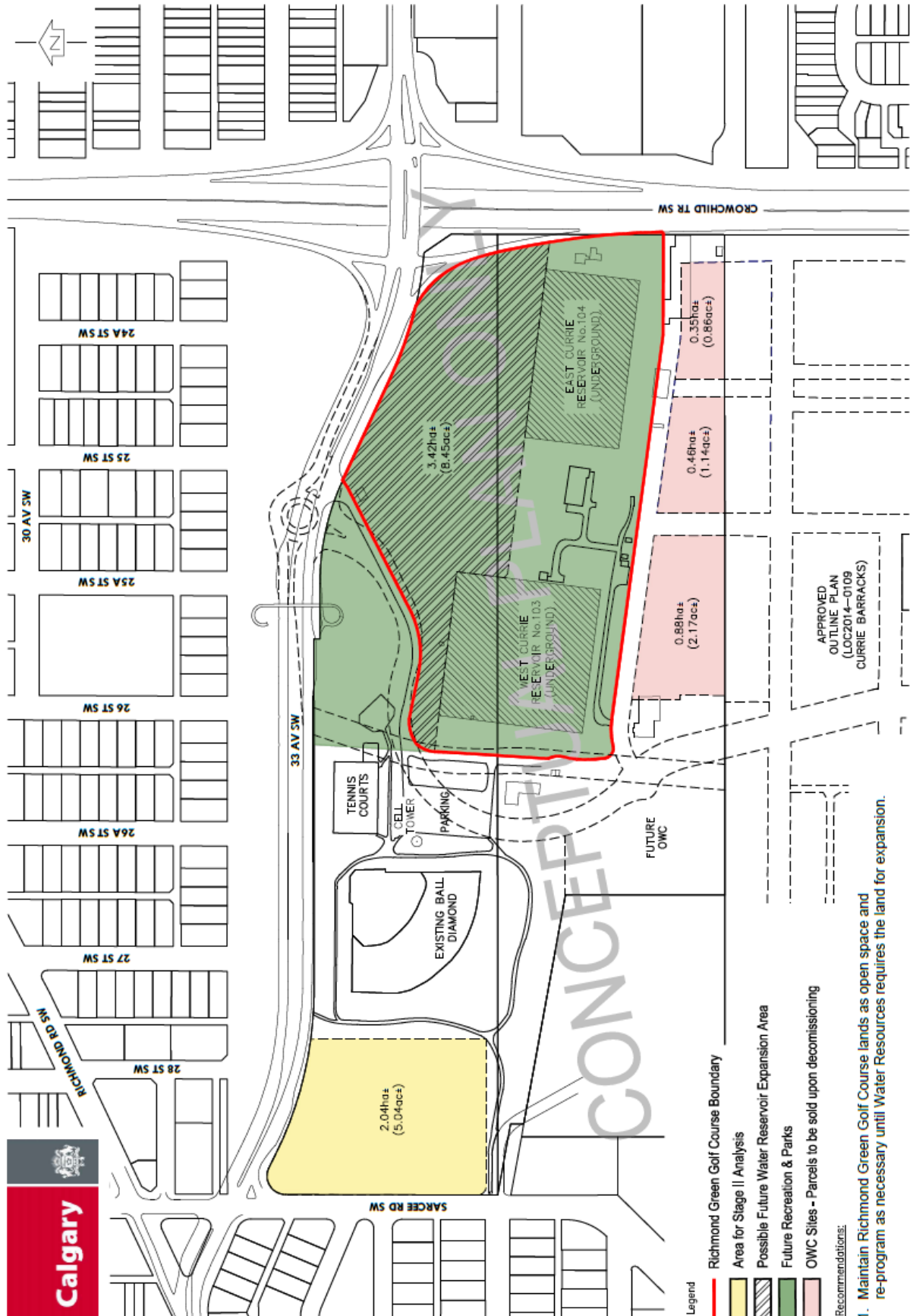
- Golf is currently played on top of the reservoirs and therefore the relocation of the ball diamonds to the reservoir site could presumably be permitted with the final configuration of the diamonds (or some other recreational use) subject to Water Resources approval;
- A potential sale of land to a private developer provides an opportunity to generate revenue for Recreation to enhance the municipal golf offering at other City of Calgary golf locations;
- A sale would provide a redevelopment opportunity near Richmond Green Park in the form of residential or mixed-use development, as the potentially surplus lands are located in a highly desirable area of Calgary and adjacent to major transportation routes and amenities;
- Richmond Green Park is an extension of Currie, which is an award-winning community, which adds value to the land;
- Aside from the closure of RGGC, the relocation of the ball diamonds to the RGGC lands would result in no net loss of ball diamonds from a quantitative standpoint for Richmond Green Park and qualitatively, would provide ball diamonds that meet The City's current standard specifications;
- The developer of Currie is Canada Lands Company (CLC) and they are required to build a secondary access out of Currie and connect to 33 Avenue SW. Final configuration of

this road can occur in Stage 2 where RE&ADS has developed a work program that ensures multiple internal stakeholders will be consulted;

- If no disposition of land occurs at our proposed new location and no land is being disposed of at RGGC, the Corporation will be required to maintain all the green space and would need to seek new revenue opportunities to offset the operational costs (as the golf operations is no longer providing any funds). Administration's recommendation reduces the operating costs by collocating ball diamonds and water reservoirs together, and the disposition of ball diamond lands provides a one-time financial benefit to the Corporation;
- RE&DS scenario provides the opportunity for Water Resources to secure land for expansion, Golf to achieve needed income and for Parks/Recreation to explore new opportunities for programming on the reservoir lands. While there is a loss of green space at Richmond Green Park, the amount of land being preserved at RGGC allows for continued protection of open space for the adjoining communities;
- The urban canopy at RGGC is maintained until such time that the reservoirs expand. We note that development at the ball diamond lands contains significantly fewer trees;
- RGGC is unique in that it is surrounded by other municipal land assets (i.e. OWC sites). This allows the Corporation to dispose of larger quantities of adjacent land in conjunction with a possible disposition of land at Richmond Green Park, potentially increasing the proceeds back to the Corporation.

By swapping in public park and open space for the golf course lands, The City is able to achieve a long-range planning outcome for Water Resources, and a possible economic uplift for Golf Course operations. The recommendation to relocate the ball diamonds to the reservoir lands also results in the ability to program the residual golf lands for other recreational uses.

RE&DS proposes to leverage the expertise of other BU's to minimize the hiring of outside consultants, however we anticipate this work program will require a budget of \$300,000 – \$400,000. Stage 2 will consist of public engagement, geotechnical analysis, environmental due diligence, conceptual analysis, and further market research with the goal of preparing a Method of Disposition (MOD).



Map 8
Richmond Green Golf Course
Recommendations
September 2019

- Legend
- Richmond Green Golf Course Boundary
 - Area for Stage II Analysis
 - Possible Future Water Reservoir Expansion Area
 - Future Recreation & Parks
 - OWC Sites - Parcels to be sold upon decommissioning

Recommendations:

1. Maintain Richmond Green Golf Course lands as open space and re-program as necessary until Water Resources requires the land for expansion.

NOTE: ROAD & SPORT FIELDS CONCEPT ARE FOR DISCUSSION PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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