

Richmond Green Stage Two Site Assessment and Planning Review

Background

In 2018 November, during the *One Calgary* budget discussions, a Motion Arising directed Calgary Recreation to prepare a plan for a real estate and development assessment on all City-owned golf courses for the purposes of decommissioning, repurposing and/or divesting of land for reinvestment back into sustaining the overall operations of Golf. Real Estate and Development Services (RE&DS) developed a two-stage plan to complete this direction. On 2019 May 27, Council approved the two-step work plan for this work.

On 2019 October 08 (PFC2019-1227) and 2020 March 10 (PFC2020-0251), a briefing note and report were provided detailing Stage 1 findings for the six sites. Stage 1 consisted of screening each course through a feasibility assessment matrix to determine if and where land at each course could be considered for repurposing or disposition.

On 16 March 2020, Council directed Administration to remove Shaganappi Golf Course from any further work and bring back options for the five-acre parcel at Richmond Green. This parcel is the only remaining land identified in the real estate assessment as having development potential. The recommended Stage 2 real estate assessment consists of geotechnical analysis, environmental due diligence, conceptual planning and further market research.

Site details and business unit stewardship around identified in Figure 1 below.

Comprehensive Planning of City Lands at Richmond Green

Several business units steward the lands and provide service at Richmond Green. Additionally, the Currie Barracks development requires a collector-standard access road connecting through these lands. A planning review is required to determine if Corporate and public needs for these lands align with disposition. In conjunction with RE&DS' Stage 2 assessment, Water Services, Facility Management, Transportation, Calgary Recreation and Calgary Parks will undertake a review of The City owned lands at Richmond Green to catalog Corporate needs, evaluate current uses and define existing on-site restrictions.

Upon completion of this work, Administration will report back to Council with recommendations for the lands. With approval from Council, Administration would then proceed with long-term planning for the subject lands, including conducting public engagement. Council's direction on disposition of the five-acre parcel would clarify if this parcel is included in this planning project. The outcome of this planning exercise would ensure Corporate needs are met and revenue opportunities are realized; contributing to the long-term sustainability of service to Calgarians.

Planning Deliverables

RE&DS Stage 2 Assessment

Deliverables for the the five-acre parcel include:

- Determining Opinion of Probable Costs (OPC) for development options;

- Geotechnical and environmental reporting;
- Land valuations for development options;
- Confirming transportation capacity;
- Confirming servicing capacity (storm, sanitary and water);
- Conceptual planning and potential development options;
- Administration's recommendations for repurposing and disposing of land.

Planning Review

Deliverables for the Planning Review:

- Current uses for the lands by department;
- Future needs for the lands by department;
- Current public utilization rates of amenities currently at site;
- Identification of needs based on current City strategies, priorities and policies;
- List of highest and best uses for public service by BU;
- Identification of restrictions;
- Identification of opportunities.

Figure 1 – Richmond Green Subject Lands



- Legend
- Subject Lands
 - Area for Stage II Analysis
 - Possible Future Water Reservoir Expansion Area
- Stewardship
- Calgary Parks Water Resources
 - Facility Management (Operator - Calgary Parks) (Asset Owner - Water Resources)

NTS

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