

Public Submission

City Clerk's Office



In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Leanne
Last name (required)	Ellis
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	June 8 PFC Committee Meeting on the Richmond Green Needs Assessment
Date of meeting	Jun 8, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I wish to speak at the June 8 PFC Committee Meeting with regards to the Richmond Green Needs Assessment. I am also submitting a letter from the Rutland Park Community Association to be added to the public record for this meeting. Thank you.

ISC: 1/1

Unrestricted

May 31, 2021



Your Community, Your Association, Your Voice

May 31, 2021

Re: Needs Assessment for Richmond Green Regional Park

Dear PFC Committee Members:

It is difficult to provide any rebuttal to documents which have yet to be made available to the public, but since this must be entered as a public submission in advance of a published agenda, we will focus on our key concerns and register to speak at the meeting.

There are still so many unanswered questions with regards to this process that we believe the document is incomplete and needs to be referred back to Administration for further input.

This process started with an investigation into the potential sale of golf course land as a means of providing operational income for City Golf. **As Richmond Green Golf Course houses some of the largest water reservoirs in the City, it is undevelopable and should NEVER have been considered in this investigation.** Somehow RE&DS then set their sights on the 2 upper baseball diamonds in Richmond Green Regional Park as a funding source instead. **We have been unable to determine EXACTLY who decided that selling 2 well used, well maintained baseball diamonds in a regional park equates to selling golf course land to subsidize golf operations.**

ALL of Richmond Green Regional Park including the ball diamonds, the golf course and the OWC land, etc are currently designated S-R. When the Currie Barracks land use amendment went before Council, we were opposed to the higher density residential land use that was being sought for the OWC land. While the policy area for the space was amended to allow for residential development, the land remains S-R and would have to go through a land use amendment in order to permit development in regional park space.

We supported the remainder of the Currie Barracks land use with the stipulation that ALL of Richmond Green Park and Golf Course remain as park space to offset the proposed density for the policy area. We were assured that their inclusion as "special places" in the Master Plan meant that they would remain as park space.

Now we are being told that the OWC land is being "swapped" for the upper baseball diamonds. Both spaces are ALREADY S-R and part of Richmond Green Regional Park. **The OWC land is contaminated, and needs to be remediated** out of Roads budget. There is still potential interest in developing the OWC land down the road. **If any land is to be developed, it needs to be the OWC land, NOT the baseball diamonds. Park space along Crowchild Trail would be SIGNIFICANTLY less enjoyable than park space along a residential street.**

ALL of Richmond Green Regional Park including the golf course, ball diamonds and OWC land is part of the stormwater catchment area for CFB West, as detailed in the Master Drainage Plan. Stormwater Management Systems for Currie were developed based on including this space for



Your Community, Your Association, Your Voice

water absorption. We brought this up with RE&DS in an email on March 6, 2021, and have never received any response with regards to this concern.

We have written numerous emails both to Water Resources and RE&DS with regards to how much of the golf course will need to be fenced off from the public. This is still unclear. When the course closed, City Golf indicated the space would always need to be fenced off in some fashion. City Water indicates that the space between the reservoirs will need to be fenced off FOR SURE. Reservoir expansion is estimated to be required in about 12 years. How much additional space will be lost? It is also our understanding that the security advisor for water treatment has not been engaged at this point with regards to the fencing requirements for the golf course reservoirs. **How can this Needs Assessment move forward without input from some of the most significant stakeholders in Water Security and potentially Stormwater Management?**

The CFB West Policy Area (CFB) is approved for a population of 21300, including Currie Barracks, and is being touted as the second downtown. Parks Open Space Policy dictates that 2.0 hectares of open/green space be provided per 1000 population. **At a population of 21300, the CFB West policy area will already be short 65 acres of open space before the final build. Richmond Green Regional Park is the ONLY space that can help offset that deficit (even though regional park space is intended to be in ADDITION to community open space).** The City should NOT be considering the sale of ANY of this space.

Regardless of how the City chooses to spin the sale of the baseball diamonds in Richmond Green Regional Park, selling ANY of the land results in a NET LOSS of public land.

In terms of the public engagement for the Needs Assessment, there were a number of inconsistencies in the May 4 Open House presentation and a number of errors of omission in terms of what was presented to the public. In addition, the responses from that presentation were intended to update the Richmond Green FAQ sheet on the engage website, and that has never been done. Citizens were notified that they could ask questions, when in reality this was supposed to form the What We Heard document. We have also requested a copy of the verbatim responses from the Open House (twice) and have never even received an email reply from RE&DS.

On May 25, 2021 we sent an email and attachment to all of City Council. It raised some procedural concerns with regards to the process to date, including documentation that a community association which does not directly border the baseball diamonds or Richmond Green Regional Park has been purportedly directing RE&DS as to how to spin this whole Needs Assessment.

We understand that RE&DS will be seeking an additional \$300000 for an outline plan and land use application for the remainder of Richmond Green Regional Park. **It is time to stop the spending—the baseball diamonds should NOT even be considered for sale, and surrounding communities have NOT been asking for upgrades to the park.**

The surrounding communities are very much aware that water infrastructure takes precedence over all other uses at Richmond Green Regional Park. They are also aware that a second access road for Currie Barracks is required, and that it will be built to BRT bus route standards.



Your Community, Your Association, Your Voice

We respectfully propose the following for your consideration:

- 1. The Land Use Amendment and Policy Area changes to accommodate residential and commercial use on the upper baseball diamonds at Richmond Green Regional Park should be abandoned/withdrawn completely.**
- 2. No further funding should be allotted for additional disposition of any of Richmond Green Regional Park or for any further Needs Assessment work at this point if said funds are to come out of the sale of the baseball diamonds.**
- 3. The OWC land should be remediated out of the Roads budget.** Preferably this remediated land would then be added to the open space total for the rest of the regional park in an effort to try and offset the approved density for the CFB West Policy Area.
- 4. As much of the Richmond Green Golf Course as possible should be opened up for public use.**
- 5. The plan for the Currie Barracks access road should be finalized.**
- 6. When there is budget money available, the City should consider potential upgrades to the regional park,** once the above concerns have been addressed, but NOT at the expense of selling off parts of this (or any other) regional park to do so.
- 7. Council needs to give careful consideration to a Regional Parks Policy. Should the decision be to sell off regional park space of any kind, Calgarians need to have a say in the form of a referendum question for the October election.** Should Council consider the sale of regional park space as means of balancing their budget during difficult economic times? Yes or No?

Thank you for your time and consideration on behalf of the communities of Currie Barracks, Rutland Park and Lincoln Park.

Regards,

Leanne Ellis

RPCA VP Development and Traffic

Craig Marceau

RPCA President

For the record, we do have a signed letter from the Richmond Knobhill Community Association, a pre-planning application file open, and an escalation open with the Mayor to transfer the development input boundaries from Richmond Knobhill Community Association to Currie Barracks/Rutland Park Community Association, as all of the space falls within Policy Area A of the CFB West Master Plan, and we are the development contact for the revised CFB West Master Plan.

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First name (required)	Mark
Last name (required)	Yobb
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Richmond Green Needs Assessment Concerns for June 8 PFC Meeting
Date of meeting	Jun 8, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Letter of concerns attached

May 31, 2021

Re: Needs Assessment for the Richmond Green Regional Park

Dear PFC Committee Members:

The Rutland Park Community Association conducted an online survey of our communities regarding the sale and / or repurposing of the 5 acre section on the west side of Richmond Green Park. Ninety (90) percent of respondents are fully opposed.

In addition to the interests of the community council should be aware of the following issues associated with the current proposal and deviation from the intent of council's prior guidance.

The narrative used by the City of Calgary RE&DS department to turn the investigation into disposition of the Richmond Green Golf Course into an investigation into the disposition of the adjacent regional Richmond Green Park was (as written in PFC2019-122 Attachment 3B:

"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;"

Currently what is being proposed is nothing like what council voted on. Additionally the narrative regarding the available use cases of the closed Richmond Green Golf Course space as presented to council is misleading.



Figure 1 – Site composite

The old Richmond Green Golf Course was located in a fenced secured area, on top of the Currie finished potable water storage basins 103 and 104. Figure 1 shows a composite of the site. The use case was

that patrons were allowed to enter the secure area to play golf under the supervision of golf course staff. The facility was secured and locked outside of golf course operational hours. The general public were never allowed unsupervised access to the site.

The Currie potable water storage basins are some, if not, the oldest in Calgary. There has been a water storage facilities at this site for 100 years. This facility is schedule to be further expanded within the next 10 to 12 years. The OWC site, south of the existing facility has been ruled out as an expansion site. This means that the future expansion will have to be north of the existing basins (and north of the north feeder main as show in Figure 2.) **Once this facility is expanded in 10 or so years all land on the site will effectively be taken up by water storage facilities.**

Figure 2: Existing Water, Sanitary and Drainage Infrastructure

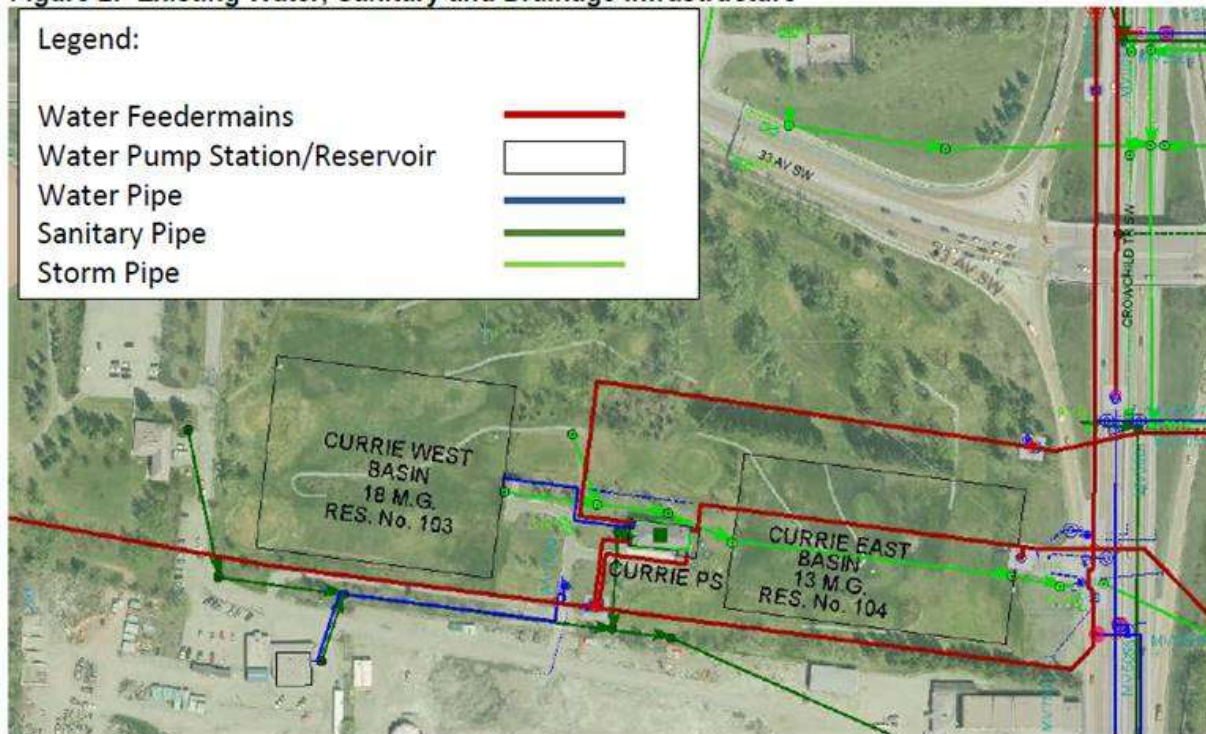


Figure 2 – City of Calgary Water Department Site Map

Not only is the Currie facility one of the oldest in the city but it is one of the largest. Similar facilities exist on the south end of Nose Hill (water storage basins 118 and 119) and in Panorama Hills (storage basin 120). Despite being directly adjacent to park space both the Nose Hill facility and the Panorama facility are fully enclosed and fenced.

The Richmond Green Golf Course was commissioned during a time of substantially lower threat of terrorism or sabotage. Modern potable water storage facility security requirements is informed by modern model standards such as the EPA referenced ASCE/AWWA Draft American National Standard for Trial Use, Guidelines for the Physical Security of Water Utilities. This standard for example provides

tables detailing benchmark security measures that identify countermeasures for identified threats.

TABLE 5-1
Benchmark Security Measures for Finished Water Storage Facilities

Security Measure	System Objective ^a		Vandals		Criminals		Saboteurs		Insiders		Applicable Sections in Appendix A, Physical Security Elements
	Delay	Detection	Base Level	Enhanced Level	Base Level	Enhanced Level	Base Level	Enhanced Level	Base Level	Enhanced Level	
Perimeter											
Basic perimeter fencing or perimeter walls	●		✓								1.0, 1.1, 8.1
Enhanced climb/cut-resistant fencing	●			✓	✓	✓	✓	✓			1.2
Foundation enhancements for fencing to prevent tunneling	●						✓	✓			1.7
Bollards or vehicle barriers limiting vehicle access	●							✓			5.0
Intrusion detection at perimeter		●		✓		✓	✓	✓			1.6, 3.0, 7.0, 9.1, 9.2, 11.0
Key-locked entrance gate	●		✓		✓		✓		✓		2.1, 10.2
Electronic access-controlled entrance gate	●	●		✓		✓		✓		✓	2.2, 2.3, 10.4
Perimeter site lighting		●	✓	✓	✓	✓	✓	✓			7.0
Gate entrance lighting		●		✓		✓	✓	✓			7.0 (4), (5), (6)
Hardened site openings larger than 96 sq. inches (62,000 sq. mm.) in area (e.g., grates on vents)	●		✓	✓	✓	✓	✓	✓			1.1, 13.2, 14.3

Figure 3- AWWA Guidelines for the Physical Security of Water Utilities

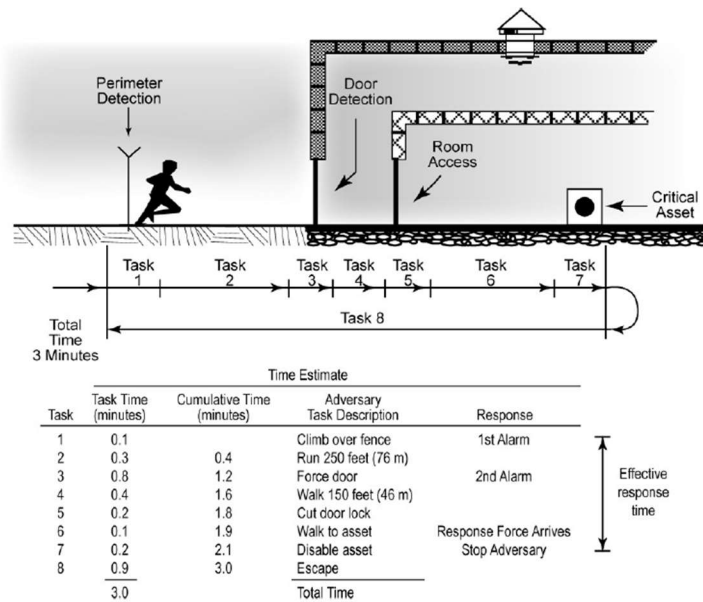


FIGURE 1-1
Concept of Delay Calculation (adapted from Garcia, 2001)

Figure 4 – Threat Assessment

An example page of one of these tables is included as Figure 3. **This standard talks about the need to complete a vulnerability assessment for determination of threat countermeasures.** This includes for example determining the time it would take for a perpetrator to contaminate water or damage equipment. Figure 4 is an example tool used for such a vulnerability assessment. A senior City of Calgary Water Department employee, when queried, admitted that to his knowledge no threat assessment had been conducted for the Currie water storage facility.

It is hard to image, based on modern security requirements, that a facility such as the Richmond Green Golf Course would ever be proposed. Why is the City of Calgary now proposing an even less secure use case for the Currie water storage facility as an offset for the sale of a regional park? Why is any acreage of this space even being included in the discussion?

The latest proposal from RE&DS only includes for provision of a single, substandard, ball diamond located on the South West corner of the OWC site. A hit to right field will land balls on a newly construct BRT route. In additional and somewhat unbelievably the site is located on the side of a substantial hill.

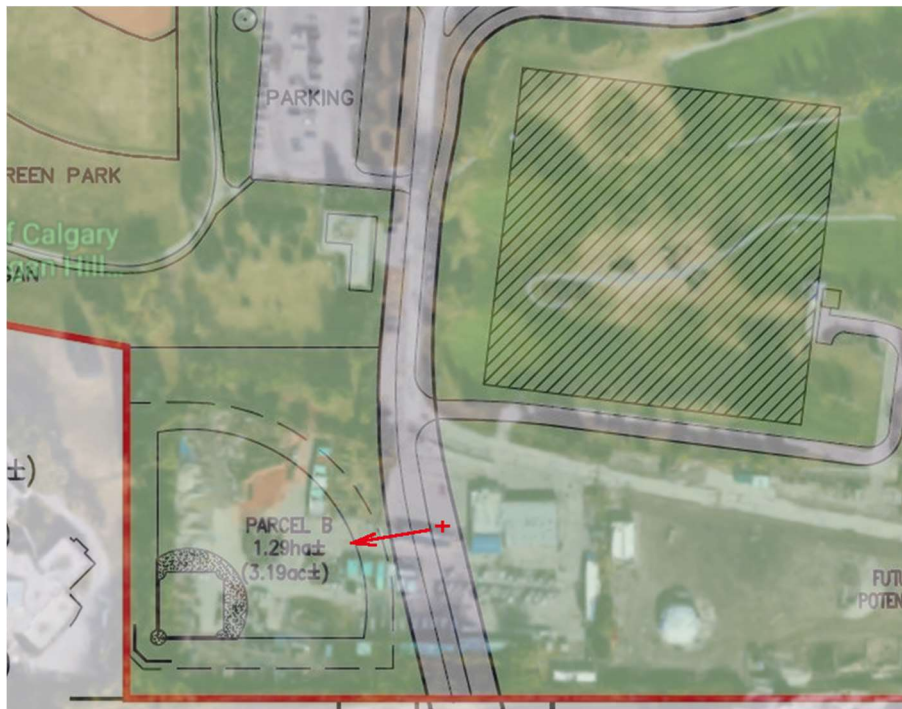


Figure 5 – Current Proposed Single Substandard Ball Diamond

The red cross and arrow in Figure 5 shows the site and direction of a picture taken of this site that is provide as Figure 6. There is an approximately 20 feet change in elevation from the space behind where the back stop would be to the edge of where the outfield would be. **Construction of this proposed ball diamond will require a retaining wall that would cost on the order of \$500k. Is the city serious about building a substandard ball diamond beside a BRT road for which an extremely expensive retaining wall would be required? Figure 7 shows a retaining wall of the expected scale that would be required. Has city engineering contacted the Westcare facility operators regarding this as tie backs may have to be driven underneath their facility?**



Figure 6 – Picture of proposed ball diamond site



Figure 7 – Expected retaining wall size. (Located at Aspen Landing Safeway)

In addition to the likely infeasibility of such a small ball diamond there are additional concerns regard this proposal such as the fact that no parking or access for this ball diamond is proposed.

Until last week the already approved but not yet built secondary access road to Currie Barracks (Quesnay Wood Drive) has been shown passing through the existing Richmond Green parking lot and tot park. This is shown in the proposal image provided in Figure 8.



Figure 8 – Prior proposed Quesnay Wood Drive

Seemingly based on identification of the essential nature of the parking facilities for the existing ball diamond, tennis courts and sliding hill the current proposal now shows the road following the path of the existing OWC site access road. This is shown in Figure 9.

The proposed change is appreciated only from the perspective of as an attempt to preserve existing facilities but **based on the seriousness of the existing ball diamond proposal and use case proposal of the Currie water storage facility there is significant concern that this road proposal is also not considered.** The CFB West Policy Area will be the home to over 21,000 people once it is built out. Will the proposed traffic circle and right turn heading south facilitate the thousands of vehicles attempting to enter Currie via this route at rush hour? Will this cause traffic to back up onto Crowchild Trail?

The proposals being forwarded by the City to this point seem to be only providing lip service to maintenance of existing facilities utility. The acreages presented at the May 4 open house were totally misleading. **RPCA volunteers have been in contact with City of Calgary Water department employees and have been told time and again that the water storage facility will have to be fenced off not only for security reasons but also for operational reasons.** Hypochlorination of this water facility can mean unsafe vapour release around the basin vents shown in Figure 1.



Figure 9 – Current Quesnay Wood Drive proposal

The communities that border Richmond Green Park are opposed to development of the 5 acre portion of the west side of the park. The city has continued to propose offsets that are illogical, unreasonably expensive, insecure and unsafe. A development on Richmond Green Park will result in the net loss of public space in contraction to the cities current own guidance. The OWC land is contaminated and is located directly adjacent to the 80 km/hr Crowchild Trail Laydown space will be required for maintenance of the Currie water storage facility which has also not been identified. The regional park space at Richmond Green Park has already been designated as offset space for the extremely high density that is approved and being built out on Currie Barracks. **How is it that 5 years after green space has been promised as an offset it is being offered up for sale?**

Table 1 includes an itemized list of major concerns.

No.	Proposal	Concerns
1.	Proposed offset of public access to old golf course i.e. Currie water storage facility.	a) Against common security practice. Significant risk to potable water users. b) Future expansion will mean the entire site will be effectively finished potable water storage infrastructure.
2.	Original proposal of upgrading existing two ball diamond to full size ball diamonds on top of the water storage basins.	a) Current proposal is for only one substandard ball diamond. c) Original proposal is impossible because of immovable infrastructure like the basin vents and access panels (independent of security issues.)

		<p>b) Original proposal is not secure.</p> <p>c) Substandard ball diamond currently being proposed is on the side of a hill and will require a very significant retaining wall making it impractically expensive.</p>
3.	Claim that there will be a net increase in open space.	<p>a) It is unclear what space will be accessible to the public given future water storage facility expansion requirements and security requirements.</p> <p>b) The OWC land is contaminated. It is located next to an 80 km/hr. roadway. It has been part of previous development proposals and the city has been previously unwilling to actually provide any guarantee of the actual availability of this space.</p> <p>c) All of the space is already zoned as S-R which means technically any rezone to MU-1 will mean a loss of S-R park space.¹</p>
4.	Currie Barracks approved secondary access not designed or completed. (Quesnay Wood Drive)	<p>a) There is significant concern that design requirements for this already approved road will mean the loss of existing park space and loss of the parking lot, and tot playground despite the current proposal. The parking lot represents the only means of access to these amenities for a significant portion of the existing users. The tennis courts, sliding hill and full sized ball diamond utility will be lost without these parking facilities. Stating that no space will be lost while moving forward with the Richmond Green sale before finalization of Quesnay Wood Drive is imprudent. This road will provide access for 21,000 people and needs to be designed appropriately. All that has been seen to date are conceptual sketches seemingly developed only to keep the Richmond Green Park space disposition on track.</p>
5.	Lack of community engagement	<p>The open house hosted by RE&DS did not allow any community members to voice their opinions. There have been significant misrepresentations both on the city Richmond Green Park website and at the May 4 'open house' session. The Ward 8 councilor made unsubstantiated claims regarding misinformation toward the RPCA at the open house. The survey conducted by the RPCA was forwarded to Ward 8 and despite this there is no interest in representation of the communities interests. Numerous community members upset about the potential sale, on their own volition, have posted signs of protest.</p>

Table 1 – Concerns ¹The application of S-R to the existing Currie water storage facility creates significant confusion and should be reconsidered

Given the lack of community support and the very significant issues regarding security, and the lack of feasibility of the city' proposal any consideration for rezoning should be, as a minimum, deferred until the appropriate work has been done to address the obvious concerns in the remainder of the park space. As it stands the Needs Assessment is missing some key explanations. The proposal, as it stands, creates the concern that the city is intent on moving forward without actual consultation or provision of a complete proposal. Many in the community who do not have time to question what is really on offer would be extremely disappointed when appraised of what is actually on offer. This has effectively already become an election issue and no rezoning should be consider until the citizens are allowed to speak through the election. **Roads needs to deal with the contaminated OWC land out of their own budget. Any upgrades to the regional park space should NOT be done at the expense of the baseball diamonds. Residents have NOT initiated the request for upgrades.**

Sincerely and with kind regards,

Mark Yobb

Director at Large

Rutland Park Community Association.
