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ITEM: #7.9 PFC2021-0834
Public
CITY CLERK'S DEPARTMENT

Richmond Green Needs Assessment

Real Estate and Development Services

PFC2021-0834

Objectives and Agenda

The purpose of this work is to present the Priorities and Finance Committee (PFC) with the results of the real estate analysis at Richmond Green.

- Council Direction
- Scope 1
- Scope 2
- Public Engagement
- Findings
- Land and Financial Recommendations
- Questions

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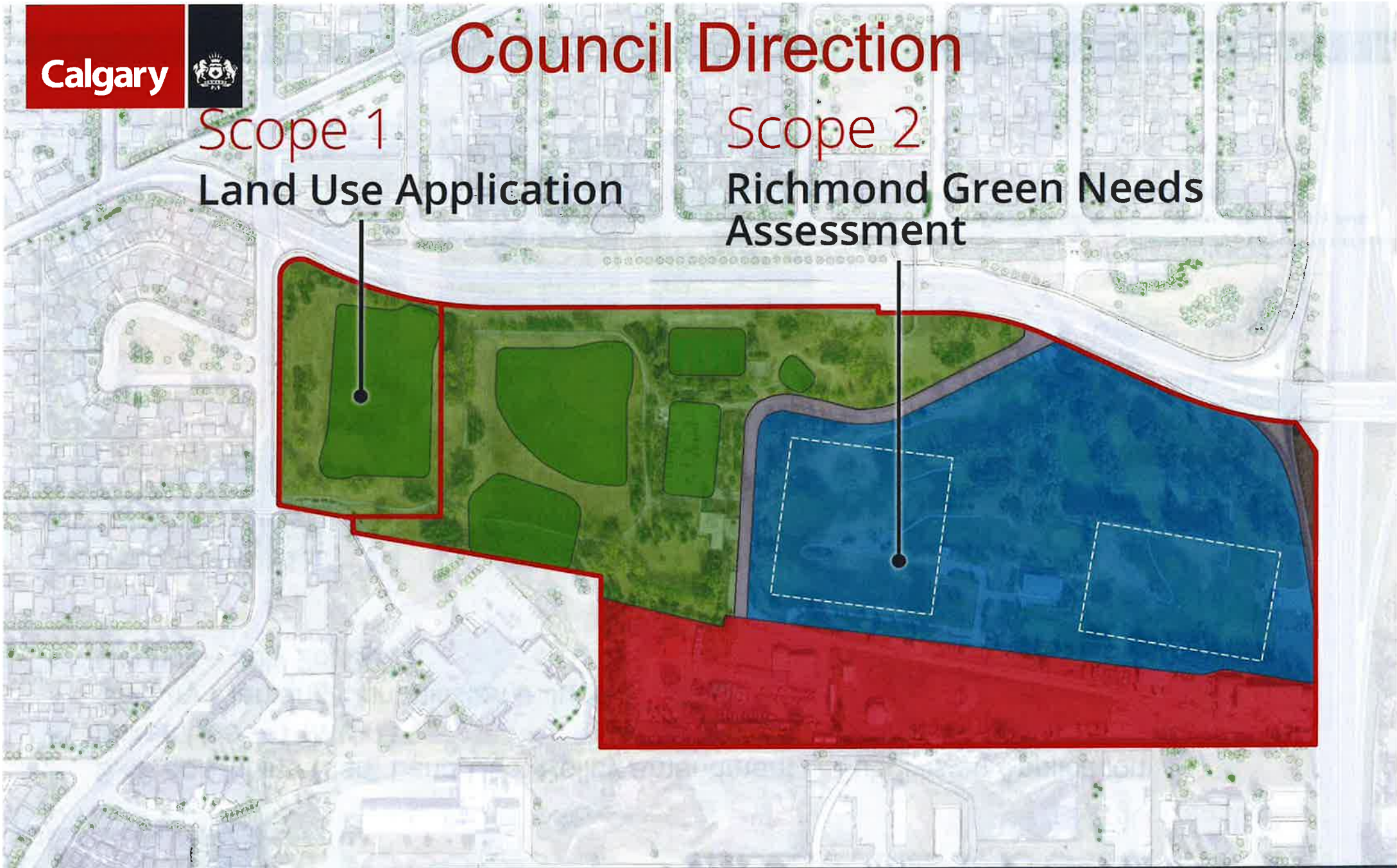
Council Direction

Scope 1

Land Use Application

Scope 2

Richmond Green Needs Assessment



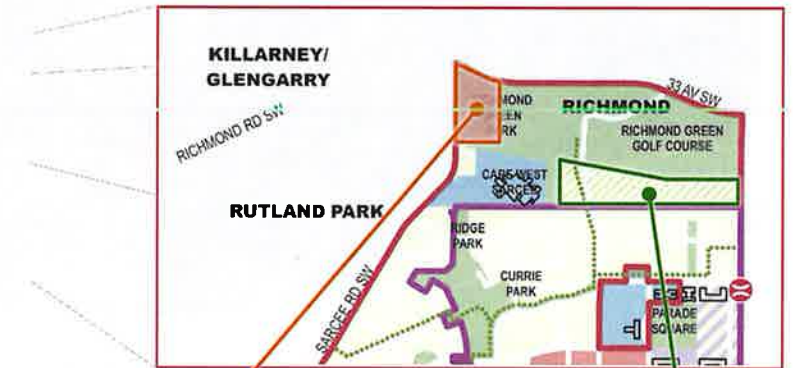
Scope 1 – LOC2021-0043

- 5.48 ac Outline Plan, Land Use, Policy Amendment & Subdivision Application
- Mixed Use – 1 (MU-1)
- Calgary Planning Commission – June 17, 2021
- Council – July 26, 2021



Development Concept

Amend CFB Master Plan:



Change the designation of the **5.45 acre** NW area **from Parks and Open Space to Residential**.

Change the designation of the **9.96 acre** OWC area **from Residential to Parks and Open Space**.

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Scope 2 – Needs Assessment

Existing Uses

Methodology

- Catalogue
- Consult
- Internal/External
- Validate
- Recommend

Parks / Water Resources

Road Maint.
Material Storage

Public Open Space

Operations Workplace Centre
(OCW) - being phased out

Closed Golf Course
- Underground water
Infrastructure

Facility Management

LEGEND

- | | | | |
|--|----------------------------|--|-----------------------------|
| | Baseball Diamond | | Parking Lot |
| | Tennis / Pickleball Courts | | Washroom |
| | Toboggan Hill | | Closed Golf Course |
| | Tot Lot (Small Playground) | | Underground Infrastructure |
| | Maintenance & Operations | | Above Ground Infrastructure |



Scope 2 - Public Engagement



Outreach:

- Website
- Social media
- Print media
- Email subscriber list / project FAQs
- Virtual calls
- Virtual open house

Stakeholders:

- Community Associations
- Adjacent Landowners
- Sports organizations
- Concerned citizens

What we Heard:

- The importance of green space.
- The deficiency of green space in surrounding communities and protecting the future of Richmond Green as a Regional Park;
- Concerns about selling park land;
- Concerns about the loss of the little league baseball diamond;

- Density, height, commercial uses, and traffic concerns for Parcel 'A';
- Water infrastructure security;
- The CFB West Master Plan policies;
- Funding for the Park, Council direction and process questions;
- Golf course and OWC land requirements now, and into the future.

Scope 2 - Findings

1. Water Reservoirs / Infrastructure

A. Expansion needed in the future. Timing is TBD

2. Operations Workplace Centre (OWC)

B. Ending its lifecycle / salt issues

3. Calgary Neighbourhoods Building

D. Soon to be vacant

4. Golf Course Closed

E. Disc golf as interim use

5. Quesnay Wood Dr SW

F. BRT alignment

G. Needed / Constructed as part of Currie Barracks Development

6. Open Space

H. Opportunity to expand open space through repurposing of OWC and public access to former golf course lands

7. Baseball Diamond Usage

I. Diamonds are well used by Calgary West Little League

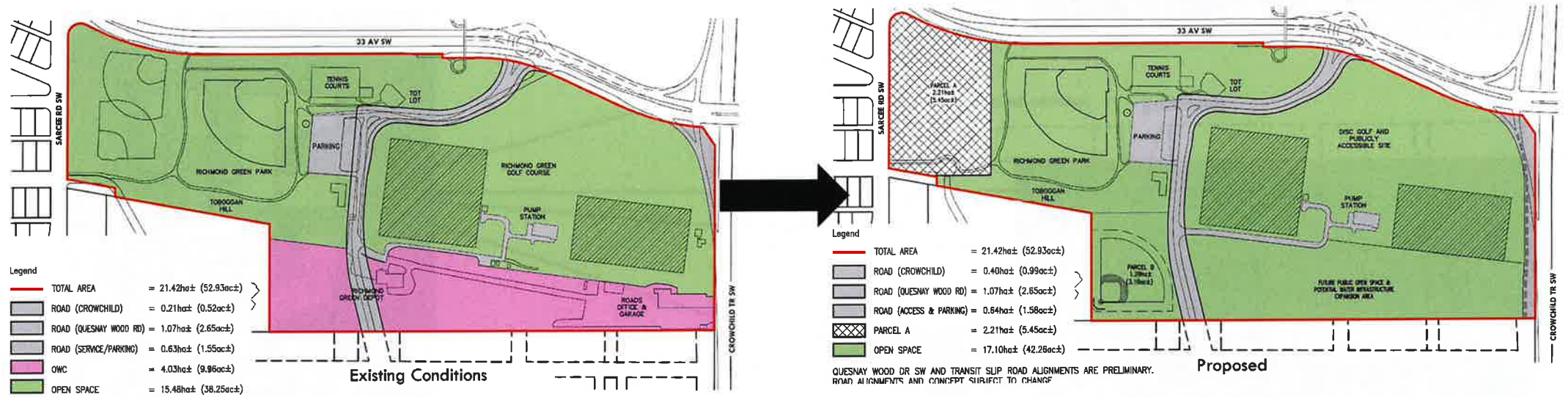
Scope 2 – Land Recommendations



Scope 2 – Open Space Recommendations

Current

Proposed



4-acre net gain

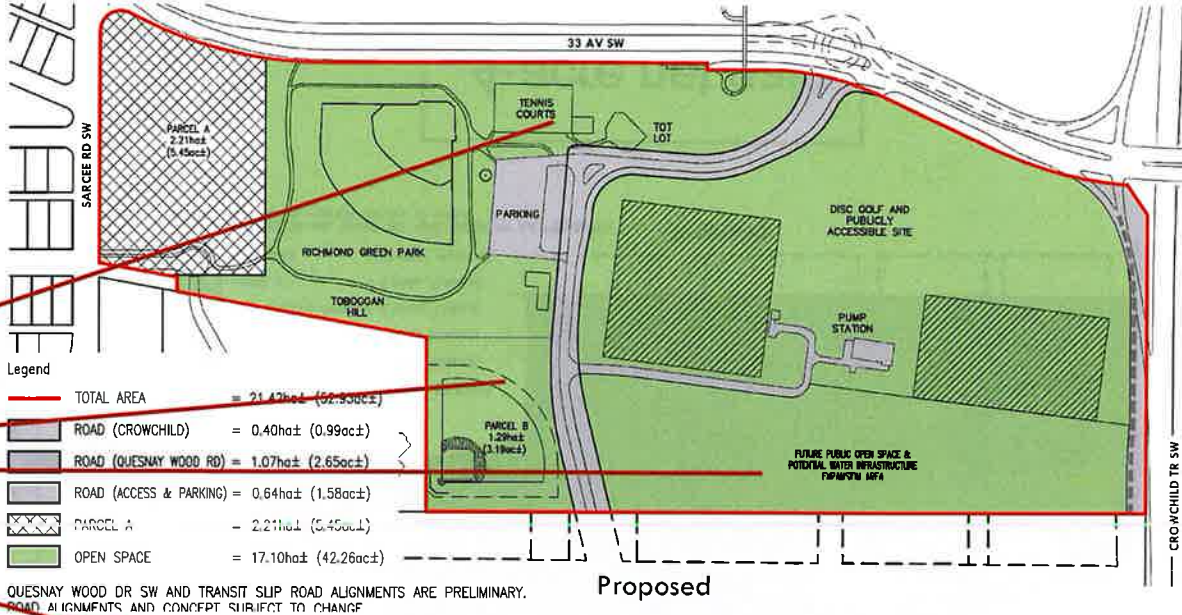
Scope 2 – Financial Recommendations

Using Scope 1 to fund Scope 2 Recommendations

*See PFC2021-0834 Report Attachment 2 and 3



Development Concept



Proposed

Outcome

- New open space / amenities
- ~76m baseball diamond + offsite diamond funding
- Brownfield repurposing
- Financial support for Calgary Recreation (Golf)
- Modest densification



That the Priorities and Finance Committee recommend that Council:

1. Approve the recommendations of the Richmond Green 'Needs Assessment' contained in Attachment 2.
2. Approve the cost of sale items contained in the Needs Assessment (Attachment 2) and approve an increase of \$7.429 million in 2022 in the capital budget in the Golf Course Redevelopment Budget ID A403784, funded by the sale proceeds from the approximately 5.5 acres land disposition at Richmond Green. These funds to be maintained within the Real Estate Services reserve. In addition, Council direct the balance of sale proceeds shown in Confidential Attachment 3 to Calgary Recreation (Golf).
3. Attachment 3 remain confidential pursuant to Section 25 (Disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act, to be reviewed 2026 May 01.



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Thank you & Questions