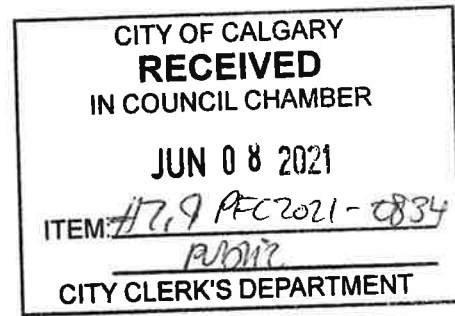




July 7, 2021

City of Calgary  
PO Box 2100 Station M  
Calgary Alberta  
T2P 2M5

Attn: Priorities and Finance Committee  
Ref: **Richmond Green (LOC2021-0043)**



Dear Committee Members,

I am writing on behalf of the Killarney-Glengarry Community Association (KGCA) regarding the changes proposed for Richmond Green.

As the changes at Richmond Green will have significant impacts on Killarney-Glengarry residents, the KGCA undertook a community initiated online survey on the proposal. To ensure thoughtful and informed community engagement, this online survey was open for three (3) weeks and asked residents to weigh the pros and cons of the proposed changes.

A complete What We Heart Report can be found attached to the letter with full breakdown of the survey results and community comments.

The KGCA received significant feedback from the community with a total 181 Killarney-Glengarry residents completing the survey. Of those respondents:

- 62.4% support MU-1 development at the corner of Sarcee Road and 33rd Avenue SW; and
- 82.3% desire recreation investments be made to Richmond Green (upgrade amenities, new sport facilities, more walking trails/pathways, etc.).

After careful review of the community feedback and the merits of the proposal, the KGCA **supports** the redesignation of the corner of Sarcee Road and 33rd Avenue SW to MU-1 subject to the following:

1. That the Operations Workplace Centre (OWC or Roads Depot), south of the former Richmond Green golf course, be converted into publicly accessible open space.
2. That a portion of the land sale proceeds be reinvested into Richmond Green for:
  - upgraded recreation amenities,
  - the development of new recreation amenities, and
  - conversion of the OWC into publicly accessible open space for new recreation amenities.

The KGCA believes that with the above items implemented, the sale and development of the land is a win-win-win for the community and Calgarians. It's a win as the converting the OWC to accessible open space results in a larger overall open space than today. It's a win as there will be new and upgraded recreation amenities can be developed for an underserved part of the City. It's a win as the City can reinvest the remaining land sale proceeds into other initiatives that will benefit all Calgarians (other infrastructure projects, COVID relief for businesses, funding city services, etc.).



While the sale of public open space isn't typical to fund infrastructure investments and city services, the community and the KGCA have carefully weighed the pros and cons for Richmond Green. Overall the pros of a larger park, new and upgraded amenities, and the ability to fund other city initiatives outweigh the potential cons.

While land sale may not be the solution for other open spaces and communities throughout the city, it is the best solution for Richmond Green and the community.

Sincerely,

Sean MacLean BURPI RPP MCIP  
Director of Development  
*Killarney-Glengarry Community Association*

Attachments: What We Heard Report

Cc: Evan Woolley – Councillor, City of Calgary  
Mike Carnegie – Real Estate and Development Services, City of Calgary  
Garett Wohlberg – Real Estate and Development Services, City of Calgary  
Tom Schlodder, Planning and Development, City of Calgary  
Alan Slagorsky, President, Killarney-Glengarry Community Association



# Killarney-Glengarry Community Association

**City of Calgary Proposed Changes to  
Richmond Green (LOC2021-0043)**

**What We Heard Report**

Community Initiated Engagement



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## Introduction

The Killarney-Glengarry Community Association (KGCA) was circulated LOC2021-0043 on March 30, 2021. As part of the review of the proposed changes at Richmond Green, the KGCA conducted an online survey, hosted on SurveyMonkey.

## Executive Summary

The KGCA received significant feedback from the community with a total of 227 online surveys completed. On average, it took respondents 4 minutes and 15 seconds to complete the survey.

Of the completed surveys, 181 were by respondents that self-identified as living in Killarney-Glengarry. As the KGCA represents residents of Killarney-Glengarry, this report focuses on the 181 responses where the respondent self-identified as living in Killarney-Glengarry.

Of self-identified Killarney-Glengarry respondents:

- 62.4% support a development scenario where the corner of Sarcee Road and 33<sup>rd</sup> Avenue SW is developed as MU-1; and
- 82.3% desire recreation investments be made that required capital investment and/or will impact the City of Calgary's operating budget.

## KGCA Community Outreach

Due to the ongoing COVID-19 pandemic, the KGCA gathered feedback from the community via an online survey that was open from May 4<sup>th</sup>, 2021 to May 24<sup>th</sup>, 2021.

The online survey was hosted on <https://www.surveymonkey.com/r/FWNF3ZY>.

### Email List

The KGCA has an email list of members and residents that are interested in development in and around the community. An email from was sent by the KGCA to this email list on May 4<sup>th</sup> with a link to the online survey.

### Social Media Post

Two social media posts were made to advertise the online survey.

On May 4<sup>th</sup> the KGCA made a post on its official Facebook page advertising the City of Calgary's open house on Richmond Green that day as well as a link to the online survey.

On May 16<sup>th</sup> the KGCA made a subsequent post on its official Facebook page advertising the online survey.

## What We Asked

The online survey consisted of:

- An introduction of the proposal and the current state of Richmond Green,
- A summary of the City’s application to redesignate the corner of Sarcee Road and 33<sup>rd</sup> Avenue SW,
- A summary of the existing city plans for Richmond Green,
- A summary of the application changes that the KGCA has suggested, and
- Three questions on what residents would like to occur at Richmond Green.

A copy of the online survey is located in **Appendix A**.

### Identified Development Scenarios

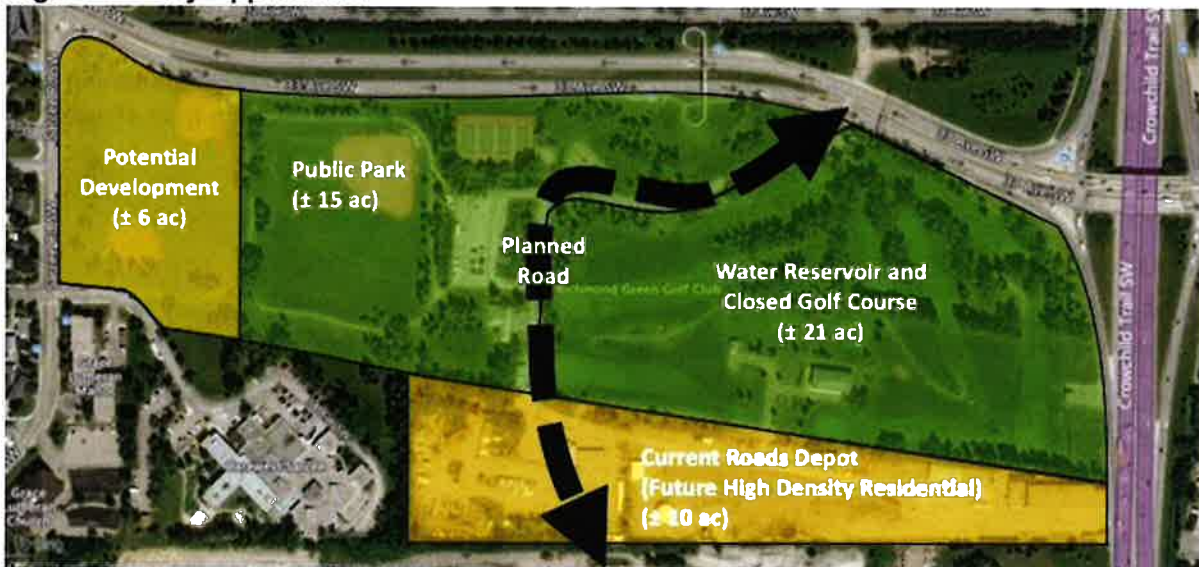
#### City Application

The original circulation of redesignation LOC2021-0043 included an Outline Plan and amendments to the Currie Barracks CFB West Master Plan. Based on the amendments the proposal would redesignate the south-east corner of Sarcee Road and 33<sup>rd</sup> Avenue SW for up to 6 storey development. The Roads Depot would remain planned for high density residential per the Currie Barracks CFB West Master Plan.

This development scenario was named “City Application” as it was what was circulated to the KGCA for comment on March 30<sup>th</sup>, 2021.

This development scenario is referred to as “City Application” throughout this report and is illustrated in **Figure 1**.

**Figure 1 – City Application**



**KGCA Suggested Changes**

In review of the application the KGCA identified that the eastern ±7 acres of the Roads Depot could be used to secure land for future expansion of the underground water reservoir and to offset the lost open space due to the sale and development of the lands at the corner of Sarcee Road and 33<sup>rd</sup> Avenue SW.

This development scenario was named “Potential Suggested Changes” in the survey and is in alignment with the suggestions the KGCA made in response to the circulation and request for comment by the KGCA.

This development scenario is referred to as “KGCA Suggested Changes” throughout this report for simplification and is illustrated in **Figure 2**.

**Figure 2 – KGCA Suggested Changes**



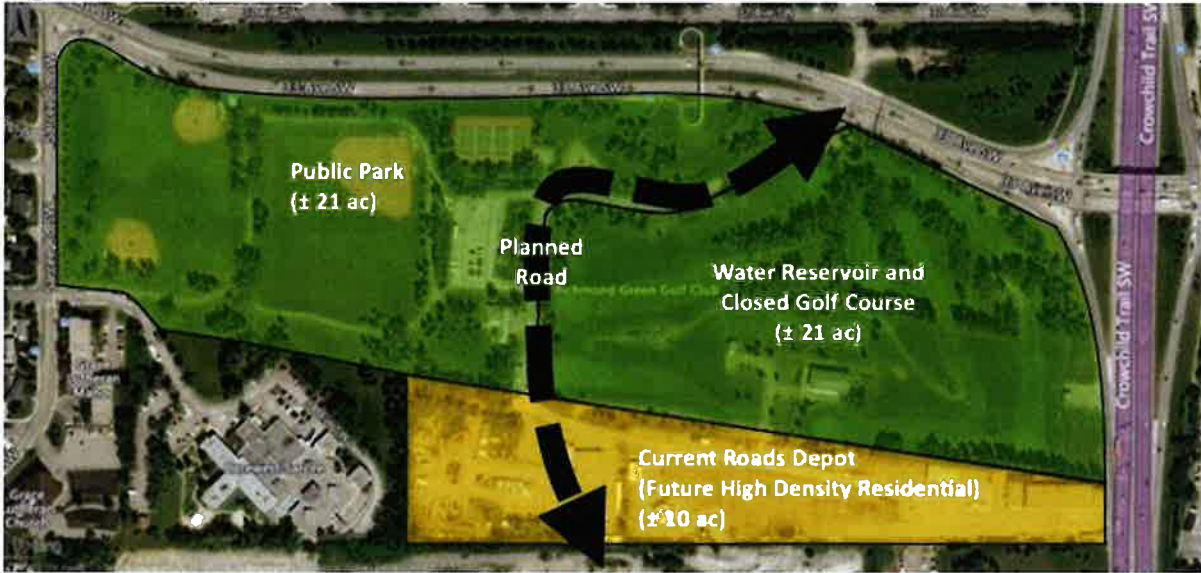
**Keep As Is**

This scenario leaves Richmond Green as it currently is, including with the potential for future high density on the Roads Depot. Based on discussions with the City, due to budget constraints park improvements would likely not occur in the foreseeable future without alternative funding models.

This development scenario was named “Keep Richmond Green in its Current State” in the survey as it makes no changes to any Land Use Designations or Policy Plans.

This development scenario is referred to as “Keep As Is” throughout this engagement summary for simplification and is illustrated in **Figure 3**.

**Figure 3 – Keep As Is**







## What We Heard

There were a total of 227 online surveys completed. Of the completed surveys they break down by community (as self-identified via question 4) as illustrated in **Table 1**.

**Table 1 – Survey Responses by Community**

Community Name	Surveys Completed	Percent of Surveys Completed
Killarney-Glengarry	181	79.7%
Richmond/Knob Hill	22	9.7%
Rutland Park	4	1.7%
Altadore	3	1.3%
South Calgary (Marda Loop)	3	1.3%
North Glenmore Park	2	0.8%
Garrison Woods	1	0.4%
Glendale	1	0.4%
Glamorgan	1	0.4%
Garrison Woods	1	0.4%
Canyon Meadows	1	0.4%
No Answer <sup>1</sup>	8	3.5%
<b>Total<sup>2</sup></b>	<b>227</b>	<b>100%</b>

<sup>1</sup> inclusive of responses that did not identify respondent's community and selection of "Prefer not to answer"

<sup>2</sup> while Currie Barrack's was an option provided, it was not selected by any respondents

As the KGCA represents residents of Killarney-Glengarry, the data analysis has been focused on the 181 responses where the respondent self-identified as living in Killarney-Glengarry.

## Data Analysis

### Question 1 – Development Scenario Preference

Of the three scenarios previously described, 113 (62.4%) of respondents selected a development scenario where the corner of Sarcee Road and 33<sup>rd</sup> Avenue was developed with a MU-1 Land Use Designation. As seen in **Table 2**, 113 respondents is broken down into 28 (15.5%) in favour of the City Application and 85 (46.9%) in favour of the KGCA Suggested Changes.

**Table 2 – Question 1 Responses**

Scenario Option	Development of:	Respondent Selection
City Application	<ul style="list-style-type: none"> <li>Corner of Sarcee Rd and 33<sup>rd</sup> Ave</li> <li>Roads Depot</li> </ul>	28 (15.5%)
KGCA Suggested Changes	<ul style="list-style-type: none"> <li>Corner of Sarcee Rd and 33<sup>rd</sup> Ave</li> </ul>	85 (46.9%)
Keep As Is	<ul style="list-style-type: none"> <li>Roads Depot</li> </ul>	68 (37.6%)

### Question 2 – Changes/Improvements at Richmond Green

Potential changes/improvement were identified to respondents. This question allowed respondents to choose as many, or as few, changes/improvements to Richmond Green as they desired.

If respondents desired a change that was not on the list, an open-ended "other" option was provided.

**Table 3** breaks down the responses by respondent's development scenario (Question 1) preference. Of the changes/improvements identified, those with the most support were:

- Upgraded Amenities



- More Walking Trails/Paths
- New Sport Facilities
- Opportunities for Special Events/Local Vendors

**Table 3 – Question 2 Responses by Development Scenario Preference**

Change(s) to Richmond Green	City Application	KGCA Suggested Changes	Keep As Is	Total
More/new Community Facilities	5	17	5	27
Upgraded Amenities	16	60	29	105
More Walking Trails/Paths	20	60	35	115
New Sport Facilities	14	44	24	82
Opportunities for special events/local vendors	15	48	27	90
More Development	11	8	0	19
Less Development	0	17	21	38
Leave it as it is today	0	3	26	29
Other	2	13	8	23

The list of changes/improvements identified in the survey. Not including the open-ended answer of “other”, 50% of items required capital investment by the City and/or would have an impact on the City’s operating budget. The other 50% related to the character of the park and/or the scale of development.

**Figure 4 – Question 2 Responses by Development Scenario Preference**

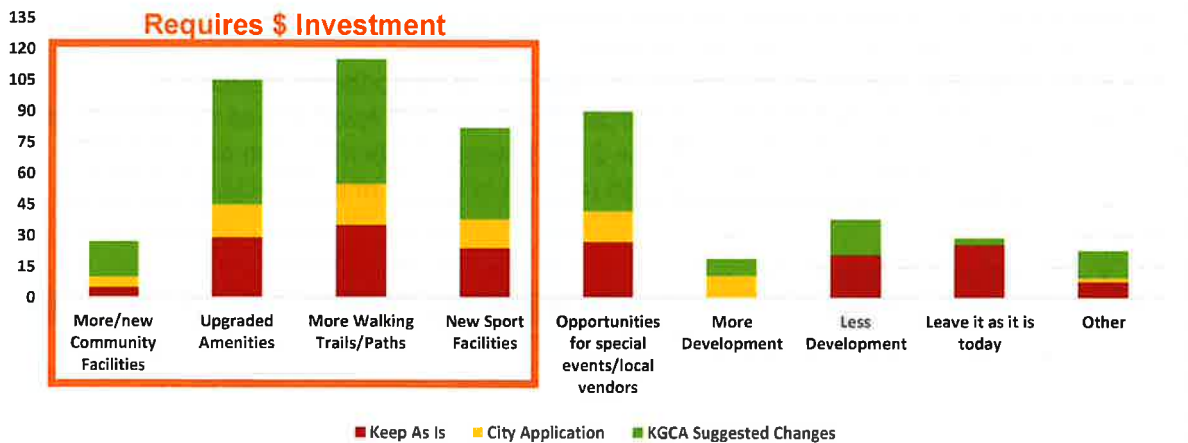


Figure 5 identifies the desired changes to Richmond Green based on respondent’s preferred development scenario (Question 1). The majority of respondents, regardless of development scenario preference, selected at least one choice that requires capital and/or operational investment by the City of Calgary.

As see in **Table 4**, a total 82.3% (149 respondents) identified they desire changes/improvements be made to Richmond Green that require investment into the open space.



**Table 4 – Question 2 Desire for Investment by Development Scenario Preference**

Keep As Is	City Application	KGCA Suggested Changes	Overall
Total of 68 Respondents	Total of 28 Respondents	Total of 85 Respondents	Total of 181 Respondents
<span style="color: green;">■</span> Want \$ Investment Changes <span style="color: red;">■</span> Don't Want \$ Investment Changes			

For those 23 respondents that utilized the open-ended “other” choice the following responses were received.

For ease of reference the comments have been categorized into development related, recreation related, and multiple/miscellaneous.

The responses below are verbatim responses received.

Development Related Comments

- High density and non market affordable housing
- I would prefer if there was no development plan for the corner of 33 and Sarcee rd.
- Clean up the OWC land
- Low density small single storey or two storey community centric retail - relocate the ball diamonds.
- No residential or commercial development, green spaces need to be protected
- Turn it into a solar energy farm

Recreation Related Comments

- Pickleball courts!
- Keep golf course
- Reinstate the golf course.
- More trees and shrubs
- An additional Soccer Dome for the City at the location of the golf course. With more density in the older communities we need amenities in the West. Currently have to commute to Bearspaw, Martindale or Foothills Industrial Area.
- Disc golf park
- Disc golf course in place of golf course
- more tennis courts
- More tennis/pickle all courts
- Create a pickle ball sport center with other sport facilities that are needed by SW communities
- Off leash forested park space for some portion.
- More trees and natural vegetation.



- Indoor soccer field
- re-design the previous golf course to a shorter pitch and putt and add the above amenities

#### Multiple/Miscellaneous Comments

- No high density development; no sale of land along Sarcee Road; convert Richmond Green golf course into Confederation Park style natural park with pathways
- I think the model for use of the Golf Course, Roads depot, and Development should be the development in Bridgeland (Murdoch Park)
- allow re-wilding of the golfcourse/resevoir portion and create low impact walking trails through it. I'm actually fine with both high-density proposals (roads depot and west end)

#### **Question 3 – Alternative Scenarios and Funding Mechanisms**

The development scenarios provided captured three potential options of the future of Richmond Green. To ensure that respondents could provide their comments in a fulsome manner, an open-ended question was provided where respondents could provide alternative scenarios and how they could be funded.

Of the 181 completed surveys, 27 (14.9%) respondents provided comments to this question. However only 7 of the 27 respondents that provided comments actually identified potential alternative development scenarios and/or funding improvements. The majority of comments (17 of 27) reiterated rationale for their preferred development scenario (Question 1) or their preferred changes (Question 2).

For ease of reference the comments have been categorized into the categories as described above.

The responses below are verbatim responses received.

#### Identification of Alternative Solution

- Fund improvements via redistribution of existing revenue from res./biz tax base. Maintain park, don't improve
- Leave public park spaces as is, fun new sport facilities with development of Richmond Green Road Depot (10 acres) only.
- A solar energy farm could be funded by Enmax or privately.
- Combo of indoor/outdoor tennis / pickle ball courts, funded by land sale of condos.

#### Reiteration of Preferred Development Scenario or Desired Changes

- I like the high density use of the roads depot. Definitely the golf course should become a public park. Traffic at Sarcee/Richmond/29 needs to be addressed though.
- I am not opposed to the city's plan. I prefer densification to urban sprawl.
- Don't sell off 6ac site. Allow for medium density development on roads site. Add new sports facilities to closed golf course, including a rink, basketball court and a multi-use turf field which would allow for full size soccer games and change facilities.
- An alternative would be to leave the park as is, but allow the high density development on the roads depot, as the sports/rec facilities already present would not need to be recreated on the golf course section.
- Dog park! There are zero adequate dog parks in this area. We have the most amount of dog owners in Killarney and they are a great place to build community in all seasons.
- Do the exact opposite of your suggestion. Turn roads depot into residence and keep baseball diamond as it is.



- Leave it as is, reopen Richmond Green, The city should be providing services, not making a profit.
- leave it as is
- I would rather keep Richmond Green in it's current state. Furthermore, I would like to see more use of the old golf course into some kind of usable land (walking trails, recreation space, etc.)
- we don't need high density housing in this space i like the idea of repurposing for public use
- I don't mind the changes suggested by KGCA, however I would like to see the disc golf go ahead as planned. This is free recreational space that can be used by anyone in the community. Disc golf courses in the city are over-capacity and we need another.
- Green space
- Copy Murdoch Park: convert Golf Course to park, keep existing park, build high density in Roads depot, build park amenities and park facing retail/restaurants in the dev
- Leave it all green space/park acmes with a walking path. There are no walking paths in this area and it would be beneficial for all.
- The proposed development corner is a good spot for high density development, i am neutral about the roads depot plot. The golf course should be made into a natural area with minimal infrastructure
- We can't afford to lose the ball diamonds. If we lose the existing ones they need to be replaced in the new greenspace.
- I don't have an issue with high density development on the roads depot - would rather the development at 33rd and Sarcee not go ahead.

#### Miscellaneous Comments

- I support the proposed development. As a resident of Killarney I believe the area is underserved commercially, especially within reasonable walking distance. Mixed use developments like the ones proposed are inherently more sustainable and less vehicle-dependent. I consider the proposed remaining park space to be adequate although upgraded amenities would be welcome.
- I would like to know if the reservoir needs to be expanded. There was a significant amount of work done there recently. I would expect it to serve the community growth that is already planned
- basketball & open the golf course into park land
- Why wasn't any of the parking and traffic questions addressed at the open house?
- Leave it and add some benches and pathways.
- I don't mind the city application but would be nice to see the old golf course converted to a nice useable park space

## Appendix A: Online Survey

Page 1 of Online Survey

### City Application for Richmond Green

#### Introduction

The Killarney/Glengarry Community Association (KGCA) is reviewing the City's proposal for changes at Richmond Green. The KGCA is looking for resident feedback on the City's proposal as well as some identified potential changes to the plan.

The following pages have some background information on the park and the City's application.

#### Current State of Richmond Green

Currently Richmond Green consists of:

- the public park (about 21 acres),
- the former Richmond Green Golf Course (about 21 acres), and
- the Richmond Green Road Depot (about 10 acres).

As part of the Currie Barracks Master Plan (approved by the City in 2015), within Richmond Green there is also:

- the planned road extension of Quesnay Wood Drive SW to 33rd Avenue (alignment TBD), and
- high density residential development planned for the Roads Depot.

The City closed the Richmond Green Golf Course in late 2019. According to a Council Report in November 2020, the golf course ran a deficit of about \$150,000/year and was the lowest performing golf course in the city.

#### The Current State of Richmond Green

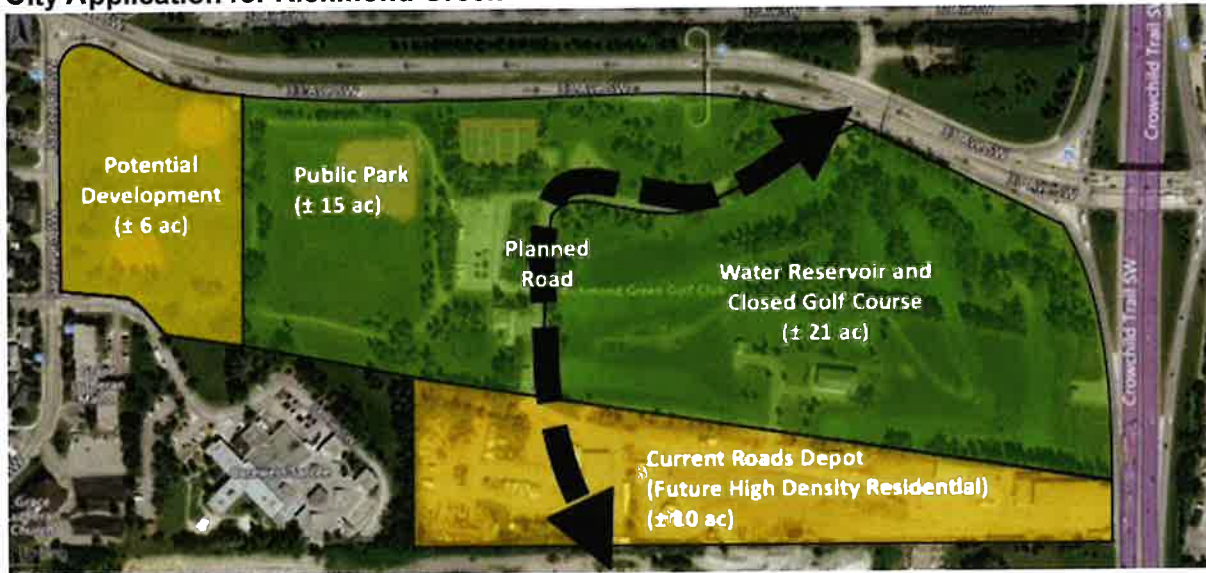


**What is the City Proposing?**

The City's application is to redesignate (rezone) and sell about 6 acres of land at the corner of Sarcee Road and 33rd Avenue SW, with the remainder of the park remaining as is.

The rezoning proposes the MU-1 designation which would allow for 4-6 storey residential development with the potential for some commercial/retail at ground level.

**City Application for Richmond Green**



## Page 3 of Online Survey

### Existing City Plans

There is an existing water reservoir located below the former golf course. The City has identified that in the future, this reservoir will need to be expanded (underground).

The City has also indicated that Richmond Green Roads Depot is at the end of its life cycle, with operations moving to the Road Depot at Sarcee Trail and Glenmore Trail.

The Richmond Green Road Depot is as part of the Currie Barrack Master Plan; which was approved in 2015. Based on this approval, the Road Depot is planned for high density residential development. As seen in the rendering below, taken from the Currie Barracks Outline Plan, you can see that a portion of the Roads Depot is shown with high density residential, including residential towers.

The city has indicated that due to budget constraints, park improvements would not occur for years or decades. For park improvements to take place in the foreseeable future, alternative funding sources (such as land sale and development) would be required.

### Rendering from the Approved 2015 Currie Barracks Outline Plan (Highlights Added)





**Potential Changes**

The KGCA has suggested some potential changes to offset the community impacts of the potential sale of land at the corner of Sarcee Road and 33rd Avenue SW.

The KGCA has identified the following changes:

- Remove the potential for future high density development of the Roads Depot,
- Convert the Roads Depot to additional park space,
- Use the east portion of the Road Depot for future water reservoir expansion, and
- Use the former golf course for free public recreation.

**Potential Changes**



1. Please indicate which would you prefer

City Application

Potential Suggested Changes



Keep Richmond Green in its Current State

2. Are there any other changes you would like to see at Richmond Green?

More/new community facilities (ex: community hall)



- Upgraded amenities (ex: new playgrounds, refurbished sport fields, etc.)
- More walking trails/paths.
- Opportunities for special events/local vendors (ex: farmers markets, beverage stands, etc.)
- New sport facilities (ex: basketball court, outdoor rink, etc.)
- More development.
- Less development.
- Leave it as is today.
- Other (please specify)

---

**Note:** If the City goes ahead with the redesignation (rezoning) the specific design and/or potential business would be determined at the Development Permit stage.

3. If you don't like the above options, what would you propose and how could it be funded (SurveyMonkey limits answers to 100 character max)?

---



## Page 5 of Online Survey Community Representation

Please let us know what community you live in.

If you are a resident of Killarney/Glengarry and are not part of the Community Association, please join! Membership can be obtained at the KGCA website at: <https://www.killarneyglengarry.com/membership>

4. What community do you live in?

- Killarney/Glengarry
- Richmond/Knob Hill
- Rutland Park
- Altadore
- South Calgary (Marda Loop)
- Garrison Woods
- Currie Barracks
- Prefer not to answer
- Other (please specify)

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