



Your Community, Your Association, Your Voice

June 9, 2021

Re: Community Feedback for LOC2021-0043 at CPC

Dear CPC Members:

Thank you for the opportunity to provide additional comments on this application. **We continue to be opposed to a land use re-designation that would allow for mixed use residential and commercial use in what is currently regional park space.** We continue to be opposed to changes to the CFB West Policy Area that would allow for residential and commercial development in this space.

In February we conducted a short survey with our residents and the results indicated strong opposition to this proposal. We will continue to advocate on their behalf. Recent public references to our Community Association have obscured the fact that we are a tri-community group. **We, in fact, represent the 3 communities of Currie Barracks, Lincoln Park and Rutland Park.**

This application is opposed not only by our 3 communities, but we have been provided with the opposition letters of Richmond Knobhill, Glamorgan Community Association, and Grace Lutheran Manor (another key stakeholder). Sarcee Meadows Housing Cooperative (a key stakeholder in our community) has also indicated to us that they wrote in opposition to this application.

We believe that regional park decisions affect all Calgarians, and would like the City to consider a Regional Park Policy, starting with a referendum in our upcoming election around the sale of regional park space to address budgeting shortfalls.

We are opposed to any land use which would permit commercial use on the site. Changing the policy area would open up ALL of Sarcee Road for commercial development based on the new Guide for Local Area Planning, before we even get to the LAP process for our community.

This proposed land use amendment is asking the surrounding communities to embrace a lot of additional density, but nothing is being provided to residents in return. The sale of this site is predominantly intended to remediate the OWC site, replace 1 of the 2 well used baseball diamonds and provide upgrades to ball diamonds in other communities as an offset for the loss of the second ball diamond.

This park space is very well used. In addition to serving as baseball diamonds, this space is used by our residents of all ages, for a number of different activities. In addition, the utilization rate of the diamonds is in excess of 400 booking hours per year which is higher on average than other diamonds in nearby communities.



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Commercial space is not needed in this area to create a complete community. There is already plenty of access to commercial development for the affected communities—there is a strip mall in Richmond (a block over), Marda Loop commercial is within walking distance, Currie Barracks commercial is within walking distance, main street shopping on 37 St SW/Richmond Rd is within walking distance, and Sarcee Plaza is located on 37 St SW as well. **Commercial space is unnecessary and inappropriate for this site.**

All of Richmond Green Regional Park is part of the CFB West Policy Area and is intended to offset the massive density (21300 people) that has been approved for the area. Regional pathways in the area are designed to connect to this space. Based on this approved population, at final build, the Policy Area will be short 65 acres of open space as per Parks Open Space Policy. This is the ONLY space that has the potential to offset that population, even though regional park space is not intended to be calculated into community open space statistics.

Park space on a residential street is preferable to reclaimed land along Crowchild Trail. If any land is to be considered for sale, it should be the OWC land.

We pushed to make sure the Needs Assessment was completed before this land use amendment. Unfortunately, we feel there are still unanswered questions which are very concerning. We raised the issue of contamination on the OWC site—the Needs Assessment confirms the need for remediation, but actual costs will be unclear until a more detailed study is completed. We have raised the issue of water security and fencing requirements both for the existing reservoirs/reservoir expansion. These have never been addressed. It is our understanding that Corporate Security was only engaged less than a week before the PFC meeting and **a risk assessment has yet to be completed.** We raised the issue of stormwater management in March because this land is all a catchment basin for the CFB West Policy Area. This email has NEVER been addressed. **Now that Water Resources has indicated a need for MOST of the remaining park space, these baseball diamonds are the only significant chunk of unencumbered park space in the regional park—they should NOT be sold for development.**

The 2020 MDP prioritizes the ecological protection of parks and open spaces. Existing well used park space should NOT be sold off on the premise that it will remediate contaminated Roads Depot land. Once space like this is lost, it is nearly impossible to replace. If the City doesn't have the budget to address the contamination, the area should be securely fenced off until such time as it does.

Thank you for your time and consideration.

Leanne Ellis

RPCA VP Development and Traffic

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