

Richmond Green Needs Assessment Executive Summary

Introduction

In November 2020, Real Estate and Development Services (RE&DS) was directed by Council (PFC2020-0952) to complete a real estate feasibility analysis on the Richmond Green Lands and Operation Workplace Centre (OWC) to validate the existing uses currently occupying the lands and assess future uses on the site. This work is also closely tied to the Land Use application for ±5.0 acres (Parcel 'A') of lands in the northwest corner of Richmond Green Park which Council directed RE&DS to undertake as part of the overall direction resulting from the closure of Richmond Green Golf Course. The overall subject lands are illustrated in **Figure 1 – Richmond Green** and are located within the SW quadrant of Calgary, municipally addressed as 2539 33 Avenue SW and 3435 Crowchild Trail SW.

This Needs Assessment was conducted by RE&DS' Development Services group. The Needs Assessment has been undertaken in consultation with a number of business units including Calgary Parks, Water Resources (WR), Facility Management (FM), RE&DS, Recreation, and Transportation and there is general consensus of the recommendations contained herein.

An illustration of the stewardship and assets owned and operated by Calgary Parks is seen in **Figure 2 - Current Stewardship**. Both Parks and WR co-steward the land at Richmond Green, which is not unusual within the Corporation. Open space and the former golf course are a compatible (secondary) use on top of the (primary) water infrastructure use, and thus the two uses have coexisted. The park currently contains three baseball diamonds, tennis courts, a playground/tot lot, tobogganing hill, parking lot and a building which formerly served as a clubhouse for the Richmond Green Golf Course and offices for Calgary Neighbourhood Services.

Discussion

One of the first discussions with respect to business unit's requirements for land at Richmond Green was with Water Resources. As the primary use on the former golf course lands was for water reservoirs and associated infrastructure, WR's future needs and use of the lands was important to identify. Initially, Water Resources expected to require all the remaining lands at Richmond Green Park, the golf course and the OWC for future expansion of the water infrastructure. However, after further discussion and investigation WR advised they anticipated that the current large baseball diamond, former golf course lands and only the east portion of the OWC site may be required at some point in the future for work related to the expansion of the existing and future water infrastructure within the overall site. This is illustrated in **Figure 3 – Proposed Stewardship**.

The proposed land use change which was directed by Council mentioned above for Parcel 'A' would result in Calgary West Little league (CWLL) losing two little league baseball diamonds. The recommendations included in the Needs Assessment provide for the replacement of one

diamond at Richmond Green (Parcel 'B') as shown in **Figure 3 – Proposed Stewardship**, and funding to upgrade diamonds at other locations within the CWLL catchment area. Parks has also advised that the hours lost at Richmond Green may also be made up at existing diamonds at other locations.

As a result of the overall analysis that was completed, RE&DS is recommending that all remaining lands at Richmond Green and the OWC be added to the open space of the park and be stewarded jointly by Parks and Water Resources. As Water resources has advised that some these lands may be needed in the future, this will permit open space uses to be used on an interim basis as they are compatible for the short to medium term and would add a net gain of 4.0 acres to Richmond Green if Parcel 'A' is approved for sale and future development.

Municipal Reserve (MR) dedications are proposed to be provided to accommodate a replacement little league baseball diamond and preserve the existing tennis courts and playground while a subsequent Land Use and Outline Plan application will ensure the remaining lands at the OWC site are to being included in the overall Richmond Green Park space, as shown on **Figure 3 – Proposed Stewardship**.

There were a number of other discussion points and resolutions with involved Business Units that had to be addressed to support the successful implementation of the recommendations within the Needs Assessment. They are as follows:

1. Facility Management is to be provided book value for the OWC lands;
2. Funds from the proposed disposition are proposed to be allocated to cover costs of demolition and remediation at the OWC;
3. The preferred alignment of Quesnay Woods Road SW is as shown on **Figure3 – Proposed Stewardship**
4. A portion of the sale proceeds from Parcel 'A' should be designated to Parks to fund the redevelopment of the OWC site or for other park upgrades or amenities, (apart from the remediation) as potential open space or future interim or permanent recreational amenities.
5. The remaining proceeds from the sale or Parcel 'A' once demolition, remediation, ball diamond replacement and associated park upgrades are funded should be directed to Golf & Sport Development as originally directed by Council

A summary of the anticipated revenue is provided in the Needs Assessment which is included as confidential **Attachment 3** to the associated council report.

The complete recommendations from the Needs Assessment are as follows:

1. All the lands within Richmond Green Park except for Parcel 'A', Parcel 'B' and Parcel 'C' should be preserved for the future expansion or work related to the expansion of the existing water reservoirs and associated water infrastructure.
2. As Water Resources anticipates the east portion of the OWC site may be required at some point in the future for work related to the expansion of the existing and future water infrastructure, RE&DS recommends that OWC lands east of the proposed alignment of

Quesnay Woods Road SW be jointly stewarded by Parks/WR and the Business Units continue to work together to program and time their desired needs.

3. A portion of sales proceeds from Parcel 'A' should be provided to Parks for the replacement of the lost ball diamonds.
4. Parks should become the steward of Parcel 'B' and the lands are to be dedicated as Municipal Reserve (MR) to be used as a replacement little league baseball diamond.
5. Any remaining Municipal Reserve required as a result of the subdivision of Parcel 'A' is to be dedicated to preserve the tennis courts and/or playground/tot lot as public open space at Richmond Green Park shown as Parcel 'C'.
6. A subsequent Outline Plan & Land Use Application/subdivision plan is recommended to be prepared at the appropriate time to complete the MR dedication, provide for the extension of Quesnay Woods Road SW and consolidate the remaining lands into the larger Richmond Green Park.
7. Parks/Water Resources should become the steward of the lands at Richmond Green Park as illustrated in **Figure 3 – Proposed Stewardship contained in Attachment 2 and 3**
8. Parks and Water Resources should continue to work towards maximizing the park and open space opportunities at Richmond green for the benefit of Calgarians while ensuring the lands are retained for future water infrastructure expansion.
9. A portion of sale proceeds from Parcel 'A' should be provided to cover the cost of any remediation of the OWC site as required, in anticipation of Parks' redevelopment of the site as open space.
10. A portion of sale proceeds from Parcel 'A' should be designated by Council to Parks to fund the redevelopment of the OWC site or for other park upgrades or amenities, (apart from the remediation) as potential open space or future interim or permanent recreational amenities. A portion of sale proceeds should also be provided to Urban Forestry to replace potential tree canopy loss.
11. Facility Management should receive book value for the OWC lands as a cost of sale from the proceeds of Parcel 'A'.
12. RE&DS recommends Council amend their original direction to provide funding for the replacement of the lost ball diamonds from Parcel 'A' and include remediation costs to provide for additional open space to be repurposed at the OWC in addition to providing for reinvestment to sustain the overall operations of public golf courses in Calgary as further outlined in Section 10 of this report.
13. RE&DS recommends the preservation of as much of the existing structures and amenities as is possible and to look to design and construct Quesnay Woods Drive SW in a manner that minimizes the disturbance to the site and the requirements for additional land.
14. Should the alignment of Quesnay Woods Road SW result in the demolition of the former clubhouse/Calgary Neighbourhood Services building, RE&DS recommends taking the cash equivalent from Canada Lands Company and forego reconstruction of the building at Richmond Green so that land is preserved for water and open space needs.

Table 1 – Estimated Development Costs illustrates the costs required to successfully execute on the recommendations listed above. The costs represent tasks required to repurpose land for new open space opportunities.

Table 1 – Estimated Development Costs

DEVELOPMENT COSTS		
Description	Amount	Notes
Consulting Fees	\$750,000	RE&DS incurred and 3 rd party fees
Real Estate Fees	\$625,000	Costs of sale and transfer costs
Tree Canopy Compensation	\$254,000	Compensation paid to Urban Forestry for loss of trees at Parcel 'A'
Demolition Costs for Operations Workplace Centre	\$700,000	For demo of outdated Roads buildings, salt dome, trailers / panabodes / misc equipment removal.
Low-cost option for remediation of salt contamination at OWC	\$3,000,000	Repurposing costs needed to prepare the site for new open space uses. 1m depth excavation
Stripping/Grading/Topsoil/ Seed, at the OWC	\$2,000,000	
Replacement of one (1) ball diamond at OWC	\$675,000	Replacement of little league ball diamond at Parcel 'B'
Upgrades to future open space amenities	Up to \$500,000	Funding for tot lot improvements and offsite baseball diamond improvements
Total Development Costs	\$8,504,000	
LAND TRANSFER COSTS		
Book Value of OWC	\$644,000	To be paid to FM for OWC lands
Book Value of Parcel 'A' (±5.5 ac @ \$552/ac)	\$3,036	50% to Parks and 50% to WR for loss of ball diamond land
Land Transfer Costs	\$647,036	
FUTURE PLANNING COSTS		
Future OP/LUR application	\$300,000	To provide for the LU changes required to dedicate the MR/road ROW and Changes to OWC site
TOTAL PROJECT COSTS:		\$9,451,036
Notes 1. Costs represents upset limits. 2. OWC remediation costs are a high-level class 5 estimate and required remediation will depend on anticipated uses considered for the OWC lands. Hard surfaces such as sport courts, pathways, or pump tracks would require less remediation than vegetated surfaces. 1m depth for remediation assumed. 3. Baseball diamond cost represents class 5 estimate 4. Upon potential sale of land, funds would be secured in the Real Estate Revolving fund.		





