

Community Association Responses

Rutland Park Community Association

April 13, 2021

Re: Community Feedback for LOC2021-0043

Whom it May Concern:

Thank you for the opportunity to respond to this application. You have received a number of documents from our Community Association as background information for this land use amendment. I would like to touch on several of them at this time. First of all, we provided you with a letter signed jointly by our CA and the Richmond Knob Hill Community Association indicating that we both believe that development input for all of Richmond Green Park (including the Roads Depot Land) should be transferred to Currie Barracks/Rutland Park.

Secondly we provided you with a letter indicating the results of a 3 day survey that we conducted with regards to the upper baseball diamonds which are the subject of this application. We had responses from 672 individuals, 525 of which are within our CA boundaries. Of those, 90% indicated that they would prefer to keep the baseball diamonds/green space as opposed to developing the land—we will be advocating to keep the S-R designation for the space. Finally, I would like to draw your attention to our submission letters with regards to the Currie Barracks land use amendment—we have always advocated to keep this park/green space (including the Roads Depot Land). We were assured that the space was intended to offset the proposed density for the policy area, and that this space was “protected” by its inclusion as “special places/areas” within the revised CFB West Master Plan.

The Rutland Park Community Association is OPPOSED to this land use amendment which would change the land use for the upper baseball diamonds from S-R to MU-1 (with a maximum height of 25 metres). Richmond Green Park is a regional park, and as such, is the

legacy of all Calgarians. It is also “an extension of Currie” PFC2019-1227 Attachment 3B pg 1. It is intended to offset the density for the CFB West Master Plan Policy Area, therefore the entire Richmond Green Park space (including the golf course, the Roads Depot Land, the tennis courts, and the baseball diamonds, etc.) needs to be preserved as S-R recreational space. Richmond Green Park is the ONLY area in our community for “organized” sports. The rest of our green space is open space.

We are also opposed to any amendment to the revised CFB West Master Plan that will permit residential and commercial use in any of the Richmond Green Park space, as it should remain park/open space. Commercial use is particularly concerning.

This park space is very well used. In addition to serving as baseball diamonds, this space is used as a walking circuit for our seniors (and other residents) and those who work and/or reside in Care West, cross country training site for our students, Frisbee site for families, tobogganing hill for residents from surrounding communities, a picnic and reading site, and a fitness boot camp site. The existing baseball diamonds are typically active spring through summer, and our tobogganing hill is active during the winter season. 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. It is unlikely that the City will be able to replace the 2 baseball diamonds in the remaining park space.

This is a very complex site because of the many functions that it serves. This park space, including the 22.1 ha of the Richmond Park/Richmond Green Golf Course, has been factored into Stormwater Management as a catchment area as part of the Master Drainage Plan.

Stormwater Management Systems for Currie were developed based on including this space for water absorption (pg 191—Section 10.3 Stormwater Management Currie Barracks a Neighbourhood Land Use Plan). Currie parks and regional pathways have been designed to connect to this space. Pg 155—Design Considerations—“The local pathway connects to the Richmond Green Golf Course and Richmond Green Park just to the north of Currie Barracks lands where more active park space and activities are found”. In addition, as directed in the revised CFB West Master Plan, pg 109 section 12.3.4 “any reconfiguration of an existing park area should NOT reduce either the overall recreational functionality of the area or the total amount of open space”.

It has been proposed that the Roads Depot Land be “swapped” for the baseball diamonds. That land is already S-R, so “including” the Roads Depot will NOT increase the S-R area; there would still be a net loss of S-R land should the baseball diamonds be re-designated. S-R is not a guarantee of green space because other uses are permitted in an S-R district, so that rationale is misguided. In addition, there is major fuel storage on the Roads Depot Land site and potential contamination from snow removal dumping on the site over the years. It was also noted that this space would not be sold for development because of future water reservoir expansion.

Water reservoir expansion could also lead to fencing off of this area/loss of this area once again as open space.

It has also been suggested that while the 2 upper baseball diamonds will be lost in a land use amendment, that 1 baseball diamond might be accommodated on the current golf course site. The land use amendment application clearly indicates that likely all of the urban canopy for the upper baseball diamonds would be lost to development. Should a baseball diamond be moved to the golf course, much to most of the urban canopy at that site will also be lost. This is of extreme concern. In addition, we still have no clear indication of how much of the golf course site will need to be fenced off from the public in order to secure the water reservoirs.

In our discussion with Parks around the Community Open Space Statistics for the CFB West Policy Area, we have discovered some extremely concerning details. No more municipal reserve land is required for the policy area based on existing land use. The City will never agree to a land use amendment in the policy area that will reduce density. The policy area has already been approved for a population of 21300 people, and recent land use amendments for the Westmount Campus area/Atco Lands will be adding additional density. Parks Policy states that 2.0 hectares per 1000 people be set aside as open/green space. Based on an already approved population of 21300 people, that would mean 108 acres of open/green space will be required to support the approved population. For the entire policy area, only 40 acres of open/green space has been set aside. Excluding Richmond Green Park (regional parks are never calculated into the open space statistics as they are intended for use by ALL Calgarians), the CFB West Policy Area has a 68 acre open space deficit relative to the approved population. That space will be IMPOSSIBLE to claw back as development proceeds within the policy area. We have always been told that Richmond Green Park is intended to offset the density for the CFB West Policy Area. Richmond Green Park (including the baseball diamonds, golf course, tennis courts, Roads Depot Land, etc) must be maintained as S-R space in its ENTIRETY in an effort to maintain sufficient green/open space.

This proposed land use amendment is asking the surrounding communities to embrace a huge density site, but nothing is being provided to residents in return. This amendment is directed by PFC2020-0952. Page 3 clearly states that, “This assessment by RE&DS has potential to create revenue for The City and a future one time funding source to sustain Golf Course Operations after the Real Estate Reserve is reimbursed. Revenue could be used to relocate any displaced amenities if required to maintain service levels.” The needs assessment for the site has not been completed, and there is NO indication as to what amenities will remain once Administration has scoured the rest of the

site to see what can be re-designated. **The only thing nearby residents are guaranteed is an increase in traffic and congestion if the site is developed.**

The initial impetus behind this amendment was the closure of the golf course to reduce expenses and help make City Golf more viable. **City Golf is anticipated to break even by next year. Selling off part(s) of a regional park to provide a onetime funding source for City Golf is unjustifiable.**

The current MU-1 land use application for the upper ball diamonds is completely INAPPROPRIATE. It is intended for a commercial/Main street. As presented, it has NO maximum density, NO maximum FAR, NO maximum lot coverage, and NO maximum percentage for commercial space. **In theory, it would allow for 850000+ sq ft of commercial/residential development.** This is unacceptable on a low density residential street. There are also NO minimum parking requirements for commercial space in the LUB at this time, so parking concerns will be paramount. **This land use is intended to provide a moderate density increase with some mixed use on a commercial street, not to be applied to a 5 acre park space site in an established community.**

We would also like to point out that the current site is approximately 5 meters higher than the sidewalk/roadway on Sarcee Road. As such, it would be impossible to create a pedestrian interface with that side of the site without major modifications (which would impact the 34 Ave access as well). **In addition, there would be no pedestrian interface on the 33 Ave side of the site**—33 Ave is a very busy road, and there is no sidewalk along 33 Ave (almost all the way through to Crowchild Trail). Because of the elevation of the lower baseball diamond, etc, it is extremely unlikely that a sidewalk will be constructed along 33 Ave SW. Site pictures are being provided as part of this response. (At this point in time, we would also like to point out that

there are 2 errors on O2's Outline Plan Statistics and Land Use document. These errors reference widening and access from 29 St SW. In fact, 29 St SW does not appear anywhere on the map itself and is not adjacent to the property. In the haste to push through this amendment, errors have been made on the document.)

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.**

The Pandemic has clearly shown us that we need more green/open space, not less. The City has turned to closing down major thoroughfares to create open space for citizens as per social distancing requirements. **Council should NOT be developing existing green space in established communities.** The City of Calgary Municipal Development Plan pg 48 sets a policy to, “Protect the basic function of City parks and public open spaces, and prevent parkland conversion to other uses.” The 2020 Municipal Development Plan pg 35 Natural Infrastructure Policy d. is to “**Prioritize** ecological protection for natural areas, open spaces and parks”. The 2020 Year End Climate Review (Jan 15, 2021) indicates, “Calgary Parks is working with Environmental and Safety Management on recognizing Calgary’s natural infrastructure as key assets to manage for resilience and climate adaptation. **These assets perform key ecosystem services, such as water filtration, climate regulation, habitat resilience, and human health and well-being.**” Once green space is lost, it is nearly impossible to replace, especially considering the open space deficit for the CFB West Policy area.

Nothing should be done with ANY of the space until a holistic vision for the ENTIRE space can be provided to the public for engagement and feedback. Given the fencing requirements for the water reservoirs, it is unclear as to what the net usable green space will be for this area once the golf course is decommissioned. Should the **citizens of Calgary** decide that the green space is unnecessary, then a public recreation center or arts center or something that builds community would be a better use of the space, or at maximum, an M-CG land use. We have reached out to Councillor

Woolley and his team asking that a referendum item around developing regional park space be put forward to Council for the October Civic Election.

We have concerns around ACCESSIBILITY for the entire period of any construction on the site. Of especial concern is that during the whole time of potential development, **there will be NO access to the rest of the park for people with mobility issues.** (Accessibility will likely be negatively impacted afterward as well, since parking will be increasingly difficult to find.) The tot lot is fenced off. The lower baseball diamond and tennis court area can only be accessed by stairs. People with mobility issues will be unable to access the remaining park space.

We also have concerns with regards to traffic impact on our vulnerable residents. The space to the south of this application site is home to Sarcee Care West and Grace Lutheran Manor. Traffic egress from the site at night will lead to headlights shining into the Grace Lutheran Manor residence. The added congestion on the 34 Ave entrance could impact emergency and health service access to Sarcee Care West. Citizens and caregivers to both sites will now have to cross what would become a busy stretch of road to access the remaining park space.

Further traffic impact will be felt by the residents on Hampton Crescent SW. Should the land use be approved, Hampton Crescent will need to become a one way street with the entrance at the most southern access point, in order to prevent the crescent from becoming a U turn route or bypass route around traffic trying to access the new development. **We would like to request a comprehensive traffic study from the City BEFORE any potential land sale.**

We are strongly OPPOSED to this proposed land use amendment from S-R to MU-1 for the subject site at Richmond Green Regional Park. The space is functional and well used as baseball diamonds the way that it sits. Adding a few benches and pathways to the golf course site would be an inexpensive way to reintegrate the green space with the rest of the park.

Decisions made with regards to Richmond Green have the potential to impact our other regional park spaces. ALL of the Richmond Green Park space (including the baseball diamonds, golf course, tennis courts, Roads Depot Land, etc) needs to remain as S-R for recreational use.

Thank you for your time and consideration.
Sincere regards.

Leanne Ellis

RPCA VP Development and Traffic

Craig Marceau

RPCA President

Richmond Knob Hill Community Association

April 11, 2021

The Richmond Knob Hill Development Committee ("RKHDC") has reviewed the above noted land use amendment application requesting a change from S-R to MU-1h25 and the cities reasoning and concluded we do not support the request.

Our analysis reviewed the Cities reasoning for the request and a holistic impact to the community in the present / future. The City has stated the reasoning for the land use amendment is a sale of the underlying land. We assessed the pros and cons of the potential rezoning/sale and noted that it would lead to an overall net loss for the community in the present and in the future.

The following were the issues that were analyzed to come to our conclusion:

- 1) On the Engagement website, FAQ 1 states, "Faced with a continued economic downturn and the impacts of COVID-19, The City of Calgary continuously seeks to deliver services more affordably and to strengthen our community's future. This includes, where it makes sense, positioning surplus City-owned lands and real estate expertise to increase the tax base, generate revenue and leverage existing infrastructure in support of the growth of our city. This approach recognizes that City-owned lands are valuable assets that provide long-term and strategic benefits – economic, environmental and social – to current and future generations."

The land in question, is purported to be, "surplus city-owned land", and it makes sense to sell it to increase the tax base. Firstly, the land is not surplus land as stated because currently the city has not met its obligation to Richmond Knob Hill as it relates to community space statistics and their requirement to provide a minimum amount of green space per hectare (10%) and a minimum amount of green space per 1,000 people (2.0 hectare). Although Richmond Green Park is not included in community space statistics, that is not relevant because with all future densification that the City is projecting for the inner city, we need to increase the amount of green space to ensure that we continue to maintain a great community in the future by having sufficient outdoor space. In addition, the current epidemic should not be forgotten in our analysis, as the world has fundamentally changed, and people are demanding more green space / recreation space.

Secondly, this park space, the baseball diamonds and pathways, are well utilized and selling them off will be a detriment to the community. This is especially compounded by the fact that there is no guarantee that the pathways / baseball diamonds will be replaced.

- 2) There have been discussions that the loss of the 5 acres of park space will be replaced by use of the old golf course as recreation space or potential green space elsewhere, but there have been no guarantees. As the city has stated in FAQ 4, "How the remaining 46 acres at Richmond Green will be used remains to be seen." In addition, FAQ 12 states, "It is too soon to say what amount of open space dedication will be at Richmond Green."
- 3) The old Richmond Green Golf Course land should not be considered guaranteed open space/recreation space and communities should not take this area into account when considering the loss of the 5 acres and potentially getting year around access to this space. It is extremely important to note that classification or the steward of the area of the old Richmond Green Golf Course does not dictate future use because the City has stated its, "primary need for the former golf course lands and City depot site is to preserve lands for future critical water infrastructure and reservoir expansion at Richmond Green"(FAQ 9) and any alternate use will be temporary until Water Resources needs it.

Therefore, any use of it as recreation space is temporary and this is clearly outlined in responses to FAQ 15, "...preserved until such time that Water Resources needs the land for future water infrastructure expansion." In addition, the area could be fenced off at any time for the primary needs of the Water Department.

This area is the only critical Water Resource asset that is not fenced off in the City. We cannot predict the future and when it could be fenced off due to security, construction, upgrading, or repair purposes – eliminating access.

- 4) The consideration of the sale of Richmond Green Park, a recognized regional park, has raised the question of the protection of greenspaces. Based on the direction/actions of Council there appears to be none.

In the FAQ's it is made very clear that the sale of the land is being considered because the City is, "Faced with a continued economic downturn and impacts of COVID-19." In FAQ 8, it is stated that the City is not looking to develop other parks and the Richmond Green opportunity is rare. But in FAQ 27, the City appears to contradict itself and states that there is always potential for revision and nothing is protected, "the potential for future revisions is why the Development Authority has land use amendment process".

How the City can take the position, we are only looking to sell Richmond Green given this unique economic downturn and it is not going to ever happen again. But then admit, things change, and nothing is protected. This contradiction is extremely distressing. Given the history of Calgary being a boom bust economy, allowing council access to parks as way to raise money should never be allowed.

- 5) The Municipal Development Plan (MDP) is a strategic policy document that guides Calgary's growth and provides vision. A key point referenced by the City to support the rezoning is that the project supports the MDP, by adding density to an established area immediately adjacent to transit and open space. While this is a single point in the MDP, a major overtone of the document is sustainability of green spaces. The MDP outlines Major Sustainability Principles, and a Key Direction of those principles is to preserve open space, agricultural land, natural beauty, and critical environmental areas. The MDP also states specifically, a key principle is to, "Protect the basic social and environmental functions of City parks and public open spaces and prevent parkland conversion to other uses".

With the current crisis we are going through parks and green spaces are more important than ever and the MDP recognizes this importance by the definition. The MDP defines, "Parks and open spaces are special places within the urban environment. These spaces enrich the fabric of our city and provide a unifying framework across neighborhoods and communities, a means of orientation and special places for gathering, relaxing or active recreation."

Based on holistic analysis of the MDP, densification should not come at the expense of parks and green space.

- 6) The Richmond Green Park and Golf Course are a part of the CFB West Master Plan Policy Area. The proposal does not comply with the Non-Statutory CFB West Revised Master Plan;
 - Section 12.3.4 "any reconfiguration of an existing park area should NOT reduce either the overall recreational functionality of the area or the total amount of open space".
 - This park space, including the 22.1 ha of the Richmond Park/Richmond Green Golf Course, has been factored into Stormwater Management as a catchment area as part of the Master Drainage Plan and Stormwater Management Systems for Currie were developed based on including this space for water absorption.

- The support of the development of Currie was obtained with the promise that these areas would be preserved as green space.

The CFB West Master Plan was recently amended and adopted on October 5, 2020.

The Plan should not be amended again as nothing has changed in such a short period of time; other than that fact they want to sell the Richmond Green Park space. The CFB West Master Plan is in line with the MDP, in the preservation of park space.

- 7) The suggested land use amendment of MU-1h25 is inappropriate because it is intended for property along commercial streets. Furthermore, it does not appear to have a limit for its FAR / maximum lot coverage. Based on experience, the city may present potential development concepts, but the developer always maximizes size/densification for profit. The only thing that protects residents is the appropriate zoning to begin with and not trying to work with developers to restrict the size of their developments after the fact.

Furthermore, there is currently major development in Marda Loop and traffic issues along 33rd Ave / Richmond Rd. A comprehensive traffic study should be completed by the City before any rezoning is considered that may increase the traffic along these routes.

Based on the analysis above the City could meet its goal of raising the tax base while increasing densification near park space/transit by looking into block rezoning existing homes near desired areas. For example, instead of trying to sell the Richmond Green Park, focus on the homes across the street and change the zoning. The landowners home values would increase, their taxes would increase, and they would eventually sell. This approach to raising money for the city would be in line with the MDP and not contradictory.

In conclusion, the Richmond Knob Hill Community Association Development Committee does not support the land use amendment application or sale of Richmond Green Park.

Gary Sarohia
Director of Development
Richmond Knob Hill Community Association

cc: Councillor Evan Wooley Development Advisor Ward 8
Member of the RKHCA Executive Committee

Killarney Community Association

April 19, 2020

Dear Mr. Schlodder,

I am writing on behalf of the Killarney-Glengarry Community Association (KGCA) regarding LOC2021-0043.

The KGCA Development and Planning Committee as well as KGCA Board of Directors have reviewed the application circulation package and Outline Plan report. Should this application proceed to Council, the KGCA requests the following amendments be made to the application.

Project Scope

Through discussion with Real Estate & Development Services (REDS), it's KGCA's understanding that it is the REDS's intention to expand the publicly accessible open space by repurposing the former Richmond Green Golf Course and the east $\square 7$ ac of the Roads Depot. However, the boundary of the Outline Plan application is restricted to just the $\square 6$ ac proposed parcel for redesignation.

For comprehensive planning of the site, the KGCA requests that the Outline Plan boundary be expanded to include the entire the north (3435 Crowchild Trail) and south (3435 Crowchild Trail) parcels; bringing the Outline Plan boundary to $\square 52.93$ ac.

Dedication of Open Space and Public Utilities

The Outline Plan report references that Municipal Reserve (MR) would be provided via cash-in-lieu rather than by dedication of land. The KGCA finds this to be a missed opportunity to provide assurance to residents that the remainder of the lands will continue to be used for open space into the future. The selling of green space is a great concern for residents of Killarney as well as the surrounding communities.

As such, the KGCA requests that the Outline Plan be revised to provide an over-dedication of Municipal Reserve on the portion of the lands that lie between the proposed Quesnay Wood Drive SW extension and the proposed redesignation parcel (approximately $\square 11.42$ ac); see Figure 1 in Attachment A. While this would be an over-dedication of MR, it would provide a much-needed assurance to residents that the open space would be retained against potential future sale and development.

With regards to the former Richmond Green Golf Course and east $\square 7$ ac of the Roads Depot; as public utilities are not permitted within a MR, the KGCA requests that wording be added to the Outline Plan stating that the lands (± 29.18 ac) would be dedicated via Public Utility Lot (PUL). In doing so the lands

will be protected for the future expansion of the water reservoir as well as provide for publicly accessible recreation opportunities at surface. Not only would this provide a level of assurance to residents against potential future sale and development, it aligns with REDS's intention to expand the park's publicly accessible open space and provide for future expansion of the underground water reservoir. Please see Figure 2 in Attachment A.

Finally, the KGCA request that language be included within the Outline Plan report stating that the open space dedicated via MR and PUL is to be publicly accessible and programmed through the Real Estate Feasibility Assessment (also known as the Needs Assessment).

Alignment of Policy Plan

The Outline Plan report includes an amendment to the Revised Currie Barracks CFB Master Plan. The amendment should include amending Figure 4: General Development Concept. In order to ensure that the policy plan aligns with REDS intentions, the □6 ac proposed parcel for redesignation is designated as "Residential" and that the ±7 ac of the Roads Depot be designated as "Parks and Open Space". Please see Figure 3 in Attachment A.

Outcome of Requested Revisions

In making these revisions it is the understanding of the KGCA that the publicly accessible open space at Richmond Green will increase from the existing ±18 ac to approximately ±40.5 ac, see Figure 4 in Attachment A.

Through these requested changes the project would provide for the extension of Quesnay Wood Drive SW, provide lands for the expansion of the underground water reservoir, and provide assurance to residents against future sale and development.

The KGCA kindly requests that should any changes be made to the application that the circulation package and Outline Plan be re-circulated for review and comment.

If there are any questions with regards the above please do not hesitate to reach out and discuss.

Sincerely,

Sean MacLean BURPI RPP MCIP Director of Development

Killarney-Glengarry Community Association

SM/as Attachments

Attachment A: Referenced Figures

CC: Mike Carnegie, City of Calgary Real Estate & Development Services Alan Slagorsky,
Killarney/Glengarry Community Association

Attachment A: Referenced Figures

Figure 1 – Municipal Reserve Dedication

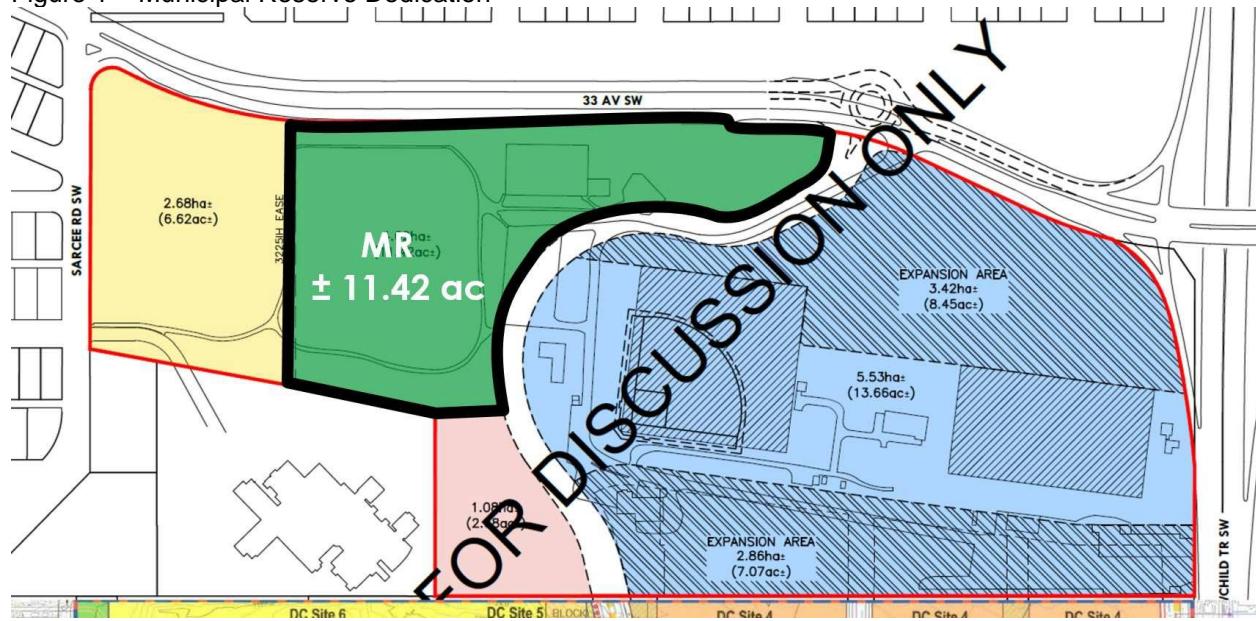


Figure 2 – Public Utility Lot Dedication

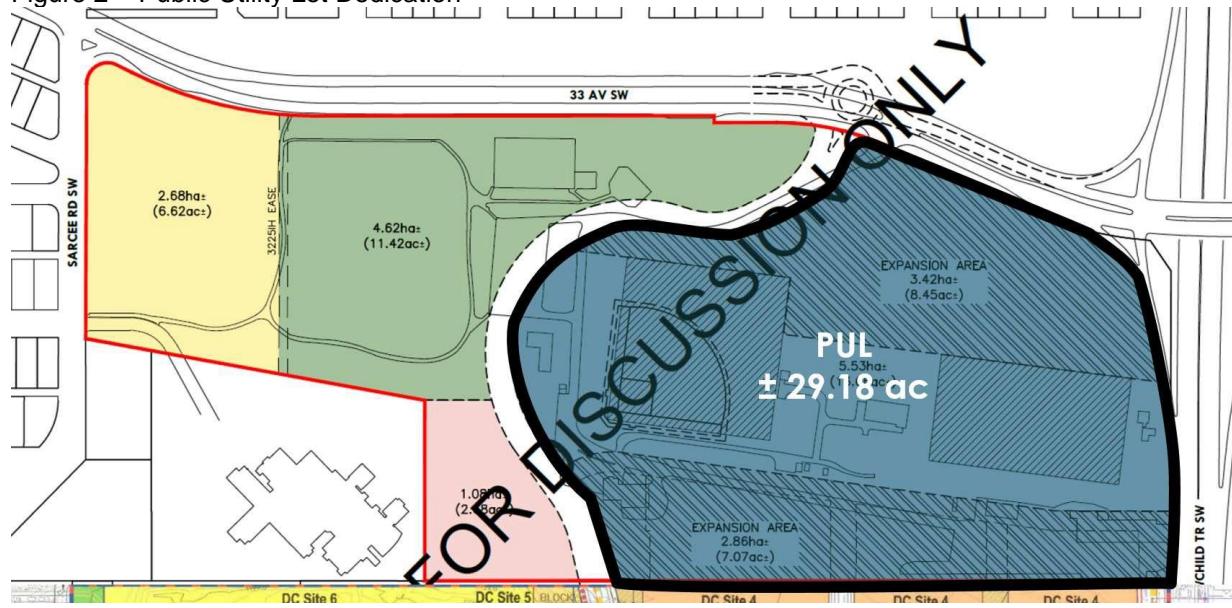
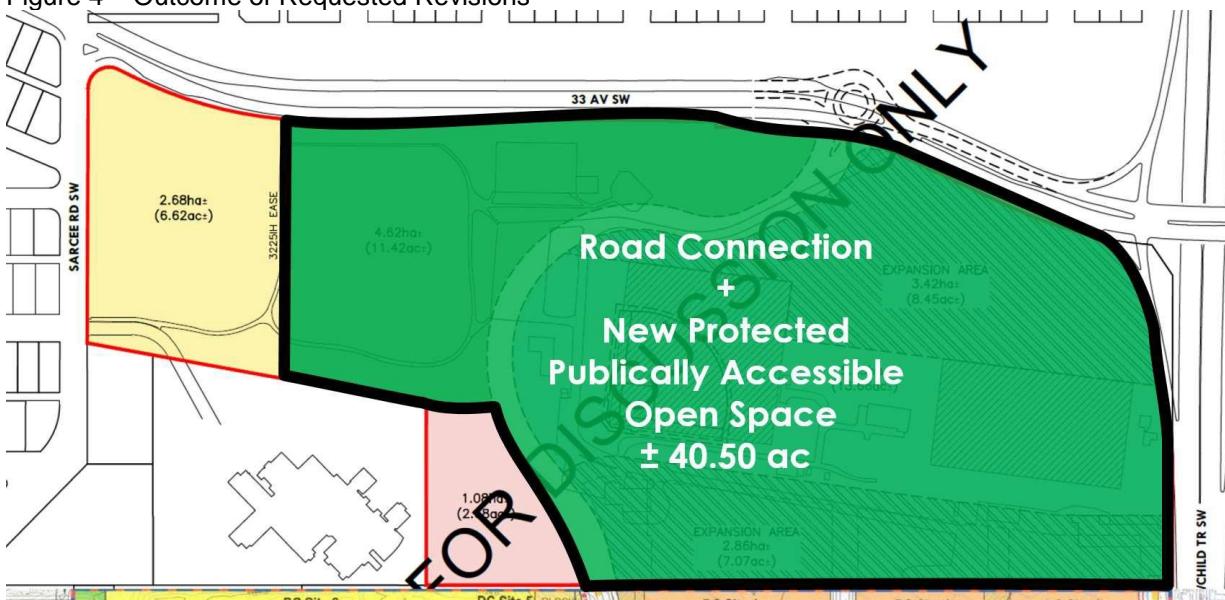


Figure 3 – Revised Currie Barracks CFB Master Plan Amendment



Figure 4 – Outcome of Requested Revisions



Glemorgan Community Association

April 23, 2021

RE: Glamorgan Community Response to LOC2021-0043

We are writing in response to the circulation for LOC2021-0043. The Glamorgan Community does not support the removal of recreational lands as proposed under LOC2021-0043 at 2539 - 33 Avenue S.W. from S-R (Special Purpose) to MU-1.

The Glamorgan Community Association should have been circulated as we have standing under the Calgary Regional Municipal Plan, the CFS West Master Plan, The Currie Barracks Neighbourhood Land Use Plan and the City of Calgary Parks Open Space Plan.

All of the noted documents refer to these lands as "Regional Park Space" and are incorporated into all 4 documents. As a bit of background, this existing greenspace was the backstop to allow for a higher density building within the actual Currie/CFS West Site. Quite literally, the entire Town of Okotoks, will be housed between Crowchild, 33 Ave, Sarcee Road and Richardson Way. There is no ability to add land. Road and transportation infrastructure is lacking as is access to Crowchild Trail for communities west of 37 Street. The resulting documents were a result of years of consultation, community and regional input. Everyone received something. The City, increased tax revenue and new or updated infrastructure, the existing communities, the preservation of heavily used existing greenspace and Canada Lands the ability to fully integrate their lands with complimentary development.

Both Richmond Green and Richmond Parks house critical infrastructure for the existing Communities of Killarney/Knob Hill, Rutland, Altadore and Marda Loop. They also impact the drainage and water management for the west quadrant. There is a pumping station, dry pond and assorted utilities that lie under these lands. The access to the dry pond currently housed under the ball diamonds is off Sarcee Road between 34 Avenue and 33 Avenue S.W. What happens to them and at what cost? Who will bear the costs for relocation and liability for the directly affected communities? Highland Park just one example of costly litigation.

As it currently stands, communities west of Crowchild are deficient in approximately 65 acres for dedicated greenspace. Prior to annexation of lands west of 37 St, the Municipality of Rocky View took their 10% in cash not kind. So where will the replacement land come from to meet the MR/UR requirement?

Has there been a preliminary transportation impact assessment done for the intersection at Sarcee Road/29 St and 33 Ave for this application? As it stands, this intersection moves from a 4 lane east west connector to a 2 lane between 29 St and 37 St. This intersection is a blind corner for east bound traffic and a pinch point for west bound traffic. The required upgrades were to be determined at a future date once the access road and intersect for CFS/Currie to the south was completed. For communities west of 37 Street, this is a critical access to Crowchild Trail as well as communities east of Crowchild Trail. All 4 Public Documents refers to these lands as critical recreational lands, particularly to support the resident and employment population once the main site is built out. The infrastructure and greenspace is an active part of the plans and current development is underway.

All 4 documents, speak about water management, open spaces, connectivity and pathways, as well as the lack of existing road infrastructure. I would refer you to the following items:

- 1) Currie Neighbourhood Land Use Plan LOC2014-0109
Section 8 Transportation and Connectivity, Section 9 Open Space and Section Municipal Servicing.
- 2) City of Calgary Open Space Plan

Section B Recreational Open Space, Section E.6 Alternative Use Open Space, Storm Water Management

- 3) Currie Barracks CFB West Master Plan LOC2020-0012
Section 12 Parks, Open Space and Schools, Section 13, Land Use Density, Section 15, Road Network, Section 17 Pedestrian and Bicycle Network.

All documents have supporting reports and Appendices as well as supporting Figures and Tables.

The City of Calgary has a fiduciary duty to review these applications and make the appropriate recommendations based on the collective input, that take into account the issues surrounding these sites and the impacts on the existing neighbourhoods.

There is a reason there are certain greenspaces located within the boundaries of the City of Calgary. They house critical infrastructure, have environmental impacts or support neighbouring development (ie: Highland Park Golf Course, McCall Field Golf Course). Taxpayers should not be on the hook to pay for costly litigation when a meeting of the directly affected City Departments would have outlined the issues and challenges but also provide the critical cost/risk element which is lacking in this current proposal for LOC2021-0043.

In closing the Glamorgan Community Association does not support LOC2021-0043. If you have any questions or concerns, please let us know.

Frode Skjolingstad
President Glamorgan Community Association

Cc Jeff Davidson, Councilor Ward 6



July 10, 2021

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

Attn: Municipal Planning Commission
Ref: **Richmond Green (LOC2021-0043)**

Dear Commission 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 Heard 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.).

www.killarneyglengarry.com



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
Garrett Wohlberg – Real Estate and Development Services, City of Calgary
Tom Schlodder, Planning and Development, City of Calgary
Alan Slagorsky, President, Killarney-Glengarry Community Association