



Your Community, Your Association, Your Voice

June 9, 2021

Re: Community Feedback for LOC2021-0043 at CPC

Dear CPC Members:

The Rutland Park Community Association conducted an online survey of our communities regarding the sale and / or repurposing of the 5 acre section on the west side of Richmond Green Park. Ninety (90) percent of respondents are fully opposed.

In addition to the interests of the community council should be aware of the following issues associated with the current proposal and deviation from the intent of council's prior guidance.

The narrative used by the City of Calgary RE&DS department to turn the investigation into disposition of the Richmond Green Golf Course into an investigation into the disposition of the adjacent regional Richmond Green Park was (as written in PFC2019-122 Attachment 3B:

"Aside from the closure of RGGC, the relocation of the ball diamonds to the RGGC lands would result in no net loss of ball diamonds from a quantitative standpoint for Richmond Green Park and qualitatively, would provide ball diamonds that meet The City's current standard specifications;"

Currently what is being proposed is nothing like what council originally voted on. Additionally the narrative regarding the available use cases of the closed Richmond Green Golf Course space is concerning and requires further investigation.



Figure 1A – Site composite



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The old Richmond Green Golf Course was located in a fenced secured area, on top of the Currie finished potable water storage basins 103 and 104. Figure 1A shows a composite of the site. The use case was that patrons were allowed to enter the secure area to play golf under the supervision of golf course staff. The facility was secured and locked outside of golf course operational hours. The general public were never allowed unsupervised access to the site.

The Currie potable water storage basins are some, if not, the oldest in Calgary. There has been a water storage facilities at this site for 100 years. This facility is schedule to be further expanded within the next 10 to 12 years. The current proposal results in the entirety of the remaining park land effectively becoming part of a finished potable water storage facility. This is shown in Figure 1B which was included in the latest proposal to council.



Figure 1B – Latest Proposal

Once this facility is expanded in 10 or so years all land on the site will effectively be taken up by water storage facilities.



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Figure 2: Existing Water, Sanitary and Drainage Infrastructure

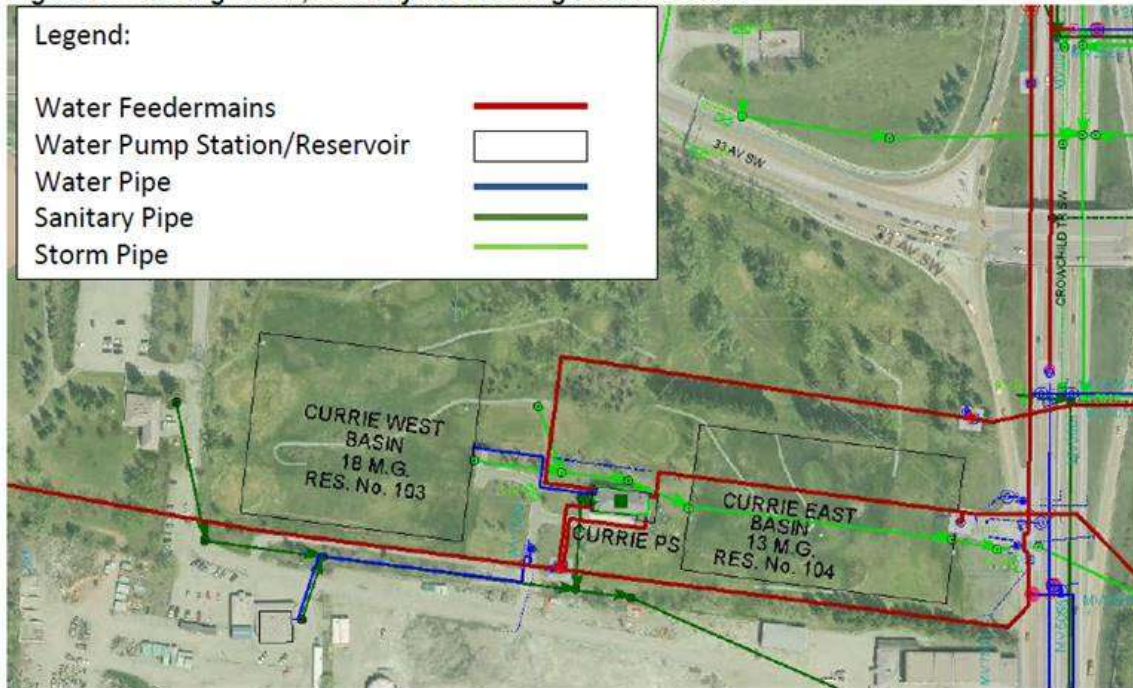


Figure 2 – City of Calgary Water Department Site Map

Not only is the Currie facility one of the oldest in the city but it is one of the largest. Similar facilities exist on the south end of Nose Hill (water storage basins 118 and 119) and in Panorama Hills (storage basin 120). Despite being directly adjacent to park space both the Nose Hill facility and the Panorama facility are fully enclosed and fenced.

The Richmond Green Golf Course was commissioned during a time of substantially lower threat of terrorism or sabotage. Modern potable water storage facility security requirements is informed by modern model standards such as the EPA referenced ASCE/AWWA Draft American National Standard for Trial Use, Guidelines for the Physical Security of Water Utilities. This standard for example provides tables detailing benchmark security measures that identify countermeasures for



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identified threats.

TABLE 5-1
Benchmark Security Measures for Finished Water Storage Facilities

Security Measure	System Objective ^a		Vandals		Criminals		Saboteurs		Insiders		Applicable Sections in Appendix A, Physical Security Elements
	Delay	Detection	Base Level	Enhanced Level	Base Level	Enhanced Level	Base Level	Enhanced Level	Base Level	Enhanced Level	
Perimeter											
Basic perimeter fencing or perimeter walls	●		✓								1.0, 1.1, 8.1
Enhanced climb/cut-resistant fencing	●			✓	✓	✓	✓	✓			1.2
Foundation enhancements for fencing to prevent tunneling	●						✓	✓			1.7
Bollards or vehicle barriers limiting vehicle access	●							✓			5.0
Intrusion detection at perimeter		●		✓		✓	✓	✓			1.6, 3.0, 7.0, 9.1, 9.2, 11.0
Key-locked entrance gate	●		✓		✓		✓		✓		2.1, 10.2
Electronic access-controlled entrance gate	●	●		✓		✓		✓		✓	2.2, 2.3, 10.4
Perimeter site lighting		●	✓	✓	✓	✓	✓	✓			7.0
Gate entrance lighting		●		✓		✓	✓	✓			7.0 (4), (5), (6)
Hardened site openings larger than 96 sq. inches (62,000 sq. mm.) in area (e.g., grates on vents)	●		✓	✓	✓	✓	✓	✓			1.1, 13.2, 14.3

Figure 3- AWWA Guidelines for the Physical Security of Water Utilities

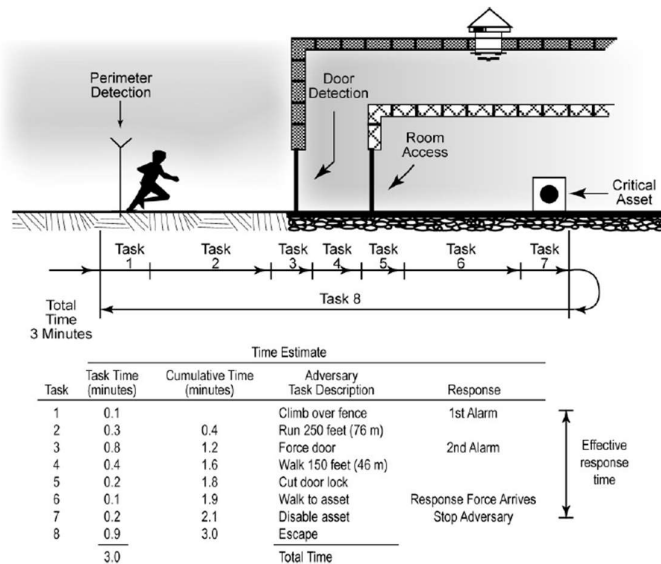


FIGURE 1-1
Concept of Delay Calculation (adapted from Garcia, 2001)

Figure 4A – Threat Assessment



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An example page of one of these tables is included as Figure 3. **This standard talks about the need to complete a vulnerability assessment for determination of threat countermeasures.** This includes for example determining the time it would take for a perpetrator to contaminate water or damage equipment. Figure 4A is an example tool used for such a vulnerability assessment. A senior City of Calgary Water Department employee, when queried, admitted that to his knowledge no threat assessment had been conducted for the Currie water storage facility.

It is hard to image, based on modern security requirements, that a facility such as the Richmond Green Golf Course would ever be proposed. Why is the City of Calgary now proposing an even less secure use case for the Currie water storage facility as an offset for the sale of a regional park? Why is any acreage of this space even being included in the discussion?

Other combined use case sites currently exist in Calgary. The soccer pitch 10 at the Glenmore Athletic Park currently sites on top of a water storage basin. Access to this soccer pitch is only allowed based on bookings and the site is vacated and secured (locked) once the booking is over. Additionally at this site it appears that the basin vent has security structure built around it. See Figure 4B.



Figure 4B – Soccer Pitch 10 Glenmore Athletic Park

There is significant concern that any remaining space at Richmond Green will not be typical use park space. Access will be limited because effectively all remaining space will be part of a secure water storage facility. RPCA members have spoken to city security employees and have been told that access will be restricted in the evenings (it will be locked at night) as a minimum and there will be operational costs associated with security officer / warden oversight.



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The latest proposal from RE&DS only includes for provision of a single, substandard, ball diamond located on the South West corner of the OWC site. A hit to right field will land balls on a newly construct BRT route. In additional and somewhat unbelievably the site is located on the side of a substantial hill.

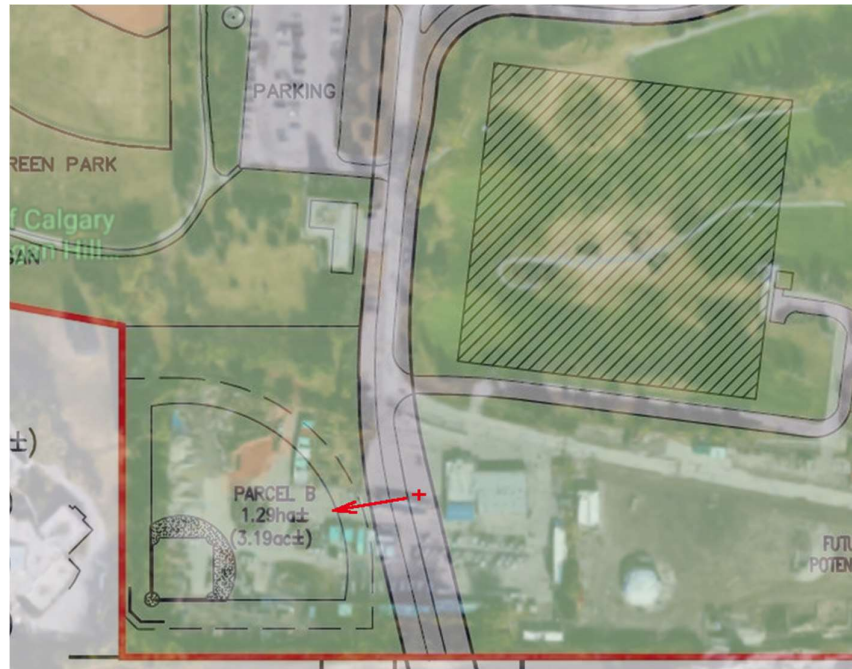


Figure 5 – Current Proposed Single Substandard Ball Diamond

The red cross and arrow in Figure 5 shows the site and direction of a picture taken of this site that is provide as Figure 6. There is an approximately 20 feet change in elevation from the space behind where the back stop would be to the edge of where the outfield would be. **Construction of this proposed ball diamond will require a retaining wall that would cost on the order of \$500k. Is the city serious about building a substandard ball diamond beside a BRT road for which an extremely expensive retaining wall would be required? Figure 7 shows a retaining wall of the expected scale that would be required. Has city engineering contacted the Westcare facility operators regarding this as tie backs may have to be driven underneath their facility?**



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Figure 6 – Picture of proposed ball diamond site

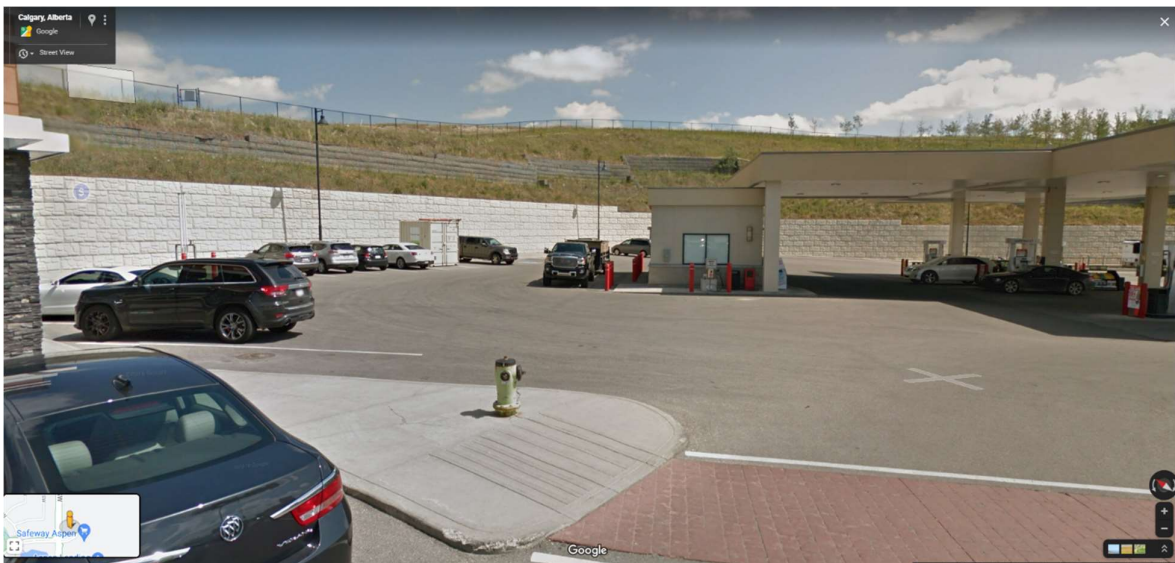


Figure 7 – Expected retaining wall size. (Located at Aspen Landing Safeway)



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In addition to the likely infeasibility of such a small ball diamond there are additional concerns regard this proposal such as the fact that no parking or access for this ball diamond is proposed.

Until last week the already approved but not yet built secondary access road to Currie Barracks (Quesnay Wood Drive) has been shown passing through the existing Richmond Green parking lot and tot park. This is shown in the proposal image provided in Figure 8.



Figure 8 – Prior proposed Quesnay Wood Drive

Seemingly based on identification of the essential nature of the parking facilities for the existing ball diamond, tennis courts and sliding hill the current proposal now shows the road following the path of the existing OWC site access road. This is shown in Figure 9.

The proposed change is appreciated only from the perspective of as an attempt to preserve existing facilities but **based on the seriousness of the existing ball diamond proposal and use case proposal of the Currie water storage facility there is significant concern that this road proposal is also not considered.** The CFB West Policy Area will be the home to over 21,000 people once it is built out. Will the proposed traffic circle and right turn heading south facilitate the thousands of vehicles attempting to enter Currie via this route at rush hour? Will this cause traffic to back up onto Crowchild Trail?

The proposals being forwarded by the City to this point seem to be only providing lip service to maintenance of existing facilities utility. The acreages presented at the May 4 open house were



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totally misleading. **RPCA volunteers have been in contact with City of Calgary Water department employees and have been told time and again that the water storage facility will have to be fenced off not only for security reasons but also for operational reasons.** Hypochlorination of this water facility can mean unsafe vapour release around the basin vents shown in Figure 1.

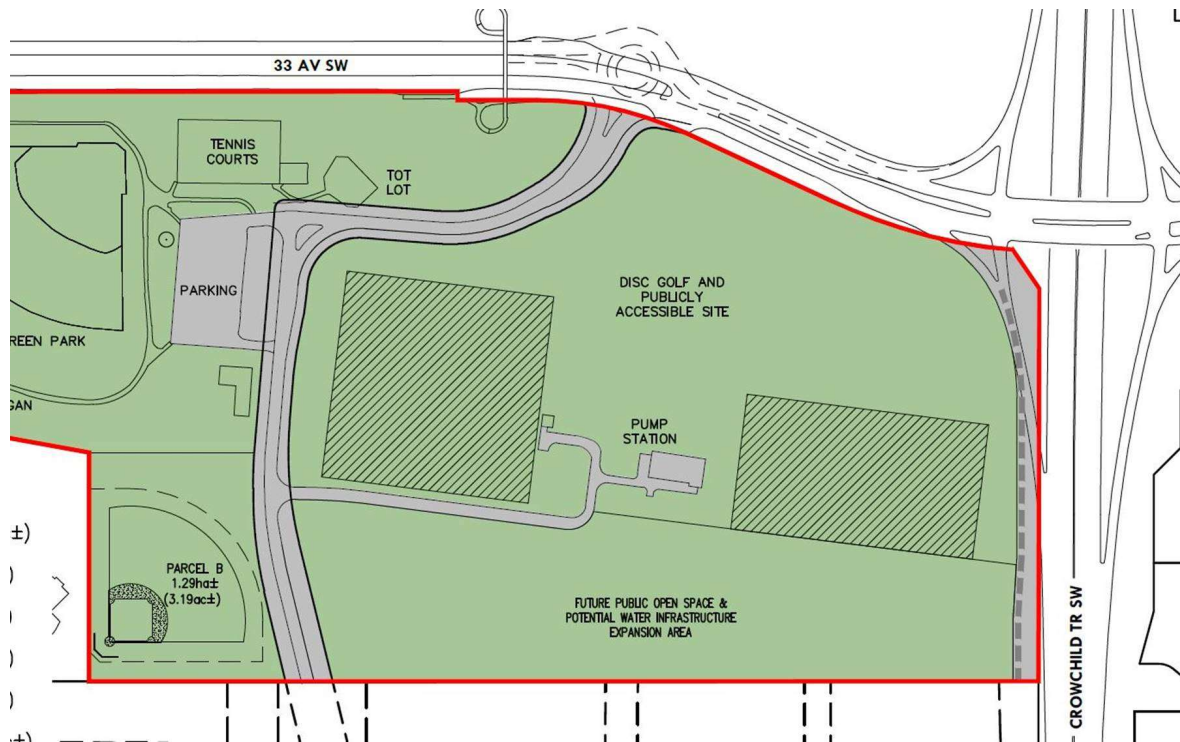


Figure 9 – Current Quesnay Wood Drive proposal

The communities that border Richmond Green Park are opposed to development of the 5 acre portion of the west side of the park. The city has continued to propose offsets that are illogical, unreasonably expensive, insecure and unsafe. A development on Richmond Green Park will result in the net loss of public space in contraction to the cities current own guidance. The OWC land is contaminated and is located directly adjacent to the 80 km/hr Crowchild Trail Laydown space will be required for maintenance of the Currie water storage facility which has also not been identified. The regional park space at Richmond Green Park has already been designated as offset space for the extremely high density that is approved and being built out on Currie Barracks. **How is it that 5 years after green space has been promised as an offset it is being offered up for sale?**

Table 1 includes an itemized list of major concerns.

No.	Proposal	Concerns
1.	Proposed offset of public access to old golf course i.e. Currie water storage facility.	a) Against common security practice. Significant risk to potable water users. b) Future expansion will mean the entire site will be



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		effectively finished potable water storage infrastructure.
2.	Original proposal of upgrading existing two ball diamond to full size ball diamonds on top of the water storage basins.	<p>a) Current proposal is for only one substandard ball diamond.</p> <p>c) Original proposal is impossible because of immovable infrastructure like the basin vents and access panels (independent of security issues.)</p> <p>b) Original proposal is not secure.</p> <p>c) Substandard ball diamond currently being proposed is on the side of a hill and will require a very significant retaining wall making it impractically expensive.</p>
3.	Claim that there will be a net increase in open space.	<p>a) It is unclear what space will be accessible to the public given future water storage facility expansion requirements and security requirements.</p> <p>b) The OWC land is contaminated. It is located next to an 80 km/hr. roadway. It has been part of previous development proposals and the city has been previously unwilling to actually provide any guarantee of the actual availability of this space.</p> <p>c) All of the space is already zoned as S-R which means technically any rezone to MU-1 will mean a loss of S-R park space.¹</p>
4.	Currie Barracks approved secondary access not designed or completed. (Quesnay Wood Drive)	<p>a) There is significant concern that design requirements for this already approved road will mean the loss of existing park space and loss of the parking lot, and tot playground despite the current proposal. The parking lot represents the only means of access to these amenities for a significant portion of the existing users. The tennis courts, sliding hill and full sized ball diamond utility will be lost without these parking facilities. Stating that no space will be lost while moving forward with the Richmond Green sale before finalization of Quesnay Wood Drive is imprudent. This road will provide access for 21,000 people and needs to be designed appropriately. All that has been seen to date are conceptual sketches seemingly developed only to keep the Richmond Green Park space disposition on track.</p>
5.	Lack of community engagement	<p>The open house hosted by RE&DS did not allow any community members to voice their opinions. There have been significant misrepresentations both on the city Richmond Green Park website and at the May 4 'open house' session. The Ward 8 councilor made unsubstantiated claims regarding misinformation toward the RCPA at the open house. The survey conducted by the RCPA was forwarded to Ward 8</p>



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		and despite this there is no interest in representation of the communities interests. Numerous community members upset about the potential sale, on their own volition, have posted signs of protest.
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Table 1 – Concerns ¹The application of S-R to the existing Currie water storage facility creates significant confusion and should be reconsidered

Given the lack of community support and the very significant issues regarding security, and the lack of feasibility of the city’ proposal any consideration for rezoning should be, as a minimum, deferred until the appropriate work has been done to address the obvious concerns in the remainder of the park space. As it stands the Needs Assessment is missing some key explanations. The proposal, as it stands, creates the concern that the city is intent on moving forward without actual consultation or provision of a complete proposal. Many in the community who do not have time to question what is really on offer would be extremely disappointed when appraised of what is actually on offer. This has effectively already become an election issue and no rezoning should be consider until the citizens are allowed to speak through the election. **Roads and water needs to deal with the contaminated OWC land out of their own budget. Salt contamination moving in the water table could damage the existing water storage basins and this has nothing to do with the existing park space. Any upgrades to the regional park space should NOT be done at the expense of the baseball diamonds. Residents have NOT initiated the request for upgrades.**

Sincerely and with kind regards,

Mark Yobb



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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

Craig Marceau

RPCA President