

CITY OF RICHMOND  
RECEIVED

# Richmond Green Park

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# 60 years of History...

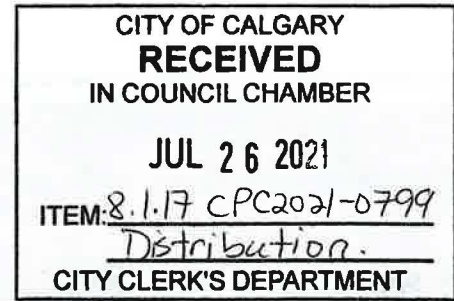


Now its Surplus Land?

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

Economic downturn? COVID 19 impacts?

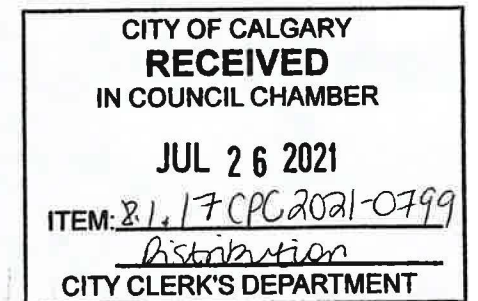
**Calgary actually posted \$219M surplus in 2020.**



**But wait, surplus land? Your FAQ States:**

**Will the two smaller ball diamonds be replaced?**  
The baseball diamonds are well used and thus this project is

**Also...This process no longer has ANYTHING to do with City Golf!**



Does this  
look like  
surplus land?  
It looks like  
this every day  
of the  
season.



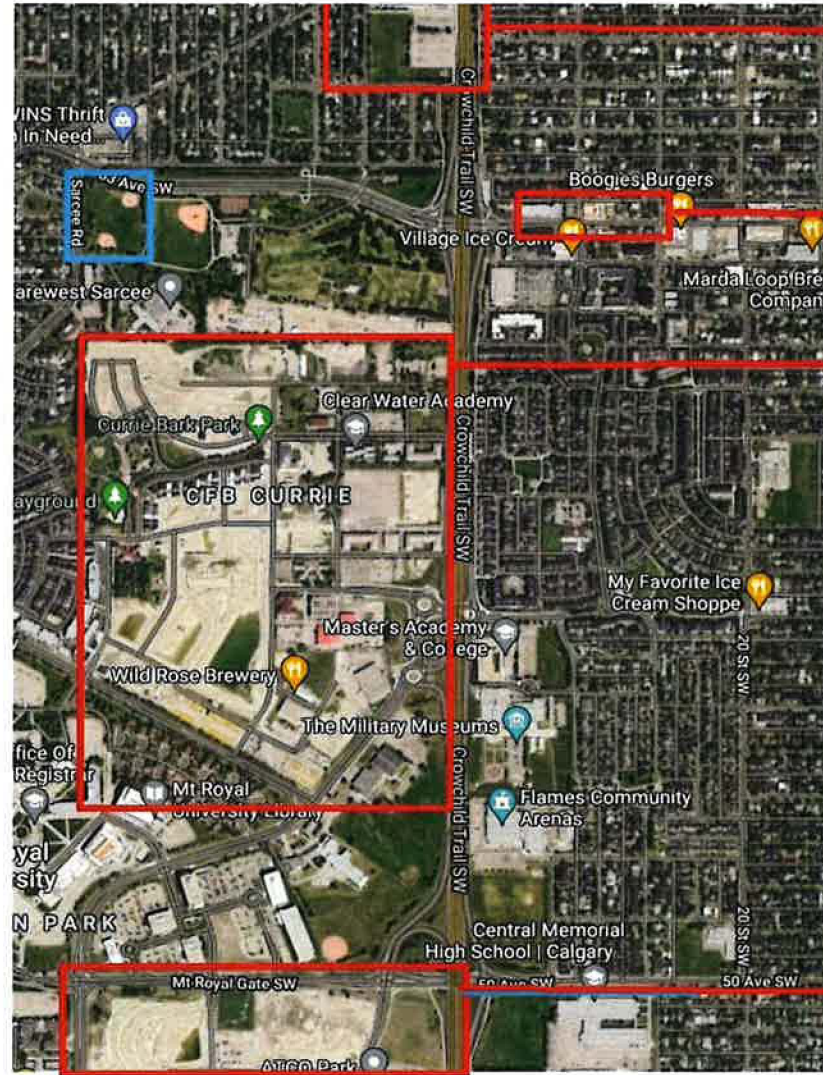
# Did you know?

Richmond Green Park (Parcel A) on July 20th



- You are about to approve the destruction of almost 100 mature trees?
- That this site is a thriving community recreation site, has a long history and excellent utilization?
- This isn't or "Parcel A" or "a very small portion of Richmond Green Golf Course land"
- You are **permanently** removing inner city recreation amenities with no replacement.

Need Tax Uplift?? Just be patient...!



Currently being marketed as development

Recent application to increase building heights

Currie is only 1/3 built and this is the highest density area still to come

Recent increase in height to 32 meters  
Still to be developed

There is plenty of tax uplift to come if the city would just be patient. The area is under intense building and density pressure and over the past 20 years has provided Garrison Woods, Garrison Green and Currie Barracks and 33rd Ave Main Streets Revdevelopment.

The MDP  
(2020) does  
NOT support  
this

- MDP was JUST PASSED in Feb 2021

- **How will this project support the objectives of the Municipal Development Plan (MDP)?**  
This project supports the MDP by adding density to an established area immediately adjacent to transit and open space

MDP supports developments adjacent to, NOT on top of parks!

This is twisting the intent of the MDP.

# MDP in fact, PROTECTS these assets

## What about the rest of these City policies?

- Developed Areas Guidebook, LPT2006-121
- Imagine Parks- 30 Year Vision for Parks
- Long Range Urban Sustainability Plan, Social System Goal 1
- Plan it: Sustainability Principles for Land Use & Mobility, LPT2006-121
- Bylaw19P2017
- Open Space Plan CSPS013
- Revised CFB West Master Plan
- Administrative Report to the Calgary Planning Commission with regards to the CFB West Master Plan
- Sport for Life Policy, CP2018-03
- Sports Field Strategy
- Parks Mandate/Council Direction
- Guidebook to Great Communities Myths and Facts
- Mayor Comments on RG in 2019
- Next 20 Core indicators
- Climate Resilience Plan (2018)

- Ensure sufficient **community open space in Inner City and Established Areas** using 2.0 hectares of open space per 1,000 residents. – MDP, 2020 (2.3.4 h, page 44)
- Protect the basic social and environmental functions of City parks and public open space and **prevent parkland conversion to other uses.** – MDP, 2020 (2.3.4 (f))
- The City is committed to **protecting the value and quality of these assets** and will strive to sustain them while ensuring they remain accessible for the enjoyment and outdoor pursuits of all.” (2.3.4 Page 43 of the MDP)
- **Minimize the amount of land that is taken from undeveloped areas and placed in permanent use for residential, commercial, industrial, transportation or utility corridors.**” (2.6.2 Page 64 of the MDP)
- **Protect and promote large scale landscaped and open-space areas**, that define neighborhoods and local topography and enhance Calgary’s river valley park system.” (MDP, on page 44, Section 2.3.4, Policy (e))
- Stormwater Management Policy 2.6.3 (m) “increase the amount of pervious surface by minimizing development on **undisturbed open space:**
- Land Policy 2.6.2 (h) “**Protect and expand the integrated open space network** to support community wellbeing and for ecological connectivity.”
- Land Policy 2.6.2 (j). **Include parks and natural assets as part of Calgary’s heritage, natural history and identity.**

This is what you showed us:



Still a net loss of 10% SR space and loss of 33% of the ball diamonds, but okay..



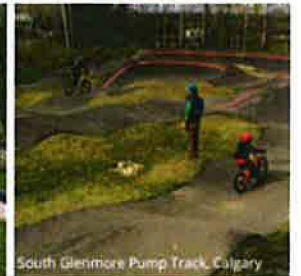
# Potential Park Elements & Experience

## Park Use & Amenities

### PARK USE & AMENITIES

- Picnic Areas
- Playground
- Workout areas
- Skating path
- Sports Fields
  - Baseball
  - Soccer
  - Cricket
  - Rugby
  - Frisbee
  - Tennis
  - Pickleball
  - Basketball
  - Pump track

And what you are promising us (open house on May 4):



Sounds great.. but...wait

REALITY: This is what we are worried about

- This went to the PFC/council but this was **not shown or discussed** in the open house
- Are we going to lose the large ball diamond and clubhouse, and parking in the future?

**ARE new amenities are possible OR budgeted?**

- Only 5.19 ac of 42.73 shown in the open house are truly open space (only 10%)



Figure 1: Richmond Green Golf Course Redevelopment Proposed Stewardship

**REALITY:** Out of almost 10 million dollars, there are no new amenities

- We still lose 1 ball diamond; and
- **Only 5% of the proceeds are going to “future open space amenities” (some offsite!!)**
- You are spending more on consultants and realtors than on the park
- See any mention of GOLF here?

That is NOT an upgrade.

DEVELOPMENT COSTS		
Description	Amount	Notes
Consulting Fees	\$750,000	RE&DS incurred and 3 <sup>rd</sup> 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
<b>Total Development Costs</b>	<b>\$8,504,000</b>	
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
<b>Land Transfer Costs</b>	<b>\$647,036</b>	
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
<b>TOTAL PROJECT COSTS:</b>	<b>\$9,451,036</b>	

Water  
Reservoirs  
are utilities  
with grass  
NOT PUBLIC  
Open Space.



- Actual Photo – Richmond Green July 2021
- Fenced
  - Locked
  - NOT publicly accessible

**71. Why is the golf course space not open to the public right now as a green space? Why is it currently fenced off?**

The golf course space is being repurposed for frisbee golf. We anticipate Frisbee golf will commence late June, early July. Administration is working on security requirements to determine how access to the site will be granted and closed. It is likely that the site will function similar to how golf functioned previously. For example, the site may only be accessed during the day and closed at night.

To confirm, there cannot be infrastructure on top of the old reservoirs, but the OWC would be suitable for hard surface amenities, at least in the short to medium term.

Longer term there could be restrictions.

**REPEAT:** The OWC and the former golf course are NOT PUBLIC Open Space.

Water Infrastructure cannot be publicly accessible, and can it have amenities over top??

That's almost 90% of this site.



# Questions Unanswered

- How much of the OWC, old golf course, and large ball diamond needs to be fenced off and have secured/controlled access today and in the future?
- Are you taking away the ONLY truly accessible park space (Parcel A)?
- What kind of amenities can water reservoirs support? If any??
- What's the RUSH?

## Land Use Application

Development Planning Process / Timeline

November 2020	March 2021	March - May 2021	May 2021	Q2 / Q3 2021	Q3 / Q4 2021
Council directs Administration to prepare Subdivision & Land Use application	Land Use Amendment and Outline Plan application submitted	Application Circulation and Review	Public Consultation	Response to Circulation Comments	Calgary Planning Commission (CPC) and Council

Can this:



## Support this?

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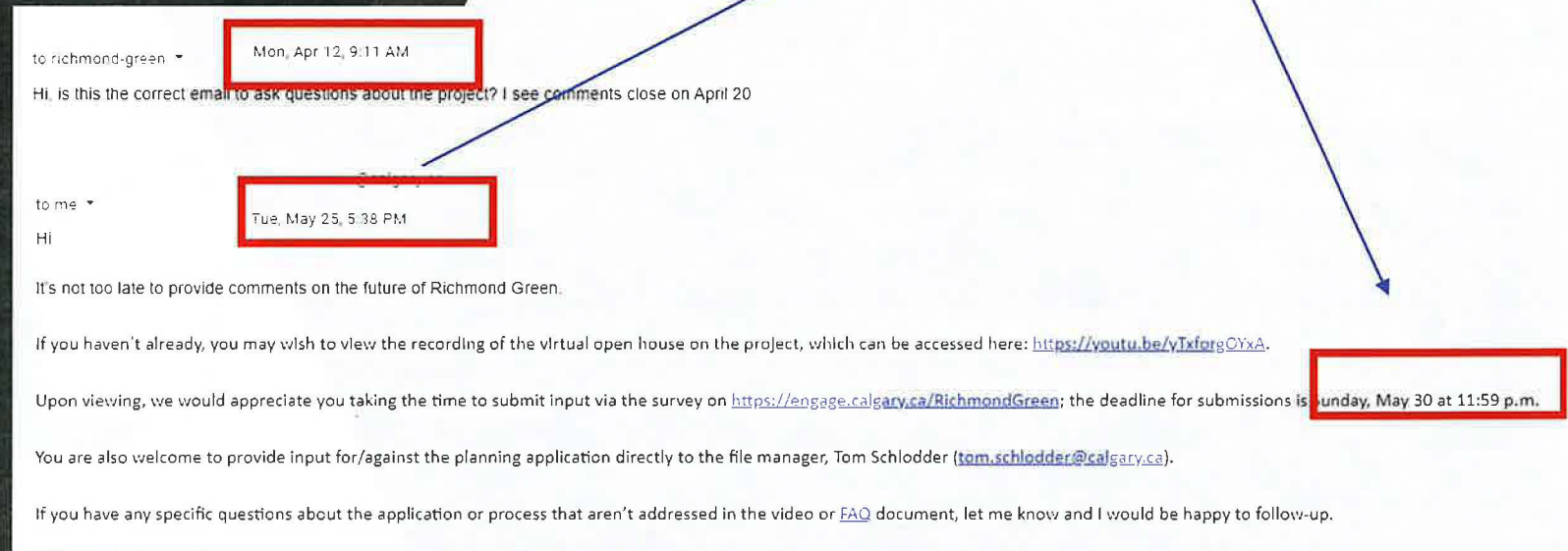
# City “Engagement”

- Signs on site were originally oriented away from street view
- ONE City presentation, NO dialogue
- Complete lack of responses from “dedicated email” (over a 6 week delay, many unanswered)
- Cut off a week of your own citizen engagement in the report! (Attachment 4)
- Ambiguously worded survey questions
- CPC cited 95% opposition, 316 letters AGAINST this development.

Public input as of May 25 2021

PFC2021-0834  
Attachment 5

As of 2021 May 25, 301 visits have been made to the project website with 1,552 registered to receive updates and 339 people contributing comments. There have been 490 YouTube visits for the open house video and 620 questions were received during the open house. The survey on the future of Richmond Green has had 338 contributions as of May 25.



# Do you plan for today, or for the future?

In 20, 30, 40 years..

- When 90% of this land is water resources,
- and the only true public open space is one small ball diamond, tennis and tot lot...

Citizens have researched and listened and asked questions and do not like where this is going. This “trade” is not a good one. Trading a park for water reservoirs is NOT a win for the community.



**When the site looks like this.. will we wish Parcel A's 5 acres was still park space?**

**YES.**

**PLEASE VOTE NO ON THIS LAND USE AMENDMENT.**