



Richmond Green Re-designation Concerns:

1. 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.**
2. This application is opposed not only by our 3 communities, but we have been provided with the opposition letters submitted **by other stakeholders-- Richmond Knobhill, Glamorgan Community Association, and Grace Lutheran Manor** (another key stakeholder). **Sarcee Meadows Housing Cooperative** (a key stakeholder in our community) has also submitted a letter of opposition to the application.

3. This whole process started with selling off golf course space to fund golf operations. **Richmond Green Golf Course houses Water infrastructure and should NEVER have been considered.** Selling regional park ball diamonds to remediate land contaminated by Roads does not meet the original objective or direction that Council provided.

4. This is a major/regional park—one of 34 identified in our Land Use Bylaw. **All of the land including the OWC site is already designated S-R. The sale of any of it is a reduction in S-R land for recreational use.** The ball diamonds are very well used as acknowledged in the FAQ. **What happens here sets a precedent for ALL of our other parks. Regional park decisions affect all Calgarians.**

5. **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. **We are extremely concerned that the proposal includes overwriting a RESIDENTIAL land use policy area to allow for COMMERCIAL development.**



6. **Commercial space is not needed in this area to create a complete community.** There is walkable commercial space a block over in Richmond Knobhill, in Marda Loop, on 37 St SW, and in Sarcee Plaza. A new Main Street is underway for 37 St SW already. **Commercial space is unnecessary and inappropriate for this site as it is not a main street.** A high density development in this location will not only restrict park access, but will have a major traffic impact on the surrounding communities.

7. 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,** This would still see a net loss of 1 inner city baseball diamond, possibly 2, as Water Resources expands onto the larger diamond. **Inner city resources are being lost.**

8. 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. 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.**

9. The argument that is being put forward is that we need to densify in this area to meet our MDP density targets. **The 3 communities which are directly impacted ALREADY EXCEED or will exceed these goals.** Rutland Park at 38.2 exceeds the goal by almost 50%. Lincoln Park at 82.6 exceeds the goal by over 300%. The CFB West Policy Area at final build with 145 people per hectare is set to exceed the goal by 500%.

10. In addition, any potential residents would not likely contribute to BRT ridership. There is a local bus route bordering the site, and **the south bound BRT stop is 800+ meters away, while the north bound stop is a kilometer away.**

11. What should be of great concern to both Councillors and Calgarians everywhere is that this is not a unique situation. **As Councillor Woolley stated in the June 17 CPC Meeting --**

“We need to work really hard to think of creative ways to densify and particularly on TOD sites and brownfield sites and old school sites like this. We have to get there; we have to support these kinds of applications to meet our municipal development targets... The only way that happens is through some of that missing middle; densifying along our corridors and creatively using a site like this that are all over our inner city established communities.”

12. This application is not within a TOD site, or even on a Main Street, nor is it a brownfield site or an old school site. It is a well used regional park.

13. We have raised the issue of water security and fencing requirements both for the existing reservoirs/reservoir expansion. These have never been addressed. 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.**

14. Our inner city communities are all being asked to take on additional density, and are losing green space at the same time. This is not sustainable.

15. There are still too many unanswered questions with regards to this proposal. We ask that you vote NO to this application. We would like to see the OWC land reclaimed and opened up for public use, but not at the expense of the baseball diamonds. If any land needs to be sold, it should be the OWC. **With the uncertainty around Water Resources expansion, the only land being designated as reserve out of a 52 acre regional park is the tennis courts, the tot lot, and the 1 proposed new diamond. The upper ball diamonds need to be kept and designated as reserve as well, in order to have any guarantee of future park space.**