



**REQUEST FOR APPLICATIONS**

**Richmond Green MU-1 redevelopment site**

Purchase of Ptn. 3435 Crowchild TR SW & 2539 33 AV SW ('The Property') 4.78 acre multi-family development site

**LAND TYPE**

Mixed-use, transit and park-adjacent

**COMMUNITY**

Richmond

**PARCEL SIZE**

4.78 acres

**LAND USE**

MU-1 h14 (0.90 acres along Sarcee Rd SW)  
MU-1 f2.0 h22 (3.92 acres - remainder of site)

**Property highlights**

- Portion of 3435 CROWCHILD TR. SW and 2539 33 AV SW backing on to Richmond Green Regional Park
- Easy access to Crowchild Trail SW
- Suitable for low-to-mid density residential
- Successful proponent will focus on high quality public realm components and comprehensive development scheme
- Developer to undertake servicing and road construction refer to Developer Obligations (Att. 2) for development requirements

**Financial info**

**LIST PRICE**

**\$12,000,000** +GST  
*A \$250,000 finder's fee will be paid on any sale transaction that closes*

**DATE ISSUED:**

September 15, 2023

**SUBMISSION CLOSING DATE:**

October 10, 2023

# 1.0. Richmond Green Park - Property FOR SALE

## 1.1 Introduction

Located within the established community of Richmond and backing onto Richmond Green Park, The City of Calgary (The City) is excited to offer this 4.78 acre development site for sale. The Mixed Use-1 (MU 1) site is located at the corner of 33 Ave SW and 29 St SW and will be suitable for a range of low to mid density residential development. The City is seeking a premium multi-family developer to purchase the Property and is looking for purchasers who focus on high quality public realm components and comprehensive development schemes. The submission requirements and evaluation criteria below outline the information that is required to be submitted by the proponent as part of their response to accurately evaluate submissions.

## 1.2 Background

The City initiated a Park Design Plan for Richmond Green to guide the park's expansion which will be achieved by incorporating the former golf course and operations depot into the park and enhancing the existing access road, which will improve vehicle and transit connections with the Currie community to the south. The design is expected to increase the amount of publicly accessible open space in the park by 22 acres to a total of 48.5 acres. For more detailed information on the Richmond Green Park upgrades, please visit [calgary.ca/richmondgreen](http://calgary.ca/richmondgreen).

## 1.3 Outline Plan, Land Use and Subdivision

A land use amendment and outline plan application was approved in 2021 for the Property. This application redesignated the site from S-R Special Purpose – Recreation to MU-1h14 Mixed Use – General District and MU 1h22f2.0 Mixed Use – General District which allows for a variety of multi-residential building types including townhouses and apartments with the option to include neighbourhood scale commercial. The proposed scale of development is intended to be sensitive to the neighbourhood context. A Subdivision Plan carving off the Property from the rest of Richmond Green Park has been approved and is currently in for registration at the Land Titles Office. Copies of all Planning documentation and conditions of approval are provided in the Attachments.

## 1.4 Developer Obligations

The Approving Authority has confirmed this site will require two access points. As the access from Sarcee Road will be limited to right in/right out only, the construction of 34 AV SW is necessary to allow for an all turns access to the Property in addition to allowing for the installation of any underground infrastructure that may be required to service the Property as per approved site servicing plans prepared by the Purchaser. The Purchaser shall be responsible, at its sole cost and expense, for the construction of the cul-de-sac at 34 AV SW and for all servicing obligations including, but not limited to, any new public infrastructure or upgrades to existing infrastructure that may be required to service the site, connections to existing infrastructure and driveway crossings for the Property. The asking price has been adjusted to account for the Purchaser's construction of the cul-de-sac and servicing and other upgrades required under the Outline Plan. No municipal reserves are owing on the Property.

## 2.0 Application process

### 2.1 Overview

Those interested in submitting an Application shall address all requirements outlined under Section 5.0 below in their response and will be evaluated based on the fulfilment of those requirements. Of the responses received, the highest rated proponent will be chosen to enter into sale negotiations. The City may at its discretion request additional information from proponents upon receipt of responses prior to notification of the highest rated proponent. Once formal notification is provided to a proponent identifying them as the highest rated, that proponent will be required to sign a proposal letter outlining the terms and conditions of sale. At that time the Proponent must provide a deposit amount of 5% of the purchase price.

## 3.0 Submission date

### 3.1 Overview

The City's Real Estate & Development Services, Sales Section, will be accepting applications until 4:00pm October 10, 2023. In order to be considered a Purchaser Application Form must be submitted together with your response to the Submission Criteria set out in Section 5.0 below. No applications will be accepted past the application deadline. Applications with missing or incomplete information will be evaluated based only on the information provided. All material must be submitted electronically as PDF files to Angela DeCaria at [angela.decaria@calgary.ca](mailto:angela.decaria@calgary.ca). It is up to the Proponent to confirm each email has been received. Confirmation of email receipt will be provided.

## 4.0 Submission requirements

Submissions should be prepared simply and concisely, providing a straightforward response to satisfy the requirements. Emphasis should be on completeness and clarity of content and will form part of the evaluation criteria. Excessive documentation or materials are discouraged. Submissions should include all of the elements listed under each Criteria below. Any other information the Proponent considers to be relevant may be provided. Submissions that do not meet the requirements will not be evaluated. All others will be scored based on the following criteria.

## 5.0 Submission requirements

Submissions should be prepared simply and concisely, providing a straightforward response to satisfy the requirements. Emphasis should be on completeness and clarity of content and will form part of the evaluation criteria. Excessive documentation or materials are discouraged.

Submissions should include all of the elements listed under each Criteria below. Any other information the Proponent considers to be relevant may be provided. Submissions that do not meet the requirements will not be evaluated. All others will be scored based on the following criteria.

### 5.1 Price (50%)

Complete and return the Purchaser Application Form (Attachment 1) which includes the purchase price offered for the Property. Each Submission will be judged on its own merits with consideration, but not limited, to the financial return to The City and closing conditions. The price is a critical component of the evaluation criteria as funds will go towards the creation and upgrading of the Richmond Green Regional Park. Proponents are expected to submit a fair and equitable purchase price for the Property. The highest proposed price will obtain the maximum rating for this criteria. If applicable, a \$250,000 finder's fee will be paid on any sale transaction that closes.

## **5.2 Project Experience (30%)**

Relevant Project Experience: The Proponent shall a minimum of three (3) examples of projects within a relevant context. Projects provided must have been undertaken by the Proponent submitting and not the individuals of the organization. Current projects and projects within the last five (5) years are preferred. Examples will be evaluated based on their quality and relevance, not volume. Consider including reference to any unique attributes or challenges of the projects. Proponents should have a thorough understanding and experience in the Calgary municipal process, market and construction environment.

## **5.3 Proposed Development (10%)**

It is important that the future development of the Property consider the surrounding context and is a quality development. Provide a brief description of the proposed development. This should include the following:

- details such as the proposed mix of housing (type and tenure);
- estimated number of units (if available);
- estimated vehicular access;
- planned/proposed retail uses;
- any public realm improvements or sustainability;
- any additional proposed benefits for the residents or surrounding community; and
- concept plans/renderings, if available.

Preference will be towards applications that do not contemplate further land use amendments.

## **5.4 Capacity and Schedule (10%)**

It is important the Proponent has capacity to take on development of the Property in a timely manner. Provide a high-level proposed project schedule with milestones such as development permit, building permit, construction start and occupancy (taking into account negotiation, condition periods and corporate approval timelines with The City). Include any Developer Obligations into the schedule.

## **5.5 Financial Capacity: (PREREQUISITE)**

The Proponent is asked to provide demonstrated financial capacity to deliver this project. This information can be provided in the following forms:

- letter of good standing from a qualified reputable financial institution identifying borrowing capacity or history of scale of past projects by the organization;
- a term sheet from a reputable financial institution; or
- evidence of financing for the development.

## **5.6 Acceptance of Key Terms & Conditions – Included in Attachment 1 (PREREQUISITE)**

The City's preferred Terms & Conditions for the transaction are included in the Purchaser Application Form and are deemed to be accepted. Amendments or additional terms and conditions should be noted in the submitted Purchaser Application form to allow for a consistent review of applications. These should be clearly tracked and noted for ease of reference.

## **5.7 Acceptance of Developer Obligations – Attachment 2: (PREREQUISITE)**

Your Submission constitutes an acknowledgment that the Proponent accepts and agrees to undertake the Developer Obligations. Any price submitted should consider these requirements in the submission. The Developer Obligations are included as Attachment 2.

## **6.0 Submission rejection**

The City of Calgary reserves the right to abandon this offering without accepting any of the submissions.

## **7.0 Negotiations and agreement**

Issuance of the Request for Applications in no way constitutes a commitment by The City to award the Property to any Proponent. Once selected, the preferred Proponent shall be required to negotiate a non-binding proposal letter with The City of Calgary's Sales Agent. The proposal letter shall contain the terms and conditions consistent with the Purchaser Application Form, as amended and agreed to between the parties. The negotiated sale terms are subject to corporate approval being obtained.

## **8.0 Communication**

Unless otherwise directed, all questions and concerns shall be directed to Angela DeCaria at (403) 818-8459 or [angela.decaria@calgary.ca](mailto:angela.decaria@calgary.ca).

## **9.0 Attachments**

Attachment 1: Purchaser Application Form

Attachment 2: Developer Obligations

Attachment 3: Approved Outline Plan

Attachment 4: Outline Plan Conditions of Approval

Attachment 5: Land Use Bylaw 125D2021

Attachment 6: Approved Subdivision Plan

Attachment 7: Subdivision Plan Conditions of Approval

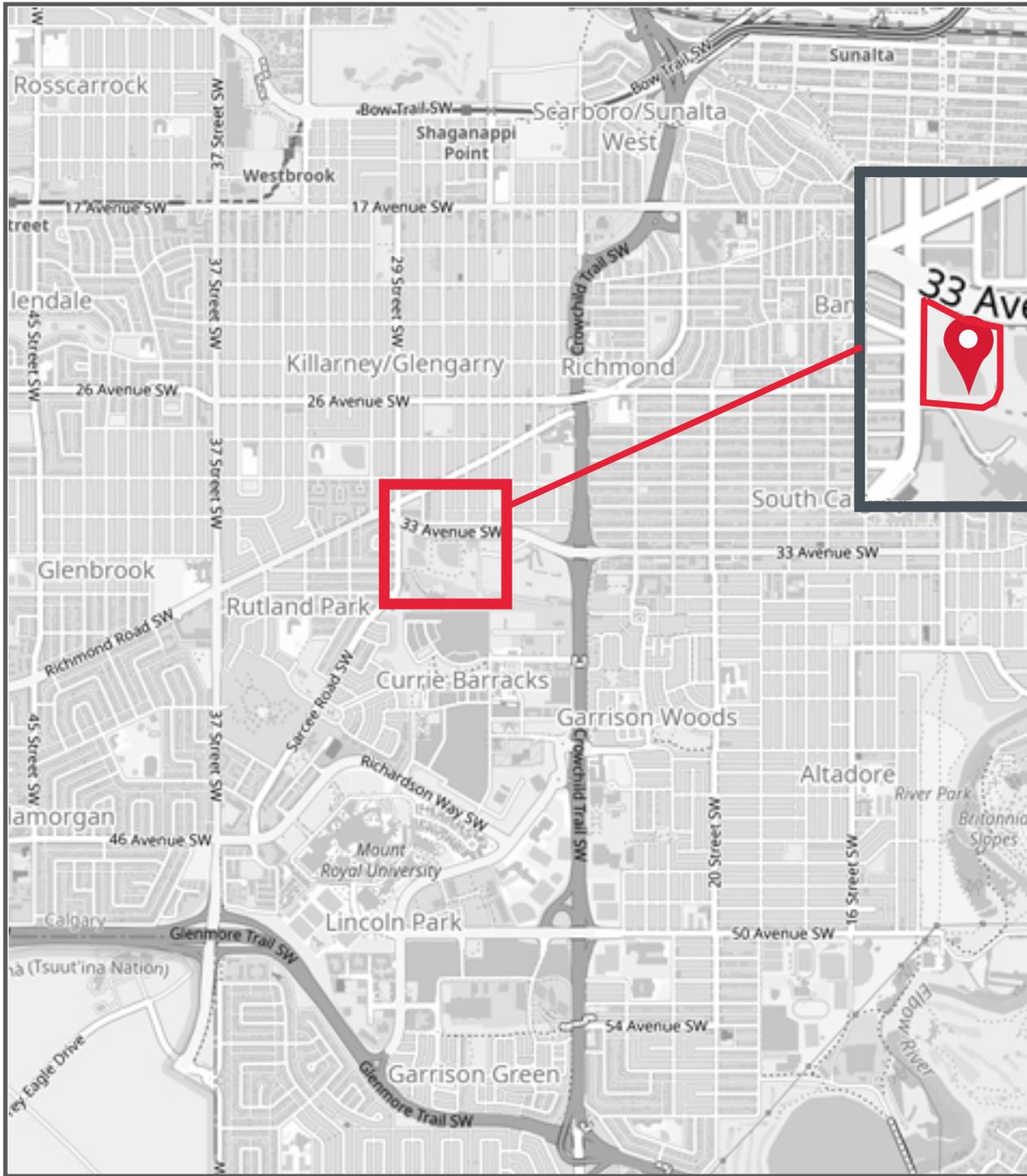
Attachment 8: Richmond Green Traffic Impact Assessment

Attachment 9: Geotechnical Report

Attachment 10: Request for Environmental Reports (complete and send to [angela.decaria@calgary.ca](mailto:angela.decaria@calgary.ca) to receive copies)

Attachment 11: Richmond Green Preliminary Natural Site Assessment

## Context map with inset



**Inset**

### **Amenities**

Close proximity to schools and shopping.

## Contact us



**Angela DeCaria**

Senior Sales Agent,  
Real Estate Sales

EMAIL

Angela.DeCaria@calgary.ca

OFFICE 403-818-8459

Submit interest using the  
**Purchaser Application Form**

**City of Calgary Real Estate &  
Development Services**

Administration Building  
3rd Floor (#195) 323 7 Ave S.E.  
Calgary, Alberta T2G 01

To view all land sales and property listings, visit

**[calgary.ca/realestate](http://calgary.ca/realestate)**

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.