# Calgary 🎄

#### The Future of Richmond Green

What We Heard - July 2021

#### **Project Overview**

The City of Calgary owns ~52 acres of land in south west Calgary between Sarcee Road SW and Crowchild Trail SW, south of 33 Avenue, as pictured below. The land includes the former Richmond Green golf course and operations depot, tennis courts, one large ball diamond, two small ball diamonds, one small office building, a toboggan hill and a child's playground.

On November 2, 2020, Council directed The City's real estate division to prepare and submit a land use application to enable the redevelopment of ±5 acres of land on the north-west portion of the site, identified below, and, if planning approval is obtained, continue to the disposition process for selling municipal land.

At the same time, Council also directed administration to complete a City assessment on the remaining ±47 acres to identify existing uses and amenities and determine future uses for the site. Finally, Council directed Administration to implement disc golf as an interim use in 2021 on the former golf lands.







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#### **Engagement overview**

A portal page (https://engage.calgary.ca/richmondgreen) was created in February 2021 to provide detailed information on the project background and processes to clear up any misconceptions that had started to permeate into the community and within the public realm. The following external stakeholders were engaged before and during the application submission and review:

- » Rutland Park Community Association, January 26, February 17 and April 29;
- » Richmond/Knob Hill Community Association, February 8, 19 and April 30;
- » Canada Lands Company, March 3;
- » Killarney-Glengarry Community Association, February 17 and April 30;
- » Lutheran Manor, March 9, email follow up April 22 and 26;
- » Carewest, prior to application submission and follow up emails April 19 and 20; and

Calgary West Little League (CWLL), March9 and April 27.

In May 2021 there was an online presentation with Q&A session to further communicate project details and overall impacts to the green space. Following this session there were a series of questions opened on the portal page to receive input on components of this project. The following is a reflection of that input received.

It is key to note that the engagement process is not designed as a voting process but rather to gather balanced input and overall response to a project with details and parameters outlined. The feedback received is used to shape the project and/ or to provide additional information that addresses that feedback.

#### What We Asked / What We Heard

Engagement sought to gather input on two areas of the project plan as outlined in the project overview above: 1) **Land Use / Outline Plan Amendment** as a piece within the plan to provide a funding source towards that development. 2) **Future Use / Needs Assessment** which will gauge interest in future possibilities for consideration in moving forward with park development.

Information from the May 4, 2021 session was posted on the portal page as listed above. Where appropriate (open ended questions) the responses are organized into general themes, with sample supporting comments, to represent overarching categories to reflect what was heard. Full verbatim of those questions are available at the end of the report in completely unedited format (no changes to spelling or grammar) unless there is offensive language or inappropriate commentary in alignment with the respectful workplace policy.

Themes are not presented based on any sort of statistical basis but rather identify frequent commonalities and sampling of the collective participant responses representative of balanced feedback.

Question type and response rate shown for transparency.

Full verbatim of responses received for open ended and "other" can be found here: https://www.calgary.ca/content/dam/www/engage/documents/richmondgreen/richmond-green-verbatim.pdf

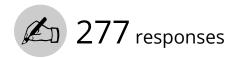


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The first three questions asked here are based on the assumption that respondents had either attended the May 4 session or reviewed the posted presentation from that evening. As communication and information sharing was a goal, we sought to check on effectiveness of the presentation and materials to provide clarity in the process and to gauge how respondents felt about the application. ~

1. From the information provided on the Land Use/ Outline Plan Application please add your comments.

Comments grouped into themes with supporting verbatim comments.



I support selling the ~5 acre package to fund re-development of the park PROVIDED there is certainty that the funds will be directed to Richmond Green and NOT go into a "general funding pool". Height restriction should be 14 m on entire ~5 Acre parcel.

#### The information provided on the Land Use Plan Application for Richmond Green will be a wonderful enhancement for the community and will complement the green space currently being developed in

# THEME Supportive of application to provide future park development if funding can be ensured and development restrictions are in place for land being sold.

I have been a resident of Rutland Park for 33 years. I am entirely supportive of the plan to rezone the 5 acres of the upper ball diamonds for a much needed multifamily residential development in an established area. I support the proposal. I think that any development and any future purchasers of residential housing should be told in writing that there will be no on street parking. Keep as many trees/bushes as possible. Keep sidewalk 5 feet from road with green strip.

It would be unfortunate to take away more of Calgary's green spaces. These have been shrinking significantly I've true years.

# It seems the City is wanting to remove a nice piece of park space to pay for potential recreation development. I have concern that the sale \$ will really go towards this new space. Commercial development will likely take place long before new park space

#### THEME

Opposed to application based on loss of green space

It sounds to me like we could lose a lot more green space than originally promised.

I would like to see the entire area remain greenspace/park. Please do not build on what is an already limited amount of green space in the area.



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I found it informative, and I love the idea of the land swap, to make this a regional park. At the moment the former golf course really impacts the current park.

would like the park to be improved rather than sold however, if some of the land needs to be sold to pay for upgrading the park that is acceptable. It would be nice to see some small shops with apartments on the upper levels Coffee shops, restaurants.

#### THEME

Understand the process to proceed with development

I feel the vision of this plan will improve the park space at Richmond Green and ultimately will improve the recreational amenities...and I believe the proposed development will add to the community

We support the concept of selling the designated land in the proposal and expanding the park in other ways.

think it's great actually. I just want to hightlight 2 things: 1) please, no through road for the old 25th Street SW access point off 33rd Ave SW/Richmond Rd; 2) we need a traffic plan for 29th St SW/Richmond Rd SW. Other than this, love the future plan

#### THEME

Appears to be well researched. thought out and creative. Happy

about the environmental aspect!

Comments on park design & development

The lands being swapped (OWC) has potential environmental concerns according to CFB West plans. The golf course lands will have limitations due to subsurface infrastructure.

I dislike that you chose to prioritize the development of green space when there is tons of brownfield development underway or not yet started, such as currie. While I support urban regeneration, losing such open, mature green beauty is a crime.

#### I do not agree with any development of this area. With the increase in population density, substantial green spaces and park area is required. Most 50 x 100 foot lots are being subdivided and the former military land is now medium to high density.

It is difficult for me to support the disposal of the land when

all I hear was just "promises"

decision on putting aside the

funding from the sale of the

without concrete council

land and the promise of

opening up the golf and maintenance lands

#### THEME

Do not agree based on density and location of development

Is the outcome pre-decided? The tone of this presentation did not address how this area s presently used by the community. With the crazy Currie master plan, the last thing this area needs is new development.

This in our families view is poorly thought out and appears to be revenue/capital driven as opposed to serving the needs of the community. The density in the area is becoming non manageable with no infrastructure solutions/support being considered.

# Calgary 🙊

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2. Did the information provided give enough details to provide clarity as to the process – The need for scoping of the project in order to proceed with future planning (Land Use Approvals in order to implement Future Planning Options)?

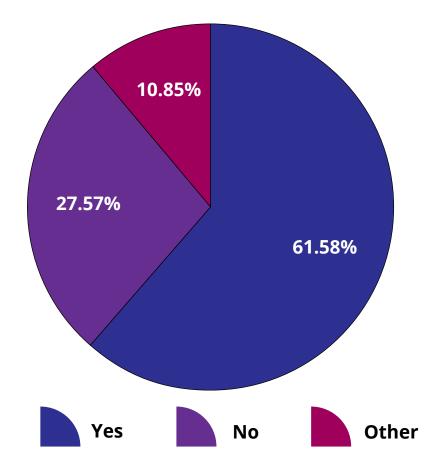


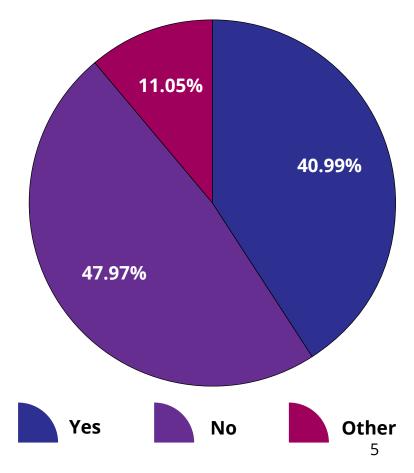
341 responses

3. From this information do you feel you can support the plan as an avenue to explore future opportunities?



344 responses







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The second set of questions asked were focused on input that will be used in developing plans for the **Future Use of the park**. Respondents were asked to complete the questions below which asked for input on how they currently use the space, how they think the park could be improved, and what amenities they would like to see in the park to enhance future use.

#### 1. How do you get to the park?



362 responses



68.51% walking



48.07% biking and wheeling



3.87% public transit



45.3% driving

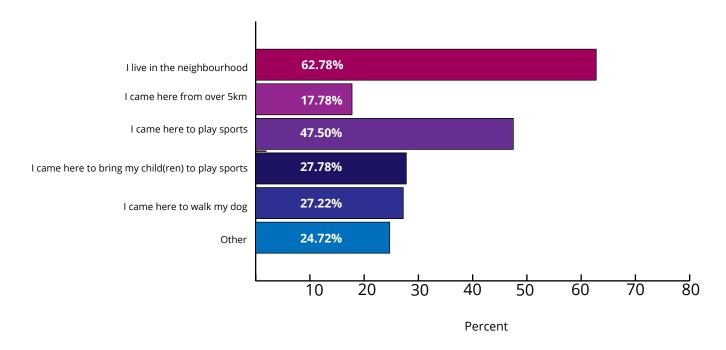


3.04% other

#### 2. What brought you to the park?



360 responses





# 3. What are your top concerns within

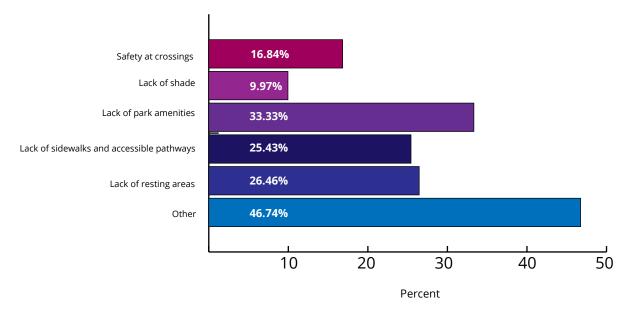


the park?

291 responses

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#### 4. What are the parks current strengths?

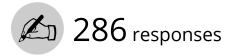


281 responses

		Score C	Count				
9	Tennis Courts	4.21	208				
						Score C	Count
	Tot Lot (playground)	2.10	151	Q	Tree Canopy	5.11	214
لنام	Baseball Fields	3.82	187	<b>√</b> }	Pathways	5.06	223
	Toboggan Hill	4.24	205	P	Parking Area	2.36	159
	Public Washrooms	2.90	180	$\bigcirc$	Green Open Space	6.77	246 7

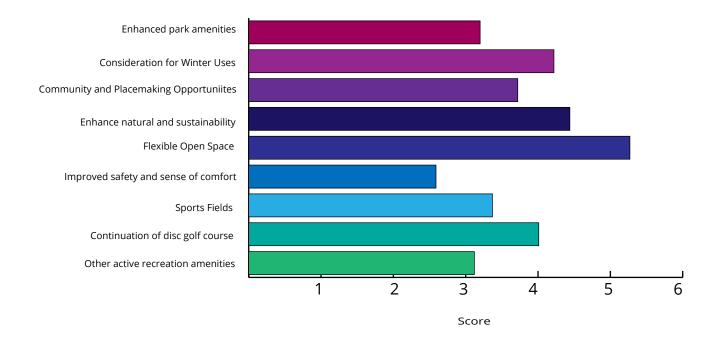


# 5. Where do you see room for improvement within the future Richmond Green Park?



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Answer choices	Score	Count
Enhanced park amenities (i.e. playground, dog runs etc.)	3.20	164
Consideration for Winter Uses (i.e. skating path)	4.22	209
Community and Placemaking Opportunities (i.e. plaza/gathering areas, community gardens)	3.72	187
Enhanced natural and sustainability (i.e. more naturalized areas, grasslands)	4.44	200
Flexible Open Space (i.e. for picnicking, nature observation, etc.)	5.27	217
Improved safety and sense of comfort (i.e. lighting, safer pedestrian crossings, etc.)	2.59	148
Sports Fields (i.e. baseball, soccer, cricket, rugby)	3.37	171
Continuation of disc golf course (remain in place in future planning)	4.01	184
Other active recreation amenities (i.e. pump track, sport courts)	3.12	164



# 6. What would you do to improve the future of Richmond Green Park?

Comments grouped into themes with supporting verbatim comments.



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### THEME Improvement ideas feature and amenity suggestions Add cultural infrastructure - performance spaces amphitheater, festival activations, library, community resource centre 4 workshops & indoor performance/presentation spaces. Make the park more accessible for people with physical disabilities for seniors/low-income families - accessible affordable housing options; don't split the park with the road Have more kids activities like splash park, bigger playground and winter uses like skating pond and tobagonning hill Improvements are awesome as long as it remains a Ensure there is a pedestrian/bike bridge over the 33rd Ave/Currie Barracks connector road. This is likely to be a very busy road and a barrier between the 2 park areas. I am excited to see a redevelopment. I would love to

see something like St Patrick's Island done. We rarely,

disinformation beign spread by certain residents of

Rutland Park concerning this redevelopment. I am

entirely supportive of changes under discussion

if ever, use the park now that our children have

grown. I'm dismayed by the amount of

#### THEME

Leave as is - no changes

Don't develop it unless and until it has been replaced with equivalent or better green space. The current proposed plan does not provide sufficient assurance that will occur.

I wouldn't I would keep it just the way it is, there is nothing wrong with this park it is nice and quiet and fresh air no one to bump into I live right across the street from the park, it is a very beautiful walk for all the seniors that live here don't wreck it for us. Leave it alone for the next 50 years

Avoid developing it. Please don't put the BRT route through it.

Except for some minor landscaping and perhaps playground improvement, I would leave Richmond Green Park alone. No development. Most people in the community don't want it. Evan Woolley kept calling this park "an opportunity." It's not an opportunity. It's a park. Leave it alone and let the community enjoy it as a green space.

No concrete or greedy development, leave it alone for the baseball players, disc golfers, tobogonners, tennis people players, dog walkers and nature for mental health. The inner city neighbourhood's are being destroyed by the city's attitude of greed and a denser population growth attitude. Do not ruin this area too!



What We Heard - July 2021

## **THEME**Golf course space

Open up the golf course to walking and cycling. An improved children's playground.

Disc golf is an obvious and important allocation for this space. Disc golf is exponentially increasing in popularity in recent years, and the conversion of the old golf course into a disc golf course seems like an obvious win from both a community accessibility standpoint, as well as a financial standpoint.

Incorporate the Golf course in to the entire Park. Absolutely no development in the "Development Area." This area needs more and improved Parks. Not Development and "Densification"

Add more paths and benches, make the clubhouse like River Cafe, add a few benches, open up the golf course

Permanent disc golf course. Good signage. Alternate tee positions for beginner and advanced players to accommodate everyone and allow for progression.

#### THEME

OWC/Parks depot parcel - suggested needs/development

Add a few more benches trees and connect the paths. Deal with the contamination you have at the roads land!

Do not sell off the 5 acres. Reopen the golf course. Turn the OWC yard and land into more park space with paths and picnic tables.

Clean up the OWC land. Leave the rest of it alone-- a natural state and paths would be best.

To start the 9 acres of OWC land should be developed first as it straddles Canada Lands. Rethink the BRT, empty traffic onto Crowchild not congested 33 Av. The City has not done a good job of consulting the owners of this land which are the residents of Calgary. The City and its planning division are only custodians. Lets slow down and start again.

I think using the operational works area to increase the size of the park is an excellent option. I see no need at all for any residential or commercial development on the existing park site; there is enough in Currie Barracks.

#### THEME

Other spaces, features & amenities

Ensure that as much of the tree canopy is conserved and create spaces that can be used by all...not exclusively 'sport' based but gathering spaces for family and community events as well...even 'meeting' spaces for local small businesses to hold outdoor business meetups.

Eliminate the connecting road, save the old growth trees (Russian Olive & Larch), add winter activities to support the toboggan hill, pathways & rest areas

Ice cream. I'd really like to see a good walking track where you can walk through a park and still get a good amount of kilometres. Right now we just have to walk around and around and around the baseball diamond. It would be really nice to have a small regional park here

Make all of the area a large park mimicking Fish Creek Park with introducing plants and trees and a path. We need more areas, besides neighbourhood streets, to go for nature walks within the City. Please and Thank You!

Pave a path throughout the entire area, make it all one big park area for people to walk and cycle. Compared to other parts of the city, we have more density and a drastic shortage of parks.



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#### **Engagement Summation**

Based on overall review of the collective responses as reflected above and in the full verbatim attachments. There was a definitive mix and balance within the comments and feedback received. There is not any pre-dominant sentiment of "full support" or "fully opposed" but rather a mix of feedback and comments pertaining to those two polarizing views. Perhaps of noted significance were those equally represented comments and feedback that sought to provide suggestions/solutions or were seeking further information, or assurances, in moving forward with the project. This report is meant to clearly show that balanced public input and give all community members a forum for their opinions to be heard and given response and consideration.

#### What We Did

This portion of the report has been provided to show how the feedback to date was utilized to create changes with the project. Feedback received will continue to shape the process and outcomes as this project progresses through following phases. The following excerpt from PFC2021-0834 details what was done with the public input received in terms of project changes:

- 1. The Needs Assessment (Scope 2) was prioritized slightly ahead of the Land Use / subdivision Application (Scope 1), to assist Council decision making on the future of the park and its funding. This may help to provide the certainty the public wants to see for the funding, before deciding on the Land Use changes;
- 2. A height modifier of 4 storey maximum was placed adjacent to Sarcee Road SW to respect the adjacent single detached houses across the street and the height of the rest of the site was dropped from 25 metres to 22 metres. Policy was introduced within the CFB West Master Plan to ensure that 'residential' is the primary use for the MU-1 site.

- 3. One new baseball diamond is recommended at Richmond Green Park. This will provide a replacement for at least one of the two lost diamonds, mitigating impacts to Calgary West Little League. Administration will continue to work with Calgary Item # 7.9 West Little League to find additional diamonds to ensure there is no loss of playing time.
- 4. A second Outline Plan and Land Use application is recommended in order to secure the 10 per cent municipal reserve owing as a result of the subdivision of ±5 acre development parcel. The appropriate land use district will be determined to support WR and Parks infrastructure and open space needs.