



**The future of Richmond Green
Frequently Asked Questions
last updated: July 7, 2021
(Question 72 response revised)**

1. How does The City make land management decisions?

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 to increase the tax base, generate revenue and leverage existing infrastructure in support of the growth of our city. This approach recognizes that City-owned lands are valuable assets that provide long-term and strategic benefits – economic, environmental and social – to current and future generations.

2. What is the Golf Course Real Estate Feasibility Assessment?

In May 2019, Council directed Administration to proceed with a Golf Course Real Estate Feasibility Assessment to explore whether Golf and Sport Development can become tax neutral through repurposing and disposition of golf course land.

The City's Real Estate and Development Services team screened each course through a variety of criteria to identify which location(s) may have further real estate or land development potential. This included:

- An historical review of the current golf lands
- An environmental review and analysis of existing servicing infrastructure
- Planning and policy considerations
- A review of current golf operations and a number of other categories.

The review (Report PFC2020-0952) identified land development potential for Richmond Green and resulted in Council direction Administration to:

1. *Prepare land use and subdivision applications for the ±5 acre parcel at 33 AVE SW and Sarcee Road SW and if planning approvals are granted, proceed to market the property consistent with The City's established sales process;*
2. *Direct RE&DS to bring back a real estate feasibility assessment that substantiates Corporate needs at the remaining land at Richmond Green, and the Richmond Green Operations Workplace Centers (OWC), to determine further disposition opportunities and report to Priorities and Finance Committee (PFC) on or before Q4 2021;*
3. *Prepare and implement a plan to accommodate disc golf as an interim use at Richmond Green starting in 2021 and until such time that a future redevelopment plan has been completed and implemented;*

3. Why develop the ±5 acre parcel at 33 AVE SW and Sarcee Road SW?

With the closure of the golf course, the community is gaining access to space that was otherwise dedicated to one sport and required payment to access (6 months of the year). With this land opening up, in conjunction with the impending closure of the on-site City Depot, there are opportunities to review all the land at Richmond Green holistically. The 5-acre parcel allows the City to leverage potential proceeds from the sale of the land and existing infrastructure to increase the residential tax base and enhance the Richmond Green Park. These outcomes support our municipal development goals, specifically with regard to ensuring a well-run City.

4. Will lost amenities be replaced?

How the remaining 46 acres at Richmond Green will be used remains to be seen. An internal process within the City is occurring to validate and review existing uses. We call this process a “Needs Assessment” and the criteria we are considering includes:

- How to accommodate Little League Baseball
- How to re-purpose the existing buildings on site
- What existing uses must remain and what future uses can be added
- How to accommodate recreational spaces given the existing water infrastructure at Richmond Green

The findings of the needs assessment will be presented to Council for subsequent follow up work to be actioned.

5. How do I voice my opinion for this project? (*updates in bold*)

~~Engagement is being conducted separately for the 5-acre land use amendment application. The City, in conjunction with its planning consultant, will be hosting~~ **held** a virtual open house **on May 4** to obtain comments on the application that will be compiled into a ‘What We Heard’ report for Calgary Planning Commission and Council’s consideration. ~~Dates, times and how to participate will be provided in the coming weeks.~~ You are also invited to attend the **July 26** Public Hearing at City Council for this application and can sign up to speak virtually. ~~Stay tuned to the website for these important dates.~~

6. What is the scope of ‘the future of Richmond Green’ project?

- 5-acre subdivision and land use amendment application*

The portion identified for redevelopment is the ±5 acres in the northwest corner (i.e., the two small baseball diamonds).
- 46-acre real estate feasibility assessment*

The remainder of the land (including the City operations depot approaching its lifecycle) will be assessed to substantiate Corporate need to determine future free and compatible public uses and further land development opportunities, if any.
- New bus rapid transit road (BRT)*

In 2015 Council approved a new road between Currie Barracks and 33 AVE SW, through Richmond Green Park, as part of the Currie Barracks development. The City is in the early process of determining how this road will be aligned, and what portions of land will be affected.
- Council directed that frisbee golf become an interim use starting 2021 at the former golf course. The City is working to implement this use, as well as ensuring that other free and compatible public uses are implemented; and*
- There is critical water infrastructure at Richmond Green and it needs to be maintained and protected. The City is working to determine if the water infrastructure needs to be expanded, where would it go, and what uses could co-locate with the water infrastructure.*

7. Why did The City close the Richmond Green golf course?

The decision to close Richmond Green golf course at the end of the 2019 golf season was based on a number of factors, including:

- The course had the lowest attendance and revenue of all City courses and the number of rounds played at Richmond had continued to decline.
- The infrastructure limitations limited the possibility of expanding golf service offerings
- Other viable golf facilities existed in the immediate area

8. Is The City looking to redevelop all of its Parks?

No. The City understands the importance of both passive and active open space. Opportunities such as Richmond Green are rare.

9. What is the primary municipal need for the Richmond Green lands?

The primary need for the former golf course lands and City depot site is to preserve lands for future critical water infrastructure and reservoir expansion at Richmond Green.

10. For which portion of the Richmond Green Park has Council directed Administration to prepare a land use and subdivision application?

The subject land for the land use and subdivision application is the northwest corner of the site located at Sarcee Rd and 34 Ave SW. The real estate feasibility assessment identified this land to have redevelopment potential. The land is between 5 and 6-acres in size.

11. How is Richmond Green classified for open space policy purposes?

Richmond Green is classified as a regional park. Regional parks are not included in community open space stats, because they serve a different function than smaller, community sized open spaces. They are planned and funded differently. There is typically more unique and larger amenities at the regional spaces and thus they pull from a larger catchment area than local open spaces.

12. What amount of open space dedication will there be at Richmond Green

It is too soon to say what amount of open space dedication will be at Richmond Green. This is being considered as part of the Needs Assessment.

13. What is a Needs Assessment?

The Needs Assessment documents and reviews all of the existing uses and amenities across Richmond Green. It is used to understand who stewards what land, who needs land in the future and what are the opportunities / constraints on the land.

14. How will pathways be impacted?

The pathways in Richmond Green are well utilized. Any development will consider replacing and re-connecting to the network.

15. How will the toboggan hill be impacted?

The tobogganing hill will be preserved until such time that Water Resources needs the land for future water infrastructure expansion.

16. Will the two smaller ball diamonds be replaced?

The baseball diamonds are well used and thus this project is maintaining the large baseball diamond (until such time that Water Resources needs the land). Real Estate is working with the Calgary West Little League and Parks/Recreation to explore no net loss of baseball usage. See also question 18 below.

17. What is the Operations Workplace Centre (OWC) and what are the plans for it?

The City owns and operates a ~10 ac Roads and Parks depot at Richmond Green. The City calls this an “Operations Workplace Centre” (OWC), and uses it to store materials, vehicles, and coordinate snow events. The OWC is closing in the next 1-2 years as The City has opened a new depot off Sarcee Trail SW. The OWC is not considered open space. Its land use designation is Special Purpose – Recreation (S-R), which allows for many uses that are not recreationally focused (i.e. – a Depot).

18. Will the OWC become residential development?

In 2014, Council approved the Currie Barracks Outline Plan (LOC2014-0109). The applicant depicted residential development at the adjacent OWC. City Administration, however, is re-thinking the OWC as residential, as there is critical water infrastructure under the former golf course that needs to expand to the OWC. Administration is exploring temporary open space across the OWC lands, until the reservoirs expand, and then permanent open space would be provided similar to how the golf course lands look / feel. This scenario requires Council approval (which has not occurred yet) and is part of our current work. If the OWC site is repurposed to open space, then it would offset the loss of open space where the two baseball diamonds are proposed for development;

19. 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, AND to significantly enhance the open space.

As the land use Development Authority, The City has an obligation to provide essential infrastructure, including core services, such as water, wastewater, stormwater, roads and fire and police services. The City is also responsible to its current and future citizens for ensuring the provision of complete community infrastructure including transit, libraries, parks and recreation facilities. In so doing, it acknowledges that the provision of infrastructure and the associated operating and maintenance costs require substantial ongoing investment.

The MDP states that land use, development and transportation planning should seek to conserve, protect and enhance natural asset features, parks and open spaces. However it also seeks to encourage the concentration of residential density in areas adjacent to open space, parks, wetlands and sports fields, especially where the area is served by transit, services and other community amenities. And it also calls for increased density in the established areas of Calgary, leveraging existing utility capacity to ensure more sustainable development in our City.

20. What is the applicable Local Area Plan for Richmond Green Park?

Richmond Green Park is within Local Area Plan #9, which does not have a name yet and has not begun. It is not within the Westbrook Local Area Plan.

21. How does the CFB West Master Plan and Currie Outline Plan (LOC2014-0109) impact these streams of work?

The CFB West Master plan is a non-statutory document and the Currie Outline Plan will have been reviewed by Planning in concert with the Master Plan. The Currie outline plan shows 10 per cent of its land as Municipal Reserve. It also shadow planned residential development at the city depot and includes a new road between Currie Barracks and 33 AVE SW cutting through Richmond Green Park. The upcoming subdivision and land use application on the 5-acre parcel will also be reviewed against the CFB West Master Plan. Community Planning will do its normal policy review upon submission of the application as the appropriate authority to discuss the relevance of the non-statutory master plan and how amendments to this policy are undertaken. The Richmond Green lands are designated as Special Purpose – Recreation (S-R). The S-R district has many uses that are not park nor recreation focused, (including a municipal depot), which is why the City does not include the depot lands (~10ac) as part of the open space available currently at Richmond Green.

22. How are current and future park users from the surrounding communities being engaged? (updates in bold)

The first opportunity ~~will be a~~ **was the May 4** virtual open house during which the proposed land use and subdivision application for the 5 to 6-acre parcel ~~will be~~ **was** presented for comments. The project team ~~will later solicit input on the~~ **also presented the** Needs Assessment portion of the project to hear from stakeholders on how they would like to see the golf course, depot and surrounding lands to be used. **This was followed by a survey on calgary.ca/richmond to gather the input. Additional engagement will take place in relation to park master planning work.**

23. How are nearby organizations and Community Association representatives being engaged?

In an effort to provide factual information about the project, The City began engagement with organizations and Community Associations in January 2021. To date we have met with the Rutland Community Association, Carewest, the Lutheran Manor, Richmond/Knob Hill Community Association, Killarney Community Association and a representative from the Calgary West Little League.

24. Was there an online survey in early February?

After meeting with The City, one of the community associations in the vicinity launched a 3-day online survey to seek resident views. The survey was not prepared by The City or in accordance with City Engage standards.

25. Will The City stop its investigations into disposing of land at Richmond Green Park?

We understand there is concern about the potential loss of the 5-acre site to possible development. Administration will complete its work as directed by Council and strive to provide factual information regarding the application that is underway. We also see this project as being about what the community stands to gain, not lose, in open space and recreational opportunities. Our intention is to balance the need for smart growth with the need for park space. We come to this with an open mind, and will do our utmost to address, mitigate and incorporate comments into the planning for Richmond Green.

26. How can Calgarians stay informed about this project?

The project has been promoted on social media and on BOLD signs in the community to help get the word out. Calgarians are invited to visit calgary.ca/RichmondGreen for information on engagement opportunities, and to sign-up for the project update e-newsletter.

27. What is The City's response to the [Change.org](#) petition Defend Calgary Parks?

Petition: The City of Calgary was looking to save money through the potential sale of City golf courses. Richmond Green Golf Course was closed as a result. It was quickly determined that the golf course could not be sold because of the City water reservoirs below the golf course. **The City has now set its sights on the rest of Richmond Green Park**, and is already working on a proposal to sell off the upper baseball diamonds. The rest of the park is also being examined in hopes that more land can be sold for development.

Response: The City has always been very much aware of the critical water infrastructure below the former golf course. In fact, the primary reason for The City holding these lands is because of this infrastructure. The reason the Richmond Green Golf Course was closed is explained in the golf course closure [FAQ](#).

Petition: The entire Richmond Green Park is “protected” by the revised CFB West Master Plan, and is intended to be green space for the second downtown which is being built in Currie Barracks. The projected population for Currie is 12000 residents, and this green space is being sold before the residents even arrive. Regional pathways in Currie have been designed to connect to this space, and it forms part of the Stormwater Management Plan for the entire area. It is extremely important to note that Richmond Green Park is not just a local park. **It is one of the original MAJOR parks in Calgary, along with Nose Hill Park, Confederation Park, Edworthy Park, Bowness Park, Fish Creek Park and Stanley Park. Selling any of Richmond Green Park sets a dangerous precedent for all park space in Calgary!**

Response: The CFB West Master Plan (LOC2014-0109) was first adopted May 12, 2015. The revision (LO2020-0012) was adopted October 5, 2020. Master plans can be revised in response to changing circumstances. In both versions, mixed use was not contemplated for the north west portion of the space (i.e., the two small ball diamonds), however this is inaccurately characterized as ‘protection’ from future revisions. The potential for future revision is why the Development Authority has a land use amendment process. The Council direction to pursue a land use amendment would support increased density adjacent to existing infrastructure, which is a more sustainable form of development, and also supports the future bus rapid transit planned for the area.

Petition: Defend Calgary Parks! Tell City Council to Save Richmond Green Park!

Mayor Nenshi and City of Calgary Councillors-- The recent pandemic has shown us that we need more green space in Calgary, not less. Your 2020 Year End Climate Review recognizes Calgary's natural infrastructure as key assets to manage for resilience and climate adaptation. The 2020 Municipal Development Plan has a Natural Infrastructure Policy to prioritize ecological protection for natural areas, open spaces and parks. Our parks are our heritage and need to be preserved for future generations. Selling any of Richmond Green Park sets a dangerous precedent for all of our Major parks! Save Richmond Green Park! Say NO to the sale or development of the site.

Response: The Municipal Development Plan (MDP) states that land use, development and transportation planning should seek to conserve, protect and enhance natural asset features, parks and open spaces. However, it also seeks to encourage the concentration of residential density in areas adjacent to open space, parks, wetlands and sports fields, especially where the area is served by transit, services and other community amenities. The MDP also calls for increased density in the established areas of Calgary, leveraging existing utility capacity to ensure more sustainable development in our City. The opportunity/challenge is to find the right balance. Given that some current uses at Richmond Green are no longer required (i.e. golf course, City depot) there are opportunities to introduce housing along with increasing the amount of open space.

28. What development is being proposed at the 5-acre site?

A land-use amendment (LOC2021-0043) has been submitted to re-zone 5.45 acres to MU-1. This change is anticipated to allow for approximately 284 new residential units. The portion of the site adjacent to Sarcee Road will be limited in height to 4-stories and the portion along 33rd Avenue and adjacent to the large ball diamond will allow up to 6-stories in height. At this time, townhomes are contemplated for the west half of the site, with 4-6 story multi-family buildings on the eastern half of the site.

29. Will this meeting have any effect on the future of Richmond green? Sounds like decision has already been made.

It is anticipated that Council will make the final decision on the proposed land use amendment in July this year. The land use application is anticipated to be at the July 26 Council meeting for Public Hearing. If the land use amendment application is approved, further engagement with the community will occur on the new Richmond Green master plan. Further engagement would also occur through the development permit application that would be submitted by the future developer.

30. Will representatives from the community be invited to speak? Representatives from the community were engaged on the following dates:

- Rutland Park Community Association, January 26, February 17 and April 29;
- Richmond/Knob Hill Community Association, February 8, 19 and April 30;
- Killarney-Glengarry Community Association, February 17 and April 30;

The purpose of the engagement session was for The City to present the proposal directly to the public. One-on-one meetings with community representatives took place separately.

31. Should The City wait until nearby developments are further along to give future residents a chance to have a say? Future residents will be able to make a choice on which communities to live in based on a variety of factors including the amenities provided in a particular community and thus The City does not wait for developments to be completed.

32. What efforts were made to engage seniors? External stakeholders consulted included Carewest and Grace Lutheran Manor. The City met with the Lutheran Manor on March 9. On April 26, a poster was provided notifying about the May 04 open house and project details. Email communication was sent to the Carewest director. Follow up emails were sent on April 19 and 20, 2021 including the poster notifying about the May 04 open house and project details. The City offered to do a virtual call with any residents that had questions.

33. Can there be a referendum on selling City park space? Decisions to dispose of green space are made in consideration of the merits related to the specific green space. The decision to dispose of a portion of Richmond Green Park was related to Richmond Green Golf Course and does not affect other park space within the city.

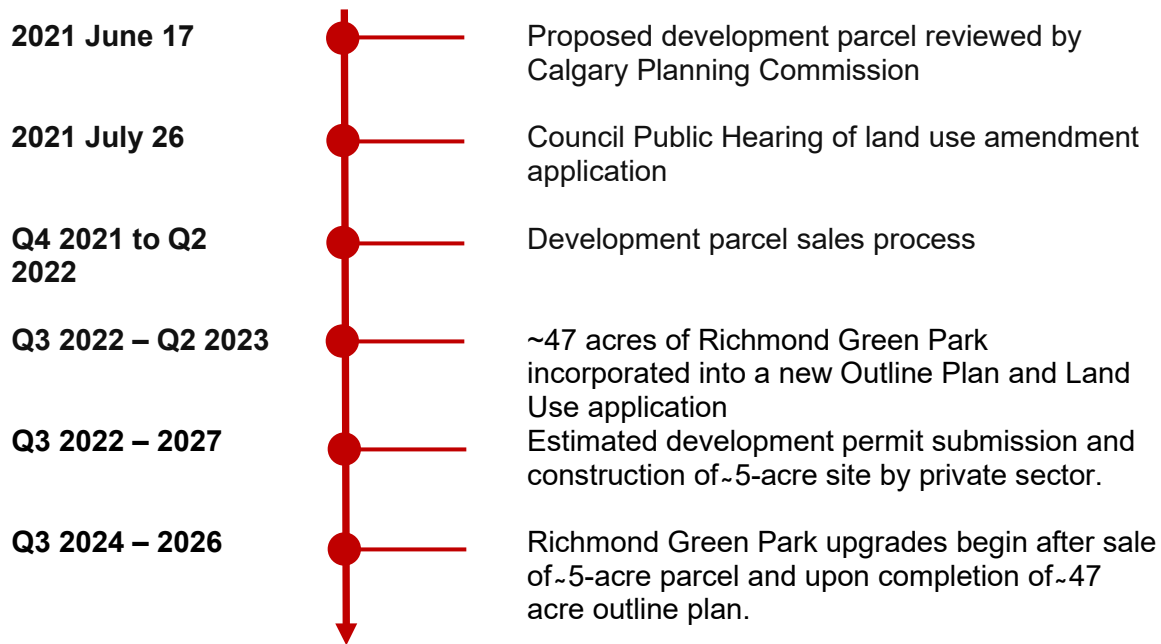
34. What's the mandate, objective? Why sell, when city just posted 200M surplus, when open space is so important, when there's such a high vacancy rate, when area is already seeing significant development, considering the status of other development nearby, when The City has climate targets, when the city has significant reserves to pay for upgrades? In connection with the closing of the Richmond Green Golf Course, Council directed Administration to explore options for redevelopment and disposition at Richmond Green to potentially create a future one-time funding source to sustain Golf Course Operations. The proposal advocates for the funds to be redirected back to Richmond Green Park to fund capital upgrades to modernize the park and allow for increased use

of the park space. This is a unique proposal for a City-building opportunity without any request for new capital funds. It would create better quality park space AND increase the quantity of usable open space. It provides a great housing opportunity within the inner city that helps mitigate climate change by allowing development to take advantage of existing utilities and the mobility network.

- 35. Don't you think all this ongoing development deserves to have a regional park?** Yes, through this development application The City proposes to increase the amount of open space by designating the Operation Workplace Centre (OWC) as open space in the Revised CFB West Master Plan. This will result in a net gain of open space and the proceeds of the sale will be used to upgrade the park resulting in an improved regional park for the residents in the area.
- 36. Why more density?** Please see [Resource: Why developed neighbourhoods need to grow and evolve](#).
- 37. Why now? Why does it feel rushed?** Discussions on the future of the Richmond Green Golf Course have been occurring over a few years. As part of these discussions Administration was directed to explore disposition of land opportunities and the proposed land use amendment and outline plan application is a result of those explorations. The disposition of the land is to fund the upgrades to Richmond Green Park.
- 38. Why are we saying there is no money for the area?** There has been no money designated for capital improvements in The City's capital budget for Richmond Green park beyond the temporary disc golf course installation.
- 39. Why the parcel with the two ball diamonds, why not the former OWC lot instead?** Administration's professional real estate opinion is that the proposed site is the most attractive from a redevelopment perspective. Other parts of the park are constrained by infrastructure (e.g., the golf course lands are on critical water infrastructure).
- 40. How is the proposed redevelopment envisioned to look?** We envision the development to be a mix of 4-6 story residential buildings (with the potential for commercial at grade) and townhouses. Depending on the purchasers' proposal, there could be different tenure types (ownership/rental) for individuals, families and seniors. The concept plan examples were provided for illustration purposes only; each actual structure requires development approval and the development permit process is also open to public input.
- 41. Will there be any sort of parameters with the sale other than 4 stories and 6 story buildings, such as development standards and timing? Can the entire 5 acres can be utilized as commercial space? Do I understand this correctly: The parcel of land will be sold to a developer and that developer can build residential or commercial and/or whatever the mix of the two that developer chooses and we, as neighbours, have no say into what is put on that parcel of land. Is that correct?** Building and site design is anticipated to be solely controlled through the subdivision and development permit application process. The parcel of land would be sold to a developer and the developer would submit a more specific application for approval; this process (development permit) is open to public input. The entire 5 acres can not be utilized as commercial space. Policies have been created to require a minimum amount of residential development on the site and to allow commercial development in mixed use buildings. A build commitment is anticipated to be included in the future sale agreement.

42. The OWC land is designated S-R. S-R is NO guarantee of open space, as you can see because the OWC land is fenced off. How will the OWC land be designated that would keep it permanently as park space? What other uses would be permitted in that land use? Land use designations do not provide guarantees into the future because the use of land can change over time subject to the legislation in place at the time. If the land use for the proposed development parcel is approved, a future outline plan application will designate 10% of Richmond Green as Municipal Reserve and the appropriate land use will be determined at that time. The remainder of the Richmond Green and the OWC land will be jointly managed by Parks and Water Resources.

43. If this project is approved, what is the expected timeline for completion (short, medium, long term)? If the land use and outline plan is approved for the proposed development parcel the expected timeline is illustrated below.



44. What is the projected tax uplift? The following development assumption has been used to create a projected tax uplift:

- 75 to 100 townhomes;
- 200-250 multi-residential units in apartment form; and
- 15,000 to 25,000 square feet of commercial development.

The tax generated is based on the 2021 Residential and Non-Residential tax rates and includes the Municipal and Provincial portion. The total tax generated is projected to be between \$900,000 to \$1,200,000 annually.

45. What is the estimated cost of remediation at the OWC? Who pays for maintenance costs. Projected costs for remediation, as proposed, include \$700,000 for demolition of outdated Roads buildings, salt dome, trailers / panabodes / misc equipment removal; \$3,000,000 for remediation of salt contamination at OWC; \$2,000,000 to prepare the site for new open space uses (1m depth excavation, stripping/grading/topsoil/seed; and \$675,000 to develop a little league ball diamond on the OWC lands. Maintenance costs are accounted for in operation budgets, which are largely tax-supported.

- 46. What is the projected revenue for the sale of the 5-acre site?** The projected revenue for the sale of the 5-acre site is confidential, however it is anticipated to exceed the total projected project cost of \$9,451,036.
- 47. Can you ensure the ball diamonds, tennis courts, playground be developed prior to the new construction? Can this be a condition of the sale? Build the park first and the multi-story building after.** In an ideal scenario, construction for both projects would occur at the same time to minimize the duration of construction impacts on the surrounding community.
- 48. How long might we expect to for wait for improvements if the parcel is not sold?** Without the sale, there is no proposed funding for park improvements or approved plans to improve the park. If the land use amendment application is not supported, Administration will explore alternative options.
- 49. What is the likelihood that the 5 acres is sold off, and the former golf course redevelopment project still languishes on the long list of other projects, regardless?** The timing of capital improvements to the golf course redevelopment is anticipated to be immediately funded and redevelopment would occur after the completion of a master plan for the park and further engagement.
- 50. An attachment was sent to Council on this project that remains confidential. Can that attachment be released with whatever redaction necessary to protect privacy?** The process to ensure the protection of privacy is to submit an access to information request. <https://www.calgary.ca/ca/city-clerks/information-access-privacy/foip-request.html>.
- 51. How can I indicate whether or not I support this project?** If you would like to know more about land use planning and city planning in general, there are many resources available at calgary.ca/planningoutreach, including [this](#) guide for how to respond to development applications. This guide provides an overview on how citizens can respond to development applications in their community, whether they be land use applications or development permits. Navigating the planning process can be complicated and the objective of this guide is to provide you with a better understanding of when and why The City asks for feedback and how you can effectively share your thoughts with the right people at the right point in the planning process. The Federation of Calgary Communities in partnership with The City of Calgary also offers a series of courses through Partners in Planning, you can learn more at calgarycommunities.com.
- 52. Did you engage with Sports Calgary on what is needed in the area?** Sports Calgary has not been engaged at this stage. Further targeted engagement with sports groups will occur at a future date during the preparation of a park master plan.
- 53. How does the city explain to youths that you support sport activities when this shows you reducing the diamond space available?** The diamond space will be replaced with one new diamond at Richmond Green and improvements to an existing diamond to accommodate Little League. This will result in no net loss of bookable baseball diamonds.
- 54. What is the timeline to restore the depot land?** Park upgrades could begin as early as Fall 2024, with potential site remediation occurring prior to that on the Operations Workplace Centre. The redevelopment of the park would not begin until the completion of a park master plan and the sale of the development site should the land use amendment be approved.

- 55. Why was Richmond Green Park and Richmond Green Golf Course designated to Richmond Knob Hill in 2016?** Richmond Green Park and Richmond Green Golf Course consist of two parcels and was previously split along the quarter section line between the communities of Richmond and CFB – Currie. The north parcel that contains the majority of the park and golf course was within Richmond Knob Hill. In 2016 the community boundary for CFB – Currie was changed to follow the northern boundary of the CFB – Currie land ownership resulting in all of Richmond Green Park being located in the community of Richmond.
- 56. Is Richmond Green a regional park?** Yes, Richmond Green is considered a regional park that also provides an infrastructure function for the city. Regional Parks are parks that draw visitors from outside of the immediate communities.
- 57. Is The City looking to sell off land at other parks?** No. Richmond Green is a unique situation in what was a limited scope review for redevelopment potential (golf course program).
- 58. Would this mean that our other regional parks could be sold off and developed the same way? Are you aware of the importance of open space for wellbeing? What is the significance of 2 hectares of green space per 1000 residents? Would you propose selling part of Bowness Park to pay for improvements? How will the city mandate the retention of the mature trees as shown in the rendering they presented?** Richmond Green is different from other Regional Parks in that a large portion of the park was golf course. The City is responsible for planning, managing and operating over 5,600 parks and open spaces and over 1,000 km of pathways throughout Calgary. We believe that green spaces are an essential part of our City's landscape and we're strongly committed to providing Calgarians with healthy, vibrant and sustainable green spaces. Selling a part of Bowness Park to pay for improvements is not something we are prepared to propose. The plan also provides for compensation for any trees that aren't retained.
- 59. What is proposed for handling the extra traffic and parking space from private development housing at the already very busy intersection? How does the road through Currie connect to 33rd? Traffic circle? Traffic concerns and traffic suggestions. Impacts of COVID on traffic patterns. Can there be a BRT station in the park? Can you confirm that the new roadway through the park will be for BRT/transit use only (and bikes), not for private vehicle use?** A Transportation Impact Assessment was completed as part of the application review. To mitigate the anticipated increase in traffic at the Sarcee Road/33 Avenue intersection, a dedicated northbound right turn lane is proposed to be constructed. Roadway alignments are preliminary and subject to change. See the CFB Master Plan, section 15, for conceptual drawing(s). The road will be for BRT and private vehicle use.
- 60. Will affordable housing be part of the plan? Could the new builds be low rise Passive House certified?** At this time, it is anticipated the site would be purchased by a developer for market housing. Conditions of sale is a tool available to The City, and the feasibility of such opportunities will be explored.
- 61. Can you please define "open space"? Is that park? Is an environmental assessment required for the loss of the 5-acres?** The definition of open space as defined in the The City's Municipal Development Plan means open space in its broadest sense includes all land and water areas, either publicly owned or offering public access, that are not covered by structures. For the purposes of The City's Open Space Plan, open space includes current and potential future parks, pathways, roadway greens, land for parks and recreation facilities, golf courses, cemeteries and other types of alternative use open space. A Preliminary Natural Site Assessment was submitted as part of the application.

62. Why did this open house occur after the April 20th cut-off date for comments on the land use amendment? It was initially expected that the open house would take place sooner, but more time was required to talk to more organizations and refine the plan. The April 20 deadline date was since extended.

63. Would/could there be commercial development that may be of benefit to those using the park? That is, food services, bike rental, sporting goods, etc.? This would be a possibility depending on the developer's proposal.

64. Has it been determined that there will be no need to expand the water storage infrastructure in the future? It is expected that the water storage infrastructure WILL need to expand in future.

65. How has the plan changed based on community feedback?

- A height limit of 14m (4 storeys) has been created along the majority of Sarcee Road to provide an appropriate transition to the adjacent single detached houses across the street and the height of the rest of the site was dropped from 25m to 22m;
- A maximum FAR of 2.0 has been added as a modifier to the land use district with the higher height;
- The Operations Work Centre (OWC) site is proposed to be designated as Parks and Open Space in the Revised CFB West Master Plan increasing the total open space in the Master Plan;
- The development site will require residential development on the site and will limit commercial uses on the site preventing the site of being primarily commercial; and
- A deferred reserve caveat for the 10% municipal reserve will be registered at the time of subdivision. A second Outline Plan and Land Use application is recommended to secure the 10% municipal reserve owing on the current Richmond Green parcels.

66. Will there be additional opportunities for public input?

- The public will be able to speak at and send in written submissions at the Council Public Hearing for the land use amendment application. If the land use amendment application is approved and the proposed development site sold, the community association will have the opportunity to provide comments on the subsequent development permit applications.
- The public will be further engaged during the preparation of the park masterplan for Richmond Green.

67. Where are the extra tax dollars going from the area's densification? Why can't the increased taxes from all these other developments fund what is needed to do whatever upgrades/development needed for the greenspace?

Tax dollars from additional density goes into the City's general revenue to be used across the city based on the priorities determined through The City's budget process and decisions. The City is piloting a two-year tax uplift program in the North Hill Communities. The challenges surrounding the tax uplift are discussed in [Attachment 4](#) of Item 7.5 of the [December 1, 2020, Priorities and Finance Committee meeting](#).

68. Has a long-term lease to a golf course operator ever been considered?

Yes, having a private golf course operator has been considered. Information about this consideration can be found in report PFC2020-0952 [Golf Course Operations Expression of Interest and Real Estate Assessment](#).

69. Why do new areas have lots of amenities and we don't have anything new?

- Amenities in new areas are constructed by the developers. Developers construct new City-owned parks as required through their subdivision conditions and some developers also construct new private amenities for the residents of their new community. New amenities constructed by The City such as recreation centres and libraries usually lag many years behind the initial development of a new community.
- The City does construct new amenities in existing communities and this is determined through Council priorities during the budget process.

70. Will Currie residents have access to the building currently on site for gathering/meetings?

The future use of the existing building within Richmond Green has not been determined at this time.

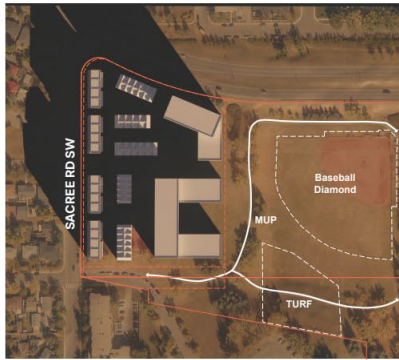
71. Why is the golf course space not open to the public right now as a green space? Why is it currently fenced off?

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.

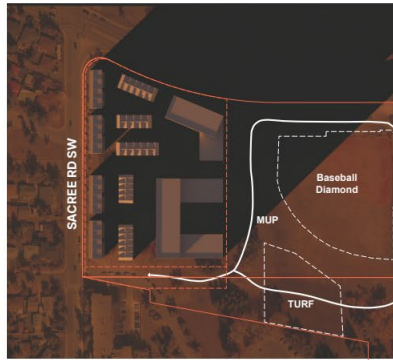
72. Why are the shadow studies not including the winter months when the shadows are the longest and day light is at a premium?

~~The shadow studies provided includes the winter solstice which is the longest day of the year. The shadow studies indicate there is no impact to the existing residential development.~~ *The winter solstice produces the longest shadows of the year, not the longest day of the year as originally stated. A revised answer to this question is provided below:*

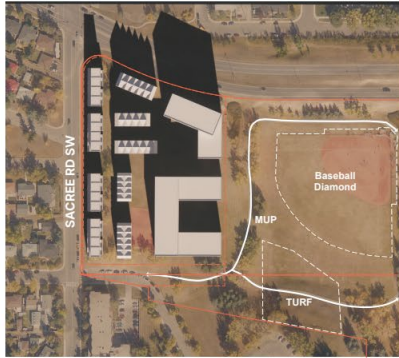
In reviewing development proposals, The City commonly uses the equinoxes between 10 am and 4 pm to demonstrate the average shadow impacts on surrounding properties during a year. (Further shadow studies would be required at the time of the Development Permit application process when the exact development layout would be known.) Accordingly, for Richmond Green, the shadow studies illustrated use the fall and spring equinox to represent seasonal averages. A shadow study demonstrating the worst-case scenario on the winter solstice is illustrated below, demonstrating the concept plan as illustrated creates shadows onto the neighbouring lots at certain times of the winter solstice.



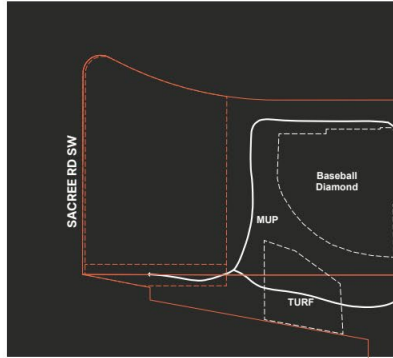
Dec 21 10am



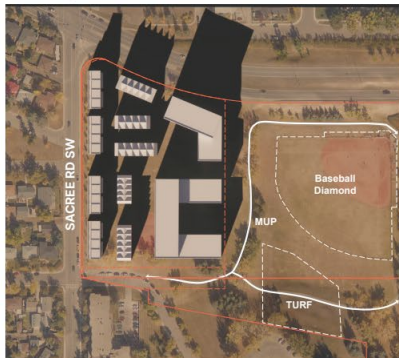
Dec 21 4pm



Dec 21 12pm



Dec 21 6pm



Dec 21 2pm

73. Would there be onsite parking for all residents of the proposed multi-family development should this proceed?

The onsite parking required will be determined through the development permit process and will be predicated on the final development concept proposed by a future developer. The land use amendment application does not request any relaxations to the onsite parking requirements of the land use bylaw. The bylaw requires 0.75 stalls per unit on site and 0.1 visitor parking stalls on site to be provided.

74. What will happen to the parking along Sarcee Road between 33 Ave and Grace Lutheran Manor? This is always in use.

The parking along Sarcee Road is anticipated to remain as is.