

Oppose Open/Park Size and Location

Summary

Currently, open space at Viscount Bennett is approximately 9 acres of which roughly 5 to 6 acres is green space. We have proposed that approximately 4 acres in a single, contiguous site be retained in the south- west corner of the site.

Given the city's plans for increasing density coupled with the redevelopment of this site, it is imperative that the city ensure there is sufficient open/green space. The current proposal to provide only 1 acre is unacceptable. Our recommendation of retaining 4 to 5 acres as a single, contiguous site should be considered a minimum number. In terms of location, the proposed south-west location meets all the city's criteria and needs no further work or money. It is ready and useable today.

1.Size

Community profile

The current community profile has a total of 13.669 Ha or 33.8 acres of open space. Viscount makes up 26% of the total open space in the community. A loss of 8 acres is significant amounting to nearly a quarter of the total community open space.

The current open space metric for Richmond Knobhill is 2.6 Ha per 1,000 people or slightly above the target metric. This is based upon 2021 population of 5250.

Increasing population count to 6987 to account for new units built to date results in a reduction of open space to 1.9 or below the policy standard.

Next, reduce the open space by 3.2 Ha (8 acres) and the metric falls to 1.49.

Now add in the proposed 3,080 new people expected with the additional 1540 units at Viscount which increases the population to 10067. The open space metric drops further to 1.0 Ha/1000 people or 61% below the current level and 50% below the policy standard of 2.0 Ha/1000 people. This is clearly unacceptable at level 50% below the guideline policy requirements for green space. We would argue that even if 4 acres was retained, the open space provided is insufficient and should be unacceptable.

The open space numbers are understated by an additional 10 to 20% (estimated) due to population increases from major upzoning that is occurring in the community. The combination of density/population increases and over 3,000 more people on the Viscount

site will drive the open space metric below 1.0 Ha/1,000. Population growth was estimated at 5% per annum resulting in a population of 12850 in 2029 and a green space metric of 0.8.

All of these numbers are summarized in the table below (a).

Email discussing Viscount open space count; and policy metrics and responsibility for delivery (b.)

Open space metric of greater than 2.0 Ha/1000 now to a probable 0.8Ha/1000 with the proposed density which allows for 3,000 or more people at Viscount should not be acceptable to the city.

This is why retaining at least 4 or 5 acres of green space on the site is a must and should be considered a minimum.

2.Location

We discussed green space location at our August meeting with the planning team and in-particular, with the representative from parks and recreation. We stated again that we believe the only location for a large, contiguous green space of around 4 acres is the south-west corner of the property. This complete site is perfectly flat with good street access. It is currently a full 110 yard football field with endzones and goal posts. This site is bordered by 2 roads, 30 avenue and 25 street, meeting that criteria as well. It also includes a hill which the community is desirous of retaining. It is extensively used for toboganing. This site is ready to go including mature a football field and a beautiful row of mature trees on the east side. No work required. Photos of the south-west site are provided below (c.).

The planning team told us that a flat site was a key decision element. The north-west site has a significant and stepped elevation change from north to south. There is approximately a five metre or more (estimated) elevation increase as you move south from street level. Significant work and cost will be required to flatten this site. Two pictures are attached showing the significant elevation change.

The intersection of 25 street and Richmond Road will have a very high volume of traffic and we believe there are major safety issues that can be avoided by using the south-west location. This also applies to parking. There will also be site/visibility at this intersection because Richmond runs on an angle to 25 street, not a perpendicular 90 degree intersection. This creates addition safety concerns.

Southwest location for park space is preferable-- reduced noise from Crowchild, potential buffer from taller buildings closer to Crowchild and more gradual interface with surrounding community.

We fail to understand how the city can rank the north-west site as a better site than the south-west location. It runs contrary to their own decision criteria.

We encourage the city planning team to follow the MDP guidelines regarding size and location for open/green space and locate an approximately 4 acre contiguous green space on the south-west corner of the site.

On Behalf of The Board of the Richmond Knob Hill Community Association,

Kevin Widenmaier President, RKHC

Attached:

a. Calculations and Assumptions Rich Knob open space with Minto plan

Case	year	Open space by Ha per 1000	Popn	total open space
1	2013	3.1	4361	13.669
2	2019	2.7	4962	13.669
3	2021	2.6	5250	13.669
4	2024	1.9	6987	13.669
5	2024	1.49	6987	10.4
6	2024	1	10067	10.4
7	2029	0.8	12850	10.4

Assumptions

- a. No change in community open space at 13.669 Ha (33.8 acres)
- b. 2024 popn estimate- 2021 plus 10% annually
- c. 2029 popn estimate- 2024 plus 5% per annually

- Case 4 2024 population estimate
- Case 5 reduce open space by 3.23 Ha (8 acres)for Minto plan
- Case 6 add Viscount popn of 3080 (1540 units)
- Case 7 2029 estimate increase popn by 5% annually

b.Emails discussing Viscount open space count; and policy metrics and responsibility for delivery

See highlights in yellow

From: Leanne Ellis <development@rutlandparkcommunity.com>
Sent: Tuesday, April 6, 2021 1:13 AM
To: Mok, Kit <Kit.Mok@calgary.ca>
Cc: Buchan, Ron <Ron.Buchan@calgary.ca>
Subject: [EXT] Re: Community Open Space information

Thanks for your help, Kit. Just a few more questions.

1. If the population of any community was 12000 people, what amount of open space should be provided in acres? Please do the calculation so Ron can see. (I have calculated it to be 59 acres.) Pg i-11 of the revised CFB Master Plan indicates that the population for the area will be between 11,100 and 21,300. With regards to LOC2014-0109 for the Currie Barracks site, the land use is intended to promote a population of 12000 residents.

If the population of a community was 12,000, then we would need ± 24 ha./59.3 acres to achieve 2 ha. per 1,000 standard. Please note that we also look at the % of open space of the community. For LOC2014-0109 Currie Barracks site, when it's fully developed, 13.9% of this site would be public open space. In addition, there should be seven publicly accessible private open space sites.

2. Were you aware that 3.3 acres from CFB East was deferred and must be added to the allotment for CFB West? Thanks for pointing this out. Yes, I am aware of that.

3. For open space in Richmond, is the Viscount Bennett land counted as part of that total? This land is currently up for sale for development, so that is why I am asking. Thanks for pointing this out. In 2013 open space calculation, Viscount Bennett /Chinook Learning Centre land was included.

4. As far as these statistics are concerned, is it a City policy to have the 2.0 hectares per 1000 people, or is it legislated in some way? Who is intended to oversee this? It is a Parks policy and Parks is intended to oversee it.

5. Lincoln Park is substantially below their 2.0 hectares and borders Currie Barracks. We are the umbrella community association for Currie, Rutland and Lincoln Park. Is the intent that all of these communities are clumped together to average out the statistics? Parks looks at individual community open space based on the % of open space and ha. per 1,000 residents (the minimum standards 10% of the community and 2.0 ha. per 1,000 residents). In addition, we also look at the service coverage of the parks. Every residence should be able to access a park within 5 minutes walking distance (400m) as per the Currie Barracks CFB Master Plan.

6. Were you aware that we supported 2 land use amendments in Lincoln Park that will add significant density to the area as part of the Atco Lands? We had factored in Richmond Green as providing green space for the area, with regional pathways that are intended to connect all the way through to the space. Please reference LOC 2020-0012 and LOC 2018-0277. Lincoln Park falls within the policy area of the revised CFB West Master Plan.

Thanks for pointing this out.

Yes, Currie Barracks, Lincoln Park, Garrison Green, a small portion of Rutland Park, and a portion of Richmond fall within the policy area of the revised Currie Barracks CFB West Master Plan.

----- Forwarded message -----

From: **Leanne Ellis** <development@rutlandparkcommunity.com>

Date: Mon, 12 Apr 2021 at 10:35

Subject: Re: [EXT] Re: Community Open Space information

To: G S <sarohia@msn.com>

Communi nity	Net Communi Area (Ha.)	Total Local Ope n Spa ce (Ha.)	Perc ent of Local Open Spac e	Population(2 013)	Populat ion (2019)	Local Ope n Spa ce by Ha. per 1,00 0 (2013)	Local Ope n Spa ce by Ha. per 1,00 0 (2019)
Richmond***	137.659	13.669	9.93%	4,361	4,962	3.134	2.755

Best wishes,

Leanne Ellis

RPCA VP Development and Traffic

e: development@rutlandparkcommunity.com

w: rutlandparkcommunity.com

c. Photos



South-west site looking north



South-west site looking south



North-west site looking south



North-west site looking south



North-west site
looking east