

Community Association Response



Richmond Knob Hill Community Association

Subject: LOC2024-0088

TO: Cameron Thompson, City Of Calgary, Planning and Development

July 3rd, 2024

Dear Mr. Thompson,

On behalf of the Richmond Knob Hill Community Association, this letter is to formally register our strong opposition to the Land Use Redesignation Application LOC2024-0088.

Key problems include;

- Adding 10 units (5+5 suites) in replacement of a single family home is too many units for the area and adjacent neighbours, and is not in context.

- Limited onsite parking. There are various on-street parking restrictions and driveways in the surrounding area which may prevent current and future residents from parking nearby.

- Distance to transit; the stated distances (390m and 500m) seem disingenuous and can only be considered 'as the crow flies'. Actual walking distance the Max Yellow BRT is closer to 600 m.

- 17th Avenue Mainstreet: the location is 500m from the easternmost extent of the 'Mainstreet' which in this portion is the 17th Ave bridge over Crowchild trail. The nearest commercial portion of the Mainstreet is 1 km away at 24th st and 17th Ave.

I have attached a link to RKHCA's development guidelines for further clarity on what the community considers appropriate for the area. [RKHCA Design Guidelines | Richmond Knob Hill C](#)

On Behalf of the Board,

Kevin Widenmaier

President, Richmond Knob Hill Community Association.

Attachments:

[RKHCA Design Guidelines](#)