Richmond Knob Hill Community Association

Calgary Planning Commission
C/O City of Calgary Clerk's Office

February 12th, 2025

Dear Members of the Committee;

The Richmond Knob Hill Community is **deeply opposed to the proposed land use change and development plan** presented by Minto and B&A. The sudden addition of several thousand people to a community of only about 5,000 residents is wholly inappropriate for an established community.

Our community of Richmond/Knob Hill is covered by both the Westbrook and West LAP's which designate higher density to appropriate nodes, excluding Viscount Bennett. This leaves our mostly single family and low- density neighbourhood intact. The build form is uniformly low and medium density buildings not to exceed six stories in height and then, only in certain areas. Some of these forecast 6 story sites were designated as such due to their proximity to the now removed green space (loss of 8 acres) at Viscount Bennett. The current surrounding homes on both sides of Crowchild trail are single family homes, duplexes and a few moderate multi-family units. The thousands of people and high- rise towers conceived for this lot are absolutely not in context for an established neighbourhood. This location has problematic access and, in practical terms, is 1,500 metres by car taking a circuitous route to access Crowchild Trail at 33 avenue.

Critically, there has not been true and meaningful engagement from the developer. Instead, presentations, slide shows and a website have substituted for dialogue. Throughout the process 'engagement' has meant 'presenting what the developer wants'. This is in sharp contrast to the process used in the community of Bowness for the RB Bennett site. For this project, the city engaged in multiple rounds of collaboration with the residents, creating several possible alternatives, and finally selected a vision that fit the needs of the community and City. Make no mistake, the City has demonstrated what is an acceptable level of engagement, and this application has not met that threshold.

In absence of this process, the community was compelled to organize our own planning sessions, creating alternative visions and polling residents on their preferences for the site. The result is similar to the RB Bennett site in build form and intensity (max 5 stories, 40 UPA, 450 units, 30% green space), and is a truer reflection of the MDP, LAPs and the context of the neighbourhood.

2433 26 Ave SW, Calgary, AB T2T 5Y5

Richmond Knob Hill Community Association

We ask that the City apply the same requirements for engagement across all Communities and not allow lesser standards depending on where people live.

For these reasons and the many more detailed in our submission, the Calgary Planning Commission committee **must reject the current land use and development application.**

On Behalf the Board

Kevin Widenmaier

Kevin Widenmaier, President

2433 26 Ave SW, Calgary, AB T2T 5Y5

LOC2023-0359 Land Use Redesignation

Submission to Calgary Planning Commission

Viscount Bennett Site Submission Feb 17, 2025

Strongly opposed to the application

Summary

We have provided a lot of material in addition to this letter to provide back-up information in support of what we are saying. There is a fairly lengthy piece on green space which is of high importance.

There are three key elements to this submission and we will provide more detail in our response:

1.Density- far too great given the fact that this is a low density, established neighbourhood and that the Viscount site is a poor location that is problematic with respect to redevelopment even at a low density level. These problems would be significantly exacerbated with the huge 3 figure density (135 to possibly over 400 UPA) Minto is proposing. This community is currently ~ 5 to 8 UPA.

Community- range up to 40 UPA (Units per acre), Units- approx. 450

Minto- 135 UPA to 220 UPA and possibly as much as 455 UPA

Units- 1540 or 2500 or maybe as much as 4900

MDP policy for this type of neighborhood calls for around 40 UPA-low density

2. Greenspace- Woefully inadequate and in the worst location on the site

Community- approximately 4 acres of contiguous green space in the south- west corner of the site

Minto- 1 acre in the north-west corner of the site on the busiest intersection in the area-the worst possible location on the site

MDP policy is 2 Ha (5 acres) per 1,000 people. Minto would be required to provide 15 acres (1540 units) or 25 acres if there were 2500 units. Obviously more if units exceeded 2500

Engagement-non-existent. There has been no conversation with respect to the community position put forward first in October 2023. This was followed up with an Engagement process undertaken by Richmond Knobhill CA following the city Engage process developed by the city to be used for large Important projects like this. This resulted in 5 development options which were reduced to one in September. The process closely followed what was done on the RB Bennett site which is a look-a -like to this project.

Neither Minto or the city acknowledged receipt of this info let alone wanted to discuss this work.

***Community**- had to do their own Engage process using the City's engagemnet process and closely following what was done for the RB Bennet project. This resulted in a single Development Plan for the site which was done by the community.*

Minto- NO engagement-only presentations. No feedback from the community has been incorporated which is apparent in their submission

Policy requirement of for a proper engagement as defined by the city Engage process. Requirements are even more stringent when there is a Comprehensive Planning Site designation which exists for the Viscount site. The acknowledges the complexity and difficulties with this large site in a problematic location.

The following discussion uses our response to the planning team from August and September 2024. It has been updated and additional comments have been added.

In the first DTR from the city of February 8, 2024 there was a long list of items that Minto was required to do which we don't believe have been properly addressed, in particular engagement.

This statement was in our reply to the first DTR which we made in early September 2024.

At the time Minto had made a second submission in July which we did not receive until near the end of the month. We had a meeting scheduled for August 27 with the planning team to discuss the first DTR which we attended. At this meeting we were told Minto was making yet a third application. To date, we have not seen a third DTR.

1.Engagement – woeful, virtually non-existent. Presentations are not engagement and that's all Minto has done. Unacceptable for a project of this significance.

This project was designated as a Comprehensive Planning Site which requires a more rigorous review process which is not apparent.
The CA organized their own Engage process as described above because Minto was unwilling to do this. The **final Community Redevelopment Proposal is included in the Appendices.** The proposal calls for a development with a density of about 40 UPA (450 units) with a large, contiguous green space of about 4 acres in the south-west corner of the site.
The first and subsequent DTR's have identified the lack of engagement.

We have used the RB Bennett project as a proxy for the Viscount site because of all the similarities between the 2 projects in particular proposed density and green space. The RB Bennet site is a very good example of how to manage a project like this particularly with regards to engagement. The city keeps saying they can't require Minto to use this process.

2.Density- far in excess of what's acceptable at approximately 135 UPA to 220 and up to 455 UPA (based on unit count). This site should have a maximum density of around 40 UPA as outlined in the MDP. It should be on the lower side of the guidelines due to the problematic location of the site. The site is at a dead end with only one way in and out.

Maximum unit count needs to be specified in the land use application. This Is to create certainty as to what will be built and to have alignment with the Planning Teams evaluation. Developers are switching unit counts after approval by massive amounts (doubling- see Glenmore Landing) and re-evaluation is not required. Same for engagement. This needs to be stated in the land use designation, not at the DP stage.

Built form- maximum of 4 to 5 stories with a build height maximum of 16 metres. Again, the reference for this in the MDP.

Richmond Knobhill is a community which consists of single- family homes, duplexes and a few moderate multi-family units with a density of 5 to 8 UPA.

Note the density referenced below from the planning manager. At some level, there was recognition and knowledge of a much lower density regarding this site.

"At the time of the LAP modelling, 400 units/800 people was used for the Viscount Bennett site" email from M Kukic, Jan 25, 2025

Mintos proposal at the low end is 19 times greater than the current density in the community.

The Minto proposal is a high- density, high- rise development typically considered as a downtown development. It is inappropriate to propose putting a development like this in a low- density, established neighborhood. There are 2 large sites, one immediately adjacent to the south of Viscount (Currie Barracks) and another at 17 avenue about 10 blocks away (Westbrook) which have approved Master Plans. They both have high density land use designations and the Westbrook site is a TOD site with a major underground Ctrain station and a library.

This is the type of location that is appropriate for a proposal like this, not in the middle of a low- density community on a problematic site in an Established Area.

3.Green space – inadequate and bad location. There needs to be a large contiguous green space of approximately 4 acres in the form of a playing field. It needs to be bordered by 2 streets. In this location it will be bordered by 3 streets- 25 street, the new interior 24A street and 30 avenue providing lots of parking. Parking on 24 A street will all be at grade and immediately adjacent to the site for the full north south length. Parking is likewise adjacent to the green space on both 25 street and 30 avenue.

The only reasonable and best location for the green space is the SW corner of the site. The city has the ability to purchase park space and they need to do it. The city rationale is flawed and incorrect and does not address safety and parking issues at the main intersection of 25 street and Richmond Road. They say the site is flat- not true. There is an 8 metre elevation change from north to south. There is parking only on 2 sides of the north-west green space site compared to 3 sides (possibly 4) for the south-west site. Parking will be further limited at the NW site by no parking zones required for cross walks and lights.

There will be low traffic volumes at the 25 street and 30 avenue intersection.

The proposed green space for the RB Bennett site is 30% of the total site which is the same as we’re proposing for Viscount. It is a large, contiguous site on a corner of the property.

**Additional information on greenspace can be found at the bottom of this email including excerpts from the MDP and more detailed discussion and calculations for the Richmond Knobhill/Viscount site.*

4.Transportation- insufficient information regarding traffic, volumes, management of traffic flow, parking etc. Details lacking. New traffic counts have not been incorporated. Traffic count data is dated, some done during Covid.

We have engaged 2 Traffic Engineers to review the TIA 2 and each one has expressed **concerns over this work.**

They arrive at the same conclusion we do: there are a lot of questions and answers are not to be found in the TIA. We have asked a lot of questions and don't feel we've received satisfactory answers which concerns us
We have asked a lot of questions and don't feel we've received satisfactory answers which concerns us.

5.Infrastructure- same as transportation particularly with regard to drinking water and sewage. The pipes for these uses are approximately 70 years old and are worn out and not functioning at full capacity. The city is only provided installed capacity. We have not received any reports regarding current condition of this important infrastructure particularly in light of the new density being proposed.

6.Transitioning- need to insure proper transitioning on 25 street where the homes are RC-1 bungalows. Not as much of an issue if there is 4 acres of green space here.

In summary, Minto has done a poor job of meeting the requirements outlined in the DTR. This must be done and a good place to start would be **undertaking proper engagement with the community.**

There is a significant misalignment with the MDP policies which need to be addressed.

In summary, we don't believe this application is ready for review by the CPC and therefore we **STRONGLY OPPOSE THE APPLICATION** and recommend the committee **REJECT IT.**

The following supplemental information consists of:

Part A the second part of the CA submission specific to green space which was provided to the planning team in September.

Part B contains excerpts from the MDP and the

Part C excerpts from the Open Space Plan. Information relevant to the project is highlighted in yellow.

Part D Slide show which summarizes key points

Part E CA comments (Part1) on first DTR. Part 2 is above- Part A Green Space

Part F Community Redevelopment Plan Jan 2025

A. Green Space-detailed discussion which was sent to the Planning Team as part of the CA response to the project

LOC2023-0359 Viscount Bennett Supplemental Submission September 12, 2024

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 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 annul 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 will likely bordered on the east side by “24A street” providing parking at grade. It also includes a hill which the community is desirous of retaining. It is extensively used for tobogganing. 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.

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 1,0000 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 [redacted]

Community	Net Community Area (Ha.)	Total Local Open Space (Ha.)	Percent of Local Open Space	Population(2013)	Population (2019)	Local Open Space by Ha. per 1,000 (2013)	Local Open Space by Ha. per 1,000 (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

B. Municipal Development Plan- excerpts

PART 2 City-wide Policies

Policies A high-quality public park system

a. Provide a high-quality park and open-space system to meet the varied needs of Calgarians.

b. Create a comprehensive and connected park, pathway and open-space system that links neighbourhoods, public parks, natural areas, athletic parks, plazas, squares and the river valleys.

c. Maintain and enhance the riverfront as an active, liveable and pedestrian/bicycle oriented amenity.

d. Protect and improve scenic landscapes that enhance the amenity and character of Calgary's river valley park system, other waterways and wetlands, natural tree stands and prominent escarpments.

e. Protect and promote large-scale landscaped and open-space areas that define neighbourhoods and local topography and enhance Calgary's river valley park system.

f. Protect the basic social and environmental functions of City parks and public open spaces and prevent parkland conversion to other uses.

Open Space

Open space in its broadest sense includes all land and water areas, either publicly or offering public access, that are not covered by structures. Open space includes current and potential future parks, pathways, roadway greens, land for parks and recreation facilities, golf courses, cemeteries and other alternative use of green space.

Park

A specific-use open space that is managed to provide opportunities for recreation, education, cultural and/or aesthetic use (Open Space Plan).

Natural area

Open space containing unusual or representative biological, physical or historical components. It either retained or has had re-established a natural character, although it need not to be completely undisturbed (Natural Areas Management Plan).

44 Municipal Development Plan 2020

Land use, location and design

g. Provide neighbourhood parks within a five-minute walk of all residents.

h. Ensure sufficient community open space in Inner City and Established Areas using 2.0 hectares of open space per 1,000 residents. Calculations should be applied to logical community clusters where parks and recreation amenities are accessible and shared between communities. Community open space includes areas dedicated for schools; community centres; playfields; outdoor performance spaces; community gardens; and habitat areas that offer public amenity.

i. Plans for new communities should include a hierarchy of parks and public spaces interconnected to adjacent neighbourhoods by pathways and Complete Streets.

j. Plan land uses adjacent to public parks that are supportive and enhance the vitality of both existing and new open spaces.

k. New development adjacent to the public pathway system should maintain existing connections to pathways and/or provide new linkages.

l. Encourage high-quality parks near high-density residential buildings to act as a local amenity and places for community gathering, with greater focus on site design qualities than the quantity of park space.

m. Design parks, facilities and recreational centres in a way that is compatible with nearby residential and commercial uses.

n. Locate and design public gathering areas within parks and public open spaces to optimize sun exposure during midday hour

- From Municipal Development Plan 2020 45

C. Open Space Plan- excerpts

Parks and Open Space mandate and objectives – excerpts from the report

"The unit (Parks Business Unit, created in May 2000) fulfills that (*its*)commitment through its role as planner, protector, facilitator, educator and provider of parks and open space.

Mandate

We are stewards of Calgary's open space system and environment. We are committed to protecting the value and quality of the assets charged to our care. We strive for high-quality standards and sustainability within our parks and open space system, while ensuring that it remains accessible for

the enjoyment and outdoor pursuits of all Calgarians. We strive for the highest standards of excellence in all we do. Our objectives are based on fundamental principles formulated by sound planning. We measure our success against tested and accepted benchmarks. In fulfilling our objectives we will ensure high-quality recreational opportunities for all Calgarians, today and in the future.

We intend to:

1. Provide and maintain the integrity of a high-quality and diverse park and open space system.
2. Provide a safe, aesthetic and comfortable environment through quality landscape development.
3. Protect and enhance the urban forest.
4. Protect and enhance natural environment areas.
5. Contribute towards the development and operation of an environmentally sustainable city.
6. Provide environmental stewardship, education, programs and services.
7. Liaise with various stakeholders, citizens, industries, and other levels of government to ensure the provision of high-quality open space and recreational opportunities for Calgarians

Objectives

Parks will guide Calgary's acquisition, development and use of open space by identifying and addressing public needs and priorities, by providing strategic direction for long-term open space needs and by ensuring the efficient and coordinated use of land.

1. Provide neighbourhood, community, regional and city wide recreation opportunities to service new community developments.
2. Ensure the orderly redevelopment of lands within the inner city and established communities in order to meet their open space needs. "

- from City of Calgary Open Space Plan 2003 which forms part of the MDP

Feb 2025

Part D Slide show which summarizes key points

RKHCA Feedback on LOC2023-0359

2501Richmond.com

Respectfully submitted February 14, 2025

RKHCA

Outline

1. TRANSPORTATION
   i. TIA v2 Flaws
   ii. Missing Traffic Data
   iii. Awkward Intersections
   iv. 26th Avenue SW
   v. Public Transit Service - Bus
   vi. Parking
2. Sanitary Servicing Study
   i. Current and Future Flow Analysis
3. Water Infrastructure and Storm Water System
   i. Comprehensive Planning Site modeling
4. Density
5. Green Space
   i. Process
   ii. Park and Open Space Mandate and Performance on 2501Richmond
6. Engagement
7. Footnotes

RKHCA

TRANSPORTATION

TRAFFIC IMPACT ASSESSMENT version 2 (TIA v2)

- Foundational traffic count conducted December 14, 2022
- Bunt & Associates submitted TIA v2 April 25, 2024
- Accepted by Michael Sydenham (City Mobility Engineer) September 2024
- RKHCA Traffic consultant: *"My concern is that the impact of the additional traffic generated by the development may be underestimated on the surrounding network"*

TIA v2 Flaws

- Traffic count conducted in heart of Covid 2022
  - Traffic patterns at that time "severely depressed" according to City Mobility Engineer
  - 2022 traffic flow 15-20% below previous years trends[1]
    - 'Work from Home' percentage decrease from >35% (late 2022) to <15% (late 2024) according to S+P Global Research
  - Critical traffic patterns missing in analysis – *Ring Road bypass at peak times*
  - Baseline population for catchment area is represented at 50% of actuals

RKHCA

TRANSPORTATION

MISSING DATA

In 2024 and early 2025 significant and relevant Traffic Data was collected. City Traffic Engineers (Mobility) have rebuffed all requests to compare the data to the TIA v2

New Traffic count data available and **NOT** incorporated in TIA v2

- 26 Avenue SW (East of 25th Street SW – East and West bound (September 24, 2024)
- 26 Avenue SW (West of Richmond Road SW – East and West bound (October 17, 2024)
- 29 Street SW and Richmond Road SW – Observed January 2025 by Bunt & Asso[2]
- 33rd Ave SW and Sarcee Road SW – Observed January 2025 by Bunt & Assoc. [2]

RKHCA

4

TRANSPORTATION

AWKWARD INTERSECTIONS (not perpendicular so visibility is challenged, TIA v2 does not address this aspect)

RKHCA

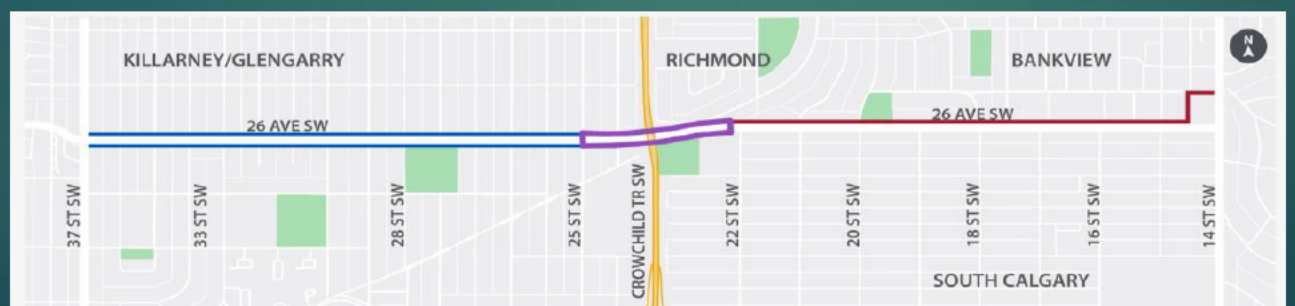
TRANSPORTATION

26 AVENUE SW AND 25 STREET SW

26 Avenue SW is subject to a City of Calgary Mobility project focused on improvements

- 26 Avenue SW from 14th Street SW– West to 37th Street SW under redesign
- Intersection of 25th Street SW and 26 Avenue SW is a critical access for 2501 Richmond
- Complicated by a Crowchild Trail bridge overpass, bike lane termination, and a tightly packed intersection.

  The City Mobility department has **NOT** provided solutions for this intersection and only indicated that a light "might" be needed after 2501 Richmond full buildout.
- Current this intersection is over capacity for the current & anticipated traffic.



RKHCA

TRANSPORTATION

PUBLIC TRANSIT SERVICE - BUS

- **NOT** a train
- **NOT** a TOD site
- Area serviced by buses that travel on 26 Avenue SW, 33 Avenue SW and Crowchild Trail S.
  - Ridership levels still below pre-Covid levels despite the large population increase over the last 6 years
- Ridership levels are below projections[4]
- Modal share- bus 4%, bike 2% car 81% (2022 CTS data)[5]

RKHCA

TRANSPORTATION

PARKING

If the 2501Richmond project has a demand of 1 car per unit, there will be a parking shortfall for **800+** cars which will have to park on the street.

The project receives a 25% reduction in the requirement for parking stalls per unit given the proximity to bus routes on Crowchild Trail resulting in a requirement to provide 703 parking stalls (based on 1500 units at 0.47 parking stalls per unit).

The Bennett project across the street is providing 1 parking stall per unit.

This will cause:

- Additional congestion generated by Cascade development and The Bennett
- Safety issues/concerns at all major intersections
- Lack of adequate street parking on the site for residents and guests

SANITARY SERVICING STUDY

The Sanitary Servicing Study (SSS) was conducted and resubmitted to the City of Calgary by Pasquini & Associates in September 2024. The SSS was accepted by City of Calgary Utility Engineering in December of 2024. SSS was made available publicly around December 10, 2024. The conclusion in scenario 3 and 4 was the sanitary flows to 24A Street SW would exceed capacity (beyond 86%).

On December 11, 2024[3] it was brought to the attention of City Utility Engineering and the file manager for the 2501Richmond that data used in the calculation was incorrect, namely the density used for the adjacent propertie (Cascade). This miscalculation will

further add strain on the segment of 24 A Street SW (beyond 86%).

In addition, The Bennett development will be adding ~100 units (200 people) to

the Sanitary Infrastructure

City of Calgary Utility Engineering has **NOT** provided an update to the SSS for the

Community.

9

RKHCA

WATER INFRASTRUCTURE AND STORM WATER SYSTEM

COMPREHENSIVE PLANNING SITE

Calgary Planning has consistently indicated that Water Infrastructure and Storm Water systems related to 2501Richmond development will be evaluated at the Development Permit stage and has indicates that modeling conducted during the Westbrook Local Area Plan(LAP) indicates that capacity is available for the proposed development.

The community disagrees with that assessment for the following reasons:

- 2501Richmond was identified in the LAP as a Comprehensive Planning Site.
- The LAP modeled density based on 400 units where as the 2501Richmond proposal is 1500 units. **(~4 times larger)**
- Majority of Water Infrastructure is **60 to 70 years old**
- Current state of the Water infrastructure is unknown, except in recent years has experienced significant breakages/interruptions along 24A Street, Crowchild Trail and 25th Street.

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WATER INFRASTRUCTURE AND STORM WATER SYSTEM (continued)

COMPREHENSIVE PLANNING SITE

- City evaluations are based on Capacity and not Condition
- Anticipated population increase is +3000 people on this 11.5 acre site
- Building heights will require increase in pressure to allow for full servicing
  - Increase in pressure will put unpredictable strain on existing infrastructure
  - Current “loss” has not been quantified but increase in flow and pressure will increase loss
- Community based Civil Engineers have expressed concern with existing and future infrastructure and the safety of the community.

The Community has significant concerns related to Water Infrastructure and Storm Water Systems

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DENSITY

COMMUNITY WORKSHOP FINDINGS

- Richmond Knobhill Community density is currently ~ 5-8 UPA
- Community is mainly Single Family homes, Duplexes and some Multi-Family units
- Density of **40 units** per acre (UPA) which allows for about 460 units or about 900 people which is deemed appropriate for the site and not the Minto density of around **150 UPA+**
  - **(19 times current density)**
- Lower density aligns with MDP v2 2020 and reduces impact:
  - Infrastructure
  - Traffic
  - Parking
  - Green space
  - Emergency access requirements as development is below 600 units
- BUILD FORM- keep to a maximum of 4 to 5 stories (16 metres maximum)
  Generally higher density close to Crowchild Trail
  Townhouses along Richmond Road

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GREEN SPACE

PROCESS

- 2501Richmond defaulted to using a Subdivision application to minimize Green Space to 1.1 acre
  - This represents a loss of net 8 acres of Open Space in the community of Richmond Knobhill
  - This takes the community below 2.0 ha/1000 people[6] for the 2501Richmond site and 300 more for the addition of Cascade and The Bennett which is directly across the street of 2501Richmond.
    - Bennett and Cascade are not providing any Green Space
- NW location recommended by City Parks and Recreation Department
  - Busy intersection creates significant Safety Hazard
    - NW corner is primary intersection for whole development
    - Awkward (poor visibility) 25th Street SW/Richmond Road SW intersection adjacent = **DANGEROUS**
  - Topography rationale contradicts actual Topography
    - **NOT FLAT**, 8 m elevation change on NW site
  - SW location more suitable for safety, parking and programming of Green Space
- MDP policy requirement of ~15 acres of Green Space (1500 units, 3000 people)

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GREEN SPACE

PARKS AND OPEN SPACE MANDATE AND PERFORMANCE ON 2501RICHMOND[7]

1. Provide and maintain the integrity of a high-quality and diverse park and open space system. **FAIL**
2. Provide a safe, aesthetic and comfortable environment through quality landscape development. **FAIL**
3. Protect and enhance the urban forest. **FAIL**
4. Protect and enhance natural environment areas. **FAIL**
5. Contribute towards the development and operation of an environmentally sustainable city. **FAIL**
6. Provide environmental stewardship, education, programs and services. **TBD**
7. Liaise with various stakeholders, citizens, industries, and other levels of government to ensure the provision of high-quality open space and recreational opportunities for Calgarians **FAIL**

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ENGAGEMENT

LACKING!!!

2501Richmond has failed to provide adequate Engagement with the community throughout the application process as submitted to the City of Calgary.

- City 3 x DTRs have repeatedly highlighted 2501Richmond is required to do BETTER engagement
  - 2501Richmond has failed to comply with City's request
- Multiple examples of 2501Richmond unresponsive to community members questions or concerns

2501Richmond has failed to engage in any meaningful dialogue by **"asking"** of what could be developed on the site and have defaulted to **"telling"** what will be developed

2501Richmond communication has been limited to:

- Virtual information sessions to limit dialogue
- Project website (2501Richmond.com) provided erroneous information to community
  - Incomplete critical documentation and reports
  - Illegible representations of Outline Plans distributed to Richmond community
- In Person sessions hosted in hazardous locations, and inconvenient to the community stakeholders

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Footnotes

1. Data derived from CalTRACS database from City of Calgary
2. Traffic counts are incorporated in TIA performed by Bunt & Assoc. for Sarina Homes project related to Richmond Green development – January 2025
3. Email from Storm Purdy to File Manager on December 11, 2024 and subsequent conversations with Lawrence Wong on December 17, 2024
4. Calgary Transit Ridership

Route	2019	2020	2021	2022	2023	2024
20	6,797	1,870	3,093	4,130	4,197	4,752
66	-	495	646	701	1,047	1,202
304	-	784	1,438	2,401	2,591	2,942

Data provided by CTS

5. Transportation Modal Splits

Mode	2018	2019	2020	2022
Walk	16%	15%	20%	13%
Bike	1%	1%	3%	2%
Transit	9%	9%	3%	4%
Car	74%	74%	75%	81%

Data provided by CTS

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FOOTNOTES

CONT'D

6. MDP policy requires 2 HA/1000people. Latest City calculations use Stats Can 2021 population data and community Green Space is now below the MDP metric.

7. From City of Calgary Open Space Plan 2003 which forms part of the MDP Plan 2020

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Part E CA comments (Part1) on first DTR.

Richmond Knob Hill Community Association

LOC2023-0359 Viscount Bennett Submission August 29, 2024

Overall, we are opposed to the submission.

The submission itself is rather helter-skelter, lacking in detail and sufficient background information. The circulation package we received consists of 5 pages, one of which is an Outline Plan? As a result, we find it very difficult to properly evaluate and comment on the proposal at this time.

However, we offer the following comments regarding the key elements.

1) Engagement- woeful and inadequate. We have and continue to refer to the RB Bennett Project as a model of a proper process. We have communicated this to the File Manager and Minto (inwriting) regarding our expectations-

Also on engagement, the community organizes and hosted a planning workshop in June because Minto wouldn't do this. This was an all-day session attended by 35 members of the community several of whom were from neighbouring communities. The session resulted in producing 4 redevelopment options. It was conducted by 4 professional planners. We are in the final stages of preparing a report. We plan to follow-up with a second session the condense the 4 options into a single option in the near future.

2) Comprehensive Planning Site This project was identified in the Westbrook LAP as a Comprehensive Planning Site because of its importance and complexity. This designation requires that the planning process is done to a higher standard than what is normally required. It also a requirement that an Outline Plan/Master Plan be produced. The Planning Team determined that an Outline Plan must be done. The Outline Plan is one page which hardly meets the requirement.

3) Density – far too much density for this site and location particularly given the site is effectively at a dead end with only one way in and one way out. The current proposal of 1500 plus units is approximately 150 Units Per Acre (UPA). What we're looking for is approximately 40 UPA (plus or minus). This is the level of density discussed in the MDP for an established neighborhood. See RB Bennett with a UPA range of 34 to 48 UPA

The unit counts needs to be capped and tied to land use designations. This is the number the city uses to evaluate the project and is the number for discussion. This can't be open to

major changes at the DP stage as there is no requirement for further evaluation by the city or discussion with the community. We have 2 current projects where a plan was submitted and now the applicant wants to significantly increase the unit count. The two are Rutland Park- 60% increase and Glenmore Landing – near doubling from 4200 units to 8,000 units.

There needs to be certainty in terms of what's being built and therefore evaluated. This can't be open ended and left to the DP stage where there are no requirements for evaluation and engagement. There is a lack of trust in the community that the developers will adhere to generalized density estimates if not strictly & explicitly limited at this stage.

4) Build Form- need to match and follow MDP- low rise, low density development with maximum height of 16 meters and buildings of 4 or 5 stories. We have attached the Proposed and Land Use Plan- Highlights from the RB Bennett Plan.

Link: RB_Bennett_Open_House_24x36_2024-06-19-For_Website__1-compressed.pdf

5) Green space- need large contiguous space fronting on 2 roadways. The proposed 1 acre park is not adequate and the location is bad- safety issues with traffic at a major intersection and significant elevation change in a north/south direction in the northwest. This site currently has approximately 9 acres of open space of which about 6 is green space. It is proposed that there be a space of approximately 4 acres (30+ percent of the site) be located in the south west corner of the site which is flat and easily accessible area which contains a hill which has been used for tobogganing. RB Bennett has exactly this form of green space which is 31% of the site. And yes, it is possible for the city to make this happen. The city could purchase 3 acres, probably at a cost of several million dollars. This amount is relatively insignificant when compared to the value of the project which will be many hundreds of millions of dollars. This would also comply with the metric of 2 Hectare per thousand people as stated in the MDP. It would provide less than half the open space that exists today and would be a huge benefit to both the community and the residents of the project. The SW location includes the extensively used hill (tobogganing) while the rest of the site could be used the way it is with little or no work. It is currently a football field, including goal posts. See RB Bennett slide.

6) Transportation -serious concerns regarding volumes, dated state of existing roadways, upgrades for significant increases in volumes, base level calculations, parking issues, traffic flow, etc. We have several pages of questions that were unanswered as of Aug 27 that we hope will be addressed in the next week.

7) Infrastructure Looking for a better understanding of the state and capacity of existing infrastructure, in particular water and sewer. We would like to know effective capacity of

the 75 year old pipes & their increased likelihood of failure when thousands of new residents begin using them. We have requested additional information on Aug 27.

In summary, we don't believe there has been good compliance with the requirements of the Feb 8, 2024 DTR and that the planning team needs insure that there is a proper response to all the questions that were raised.

There is work to be done before this can proceed to CPC.

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

Kevin Widenmaier

President, RKHCA

Part F Community Redevelopment Plan Jan 2025

Richmond Knobhill Community Redevelopment Proposal

January 16, 2025

Viscount Bennett Redevelopment Report

for Open House held December 5, 2024

Consolidate 5 Design options into 1

Community position

An open house was held by the Richmond Knobhill Community Association on Thursday December 5, 2024 at Richmond Knobhill Community Hall to present information regarding what the community preferences were for redevelopment of the Viscount Bennett site. Several board members and one planner were in attendance to answer questions.

The objective of the exercise was to consolidate 5 options into one single option based on the opinion of the community.

A questionnaire was provided along with renderings of the 5 options under discussion

Minto has been unwilling to conduct this type of in-person engagement despite numerous requests from the CA and concerned citizens. The city says they can't require Minto to do this.

The options were;

Option 1: produced by a small group in October, 2023 and presented to Minto and the City Planning Team

Options 2 through 4 were generated at a planning workshop held by the community in June 2024. A report on the workshop was prepared and presented to Minto and the City Planning Team

Option 5: Mintos 3rd application

Minto has now made 3 applications which are all fundamentally the same. (November 2023, July 2024 and October 2024). They are defined by 3 high rise/high density land use designations (150 Units per acre or more) and 1 acre of green space.

A report has been prepared to provide the results of what the community is interested regarding development of the Viscount Bennett site.

The Open House Report will be presented to Minto (applicant) and the City Planning Team for their consideration and discussion.

Key findings

- an overwhelming majority of 86% selected either Options 1, 2 or 3 which are fundamentally the same

-density of approximately 40 units per acre (UPA)which allows for about 460 units or about 900 people which is deemed appropriate for the site and not the Minto density of around 150 UPA (or more)

-lower density aligns with MDP and reduces impact relating to infrastructure, traffic, parking and green space

-built form- keep to a maximum of 4 to 5 stories (16 metres maximum) Generally higher density close to Crowchild Trail . Townhouses along Richmond Road

-green space- looking to retain at least 4 acres in south west corner as a single contiguous site . This aligns with MDP requirement

Workshop Summary June 9th, 2023

What We Heard

Provide open space There is a strong desire to maintain and enhance existing green spaces, with residents valuing parks and outdoor recreational areas for families, children, and dogs.

Manage density and height Concerns are raised about the potential impact of increased density and tall buildings on the neighborhood's single family/bungalow character, views, shadowing and parking availability.

Consider traffic and parking

Residents are worried about the potential traffic congestion and parking issues that may arise due to additional housing and density.

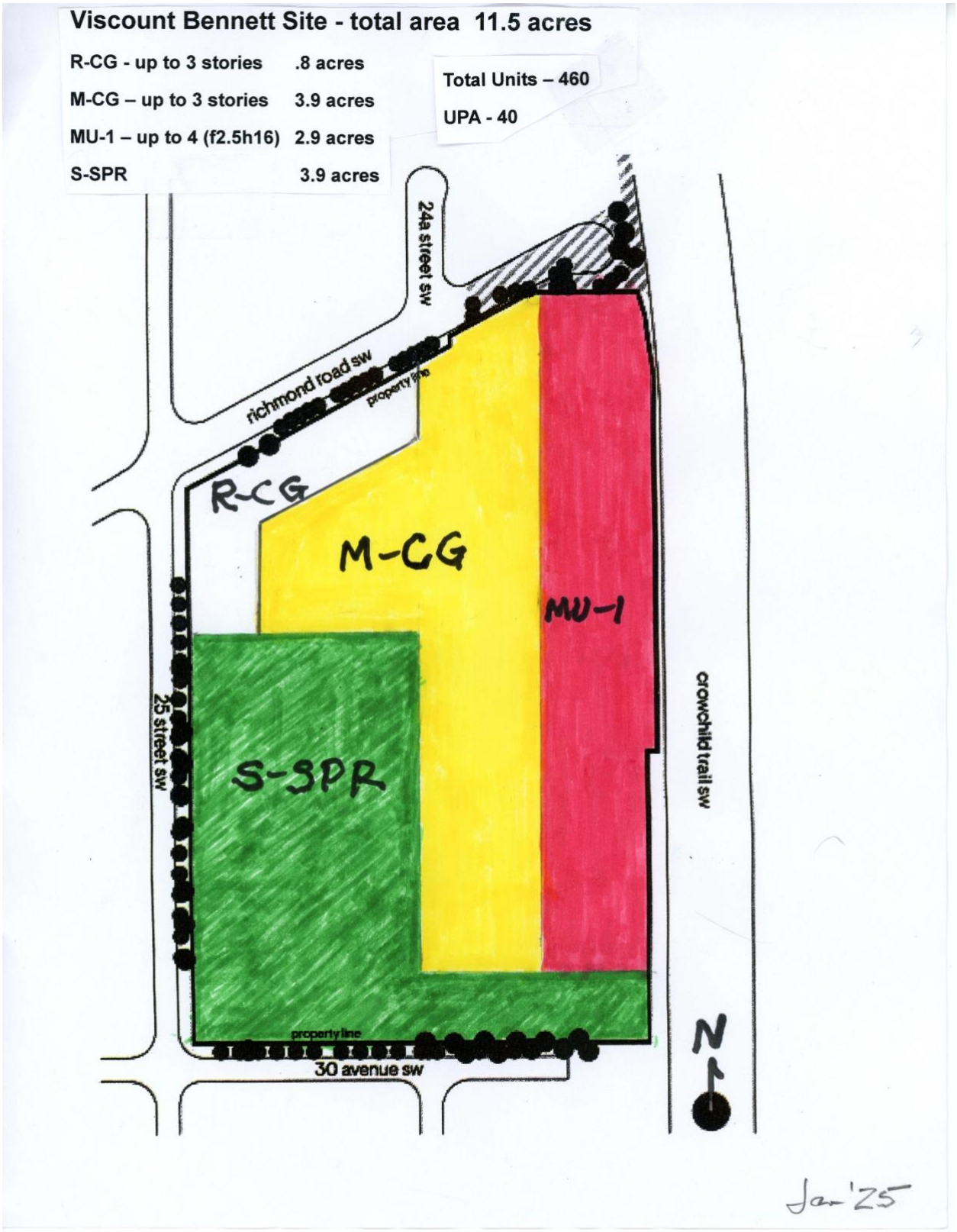
Engage with the community

Continuous engagement with residents and stakeholders throughout the planning process is seen as essential to address concerns and include community preferences

Compliment local businesses

While some welcome new businesses, others express caution to avoid creating additional traffic and don't believe there is a need for more retail. Also oversaturating the area and potentially harming existing businesses.

Proposed Land Use-consolidation



Open House December 5, 2024

Results

Attendance

15 in-person, most of whom were from Richmond Knobhill, a few from Killarney/Glengarry and 1 from South Calgary

Community origin

Richmond 26 (70%)

Killarney 9 (24%)

South Calgary 2 (5 %)

(numbers don' t add to 100 due to rounding)

Responses

A total of 37 questionnaires were submitted (questionnaire attached)

Summary for each option (detailed option was provide for each option at the open house)

Option 1 through 3 called for around 400 units (approx 45 UPA) with large 4 acre park space

Low to mid rise built form of 4 to 6 stories

Option 4 was mainly a single family dwelling option with around 3 acres park space

Option 5 was Mintos high density UPA of 150 to 300) proposal with a number of thousands of units, high rise built form and 1 acre park space in the North West corner of the site. Of note, **NO ONE, ZERO PEOPLE** selected this option.

Engagement Process

The Richmond Knobhill Community Association believed it was imperative to seek community input regarding the redevelopment of the Viscount Bennett site. It was our further expectation that Minto would do this as part of their engagement process.

This was not done and so the community association organized and hosted a workshop in June 2023. This resulted in 3 community options plus a prior option generated in October 2023. Another option was done in the fall of 2023 for a total of 4 community options.

The community association held an open house in December to consolidate these options including the Minto application into a single option that the community will submit.

The objective overall objective of this engagement process is to provide a preferred design option on behalf of the community which can be used in decision making and inform the Viscount Bennett Redevelopment Master Plan motivated by locally driven goals and ideas. Feedback will also inform the development of conceptual plans that consider phasing to incorporate open space, decommissioning of the existing school building and transition to residential development, and the future residential development of the remaining portion of the site within the contextual fabric of the community.

The CA became aware of the R B Bennett Redevelopment Project early in 2024. The Engagement process developed by the city was used for this project. The engagement model used for this site was the guide we used for our process. We have continued to reference this project with Minto and the city and in particular the Engagement process, unfortunately to no avail

Questionnaire Results

What we asked

This section includes the results from the questions asked during the open house and in the online survey. The engagement questions were framed around the following two topics:

1. Size and location for Green Space
2. Density/Housing Typologies

-a copy of the questionnaire is included below

What we heard-Open House December 5, 2024

Q1 Preferred Option

Option 1 (Nov '23)	9	24%
Option 2 (Workshop)	14	38%
Option 3 (Workshop)	9	24%
Option 4 (Workshop)	5	14%
Option 5 (Minto 3rd app)	0	0%
Total	37	100%

No one (Zero) selected the Minto submission- Option 5.

Everyone, 100% of respondents, wanted lower density of 40 UPA or less and a minimum of 4 acres green space.

The majority of respondents who selected Options 1, 2 & 3 want a significantly lower density of around 40 UPA – NOT a high rise community and a 4 acre contiguous greenspace in the south west corner bordering 30 avenue and 25 street.

Attributes for these 3 Options are very similar. Specific concerns which were raised are highlighted in the comments section. These options call for low to mid-density with a large green space area.

Q2 Likes and dislikes Also Q 6, 7, 8 (see likes and dislikes from sheets at open house below)

Summary of comments- these are direct quotes from the questionnaire

Density

-say no the current application until the density can be reduced below 50 UPA

-The current submission by the developer for approx. 1500 units and 135 UPA is unacceptable density and loss of green space. There will be tremendous traffic, noise , crowding and utility impacts. The community will not accept more than 50 UPA

-it is imperative that we limit the amount of density Minto is proposing as it will create an unliveable environment in the community. The tranquility and ease of movement is why people love living in Richmond. Clearly the Minto team does not understand the community well because what they have proposed is unrealistic

-want project with low density built form which is more compatible to the neighbourhood and keeps density down to a level that could work better for traffic

-accept increasing density but want it to still be a desirable and pleasant place to live-both existing and new residents need pleasant place to live

-Low UPA (40) seems reasonable

-decreasing density significantly from Minto's proposal will help reduce traffic and infrastructure problems

-interest in seniors housing, assisted living, low rise, diversity of housing types

-I like mixed housing options of mid and low w/estate villas to meet a variety of needs

-continuation of the move to family homes with some multi. This area has become more family oriented. New development should follow this trend

-will contribute to alleviate housing issue, we develop an unproductive site

- keep development at an appropriate density given transportation limitations

-Minto proposal is far too high density. Currie Barracks is 20 UPA, Minto is 150 UPA with no amenities. This has always been a community asset and should be developed to enhance the community, not destroy

-sadly there will be very few single family homes left

-firmly opposed to apartments higher than 26 metres The site does not have the means to accommodate large apartment buildings. Additionally, this type of building is completely out of character with the neighbourhood. There are no large apartments anywhere in this area.

-apartments up to 6 stories Yes, higher than 26 Metres No

- a, b, and c only up to 4 stories

Green Space

-maintain the existing public area greenspace that currently exists It would be better for the community to be on the south and west perimeters

- 4 acres or greater, single large contiguous space on western and southern sides of site along 25th street and 30th avenue

-comfortable with the proposed size (*4 acres*) but should be bigger

-ideally SW quadrant of the site (currently is green space)

-looking for large, contiguous green space in south west corner

-large greenspace

-maximize greenspace- at least 3.5 acres- not located in NW corner

-like mix of residential and green space and commercial- keep greenspace where it has been traditionally

-large contiguous space-not nooks and crannies On perimeter as interior may deter others from using it

Traffic/parking

-traffic congestion- lack of emergency egress

- they need to spend more time understanding how the traffic will pen everyone in

-traffic access is already bad

-road infrastructure does not support a large influx of vehicles flow

-bad- a lot of traffic flow issues as there is not enough egress to and from this site- more noise, dust, etc

-26 ave will become so busy

-traffic is the major issue that is not addressed.

-there is not sufficient transit (no C train access). The roadways do not have capacity to accommodate that number of residents. There is no place for that number of residents to park

-What is missing from Minto's proposal and the options shown is a publicly available traffic study along with parking, cycling and pedestrian safety impacts on the surrounding neighbourhoods. The missing study requires to be managed by a third party and paid by Minto (as they are the ones who are instigating the change) Regardless, any traffic study needs to include the proposed development on the corner of 33rd avenue and 29 street and the eight way intersection on 29 street between 33 avenue and Richmond Road

Infrastructure

-traffic congestion

-concerns regarding state and capacity – water, sewer , electrical

-pressure/strain on existing infrastructure (utilities, roadways, etc)

-Option 3 it appears to place a moderate stress on the existing infrastructure (roads, sewage, electricity, schools) due to the moderate increase in population.

Small scale retail

-too much retail as it is- don't need anymore

-no business-it creates traffic

-business will only add to traffic problems

- local services and a café would be nice but not at the expense of the neighbourhood. It needs to be done right

-interested in small businesses-green grocer, bank, coffee shop, doctor, dentist, etc

-businesses that people will walk to instead of driving-non-profits, daycare

Other

-loss of identity, reduction of green space, trees, wildlife

-redevelopment should reflect existing development

-if Richmond did careful planning with developers and city, it would be wonderful to see this community have beautiful, stand-out architecture with a true prairie style

-Minto's goal is to make money, not build community. Why don't they demonstrate true leadership and enrich community instead of cookie-cutter development that could go anywhere in the city

-community not trying to be NIMBYist and refuse to evolve but want to grow in an organic, responsible way that serves current and future residents. We want vibrant, healthy, strong neighbourhoods, not just housing units. We want neighbourhoods built on a human scale- with blanket upzoning, it's going to be a ghetto/slum

-provide pleasant environment and safe vibrant community

-I am not opposed to redevelopment. However, it needs to be in step with the neighbourhood and fair to current residents. My biggest concerns are traffic, parking, neighbourhood character and construction noise

- an assisted living complex along with a few blocks of townhouses would make a good compromise on the site. It would increase the "beds" in the neighbourhood whilst adding a minimum number of vehicles not the local residential roads.

-an influx of people isn't a bad thing but it needs to be in moderation

-Increased development should occur in the Westbrook area and not in the RC-1 zoned Richmond community

Q3 Park Space – size and location

1.Size

3 or 4 acres 37 (100%)

2.Location

Contiguous/perimeter 30 (81% of 2)

Multiple locations 7 (19% of 2)

3.Quadrant or other

SW location 33 (89% of 3)

NW location 0 (0% of 3)

Other (for multiple) 4 (11% of 3)

-total number of responses is 37

There is an overwhelming majority of the community who want to maintain the current level of greenspace of approximately 4 acres (100%) and like wise in the current location in the southwest quadrant (89%). The site design could allow for at grade access on the east side of the green space. At grade access could also be created on the west side if deemed necessary.

This quantity of greenspace complies with the MDP requirement of 2 Ha per 1000 people assuming a UPA of approximately 40 resulting in approximately 450 units (about 1000 people).

Q4 Housing Forms

Note: most respondents selected several choices so numbers don't total

1. Single/semi-duplex	36
2. Townhouse/row	35
3. Apt up to 4 storey	30
4. Apt up to 6 story	21
5. Other	2

The majority of residents are interested in housing forms of 4 to 5 stories or less (low to mid-rise development). There is some willingness to accept 6 stories with the qualification that they be located adjacent to Crowchild Trail. Two people indicated interest in a tower (up to 12 stories) in the north west corner of the site.

Sensible transitioning to 25 street and 30 avenue is an issue. Overall, a reasonable UPA of around 40 UPA needs to be accepted regardless of housing form. The UPA also limits impact regarding infrastructure including water, electricity, roads, parking which are concerns voiced by the community, concerns which are raised in the comments.

Respondents are accepting that development will occur but want to retain the sense of community for Richmond Knobhill as well as neighbouring communities of Killarney and Rutland Park

Q5 Small Scale Retail

Yes 17 (46%) No 20 (54%)

The majority have said no to small scale retail on the site. Many qualified by stating first that it will create more traffic and second that we already have everything we need within a number of blocks.

Those that said yes also had qualifications: adequate parking which may be problematic, identify businesses that don't exist nearby and things such as a coffee shop catering to locals.

Concepts- Likes & Dislikes Sheet at open house

-this is from a sheets with Likes/Dislikes (on the top) that was at the table for each option

Concept 1 Likes

-nice green space- good ratio to build area

-more likely to be considered given current proposal

Concept 1 Dislikes

-not enough details

-large green space all in one area unlikely

-need to provide some pedestrian appeal through out the housing

-park size at location not acceptable

-where's the traffic study

-where's the infrastructure study

-pressure on existing infrastructure (utilities, roads) given volume of residents

-impact to traffic volume

- large footprint – one massive build vs many varied builds to meet high density

Concept 2 Likes

-if "C" is single homes then good for homes facing 25th St

-acceptable land costs per residence

Concept 2 Dislikes

-plan needs to be easier to read no idea what is meant by C or boxes or low- is that seniors or services

-too many residents for available roads and street parking

Concept 3 Likes

-mix of housing options to meet a variety of residential needs

-toboggan hill maintained

-larger green space(contiguous)

Concept 3 Dislikes

-not creating a community feel between present community residents and the new build

-agree with above Too much park to be acceptable to developer

-Too many residents in what is likely to end up rental (or at least 40% rental)

Concept 4 Likes

none

Concept 4 Dislikes

-I doubt Minto will even consider this option not dense enough to be worthwhile

-needs more mixed housing

Apartment condos on bottom corner

3 to 4 storey townhouses

Single family on 30 ave and 25th st

-boring design

-why do all the options have tha park in the same place no sports on a hill other than now a very short toboggan run

-And the city will never go for option 4

-land costs $621,000 per unit- no economics (Assume total land and service $18 million

- it looks like a post-war housing project, design is uninspired

-unrealistic given current proposal from Minto, doesn't sufficiently address city housing crunch concerns to be supported by council

-not everyone wants or can afford a single family unit- "middle housing is important

Concept 5 Likes

None

Concept 5 Dislikes

Too massive in every way : building size, influx of residents, traffic volume given current community population, infrastructure and building heights

Combo questionnaire (for survey and open house Dec 5)

Dec 2

1. Based on your review of the 4 options and Minto application, which option do you prefer?

2. What do you like about the concept you chose? Any dislikes

3. Open space:

a) What size of greenspace is appropriate (currently approx. 4 acres)

b) Do you prefer a single ,large contiguous space or a number of smaller spaces

c) Where should the park be located- perimeter (quadrant) or interior on the site

4. The following are various housing forms that would accommodate the growing community and optimize existing infrastructure. Please choose which ones you would prefer to see in this space. You may select more than one option.

a) Single family/ Semi-detached/duplex

b) Townhouse/rowhouse

c) Apartment – Up to 4-storeys, up to 6 storeys

d) Apartments higher than 26 metre

5. Are there any new housing choices/forms that were not mentioned but would contribute to the uniqueness of Richmond Knobhill? (*non-mandatory)

6. Would you like to see some small-scale retail on the site?

Yes _____ No_____

If yes, what type of businesses would best compliment existing community services?

7. What impacts will redevelopment have on our community – good and bad

8. How do you see Richmond Knobhill evolving in the next 30 years

9. In considering the objectives of this initiative, do you have any additional comments that you would like to share.

Thank you

Phil Harding Director Viscount Bennett

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