



## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]

Greg

Last name [required]

Williams

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

City of Calgary File # LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      MINTO\_II.docx

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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LOC2023-0359 Land Use Redesignation  
Submission to Calgary Planning Commission, Calgary Mayor and Councillors  
Viscount Bennett Site 27 March 2025

Writing once again to express our profound disappointment in the lack of consideration by both Minto and the City regarding the above-mentioned site, the old Viscount Bennett High School grounds in the community of Richmond.

Not against densification, just the overall scale of Minto's proposed project. When Minto dropped its initial plan for the Viscount site, we were shocked. We were slightly less shocked by version 2.0, but it would still overwhelm the area. The density proposed goes far beyond what the city's MDP suggests with around 40 units per acre. Minto's proposal is for 135 to 220 UPA, and higher, which could ultimately result in as many as 4,900 units. In our opinion, this is entirely unsustainable and completely out of scale (proposed 16-storey towers in certain locations) with the surrounding community.

We also feel Minto has never actively engaged the community. We've attended in person and web-based meetings, and always feel we're being 'told' this is what Minto is doing -- completely ignoring the fact the Viscount site is not an island unto itself -- it's in the middle of an established neighbourhood.

There's limited access to the community of Richmond, which makes it feel very quiet and safe. For years, there have been several pinch points in traffic at current intersections. Furthermore, there will be increased traffic on all roads in the vicinity due to Currie development, and the west end of Richmond Green is set to expand. There's also the recently finished Cascade project across the street from Viscount, and another proposed large-scale rental development with the Bennett project at the corner of 25 St. and Richmond Rd.

Infrastructure should be considered carefully, especially in the wake of the 2024 water main breaks. This portends future issues, especially with the blanket rezoning policy. While Minto says there are no issues with any of the infrastructure, we can speak from experience that this isn't the case. The sewers on 25 St. SW are not in good condition, as early in 2024. city crews were at our house to clear roots from the city side of the line.

Minto plans to situate a green space at a busy corner, and it's nowhere near large enough for the proposed density. MDP policy is five acres per 1,000 people – given Minto's intense densification numbers, there would need to be 15 acres for the low end of their scale.

Finally, and this is an overall comment about Calgary's zeal for development. Quoting Calgary historian Harry Sanders from a story in the Calgary Herald, he said, "The city is richer with old buildings in it, with old landscapes in it — if all you see is what's new, I think it's a poor experience."

Greg Williams and Linda Soby / 3203 25 St. S.W. [REDACTED]



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First name [required]

Brad

Last name [required]

Bolton

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Council

Date of meeting [required]

Apr 8, 2025

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[required] - max 75 characters

Minto Development Proposal in former Viscount Bennett Site

Are you in favour or opposition of the issue? [required]

In opposition



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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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I am in opposition of the proposed development in it's current form. The surrounding intersections do not support the resulting traffic from the expected new residents. Importantly, the proposal does not even include a pedestrian bridge across Crowchild to Marda loop communities which will result in much greater use of the dangerous 33rd overpass. currently vehicles approaching the 33rd overpass from the North, to head West, have limited visibility of the pedestrian walkway due to grade and the sound wall. for the protection of children on bikes in particular, having a pedestrian bridge across Crowchild, at the South end of the development is imperative.



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First name [required] Jonathan

Last name [required] Shabash

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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I support the proposed transit-oriented development at Richmond Road. A transportation assessment has already confirmed that the area can handle the additional density. The project has already been significantly scaled back in response to feedback. Calgary desperately needs to increase housing supply, especially in areas that are close to transit. Cities like Austin, Texas have shown that housing supply makes an incredible impact when it comes to making housing more affordable and accessible for everyone. I urge city council to accept this proposal and help make Calgary a more affordable city with vibrant communities that have access to transit and parks, as this in this development.



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First name [required] Margot

Last name [required] Pahl

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Date of meeting [required] Apr 8, 2025

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[required] - max 75 characters 2501 Richmond (LOC2023-0359)

Are you in favour or opposition of the issue? [required] In opposition





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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am very much OPPOSED to this application! Minto has failed to listen to residents. The proposed density for the site will cause huge issues for surrounding residents. The access point will be predominantly 33 Ave SW and 29 St SW and this route is already jammed with traffic. When you add the additional density for the Richmond Green development, traffic will be backing up onto Crowchild Trail! The density needs to be reduced by over half. This will be a huge loss of community green space as well. You can't keep adding density and taking away green space! The aging infrastructure is already failing after almost 70 years. This kind of density will overwhelm the storm-water and sewer systems. Please tell Minto to go back to the drawing board and significantly reduce the number of units-- please vote NO to this proposal! Thank-you.



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First name [required] Mackenzie

Last name [required] Nixon

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

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[required] - max 75 characters Land Use Redesignation Richmond Loc 2023-0359 bylaw 66D20255

Are you in favour or opposition of the issue? [required] In opposition



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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As homeowners neighboring the 2501 Richmond site, we would like to formally submit our opposition to Minto's Land Use Redesignation proposal.

We are not opposed to redevelopment of the site, however we take issue with the abrupt transition of scale along 25th St. and would like to advocate for town home or row style housing along 25th to serve as a transitional buffer between the single family homes and the proposed high density housing.

We are also deeply concerned about the traffic congestion that this development will bring. Minto has not adequately addressed this concern, and we are fearful that 25th will eventually be reopened to 33rd and further increase traffic through our neighborhood.

Finally, as part of the community consultation process, our neighbors have expressed a preference for locating the proposed park on the corner of 25th and 30th away from the busier Richmond Road. However, this request has been ignored in all iterations of the design. We would like to see this reconsidered.

Thank you,

Mackenzie Nixon & Brian Vandekamp



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First name [required] Jim

Last name [required] Ellis

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

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[required] - max 75 characters 2501Richmond (LOC2023-0359)

Are you in favour or opposition of the issue? [required] In opposition



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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am extremely opposed to this application by Minto. The proposal is for WAY too much density! There is no direct access to the site from Crowchild Trail. The existing infrastructure is over 70 years old and will not keep up with this development. This site currently provides a lot of community green space which will be lost. Please vote NO to this proposal!



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First name [required] Rachel

Last name [required] Nutt

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



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CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

strongly support the proposed transit-oriented development at 2501 Richmond Road SW (LOC2023-0359). This project will provide much-needed housing directly adjacent to the MAX Yellow BRT line, supporting the city's goals for transit-oriented communities. The development includes a new public park, creates a more gradual transition to surrounding neighbourhoods than the original proposal, and the transportation assessment confirms the area can handle the additional density. As Calgary grows, we need more housing near high-quality transit, and this project achieves that goal while enhancing the BRT station and surrounding area. Please approve this development.



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First name [required]

Owen

Last name [required]

Farmer

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Council

Date of meeting [required]

Apr 8, 2025

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[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour





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ATTACHMENT\_02\_FILENAME

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I strongly support the proposed transit-oriented development at 2501 Richmond Road SW (LOC2023-0359). This project will provide much-needed housing directly adjacent to the MAX Yellow BRT line, supporting the city's objectives for transit-oriented communities. The development includes a new public park, facilitates a more gradual transition to surrounding neighbourhoods compared to the original proposal, and the transportation assessment confirms that the area can accommodate the increased density. As Calgary expands, we require more housing in proximity to high-quality transit, and this project accomplishes that goal while enhancing the BRT station and its surrounding area. Please approve this development.



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First name [required] Madeleine

Last name [required] Sherman

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[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



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I strongly support the proposed transit-oriented development at 2501 Richmond Road SW (LOC2023-0359). We are currently in a housing crisis, and this project will create 1500+ new households. Rejecting this proposal is a vote in favour of worsening financial insecurity, homelessness, and decreased community safety and vibrancy. The development includes a new public park, creates a more gradual transition to surrounding neighbourhoods than the original proposal, and the transportation assessment confirms the area can handle the additional density. As Calgary grows, we need more housing near high-quality transit, and this project achieves that goal while enhancing the BRT station and surrounding area. Further, developments like these support downtown revitalization, helping to strengthen Calgary from both an economic and cultural perspective. Please approve this development



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First name [required] Monique

Last name [required] McKay

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First name [required] Samipya

Last name [required] Rijal

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

---

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the transit-oriented development that is being proposed at 2501 Richmond Road. Calgary's population continues to grow, which necessitates an increase in housing and with the rising cost of living, people need cheaper methods of transportation. This development fulfills both of these requirements it increases the housing supply in Calgary and because it is beside a MAX yellow stop, it provides people with a cheaper method of reaching downtown for work and other points of interest as well. The transportation assessments of the area show that the area is able to handle the additional density that this development will bring.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Lisa

Last name [required]

Bridges

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 1, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Former viscount bennett location housing development

Are you in favour or opposition of the issue? [required]

In favour





**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We need housing and transit oriented development, density is critical.



## Public Submission

CC 968 (R2024-05)

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First name [required] Elizabeth

Last name [required] Wilde

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



**Public Submission**

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

In support of projects that increase transit options and capacity. Funding transit is best for everyone.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Jakob

Last name [required]

Fushtey

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

---

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly support the proposed transit-oriented development at 2501 Richmond Road SW (LOC2023-0359). This project will provide much-needed housing directly adjacent to the MAX Yellow BRT line, it's close to Mount Royal University and Downtown Calgary, and it supports the city's goals for transit-oriented communities. The transportation assessment confirms the area can handle the additional density. As Calgary grows, we need more housing near high-quality transit, and this project achieves that goal while enhancing the BRT station and surrounding area. Please approve this development.



## Public Submission

CC 968 (R2024-05)

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First name [required] Christian

Last name [required] Cox

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

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[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



**Public Submission**

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the proposition of transit oriented development at 2501Richmond Road SW. Density and walkability are crucial to equity and climate change concerns, and also reduce cost of property. Car centered infrastructure is a bad investment long term



## Public Submission

CC 968 (R2024-05)

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First name [required]                      Nicolle

Last name [required]                      Tokarek

How do you wish to attend?

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What meeting do you wish to comment on? [required]                      Council

Date of meeting [required]                      Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters                      Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]                      In favour





## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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## Public Submission

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First name [required] Tracy

Last name [required] Nelson

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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First name [required]

Abi

Last name [required]

Martin

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am speaking on behalf of ACORN Alberta, we are a community union of low to moderate income people. We use people power to gain momentum in issues pertaining to issues relating to poverty, housing, fair banking, disability advocacy, and more.

As we all know, Calgary is facing a housing crisis. The amount of people struggling amongst all demographics just to find housing is growing exponentially. We have an issue with "NIMBYs", an acronym for Not In My Back Yard. The same people complaining about our growing homeless population are often the same people who fight against housing development.

We need this housing, end of story. I am calling on council today to demand that they listen to the constituents in need, the NIMBYs who oppose this halting development are surely not going to make up the extra income from the people who will move in and spend their money and time in the community.

We need community, we need housing, and we need proper solutions.

Thank you for your time



## Public Submission

CC 968 (R2024-05)

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First name [required] Peter and Allison

Last name [required] Real

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land Use Redesignation - Richmond LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      Land Use Redesignation - Richmond LOC2023-0359 - letter of concerns.docx

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

March 23, 2025

Dear Mayor and Councillors,

As owners of an adjacent property, we were invited to provide our comments in opposition to the current application for Land Use Redesignation of the Richmond LOC2023-0359 property.

While we appreciate the ability of this property to be redeveloped to provide much needed additional housing for Calgary, the number of units currently proposed dramatically overreaches our community's ability to reasonably absorb. The proposal would increase our community's unit density by approximately 10-fold (units per acre), to an area already hemmed in with its existing, aged infrastructure. There is an opportunity to provide a meaningful number of new units on this property without the massive over-build extremes currently proposed. The current proposal's over-build will lead to:

Huge traffic increase in our community – our community has limited access to it, it is already difficult to get out of our community at certain times of the day when 26<sup>th</sup> Ave SW to the north and 29<sup>th</sup> St SW/Richmond Rd SW to the west experience significant traffic. With increased (mild) densification already occurring along those main roadways leading out of our community (mostly single lane two-way with no ability to add lanes for future traffic growth), we have already seen significant traffic increase well before the addition of the huge number of units proposed for the Richmond property.

Parking – the developer described providing approximately 0.48 parking spots per unit in one of their virtual open houses. In the same virtual open house, they described aiming to attract families with many multi-bedroom units – excellent goals for the property and community, but at odds with the small number of parking spots being proposed. One would expect multi-bedroom units attracting families will come with many more than a half-car per unit. There will clearly be significant spillover parking to the streets – at the number of units being proposed, and such minimal parking spots provided per unit on the property, the demand on our community's streets for parking will drastically exceed the ability to absorb all the additional parking demands.

City water infrastructure - it has come to our attention that the water main feeding our community is only a 150mm (6") line, is over 70 years old, and has a liner (which would decrease its original internal diameter/capacity). 70 years ago when this line was built, the designers could not have envisioned a 1000% growth in density in our little community being served by this single 70-year old line. In the short period of time that the developer has been demolishing the existing buildings on this site, we have observed three water main breaks under Crowchild Trail SW, more than we can recall over the 20+ years we have lived here. Whether those three line breaks are related to the developer's demolition activities or not, they do not build confidence that this existing aged water infrastructure can readily absorb such dramatic proposed additional demand. We had heard of water system studies having been performed back in 2023 and 2024, have those engineering studies been updated to address learnings from these three recent breaks in late 2024 and early 2025 (each of which restricted traffic on a very significant city thoroughfare for a number of days)?



Emergency access – the proposed significant increase in densification will bring significant additional emergency needs to our community; while at the same time significantly challenging the responsiveness of emergency responders with the commensurate increased traffic, congestion and water system concerns noted above.

We appreciate you taking the time to hear and consider our concerns,

Yours truly,

Peter and Allison Real

3204 – 24A St SW



## Public Submission

CC 968 (R2024-05)

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First name [required]

Emily

Last name [required]

Schultz

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the proposed transit-oriented development at 2501 Richmond Road SW (LOC2023-0359). This project will provide much-needed housing directly adjacent to the MAX Yellow BRT line, supporting the city's goals for transit-oriented communities. The development includes a new public park, creates a more gradual transition to surrounding neighbourhoods than the original proposal, and the transportation assessment confirms the area can handle the additional density. As Calgary grows, we need more housing near high-quality transit, and this project achieves that goal while enhancing the BRT station and surrounding area. Please approve this development.



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First name [required] Josiah

Last name [required] Kowalenko

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

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[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

More housing is desperately needed in Calgary, and the MAX Yellow southwest bus rapid transit corridor is prime for a development such as this.



## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Michael

Last name [required] ahearn

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters 2501 Richmond

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Cities evolve. Calgary should be no different. Locating homes near transit is common sense planning-good for people, good for the planet, good for the economy. Don't be distracted by familiar opposition rooted in fear, not facts. The data is clear: well-planned density strengthens communities, it doesn't weaken them. I am strongly in favor of this application



## Public Submission

CC 968 (R2024-05)

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First name [required] Spencer

Last name [required] Brown

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour





## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly support the proposed transit-oriented development at 2501 Richmond Road SW (LOC2023-0359). This project will provide much-needed housing directly adjacent to the MAX Yellow BRT line, supporting the city's goals for transit-oriented communities. The development includes a new public park, creates a more gradual transition to surrounding neighbourhoods than the original proposal, and the transportation assessment confirms the area can handle the additional density. As Calgary grows, we need more housing near high-quality transit, and this project achieves that goal while enhancing the BRT station and surrounding area. Please approve this development.



## Public Submission

CC 968 (R2024-05)

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First name [required] Christian

Last name [required] Laventure

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I wholeheartedly support the proposed transit-oriented development at 2501 Richmond Road SW (LOC2023-0359). This project will provide much-needed housing directly adjacent to the MAX Yellow BRT line, supporting the city's goals for transit-oriented communities. The transportation assessment confirms the area can handle the additional density. As Calgary grows, we need more housing near high-quality transit, and this project achieves that goal while enhancing the BRT station and surrounding area. Please approve this development.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Owen

Last name [required]

Thomson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly support the proposed development at 2501 Richmond Road SW (LOC2023-0359). This project will provide much-needed housing directly and it is adjacent to the MAX Yellow BRT line, which supports the city's goals for transit-oriented communities. It includes a new public park, creates a more gradual transition to surrounding neighbourhoods than the original proposal, and the transportation assessment confirms the area can handle the additional density. We desperately need more housing near high-quality transit, and this project achieves that goal while enhancing the BRT station and surrounding area. Please approve this development.



## Public Submission

CC 968 (R2024-05)

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First name [required] Teagan

Last name [required] Donald

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly support the proposed transit-oriented development at 2501 Richmond Road SW (LOC2023-0359). This project will provide much-needed housing directly adjacent to the MAX Yellow BRT line, supporting the city's goals for transit-oriented communities. The development includes a new public park, creates a more gradual transition to surrounding neighbourhoods than the original proposal, and the transportation assessment confirms the area can handle the additional density. As Calgary grows, we need more housing near high-quality transit, and this project achieves that goal while enhancing the BRT station and surrounding area. Please approve this development.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Pedro

Last name [required]

Villamar

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour





**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This is an outstanding opportunity to bring some much needed diversified housing to the Killarney/ Richmond area. The additional residents will improve the community by allowing more business to make successful pushes into the community. It will also help move more people towards transit, helping ease traffic in this are.



## Public Submission

CC 968 (R2024-05)

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First name [required] Stephanie

Last name [required] Howard

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2023-0359 (Minto 2501Richmond) - Opposed

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Main concerns are that the Minto have not actually engaged the community and have only provide didactic presentations with no opportunity for dialogue. None of the changes are meaningful and only seem to be part of a bait and switch type manipulation tactic. The other main issue is the proposed UPA is 283 UPA and 7 times higher than what the City's MDP recommendations are. There will be negative consequences beyond lack of green space, parking/ traffic impacts and safety access to this small community that should this proposal go through cannot be undone. There is a total lack of public service infrastructure like schools, grocery to support that increase in population.



## Public Submission

CC 968 (R2024-05)

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First name [required] Stefanni

Last name [required] Brasil

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

---

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly support the proposed transit-oriented development at 2501 Richmond Road SW (LOC2023-0359). This project will provide much-needed housing directly adjacent to the MAX Yellow BRT line, supporting the city's goals for transit-oriented communities. Not every Calgarian can afford owning a car and with the rising costs of living, we need to become a public transit oriented city and province. The development includes a new public park, creates a more gradual transition to surrounding neighbourhoods than the original proposal, and the transportation assessment confirms the area can handle the additional density. As Calgary grows, we need more housing near high-quality transit, and this project achieves that goal while enhancing the BRT station and surrounding area. Please approve this development.



## Public Submission

CC 968 (R2024-05)

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First name [required]                      L Lewis

Last name [required]                      Budd

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]                      Council

Date of meeting [required]                      Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters                      Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]                      In favour



## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly support the proposed transit-oriented development at 2501 Richmond Road SW (LOC2023-0359). This project will provide much-needed housing directly adjacent to the MAX Yellow BRT line, supporting the city's goals for transit-oriented communities. The development includes a new public park, creates a more gradual transition to surrounding neighbourhoods than the original proposal, and the transportation assessment confirms the area can handle the additional density. As Calgary grows, we need more housing near high-quality transit, and this project achieves that goal while enhancing the BRT station and surrounding area. Please approve this development.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Thiago

Last name [required]

Araujo

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour





## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Calgary is in desperate need of more housing near high-quality transit. That's why I strongly support the development at 2501 Richmond Road SW (LOC2023-0359).

This project will provide much-needed housing directly adjacent to the MAX Yellow BRT line, supporting the city's goals for transit-oriented communities. The development includes a new public park, creates a more gradual transition to surrounding neighbourhoods than the original proposal, and the transportation assessment confirms the area can handle the additional density. As Calgary grows, we need more housing close to transit, and we need to invest in transit, and this project achieves that goal while enhancing the BRT station and surrounding area. Please approve this development!



## Public Submission

CC 968 (R2024-05)

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First name [required]

Sara

Last name [required]

Perrier

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

---

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Our family strongly opposes this development. The infrastructure is absolutely not there. Please do not approve this over the top reach.



## Public Submission

CC 968 (R2024-05)

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First name [required] Linda

Last name [required] Brady

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposed to this development for the following reasons:

- Lack of meaningful community engagement
- Proposed density is far too high for the area
- Building heights are too high for the area
- Traffic concerns (limited streets in/out), this appears not to be addressed at all in planning
- Unreasonable pressure on local schools (already at or over capacity)



## Public Submission

CC 968 (R2024-05)

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Rohan

Last name [required] Javed

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This project if allowed to proceed with in it's current state will create oversaturation and a traffic nightmare. We need to preserve the essence of our community with sustainable growth and expansion in mind. We should not allow each and every project that promises more homes to proceed. We need to consider the impact of new developments on existing community members and homeowners.



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CC 968 (R2024-05)

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First name [required] Jillian

Last name [required] Cote

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What meeting do you wish to comment on? [required] Council

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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour





## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly support the proposed transit-oriented development at 2501 Richmond Road SW (LOC2023-0359). This project will provide much-needed housing directly adjacent to the MAX Yellow BRT line, supporting the city's goals for transit-oriented communities. The development includes a new public park, creates a more gradual transition to surrounding neighbourhoods than the original proposal, and the transportation assessment confirms the area can handle the additional density. As Calgary grows, we need more housing near high-quality transit, and this project achieves that goal while enhancing the BRT station and surrounding area. Please approve this development.



## Public Submission

CC 968 (R2024-05)

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First name [required] Gianluca

Last name [required] Cross-Bussoli

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[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I'm chill with the development at the Viscount Bennett site. Right next to a MAX line and in a decently bikeable area; Within bussing and biking distance from MRU, Bishop Carroll, Westbrook Station, and other busy areas; It won't be the end of the world in terms of traffic. I also trust that the design team would have done the due diligence to understand the infrastructure capacity in the area. The design is decent, and definitely a step up from the abandoned school. Breathes life into the parcel for sure.



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CC 968 (R2024-05)

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First name [required] Jim

Last name [required] Bruce

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This parcel of land is ideally suited for the proposed number of units and its proximity to transit and major roadways are ideal



## Public Submission

CC 968 (R2024-05)

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First name [required]

Leif

Last name [required]

Undseth

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Minto Development #LOC2023-0359 - Killarney

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

Minto Development.pdf

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This development lacks proper city planning, failing to account for traffic congestion, parking, and the strain on essential resources like grocery stores and dining. Existing parks are already underdeveloped, and the proposed park will be insufficient for the influx of new residents. Nearby recreational facilities—rinks, tennis courts, and more—will become overwhelmed and unusable.

Traffic is already a hazard, worsened by increasing density from multi-unit builds on single-family lots. There is no precedent for a project of this scale in an established neighborhood. A more balanced approach would be to reopen the 33rd Ave west-bound access at 25A St, improve traffic flow at 29th St and Richmond Rd, and limit the development to 300-600 residents with a maximum height of four stories. This would allow responsible growth while protecting the community's character.

Beyond traffic and infrastructure concerns, construction will disrupt the area, reduce property values, and cast 16-story shadows over existing homes, further diminishing livability. A look at Currie Barracks proves how even smaller developments have created dangerous congestion.

I understand the investment the developer has made, but the well-being of long-term residents must be equally—if not more—valued. I urge the council to reconsider this project's scale and impact, ensuring growth enhances rather than erodes what makes this neighborhood special.

My commentary to be added for consideration in regards to this project would be as follows;

**1) Traffic congestion on 26th ave and Richmond road to the west is already extremely constrained by it being a primary artery across Crowchild trail**

- For vehicles attempting to turn left onto 26th(east or west bound) they cannot see oncoming traffic in some cases due to the volume of parked cars and I have seen multiple near misses of cyclists and car on car accidents due to the time spent waiting by drivers to make their turn that they get impatient and make a turn hastily, with added volume placing demand on this route I worry for the function of the community
- Cars driving through the community to access 33rd ave to the west or south or west/east via 26th ave or north to 17th ave already have a hard time fitting through the community, causing a backup of cars as cars can only pass 1 at a time due to the street parking and the width of cars now, with the added cars and residents I can see this reaching a point of some of these residential streets becoming effectively impassible or taking 2-3x longer to navigate during peak commuting hours
- 
- To the west, the only access to 33rd is a left turn onto 29th that is in the immediate proximity of the 29th / 33rd light which means many drivers come through the light or turn and are then jammed up by drivers trying to leave the community, this has become a very dangerous intersection as is already, to then **add 1541 dwellings with an assumed 2.4 residents on average and a modest assumption of 30% of that will have a car, that would add Over 1,100 vehicles** that now would further constrain these roads
- In addition, if appropriate volume of parking stalls and underground parking is not provided to the residents this can mean that the residents and their guests will seek temporary parking spots through out nearby streets, which can lead to lost parking for paying residents, which I have experienced in a similar situation to this development in Kelowna, BC (even if policed and enforced for parking passes can run out of control)
- ***Conclusion; Without an added on/off ramp with direct access to Crowchild and added light systems at the intersection of 33rd and 29th to alleviate the congestion of the added 1541 dwellings this proposed development the traffic risk, delays and other issues caused by this amount of added residence will be extremely taxing on the entirety of Killarney and its residents***

**2) Construction**

- Due to construction proximity to homes and the hours regulating construction the project could be delayed for a very long time, taking longer to build and leading to years of construction complications and impingements on the lives of existing residents



- Given the traffic access to the proposed site this would mean more materials need to be driven in through residential city streets and can lead to more delays, more potential for run ins with pedestrians, cars, parked cars and other complications
- The dust of the area is already poor with the main avenue of Crowchild and 26th as thoroughfares and the gravel used on them in the tiners, with the added construction I can see this impacting all of the surrounding patios and outdoor living spaces as well as the demand on furnace filters to keep the breathing air clean in all of the homes given how close they are to the site
- Have there been any comments or submissions made in regards to the aesthetic of the new development in ensuring it is cohesive and not a cheap looking facade?
- Is the builder aiming for a higher end or lower end product in their development? This will greatly change the type of consumer and resident it attracts and the overall blend with the community which is currently undergoing a significant investment in newer homes and infills which have brought a much better aesthetic to the neighbourhood
- Have considerations been made for the water and electrical demands of these units or will the community have to endure torn up roads and other changes to the road infrastructure to account for the addition of these units?

### **3) Lack of nearby amenities**

- Marda Loop services (ie. Grocery, shopping, food/coffee and gas stations) are already strained as is, with the added units, assuming approximately 3,700 residents added (at a low end) the access to these services will become even further strained with more delays and traffic congestion in accessing marda loop or glenmorgan to the west, both of which I already have to avoid due to over construction, specifically the number of units already being added to Mardaloop on 33rd threaten to place too much demand on those locations, without these units being online yet
- Bus services that run up and down crowchild trail are already near capacity some days, will extra transit routes be added to accommodate for the increase in population density of the area?
- Does the development account for a gym or workout amenities on site for residents? If not this would strain a community that lost the Good Life to the southwest and relies solely on Marda Loop for a nearby gym, which is already oversubscribed with all of the residents of Mardaloop, Killarney, Richmond Hill and other neighbouring communities
- The area is already short on park space, while I understand the inclusion of the park I fear it will not service the needs of the number of residents proposed and that this will add strain to the only other park within walking distance which is located between 30 Ave sw and 26th st sw
- With the park that will be added, will this include a dog park? There are no fenced off dog parks within walkable distance which is already of concern for the residents who used the football field that this site is being built on as their dog park in lieu of any other provided community or city amenities for a residential population that has a very high percentage of house pets and dogs

- Will it include soccer and baseball fields to make up for the lost park access, or will this drive any children in the newly built development to the local fields to the North which are already difficult to access during the summer months
- Will the new park include tennis courts or will the existing Killarney courts then be at risk of these added residents utilizing those spaces?
- Will the new park include a skating rink /Basketball court or community centre? If these two amenities are not added this could lead to a massive strain on the already overcrowded Richmond Hill and Killarney centres which residents have worked to build and maintain long before the potential development on this site

#### **4) Noise and Light Concerns**

- Condo owners and detached home owners lifestyles vary in terms of schedule, light use and other factors. I do have concerns when I look at other condo buildings that this will bring residents who use light more frequently in lieu of windows and natural light, stay up longer and simply more residents that will contribute to added light pollution in what is a relatively quiet and spread out neighbourhood that does not have any of those issues currently

--

I understand your job is simply to review and manage the case. However, I just ask that when this goes for review, the city uses full consideration in regards to the implications this will have on the surrounding community. While things like their proposal suggest a park or parking stalls I believe it fails to account for the sheer volume of added demand on surrounding amenities and the impact to current residents who have called this area their home for a long time.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Lori

Last name [required]

Kennedy

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Viscount Bennett Redevelopment LOC2023-0359 Land Use Redesignation

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

Gmail - Viscount Bennett Redevelopment LOC2023-0359 Land Use Redesignation.PDF

ATTACHMENT\_02\_FILENAME

Gmail - Viscount Bennett Redevelopment LOC2023-0359 Land Use Redesignation.PDF

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



## Viscount Bennett Redevelopment LOC2023-0359 Land Use Redesignation

1 message

Lori Kennedy [REDACTED]

Tue, Mar 18, 2025 at 9:25 a.m.

To: ward01@calgary.ca <ward01@calgary.ca>, ward02@calgary.ca <ward02@calgary.ca>, ward03@calgary.ca <ward03@calgary.ca>, ward04@calgary.ca <ward04@calgary.ca>, ward05Office@calgary.ca <ward05Office@calgary.ca>, ward06@calgary.ca <ward06@calgary.ca>, ward07@calgary.ca <ward07@calgary.ca>, ward08@calgary.ca <ward08@calgary.ca>, ward09Office@calgary.ca <ward09Office@calgary.ca>, ward10@calgary.ca <ward10@calgary.ca>, ward11@calgary.ca <ward11@calgary.ca>, ward12@calgary.ca <ward12@calgary.ca>, ward13@calgary.ca <ward13@calgary.ca>, ward14@calgary.ca <ward14@calgary.ca>, TheMayor@calgary.ca <TheMayor@calgary.ca>, Mladen.Kukic@calgary.ca <Mladen.Kukic@calgary.ca>

Cc: [REDACTED]

The proposed 1500 units Minto wants to build at this location is too large a number for this neighborhood. Courtney Walcott said at an earlier meeting that when developers negotiate with neighborhoods they always go high in their number of units in order to meet half way in the end. Well 1500 is not half of the original preposterous 2500 they proposed earlier. This subdivision is in a wedge shape with only two main roads in and out of it making the area difficult to accommodate the volume of cars in regards to parking and traffic.

The greenspace will be inadequate for the number of residents they want to add.

The infrastructure is over 70 years old and the increase in water use on the pipes is concerning.

When the job is done Minto won't be here to live with the consequences of this development but we will. I am asking Council to look out for this community's interests.

I realize we need housing and densification is necessary but shouldn't it be done in a reasonable manner? To choose to accommodate one demographic (the unhoused) at the expense of another demographic (the housed) is not right governing. All citizens should be considered and accommodated. I don't want to be driven out of my home because this development has turned my neighborhood into something unbearable to live in.

Minto isn't adhering to the MDP because the highrises are incompatible with the neighborhood and should only be 6 stories at most. If the number of floors go down the density goes down and the community can co-exist with the changes. To do anything else is disregarding the residents requests and putting a community in potential peril. I don't want water, sewer, electrical and traffic issues to have to deal with in the future.

In our workshop we had with Minto and RKHCA we proposed 900 units and anything more than this is too much. Please lower the number of units to a reasonable and workable number. I don't want to wait until the damage is done and Minto is long gone and the residents both new and existing are left to deal with the aftermath.

While Minto has held meetings with the community it more or less was to show us what they were going to do with very few changes in regards to our concerns. A lot of we will have to wait and see, such as my concern about whether 25 street will be opened to 33 avenue to accommodate traffic. I was told in their report that when the job is done we will revisit whether this will have to be done. That will be too late to do anything else and my community will suffer the consequences. Please don't let this happen to my friends and neighbors. Plenty of money can still be made by Minto and housing can still be built for our future neighbors without having to destroy this community through the over densification caused by this proposal.

Thank you for listening,  
Lori Kennedy



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## Viscount Bennett Redevelopment LOC2023-0359 Land Use Redesignation

1 message

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**Lori Kennedy** [REDACTED] Sat, Mar 22, 2025 at 2:05 p.m.

To: ward01@calgary.ca, ward02@calgary.ca, ward03@calgary.ca, ward04@calgary.ca, ward05Office@calgary.ca, Ward06@calgary.ca, ward07@calgary.ca, ward08@calgary.ca, ward09Office@calgary.ca, ward10@calgary.ca, ward11@calgary.ca, ward12@calgary.ca, ward13@calgary.ca, ward14@calgary.ca, themayor@calgary.ca, Mladen.Kukic@calgary.ca

Cc: [REDACTED]

The traffic problems that will happen if this 1500 unit development proposal by Minto goes through are inevitable. A person would have to completely ignore the problem in order to not see it.

Not only will the current residents be impacted but the new residents in this Minto development will be as well. This proposal isn't even taking into account the other areas nearby that are also going to be developed such as The Bennett, a 6 story 97 unit building across from Minto at the corner of 25 Street SW and Richmond Road and the Richmond Green row house complex going in at the corner of 33 Avenue SW and 29 Street SW. And there already is the new Richmond Cascades 5 story building across from Minto on the north side of Richmond Road. It would be a good idea to have some councilors and the Mayor come and take a look at the area to get a better idea of what we're up against. Perhaps even at a busy time of the day.

In the future I see a lot of unhappy citizens that will be frustrated and angry that the traffic situation had not been handled better back when the city and Minto had the chance. Maybe Minto won't have to deal with the voting citizens of Calgary but city council will. Please avoid this situation now by voting against this proposal and help us all come to a proposal that will actually benefit us both now and into the future.

Thank you for listening.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Jill

Last name [required]

Lebbert

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use designation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The developer has stated that infrastructure and traffic in this area will be "all good" with the proposed 1509 dwelling development at this site. I question if proper studies or analysis have been done to validate that claim. Traffic in the area is already congested - 26th and 33rd Avenues are incredibly busy, Richmond Road during rush hour is extremely congested. Are schools in this district equipped to handle the population tripling or will children need to be bussed to schools further from home? It needs to be considered that the density of this area has - and is continuing - to increase as infill townhomes and duplexes are developed on previous single-family dwelling lots. This development is already putting additional strain on traffic and infrastructure. The area's current infrastructure is not equipped to support the size of development that Minto is proposing. Does our city need more affordable housing? Yes. Is Minto's current development proposal a good idea for the area? Absolutely not.





## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Jordan

Last name [required] Kersch

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use registration LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Killarney is a mature neighborhood that is being densified SIGNIFICANTLY already. I urge council members to drive through Killarney to see the changes to the neighborhood. On almost every corner lot sold in the last 2 years 8-plexes are going (4 up and 4 down) and almost all 50' sold are being re-developed into duplexes or "skinny" homes. The population in Killarney has significantly increased over the past decade through these developments, and will continue to increase significantly over the coming 5 years (I can count 10+ ongoing redevelopment projects happening within a 3 minute walk of my house).

I am not against densification, however, it must be done intelligently and respecting the existing residents in the community with special attention being given to the existing residents quality of life and negative impacts development will have. Please consider the following:

- the current road infrastructure in Killarney is HORRIBLE to enter and exit the neighborhood. There is no efficient ways to move large amounts of traffic onto the major roadways. The project is in a terrible spot for traffic as individuals living here will need to use exclusively 2 residential 2-lane roadways to access 26th street or 28th ave. The impact of 1500-2000 people using these roads during peak hours is substantial and has been completely ignored by the bogus traffic study that was prepared. Again, I urge you to drive to the proposed location and you will see that the existing road infrastructure and design is NOT CAPABLE of handling 1500-2000 additional people. The traffic impact alone will quite literally destroy the quality of life of every resident living in this area.

- this project is not near the LRT, and the claim of it being in proximity to transit is bogus as only a small portion of residents will actually use the "MAX" busses similar to every other area of Calgary (why would a larger % of people use public transit from the Minto project then elsewhere in the city - you have the stats, do the math on how many cars will be added versus people using public transit).

The proposed project will destroy the quality of life of Killarney residents. The scale of this project is not appropriate for this mature neighborhood that is already being significantly densified so please do not approve it. Please only consider land use changed for 4-5 story buildings for maximum residents at this project of 400-500 which is more appropriate for this area.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



## Public Submission

CC 968 (R2024-05)

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First name [required]

Jason

Last name [required]

Rowley

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Traffic through our streets off of Richmond Road through to 26Ave & or to Bow Bottom Trail are already too much & increasingly dangerous due to the speeds people are travelling & the fact that all of the other residential infills have caused major parking issues on our streets making the roads with parking on both sides of the street impossible to pass two cars side by side and now where to get over due to these conditions. It is a mess. Not to mention the sidewalks are all damaged & in need of repair from all the infills. On top of that the roads themselves are in terrible shape and need a serious upgrade. In my opinion this additional proposed build will bring with it added crime, added transient's, added traffic, added parking problems, added pollution & litter. Our community of Killarney does not have enough infrastructure like retail, food, grocery, fueling stations as it is. I also do not agree with the city adding all of these residential properties at the expense of green spaces being removed. There are not new schools being built in this area, no new hospitals, no additional police, fire & or ambulance services/sites. On top of that they have done nothing to address the poor management of our water supply. This is a disaster waiting to happen. I liked my quaint quiet community which is slowly being destroyed by overpopulation due to a under qualified mayor & city council who obviously don't care about our city or our residents. This build is a bad idea. What we need in this inner city is a new K-12 school not more residences. I am against this build 100%. This area can not handle any more residents without major upgrades to the aging water mains, sewage, roads, sidewalks, parking, shopping, recreational centres, hospitals, emergency services, etc. Oh and another thing start providing more green spaces, parks, trees & community centres. Again take this build somewhere else it is not wanted here at this site. As I previously said build a K-12 school that is what this area needs. it more housing & or traffick.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Kim

Last name [required]

Fushtey

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

2501 Richmond Land Use Amendment

Are you in favour or opposition of the issue? [required]

In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please approve this.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Hayley

Last name [required]

Gislason

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2023-0359 / CPC2025-0098

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

---

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I'm writing on behalf of the tens of thousands of Calgarians who are waiting on Council to enable the supply of more established area homes.

Too often in Calgary, we see a familiar pattern: those who oppose new developments speak the loudest, while those who feel neutral or support the project stay silent. I understand that some residents are opposed and respect their right to speak, but I'm asking Council to consider the disproportionate picture that paints. Please consider the voices not in the room because they don't exist yet - the voices of the more than 1,200 people that will call this community home. If you could time travel to the future and ask them if they support the Council decision that enabled their homes to be built, I'm willing to bet 100% of them would be enthusiastically in favour. Don't make another Glenmore Landing mistake. You must do the right thing for the collective good of the city, and vote in favour of this development to help address the housing crisis. Thank you.





## Public Submission

CC 968 (R2024-05)

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First name [required]                      Ambrose

Last name [required]                      Hon

How do you wish to attend?

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What meeting do you wish to comment on? [required]                      Council

Date of meeting [required]                      Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters                      2501 Richmond Land Use Amendment

Are you in favour or opposition of the issue? [required]                      In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello council,

I am writing to you to request that the 2501 Richmond Land Use Amendment continue to be approved by council members, as this is an important housing project that can increase density within the city and allow greater diversification of housing options within Southwest Calgary. As a university student, I frequently transit and drive to the SW for school, work, and play, and pass by the Viscount Bennett site very often. Seeing that there is finally some investment into what has been a vacant lot for 5 years is a great announcement. Choosing to limit the density of this location would be a dis-service to the potential that this piece of land, if redeveloped, could be extremely beneficial to the community and to Calgary as a whole. The developer's obligations to pay for traffic, transit, and public infrastructure upgrades, as well as maintain public park space means that investments are being placed in a way that would benefit the overall community and not just the site itself. As a bus rider, I am excited to see that there will be investment to the bus rapid transit system from the developers. This will greatly enhance the experience that many bus riders, like me, go through on a day-to-day basis. I will be graduating soon and plan to begin saving for a house, but the price and amount of housing that is available in the city is extreme concerning. The current housing crisis is very unpromising, and I struggle to see how the younger generation will be able to own property in the same way as the previous generation. So, I implore you all to sincerely consider the advantages that this amendment can have for Calgary. This is a land use amendment that would help to increase density and build more available housing, while also bring about improvements and investments to the greater community of Richmond.

I look forward to seeing the investments that will come to fruition from this amendment and how this site can be developed to its full potential.

Thank you for your time.



## Public Submission

CC 968 (R2024-05)

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First name [required] Ashish

Last name [required] Panda

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters 2501 Richmond Land Use Amendment

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in favour of this development for two reasons:

1. Calgary needs more housing to retain affordability for its citizens during a housing crisis, including for young people like myself

2. This development specifically has been revised to already remove many units of housing to appease NIMBYs, and has even gone as far to locate the denser housing right beside Crowchild while placing lowrise housing next to existing homes. The plan already goes far enough to sufficiently fit in with the existing context.

We need to show that this is what we want, because if we deny this development it just shows that there is nothing a developer can do to build housing during a housing crisis. Please consider what would be in the best interest of the city and for the young people of Calgary. Show that you want to increase the supply of homes and that you care about the younger generation. Allow housing to be built. Please.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Alex

Last name [required]

Laidlaw

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a resident of Killarney-Glengarry, I'm thrilled to see a vacant site being transformed into much needed housing. The site along Crowchild is ideally suited to adding greater density to our community, and creating new homes with easy transit access to downtown. In my mind, the proposed development has done a great job of integrating community feedback, and will include great green space. My only lingering concerns are with the traffic flow challenges at the corner of 33rd Ave and 29th St SW, which I think could be well-addressed by better planning for the intersection. Otherwise, I think this development is a great value-add to our community, and I'm excited to welcome new neighbours once phases are completed.



## Public Submission

CC 968 (R2024-05)

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First name [required] Darren

Last name [required] Flewelling

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required] Neither



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the redevelopment of the site, but 1500 units seems quite extreme. I would support roughly a development roughly half the size. The high rises directly against Crowchild also seem peculiar. I feel there is a bit too much NIMBY-ism from the community concerned residents association, but its true that they have very valid traffic concerns, and driving to/from this pocket has always been a bit awkward.





## Public Submission

CC 968 (R2024-05)

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First name [required]

Stepan

Last name [required]

Barikyan

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

2501 Richmond Land Use Amendment

Are you in favour or opposition of the issue? [required]

In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We need more dense transit oriented housing in our fort if we are going to solve our traffic and unavailability crisis. This project will do just that. I trust city council to the right decision approving this project.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Céline

Last name [required]

Chauveau

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

---

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Too high density for a small community and for a dead end.



## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Sébastien

Last name [required] Bibaut

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This development is way too large for this community. It is a shame that the city allows such a project that will ruin and sacrifice such a great community.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Tara

Last name [required]

Overholt

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

land use designation LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed development is too dense, with up to 3- 16 storey buildings - which is not a fit for the community and land. Roads, parking and traffic are not set up to reach this area -- which will change the entire feeling of the community. There are no proper routes to this land. There was a serious lack of engagement - and it is not okay to have the final designs given after land use approval. I think adding smaller, shorter buildings (3-4 storeys) that would add 500 dwelling units the area -would be good - but not 1500.





## Public Submission

CC 968 (R2024-05)

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First name [required] Ganesh

Last name [required] Bhandari

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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## Public Submission

CC 968 (R2024-05)

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First name [required] Andrew

Last name [required] Moore

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Anyone who has ever driven in this area know that this project would be a disaster. The roads at rush hour on 25th street and Richmond road are already packed, adding this much density even with the proposed changes would completely block up parking on the roads, as well as make them constantly busy and unsafe. Putting a park in on the corner which will see some of the highest density is an accident waiting to happen. Three sixteen story buildings will tower over the community, and be an eye sore, completely changing the community and the reason people bought here in the first place. Minto has not been listening to our community at all, they're just telling us how its going to be. If this project goes through you will see for sale signs all over this community. This project is an attack on our community.



## Public Submission

CC 968 (R2024-05)

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First name [required]

NoI

Last name [required]

Rucker

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2023-0359 / CPC2025-0098

Are you in favour or opposition of the issue? [required]

In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Calgary needs more affordable housing! Please vote to have this land rezoned.



## Public Submission

CC 968 (R2024-05)

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First name [required] **Scott**

Last name [required] **Gloge**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Apr 8, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Land use redesignation - LOC2023-0359**

Are you in favour or opposition of the issue? [required] **In opposition**



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to formally oppose the proposed Minto development on the former Viscount Bennett School site. The increased population density resulting from this project will place significant strain on the community infrastructure, particularly the roadways. The location lacks convenient access points to major roads, forcing all traffic north onto 26th Avenue for east/west travel or west on Richmond Road to reach 29th Street and head south to 33rd Avenue to access Crowchild Trail. There are no traffic signals, stop signs, or other control measures in place to manage the anticipated surge in traffic. With an expected addition of 2500 residents, the local population will triple, creating traffic flow issues that the current infrastructure is not equipped to handle.

Moreover, the project's design appears to prioritize maximum density, utilizing buildings that do not align with the character of the Killarney community. Existing open spaces, such as soccer fields and playgrounds, will be eliminated without proper replacement. The final design details have not yet been disclosed and will only be revealed after land use changes, suggesting that the stated issues may not fully encompass potential concerns.

While I support the idea of increasing density around our public transportation infrastructure, adding 2500 residents to a location isolated from suitable thoroughfares and relying on a single bus stop along Crowchild Trail is inadequate from a planning perspective. There has been insufficient engagement with the local community, a lack of comprehensive analysis on the impact on transportation and city infrastructure, and the design does not reflect the qualities that make this community desirable for our families.

The construction phase will also bring extensive traffic for years on streets already congested with existing community traffic and new home developments. I strongly urge you to reconsider the design of this project, taking into account its impact on the quality of life currently enjoyed by residents of the Killarney area. This proposal does not reflect the current character of the community and will continue to misalign with it if approved. Thank you for considering my perspective.





## Public Submission

CC 968 (R2024-05)

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First name [required]

Neil

Last name [required]

Schultz

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land Use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my strong opposition to the proposed Minto development on the former Viscount Bennett School site. This project presents numerous concerns, particularly in terms of traffic congestion, infrastructure strain, and community impact.

The addition of approximately 2,500 new residents to this area will significantly increase traffic on local roadways, which are already under pressure. The site is not well connected to major thoroughfares, meaning nearly all new traffic will be funneled onto 26th Avenue for east-west movement or westward on Richmond Road to reach 29th Street and access Crowchild Trail. Currently, there are no adequate traffic controls, such as lights or stop signs, in place to accommodate such an increase, creating serious safety and congestion concerns. The current infrastructure is not designed to handle this level of growth, and no clear plan has been presented to mitigate these challenges.

Beyond traffic issues, the project prioritizes density over community integration. The design does not align with the established character of Killarney, and the proposed development will replace valuable open spaces—such as soccer fields and playgrounds—without sufficient alternatives. The lack of transparency regarding final design details, which will only be disclosed after land use changes are approved, raises additional concerns about how the project may evolve without proper community oversight.

While I understand the importance of increasing housing availability, this location is not suitable for such a large-scale development. Public transit access is minimal, making it an inadequate choice for high-density housing. Furthermore, there has been little meaningful engagement with local residents, and no comprehensive assessment of the long-term effects on transportation and city infrastructure has been made publicly available.

Additionally, the construction phase itself will create years of increased congestion and disruption, exacerbating existing issues in a neighborhood already facing traffic challenges due to ongoing infill developments. I urge decision-makers to reconsider this project and explore alternative designs that better align with the community's existing character and infrastructure capacity.

Thank you for taking the time to consider my concerns. I sincerely hope that the voices of current residents will be taken into account before any final decisions are made.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Dan

Last name [required]

Hannaford

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use registration - LOC2003-0359

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed development of three 16 story towers, side by side, to us is extraordinarily out of character, not only for Killarney, but most of suburban Calgary.

While we support responsible urban development and recognize the need for Calgary to grow both upward and outward to accommodate population growth, we have concerns regarding the scale and density of the current proposal.

We are asking counsel to advocate for balancing the needs of the community with the need for growth. Our feedback:

- The height of the taller buildings would change the character, sunlight and view to the west in the community dramatically, and would be a rather looming presence for our neighbours in bungalows on 25th st - we support capping buildings at 3-4 stories, and reducing the total number of units
- As tax paying residents we expect that the city has adequate support for the resulting local population growth, including adequate parking, room in schools, safety considerations, traffic planning, and adequate electric, water and sewer services. We also expect that any upgrades would be planned to disrupt existing residents as little as possible
- Placement of the green spaces in the development should provide benefits to existing community members. We support other Killarney community members in their request to move the park to the NW corner of the development

We appreciate the city's commitment to smart growth, and we believe these adjustments would create a more balanced, livable development that benefits both new and existing residents. Thank you for your time and consideration.



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CC 968 (R2024-05)

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First name [required] Madison

Last name [required] Colbran

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 amendment to the Westbrook communities local area plan

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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## Public Submission

CC 968 (R2024-05)

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First name [required]

Scott

Last name [required]

Adams

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I do not agree with the current proposed scale of this project. I will need to be scaled back significantly due to parking, traffic and infrastructure issues.  
Loss if current green space is not acceptable, Proposed park is too small and in the wrong location (Should be at south and west edge of property to act as buffer to new development)





## Public Submission

CC 968 (R2024-05)

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First name [required] David

Last name [required] Calvert

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a long term resident living on 25A St. SW about a block west of the proposed 2501 Richmond development, I am extremely concerned the Minto proposal as currently planned will constitute a substantial over development of the site resulting in unsafe and unresolvable traffic management along Richmond Rd, to 29st SW, along 25st SW from 30th Ave SW all the way to 17th Ave SW as well as other area roads. In addition, the development build out will result in a substantial strain on what is already very old (more than 72 years) water and sewer infrastructure. Also, the planned parking for the proposed development is completely inadequate and will result in vehicles needing to park and block street parking for existing residents. This planned development must not be approved as submitted; it needs to be at a minimum amended to half the proposed density in order to preserve at least some of the current neighbourhood. Thankyou for considering and acting upon my concerns,



## Public Submission

CC 968 (R2024-05)

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First name [required]

Sarah

Last name [required]

Rowley

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The amount of residents in this small land use proposal is too dense for this area with no consideration to the current community makeup, roads and infrastructure. Putting 1509 RENTAL units in an area with the potential of 2500 residents is being approved with a lack of analysis. The current road system cannot support the community as it is today and you want to add in the potential of another 1500 vehicles. Further review is required and community involvement needs to be conducted.



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Last name [required]

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What meeting do you wish to comment on? [required]

Date of meeting [required]

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Are you in favour or opposition of the issue? [required]



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This project has no sense. Increasing the population of the neighborhood at this scale will disrupt traffic, infrastructure, parking and the life of all people already living there. Not against development but with buildings no higher than 4 storeys and a lot of green space. Please respect people already living there and people who will live at this place.



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First name [required]

Craig

Last name [required]

Kinsman

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

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[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

A development of this size completely changes the fabric of our neighbourhood and will create untenable traffic issues for the entire neighbourhood. I understand the desire for densification but this is simply far too big and will ruin the neighbourhood for the rest of us - not to mention the adverse impact this will unfairly have on the value of my property.





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CC 968 (R2024-05)

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First name [required]

Kelly

Last name [required]

Brown

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Are you in favour or opposition of the issue? [required]

In opposition



Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I understand you cannot stop progress, but this isn't progress. What this development is going to do is take away from our community, not add to it. The increase in population will make our roads and streets more congested and less safe for our children, the removal of green space is also taking away from our children. The added population with the amount of units is unacceptable. The community isn't against development we are against the size of development being proposed- this is a business decision that is going to negatively impact a lovely community. Please bring something to the table that will add to our wonderful area not take away from it.



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First name [required] Charles

Last name [required] Casey

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

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[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This massive development is completely inappropriate for this small community that has very limited road infrastructure.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Logan

Last name [required]

Christianson

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Aug 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 amendment to the Westbrook communities local area plan

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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First name [required] Jillian

Last name [required] Riley

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Aug 4, 2025

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Are you in favour or opposition of the issue? [required] In opposition



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CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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First name [required] Michael

Last name [required] O'Reilly

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

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Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This level of development (over 1500 units) is inappropriate for this particular area. This area has very limited access to enter or exit, in fact the area is a dead end abutting Crowchild Trail. The traffic, from 1500+ units, in the immediate and surrounding area, will be incredible, during the construction phase and after.



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First name [required]

Karen

Last name [required]

Lubenow

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

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[required] - max 75 characters

Land Use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in favour of responsible development for this site, but this proposal has not taken into account the current lack of access to major roadways. There are already issues with traffic trying to get access to Crowchikd Trail from Richmond Road and this proposal does not sufficiently address this issue given the large number of units being proposed. This will have an adverse effect on the neighbouring communities and needs to be addressed before this proposal can be considered.



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CC 968 (R2024-05)

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First name [required]

Alice

Last name [required]

Plowman

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

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Land use redesignation- LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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First name [required] Crescent

Last name [required] McKeag

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Aug 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

---

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please reconsider the scope and density of this development. The neighbourhood, parking and road systems can't support such a population increase and it would be detrimental to the quality of life for those already living in the area to have this burden on the infrastructure. Despite the fact that the proposed construction has been slightly scale back, it is still far too dense for the area, and no reasonable assessments have been made of the aging infrastructure, transportation routes, traffic, parking, and impacts on the primary and surrounding communities. Density for the sake of profit is poor urban planning and I urge you to reduce the development on this site considerably.





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First name [required] Prentice

Last name [required] Herbst

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This project by Minto will bring massive multiply issues. This will bring an additional 2500 proposed residents of Killarney and adjacent communities. How this project was even green lighted with no adjustment or planning into how this will alter and affect existing residents access into and out of the community. This prior lot was a school and increasing this amount of density into the area without any consideration to how this affects traffic or impacts the existing infrastructure is appalling . Minto has not made any consideration as to how this will affect the community. The lack of green space for this proposed development also defies good urban planning and the density affects the current residents safety and access to viable green space the city of Calgary ALWAYS abided to when all other projects that are brought forward for consideration. I am appalled that such a massive project would be even remotely considered for other than greed and the soul benefit of the Minto Group.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Chris

Last name [required]

Webb

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Aug 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly oppose this high density high rise project. The infrastructure is not there to be able to handle this high density project. Richmond Road , 26 Ave and the corner of 29 St and Richmond Road are already congested. Lower the density, in half at least and lower the high rises in half. Increase the green space.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Last name [required]

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What meeting do you wish to comment on? [required]

Date of meeting [required]

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Are you in favour or opposition of the issue? [required]



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am an RKH resident living within three blocks of the development. I have followed the proposal process closely and attended engagement meetings. I am undecided about my support of this development due to my primary concerns regarding traffic not being fully addressed. I appreciate that there will be pathway upgrades and connectivity to a new BRT station. However, the development is not located in an area with efficient connectivity to major roadways and I am concerned about increased vehicle traffic. I'm concerned about cut-through traffic going from the development and heading north of 26th Ave along 25th St and 25A St to access 17th Ave SW. 25th St and 25A St were not designed to be major thoroughfares and were not designated as such in the Westbrook Communities Local Area Planning Project. Minto and The City have provided no assurances that mitigation measures will be made to these quiet streets other than a traffic light at 25th St. While a traffic study was completed, it addresses the capacity of the streets to accommodate traffic rather than how additional traffic will affect the character of the community. Many parents are comfortable allowing their children to ride their bikes and walk around the neighbourhood, but increased traffic flow may negatively impact this community dynamic. Considering traffic volume without considering the context of the community is not an effective way to create high density developments in established neighbourhoods. A potential solution would be to allow only one-way traffic onto the north sides of 25th and 25A St from 26th Ave (similar to the traffic calming at 22nd St. and 33rd Ave SW). Although engineering considerations are important, other considerations are equally important, and The City needs to provide assurances as to how traffic is going to be managed if council is considering approving this development.

I walk every day in the neighbourhood, often near the development, and would like to continue to feel safe walking near the development, including Richmond Road. While Richmond Road was recently paved, limited consideration seems to have been given to enhancing the streetscape, mitigating traffic concerns, and improving walking and biking infrastructure through curb bump-outs, tree canopy enhancements, upgrades of concrete barriers with more modern and visually appealing approaches, etc. Once again, limited assurances have been made regarding how traffic is going to be managed along Richmond Road.



## Public Submission

CC 968 (R2024-05)

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First name [required] Ryan

Last name [required] Lenz

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Policy and Land Use Amendment in Richmond (Ward 8) LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly support this development as outlined in the most recent proposal. It will add much needed housing in a transit friendly location. Concerns of the neighborhood have been thoughtfully addressed. This property is perfectly placed for a higher density, transit friendly location and this opportunity should be seized by council to beautify the site and add many homes.





## Public Submission

CC 968 (R2024-05)

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First name [required]

Brent

Last name [required]

Lennox

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2023-0359 / CPC2025-0098

Are you in favour or opposition of the issue? [required]

Neither



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As the former vice-president and/or board member of the Richmond/Knob Hill Community Association from 2019 to 2021, and a resident that is two blocks from the development, I believe that this is a transformative development for the community that requires special consideration from council.

I request that council consider adding additional conditions to Minto or for the city to commit to further enhancements that are outside of the developer's scope for the following traffic-related issues: (1) enhancements to the street space along Richmond Road (e.g., traffic calming and urban canopy enhancements with trees planted in the middle of the street); and (2) traffic calming to mitigate cut-through traffic from 25th and 25A St from 26th Ave to 17th Ave (e.g., one-way traffic barriers for cars to just travel south and not north). While the traffic studies consider the traffic through-put capabilities of roads, they do not consider how the quality of life of residents is affected by increased traffic.

Consultation by the City for 26th Ave SW enhancements in 2023 found that residents wanted more commercial amenities but a cohesive plan has not been created by the City or developers to address this need. There is an opportunity to create a "pocket" of high quality commercial space along the northern side of the development and I would request that the City require Minto to fully commit to creating street-level commercial units across the full extent of the northern portion of the property instead of the relatively soft commitment of "we'll see what the market demand is" and partial commercial development to date. The City and developers need to have more vision and commitment to making great community spaces. While I'm excited about the upgraded BRT stop, pedestrian overpass, and pathway upgrades, the City of Calgary and Minto need to provide more benefits to the community.

While I appreciate the perspectives of those living adjacent to the Minto property, I would also like to express my concern regarding the current community association board being the sole voice of the community; it is a niche group of residents that are not necessarily representing the interests of the overall community. As a previous board member and through my interpretation of the current board's communications and events related to this development, it concerns me that a more substantial effort has not been made to more fully understand and listen to the diverse opinions of all residents



## Public Submission

CC 968 (R2024-05)

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First name [required]

Ryan

Last name [required]

Armstrong

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Aug 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello, this development will put an incredible strain on the neighbourhood infrastructure. There is no benefits in this plan to existing residents. Adding this many people to the area without a comprehensive plan on how to manage the strain, including traffic and parking, would be a fundamental failure of a responsible development plan.



## Public Submission

CC 968 (R2024-05)

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First name [required] Steve

Last name [required] White

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      Pescara 20230926 v2.jpg

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The goal of increased inner city density should be to create livable spaces, not just maximize the number of residences. The proposed Minto development at 2501 Richmond Road is far too large for the space and no amount of infrastructure upgrades, short of direct access onto Crowchild Trail, will be able to accommodate it. Allowing even half as many suites as is proposed will create a space that is not livable for new or existing residents. Increased density is fine - 3-4 story buildings with services on the main floor that add to the value for all involved. The attached picture is Pescara Italy on the Adriatic coast. It's a great example of how this space SHOULD be developed with pedestrian friendly streets, businesses on the main floor, and a much lower density footprint for the apartments.





## Public Submission

CC 968 (R2024-05)

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First name [required] Allison

Last name [required] Real

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition





## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Council members,

I am writing to oppose Minto's proposal for the lot labelled 2051 Richmond for the following reasons:

- the number of units proposed is grossly out of character for the area.
  - parking concerns (1250 units and only .43 parking spaces per unit required when most units would likely have 2 vehicles).
  - traffic is a huge safety concern with no direct access to Crowchild and the proposed improvements to traffic flow minimal, the roads in the community were not built to service the increase in density.
  - services-since the demolition of Viscount Bennett began there have been 3 water main breaks on Crowchild Trail (current pipes are over 70 years old, can these really handle a 45% increase in the population of the community? A wait and see approach is unacceptable to the current residents).
  - the tone of engagements with Minto have been condescending to the community, even telling us to look at this as an opportunity to buy a condo, hand selecting which questions are read aloud in meetings and disregarding our sense of urgency and frustration with this proposal.
  - Minto is praising itself for lowering the total number of units from the initial proposal. This is like listing your house that is worth 1 million for 10 million, then lowering it to 8 million. It is still outrageous and a ploy that will not fool the community and City Council members.
- The City of Calgary Council states that it strives to make development decisions in a 'costumer-focused and empathetic way'. Please listen to the voices from the community of Richmond who have lived, gathered and respectfully paid property taxes for decades. We together strongly oppose the destruction of our unique community that we proudly call home.
- Thank you



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CC 968 (R2024-05)

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First name [required] Marjorie

Last name [required] Bell

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2023-0359 Amendment to the Westbrook communities LAP

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I oppose this development. It will not address the affordable housing crisis and will ruin our community. We are a dead end community with no access to Crowchild trail. Putting 1500 "homeowners" on this parcel of land is ludicrous. Where will the 1500 or more vehicles park? We have had water main issues in this more than 70 year old community. What happens when we overload the current infrastructure? The traffic in and out of the community will be negatively impacted. I cannot believe our Council approved this project in its current plan. I am a senior and have concerns about being able to get out of the community for medical appointments. I expect Fire, Police, and EMS will also have access issues to our community during construction and after. I strongly oppose the development in its current form. Something smaller and more in keeping with the existing community would allow me to agree with the development.



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CC 968 (R2024-05)

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First name [required]

Jenna

Last name [required]

Bolland

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am FOR responsible development and very much against urban sprawl. However, to insert a potential 1500 unit housing development in a community with no direct access to Crowchild trail is beyond irresponsible. We already see accidents at the intersection of 26th Ave and 25th street almost monthly, and the severity of these incidents is only getting worse. I live on 25th street, and the amount of traffic we see on our street is staggering. The speed of vehicles is beyond upsetting. As a parent, I am waiting to hear a child has lost their life on this street because of people cutting through the neighbourhood. Adding another 3000 vehicles (2 vehicles per unit) will only exasperate this issue.

The issue of parking on our street is already a joke. Grandparents visiting, one of which recently had a stroke, already have to walk blocks just to see her grandchild, and will become even more of a challenge to visit my family.

I beg you to please vote in opposition of minto.

Sincerely,

Jenna



## Public Submission

CC 968 (R2024-05)

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First name [required]

Ken

Last name [required]

Tong

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Plan

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The immediate area cannot support the amount of people that the units will bring into the community. The amount of traffic around the area will be unmanageable and potentially dangerous. With an estimated 1509 units and an estimate of 1.5 vehicles per unit, the area will see an increase of 2263.5 cars. Estimating 3 people per family, here would be an increase of 4527 people to the area. There are already regular accidents at the intersection of 26 AV SW and 25 ST SW. The development would add thousands of more cars into the area with only 25 ST SW or Richmond RD with access to the proposed units. The increased traffic would also put a strain on the access to Crowchild Trail, with cars driving through the neighborhood to get to access Crowchild Trails. There is also insufficient traffic controls for that increased amount of traffic. Public parking would also be an issue. There is limited parking as it is, and adding thousands of cars will increase the problem. Infrastructure could also be a problem with adding over 4500 people to the area. Can our water, sewer, power, and gas infrastructure handle the influx of people? Noise and air quality will also be an issue. There are already loud cars speeding up 26 AV SW and Crowchild? Adding more cars would add to the noise, not to mention air and sound pollution.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Last name [required]

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What meeting do you wish to comment on? [required]

Date of meeting [required]

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Are you in favour or opposition of the issue? [required]





**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am worried about the traffic impacts of adding 1509 units down Richmond Road. It is already an issue turning south on 29 St. I would like to see the traffic study about how adding hundreds of more vehicles to the neighborhood will work.



## Public Submission

CC 968 (R2024-05)

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First name [required] Katie

Last name [required] Lin

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here.](#))

[required] - max 75 characters LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a frontline Emergency Doctor and Associate Professor with the University of Calgary. I am also a homeowner in the Richmond Knob Hill neighbourhood, and I would like to express my strong support for the proposed Viscount Bennett development project. I would have loved to attend the upcoming council meeting in person to speak on this issue, but will be away presenting at a conference on the date of the meeting. Please accept my comments below for the official record.

As the daughter of immigrant parents who chose Calgary as the place to start over when they first came to Canada, I love this city for so many reasons and I want to see its continued sustainable growth. Affordable housing is a critical part of that process. My family came to Calgary at a time when housing costs were more attainable for working-class parents, and it allowed us to set down roots here for generations to come. I want fellow Calgarians to have that same opportunity.

Every day, I see the impacts of the housing crisis on the patients who come through our Emergency Department doors. Lack of affordable housing bleeds into every other aspect of life; it drives financial strain, addictions, and physical as well as mental illness – all of which take an immeasurable toll on the fabric of our healthcare system and broader community.

Increasing housing density through thoughtful development projects, especially those that create publicly available community spaces, enriches everyone in the surrounding communities. For example, the many locally owned shops and restaurants in our nearby Marda Loop business area have created stronger community ties amongst those of us who live nearby. They allow us to directly support the Calgary economy, share in a better quality of life with increased walkability and reduced car dependence, and make Calgary more attractive for workers, families, and visitors alike.

Calgary's population is growing. This is a reality that comes with challenges, but also enormous opportunity. We need to be proactive as we plan for the future and design community spaces that allow us to live more fulfilling and healthier lives. I am in full support of moving ahead with the Viscount Bennett redevelopment project so that we can start that process today.



## Public Submission

CC 968 (R2024-05)

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First name [required] Sarah

Last name [required] Strandholt

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The building is too high and way too dense at the current Proposal and does not enhance the community or fit in with the current community. The dwellings of 1509 units will tripple the population of the neighbourhood. The proposed roads and infrastructure will not be able to handle or support that many people to the neighbourhood and will cause traffic nightmares and major challenges. There has been a lot of secrecy it seems on this building and what they actually plan to do. The request would be max height of 4 stories & to deal with the traffic and infrastructure concerns.



## Public Submission

CC 968 (R2024-05)

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First name [required]	Marni
Last name [required]	Evans
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 8, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan
Are you in favour or opposition of the issue? [required]	In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

As a 20+ year resident of Richmond Knobhill, I am writing to express my concerns about the scope of this development and the lack of community engagement.

Density: The Minto website is unclear/lacking any information on the intended density (it appears to be 1250 to 2500 dwelling units) for the site. There is a large discrepancy between the density proposed by Minto and the density acceptable in the Calgary MDP and in the Richmond Knob Hill Community Association (RKHCA) community plan they developed and sent to the City and developer for acknowledgement.

While RKHCA is the Community Association (CA), the Viscount Bennett development will have a significant impact on south Killarney, east of 29th Street. This area is comprised mainly of newer, semi-detached homes with younger families. Over the past 10 to 20 years, development has significantly contributed to increased density in the area. Near Viscount-Bennett is the recently completed Cascade Development. A five-story complex with 43 units, including suites and retail/work-oriented units. Next door, "The Bennett" is a proposed five-story development with 97 rental units. There will be approximately 300 people added to the community from these two buildings.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Traffic: There is little or no clarity on any traffic issues. One of the traffic studies concluded that the Viscount Bennett area could accommodate 3,000 plus additional residents (150 UPA or more) without any additional traffic upgrades. Traffic from the Viscount Bennett area has only two ways to enter and leave the site (Richmond Road and 25th Street SW). The intersections at Richmond Road/25 St, 25 St/26 Ave, and Richmond Road/29 St/33 Ave will have increased safety issues as the traffic flow increases. Many children from east of 29th Street SW walk to school (Holy Name or Killarney Montessori). The intersection at 29th St and 28th Ave does not work and will become more dangerous for pedestrians with increased traffic flow. The impact of additional traffic is highly underestimated, which is why these projects were approved. No solutions have been provided for the key intersections identified above.

Park Space: The City has eroded park space in Richmond Knob Hill and Killarney and is substandard below the required acreage (MDP requirement - 2 ha per 1,000 people). Council has already sold off a prime portion of Richmond Green to the detriment of the surrounding communities and junior sport.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Lanna

Last name [required]

Petterson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Outline Plan, Policy and Land Use Amendment in Richmond (Ward 8) at multipl

Are you in favour or opposition of the issue? [required]

In favour





## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Hello Members of Council,

I am writing you in favour of the proposed development at the site of the former Vis-count Bennett High School. Our City desperately needs developments such as this: large housing projects, public transit, green spaces, and paths.

My friends with teenagers are afraid that their children will not be able to afford a home. They worry that their kids will want to move out, but will not be able to. I am a mother of two little kids and I, too, worry about the state of housing in Calgary when my kids become adults. The housing market even played a role in our decision not to have more kids. We decided that it would be too difficult to support 3 kids when they are adults due to the likelihood that we will have to help them buy their homes or pay their rent.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

More housing is needed to address the current lack of available housing and the expected future demand for housing in our city. Lack of housing contributes to major social problems such as larger numbers of unhoused people, increased crime, poverty, and drug use. Additionally, the economic burden and stress of housing costs can lead to negative physical and mental health outcomes for our citizens (e.g., when an individual's rent takes up a large percentage of their income, they have less money to buy nutritious food, attend social activities, go to fitness classes or pay for a gym membership and chronic stress can lead to poor mental and physical health). Large housing developments such as the one proposed here can help us meet our cities growing need. Additionally, greater density and use of public transit is so important for cutting greenhouse gas emissions.

More housing with access to public transit is so badly needed. Greater and vibrant density such as this would help ease the housing burden our city is feeling and lower our emissions.

Please use this site for the development of dense and vibrant housing!



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CC 968 (R2024-05)

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First name [required]

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Last name [required]

HUANG

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a resident of Richmond, which is a fairly small community, I deeply worry about the future strain on the infrastructure due to the population will be dramatically increased by this massive project. Public parking on the street is already packed. Let along years of construction that impact our daily life due to noise, dust and road disruptions.



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First name [required] Shammi

Last name [required] Atkinson

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

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First name [required]

Naleia

Last name [required]

Atkinson

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

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[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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First name [required]

Cam

Last name [required]

Atkinson

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition





**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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First name [required] Richard

Last name [required] Craig

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2023-0359 Rezoning for Viscount-Bennett Site for Minto Development

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      RJC Minto Objection Letter.pdf

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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22 March 2025

Mayor Gondek and City Councilors,

**Re: Development of Viscount Bennett Site, LOC2023-0359 Land Use Redesignation**

As a resident of Killarney, I vehemently oppose the Viscount-Bennett development as currently proposed by Minto, for the following reasons:

**Density and Build Height:**

The proposed density is many multiples of the surrounding community and also much higher than laid out in the Westbrook LAP for such developments. Similarly the surrounding neighbourhood is predominantly one to two stories, with a few four story structures. As proposed the development is seven stories over much of the site with three towers of sixteen stories, along Crowchild Trail. There is nothing like it in the area.

**Traffic:**

As somebody who lives in the area, the traffic studies are unbelievable. The Viscount Bennett Site and the residents, east of 29<sup>th</sup> Street have only three enter and exit points. Richmond Rd, 28<sup>th</sup> Ave and 25<sup>th</sup> Street. Even at our current population the Richmond Rd and 28<sup>th</sup> Ave intersections are an issue. Adding 3000+ people at Viscount Bennett will significantly increase the stress on these intersections. The proposed traffic light tinkering will not solve the problem.

**Infrastructure:**

The infrastructure in the area is over 70+ years old and it is showing its age. We have been told by Minto and the City that it is all good, but that is not credible.

**Construction:**

The community is facing several years of construction at the site. Millions of tonnes of construction materials will be delivered via Richmond Rd. or 25<sup>th</sup> Street. The delivery trucks will exit on 25<sup>th</sup> Street or 28<sup>th</sup> Avenue. Apparently this issue is for future consideration, as though the health and safety of the residents is not worthy of discussion.

**Engagement:**

Lack of engagement, by Minto and City of Calgary, with the Community & Community Associations has been the norm for this development. The Richmond Knob Hill and Killarney Glengarry Community Associations have submitted well thought out options, for the development of the site. These options have been ignored by Minto **and worse by the City.**

**What we want:**

City Council to take the side of the residents of Richmond Knob Hill and Killarney Glengarry and reject this project as it is currently proposed. Reject both the land use change and the building height relaxation.

Make **Minto and the City of Calgary** return to **discussions** with the communities, to develop a well thought out plan, for reasonably, sustainable density, that will enhance the existing communities.

Yours

Richard Craig

  
Killarney Resident



## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]

Patrick

Last name [required]

Derkacz

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The site is a perfect opportunity for a new development to welcome future families to our small community, but adding high-rise towers, significantly reducing green space, and completely ignoring the traffic implications of increasing the community population by over 40% is completely unacceptable.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Roger

Last name [required]

Andrews

How do you wish to attend?

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Council

Date of meeting [required]

Apr 8, 2025

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[required] - max 75 characters

LOC2023\*359 Amendment to Westbrook Communities LAP

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The Viscount Bennet site is adjacent to family housing consisting of single family, duplexes and townhomes. There are few multifamily buildings in the area - one adjacent and several in Marda Loop. None are above 5 stories.

The best use for the site is townhomes to allow access to this area by more young families looking to get a start close to the city. Similar density to 24StSW/Bow Trail. I was the Chair of development for Attainable Homes and all our studies showed an urgent need for family townhomes.

There is no place here for 1500 rental units (no developer has successfully built condos for many years, almost all have ended up rental). The traffic problems alone - no access to main roads only side streets leading to two difficult junctions - are enough to deny the application. High rises are totally out of character with the area and wider area here.

If apartment units are allowed they should be no higher than 5 stories and the site should be limited to 450 units. My 40 years experience in residential development leads me to believe that this is all the site can reasonably accommodate. Bear in mind that there needs to be sufficient access for fire/life safety equipment and its operation, garbage collection and move in/outs by vehicles including 18 wheelers (think Allied Van Lines)





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First name [required] Adam

Last name [required] Hyland

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Oppose the development as currently presented. Concerns on increased traffic, parking and infrastructure. The proposed towers are higher than current land use for the area. A reduction in total number of units should be proposed before city council approves. Adding one singular light does not suffice to address large increase in traffic for local feeder roads.



## Public Submission

CC 968 (R2024-05)

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First name [required] Jaclynn

Last name [required] Smith

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Concerns on plans for traffic, infrastructure, and disruption from construction. Additionally removal of green space. Would prefer to see a reduction to the 5 buildings at 4-7 stories tall. And allow for additional parking as the average home in Calgary has 1-3 vehicles.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Jason

Last name [required]

Hornby

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land Use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

Screenshot 2025-03-30 at 2.30.14 PM.png

ATTACHMENT\_02\_FILENAME

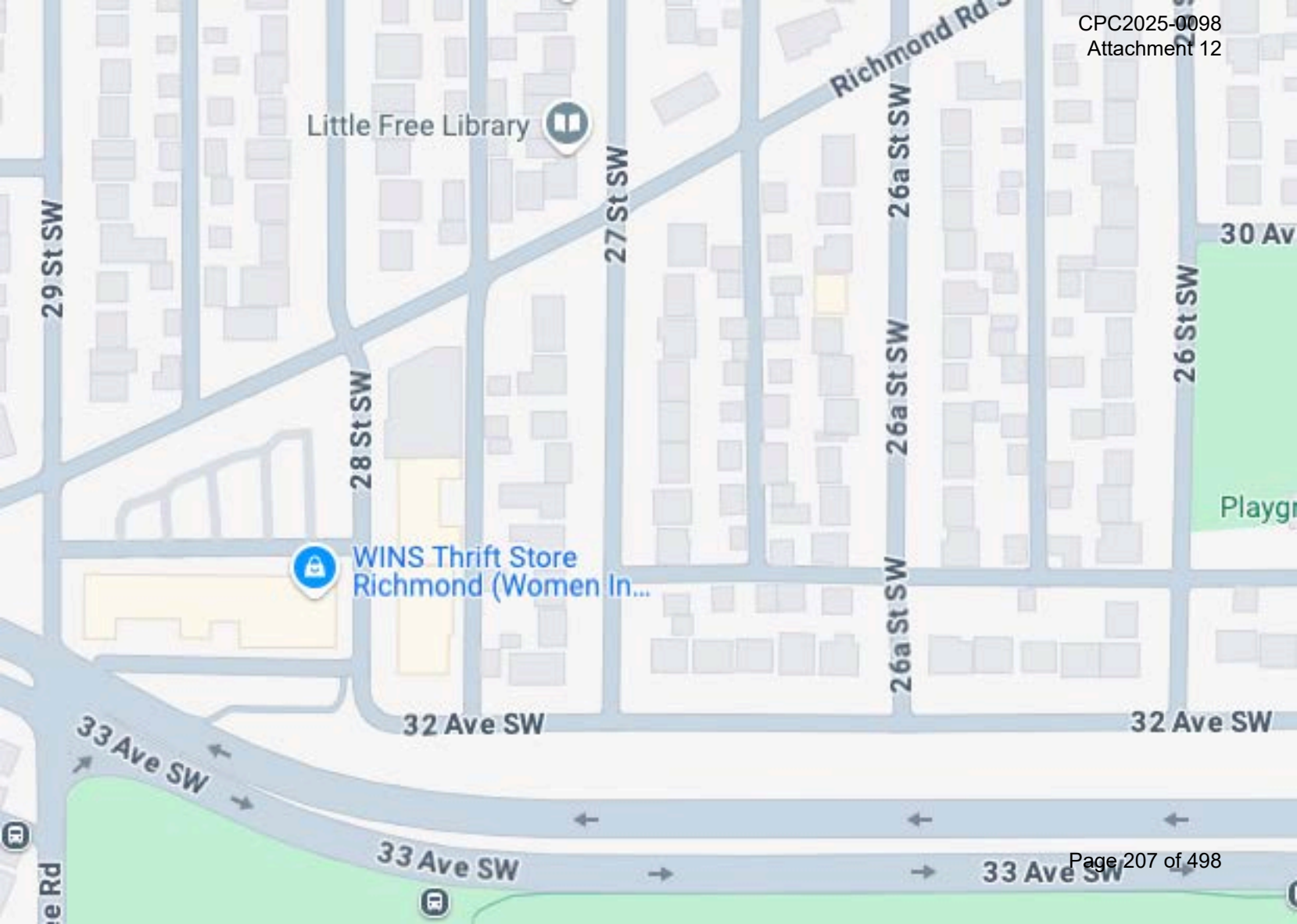
Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Regarding the Minto redevelopment at the old Viscount Bennett school site: while I am not opposed to redevelopment on that site, I am opposed to such a population dense development given the traffic and logistical supports to support the proposed number.

The key collector roads leading to this new development, Richmond Road and 26th Avenue southwest, are both single lane roads, with very little ability to expand them to two lane either direction. Even with the reduced number of units from previous (1, 231) that would mean potentially an extra 600 or more cars on those two roads. These single lane roads are not built to take on such traffic. Additionally, where Richmond Rd intersects with 29th St is in very close proximity with the intersection at 33rd Ave and 29th St. Putting 600 or more cars in the vicinity of that intersection, which is only one of two roads to get to the Minto redevelopment, is not effective traffic planning. The intersection of Richmond Road and 29th St. has a stop sign while travelling West to cross 29th St. Consider the number of accidents that could be happening on that intersection if even 200 to 300 more cars travel that direction to get out of their community, onto Richmond Road West of 29th St., or towards Crowchild Trail. And remember, Richmond Road is only one of two roads that can take people from their homes in the new Minto development in a West bound direction.

While densification is needed within Calgary, and the usefulness of a renovated bus stop on Crowchild Trail underneath 26th Ave is helpful, the intensity of the proposed densification cannot be born by the traffic logistics as they currently stand. I would suggest that the 16-story towers be further reduced to 6 stories. As previously stated - the collector roads in and out of the proposed development are not built to carry the number of cars that are likely to come out of this development.

As well, a suggested commercial development within the new area may also be flawed. The old Vicount Bennet site is at a dead-end road (Richmond Road). Will people outside of the development come to the commercial stores? This question should be considered within the context of location and accessibility.



Little Free Library

WINS Thrift Store  
Richmond (Women In...)

29 St SW

28 St SW

27 St SW

26a St SW

26a St SW

26a St SW

26 St SW

32 Ave SW

32 Ave SW

33 Ave SW

33 Ave SW

33 Ave SW

30 Ave

Playground



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First name [required] Nicole

Last name [required] Ryer

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition





**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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## Public Submission

CC 968 (R2024-05)

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First name [required] Amanda

Last name [required] Trimble

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My husband and I are in favour of creating more dense housing options in the city as we have felt a lack of affordable housing options. We are in support of this development because of the conditions for it to be completed, like the creation of a mandatory MAX BRT stop that the area deeply needs, as well as green space. People should have the option of housing close to where they work, or where their kids go to school, as opposed to pushing people to the city's outskirts.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Austin

Last name [required]

Sersen

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As our city continues navigating a housing shortage, it would be incredibly short sighted to not approve the former Viscount Bennett school redevelopment. The developer has already reduced density to their plan as requested. This site sits next to a MAX Yellow Station connecting MRU, Downtown, and Heritage park with local bus routes 20 and 66 further connecting to U of C and North Glenmore Park. The site is also along 26 Ave SW, a massive E/W cycling corridor. This is exactly what the city has been asking for: targeted density near major public and active transit nodes. I urge your support. Thank you!



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First name [required]

Danielle

Last name [required]

Middleton

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Council

Date of meeting [required]

Apr 8, 2025

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[required] - max 75 characters

LOC 2023-0359 Richmond 2501 Viscount Bennett

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The density of the proposed development is excessive for the area and out of line of other proposals to increase density in the area.

There will be significant negative impact to traffic and parking: parking is already extremely limited in the surrounding area; traffic on 26 Ave SW (the major route of entry to this development) is already extremely dangerous with many drivers paying no heed to posted playground speed limits and outright ignoring flashing lights in front of Richmond School even during peak pedestrian traffic hours. As a parent to kids attending Richmond School, the most dangerous part of our day is crossing 26 avenue despite flashing lights; it's a matter of time with current volume before a child is seriously injured or worse; this development will hasten catastrophic accidents along this corridor. Traffic studies by the developer were done during COVID lockdown and are woefully inaccurate and require updated.

In addition Richmond School is at capacity and cannot handle the influx that a 1500 unit development would bring. Junior high school enrolment in the area has already filled 2 overflow schools beyond capacity forcing some students to travel all the way to the NW for these grades.

While I am in favour of responsible densification, City of Calgary needs to properly investigate traffic, school and utility infrastructure concerns and provide reasonable direction to the developer for an update plan.



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CC 968 (R2024-05)

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First name [required] Andrea

Last name [required] Riccio

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Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359/CPC 2025-0098 - Land Use Amendment Richmond (Ward 8)

Are you in favour or opposition of the issue? [required] In favour





**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]

Willa

Last name [required]

Martin

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation-LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a resident of Richmond/Knobhill and am strongly opposed to Minto's proposed plan. An additional 3000 people in the area would put too much strain on the infrastructure, The sewer pipes in this neighborhood are older and have already been having problems in the past couple of years. Parking would be a huge problem as well and increased traffic would cause even more congestion in the area during rush hour etc.



## Public Submission

CC 968 (R2024-05)

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First name [required] Pamela

Last name [required] Scott

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Outline Plan, Policy and Land Use Amendment in Richmond (Ward 8),LOC2023-0

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have lived in Calgary for over 40 years. I have the privilege of owning a home, but younger members of my family are not so fortunate. These young adults, despite being employed, are unable to afford to buy a home, in large part due to the limited housing supply. Calgary is facing a housing crisis. We must increase the number of homes, within all communities, as quickly as possible. I believe the project Minto Communities is proposing for 2501 Richmond Road, the former Viscount Bennett School site, will add much needed inventory to the to the Calgary housing stock. I have listened to the City's report presented at the Calgary Planning Commission on February 27, 2025, reviewed the Minto Communities' website, and considered the Richmond Knob Hill Community Association's letter in opposition of the application. I have recently completed a walking tour of the area, even though I am quite familiar with the location as I attended continuing education classes at the site on a regular basis for many years. All the information I have considered entrenches a belief that this application should be approved. The 2501 Richmond Road project will add to the housing supply, is consistent with the concept of Transit Oriented Development, provides a new public park, and also a 5A Pathway connection. I ask that Council consider the future of all those in need to housing and approve this application.



## Public Submission

CC 968 (R2024-05)

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First name [required] Alexandra

Last name [required] Roberston

How do you wish to attend? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters #LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**Narrow Residential Streets & Increased Congestion** – Many of the neighborhood's streets are already difficult to navigate due to parked cars, allowing only one vehicle to pass at a time. With a surge in new residents and vehicles, these streets could become gridlocked, particularly during peak commuting hours. In extreme cases, some roads may become nearly impassable, forcing longer travel times and increasing frustration among both current and new residents.

**Left Turn Hazards on 26th Ave** – Turning left onto 26th Ave (in either direction) is already problematic. Parked cars often block visibility, making it difficult for drivers to see oncoming traffic. This has resulted in multiple close calls, including near-collisions between vehicles and cyclists. As traffic volume increases, so will the likelihood of accidents, as impatient drivers attempt risky turns.

**Bottleneck at 29th St & 33rd Ave** – The only westbound access to 33rd Ave requires a left turn onto 29th St, immediately next to the already congested traffic light at 29th/33rd. The current layout causes frequent backups as drivers wait to exit the neighborhood. If even a modest estimate of 30% of the new units include vehicle owners, this could introduce over 1,100 additional cars into an area already struggling with traffic flow.

**Parking Overflow & Community Impact** – If adequate underground or designated parking isn't provided, residents of the new development and their guests will inevitably park throughout surrounding streets. This has been an issue in similar developments, such as in Kelowna, BC, where even strict parking enforcement failed to prevent overflow parking from displacing long-term residents.

**Lack of Direct Access to Crowchild Trail** – 26th Ave and Richmond Road already serve as key routes across Crowchild, with limited capacity to absorb additional vehicles. Without a dedicated on/off ramp providing direct access to Crowchild, traffic will only back up further into the community, increasing commute times and making the area less navigable for everyone.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Scott

Last name [required]

DeGraff

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition





## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Hello,

I would like to voice my opposition to the current proposal for the redevelopment of the Viscount Bennett site. I am fully in support of reasonable efforts to increase population density in inner city neighbourhoods, and I believe that increasing density leads to vibrancy and new energy in communities. That being said, the proposed development is far too large. I have not seen adequate engagement around issues such as traffic changes and green space requirements. I think the traffic changes especially are likely to be disastrous, especially with other large projects already planned for the Marda Loop area. I think a smaller development with more community space would be a much more appropriate (and welcome!) step towards increased density in our neighbourhood.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would also like to add that the environment lobby group "Alberta Talks" came to my door some weeks ago canvassing support for the proposal. In this interaction they gave quite misleading information about the concerns I raised about the size of the project, the effects of traffic, and the stage of planning the development proposal is in. They made it sound like the size of the development was still unclear and open for discussion after the approval of the proposal. Given their misinformation I voiced my support of the project at the time, but have since changed my mind seeing the facts about the project and the lack of engagement in its development. I would note that they are now portraying the community as overwhelmingly in support or neutral to the project. If the bulk of their conversations went like mine did, I would suggest that the claim that that community is in support is highly distorted and inaccurate.

Thank you for your attention,

Scott DeGraff  
Richmond Resident



## Public Submission

CC 968 (R2024-05)

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First name [required]

Diana

Last name [required]

Murray

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in agreement that we need to develop this site, however, what MINTO is proposing is far too large in scale. With Richmond Road being a dead end at Crowchild, the traffic volume this will bring to my neighbourhood is unthinkable. Suggesting a traffic light at 26 avenue, and an advanced arrow turning left from 29th St on to 33ave will solve the problem is laughable.

My neighbourhood was built in the 1950s. What does the strain of thousands more people flushing their toilets, running their showers, cooking their meals, requiring garbage pick up etc do to the systems in place that are also of that era?

There is a reason my neighbours and I have chosen to live in this part of town. Allowing Minto to build this monstrosity will destroy all that is good about my neighbourhood and devalue a little gem in our city. A development of this size and nature is better suited to the empty space along 17th avenue SW at Westbrook Mall LRT. There, the thousands of people would have restaurants, transit, groceries, easy access to main roads.

I am not in opposition to development, but please make it fit with the community that already exists and keep in mind that Richmond Road is a dead end at Crowchild.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Michael

Last name [required]

Ellsworth

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Outline Plan, Policy and Land Use Amendment in Richmond LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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## Public Submission

CC 968 (R2024-05)

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First name [required] Dwayne

Last name [required] Prazak

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This development is not compatible with our older community. First of all the traffic is a major concern because this development is situated on a dead end street with only side streets to get to and from this site. One other major concern is: who is responsible when the big hole is dug in the ground and the cost of the project goes up substantially and the project stalls? This is not just a small potential problem but a very real situation because of the ongoing trade war with the US.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Chris

Last name [required]

Bunce

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 6, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

Neither





**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We would like more information to evaluate the impact of what is being proposed on the neighbourhood, traffic density and green spaces. We are concerned that traffic density will be increased without adequate improvements of the roads and parking and that there will be a significant reduction in green space.



## Public Submission

CC 968 (R2024-05)

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First name [required] Samuel

Last name [required] Osweiler

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters "Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have been using public transit as my primary form of transportation for the last 8 years, and as a fast growing city I feel it is incredibly important to build more dense, transit accessible communities and buildings. This project being next to the MAX yellow line would support this goal and I feel like it has already been scaled back enough to be a gradual change not an abrupt one. We need more projects like this one and I hope that its success would be an example of why it works and allow more to be build around the city. Please approve this development.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Carla

Last name [required]

Thibodeau

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2023-0359 Ammendment to the Westbrook communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

If the proposed development is built, traffic will be an absolute nightmare. During the morning commute the stop sign intersection of Richmond Rd and 29th St is already sketchy and congested. Such a large development in this corner pocket of the neighborhood is a poor decision, one that decision makers on city council do not have to live with daily. We as residents of Richmond/Killarney do.



## Public Submission

CC 968 (R2024-05)

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Michaela

Last name [required] Walter

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land Use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed development by Minto is approximately 1509 units, and building heights of 7 and 16 story towers. This will bring an additional 2500 proposed residents to the community of Killarney with no adjustment or planning into how this will alter and affect existing residents access into and out of the community. This prior lot was a school and increasing this amount of density into the area without any consideration to how this affects traffic or impacts the existing infrastructure is appalling. Minto has not made any consideration as to how this will affect the community. The lack of green space for this proposed development also defies good urban planning and the density affects the current residents safety and access to viable green space.



## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]

Keith

Last name [required]

Johnson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition





## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This development does not align with the neighbourhood's character. Vehicle access to Crowchild Trail appears to be going through the adjacent neighbourhoods. This will cause congestion and parking issues along with a greater danger for pedestrians.



## Public Submission

CC 968 (R2024-05)

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First name [required] Donna

Last name [required] Kathol

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Loc 2023-0359 2501 Richmond Submission

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have lived in Richmond for 32 years as a home owner. I am strongly opposed to the density of the 2501 Richmond project. Many other developments in our area use 50 units per acre as standard density. Minto is proposing 110 units per acre PLUS with little to no input from the community and neighbours. I feel we are being bullied into accepting this proposal with excessive density to provide more rental housing instead of holding the developer to a responsible standard and being a good neighbour.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Bill

Last name [required]

Stilwell

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I will be direct and to the point. There is no question Calgary will continue to house more people. Assuming a humane form of housing will be available and affordable for future inhabitants, there are only 2 choices. We can allow for low density single family homes to be built in a never ending sprawl outward in all directions or renew locations with a greater number of people living on the same portion of land already inside the city limits.

The former solution requires the most expensive form of utility infrastructure due to the most amount of land used for the fewest people along with the greatest amount of roadway built and continuously maintained in the future. This in turn will cause the need for private vehicles and their carbon footprint to be maintained at the high use that we see today in Calgary. Low density is close to impossible to offer frequent and adequately sized public transit.

This proposal is a good example of enhancing the density in the southwest sector of the city with a variety of housing formats to meet most peoples' needs. I would like to stress the need to have the developer's one million dollar offer to pay for a portion of the upgrade for transit on deposit. Do not take their word for this, Take the funds on deposit instead.



## Public Submission

CC 968 (R2024-05)

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First name [required] Michael

Last name [required] Burchill

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Regarding the proposed redevelopment of 2501 Richomd,

As a member of the community I support the development of low- and medium-rise residential buildings. Increased density in this area will bring affordable housing and more vibrancy to the community.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Alicja

Last name [required]

Derkacz

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Aug 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition





Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Strain on infrastructure due to a minimum 45% increase in Richmond population above the previous maximum  
Traffic - during construction and then after on 25 Street (17th and 30th Ave) and Richmond Road (17th Ave to 33rd Ave-including 26th Ave).  
Public parking for blocks around the site during and after construction  
5-10 years construction- quality of life negatively affected by the construction noise, air quality and road/traffic disruptions



## Public Submission

CC 968 (R2024-05)

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First name [required]

Liz

Last name [required]

Frazer

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

LOC2023-0359 Land Use Redesignation-Opposition - Minto Richmond Development.pdf

ATTACHMENT\_02\_FILENAME

Brief Summary of the Attached Opposition letter:

I strongly oppose the proposed Minto development in Richmond due to its extreme density, infrastructure strain, and lack of meaningful community consultation.

### Excessive Density:

The proposed 116-233 units per acre is nearly three times the 40 units per acre outlined in our area's Municipal Development Policy (MDP). This is an unreasonable level of intensification that disregards responsible city planning.

### Infrastructure Overload:

Richmond's aging infrastructure is already under strain, with recent water pipe failures in nearby neighbourhoods. Adding 1,500-3,000 new residents without significant upgrades will create major risks. Traffic congestion is already severe, with bottlenecks on Richmond Road and 25th Street and no direct access to Crowchild Trail. The outdated traffic study used to justify this development was conducted during COVID when traffic was abnormally low—ignoring current realities.

### Flawed Public Consultation:

Despite hosting information sessions, Minto has failed to address key community concerns since the initial revision to 16-story towers. The City of Calgary is demanding proper consultation from the Province regarding the Green Line—shouldn't it hold itself to the same standard when engaging with its own residents?

### Community Misalignment & Green Space Shortfall:

This design does not fit an established community of single-family homes and small infills. Additionally, Minto is providing only 1.8 acres of green space, falling far short of the 7.5-15 acres required by the MDP for the expected population increase.

This proposal is reckless and must be rejected or significantly amended. Development should align with city policy, infrastructure capacity, and genuine community input.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Liz Frazer  
3207 25 Street SW  
Calgary, Alberta T3E1Y3

March 28<sup>th</sup> 2025

Calgary City Council  
The City of Calgary  
800 Macleod Trail SE  
Calgary, AB T2P 2M5

Subject: LOC2023-0359 - Opposition to the Proposed Minto Development in Richmond

Dear Members of Calgary City Council,

I am writing to formally express my strong opposition to the proposed Minto development in Richmond. While I support responsible development and densification, this proposal is significantly out of alignment with the existing Municipal Development Policy (MDP) for our neighbourhood and the capacity of our community's infrastructure.

### **Density Beyond Policy Guidelines**

The proposed development would introduce a density between 116 and 233 units per acre—nearly three times the 40 units per acre outlined in the MDP for Westbrook communities. This level of intensification is not only excessive but also inconsistent with established planning guidelines. Such a drastic departure from city policy raises concerns about the long-term planning integrity of our communities and sets a troubling precedent for future developments that disregard established frameworks.

### **Infrastructure Failures and Increased Strain**

The infrastructure in Richmond and surrounding communities is already under strain. We have seen water pipe failures in other neighbourhoods due to aging infrastructure, and adding between 1,500 and 3,000 new residents will only accelerate these issues. Liners have already started to be added to our pipe system. The increased demand on water and waste management systems has not been adequately addressed in the proposal, and to move forward without ensuring sufficient upgrades would be highly irresponsible.

Traffic congestion is another major concern. Our roadways are already heavily used, with bottlenecks forming westbound on Richmond Road toward 33rd Avenue and northbound on 25th Street toward 26th and 17th Avenue. Furthermore, there is no direct access to Crowchild Trail, with the nearest entry points located approximately 2 km north and 1.8 km south. Increasing population density to this level would result in a transport disaster and further exacerbate and safety concerns for pedestrians, seniors, and families in our neighborhood. I have already been hit by a car while riding my bike on 26<sup>th</sup> avenue during rush hour due to congestion and driver error not knowing the rules of a designated bike roadway.

## **Flawed Traffic Study and Safety Concerns**

Minto and the City have relied on a traffic study conducted during the height of the COVID-19 pandemic, a period in which remote work significantly reduced daily traffic volumes. Traffic has since not only returned to pre-pandemic levels but has exceeded them in many areas. To use outdated and unrepresentative data to justify the impact of such a large-scale development is deeply concerning. The safety of children, pedestrians, and seniors—many of whom live in nearby senior apartments—must be given greater priority when assessing the feasibility of increased traffic volumes.

## **Inadequate Public Consultation**

While Minto has hosted information sessions, the quality of public consultation has been poor. Many concerns raised by residents have gone unaddressed since the initial revision of the plan, which reduced tower heights to 16 stories. Meaningful consultation requires more than just holding sessions; it requires genuine engagement and a willingness to modify plans based on community input. Unfortunately, this has not been the case with Minto's approach.

It is also worth noting that the City of Calgary is currently engaged in a dispute with the Province over transit designs for the Green Line, citing a lack of proper consultation and assessment. The City has rightfully demanded to be treated with respect and consideration by the Province—yet this same standard should apply to its own residents. If the City expects thorough consultation and proper assessments in its dealings with the Province, it must extend the same level of engagement and responsiveness to its own communities.

## **Misalignment with Community Design and Green Space Deficiency**

The proposed development does not fit the existing character of Richmond. The current community is predominantly composed of single-family homes, modern duplex infills, and a small cluster of 4-6 story buildings. In contrast, Minto's plan includes three 16-story towers along Crowchild and five additional mid-rise buildings between 4-7 stories. Unlike communities in the Beltline or downtown core, Richmond-Knobhill does not have the grid-style road network necessary to support such high-density development. The lack of integration with existing neighborhood design makes this proposal fundamentally incompatible with our community.

Additionally, the planned green space falls well below the MDP's minimum requirement. The policy calls for 5 acres of green space per 1,000 residents. Given the proposed population increase of 1,500-3,000 people, the development should include at least 7.5-15 acres of green space. Instead, only 1.8 acres have been allocated, leaving a significant shortfall. For the current green space allocation to meet city policy, the development's population would need to be capped far below what is proposed.

## **Request for Council Action**

I urge City Council to reject or significantly amend this proposal to ensure it aligns with both the Municipal Development Policy and the needs of the existing community. Thoughtful, policy-

aligned growth is essential, but this level of densification without proper infrastructure planning and community alignment is not sustainable.

I appreciate your time and consideration and trust that City Council will make a decision that prioritizes responsible growth, safety, and community well-being.

Sincerely,  
Liz Frazer  
Owner of 3207 25 Street SW

████████████████████

cc: [Mayor Jyoti Gondek; Councillors: Sonya Sharp; Jennifer Wyness; Jasmin Mian; Sean Chu; Raj Dhaliwal; Richard Pootmans; Terry Wong; Courtney Walcott; Gian-Carlo Carra; Andre Chabot; Kourtney Penner; Evan Spencer; Dan McLean; Peter Demong, Richmond Community Association, File Manager: Mladen Kukic,



## Public Submission

CC 968 (R2024-05)

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First name [required] **Tomasz**

Last name [required] **Derkacz**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Apr 8, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **LOC 2023- 0359 Amendment to the Westbrook Communities Local Area Plan**

Are you in favour or opposition of the issue? [required] **In opposition**



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed development of three 16-story towers and five additional buildings ranging from 4 to 7 stories in a low-density neighborhood will place an unsustainable strain on existing infrastructure, with Richmond's population projected to increase by at least 45% beyond its previous maximum.

**Traffic Congestion:** Both during and after construction, traffic flow will be severely impacted on 25 Street (between 17th and 30th Ave) and Richmond Road (from 17th Ave to 33rd Ave, including 26th Ave). Increased vehicle volume and ongoing construction activity will create bottlenecks, making commuting and local travel significantly more difficult.

**Parking Shortages:** The influx of new residents and visitors will overwhelm available public parking, affecting streets for multiple blocks around the development site both during and after construction.

**Long-Term Construction Disruptions:** With an estimated construction period of 5 to 10 years, residents will experience a prolonged decline in quality of life due to persistent noise pollution, declining air quality from dust and emissions, and frequent road closures or traffic detours.

This project poses a serious risk to the character and livability of the neighbourhood and should be reconsidered in favour of a more sustainable, community-friendly approach.





## Public Submission

CC 968 (R2024-05)

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First name [required]

Bruce

Last name [required]

GAMMIE

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land Use redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We need to build affordable housing in Calgary.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Gui

Last name [required]

Cheroux

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Aug 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Building that kind of project and bringing so much people in that community will create disruptions at all levels.  
I am opposed to that level of condos density, not to the development of the area. Those towers in that community are just insanity.  
45% increase of the population, like that in one shot, without working on the infrastructure just shows that it was done fast, with no real studies and common sense, but just with a finance approach.  
Well done! The municipality, again, shows to the public, to people who pay, its real level of competence.



## Public Submission

CC 968 (R2024-05)

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First name [required] Ainsley

Last name [required] Cardoso Wagner

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Lack of meaningful engagement with community  
Very high density  
Insufficient analysis on transportation and infrastructure  
Significant reduction in green space and parking/person



## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]

Joost

Last name [required]

Vervoort

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

Neither



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am deeply concerned about the proposed land change for the Viscount Bennett School site and the impact of 1,200+ residential units on the Richmond community. While upgrades to the MAX Yellow Line are planned, they do not sufficiently address the traffic congestion that will result from this development.

Richmond Road and 26th Avenue will bear the brunt of this increased traffic, as there is no direct access to Crowchild Trail from the site. These roads are already heavily used, and additional volume could lead to significant delays, safety concerns for pedestrians and cyclists, and increased cut-through traffic in residential areas.

A vibrant community is essential, and retail spaces can contribute positively, but they do not compensate for the serious infrastructure and transportation challenges this development presents. Thoughtful planning must prioritize sustainable growth, ensuring Richmond remains a livable and accessible neighborhood for all residents.

Before approving such a high-density project, the City must conduct a thorough traffic impact study and implement infrastructure improvements. I urge the City to reconsider the scale of this development and seek balanced solutions that truly support both new and existing community members.





## Public Submission

CC 968 (R2024-05)

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First name [required] Henry

Last name [required] Van Aken

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This proposal is far too large for the neighborhood to handle. The site is only accessible from residential streets even though it's on Crowchild trail. The density is far too high and the traffic has very poor access. The scope should be to half the units proposed. Yes we need higher density but this is comparable to downtown. Far too much for a quiet established community to handle



## Public Submission

CC 968 (R2024-05)

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First name [required]

Alicja

Last name [required]

Derkacz

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendmentto the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed development of three 16-story towers and five additional buildings ranging from 4 to 7 stories in a low-density neighborhood will place an unsustainable strain on existing infrastructure, with Richmond's population projected to increase by at least 45% beyond its previous maximum.

**Traffic Congestion:** Both during and after construction, traffic flow will be severely impacted on 25 Street (between 17th and 30th Ave) and Richmond Road (from 17th Ave to 33rd Ave, including 26th Ave). Increased vehicle volume and ongoing construction activity will create bottlenecks, making commuting and local travel significantly more difficult.

**Parking Shortages:** The influx of new residents and visitors will overwhelm available public parking, affecting streets for multiple blocks around the development site both during and after construction.

**Long-Term Construction Disruptions:** With an estimated construction period of 5 to 10 years, residents will experience a prolonged decline in quality of life due to persistent noise pollution, declining air quality from dust and emissions, and frequent road closures or traffic detours.

This project poses a serious risk to the character and livability of the neighborhood and should be reconsidered in favor of a more sustainable, community-friendly approach.



## Public Submission

CC 968 (R2024-05)

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First name [required] Patrick

Last name [required] Wilton

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a resident on 25th Street SW, I firmly oppose the redevelopment of the Viscount Bennet school site. I have already witnessed an increase of heavy truck traffic through our neighbourhood, with disregard for the posted traffic control signage. This is only from the demolition phase of the building. There has not been any consultation with existing residents about the strain on public infrastructure (roads, traffic control, sewer and water systems, fire and emergency access, and parking) and the proposed developments solutions to these foreseeable future problems. My elderly mother is a resident of a seniors home on 25th Street at Menno Gardens and her social group has not been made aware of the public hearing process either. The deadlines for these hearings seemed to have been pushed through with a timeline that favours the developer. Many of my neighbours are unaware or have not been informed of the public hearing or council meeting. more community consultation is required.  
Thank you for your consideration.



## Public Submission

CC 968 (R2024-05)

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First name [required] Susan

Last name [required] Scott

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly support the transit-oriented development at 2501 Richmond Rd S.W. (LOC2023-0359) because it will increase urgently needed housing close to the MAX Yellow BRT route. This supports the city's goal of more housing easily accessible to transit, it will also enable more people to be housed and may even reduce the number of vehicles on the roads. Because the plan includes a new park it will also create a less abrupt transition to surrounding areas. With Calgary's phenomenal growth, we badly need more housing adjacent to decent transit. Please approve this development.





## Public Submission

CC 968 (R2024-05)

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First name [required] carole ann

Last name [required] erickson

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 amendment to the Westbrook communities local area plan

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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## Public Submission

CC 968 (R2024-05)

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First name [required]

Erica

Last name [required]

Pridham

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I am writing to express my concerns regarding Minto Communities' proposed development project in my neighbourhood that can as identified as LOC2023-0359 – 2501 Richmond Project (Viscount Bennet Site). As a community member, I oppose the proposed development.

As a resident of the City of Calgary, I expect the City to ensure that all developers properly engage the community. Proper engagement includes an in depth understanding of the needs of the existing community and the potential impact of any proposed development. The City must balance the needs of the existing community with the goal of increasing density.

It is clear to me that Minto Communities has not physically driven to Viscount Bennet, attempted to take transit from the location, or explored the community on foot. We are a small residential neighbourhood with single family homes, duplexes and small, 4 unit - townhomes. Our streets are narrow, with most homes utilizing street parking, which restricts two-way traffic. Without direct access to Crowchild, any development at the Viscount Bennet Site needs to be small enough, to allow for our narrow residential streets to reasonably accommodate. The vast majority of the Canadian population would not be willing to walk approximately 1.5 km to the closest train station, and the existing bus service would not accommodate a further 100 to 5000 people. Therefore, most residents of the proposed development would need at least one car per unit, and will likely have at least two. The community is unable to accommodate that type of traffic burden. Further, Minto has refused to commit to anything beyond the minimum requirement for off street parking.

My other concerns include:

- Negative impact on street parking;
- Pedestrian safety with an increase in traffic;
- Unknown impact of the new condominium complex that is already complete, and the Richmond Greed Development;
- Negative impact on other infrastructure and/or an inability to accommodate, including sewer, water, power, etc.;
- The loss of green space;
- Negative impact on existing community features, such as the Community Centre, tennis courts, parks, etc.;
- Negative impact on the community feel. We chose to move to this community because of the quiet tree lined streets and RC-1/RC-2 zoning.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



## Public Submission

CC 968 (R2024-05)

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First name [required]

Jeff

Last name [required]

Davidson

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my strong support for the proposed development at 2501 Richmond Road SW (Application LOC2023-0359). This project promises significant benefits for our community, and I urge its approval based on the following considerations:

**Enhanced Transportation Options-** The development's proximity to the MAX Yellow line and planned improvements to the BRT station will encourage the use of mass transit, reducing reliance on personal vehicles. Additionally, the inclusion of a new public park and connections to existing bike paths will promote cycling and walking, further alleviating parking and traffic concerns in the area.

**Increased Density Supporting Local Businesses -** By introducing a higher residential density, this project will create a larger customer base for existing and new businesses. The influx of residents will stimulate economic growth, fostering a vibrant and prosperous community.

**Diverse Housing Opportunities -** The development plans to offer a variety of housing options, accommodating both young individuals seeking entry into the neighborhood and older residents wishing to age in place. This inclusivity will enhance the community's diversity and cohesion.

**Significant Inner-City Investment -** This project represents a substantial investment in Calgary's inner city, demonstrating confidence in the area's potential. Embracing such developments is crucial for the city's ongoing revitalization and long-term prosperity.

**Contextual Fit with Existing Structures -** The proposed buildings align with the neighborhood's existing character, which includes a six-story building across the street. This familiarity with mid-rise structures ensures that the new development will integrate seamlessly into the community fabric.

In conclusion, the proposed development at 2501 Richmond Road SW offers numerous advantages that will enrich our neighborhood. I wholeheartedly support this application and encourage its approval.

Sincerely,

Jeff Davidson



## Public Submission

CC 968 (R2024-05)

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First name [required]

Ksenia

Last name [required]

Patsula

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Very disappointed with the City of Calgary approach in this matter including lack of meaningful consultation with the community, impact analysis (community, support infrastructure, value of homes, environmental), permitting process. We need more schools and green space and not another condo building! We do NOT support this development!





## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]      Shawna

Last name [required]      Merry

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]      Council

Date of meeting [required]      Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters      Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]      In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my concern regarding the proposed land use redesignation currently under consideration by the Council. It has come to my attention that three councillors have announced that they will not be seeking reelection in the upcoming municipal election. Given this, I believe that any decision regarding land use redesignation should be postponed until after the election to ensure the integrity of the process and avoid potential conflicts with the councillors' code of conduct.

The presence of councillors who are not seeking reelection can create a perception of partiality or a lack of long-term accountability, particularly on decisions that may have significant and lasting impacts on the community. The possibility of such decisions being influenced by the prospect of leaving office, or even by considerations of how they may be perceived after they step down, could undermine public confidence in the fairness and transparency of the decision-making process.

Given that the land use redesignation has the potential to affect the community for many years to come, I respectfully urge the Council to delay any final decisions until after the upcoming election. This would allow for the incoming councillors to have a say in the matter, thereby ensuring that the process is conducted with a full, current, and duly accountable council body.

Thank you for your attention to this important matter. I look forward to your thoughtful consideration and hope that a postponement of the decision will be made in the best interest of the community.



## Public Submission

CC 968 (R2024-05)

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First name [required] Jacqueline

Last name [required] Ho

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am for additional housing options for the city of Calgary but the proposed Minto development on the old Viscount Bennet School site is concerning. The proposed building is significantly higher than buildings in the area. I am concerned about the large increase in population due to the development creating long and lasting impacts on transportation, specifically a large increase in traffic and parking, which is already tight as it is. I am also concerned about how this will impact the school system. There hasn't been adequate analysis on why the development needs to be this large. A smaller, less population dense would serve the community and surrounding communities better. My family and I used to go to the park in that area (until it was closed off) we need more green spaces to balance increase in population. Where will all of these new families play?



## Public Submission

CC 968 (R2024-05)

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First name [required] Marni

Last name [required] Evans

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

The developer and the City have disregarded the community's vision for responsible redevelopment, refusing to acknowledge or engage in meaningful discussion around the proposal. The Richmond Knob Hill Community Association (RKHCA) has submitted its final redevelopment vision and presentation to City Council ahead of the critical decision on the Viscount Bennett redevelopment, set for Tuesday, April 8. The RKHCA and the surrounding community have tried to actively engage in the conversation around this redevelopment, providing thoughtful feedback, detailed concerns, and a community-driven vision that prioritizes responsible growth. Despite these efforts, Minto Developments has failed to incorporate community input meaningfully into its plans.

## Key Community Concerns:

**Lack of Genuine Community Engagement:** Despite Minto's claims of consultation, residents have experienced a process that is neither transparent nor collaborative. Many engagement sessions have been inaccessible, last-minute, or structured to dictate rather than engage.

**Unresolved Infrastructure Challenges:** The proposed development raises significant concerns about water and sewer capacity, site topography, traffic impacts and a critical shortage of green space.

**Misalignment with City Planning Policies:** Despite recent density reductions, the proposal does not align with the City's Municipal Development Plan (MDP) or the original Westbrook Local Area Plan (LAP).

**Integrating a new neighbourhood within an established one:** The developer and the City have not adequately addressed how the proposed development will blend with the existing community.

## What the RKHCA are Asking the City Council to Support:

1. A scaled-down development that respects the existing neighbourhood character while aligning with MDP guidelines.
2. Commit to preserving and expanding green space to benefit new and existing residents.
3. A truly collaborative planning process that acknowledges and incorporates community-driven
4. A transparent and comprehensive infrastructure assessment before approval, ensuring responsible urban growth.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



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CC 968 (R2024-05)

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First name [required] Rebecca

Last name [required] Best-Bertwistle

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters 2501 Richmond Landuse amendment

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am supportive of this development. The site is close to a major transportation corridor and transit routes. The site is currently not serving a purpose for the community and it would be great if we made more homes for people to live in! I lived for many years in this neighbourhood and it has only been getting better as density has increased (maybe I should move back??). I hope that council takes their responsibility to make decisions on behalf of the city as a whole seriously during this deliberation.





## Public Submission

CC 968 (R2024-05)

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First name [required]

Roberta

Last name [required]

Keith rennie

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Aug 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am against this development and proposed expansion of the development due to the following:  
Schools at all the levels in the community or at full capacity  
Increased traffic and parking on residential streets that are already congested due to over densification of inner city  
Disproportionate decrease in green space in inner city compared to other areas of Calgary  
Continued increase in property taxes for Inner city while infrastructure and services decrease



## Public Submission

CC 968 (R2024-05)

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First name [required] Michelle

Last name [required] Toth

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Lical Area Plan

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We bought in this area, as the attraction was low density, no threat of multi unit dwellings, and the traffic was not a concern due to the pie shaped area we are in. The roads in this area cannot handle that much traffic, let alone the water and sewer pipes, from the 1950's. Month has not listed to any concerns, and we feel have doctored the reports.



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CC 968 (R2024-05)

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First name [required]

Lisa

Last name [required]

Graham

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed redevelopment plan for the Viscount Bennett High School site is not in line with the character of this single family home neighborhood. I do not oppose the site being redeveloped however the proposed plan in no way takes into account the traffic access to the community, the strain that will be imposed on its 1950's infrastructure or the decimation of community green space. Traffic is going to be an absolute nightmare with the increased density that is being proposed and the fact that it is on a dead end roadway with awkward exit intersections at Richmond Road and 29th street. When we had summer school programs running at the Viscount Bennett facility a few years back it was already impossible to get out of the neighborhood with all of the increased traffic of parents dropping students off. Nothing has been done or proposed to fix this problem. The community can not support the proposed density.



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First name [required]

Brian

Last name [required]

Graham

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What meeting do you wish to comment on? [required]

Council

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Apr 8, 2025

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LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The plan, as presented, will almost double the size of the community with "little" thought given to traffic flow and as to how individuals will be able to quickly and efficiently exit the community. Extending 25th Street to 33rd Avenue will only push the traffic congestion further south and routes using Richmond Road to funnel traffic onto 26th avenue will only have the same effect. Why was no consideration given to providing a direct and entrance/exit onto Crowchild Trail. Just another example of the City of Calgary using the "pack-em and stack-em" method of housing in residential communities with little to no consideration given to existing home owners (through blanket rezoning) and their property. Can't wait to see the massive changes in the make-up of city council - which currently doesn't listen to the voters that elected them - after the next election in October.





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First name [required]

Fraser

Last name [required]

Dougall

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

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[required] - max 75 characters

LOC 2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This project in its current iteration is completely untenable. The strain on infrastructure alone should warrant its refusal. The primary waste water main serving the area is already at 86% of capacity. An increase in the population of the neighbourhood of 45% translates to a similar and direct increase on the waste water mains. The traffic study in support of this project was conducted in 2022 at the height of covid with 50% fewer vehicles on the road. Traffic and parking in the neighbourhood will be adversely affected both during and after construction. With no direct access to Crowchild Trail the only route is through the neighbourhood. Couple this with the thoughtlessly approved Richmond Green development and the traffic / parking pressures on this small section of the city will become ridiculous. I am not in favour of paid/permit parking, endless traffic lights and traffic circles and the congestion this project will bring. Construction will likely require 5 to 10 years in which time residents will be subjected to continuous noise and traffic disruptions. There is absolutely no reason that this area could not be developed into single family homes and townhouses instead.



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First name [required]

Kale

Last name [required]

Morton

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In favour



Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

---

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a resident of this neighborhood for 12 years I support the densification of inner city neighborhoods adjacent to transit infrastructure like the BRT. I feel that there is substantial evidence that this type of development (as opposed to urban sprawl) is good for sustainability, efficient use of tax dollars on infrastructure, reduction in traffic city wide, and a vibrant, walkable community. I also believe the city needs more housing and this is the preferred type of development vs. urban sprawl. While I do understand that my specific residence may see more vehicle traffic, I feel that this type of densification has a positive impact on the city as a whole so I am willing to look past my own concerns for the greater good of the city and I encourage others to take the same approach.



## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Jesse

Last name [required] Keith

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land Use Redesignation (LOC2023-0359)

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      ViscountLandUse.docx

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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**To: Calgary Planning Commission**  
**Re: LOC2023-0359 – Viscount Bennett Redevelopment**  
**Date: March 26, 2025**

Dear Commissioners,

I am writing to express my strong opposition to the proposed land use redesignation for the Viscount Bennett site by Minto Communities.

- Firstly, I would like to reference the lack of meaningful community engagement during this process. Since October 2023, our community has worked to provide constructive feedback, including a formal engagement process modeled after the successful RB Bennett project. Despite following the City's own Engage guidelines and submitting a community-driven development option in September, neither Minto nor the City acknowledged our work. Presentations are not engagement, and from the start this process has been treated as a box to check.
- Second, the proposed density is wholly inappropriate. The surrounding community averages 5 to 8 units per acre. The City's MDP policy envisions a maximum of 40 UPA for low-density areas. Minto's plan proposes 1540 to possibly 4900 units—translating to an extreme 116 to 283 UPA. This scale of development would overwhelm the neighbourhood and contradict the character of the area, which has been built and invested in by residents. I am not opposed to development or density, but something that is inline with the City's own MDP would be fair and reasonable.
- Third, there is a glaring lack of current and reasonable traffic and transportation analysis. There is little evidence of planning around traffic flow, volume management, or parking—despite the massive increase in proposed residents and vehicles. As a local resident, I can tell you that traffic and parking is already challenged in this area during high periods. In contrast to other major developments in the city, this site has no access to major roadways or the LRT. Although it appears close to Crowchild trail on a map, it is more than 1km away via road. I am particularly concerned about the parking plan put forward by the developer, which does not come close to providing sufficient parking for the residents of this development.
- Lastly, the infrastructure required to support such density simply doesn't exist. The area's water and sewage systems are approximately 70 years old and already under strain. No updated condition reports have been provided, and without them, there is no assurance these critical systems can handle even a fraction of what's proposed.

I urge you to reject this application as it fails to meet both policy standards and community needs. This proposal is not compatible with the existing neighbourhood and ignores fundamental planning principles.

Sincerely,

Jesse Keith

3207 – 24A Street SW, Calgary, AB





## Public Submission

CC 968 (R2024-05)

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First name [required] Paul

Last name [required] Day

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition





**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have lived on 25th street for 20 years and in that time we have seen the volume off traffic grow to the point of it being hard to get out of the community at times. There is no way the addition of 2000 cars will help with this. The traffic light recommendations in the application will do nothing to address this particularly the left turn signal onto 33 ave sw. There is already too much traffic on 29 street. The other application for 90 units across Richmond road at 25 street as well as all the corner lots going from a bungalow to 4 to 8 units is only going to compound this. We are not against development just the scale and lack of parking the applicants suggest



## Public Submission

CC 968 (R2024-05)

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First name [required]

Karen

Last name [required]

Minton

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Loc 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have concerns over the impact that this extraordinarily large development will have on my community. We do not have the infrastructure i.e. roadways, sewer systems, etc. to support this addition of 1500 homes in our community. The City has not provided appropriate access to this development via Crowchild Trail which will strain the current traffic in our area. Tall buildings will also create shade Crowchild Trail which will cause black ice in the winter time which is a public health hazard.



## Public Submission

CC 968 (R2024-05)

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First name [required] Stephen

Last name [required] Bennett

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to Westbrook Communities Local area plan

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Thank you for the opportunity to comment, This project is going to create a toxic traffic situation within the community not just because of the unreasonable density of residents proposed, but also the limited space for cars at the 29th St and Richmond road intersection and the limitations of the dead end. I recognize the need for multiple story buildings but can you understand the opposition to towers being inconsistent with the type of development that respects the integrity of community plans ?



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CC 968 (R2024-05)

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First name [required] Kathryn

Last name [required] Christie

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We have made several statements on this matter and met with the developers who basically said that what they have proposed is how the development is going to happen. All of our neighbours and my husband and I, are unhappy with the amount of units that are expected to descend upon the small streets and deadend street of this neighbourhood. This is an established area with people that have enjoyed and paid taxes for a long time and would hope to have at least a small consideration for our concerns of how its going to impact our ability to drive out of our driveways due to enormous traffic. At first we were told the buildings across the street from our homes would be in keeping with what is here. But no, there will be huge apartment blocks and towers affecting our sunlight, the noise level and ability to park. Why oh why are you allowing so many units to go in this established, quiet area. There are many many other ways to build out this piece of land, this happens to be one of the worst ideas. Too many units, too high of structures, no planned parking, reduced green space, too many trees removed and additional roads in and out of the property that would have a huge impact on 25 St.



## Public Submission

CC 968 (R2024-05)

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First name [required] Peter

Last name [required] Grobauer

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour





**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      Viscount Bennett - Minto Development - March 2025.docx

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Peter Grobauer

## Submission to Calgary City Council

Date: March 31, 2025

Subj.: Land use Re-designation LOC2023-0359

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We are writing to share our opinions on the proposed Minto development on the former Viscount Bennett site in the Richmond Knob Hill neighbourhood of Calgary.

By way of introduction – we are 25-year residents of the Richmond Knob Hill community. We reside on 32 Ave SW, in the eastern part of the community. As such, we have lived adjacent to – and experienced – densification in this area; everything from regular two unit in-fills, to corner four-plexes to a 16-plex across the street, to six-storey buildings along 33<sup>rd</sup> Ave in the Marda Loop high street. Through this time, we did share apprehension along with neighbours, about such issues as increased traffic, diminished parking, loss of green space or canopy and stress on existing water or sanitary services. The reality that we experienced is that most of these fears were unfounded. Did our area change – yes – and, in many ways for the better. Did our enjoyment of our own property diminish – not at all! Now, we do understand that the scale of what is proposed on the former Viscount Bennett site is significantly different – however, we believe that many of the insights we have still apply, regardless of scale.

We are definitely **in favour** of Minto’s proposed development for this site. We believe there proposed plan makes good use of the site and fills the need for high density housing close to downtown, with access to transit and Calgary’s Trail system. Specifically, we believe:

- That a “brown field” site such as this lends itself well to high-density housing arrangement, especially in this location.
- The site, having access (albeit, not direct) to Crowchild Trail for vehicle or BRT transit access is an advantage.
- The proposed traffic flow changes in the adjacent community should address the added traffic.
- Minto’s design elements work well on the site. The placement of the tall towers along Crowchild, with a step-down design approach to the neighbouring community is well thought out.
- The addition of a green community space in the NW corner is a strong design element. In conjunction with existing parks in the neighbourhood and the close-by Richmond Green, it will serve new and existing residents equally.

In addition, we would like to comment on Minto’s community engagement through this process over the past few years. We have found their process to be very good and quite effective. There have been invitations to provide input and feedback – both on-line and in-person. They have done a great job at keeping registered stakeholders informed on their plans and project progress throughout.

Finally, we recognize that the Richmond Knob Hill Community Association is a key opponent to this project. We want to make clear that this group DOES NOT speak for us – or for a majority of the community. As a previous member of the Board of the RKHCA, I am well aware that the current Board is comprised of residents of the area adjacent to the Viscount Bennett site and their sole focus for the CA is to oppose this development. We feel that much of their submission is self-serving and does not reflect the true opinions of the community.

Paul Kenney and Peter Grobauer, Richmond Knob Hill Residents



## Public Submission

CC 968 (R2024-05)

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First name [required]

Evan

Last name [required]

Girardo

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Viscount Bennett Redevelopment

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As I've sent in many comments prior I won't go into as much detail about the specifics of parking, traffic, infrastructure etc. that time and time again have been brought up about this development. Non of which I believe have been adequately addressed by Minto or the city. I'm just simply going to express my disillusion with city council and the planning department as a whole.

I feel that I could make videos of the rush hour traffic snarls currently happening on 26th Ave, the evening street parking that is completely filled with the current development in the neighborhood. The noise, the general business, the overstrained parks and rec facilities in the general vicinity. But it would all fall on deaf ears. I feel this is all a formality and a forgone conclusion. I can't help but feel this was decided months ago but those with big ideas and egos, while the voices of the citizens directly affected by this a just white noise. "Council members" expressing their support of projects in the media before submissions are even made and engagement even attempted by the developer. Our fate was sealed before we even aware of the danger.

I think to myself...what good is an elected official if the voices of those they govern are dismissed. Who represents my interests? who stands up for my quality of life? My children's quality of life? My property value? my right to happiness in the community of my choice. Can you ask yourself and answer honestly, would I want this next to my family home? if I put myself in the shoes of those affected, can I see their plight. Can I feel their emotions? Good governance would.....good leaders would put the interests of their constituents before the profit margins of an out of province corporation. All politics, propaganda and lip service aside, let's be honest. Minto's only concern is shareholder wealth, plain and simple. That's how big business works in our country and it always has. Calgary has a long history of doing what's best for big business before its citizens. Will we ever change?

Allowing a development of this size in a neighborhood with so little access and infrastructure to support it is downright disgraceful. I don't know the motivations of those in the city who would support this, I know one thing for sure and that as a close neighbor and tax payer to this development no one ever asked me. No one looked for my input or asked about my concerns. Not from Minto, not from the city. who will be accountable when this goes wrong?



## Public Submission

CC 968 (R2024-05)

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First name [required] Zhiwen

Last name [required] Mei

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-035@

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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First name [required] Joshua

Last name [required] Arnold - Bowen

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition





## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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## Public Submission

CC 968 (R2024-05)

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First name [required]

Gina

Last name [required]

Botelho

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 amendment to the Westbrook communities local area plan

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This massive development will ruin our quiet neighborhood—our roads, schools, and services can't handle the strain. Increased traffic, noise, and overcrowding will destroy our quality of life. We don't have the infrastructure for this.  
Please Say NO to overdevelopment!



## Public Submission

CC 968 (R2024-05)

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First name [required] Michael

Last name [required] Gash

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Date of meeting [required] Apr 8, 2025

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[required] - max 75 characters LOC2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It is not apparent that anyone has truly considered the impacts of this development to the community. Where is the parking for 1509 units? To think that every single unit will not need at least one parking stall plus parking for visitors and those with more than one vehicle is a mistake. The community will absolutely need permitted street parking, especially with the already uncontrolled building of infill properties with multiple units and not enough parking as is. As a back up plan, the Calgary transit system is not setup in this area to handle this load- where are the bus stops, where are the additional buses coming from? The intersections in the community are already at capacity during rush hour. Is this going to be another Mardaloop situation where the development takes precedence over upgrading the utilities first? Who pays for these upgrades? It should be the developers before they begin construction not the community and tax payer after they are overloaded and start to break down. More thought, planning and upgrading for ensuring the community infrastructure can handle this development is needed before it goes ahead.



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First name [required] Lindsay

Last name [required] Danyluk

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Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] Neither



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I'm not opposed to density and understand the need for mixed housing in inner city communities. I do believe the old Viscount Bennett school site should be re-developed with ample businesses, paths, and green space. My concerns are that the Richmond community engagement process was not very well done, and issues have not been addressed in a collaborative manner. I do wonder how traffic on the side streets, and local school populations will be affected. All in all, I think a project can proceed but some acknowledgement of the community's concerns in warranted.



## Public Submission

CC 968 (R2024-05)

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First name [required] Michael

Last name [required] Cooley

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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour





## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We need to continue increasing density in Calgary, especially downtown and downtown satellite neighbourhoods. Increasing the housing supply keeps the city affordable for everyone and gives people options for where they want to live. Increasing density creates neighbourhoods that are walkable and allows for businesses to thrive in these neighbourhoods when there are enough residents to support these local businesses.



## Public Submission

CC 968 (R2024-05)

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First name [required] Laura

Last name [required] ashby

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Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Our main concern is the impact to the traffic and road safety for a family zone, with such a significant increase to the area's population. We already have a bottle neck and limited routes of exit from the area. Of secondary concern is the inevitable strain on the infrastructure of the area due an incredible increase in the population - 45%! This can impact parking access, schools (we do not see a plan for a new school in the area - is this being considered?), public transport etc. and we do not see this considered or addressed in the plan. Is the city planning ahead for these foreseeable problems? This should be addressed proactively.



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CC 968 (R2024-05)

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First name [required] Michael

Last name [required] Bruce

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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It is time you actually consulted with residents about the future of their communities in advance of any proposed developments. Coming to us at the end of the process is fundamentally flawed. By allowing initial proposals to be submitted that are grossly over-built for an area and then scaling them back to some supposed middle ground, is a shell game that favours developers. In fact, the outcome seems to be predetermined. Everyone understands redevelopment is part of any successful city, but should never be at the expense of the neighbourhood character that attracted the residents in the first place.



## Public Submission

CC 968 (R2024-05)

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First name [required] Robert

Last name [required] Mercier

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[required] - max 75 characters LOC 2023-0359 Amendment to The Westbrook Community Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I reside immediately to the south of the proposed development at 2501 Richmond Road. I am opposed to the proposed amendment to the Westbrook Community Local Area Plan.

For starters I believe the Westbrook Community Local Area Plan as "approved" is egregiously in favor of development and doesn't consider the individual home owners desire to live inner city in a simple single family home area. I believe the City of Calgary should covet and encourage areas which are uniquely different from what is proposed in the Local Area Plan. There's nothing wrong with areas dedicated to single family dwellings, which make those areas unique and different from the cookie cutter multi-level duplex developments. I would suggest that Mount Royal, large portions of Elbow park, and yes the "Wedge" area where we live could be dedicated to being unique. I believe as a result of being coveted as a single-family home area, our property values will increase as opposed to what I believe will happen if the amendment is approved. This proposal has potential to severely detract from our property value.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Minto continually points to the original application and the fact that the current application has only half the proposed dwellings of the original application. This position should be dismissed completely by the City. The Local Area plan has proposed a maximum of 40 dwellings per acre, I believe. This is already a considerable change from the wedge area which currently has somewhere between 7 to 9 dwellings per acre. 40 is a complete divergence from what exists in the area and in my opinion should be considered the absolute upper limit. If Minto is unable to justify the economics of a development of 40 dwellings per acre including a provision for green space then I would suggest they have purchased the wrong property. Although through the process, I have been open to hearing their proposal and openly engaging in discussion, the public engagement process has really not yielded much for the residents, and I am personally starting to feel that Minto purchased the property with the underlying expectation that they could push not only the local residents around, but they could also push the City around. I certainly don't feel that council should stand for that given that the proposal is so far beyond the Local Area Plan which is already so pro development.

Traffic in and out of the area is also an issue. I understand the proposal is considering a traffic light at 26th Ave and 25th st



## Public Submission

CC 968 (R2024-05)

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First name [required] Carolyn

Last name [required] Mercier

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Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0359 amendment of the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition





## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Regarding the Minto development of the former Viscount Bennett Site. Traffic is a big concern. Egress is mainly two locations, 25th St to 26th ave and 25th St to Richmond Rd. When you have potentially 1500 more cars leaving and entering at the same point on 25th in addition to the current resident traffic it will create a gridlock in which all cars entering and exiting need to be on the same travel trajectory. Putting lights on 26th Ave which is at the start of a significant slope on the bridge over Crowchild creates a danger with increased ice issues slowing and accelerating on an incline/decline. This is also the proposed area for the green space, passing the busiest and most congested traffic corner in the area. Egress on Richmond at 29th leaving from 25th St is already poor and hazardous as there are 3 possible exit points occurring at the same time as 3 possible entry points. Add this to the increased traffic that will result from the development currently planned at 29th and 33rd and it will be a nightmare with huge safety hazards.

I have many concerns with this development and have commented on them in previous submissions. I have chosen to focus on the traffic issues this time though it is by no means the solitary deficit in the Minto plan.



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CC 968 (R2024-05)

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First name [required]

Sam

Last name [required]

Rakowski

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Council

Date of meeting [required]

Apr 8, 2025

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[required] - max 75 characters

Land Use Redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a resident of Killarney, I vehemently oppose the Viscount-Bennett development as currently proposed by Minto, for the following reasons:

- Excessive density and build height
- Traffic congestion
- Strain on existing infrastructure in surrounding area



## Public Submission

CC 968 (R2024-05)

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First name [required]

Zach

Last name [required]

Wintonyk

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Council

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[required] - max 75 characters

Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

Objection\_Letter - Viscount Bennett - ZW.pdf

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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March 31, 2025

Mayor Gondek and City Councilors,

**Re: Development of Viscount Bennett Site, LOC2023-0359 Land Use Re-designation**

As a resident of Richmond/Knob Hill, I strongly oppose and express deep concern over the Viscount-Bennett development as currently proposed by Minto, for the following reasons:

**Density and Build Height:**

The proposed development's density and architectural scale are unprecedented within our community. The density significantly surpasses the guidelines set forth in the Westbrook Local Area Plan (LAP). The proposed seven-story buildings and sixteen-story towers along Crowchild Trail are a radical departure from the established one-to-two story, with limited four-story, residential landscape. There is no precedent for such a development in our area, and it represents a dramatic and unwelcome shift in our neighbourhood's character.

**Traffic:**

As a deeply concerned resident of the neighbourhood surrounding the proposed Viscount Bennett development, I have experienced the challenges in traffic before extreme densification occurred as proposed. The traffic impact analysis provided is fundamentally flawed and demonstrates a severe lack of understanding of the current traffic conditions in our area. The existing infrastructure, with only three access points (Richmond Rd, 28th Ave, and 25th Street), is already operating at an unsustainable level. Furthermore, at current traffic levels, during the morning and evening hours, routes along the adjacent 26 Avenue are congested beyond a reasonable level for flow. The intersections of Richmond Rd and 28th Ave experience significant congestion and delays daily, particularly during peak hours. The addition of 3000+ residents, as proposed, will lead to a catastrophic increase in traffic volume, creating gridlock and safety hazards. Any proposed adjustments to traffic light timing will be an inadequate response to the fundamental problem of insufficient road capacity and will not prevent the inevitable degradation of our neighbourhood's traffic flow.

**Infrastructure:**

The aging infrastructure in our community, dating back over 70 years, raises serious concerns about its capacity to support the proposed high-density development. The anticipated increase in demand for public utilities—water, electricity, and sewage—will undoubtedly exacerbate existing vulnerabilities. The claim that our infrastructure is 'all good' is not supported by evidence. A comprehensive and independent assessment of the potential impact on these essential services is imperative to mitigate the heightened risk of service disruptions and protect the well-being of our community.

**Construction:**

The proposed development will result in a significant period of construction, involving substantial deliveries of materials via Richmond Road and 25th Street. Delivery trucks are expected to exit onto 25th Street or 28th Avenue. We request that a thorough traffic management plan be developed and implemented prior to construction, to address potential safety concerns for residents during this period.

**Engagement:**

Noted in my previous letter of opposition to the Minto development, the engagement process remains deeply flawed and lacks transparency. It has become increasingly apparent that

residents have been deliberately excluded from meaningful participation. Despite the City of Calgary's requirement for comprehensive engagement on major developments, and the Viscount Bennett site's designation as a Comprehensive Planning Site within the Local Area Plan (LAP) necessitating a Master Plan.

Notifications of any information session have been distributed in such a way to deliberately suppress the voice of the community.

The consistent lack of engagement by both Minto and the City of Calgary with the affected communities and our representing associations—Richmond Knob Hill and Killarney Glengarry—is unacceptable. The community associations have submitted well-researched and thoughtful development options, which have been disregarded by Minto and, more concerningly, by the City of Calgary.

I urge toward a transparent and inclusive engagement process that genuinely considers the voices of all community members. This development demands a Master Plan, as required by the LAP, and the City must ensure that Minto adheres to all engagement requirements. The current disregard for community input is a serious breach of public trust and must be rectified immediately.

**What we want:**

We call upon City Council to fulfill its responsibility to the residents of Richmond Knob Hill and Killarney Glengarry by rejecting the proposed project, encompassing both the land use change and building height relaxation. The City must mandate that Minto return to meaningful discussions with our communities, ensuring a collaborative process that produces a thoughtful and sustainable plan for appropriate density, one that enhances and preserves the integrity of our existing neighbourhoods.

Sincerely,  
Zach Wintonyk

  
Richmond/Knob Hill Resident



## Public Submission

CC 968 (R2024-05)

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First name [required]

Heather

Last name [required]

Ganshorn

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Minto project - Viscount Bennett site

Are you in favour or opposition of the issue? [required]

In favour





## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I live on 25 St. and would like to comment that I am generally in support of the Minto project, though I have some concerns that I would also raise.

I think the site is well suited to such a project, and it will be good to see that area developed, as the school has become an eyesore. I believe in adding density to established neighbourhoods and feel this site, with its proximity to the BRT, is a good fit for that. I would also love to see some retail amenities such as a coffee shop on that site.

In terms of concerns, I would like to see a proactive approach to addressing cut-through traffic on 25 St. We have many families with young children on our street, and traffic calming should be built in ahead of time, rather than reacting to complaints and close calls. I am happy to see the planned installation of a light at 25 St. and 26 Ave. and frankly I would hope that happens sooner as it is needed right now.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My other concern is that the City doesn't seem to work with the province and the Calgary Board of Education to integrate school planning into densification plans. It's well known that many Calgary schools are at or over capacity. This includes Richmond School, which my youngest child currently attends. We lost half our library this year to be converted to a classroom, and if the growth of the past few years continues, the school may have to go to overflow. Adding a few thousand units will place additional stress on Richmond as the nearest elementary school. The city, province and CBE need to work better to plan growth to include school capacity.

Finally, I would like express concerns about how the Richmond Knob Hill Community Association has approached this issue. I served for a couple of years as a member-at-large, and assisted with social media communications for the board. I stopped volunteering with the board when members were elected whose singular focus was their opposition to this project. I attended the first public meeting they held, and found the atmosphere uncomfortably hostile. One woman was told to shut up by an angry speaker, and the board did not shut him down. Such an atmosphere discourages people from expressing multiple perspectives. I believe this project is desired by many in the community, though they may not be as vocal. The board's role should be to provide a forum for all, not to push the perspectives of a few.



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CC 968 (R2024-05)

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First name [required]

Sean

Last name [required]

Vaugeois

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

---

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I believe the size of proposed development will cause issues with parking and traffic in the surrounding area.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Sean

Last name [required]

Vaugeois

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I believe the size of proposed development will cause issues with parking and traffic in the surrounding area during construction and post completion. I live on 25th street and our block has many young kids that play across all front yards. I have concern that 25st will be used a major corridor for access to 17th ave and south crowchild via 19 ave that will cause safety issues. I also have concern that the addition of the turning lane of 25st and 26ave will impact the loading and accessible zones in front of the seniors home on that same corner.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Oliver

Last name [required]

Hadrys

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello, I live nearby (in Rutland Park) and am active in the areas between Rutland Park and where Viscount Bennett HS is/was situated (noticed recently it was being torn down while driving down Crowchild Tr). Our own area closer to home (Sarcee Rd and 45th/6th Ave) is also getting a large high-rise constructed and in addition we will be seeing significant development of our greenspace between Sarcee Road and Crowchild, losing 2 public baseball fields, tennis courts and a 9-hole golf course.

I'm definitely sensitive to the concerns of increased development, traffic, disruptions while infrastructure, etc., but I believe strongly that these projects should proceed. Calgary has become sprawling and I always hear that we should build "up not out" but then NIMBY gets in the way. The area where Viscount Bennet stood is prime real estate, close to downtown, and should be used to create as much new living space as possible.

I work for a major telecom and stories of rents increasing and SFU being unaffordable or too far away (e.g., Cranston) abound. We need to increase living space in the city in addition to providing other options beyond SFUs in the suburbs. I also feel the continual sprawl of Calgary is wasteful and not good for our environment. I hope this project will proceed. Thank you.



## Public Submission

CC 968 (R2024-05)

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First name [required] Daniel

Last name [required] Kerr

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour





**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This new redevelopment will bring much-needed density to our community, supporting local businesses, improving access to transit, improving housing affordability, and creating a more vibrant, walkable neighborhood. By building up rather than out, we can grow sustainably while preserving green space and reducing our environmental footprint.



## Public Submission

CC 968 (R2024-05)

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First name [required] Dana

Last name [required] Z

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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## Public Submission

CC 968 (R2024-05)

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First name [required] Sarah

Last name [required] Marsh

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here.](#))

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME Westbrook Communities Local Area Plan page 21.pdf

ATTACHMENT\_02\_FILENAME Westbrook Communities Local Area Plan page 22.pdf

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a resident of what is known at the Wedge I would prefer no land use change. That the area be confined to R-CG and retain the current percentage of green space.

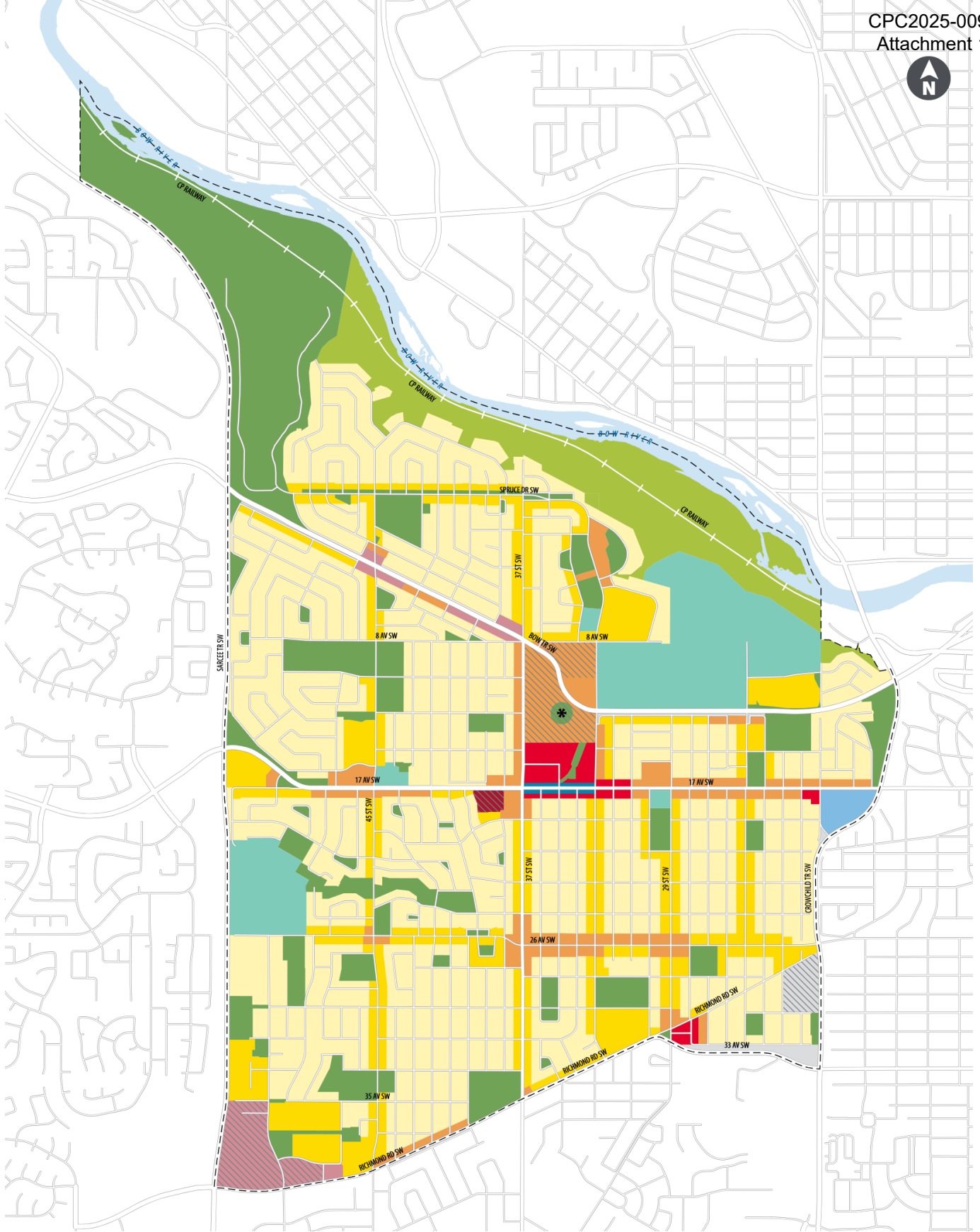
As a member of Council I am sure you would all like to be congratulated for solving the City's housing crisis.

The answer to this Land Use Change Proposal will not make either of those things happen. The question in front of council is not about either of those. The question is front of Council is whether this Land Use Change request is reasonable? I argue it is not. Since it is not, it needs to be refused and the developer forced to reapply with a reasonable Land Use Change Proposal.

The City's own Municipal Development Plan (MDP) has a plan to develop density in the City. It envisions a gradual increase in density over 50 years with a goal of 40 units per acre (UPA). Minto's Proposal goes against the MDP. It's land use would equate to a UPA closer to 283. This is an abusive over densification in a low UPA neighbourhood, well beyond City standards.

The City spent years of engagement on Local Area Plans (LAPs) which refine and guide development in the communities. This area site was between owners at the time and rather than being zoned for in the LAP it was designated as a Comprehensive Planning Site with no scale modifier in the Westbrook LAP. This lack of set direction is not the same as a free for all. Minto's Proposal goes against the spirit of the LAP. Minto's request for DC/M-H2 would be more than double the density scale envisioned in what could generously construed as a Neighbourhood Connector zone. Due to the area's limited access to major connector roads it would be more accurately interpreted as a Neighbourhood Local which would make Minto's plan between triple to quadruple the expected density.

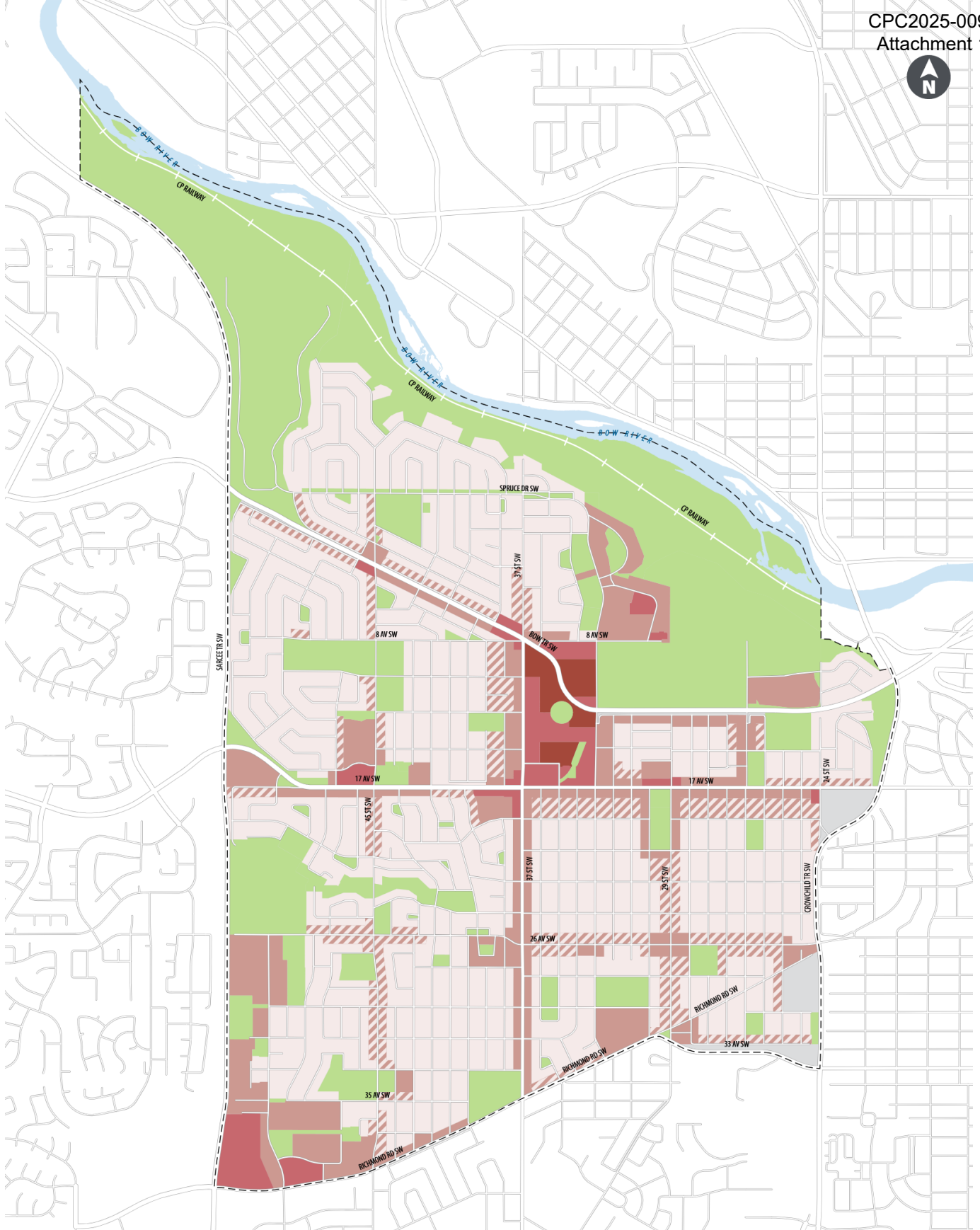
Today's decision should be guided by the years spent carefully considering reasonable densification in our communities. Minto's Land Use Change fails to abide to either of these documents. Minto's plan is exponentially above any densification considered for the area and is therefore not reasonable. Since it is not reasonable it must be refused.



**Map 3:**  
**Urban Form**

**Legend**

- |                          |                     |                           |                                   |
|--------------------------|---------------------|---------------------------|-----------------------------------|
| <b>Urban Form</b>        | Neighbourhood Local | Parks and Open Space      | <b>Additional Policy Guidance</b> |
| Neighbourhood Commercial | Commercial Centre   | City Civic and Recreation | Active Frontage                   |
| Neighbourhood Flex       | Commercial Corridor | Regional Campus           | Comprehensive Planning Site       |
| Neighbourhood Connector  | Natural Areas       | No Urban Form Category    | Plan Area Boundary                |



**Map 4:**  
**Building Scale**

**Legend**

- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- No Scale Modifier
- Parks, Civic and Open Space
- Plan Area Boundary



## Public Submission

CC 968 (R2024-05)

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First name [required] M Scott

Last name [required] van der Lee

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour





## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We need more affordable, multi unit housing in this area. All the developments of residence i see are by off-hours contractors, with very little concern for community safety (ie: no fence around site, noise past 10pm, etc). A large project would require compliance with zoning and other bylaw, to the benefit of the residents.  
Plus, housing in this city does not adequately house our citizens, and after the recent rental price extravagance, we could all use more options for legal living, if for no other reason than to limit all these illegal suites popping up.  
In closing, a lot of us would like to see Viscount Bennett redeveloped into affordable housing.  
Thank you.



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CC 968 (R2024-05)

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First name [required] Margaret

Last name [required] Watt

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Development of Viscount Bennett Site, LOC2023-0359 Land Use Re-designation

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

As a resident of Killarney, I am opposed the Viscount-Bennett development as currently proposed by Minto, for the following reasons:

**Density and Build Height:**

The proposed density is many multiples of the surrounding community and also much higher than laid out in the Westbrook LAP for such developments. Similarly the surrounding neighbourhood is predominantly one to two stories, with a few four story structures. As proposed the development is seven stories over much of the site with three towers of sixteen stories, along Crowchild Trail. There is nothing like it in the area.

**Traffic:**

As somebody who lives in the area, the traffic studies are not credible and I am concerned about safety. The Viscount Bennett Site and the residents, east of 29th Street have only three enter and exit points. Richmond Rd, 28th Ave and 25th Street. Even at our current population the Richmond Rd and 28th Ave intersections are an issue. Adding 3000+ people at the Viscount Bennett site will significantly increase the stress on these intersections. The proposed traffic light tinkering will not solve the problem.

**Infrastructure:**

The infrastructure in the area is over 70+ years old and it is showing its age. We have been told by Minto and the City that it is all good, but that is not credible.

**Construction:**

The community is facing several years of construction at the site. Millions of tonnes of construction materials will be delivered via Richmond Rd. or 25th Street. The delivery trucks will exit on 25th Street or 28th Avenue. Apparently this issue is for future consideration, as though the health and safety of the residents is not worthy of discussion.

**Engagement:**

Lack of engagement, by Minto and City of Calgary, with the Community & Community Associations has been the norm for this development. The Richmond Knob Hill and Killarney Glengarry Community Associations have submitted well thought out options, for the development of the site. These options have been ignored by Minto and worse by the City.

**What we want:**

City Council to take the side of the residents of Richmond Knob Hill and Killarney Glengarry and reject this project as it is currently proposed. Reject both the land use change and the building height relaxation.

Make Minto and the City return to discussions with the communities, to develop a well thought out plan, for reasonably, sustainable density, that will enhance the existing communities.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]

Bonnie

Last name [required]

Kaplan

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

land use amendment application, LOC2023-0359 at 2501 Richmond Road SW

Are you in favour or opposition of the issue? [required]

In opposition



Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The Minto plan for redevelopment of the Viscount Bennet lands is so bad -- it calls for:  
—1500 units for about 2000 people will result in a ridiculous density of over 140 UPA (units per acre) in a community currently at less than 10 UPA.  
—A pathetic attempt at green space: 1 acre from 11.5 acre parcel, for over 2000 people.  
—ZERO AFFORDABLE UNITS — why are they not required to address this item?



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CC 968 (R2024-05)

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First name [required]

Helga

Last name [required]

Vanthournout

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Outline Plan, Policy &amp; Land Use Amendment in Richmond at multiple addresses

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Our city needs more housing, and it cannot and should not provide this by expanding the limits of our built up areas when we still have so much room within the city.

Provided the additional traffic flow has been taken into account, the location and proposed density of the the former Viscount Bennett High School site are excellent. The community will benefit from the higher buildings along Crowchild, which will protect the rest of the neighborhood against the noise and dust of the motorway.

On that same topic, the developer must see to it that triple glass panes are used and appropriate indoor air quality measures are taken to protect the residents of the new buildings that will go up on that site.

Furthermore, the developer must see to it that the compulsory 1 bike stall per unit is both safe and easily accessible for daily commuters (so not behind three heavy doors that risk damaging the doors and/or bike).

The City of Calgary also needs to keep investing in its public transportation (the frequency of that MAX line must go up) to make it a viable alternative for more of the new and existing residents.

Thank you for your consideration.



## Public Submission

CC 968 (R2024-05)

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First name [required] Ann

Last name [required] Marsh

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition





## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I feel the need to comment of the proposed development by Minto of the old Viscount Bennett site. I feel that Minto has been totally uninterested in how their plan will affect our established neighbourhood. They seem to be ignoring the concerns our community has put forward. Their planned density is way too large for this area. I have been checking out new builds near C-trains stations and bus routes. Six storeys seem to be the norm so why plan anything higher for our neighbourhood. The increased traffic even with limited heights is going to severely affect this corner. The infrastructure is old, what sized development can it handle. Not the Minto sized one I expect. Also, Minto has taken away a well-used large green space and have planned a tiny park, ignoring the city's own requirements for green spaces.

Please reconsider agreeing to Minto's plan without any changes to make it more consistent with the character of our established neighbourhood. And make sure that they are compliant with the city's own plans for neighbourhood development.



## Public Submission

CC 968 (R2024-05)

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First name [required] Brandon

Last name [required] King

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters 2501 Richmond Land Use Amendment

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

This plan should absolutely be approved. It is currently on a completely underutilized property located adjacent to an underutilized transit corridor. It is a 20-minute bus ride from downtown. It should be a no-brainer to approve projects like this in such close proximity to downtown. There is simply no better location to build a high-density housing project than this site. Building this project will reduce housing costs across the city by increasing supply and support local businesses by increasing the number of customers in the immediate community.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This note is directed specifically to any council members who identify themselves as fiscally conservative. This project is vital to protecting the financial viability of Calgary. This project will reduce infrastructure costs over the entire city, as denser neighbourhoods require less miles of roads, less miles of pipes, fewer police and fire stations, and shorter transit routes compared to single family houses. In every city where it has been researched, it has been found that single family housing requires more services to support them than they pay back in property taxes. They end up getting subsidized by denser areas of the city, which also typically end up being poorer areas, too. We simply cannot afford to continue the endless suburban sprawl Calgary has attempted over the past 60+ years, and this project will help to relieve the stress. If you truly want to lower property taxes for Calgarians, you will approve this project to decrease the costly sprawl we suffer from in Calgary. And to any October voters who is listening to this meeting, the council members who vote against this proposal want your property taxes to increase to support the services to support continued sprawl that cannot cover its own costs with their own taxes.

Finally, you will hear the opinions of people living in this community, but when you consider these opinions, remember the 1200 families who make their future home in this project whose voices aren't here today. Every single one of these families will approve of this project. They will be excited to have affordable housing located near downtown and to have the ability to establish their home in a vibrant community. But they won't even know this will be an option for them until the project is approved, built, and made available to them. So please, keep in mind the people that don't even know yet the benefits this project will bring to them.



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CC 968 (R2024-05)

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First name [required] Richard

Last name [required] Marsh

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land Use Redesignation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

A complicated case. The City wants increased housing through higher density and the residents want a stop to this oversized development.

To simplify the decision, imagine our lives if this project is approved: it starts in the morning when the roads are completely clogged with morning rush hour traffic. Then throughout the day the roads are busy and occasionally clogged from all the delivery trucks (Amazon, Purolator, Canada Post, UPS, etc.) going to and then returning from the development. Then it's time for the afternoon rush hour. The roads will be constantly busy as people head home, not as bad as in the morning but still bad. Then just to end the day we will have all the food delivery vehicles (Skip the Dishes, Door Dash, Uber Eats, etc.) racing into and out of the development. Finally, around 8 o'clock we will be able to get out of our homes without being pinned in by traffic. And while we are stuck in our homes, we have to hope that the aging infrastructure (electricity, water, and sewer) doesn't fail us. If you have ever driven in this area you know the truth of these words.

Now imagine if you say no to this oversized project. The area will still be developed with a large number of units satisfying the City's concern on housing. The area is only minutes from downtown, this developer or another will build here. But this time however, maybe the residents will have a greater say in how it happens and that a park will NOT be built at the busiest intersection. By saying yes, the City is setting a terrible precedent for other projects. By saying no, the City is saying, the projects must be appropriately sized and the local residents must have meaningful input.

Thank you for your attention to this serious matter.



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CC 968 (R2024-05)

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First name [required]

Michael

Last name [required]

Storozhakov

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

2501 Richmond Land Use Amendment

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This development answers the requirements of all relevant policy plans, from the Calgary Plan to the carefully and collectively written surrounding Local Area Plans. It connects transit-oriented development with community green space and a BRT line that's waiting for more ridership, it adds to the tax base of the community, and helps us towards the city's developed area housing unit share targets. It won't only improve accessibility and add amenities for everyone in the area, but will be a new community core for Richmond, South Calgary, and Killarney. I often visit the inner SW area and would like to live there someday, and this development would add desperately needed housing units and mixed uses to the area while answering all policy priorities and staying sensitive to community context. Please vote yes, and approve this highly needed project.



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CC 968 (R2024-05)

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First name [required]

Oxana

Last name [required]

Lyashenko

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

2501 Richmond Land Use Amendment

Are you in favour or opposition of the issue? [required]

In favour





**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This plan contains a diversity of green spaces and different types of buildings, responding to demand for housing and community space. This will help the accessibility and growth of the community, and connect to transit. I'm in favour of this proposal.



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CC 968 (R2024-05)

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First name [required]

Glenn

Last name [required]

Lefebvre

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Location Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in opposition of the proposed amendment to the Westbrook Communities LAP LOC 2023-0359 (2501 Richmond development - old Viscount Bennett School Site). Although the site is close to the Crowchild Trail/26 Ave BRT station, it is located at a dead end with short, narrow and angular streets within the community. This makes it unsuitable for internal vehicle traffic flow. Even with the current number of residents, at peak hours bottle necks can occur. Since there are no shopping centers, professional services or sports facilities nearby, residents use vehicles on a regular basis. The measures proposed by Minto to deal with the increased traffic resulting from their proposal are fundamentally flawed given the nature of the existing streets (Richmond Rd/29 St, 25 St/26 Ave and 25A St/26 Ave intersections). Even if street parking was eliminated and the City did snow removal, these intersections would become bottle necks during busy times. Having two traffic lights that close together on 29 St ( Richmond Rd and 33 Ave) would not be functional. Traffic outside of the immediate area would also be negatively impacted (Richmond Rd from 17 Ave to 33 Ave and 26 Ave from 14 St to 29 St) especially at peak hours. The proposed public park is a major downsizing from 4 acres to only 1.15 acres and would now be in a congested traffic area. I find it hard to believe that Minto could squeeze playground equipment, basketball hoops, a play area and covered seating into that small plot. The existing community residents are not going to want to converge in a small congested park area overlooked by tall buildings and traffic snarls. Residents of the Minto project would have to go into the surrounding community to walk their dogs presumably, which could have possible negative impacts for both dogs and humans. If Minto is planning to build any commercial spaces, they seem to assume any customers would walk or use BRT, since they have only mentioned creating a space for angle parking. With the 197 unit Bennett building going up just north of the Minto project which has it's parking access in the alley, there will be a real bottle-neck for vehicles exiting it and the Minto project onto Richmond Rd. With the City's new blanket zoning, the community could potentially quadruple the number or residences over the coming years, even without the Minto project. Street parking could be an issue if the complex doesn't create enough parking for residents. Water & sewer could have issues.



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First name [required] Marin

Last name [required] MacKenzie

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] 8 avr. 25

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters 2501 Richmond Land Use Amendment

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The redevelopment of this site is a big step forward for Calgary. It demonstrates that the city is taking the right steps for welcoming housing and density. This development will give people such as students, elderly folks, single parents, and everyone in between the opportunity to live in a place that has great access to amenities, such as transit and shopping. This development will help to alleviate some of the pressure being placed on other locations in the city surrounding density and affordable housing and will overall be an excellent investment into the city's future. I implore you to approve this development so that Calgary can continue to grow and change in a way that is welcoming and accessible to all.



## Public Submission

CC 968 (R2024-05)

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First name [required]                      **Brittini**

Last name [required]                      **Pacey**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]                      **Council**

Date of meeting [required]                      **Apr 8, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters                      **Land use resignation LOC2023-0359**

Are you in favour or opposition of the issue? [required]                      **In opposition**



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

16 story building does not make sense in this neighbourhood where there is no exit east due to Crowchild highway!



## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Ryan

Last name [required] Germaine

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters land use designation - LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour





## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I want to speak in favour of this development. I strongly believe that the city of calgary needs to densify its residential development. This development and the current proposed density makes sense for calgary and for this location. The development is conveniently located along crowchild and will allow for public transit. it is located close to marda loop where there are a lot services within walking distance. I live 5 blocks away from this development (I am on the east side of crowchild) and I am comfortable with the increased traffic. I do believe that accommodation needs to be made for the increased vehicle traffic to ensure that vehicles can enter and exit that development quickly. I see in the development proposal that there are some changes to be made at the 33rd ave / 29th street intersection. I also think there will potentially need to be adjustments to the richmond road / crowchild / 17th ave intersections. I suspect many cars will take richmond road north to downtown / crowchild. Overall, I strongly support moving forward with the development and considering traffic and public transit upgrades.



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First name [required]

Bev

Last name [required]

Polsky

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Viscount Bennett

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposed to the size of the project being proposed. Crowchild Trail can't support the addition of so much more traffic.  
I am for a project with a much smaller population.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Katie

Last name [required]

Derkacz

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC 2023-0359 Amendment to the Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required]

In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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## Public Submission

CC 968 (R2024-05)

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First name [required] Samuel

Last name [required] Fineblit

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Redevelopment of this site will allow for increased housing and community compared to the current vacant site. The number of units approved must be balanced between wanting to maximize housing development while also appreciating that this will put additional strain on existing community resources (parks/rec facilities/transportation).



## Public Submission

CC 968 (R2024-05)

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First name [required]

Marilou

Last name [required]

Seaman

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land Use Redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required]

In opposition





## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We already face significant challenges when trying to exit onto 29th Street from Richard Road or 28th Street when heading south or west. Similarly, accessing 26th Avenue in either direction is particularly difficult, especially during rush hour. The current traffic conditions are already overwhelming, and this development at the size they are proposing, only exacerbate the problem.



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CC 968 (R2024-05)

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First name [required] Shonda

Last name [required] Tilitzky

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I live near the Viscount Bennett school site. I am broadly in favour of initiatives to build more affordable and compact housing in Calgary. Calgary has an undeniable housing crisis. It is a city of well over a million people, with lots of new people moving to Calgary every day, and that growth rate is expected to continue. I believe it is no longer feasible to focus on single family homes in Calgary, and the city must focus on accessible, compact housing, if it is to fit the mass of people it is attracting. In my opinion, if people want affordable, single family homes, they should move to a smaller town, such as Airdrie or Okotoks. Moreover, it is irresponsible and inhumane for Calgary to privilege upper class buyers while countless lower class people in the city are struggling with basic food and shelter needs. These people deserve to not only have their voices heard, but to have their city take actions to help them thrive in the place they call home. The city of Calgary is changing, and it is high time that the council recognizes that fact. Thank you for your consideration.



## Public Submission

CC 968 (R2024-05)

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First name [required] Vincent

Last name [required] Gold

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters 2501 Richmond Land Use Amendment

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing in support of the land use amendment at 2501 Richmond, as I believe this proposal will bring significant benefits to the community and the city at large. The development of mixed-use, mixed-density spaces is crucial to fostering a vibrant, sustainable, and resilient urban environment. By integrating residential, commercial, and recreational spaces in this area, we can create a more diverse and dynamic neighborhood that caters to a variety of needs and lifestyles.

Additionally, the proximity to the MAX Yellow line is an invaluable asset that will enhance accessibility and connectivity for both current and future residents. The easy access to rapid transit promotes sustainable transportation choices, reduces congestion, and strengthens the link between this area and other parts of Calgary. This, in turn, encourages more walkable and bike-friendly communities, aligning with our city's long-term goals of reducing carbon emissions and promoting smart growth.

I believe that the proposed land use amendment will contribute positively to the community's development while supporting Calgary's broader environmental and urban planning goals. Thank you for your consideration.



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CC 968 (R2024-05)

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First name [required]

Erin

Last name [required]

Martel

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Viscount Bennett high school rezoning

Are you in favour or opposition of the issue? [required]

In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Rezoning to build more housing just makes sense. Time and time again we see that the majority of the public supports such decisions, but they are drowned out by small groups of people who claim to speak for everyone. We need more housing, and we need a government that listens to reason and the working class majority rather than the irrational fears of those who have more resources to make themselves heard.



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First name [required] Christopher

Last name [required] Axford

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Viscount Bennett School redevelopment

Are you in favour or opposition of the issue? [required] In favour





## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in favour of the redevelopment of this school to housing. Calgary is one of Canada's fastest growing cities and needs housing of all kinds, and this helps address the demand. This adds appropriate density to a community in Calgary's inner city and has good, reliable transit access. I believe concerns regarding traffic have been overblown, given that this site had up until recently been the home of a CBE upgrading program, where I retook Math 30-1 personally. If the community could handle the traffic from when this site was an upgrading school, let alone a fully fledged high school, it can handle the traffic from a new development. I also believe that because the CBE no longer uses this school, it has become a visual blight, which has negatively impacted property values. A new development would improve visual aesthetics of the area.

It would also help regain the community's peak population, which has declined in recent years. There is also an opportunity here to work with whichever party wins the federal election, as both the Liberals and Conservatives have made ambitious housing policy announcements.

In summary, I am in favour of the redevelopment of Viscount Bennett School and believe that the benefits drastically outweigh the downsides.



## Public Submission

CC 968 (R2024-05)

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First name [required] Erika

Last name [required] Jaget

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2023-0359 Viscount Bennett Redesignation

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      Objection\_Letter\_EJ.docx

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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29<sup>th</sup> March 2025

Mayor Gondek and City Councilors,

**Re: Development of Viscount Bennett Site, LOC2023-0359 Land Use Re-designation**

As a resident of Killarney, I vehemently oppose the Viscount-Bennett development as currently proposed by Minto, for the following reasons:

**Density and Build Height:**

The proposed density is many multiples of the surrounding community and also much higher than laid out in the Westbrook LAP for such developments. Similarly the surrounding neighbourhood is predominantly one to two stories, with a few four story structures. As proposed the development is seven stories over much of the site with three towers of sixteen stories, along Crowchild Trail. There is nothing like it in the area.

**Traffic:**

As somebody who lives in the area, the traffic studies are unbelievable. The Viscount Bennett Site and the residents, east of 29<sup>th</sup> Street have only three enter and exit points. Richmond Rd, 28<sup>th</sup> Ave and 25<sup>th</sup> Street. Even at our current population the Richmond Rd and 28<sup>th</sup> Ave intersections are an issue. Adding 3000+ people at Viscount Bennett will significantly increase the stress on these intersections. The proposed traffic light tinkering will not solve the problem.

**Infrastructure:**

The infrastructure in the area is over 70+ years old and it is showing its age. We have been told by Minto and the City that it is all good, but that is not credible.

**Construction:**

The community is facing several years of construction at the site. Millions of tonnes of construction materials will be delivered via Richmond Rd. or 25<sup>th</sup> Street. The delivery trucks will exit on 25<sup>th</sup> Street or 28<sup>th</sup> Avenue. Apparently this issue is for future consideration, as though the health and safety of the residents is not worthy of discussion.

**Engagement:**

Lack of engagement, by Minto and City of Calgary, with the Community & Community Associations has been the norm for this development. The Richmond Knob Hill and Killarney Glengarry Community Associations have submitted well thought out options, for the development of the site. These options have been ignored by Minto **and worse by the City.**

**What we want:**

City Council to take the side of the residents of Richmond Knob Hill and Killarney Glengarry and reject this project as it is currently proposed. Reject both the land use change and the building height relaxation.

Make **Minto and the City** return to **discussions** with the communities, to develop a well thought out plan, for reasonably, sustainable density, that will enhance the existing communities.

Yours

*Erika Jaget*

████████████████████  
Killarney Resident



## Public Submission

CC 968 (R2024-05)

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]

Max

Last name [required]

Grewar

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Viscount Bennett redevelopment

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed Viscount Bennett redevelopment is important to show Calgary's commitment to building more housing and a better city. As I am sure you will hear, plenty of people want housing but just not the type that is proposed or not where it is proposed. Somewhere else, just not here. Something you might or might not hear is reference to transit oriented development, but news flash, this is transit oriented. It is besides the max yellow, it is brown field, and it is needed. This is the transient, mythical spot that people keep talking about whenever arguing against other developments, if we are to show Calgary's commitment to a better more livable city then this is the place to build. If not here where?



## Public Submission

CC 968 (R2024-05)

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First name [required]

Tanis

Last name [required]

Sudlow

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As someone who lives in this community, this land should be developed to its maximum potential. Increasing the density of the proposed development allows for more young people like myself to live and work in inner city areas. With the cost of living and scarcity of viable housing options, it is important to maximize these developments.





## Public Submission

CC 968 (R2024-05)

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First name [required]

James

Last name [required]

Masters

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Outline Plan, Policy and Land Use Amendment in Richmond (Ward 8) at multipl

Are you in favour or opposition of the issue? [required]

In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I'd like to express my support for the rezoning of the former Viscount Bennett school site. As a large unused space in a vibrant inner city area, with connection to the MAX Transit line, the site is well suited to dense development, as proposed, that could support the City of Calgary's goals of creating more housing in developed areas and encouraging a more urban, affordable, engaging city both for longtime residents and newcomers. Thanks for considering my thoughts. I hope to see the project move forward as part of our city's growth!



## Public Submission

CC 968 (R2024-05)

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First name [required]

Craig

Last name [required]

Varjassy

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



Public Submission

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

---

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hi,

I am a home owner on 24a street sw. My wife and I bought a unit in a 4 plex last year and we are both strongly in favor of rezoning for more density. House prices are extremely unaffordable right now. To buy a condo unit is half a million dollars, it leaves no hope for young full time working professionals to buy a place and start a family. From my experience the people opposed to rezoning got their places many years ago and are just afraid of any small change, it won't affect them, but it could help to provide more housing opportunities.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Denys

Last name [required]

Robinson

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Viscount Bennett - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



**Public Submission**

CC 968 (R2024-05)

---

ATTACHMENT\_01\_FILENAME

---

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This looks like an excellent project to me. Although I bought a house a couple of years ago, this sort of project includes the kind of homes that my family was looking for when we purchased (and are in short supply in Calgary).

Multi-residential buildings with access to transit on the nearby BRT route.

Calgary needs more housing and this is another great opportunity to build.



## Public Submission

CC 968 (R2024-05)

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First name [required] Kathryn

Last name [required] Davies

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Viscount Bennett

Are you in favour or opposition of the issue? [required] In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME            MNC Viscount Bennett.pdf

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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info@moreneighbourscalgary.ca  
X: @YYCNeighbours  
Instagram: @moreneighboursyyc

March 31, 2025

Dear Mayor Gondek and Members of Council,

More Neighbours Calgary is writing in strong support of the proposed redevelopment of the former Viscount Bennett High School site. As an organization committed to increasing housing supply and promoting inclusive, sustainable growth in Calgary, we believe this project is a significant step toward achieving those goals.

The Viscount Bennett proposal directly addresses the urgent need for more housing in our city. Calgary is facing a housing crisis marked by rising rents, limited supply, and increased demand—especially in established neighborhoods. This site presents a rare opportunity to add a substantial number of homes in a well-connected, inner-city location.

Importantly, this location is directly served by the MAX Yellow Bus Rapid Transit line. The site's proximity to high-frequency public transit supports the principles of transit-oriented development, enabling more Calgarians to live car-free or car-light lifestyles and reducing the environmental and financial burdens associated with car dependency. The project will also deliver important public amenities, including a new bus station, road upgrades, and the creation of a new public park or gathering space. These investments will benefit not only the residents of the new development but the surrounding neighborhoods as well.

The proposed redevelopment aligns with the Municipal Development Plan's vision for increased infill and greater density in established areas. Promoting this type of growth helps ensure a more efficient use of infrastructure and services, and it contributes to a more financially sustainable tax base. Balanced development across the city is essential for both affordability and livability.

We are also concerned about the broader message sent by Council's recent rejection of the Glenmore Landing proposal—a decision that risks damaging Calgary's reputation as a city open to investment, innovation, and sustainable development. Supporting this proposal offers Council an opportunity to reaffirm its commitment to progress and smart growth.

For these reasons, More Neighbours Calgary strongly urges City Council to approve the Viscount Bennett redevelopment.

Sincerely,

Kathryn Davies and Willem Klumpenhauer  
On behalf of More Neighbours Calgary





## Public Submission

CC 968 (R2024-05)

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First name [required] Kimberly

Last name [required] Warnica

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC-0359

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I oppose the addition of this extremely high density construction. The community does not have the necessary ease of access to major roadways to facilitate the addition of this many new residents. Traffic on 26th and 33rd avenues is already very busy. Adding this many new residents to the community will become very challenging for everyone to get in and out. Thank you for your consideration.

Current resident of Richmond



## Public Submission

CC 968 (R2024-05)

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First name [required]

Phyllis

Last name [required]

Hawley

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land Use Redesignation LOC 2023-0359

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I believe that this is an excellent location for higher density housing. It is close to the City Centre and Crowchild Trail. It is an opportunity for folks to use City Transit to access downtown which cuts down traffic jams and pollution.



## Public Submission

CC 968 (R2024-05)

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First name [required] Justin

Last name [required] Simaluk

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Viscount Bennett

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support this project. It's medium to some slightly high density and right near transit which is where we're supposed to be building, nodes and corridors blah blah blah. My larger concern is with the Community Association of Richmond Knob Hill who appear to be peddling misinformation around this project like they're some sort of authoritarian government. It would be great to see what the "Professional Engineers" that they have retained to speak on infrastructure issues. However, this report appears to be hidden and not available. Maybe in the future we can do away with Community Associations being involved with planning. It certainly seems like it's just a bunch of busy body neighbours who don't understand what they're talking about. There also is an issue with Community Associations that seem to be actively spreading misinformation about the growth goals of the City.

Maybe they shouldn't exist at all?



## Public Submission

CC 968 (R2024-05)

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First name [required]

Gary

Last name [required]

Thompson

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

2501 Richmond Land Use Amendment

Are you in favour or opposition of the issue? [required]

In favour





## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I used to go to Viscount Bennet for summer school and upgrading courses. I actually used to walk there, so I know just how walkable and convenient the area is. Because it's a former school site, it already had a rush hour flood of car traffic while in operation, which the existing roads handled just fine. It's just a very convenient and sensible location for higher density in my opinion.



## Public Submission

CC 968 (R2024-05)

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First name [required]

Ella

Last name [required]

Haggis

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Mar 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use resignation - LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a resident of Ward 8 and I often support businesses to the west of me in Marda Loop, Glamorgan, and Richmond. I also happen to experience constant construction being built around me. It's a nuisance, but I love my neighbourhood with its vibrancy, green space, and local business, so that outweighs my frustration with the background noise. Plus, the buildings around me look great and knowing that more people will get to enjoy this area makes me excited. As a person in my 30s I would like to see the Viscount Bennett land use change because I want more housing options close to transit that are thoughtfully planned to get built in Calgary, and it seems pretty sensible to me to build densely on an empty patch of land near transit and a major road. Sometimes it feels like the voice of a 30 year old living in an apartment is less important than the voice of a 60 year old with a single family home all to themselves. I don't understand why a community association with unelected power can persuade more people than data and a cost of living crisis. People like me are on the verge of losing our accommodation because of aging buildings and no other affordable options. The day I get notice that my building is being torn down is the day I will ask myself "Can I afford the city I was born in?" and "Why do some people care more about traffic than keeping me in this city?". I also don't see why any sensible developer would try to build a similar project in Calgary if this development gets shot down in the approval stages, and that worries me. I think panic has overblown the imagined negative impact this project will have, and I would urge those in opposition to think about the negative impact of a Calgary that is failing to adapt to the needs of Calgarians.



## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]

Doug

Last name [required]

Roberts

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Item 7.2.8 from the Feb 27/25 CPC Meeting -- LOC2023-0359, CPC2025-0098

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      SubmissionToCouncil20250401.pdf

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

See attached submission.

**To: Calgary City Council**  
**From: Doug Roberts**  
**Re: Outline Plan, Policy and Land Use Amendment in Richmond (Ward 8) at multiple addresses -- LOC2023-0359, CPC2025-0098**  
**Date: April 1, 2025**

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As background, my experience with urban planning issues in and around the community of Richmond/Knob Hill (“RKH”) has included the following:

- 1) acting as Chair of the Development Committee for the Richmond/Knob Hill Community Association (“RKHCA”) during the period from 2010 to 2018; and
- 2) serving as a resident representative for the Community of Glendale on the Working Group for the Westbrook Communities Local Area Plan (the “WCLAP”) during the period from 2019 to 2023.

As a former RKHCA Development Chair I have followed the proposed redevelopment of the former Viscount Bennett High School site (the “Site”) with great interest, and wish to express my support for the captioned proposed outline plan and policy and land use amendments brought forward by Minto and City Administration (collectively the “Proposed Amendments”).

RKH was initially developed in the 1950s, primarily as single-family bungalows on 50ft wide parcels. By the late 1990s and early 2000s RKH’s R-C2 zoning, which allowed for its 50ft wide parcels to be subdivided into two 25ft wide parcels and its bungalows to be replaced with either a pair of skinny single detached homes or a pair of semi-detached homes, began to attract considerable interest among homebuilders, and the community began to redevelop and densify. The pace of RKH’s redevelopment was then accelerated by the hot real estate market that Calgary experienced around 2006, and the community has continued to experience significant redevelopment activity since.

While serving as RKHCA Development Chair, one of the primary issues the Committee identified was the urgent need for the planning policy governing redevelopment in RKH to be updated to better reflect the objectives of the City’s Municipal Development Plan. At that time the Richmond Area Redevelopment Plan was around 30 years old and did not have a vision beyond low density infill redevelopment. Without updated planning policy, RKH was at risk of transitioning from a homogenous community of wide parcel bungalows to an equally homogenous community of expensive narrow parcel infills, and largely missing this “once in our lifetime” opportunity to become a more diverse community with housing options suitable for a wider range of residents. Narrow parcel single detached, semi-detached and rowhouse units in inner city communities such as RKH may represent somewhat increased density, but they tend to be difficult for many to afford, and for older residents to navigate with their many stairs.

Fortunately, in 2019 work began on the WCLAP, a new district local area plan for RKH and nine of its neighbouring communities surrounding Westbrook Mall, which would eventually be passed by City Council in the spring of 2023. In the course of preparing the WCLAP the Site was identified as a unique potential redevelopment opportunity, given its significant size, its

location within the Core and Transition Zones of the 26 Avenue SW/Crowchild Transit Station Area, and its having been identified as surplus to the needs of its then owner, the Calgary Board of Education (“CBE”). In recognition of this significant redevelopment potential, the WCLAP designated the Site as a “comprehensive planning site”, and the adjacent block faces immediately to the:

1. north as Neighbourhood Connector, Low Scale, with a height limit of up to 6 storeys;
2. west as Neighbourhood Local, Low-Modified Scale, with a height limit of up to 4 storeys; and
3. south as Neighbourhood Local, Limited Scale, with a height limit of up to 3 storeys.

In my view the Proposed Amendments:

1. are the result of an effective engagement process conducted by Minto, which resulted in significant changes being made to address input received from, and concerns raised by, the RKHCA and RKH residents, as well as other potentially affected stakeholders such as residents of, and the Community Association for, the neighbouring community of Killarney Glengarry;
2. blend well with the rest of the WCLAP, as they propose to:
  - a. designate and build out the NW corner of the Site as park space, the design of which has been influenced by input received from residents Minto, and which will help make up for the loss of the former school playing field;
  - b. designate most of the remainder of the Site as Neighbourhood Connector, the same as the adjacent block face to the north;
  - c. apply height limits along the north, west and south boundaries of the Site that largely match the height limits of the adjacent block faces;
  - d. only allow height limits in excess of 7 storeys in the eastmost portion of the Site, which borders Crowchild Trail and is well away from the lower density homes to the west and south;
  - e. provide for at grade commercial along the north boundary next to the park space, the BRT stop and existing commercial on the adjacent block faces; and
  - f. provide for enhanced pedestrian and cycle pathways, and for on-site vehicle parking to be almost entirely underground;
3. will help to fill an identified gap in the mix of available housing options in RKH, and do so in a manner and location that is likely to have minimal adverse impact on the adjacent lower density areas of the community;
4. take good advantage of what is likely to be one of very few opportunities within RKH for any sort of comprehensive development, as the significant amount of infill development that has already taken place in RKH has left limited opportunities for assembly of multiple contiguous redevelopment-ready parcels; and
5. do a reasonable job of addressing the Site’s traffic/access challenges (which, it should be noted, also existed when the Site was an active CBE high school) by providing for improvements to the 26 Avenue SW/Crowchild Transit Station Area and the key intersections at 25 Street and 26 Avenue SW, and at Richmond Road and 29 Street SW.

Accordingly, I urge Council to approve the Proposed Amendments.

Thank you.

Doug Roberts



## Public Submission

CC 968 (R2024-05)

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First name [required]

Randall

Last name [required]

Bennett

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2023-0359 at 2501 Richmond Road SW

Are you in favour or opposition of the issue? [required]

In favour





## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my support for the 2501 Richmond redevelopment. I have lived in this neighbourhood for 35 years and have seen that site go from being a public high school (which I attended in its final year) to an adult education center to charter schools and summer classes. The location is perfect for a project such as this that brings increased density to the area. Right alongside a major road with excellent public transportation connections to downtown, U of C, MRU, Rockyview Hospital and the Foothills Hospital to name a few. In fact, there may be no better location in the city for such a project. I often think about our community's small businesses which are vital to the health and wellbeing of the community and how this project will bring in new customers. For Lemon Garden, Foodway Grocery and others which have been staples of this community. I also think about the improvements to the walkability of the neighbourhood, especially along Crowchild Trail and hopefully some improvements to the 33rd Ave overpass into Marda Loop. The project also fits in nicely with the new Richmond Green Park renovation and all that the new park will bring to the community.



## Public Submission

CC 968 (R2024-05)

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First name [required] Kelsey

Last name [required] Stevens

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Outline Plan, Policy and Land Use Amendment LOC2023-0359

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing in favour of the proposed land use amendment and subsequent redevelopment at the Minto 2051 Richmond site, formerly the Viscount Bennett school. I reside in a nearby community (Glenbrook) and regularly commute along 26th Ave over Crowchild Trail past the site. I have reviewed the proposal from the developer as well as the concerns of the nearby Richmond Knob Hill Community Association. I find the proposed development to be a thoughtful and unique way to bring high density into what is functionally an inner-city neighborhood with close access to a major thoroughfare, proximity to the c-train line (although more robust commuter connections to the c-train would be necessary), and access to a wide variety of established but underutilized amenities (schools, recreation centres). As someone who travels along these roads every day, I do not believe car capacity is an issue. We all know housing is an issue in the city; it is a major focus point of our ongoing federal election and was widely debated at the city-wide rezoning discussion. This is a unique opportunity to bring density and vibrancy using smaller, cheaper units to an established neighborhood and revitalize it, much in the way we have seen robust growth and revitalization in, say, Bridgeland. Please vote to approve this amendment and allow this development.



## Public Submission

CC 968 (R2024-05)

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First name [required] Vonny

Last name [required] Fast

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use amendment application, LOC2023-0359 at 2501 Richmond Road SW

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      Letter of opposition Minto .docx

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ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Thank you for thoughtfully reading my letter :) !

Hi to the Council & File Manager Kukic,

It's the first time I've written a letter like this - it means a lot to me and our community, so here goes:

I'm writing as a homeowner and resident of Richmond to strongly oppose the proposed Minto development (File LOC 2023-0359). **here's the key takeaway:**

**This development is far too dense for our community, will overwhelm our aging infrastructure, and has lacked meaningful community consultation - these are all facts.** See below.

### **Excessive Density**

The proposed 116-233 units per acre is nearly **three times** the 40 units per acre outlined in the Municipal Development Policy (MDP). That's not just growth—it's irresponsible overdevelopment.

### **Infrastructure Overload**

Richmond's infrastructure is already struggling. We've seen recent water pipe failures in nearby neighborhoods, and traffic congestion on Richmond Road and 25th Street is a daily headache. Adding 1,500-3,000 new residents without major upgrades will be a disaster. [And let's be honest—using an outdated traffic study from COVID, when roads were nearly empty, is misleading at best.](#)

### **Flawed Public Consultation**

Minto may have hosted information sessions, but real concerns haven't been addressed. The City of Calgary is demanding proper consultation from the Province on the Green Line—shouldn't it hold itself to the same standard when engaging with its own residents?

### **Poor Fit for Our Community**

This design doesn't align with an established community of single-family homes and small infills. And let's talk **green space**—Minto is offering just 1.8 acres when city policy suggests **7.5 to 15 acres** for this kind of population increase. That's a huge shortfall.

This proposal is not responsible to the residents and city of Calgary, it's 'too much' and benefits only MINTO the most. It needs to be rejected now or significantly revised. Responsible development should respect city policies, infrastructure limits, and—most importantly—the voices of the people who live here.

**I urge you to oppose this application.**

Thank you , Vonny Fast  
3207 25 Street SW Calgary -



## Public Submission

CC 968 (R2024-05)

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First name [required] Elizabeth

Last name [required] Frazer

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2023-0359 Land Use Redesignation-Opposition

Are you in favour or opposition of the issue? [required] In opposition





## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

LOC2023-0359 Land Use Redesignation-Opposition - Minto Richmond  
Development.pdf

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from  
providing personal information in  
this field (maximum 2500  
characters)

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Liz Frazer  
3207 25 Street SW  
Calgary, Alberta T3E1Y3

March 28<sup>th</sup> 2025

Calgary City Council  
The City of Calgary  
800 Macleod Trail SE  
Calgary, AB T2P 2M5

Subject: LOC2023-0359 - Opposition to the Proposed Minto Development in Richmond

Dear Members of Calgary City Council,

I am writing to formally express my strong opposition to the proposed Minto development in Richmond. While I support responsible development and densification, this proposal is significantly out of alignment with the existing Municipal Development Policy (MDP) for our neighbourhood and the capacity of our community's infrastructure.

### **Density Beyond Policy Guidelines**

The proposed development would introduce a density between 116 and 233 units per acre—nearly three times the 40 units per acre outlined in the MDP for Westbrook communities. This level of intensification is not only excessive but also inconsistent with established planning guidelines. Such a drastic departure from city policy raises concerns about the long-term planning integrity of our communities and sets a troubling precedent for future developments that disregard established frameworks.

### **Infrastructure Failures and Increased Strain**

The infrastructure in Richmond and surrounding communities is already under strain. We have seen water pipe failures in other neighbourhoods due to aging infrastructure, and adding between 1,500 and 3,000 new residents will only accelerate these issues. Liners have already started to be added to our pipe system. The increased demand on water and waste management systems has not been adequately addressed in the proposal, and to move forward without ensuring sufficient upgrades would be highly irresponsible.

Traffic congestion is another major concern. Our roadways are already heavily used, with bottlenecks forming westbound on Richmond Road toward 33rd Avenue and northbound on 25th Street toward 26th and 17th Avenue. Furthermore, there is no direct access to Crowchild Trail, with the nearest entry points located approximately 2 km north and 1.8 km south. Increasing population density to this level would result in a transport disaster and further exacerbate and safety concerns for pedestrians, seniors, and families in our neighborhood. I have already been hit by a car while riding my bike on 26<sup>th</sup> avenue during rush hour due to congestion and driver error not knowing the rules of a designated bike roadway.

## **Flawed Traffic Study and Safety Concerns**

Minto and the City have relied on a traffic study conducted during the height of the COVID-19 pandemic, a period in which remote work significantly reduced daily traffic volumes. Traffic has since not only returned to pre-pandemic levels but has exceeded them in many areas. To use outdated and unrepresentative data to justify the impact of such a large-scale development is deeply concerning. The safety of children, pedestrians, and seniors—many of whom live in nearby senior apartments—must be given greater priority when assessing the feasibility of increased traffic volumes.

## **Inadequate Public Consultation**

While Minto has hosted information sessions, the quality of public consultation has been poor. Many concerns raised by residents have gone unaddressed since the initial revision of the plan, which reduced tower heights to 16 stories. Meaningful consultation requires more than just holding sessions; it requires genuine engagement and a willingness to modify plans based on community input. Unfortunately, this has not been the case with Minto's approach.

It is also worth noting that the City of Calgary is currently engaged in a dispute with the Province over transit designs for the Green Line, citing a lack of proper consultation and assessment. The City has rightfully demanded to be treated with respect and consideration by the Province—yet this same standard should apply to its own residents. If the City expects thorough consultation and proper assessments in its dealings with the Province, it must extend the same level of engagement and responsiveness to its own communities.

## **Misalignment with Community Design and Green Space Deficiency**

The proposed development does not fit the existing character of Richmond. The current community is predominantly composed of single-family homes, modern duplex infills, and a small cluster of 4-6 story buildings. In contrast, Minto's plan includes three 16-story towers along Crowchild and five additional mid-rise buildings between 4-7 stories. Unlike communities in the Beltline or downtown core, Richmond-Knobhill does not have the grid-style road network necessary to support such high-density development. The lack of integration with existing neighborhood design makes this proposal fundamentally incompatible with our community.

Additionally, the planned green space falls well below the MDP's minimum requirement. The policy calls for 5 acres of green space per 1,000 residents. Given the proposed population increase of 1,500-3,000 people, the development should include at least 7.5-15 acres of green space. Instead, only 1.8 acres have been allocated, leaving a significant shortfall. For the current green space allocation to meet city policy, the development's population would need to be capped far below what is proposed.

## **Request for Council Action**

I urge City Council to reject or significantly amend this proposal to ensure it aligns with both the Municipal Development Policy and the needs of the existing community. Thoughtful, policy-

aligned growth is essential, but this level of densification without proper infrastructure planning and community alignment is not sustainable.

I appreciate your time and consideration and trust that City Council will make a decision that prioritizes responsible growth, safety, and community well-being.

Sincerely,  
Liz Frazer  
Owner of 3207 25 Street SW



cc: [Mayor Jyoti Gondek; Councillors: Sonya Sharp; Jennifer Wyness; Jasmin Mian; Sean Chu; Raj Dhaliwal; Richard Pootmans; Terry Wong; Courtney Walcott; Gian-Carlo Carra; Andre Chabot; Kourtney Penner; Evan Spencer; Dan McLean; Peter Demong, Richmond Community Association, File Manager: Mladen Kukic,



## Public Submission

CC 968 (R2024-05)

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First name [required]

Nicole

Last name [required]

McCreary

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation LOC2023-0359

Are you in favour or opposition of the issue? [required]

In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I'm in favour of creating more housing in this location, it is close to transit and we need more high density housing to make housing affordable.



## Public Submission

CC 968 (R2024-05)

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**Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.**

## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Hazen

Last name [required] Ellwood

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Viscount Bennett

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please approve this slam dunk project. The developer has listened to community concerns, cut the proposed density in half (to which point they can no longer provide retail opportunities), and is building an upgraded BRT station. This is a modest proposal for the region, with a developer who is only looking to make good on Calgary's goals to become a more resilient, sustainable, and vibrant city.





## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.**

## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Ashley

Last name [required] Bills

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No.

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2023-0359 Minto's Richmond 2501 development

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

---

ATTACHMENT_01_FILENAME	AB - 1 of 2 April 8th presentation.pdf
ATTACHMENT_02_FILENAME	AB - 2 of 2 April 8th presentation.pdf
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I would like to address city council on April 8th to show how Minto's 2501 Richmond development is not a good and Land Use application is not a good fit in the Richmond Knobhill community.

---

---

I am not asking council for special treatment, rather I am asking council to apply the same considerations that were applied to similar low activity, neighborhood-local areas within the Westbrook LAP.

Review of Key highlights from:

1. MDP

1. Neighborhood classification (table of features)
2. Maps (images from MDP, satellite)

2. Westbrook LAP

1. Form
2. Structure
3. Transit Zones (Core and Transition)

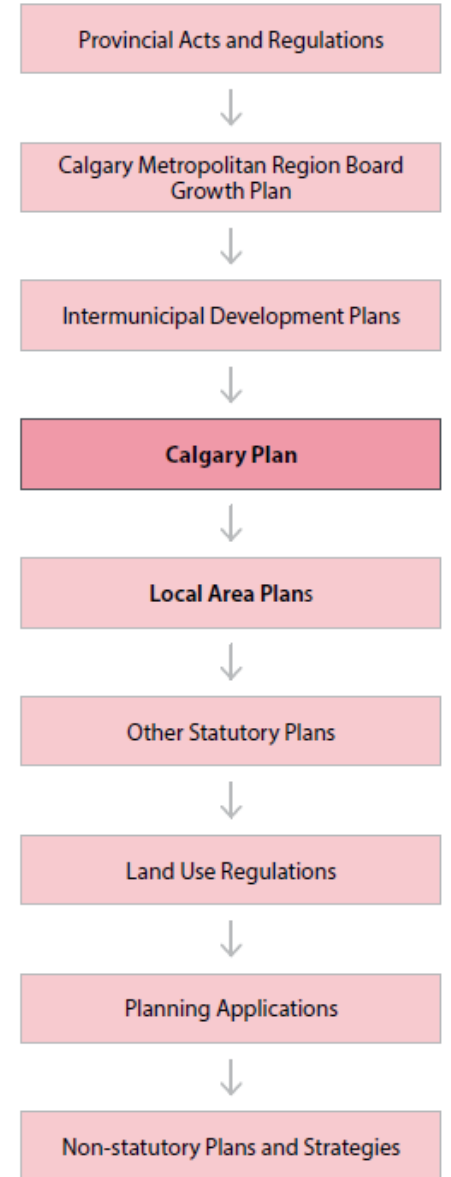
3. Suggestions on path forward

# The Calgary Plan

Calgary's Municipal Development Plan

The Calgary Plan is the municipal development plan for Calgary, guiding how the city will grow and change over the next 30 years. Directed by the Municipal Government Act, as the highest-level municipal planning document, the Calgary Plan establishes overall goals and directions for decision making about growth, future land use, mobility networks, servicing and investment.

The Calgary Plan aligns with the Calgary Metropolitan Region Board Growth Plan, connecting investments and efforts with those neighbouring municipalities. The City's other planning and strategic documents support the Calgary Plan to ensure all are working together to achieve a shared vision.



This is a draft, and further changes may be incorporated before the final version is submitted by Administration for recommendation to the Infrastructure and Planning Committee of council.

## 3.2

# City structure

Building off of the ecological and mobility networks, the city structure defines six land use and built form areas with each playing a different role in accommodating growth and change. There are four neighbourhood categories; Greater Downtown, Neighbourhood – High Activity, Neighbourhood – Moderate Activity and Neighbourhood – Low Activity, and two industrial categories; Industrial – Core and Industrial – Mixed.

The greatest opportunity for density and mixes of uses occurs in the Greater Downtown followed by Neighbourhood – High Activity areas. Neighbourhood – High Activity areas are anchored around Rapid Transit Stations. Neighbourhood – Moderate Activity areas, located centrally and along primary transit routes, provide additional density and mixed uses to a lesser degree. Lastly, Neighbourhood – Low Activity areas, though mostly residential, provide some opportunities for commercial centres and denser developments in strategic areas.

Industrial lands are responsible for economic activity and high quality jobs, they diversify the property tax base, while also helping make and deliver the goods Calgarians need, and therefore should be maintained. The two industrial areas have different levels of industrial intensity; Industrial – Core areas limit non-industrial uses and provide locations for the heaviest industrial uses. Industrial – Mixed areas, though they retain an industrial focus, allow for a greater mix of uses, and sometimes residential, if appropriate.

The city structure provides the direction to develop local planning policy to manage growth and shape development. The areas on the city structure map are broadly indicated, leaving the detailed decisions and application of land-use patterns to be set through the local area planning process.

## 3.2.2

# Neighbourhood – High Activity

Neighbourhood – High Activity areas are either within 600 metres of a rapid transit station, along a bustling main street or in areas with significant concentrations of housing, employment, and/or institutional uses. These areas draw people locally, citywide and beyond.

Given this location and draw, Neighbourhood – High Activity areas can expect significant growth, an increasingly diverse mix of uses, greater concentrations of amenities and the largest range of building scales. As they grow and change, developments of different scales and forms may locate close together or even next to each other, resulting in a dynamic environment supported by connected transit, walking, wheeling and driving networks. Patterns of density, building scale and land uses are defined through local area planning processes. Neighbourhood – High Activity areas provide opportunities to focus growth and concentrate amenities, shopping, employment, arts and culture, services and diverse housing within a walkable environment near transit.

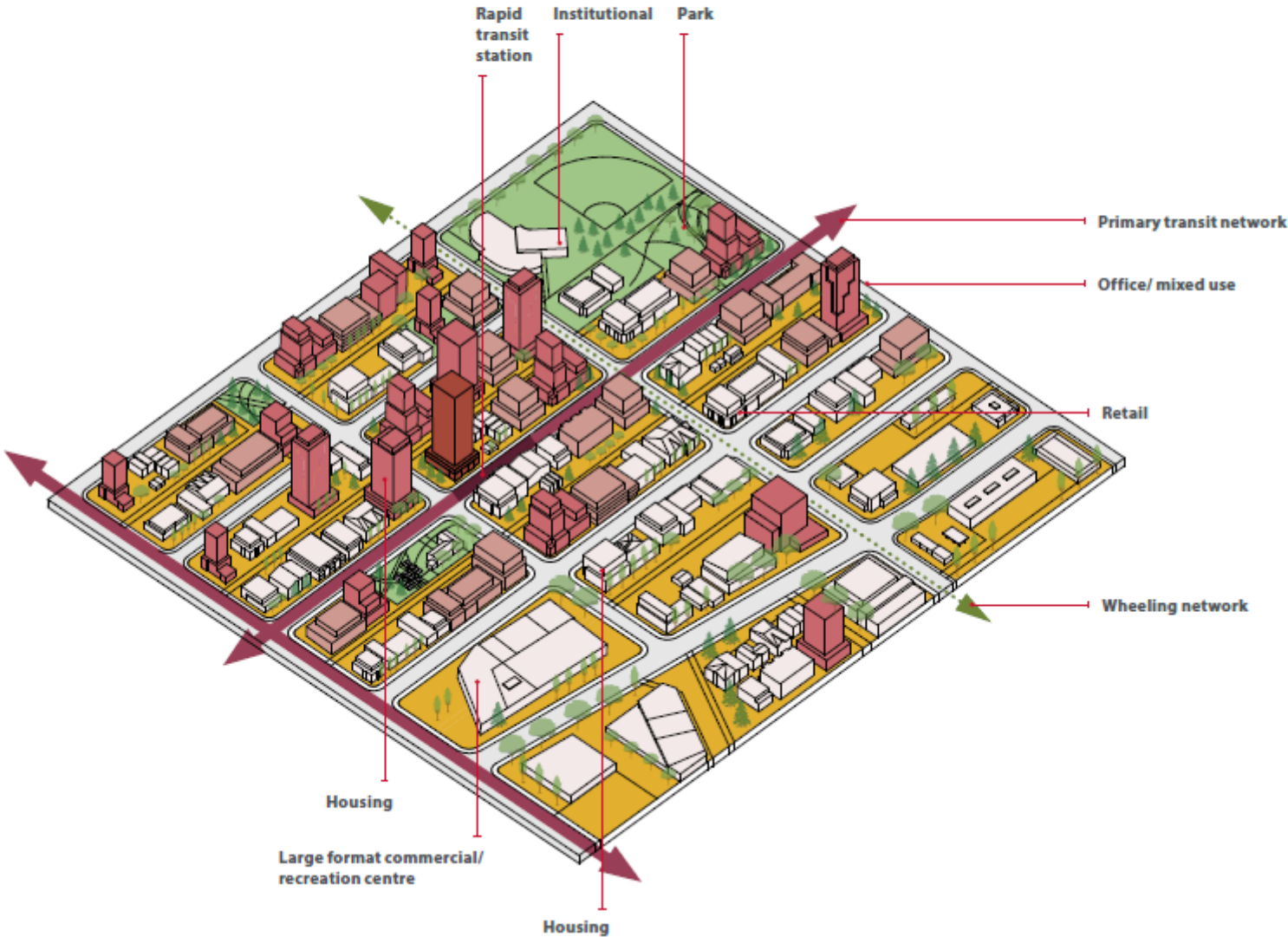
## Neighbourhood – High Activity policies

- a. In redeveloping areas, a local area plan should be used to plan Neighbourhood – High Activity areas to achieve intensities greater than 150 people and jobs per gross developable hectare or accommodate 50 per cent housing unit increase within the Neighbourhood – High Activity area, whichever is greater.
- b. In developing areas, Neighbourhood – High Activity areas should be planned and developed to achieve intensities greater than 150 people and jobs per gross developable hectare.
- c. Neighbourhood – High Activity areas should allow a broad range of uses including housing, institutional, retail, office, arts and culture, urban agriculture and employment concentrations to support citywide and local demand.
- d. Light industrial uses may be located in a Neighbourhood – High Activity area where allowed by a local area plan.
- e. Neighbourhood – High Activity areas should allow a mix of high, mid and low building scales.
- f. The highest building scale may be appropriate at locations in close proximity to a rapid transit station and when identified in a local area plan.
- g. Lower building scales may be appropriate in contexts further from rapid transit stations or in areas with poor connectivity, topographical barriers or other impediments that limit opportunities to support additional growth.
- h. Active frontages should be encouraged in areas with the greatest activity.
- i. New vehicle-oriented building forms and designs should not be allowed in Neighbourhood – High Activity areas. Exceptions may be appropriate if identified in a local area plan.
- j. The quality, connectivity and capacity of walking and wheeling networks should be improved, particularly on corridors connecting to rapid transit stations.

**Neighborhood – High Activity “... with significant concentrations of housing, employment, and/or institutional uses. These areas draw people locally, citywide and beyond.”**

This does not reflect the Viscount Bennett / Chinook Learning area currently and how Minto proposes to develop it.

# Neighbourhood – High Activity ■



### Building Scales



**Limited**  
(one to three storeys)



**Low**  
(three to six storeys)



**Mid**  
(six to 12 storeys)

Figure 11



**Mid**  
(six to 12 storeys)



**High**  
(12-26 storeys)



**Highest**  
(27+ storeys)

## 3.2.4

## Neighbourhood – Light Activity

Neighbourhood – Light Activity areas are largely residential with opportunities for commercial, employment and institutional uses. Additional uses to supplement residential can allow people to easily walk and wheel around these areas to meet many of their daily needs, accessing parks, local shopping and many services. In contrast to the other neighbourhood areas, Neighbourhood – Light Activity areas measure density by gross developable residential hectare to align with the Calgary Metropolitan Regional Board Growth Plan and focus on housing density rather than both housing and job intensity like the Neighbourhood – High and Moderate Activity areas.

Modest growth in these areas will occur over time at low to moderate densities with the highest intensities concentrated along corridors and within commercial areas. Growth will be more gradual and transition towards areas of higher activity. Patterns of density, building scale and land uses are defined through local area planning processes.

### Neighbourhood – Light Activity policies

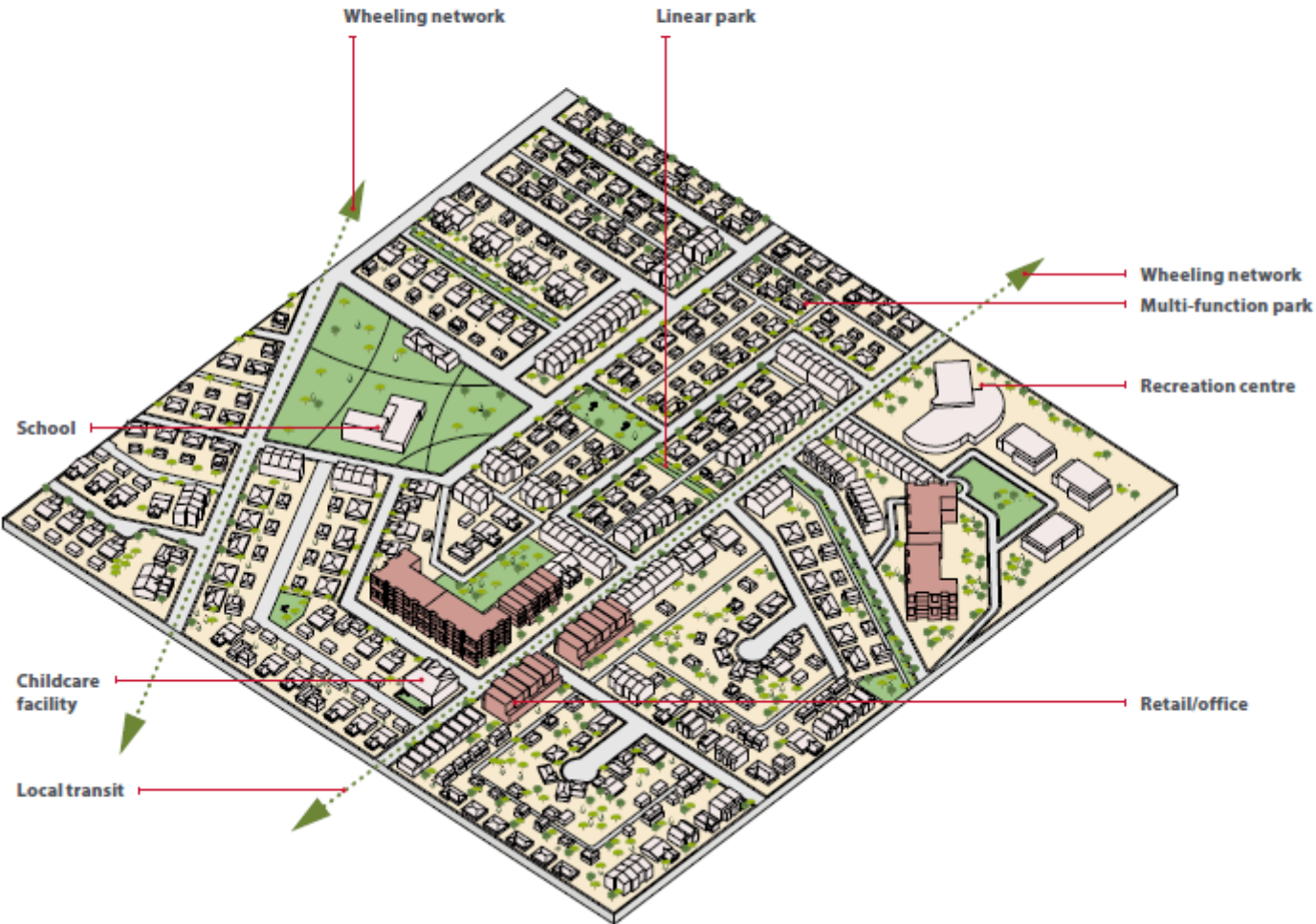
- Neighbourhood – Light Activity areas in new and amended area structure plans must achieve a minimum density of 25 housing units per gross developable residential hectare.
- Neighbourhood – Light Activity areas should allow a mix of building scales.
- Higher building scales may be appropriate if local capacity and context enables it or when identified in a local area plan.
- Neighbourhood – Light Activity areas should allow a broad range of uses including housing, institutional, retail, office, arts and culture, urban agriculture and employment concentrations to support local needs.
- Uses that attract significant activity from outside the local area should be discouraged. Local area plans may identify areas where these uses are appropriate based on local capacity and context.

Neighborhood – Light Activity “**Modest growth in these areas will occur over time at low to moderate densities with the highest intensities concentrated along corridors.. Growth will be more gradual and transition towards areas of higher activity**”

The city set out “indicators” of 50% increase in unit count and this would be still be achieved with development of the Viscount Bennett / Chinook Learning area but at a greatly reduced scale than what Minto is proposing.



# Neighbourhood – Light Activity



### Building Scales

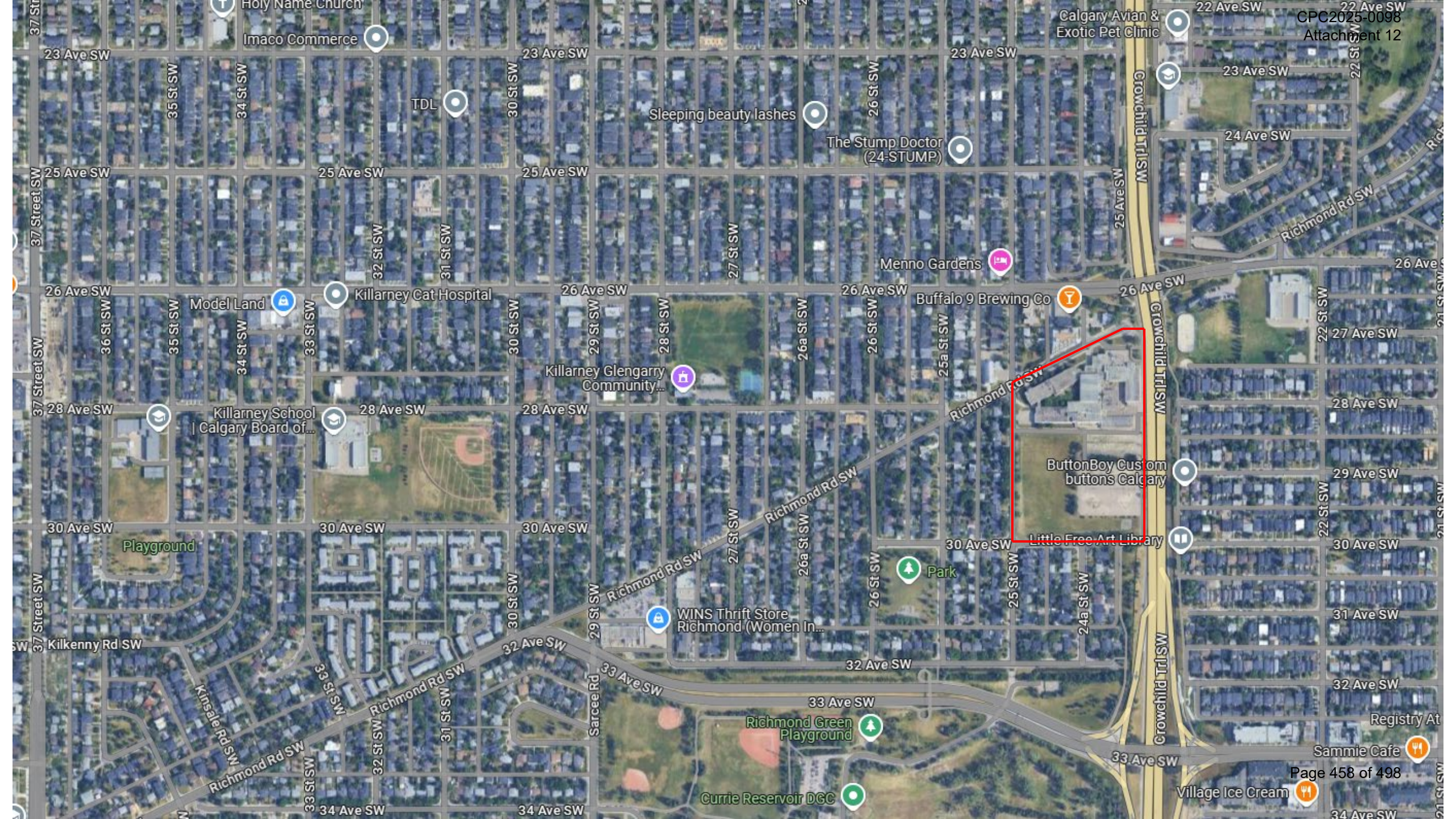


**Limited**  
(one to three storeys)

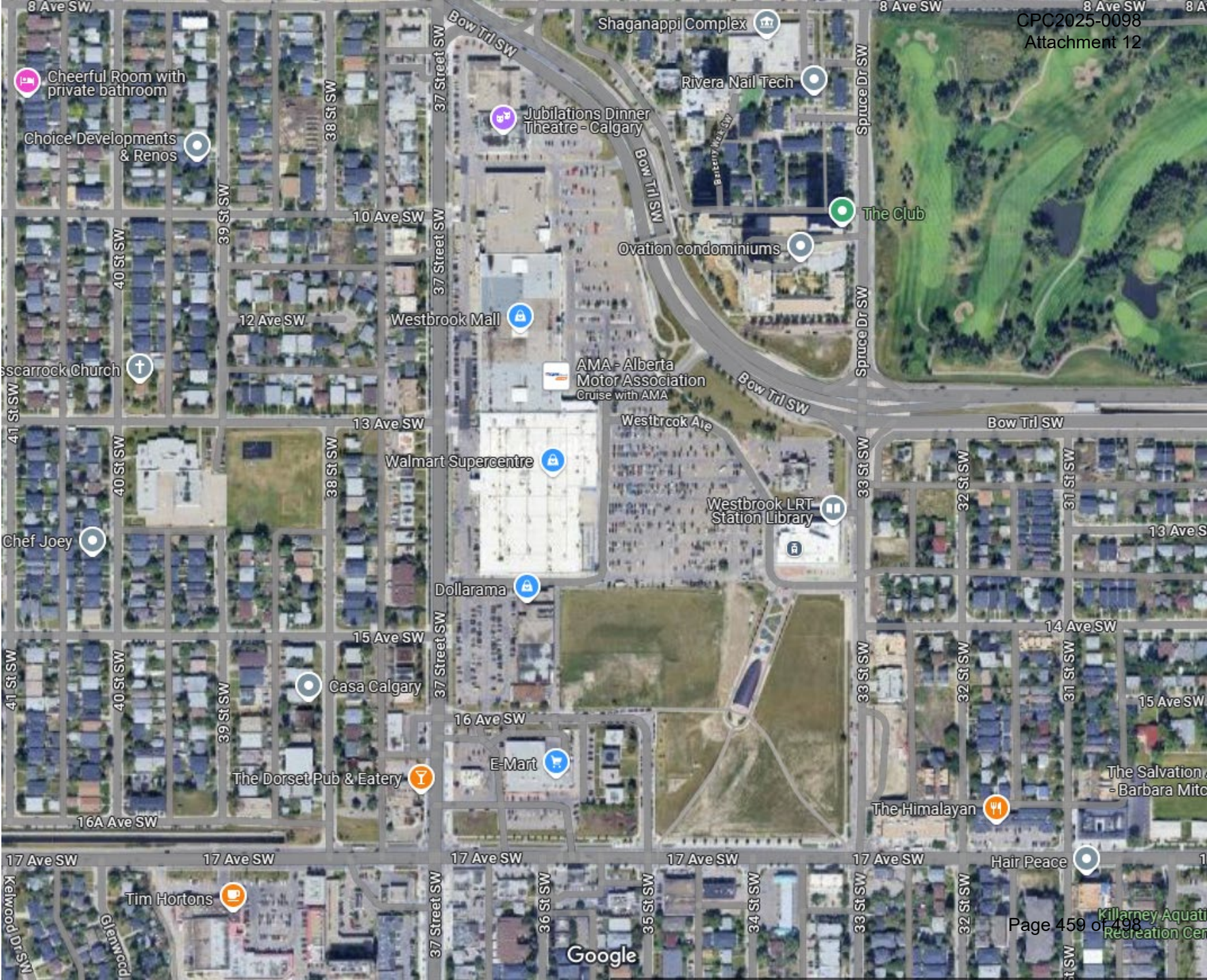


**Low**  
(three to six storeys)

Figure 13



The highest Activity Area under the Westbrook LAP, the Westbrook Mall and Transit area, is surrounded by “Neighborhood – Light” or “Neighborhood Local” urban form.



# Comparison of Area Features

	Westbrook Transit Station Area	26 Avenue/ Crowchild Transit Station Area		Westbrook Transit Station Area	26 Avenue/ Crowchild Transit Station Area
Blue Line LRT			Loading services		
<b>BRT – Yellow</b>			Offices		
BRT – Teal			Large format retail		
Main Street			Underground public parking		
Library			Surface public parking lots		
Transit hub (local & cross town)			Smaller retail units at grade		
Regional Charter (Banff & BC)			Food kiosks		
Low to High scale to support anticipated level of activity			Restaurants		
Park Space within Core Zone			Markets		
Commercial uses at grade			Grocery stores		

**Publishing Information**

**Title**  
Westbrook Communities Local Area Plan

**Author**  
The City of Calgary

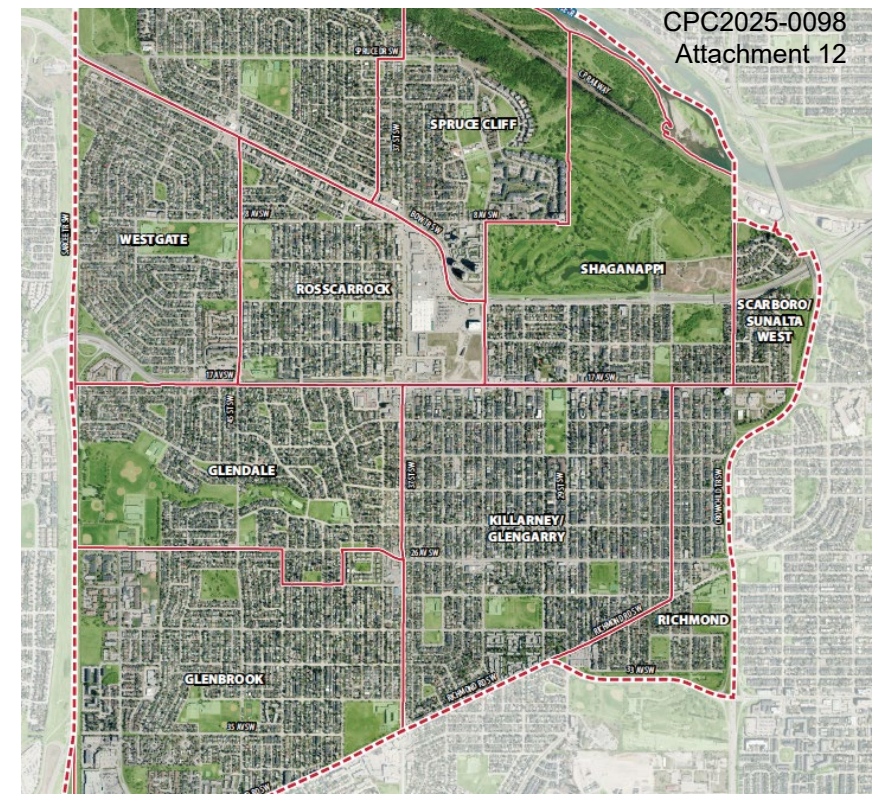
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Approved by City Council  
2023 April 25

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22-0021257-ADV-15195



# 1.1 Introduction

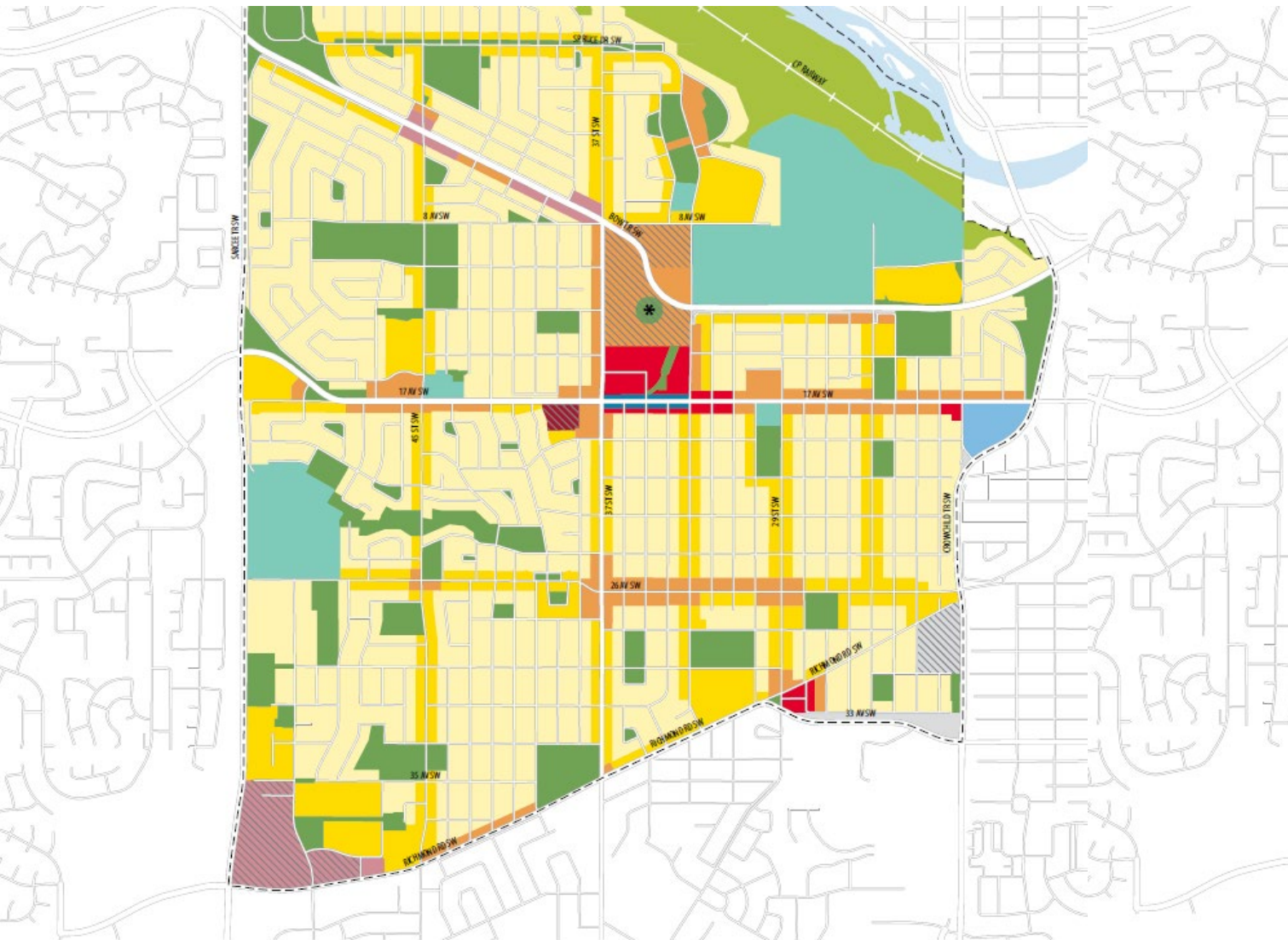
The Westbrook Communities Local Area Plan (Plan) is a statutory area redevelopment plan that guides growth and change in the communities of Glenbrook, Glendale, Killarney/Glengarry, Rosscarrock, Shaganappi, Spruce Cliff, Scarboro/Sunalta West, Westgate, Wildwood and portions of Richmond/Knob Hill (Map 1: Community Context). Located just south of the Bow River and west of Downtown, these communities are collectively known as the Westbrook Communities (Figure 2: Plan Context). The Plan takes a multi-community approach that recognizes and builds upon the shared assets and features that connect these inner-city and established communities including infrastructure, recreational amenities, cultural spaces, public parks and open spaces, Main Streets, corridors, transit station areas and Activity Centres. These ten communities have their own unique history and evolution which is detailed in Section 1.3.

Realizing the Plan's vision will depend on several factors such as population growth, economic considerations and development trends. The Plan is meant to be updated periodically as development and context changes occur.

# Westbrook Communities

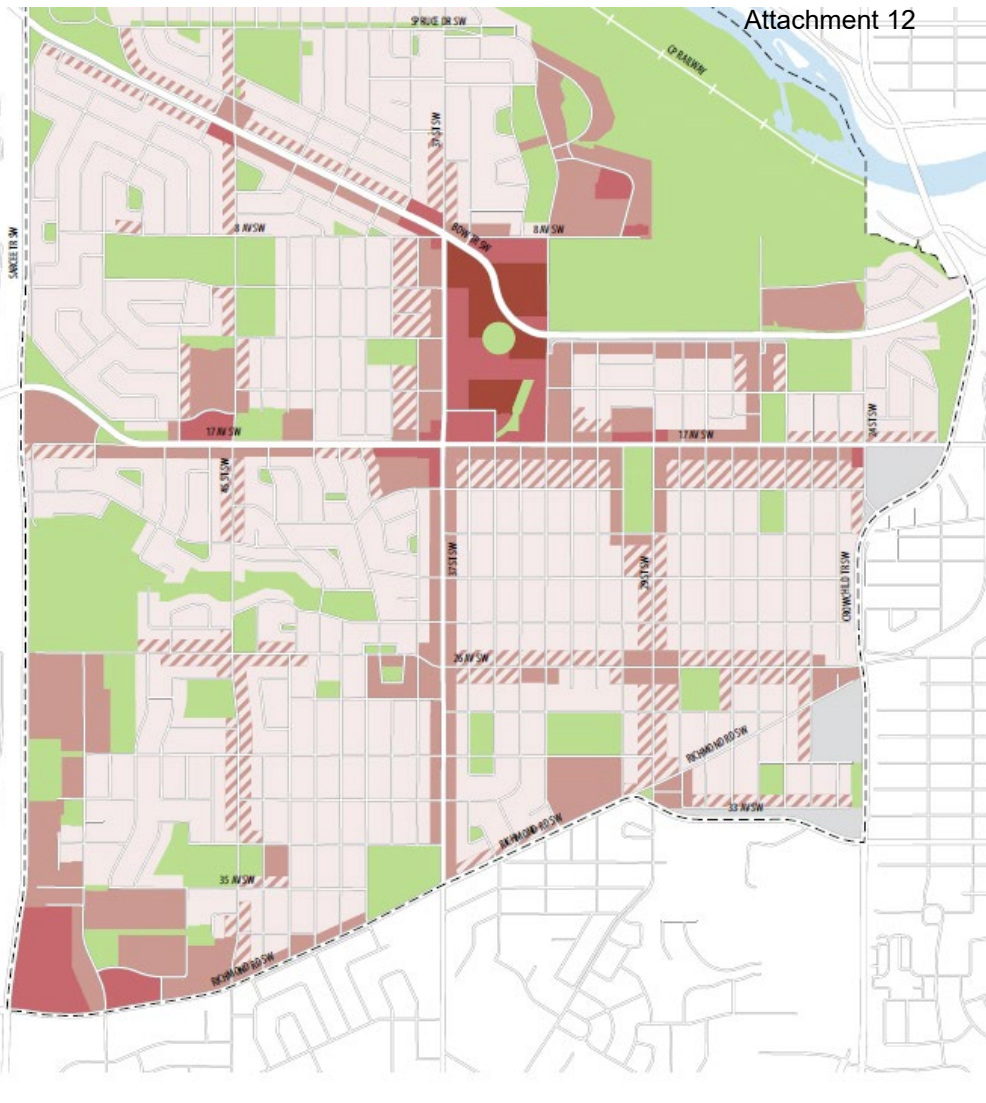
Local Area Plan





**Map 3:**  
Urban Form

- Legend**
- |                          |                     |                           |                                   |
|--------------------------|---------------------|---------------------------|-----------------------------------|
| <b>Urban Form</b>        | Neighbourhood Local | Parks and Open Space      | <b>Additional Policy Guidance</b> |
| Neighbourhood Commercial | Commercial Centre   | City Civic and Recreation | Active Frontage                   |
| Neighbourhood Flex       | Commercial Corridor | Regional Campus           | Comprehensive Planning Site       |
| Neighbourhood Connector  | Natural Areas       | No Urban Form Category    | Plan Area Boundary                |



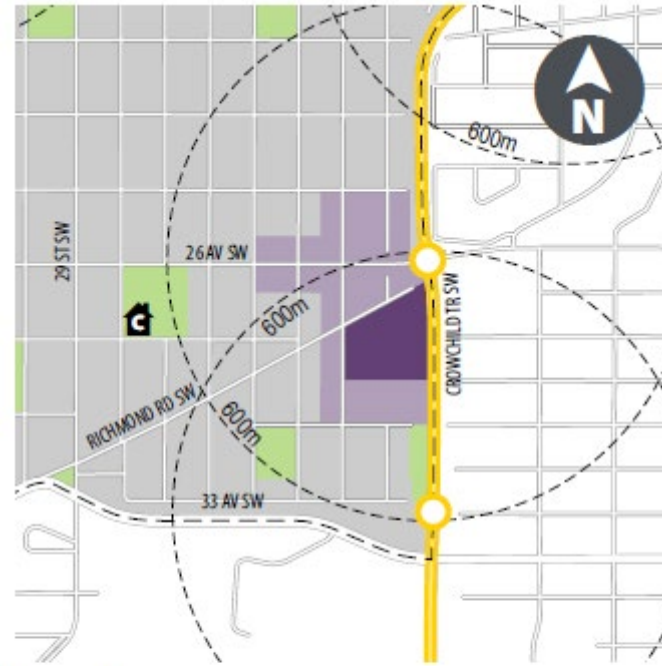
**Map 4:**  
Building Scale

- Legend**
- |                                  |                             |
|----------------------------------|-----------------------------|
| Limited (up to 3 Storeys)        | High (up to 26 Storeys)     |
| Low - Modified (up to 4 Storeys) | No Scale Modifier           |
| Low (up to 6 Storeys)            | Parks, Civic and Open Space |
| Mid (up to 12 Storeys)           | Plan Area Boundary          |

## 26 Avenue/Crowchild Transit Station Area

26 Avenue/Crowchild transit station area includes two MAX Yellow BRT stops located on either side of Crowchild Trail SW, the western station located north of 26 Avenue SW and the eastern station located south of 26 Avenue SW. (Figure 18: 26 Avenue/Crowchild Transit Station Area). The western portion of the transit station area, west of Crowchild Trail SW, is in the Westbrook Communities Local Area Plan, while the east portion is in a future local area plan. The former Viscount Bennett/Chinook Learning site is located to the SW of the transit station. The Neighbourhood Connector, and Neighbourhood Local Urban Form Categories have been applied to the area to reflect the residential and low-intensity commercial character of the area. The former Viscount Bennett/Chinook Learning site has not been given an urban form category nor scale modifier to reflect the undetermined future potential of the site.

- am. Development in the transit station area should locate vehicle access to reduce conflicts with pedestrian movement and transit operations.
- an. The relocation of the southbound MAX Yellow BRT station to the south of 26 Avenue SW should be considered with future development of the former Viscount Bennett/Chinook Learning site.
- ao. Redevelopment of the former Viscount Bennett/Chinook Learning site should provide safe and convenient and universally accessibly pedestrian connections to the future transit station.



### Legend

- 26 Avenue SW Core Zone
- 26 Avenue SW Transition Zone

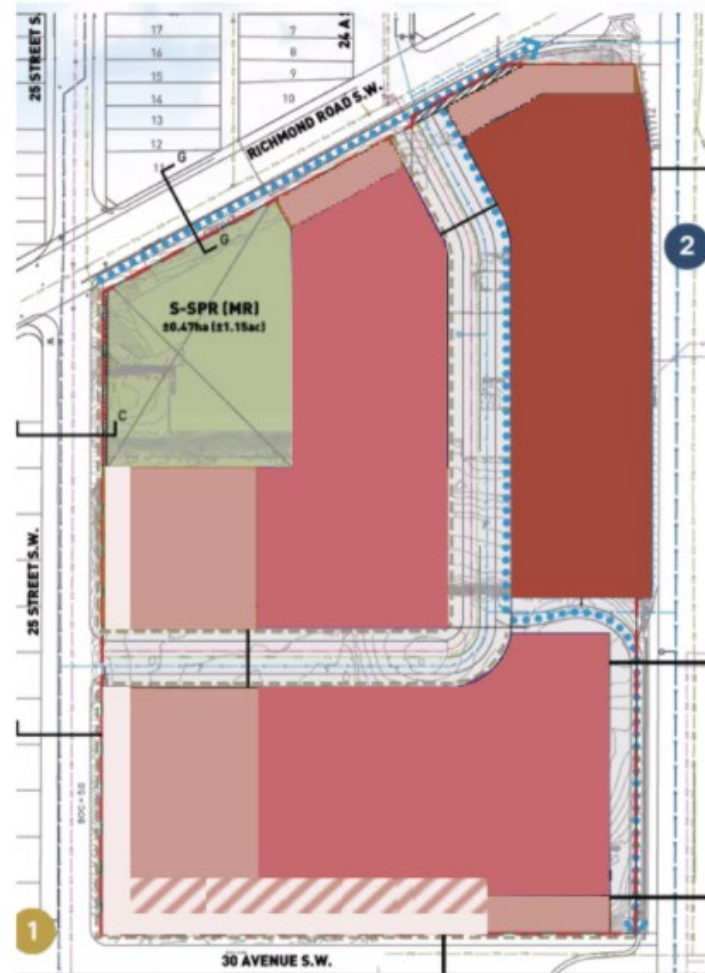
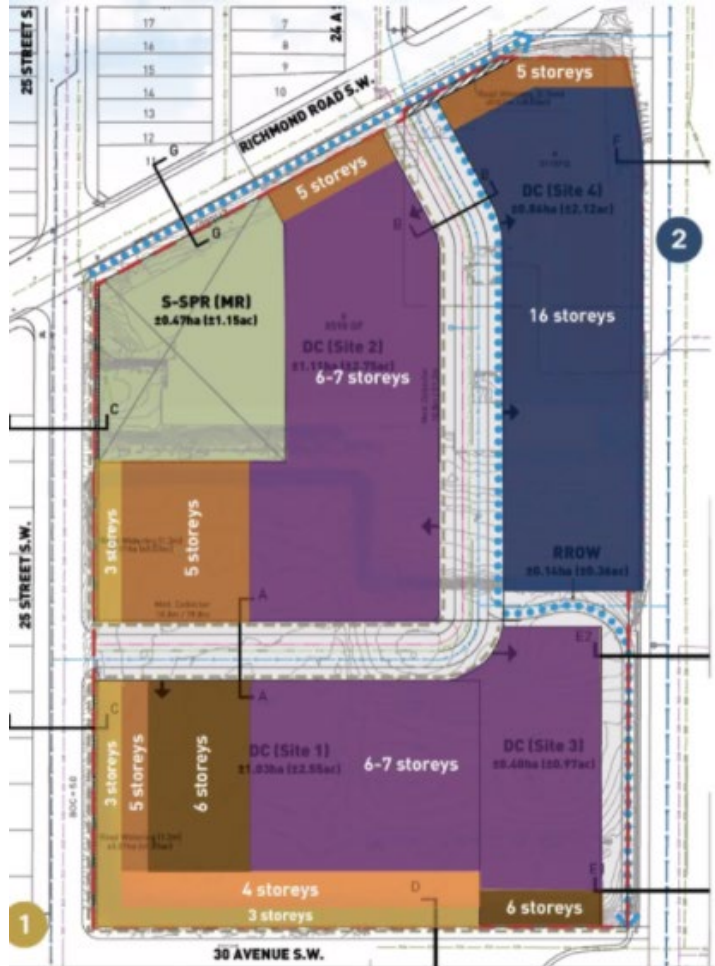
Figure 18: 26 Avenue/Crowchild Transit Station Area

Transit is a very important consideration to both the Calgary MDP and Westbrook LAP, however, urban form and scale also need to be considered.

Minto is applying the parameters that apply to characteristics of a “Neighborhood – High Activity”, or “Neighborhood – Commercial” which is completely inappropriate.

“The **Neighborhood Connector**, and **Neighborhood Local Urban Form Categories** have been applied to the area to **reflect the residential and low-intensity commercial character of the area**”

# Translating Minto's Plan to Westbrook LAP Building Scale

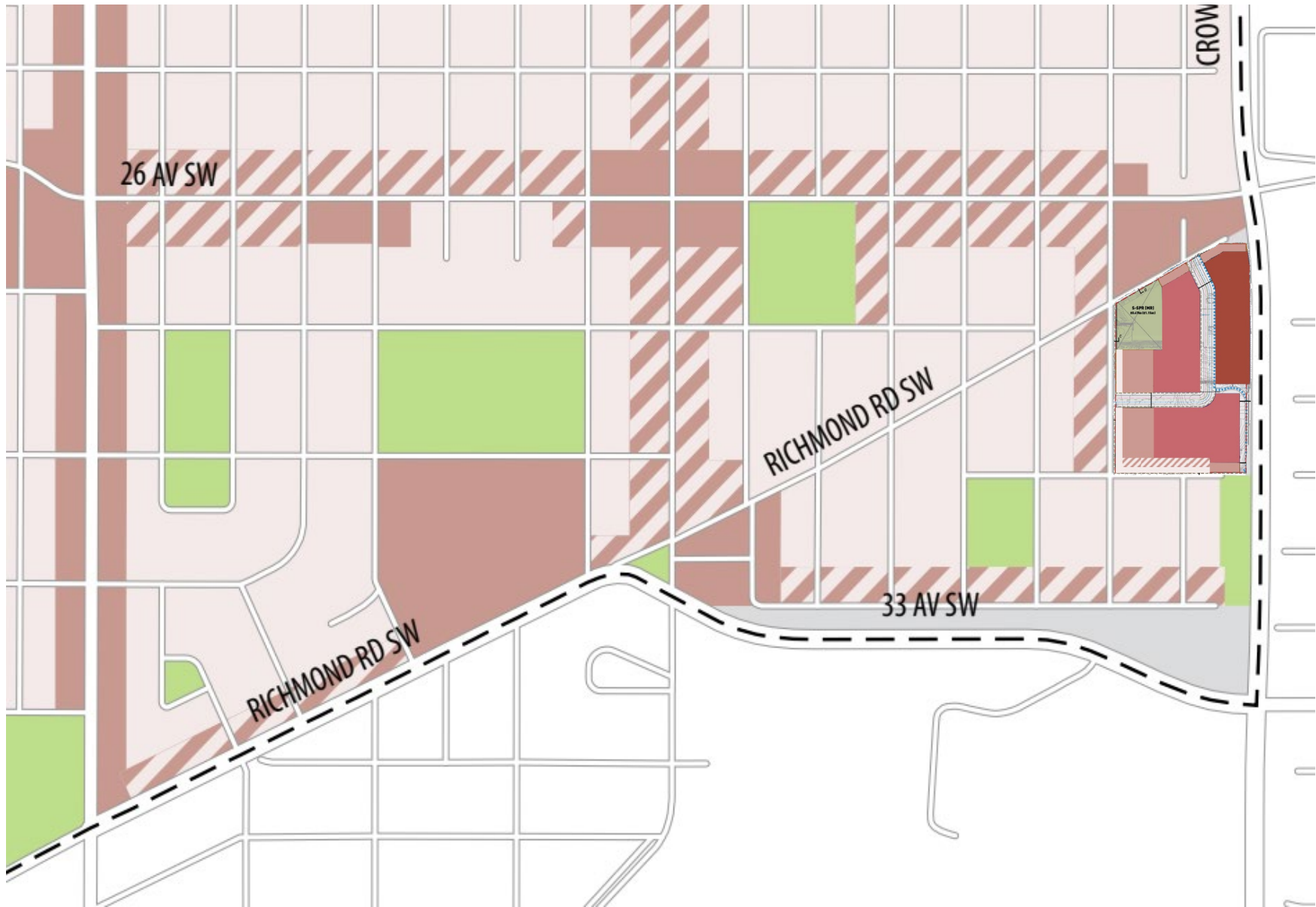


**Map 4:**  
Building Scale

**Legend**

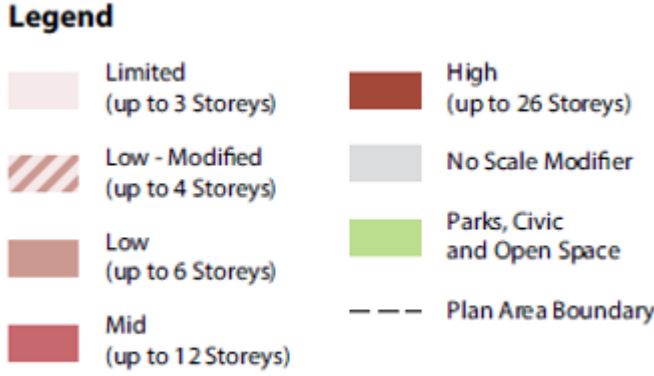
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- No Scale Modifier
- Parks, Civic and Open Space
- Plan Area Boundary





What Minto's current proposal looks like on the Urban Scale Map – this is completely out of place.

Transition from current existing single and double storey homes is much too aggressive.

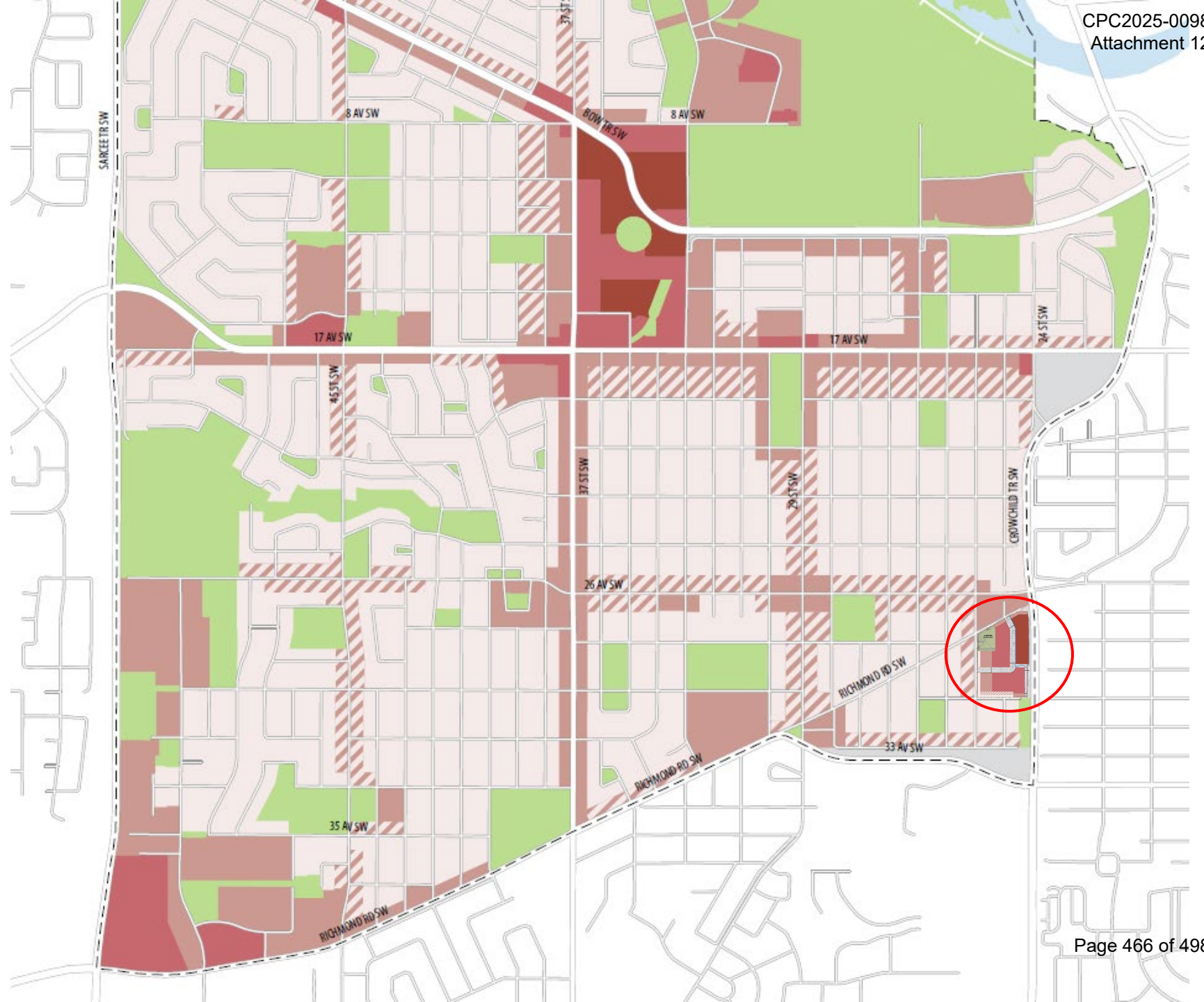


# Westbrook LAP

Zoomed out to show relative to other “high activity” areas

Completely out of character with surrounding communities and neighborhoods.

Minto’s proposal has more intense urban scale than areas with the highest activity.



# Westbrook Transit Station Area

Westbrook Station is located within a large site bounded by Bow Trail to the north, the 37 Avenue SW Main Street to the west, the 17 Avenue SW Main Street to the south and 33 Street SW to the east (Figure 13: Westbrook Transit Station Area). The station area extends beyond this site in all directions. The station is adjacent to many commercial services and public amenities, including the Nicholls Family Library, which is located within the station building itself. Westbrook Station also acts an important transit hub for the region with local, crosstown and BRT routes accessing the station. It also serves as a station for regional charter bus services to Banff and British Columbia. Westbrook Station is envisioned to be the focal point of the Westbrook Communities and is expected to have the highest levels of activity and development intensity.

The Core Zone is given a Neighbourhood Commercial urban form category and building scales ranging from Low to High to support the anticipated level of activity in this area. Park space should be pursued within the Core Zone in order to provide open space and amenities for residents and visitors to the area.

- r. Commercial uses are encouraged to be provided at grade throughout the core area and are required in key locations.
- s. A centralized park space, approximately 1.2 hectares in size, should be provided within the Westbrook Mall site to provide amenities for local residents.
- t. Development on the Westbrook Mall site should provide a network of internal streets and lanes that:
  - i. establishes a hierarchy of activity among streets, including streets that can accommodate transit access to Westbrook Station;
  - ii. locates higher activity commercial uses at grade on higher-activity streets;

- iii. locates residential uses and lower-activity commercial uses on lower-activity streets;
- iv. locates loading and servicing on lanes or low activity streets; and,
- v. provides safe and convenient pedestrian circulation through the area.

- u. Residential units may be located on the ground floor of buildings facing lower activity streets or public open spaces.
- v. Office uses are encouraged to be located closest to station access points, or along Bow Trail SW.
- w. Larger format retail uses should be encouraged to provide underground parking. Where surface parking is provided, parking areas should be small, landscaped and provided with convenient marked pedestrian access throughout.
- x. Large format retail uses may locate in the Core Zone where parking for the use is provided underground, and the use is located on the second floor or above.
- y. Large format retail may locate on the ground floor where blank facades are reduced through the use of smaller retail units or at-grade residential units to wrap the larger format retail use.
- z. Loading and servicing areas should be located at the rear of buildings and screened from public streets and higher activity private streets. New surface parking areas should not be provided adjacent to the 17 Avenue SW Main Street, the 37 Avenue SW Main Street or 33 Street SW.
- aa. The minimum building height of new development in the Core Zone should be 6 storeys, except for commercial uses that generate a high degree of pedestrian activity such as grocery stores, food kiosks, restaurants and markets.

- ab. Uses that utilize and activate the space directly above the Blue Line LRT tunnel are strongly encouraged. Such uses may include, but are not limited to:
  - i. outdoor cafes;
  - ii. temporary structures and structures that do not require a permanent foundation;
  - iii. landscaped areas; and
  - iv. pedestrian plazas.
- ac. Surface parking lots located directly above the Blue Line LRT tunnel are strongly discouraged.



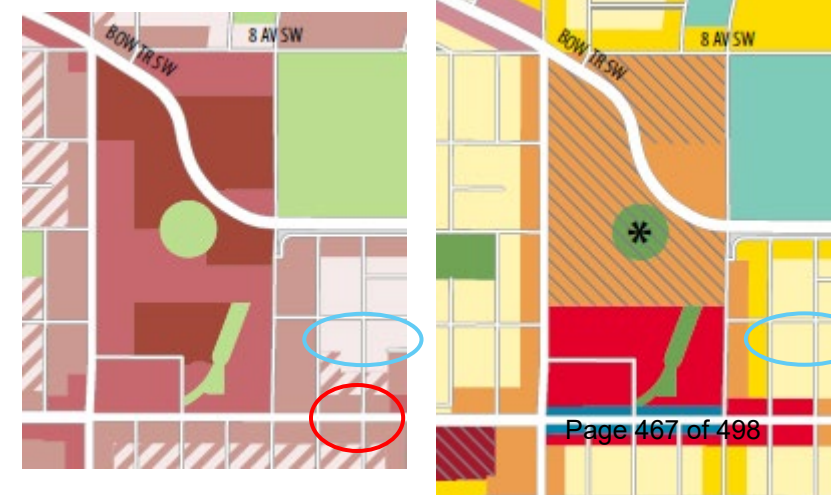
### Legend

- Westbrook Core Zone
- Westbrook Transition Zone

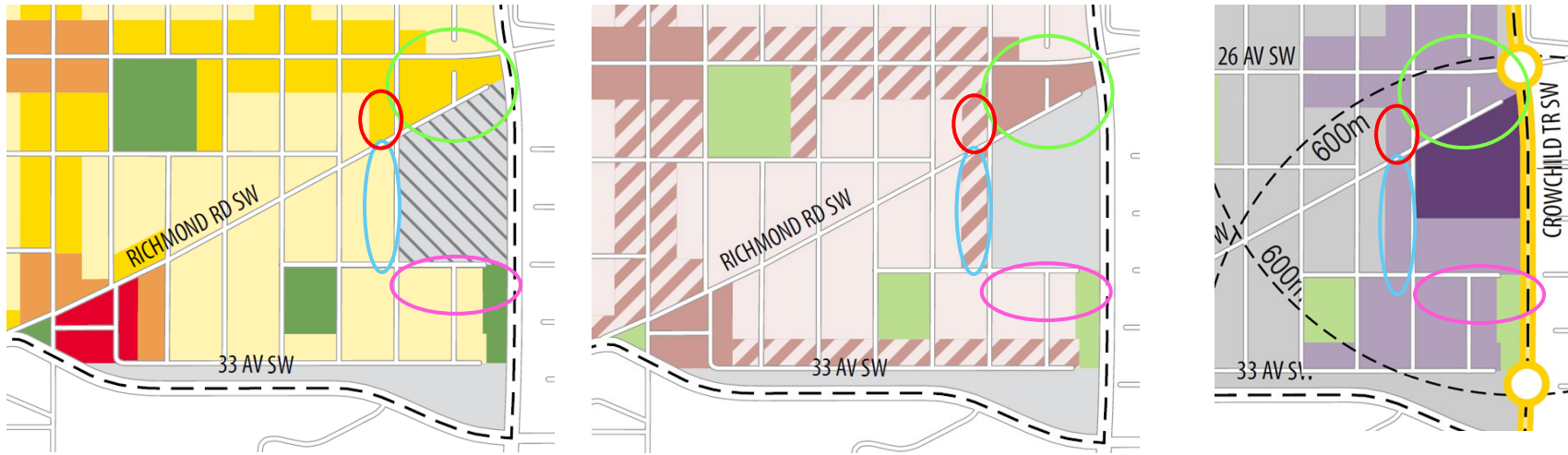
Figure 13: Westbrook Transit Station Area

Blue shows “Transition Zone” from Transit, “Neighbourhood Local” from Form, and “Limited” from Scale.

Red shows “Low” Scale even in “Core Zone”



# Putting it together for the Viscount Bennett/Chinook Learning site (other examples in the appendix)



Blue shows “Transition Zone” from Transit, “**Neighborhood Local**” from Form, and “Low – Modified” in Scale.

- **Note: although designated as Low – Modified, there are 11 houses between Richmond and 30<sup>th</sup> Avenue, 8 are bungalows and 3 are two storey homes and could be reclassified as “Low” similar along 30<sup>th</sup> avenue.**

Green shows “Transition Zone” from Transit, “Neighborhood Connector” from Form, and “Low” in Scale.

Pink shows “Transition Zone” from Transit, “Neighborhood Local” from Form, and “**Limited**” in Scale

Red shows “Transition Zone” from Transit, “Neighborhood Connector” from Form, and “Low – Modified” in Scale

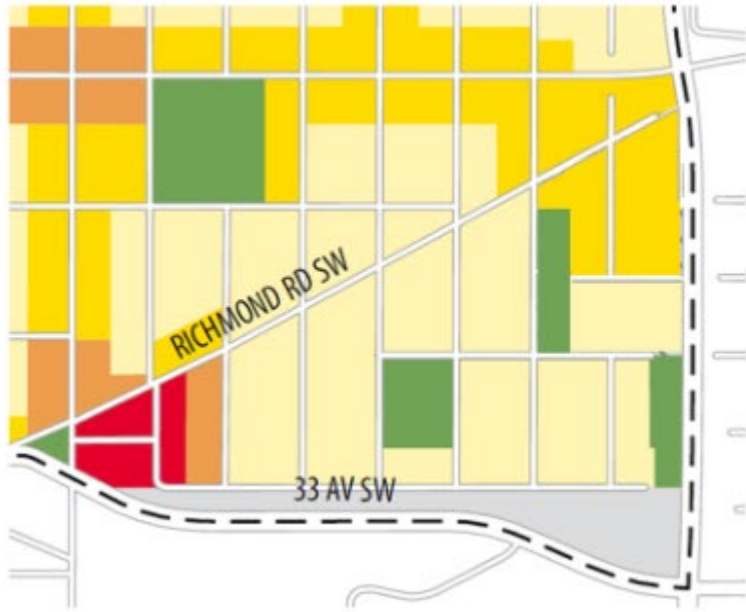
# Key Take Away and What it could look like per Westbrook LAP

1. Even in the highest activity areas like the Westbrook Mall Core Transit Zone has “Low” building scale applied.
2. Transit Transition zone can mean “Low-Modified” building scale.
3. Applying this to the Viscount Bennett/Chinook Learning site should result in only Low and Low-Modified, and as a result 3-6 storeys across the entire site. **The following per Westbrook LAP 2.2.5 Comprehensive Planning Sites**
  - i. Locate **the tallest buildings on the north of parcel** to minimize shadowing on open space
  - ii. Reduce building scale closer to 25<sup>th</sup> Street SW to **transition to the existing lower scale residential development.**



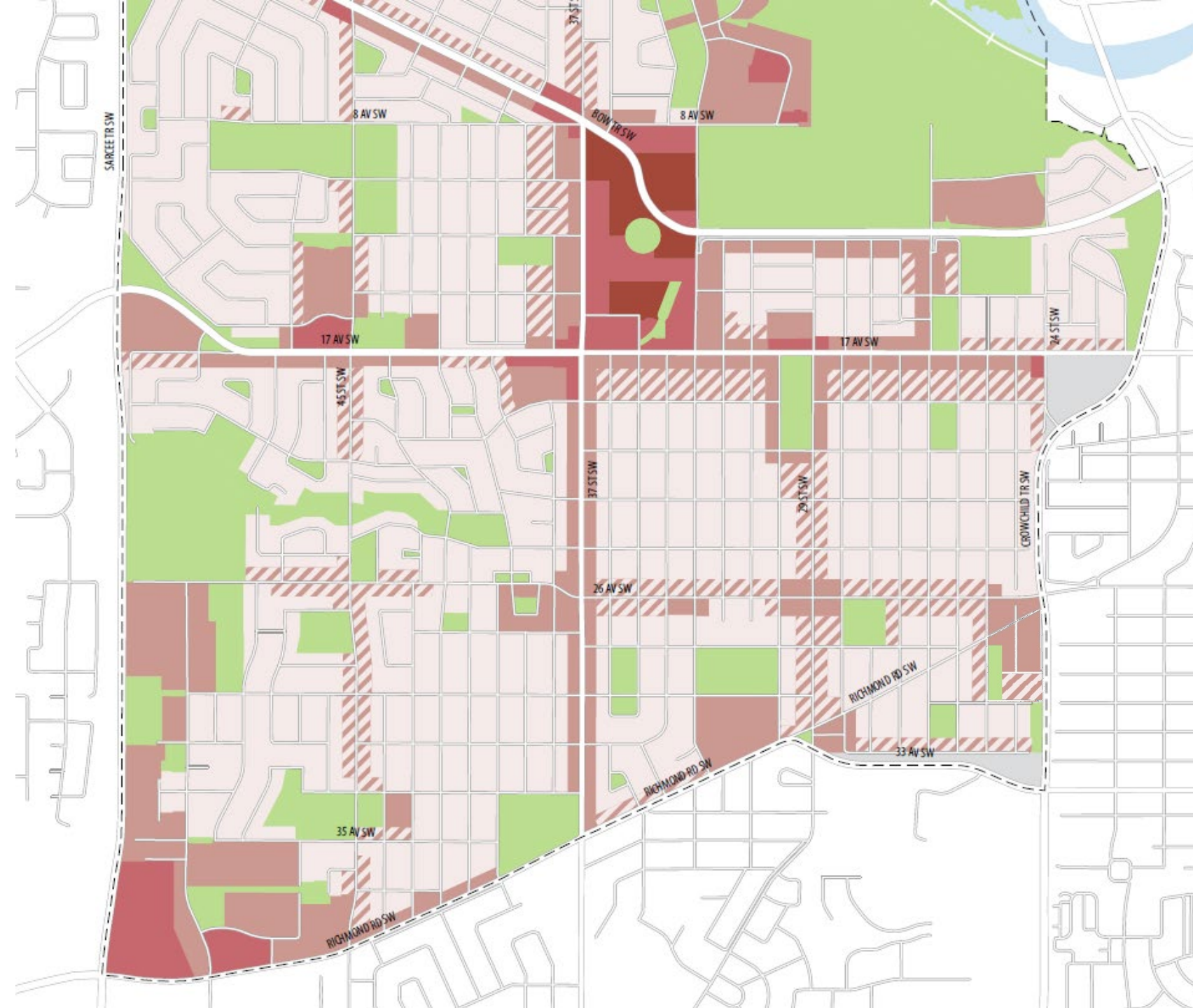
Site access at the north end further limits traffic safety and congestion issues raised by the community

# What it could look like per LAP (maintaining some green space)



Zoomed out this alternative blends seamlessly with the Westbrook LAP and is much more reasonable.

This alternative still allows the city to achieve their density goals in a much more practical way while considering the feedback from the larger Westbrook Community. (next slide)



What We Heard	What We Did
<p>Citizens cite <b>traffic safety concerns including dangerous intersections, speeding/cutting through communities, and unsafe pedestrian crossings.</b></p>	<p>We have heard concerns about traffic volume and safety in the Westbrook Communities area and have added objectives and implementation options in Chapter 3 of the Westbrook Communities Local Area Plan that prioritize investment in pedestrian, cycling and vehicular safety.</p>
<p>Citizens shared concerns that <b>increased growth and density will bring an increase in crime in the area.</b></p>	<p>To respond to concerns about safety, crime, parking, traffic volume and congestion in the Westbrook Communities area, we have added objectives and implementation options in Chapter 3 of the Westbrook Communities Local Area Plan that prioritize investment in pedestrian, cycling and vehicular mobility and safety.</p>
<p>Citizens shared concerns over the <b>loss of community feel/character as a result of increased densification.</b></p>	<p>For many communities in the Westbrook area, new growth is simply a recovery of previous population loss. Some communities have lost nearly 37% of their population. Allowing gradual growth in these communities means they can recover the populations they had lost. The Plan allows for greater growth in key areas: transit stations, Main Streets and Activity Centres, meaning that neighbourhood areas will see gradual growth and change. This approach balances the need for more growth in the community with concerns over community change.</p>
<p>Citizens shared concerns about <b>specific locations in the plan area that have been proposed for 4+ storey growth.</b></p>	<p>Multiple changes to the concepts were made based on community feedback including: areas around the Shaganappi Point and 45 Street LRT Stations and the <b>26 Avenue and Richmond Road Bus Rapid Transit stations (MAX Teal) have been reduced in scale based on feedback.</b></p>
<p>Citizens expressed that they <b>wanted to see small-scale 3+ unit homes on main streets only</b></p>	<p>We have added policies to the Plan to support small scale 3+ unit homes in areas that are on Main Streets or separated by a lane from a Main Street. These policies can be found in Section 2.2.1.6 of the Plan.</p>
<p>Citizens expressed that they <b>wanted to see to see small-scale 3+ unit homes near transit/LRT only</b></p>	<p>We have added policies to the Plan to support small scale 3+ unit homes within transit station areas. These policies can be found in Section 2.2.1.6 of the Plan.</p>

Citizens expressed concern in regard to privacy and shading and the proposed small-scale 3+ unit homes

Based on feedback received, we have updated policies in the Plan to support small scale 3+ unit homes that are designed to complement the surrounding context and that consider the impacts of the building envelope on access to sunlight and shade and the protection of existing, healthy trees or landscaping. These policies can be found in Section 2.2.1.6 of the Plan

**3 years**  
to create the Westbrook Communities Local Area Plan

**4** phases of public participation

**31** public engagement events

**23** community association sessions

**12** working group sessions

**8** landowner/development industry sessions



**152 days**  
of online engagement

**44K+**  
engagement packages & booklets mailed

**2.1M+**  
advertisements displayed

**51K+**  
instances of involvement

**3.6K+**  
instances of direct engagement participation

**9K+**  
contributions submitted

**PLEASE DON'T TREAT US DIFFERENTLY AND DISCARD THE CONSIDERATIONS THAT WENT INTO THE WESTBROOK LAP!!**



# Closing

By examining the City's MDP and Westbrook LAP I hope I have shown that Minto has grossly misinterpreted the intent of both documents by showing examples of other areas in similar form and scale as well as differentiating characteristics.

Minto is simply concerned with maximizing the number of units they can develop to increase their profitability to the greatest extent with no enhancement to the community.

I am not opposed to development but this proposal is not a good fit for the community. Transitions of building scale is much too aggressive and density is way too high.

I urge Council to use the intent of the MDP and Westbrook LAP, including feedback from countless community members via "what we heard", and **Vote NO** and **reject** Minto's Land current use application/amendment and use of Direct Control and M-H2 which exceed the MDP and Westbrook LAP.

# Appendix – reference info



## Main Streets

Portions of 37 Street SW, 17 Avenue SW and Richmond Road SW are identified as Neighbourhood Main Streets in the Municipal Development Plan. The Municipal Development Plan includes general policies and development intensity targets for Neighbourhood Main Streets.

## Activity Centres

The Westbrook transit station area and the Richmond Square shopping area are shown as Community Activity Centres in the Municipal Development Plan. The Plan identifies eight Neighbourhood Activity Centres. Two are located along Richmond Road SW at 29 and 37 Streets SW, four are located along 26 Avenue SW at 29, 33, 37 and 45 Streets SW, one is located at 45 Street SW and Bow Trail SW, and one is located along Spruce Centre SW (Map 2: Community Characteristics). The Municipal Development Plan includes general policies for Activity Centres.

## Public Transit Infrastructure

The Westbrook Communities include three Blue Line Light Rail Transit (LRT) stations: Shaganappi Point, Westbrook and 45 Street Stations. MAX Teal Bus Rapid Transit (BRT) runs along 37 Street SW with stations at 26 Avenue SW and Richmond Road SW and connects Westbrook Station and Mount Royal University to the south. MAX Yellow BRT runs along the Westbrook Communities' eastern boundary of Crowchild Trail SW with stations at 17 Avenue SW, 26 Avenue SW and Richmond Road SW/33 Avenue SW, connecting with Mount Royal University, Rockyview Hospital and communities further south with the Greater Downtown. Bus routes also provide connections throughout the area and to citywide destinations such as hospitals and post-secondary institutions. Westbrook Station is particularly important as it acts as a transit hub for city destinations, as well as regional destinations such as Banff and British Columbia.

**LAP does not identify the Viscount Bennett / Chinook Learning area as a Main Street, not an Activity Center and closest one is more than 600m away, Public Transit shows one BRT, not multiple such as in other High Activity Areas.**



- The portion of Richmond Road east of 37<sup>th</sup> street is **not considered a Main Street.**
- Even the portion that is considered a main street it is **not envisioned as high activity commercial corridor.**

### Richmond Road SW

Richmond Road SW, west of 37 Street SW is identified as a Neighbourhood Main Street in the Westbrook Communities, and the street serves as the southern boundary of the Plan. The street is important within the Westbrook Communities, connecting destinations within the Plan Area such as the 51 Street SW/ Richmond Road SW Community Activity Centre and the commercial area at 37 Street SW and Richmond Road SW to other destinations just outside the Westbrook Communities such as Richmond Green Golf Course and associated recreation area, the 3/34 Avenue SW Main Street in Marda Loop and West Hills shopping centre.

While Richmond is identified as a Main Street, it is not envisioned as a high activity commercial corridor. The mix of parcel orientations (fronting lots, flanking lots and parallel service roads), the large distances between pedestrian crossings and large sized commercial parcels makes street-fronting retail difficult along this corridor. Rather the Main Street is envisioned more as a primarily residential corridor with commercial activity located at key nodes (37 Street, 51 Street) in commercial developments that are more internally focused.

Development on sites greater than 1 hectare along the Richmond Road SW Neighbourhood Main Street should provide safe and convenient pedestrian connections from Richmond Road SW to building entrances.

## 2.5.1 Neighbourhood Main Streets

Portions of 37 Street SW, 17 Avenue SW and Richmond Road SW are identified as Neighbourhood Main Streets in the Municipal Development Plan. The Municipal Development Plan includes general policies and development intensity targets for Neighbourhood Main Streets.

These streets serve as important commercial areas and gathering places for the Westbrook Communities. 17 Avenue is a well-established commercial area consisting of a mix of retail, restaurant, personal service, medical, recreational and institutional uses and serves as a main commercial draw for the area. 37 Street, in contrast, is a developing commercial corridor, with only select commercial opportunities closer to 17 Avenue SW and 26 Avenue SW. 37 Street, however, serves as an important transit, cycling and pedestrian corridor, and is envisioned to evolve into a mixed residential and commercial street in the future.

The following policies apply to all development that has frontage on the area's Main Streets. These policies are intended to encourage the creation of high-quality buildings on Main Streets that enhance the pedestrian experience and public realm while supporting medium to high levels of pedestrian activity.

## 2.1.1 Future Growth Concept

The future growth concept set out in this Plan envisions accommodating growth and change in **key strategic areas as identified in the Municipal Development Plan**. The Plan is further informed by planning and technical analysis, as well as community engagement conducted in the drafting of this Plan. Policies in this section provide the direction to realize the vision and core values of the Plan.

The Plan envisions Westbrook Station as the central node within the Westbrook Communities, with the highest levels of activity, supported by a range of commercial and residential uses. These activity levels will be supported through well-designed buildings with higher building scales than the surrounding communities, as well as a high-quality **public realm** and street experience. This area will be where the greatest number of people visit, shop and recreate, enjoying shops and restaurants with wide sidewalks and **pedestrian** areas such as plazas. Given the significant amount of investment required to realize future redevelopment around Westbrook Station, this area will showcase a higher standard of low-carbon technology and climate-resilient buildings and site designs that will serve as a catalyst for climate action across the Westbrook Communities.

**Main Streets**, other Community **Activity Centres**, Neighbourhood **Activity Centres** and two other LRT Stations serve as secondary areas of growth and activity for the local population. Similarly, these areas will have a high-quality **public realm** and street experience, as well as higher building scales than the surrounding communities.

Other corridors, such as 29 Street SW, 45 Street SW, 26 Avenue SW and Bow Trail SW, as well as portions of 17 Avenue SW and 37 Street SW that are not identified as **Main Streets**, serve as areas of growth and activity, but generally have a more residential character than the **Main Streets**, **Activity Centres** and **transit station areas**.

The Future Growth Concept is represented on **Map 3: Urban Form** and **Map 4: Building Scale**. These two maps form the basis for guiding and enabling where growth could occur and are **intended to be interpreted together to determine the appropriate type and scale of development**. **All development should generally comply with the maps and policies from the Plan**.

These two maps indicate where future growth and activity will be focused in the Plan Area and define the general function for different parts of the Westbrook Communities. The specific urban form categories and building scales are described in relation to the overall vision in the policy sections that address each of the distinct geographic parts of the Westbrook Communities Plan Area.

Map 3: Urban Form illustrates the general location of urban form categories and the block pattern in the Westbrook Communities. Together these elements describe the primary community functions/land uses (housing, commercial, industrial, regional campus, parks, civic and recreation, and natural areas) and policy consideration for the Westbrook Communities. Urban form categories can respond to the local context through additional policy guidance.

Map 4: Building Scale illustrates the general building height and massing within the Plan Area which supports the primary functions shown in Map 3: Urban Form.

## 17 Avenue Transit Station Area

17 Avenue transit station area includes two MAX Yellow BRT stops located on either side of Crowchild Trail SW, the western station located underneath the 17 Avenue SW overpass and the eastern station located south of 17 Avenue SW. (Figure 17: 17 Avenue Transit Station Area). The western portion of the transit station area, west of Crowchild Trail SW, is in the Westbrook Communities Local Area Plan, while the east portion is in a future local area plan. The Neighbourhood Commercial, Neighbourhood Flex, Neighbourhood Connector and Neighbourhood Local Urban Form Categories have been applied to the area to reflect the mix of commercial and residential character of the area. The HMCS Tecumseh site, while located directly adjacent to the transit station, is not included in the transit station area, as it is not within municipal planning jurisdiction.



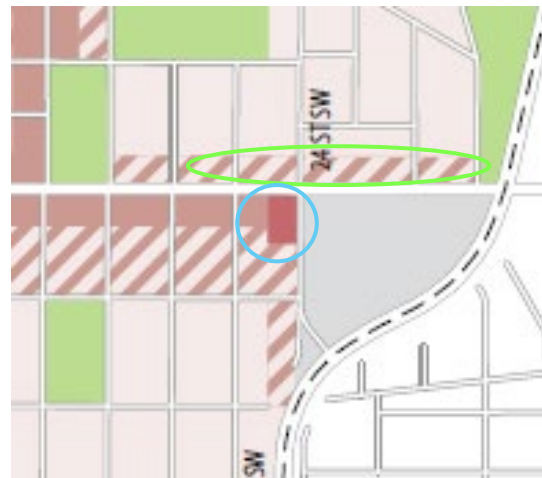
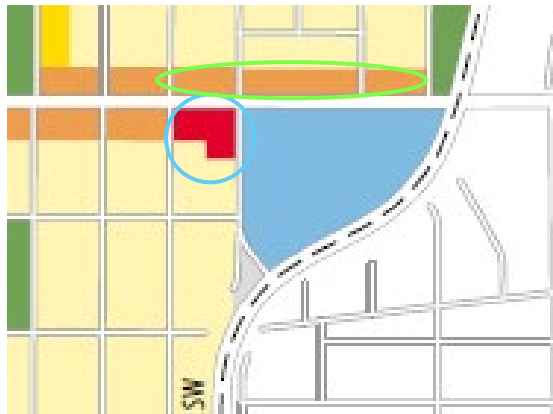
### Legend

- 17 Avenue SW Transition Zone
- 17 Avenue SW Core Zone

Figure 17: 17 Avenue Transit Station Area

Blue shows “Core Zone” from Transit, “Commercial” from Form, and both “Low” and “Mid” in Scale.

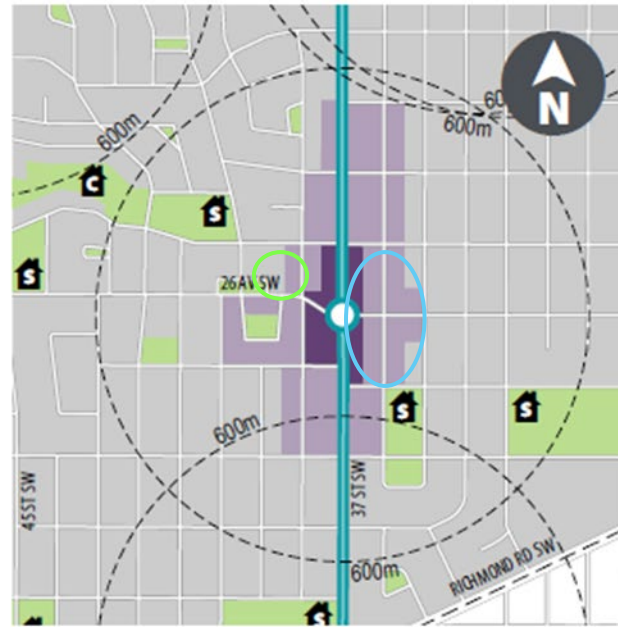
Green shows “Transition Zone” from Transit, “Flex” from Form, and “Low – Modified” in Scale.



## 26 Avenue/37 Street Transit Station Area

26 Avenue transit station area includes two MAX Teal BRT stops located at the northeast and southwest corners of the 37 Street and 26 Avenue SW intersection (Figure 15: 26 Avenue/37 Street Transit Station Area). A commercial strip mall is located on the SW corner of the station location, with existing low-density residential development located on the NW, NE and SE corners. The 37 Street SW corridor is identified as a Neighbourhood Main Street with the Neighbourhood Flex, Neighbourhood Connector and Neighbourhood Local Urban Form Categories located in the transit station area.

- ah. Redevelopment of the SW commercial strip adjacent to the station should relocate vehicle access to reduce conflict with transit operations and pedestrian movement.
- ai. Pedestrian connections to at-grade commercial spaces in the station area from transit stops should be convenient, universally accessible and safe.
- aj. Signal and intersection improvements should be installed to facilitate easy access between the transit stops and adjacent developments.
- ak. Commercial uses at grade are encouraged to face 37 Street SW or 26 Avenue SW.



### Legend

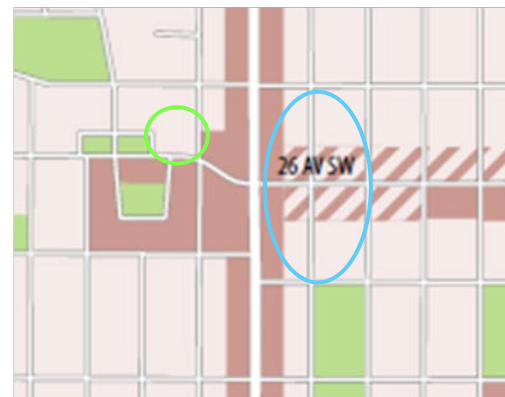
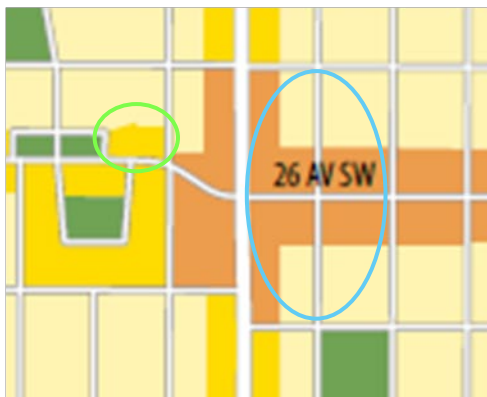
- 26 Avenue SW Core Zone
- 26 Avenue SW Transition Zone

Figure 15: 26 Avenue/37 Street Transit Station Area

Blue shows “Transition Zone” from Transit, “Flex” from Form, and “Low – Modified” in Scale.

Green shows “Transition Zone” from Transit, “Connector” from Form, and “Limited” in Scale.

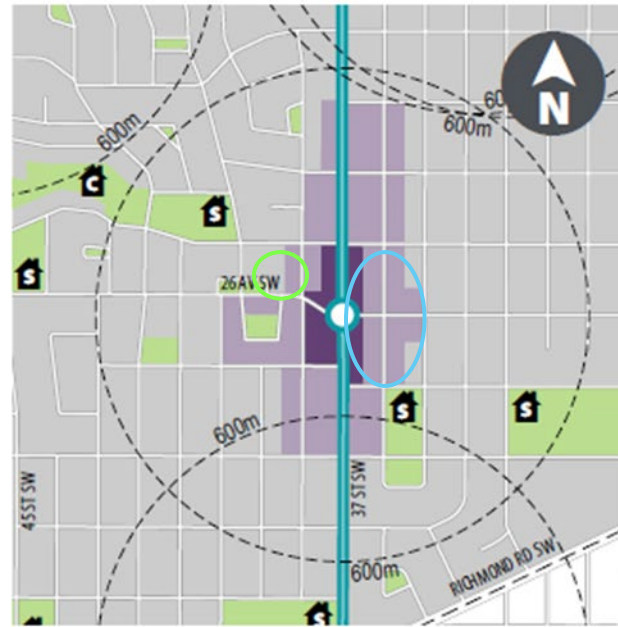
This Transit Core Zone is serviced by a Main Street and Teal BRT, as a result “Low” up to 6 has been applied.



## 26 Avenue/37 Street Transit Station Area

26 Avenue transit station area includes two MAX Teal BRT stops located at the northeast and southwest corners of the 37 Street and 26 Avenue SW intersection (Figure 15: 26 Avenue/37 Street Transit Station Area). A commercial strip mall is located on the SW corner of the station location, with existing low-density residential development located on the NW, NE and SE corners. The 37 Street SW corridor is identified as a Neighbourhood Main Street with the Neighbourhood Flex, Neighbourhood Connector and Neighbourhood Local Urban Form Categories located in the transit station area.

- ah. Redevelopment of the SW commercial strip adjacent to the station should relocate vehicle access to reduce conflict with transit operations and pedestrian movement.
- ai. Pedestrian connections to at-grade commercial spaces in the station area from transit stops should be convenient, universally accessible and safe.
- aj. Signal and intersection improvements should be installed to facilitate easy access between the transit stops and adjacent developments.
- ak. Commercial uses at grade are encouraged to face 37 Street SW or 26 Avenue SW.



### Legend

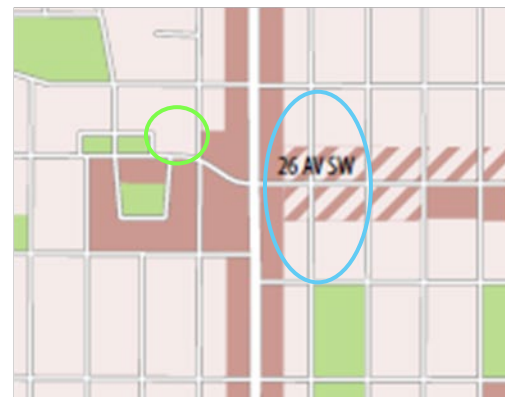
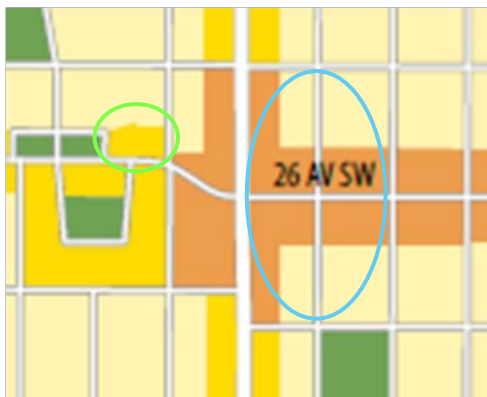
- 26 Avenue SW Core Zone
- 26 Avenue SW Transition Zone

Figure 15: 26 Avenue/37 Street Transit Station Area

Blue shows “Transition Zone” from Transit, “Flex” from Form, and “Low – Modified” in Scale.

Green shows “Transition Zone” from Transit, “Connector” from Form, and “Limited” in Scale.

This Transit Core Zone is serviced by a Main Street and Teal BRT, as a result “Low” up to 6 has been applied.





## 2.2.5 Comprehensive Planning Sites

Comprehensive Planning Sites identify and provide direction for one or more parcels where additional planning or supplementary site design will be needed to support future planning applications. These sites may have private infrastructure, such as internal publicly-accessible private streets, that service the site. These sites are envisioned to redevelop over time and are expected to integrate with the surrounding community.

### Policy

#### Site, Building and Landscape Design

- a. Comprehensive Planning Sites should undertake a master planning exercise prior to, or at the time of, a planning application and should:
  - i. identify an appropriate transition of use and scale to adjacent areas;
  - ii. identify a hierarchy of streets and pedestrian routes that connect destinations on and to the site;
  - iii. identify phasing for future development, including how parking areas change over each phase;
  - iv. identify opportunities for comprehensive energy planning to address climate change and improve climate resiliency;
  - v. use site design to activate edge conditions, including setbacks, lot patterns, building siting and landscaping;
  - vi. identify the location of publicly-accessible open space;
  - vii. identify opportunities to create a sense of place;
  - viii. integrate transit infrastructure; and,
  - ix. identify utility connections.

#### Comprehensive Planning Sites

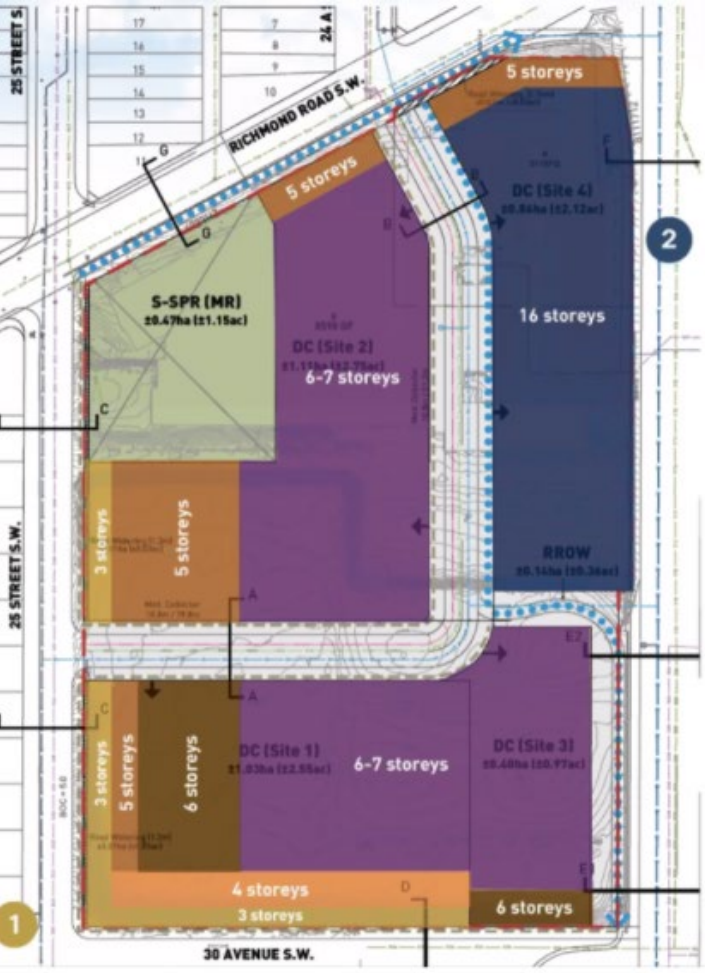
- b. Map 3: Urban Form identifies the lands to the west of Crowchild Trail SW, south of Richmond Road SW, east of 25 Street SW and north of 30 Avenue SW as a Comprehensive Planning Site. Development on this site should:
  - i. locate taller buildings on the north end of the parcel to minimize shadowing on the open space;
  - ii. reduce building scale closer to 25 Street SW to transition to the existing lower scale residential development;
  - iii. minimize driveway crossings of any new development by consolidating accesses and managing vehicle circulation on site; and,
  - iv. consider the future realignment of the MAX Yellow BRT.



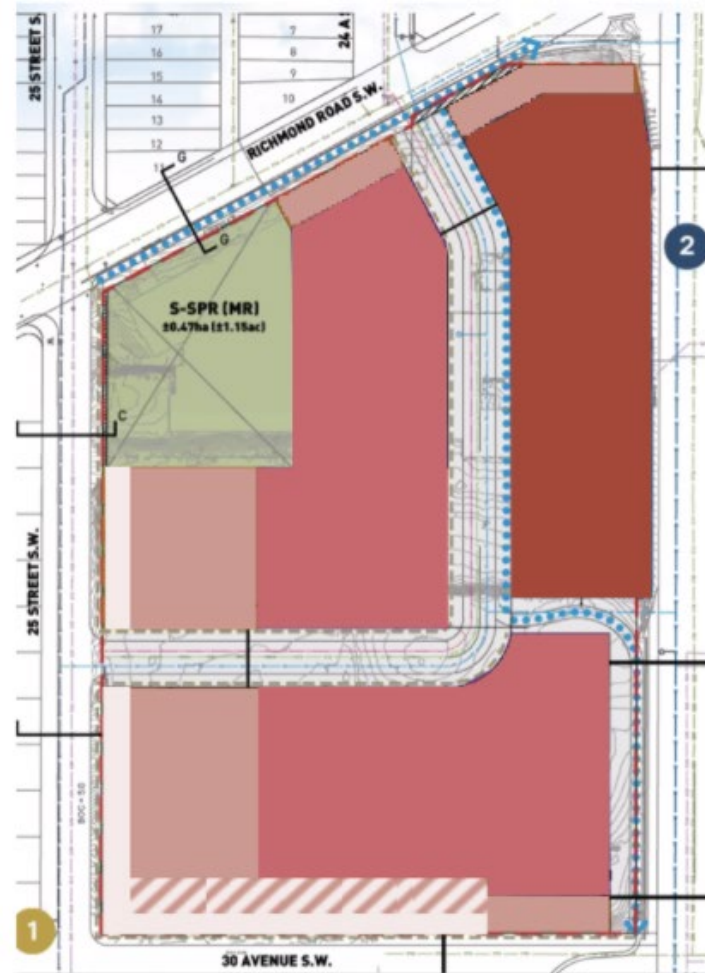
Minto is misleading as the 9 out of 12 houses along 25<sup>th</sup> St SW are single storey houses, not the double storey houses they are showing.

Should avoid long continuous building forms – Minto is long continuous

### Minto's Plan



### A reasonable alternative



Minto's proposal greatly exceeds the indicators or goals set out by the MDP.

### 5.3.3

## Indicators

Influencing	Metric	Target
Downtown growth	Increase in Greater Downtown population	2030: 62,000 total residents 2050: 100,000 total residents
Ecological network	Increase in the area that is protected and connected and is part of the ecological network	In development
Park access	Per cent of housing units within 400 metres of a multifunctional park	2030: 65% 2050: 75%
Transit-oriented growth	Per cent of housing units within 600 metres of a rapid transit station	2050: 50%
Transportation mode split	Mode share for walking, wheeling, and transit	2030: 40% walking/ wheeling/transit 2050: 60% walking/ wheeling/transit
Urban expansion	Per cent of net new housing units built in redeveloping areas	50%, annually and cumulatively

# Land use districts / zones

**Multi-Residential - Contextual Low Profile District (M-C1)**

M-C1 is a multi-residential designation in the developed area that is primarily for 3 to 4 storey apartment buildings and townhouses. [Land Use Bylaw - M-C1](#)

**Purpose**

595 The Multi-Residential — Contextual Medium Profile District:

- (a) is intended to apply to the **Developed Area**;
- (b) has **Multi-Residential Development** that will typically have higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings and the M-CG and **M-C1** Districts;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has **Multi-Residential Development** of medium height and medium **density**;
- (e) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (f) allows for varied **building height** and **front setback areas** in a manner that reflects the immediate context;
- (g) is in close proximity to, or **adjacent** to, low density residential development;
- (h) is typically located at community nodes or transit and transportation corridors and nodes;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

**Density**

- 590 (1) The maximum **density** for **parcels** designated **M-C1** District is 148 **units** per hectare.
- (2) The maximum **density** for **parcels** designated **M-C1** District followed by the letter "d" and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
  - (b) the number after the letter "d" must not exceed the maximum **density** referenced in subsection (1).

**Building Setbacks**

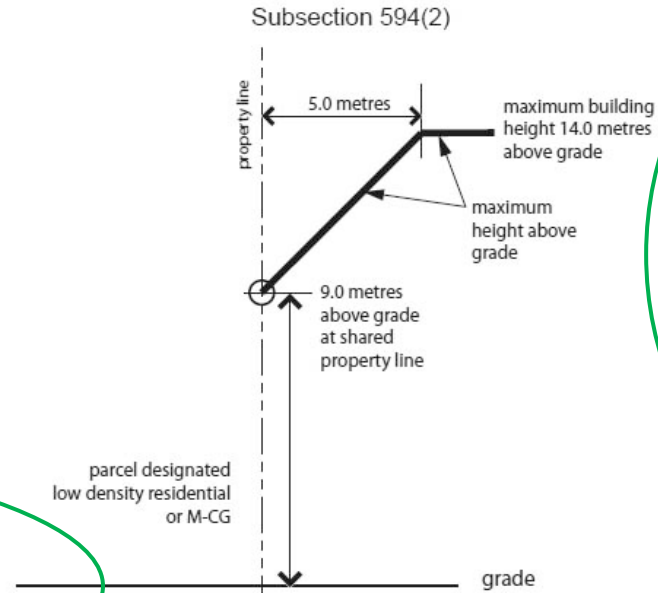
- 602 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is the greater of:
- (a) the **contextual multi-residential building setback**; or
  - (b) **3.0 metres**.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is a minimum of the **contextual multi-residential building setback** less **1.5 metres**.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is **1.2 metres**.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is **1.2 metres**.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street-oriented multi-residential building** is zero metres when the adjoining **parcel** is designated:
- (a) **C-N1, C-COR1, CC-X** or **CC-COR** District; or
  - (b) **M-CG, M-C1, M-C2, M-H1, M-H2, M-H3, M-X1, M-X2, CC-MH** or **CC-MHX** District and contains four or more **Dwelling Units**.

# M-C1

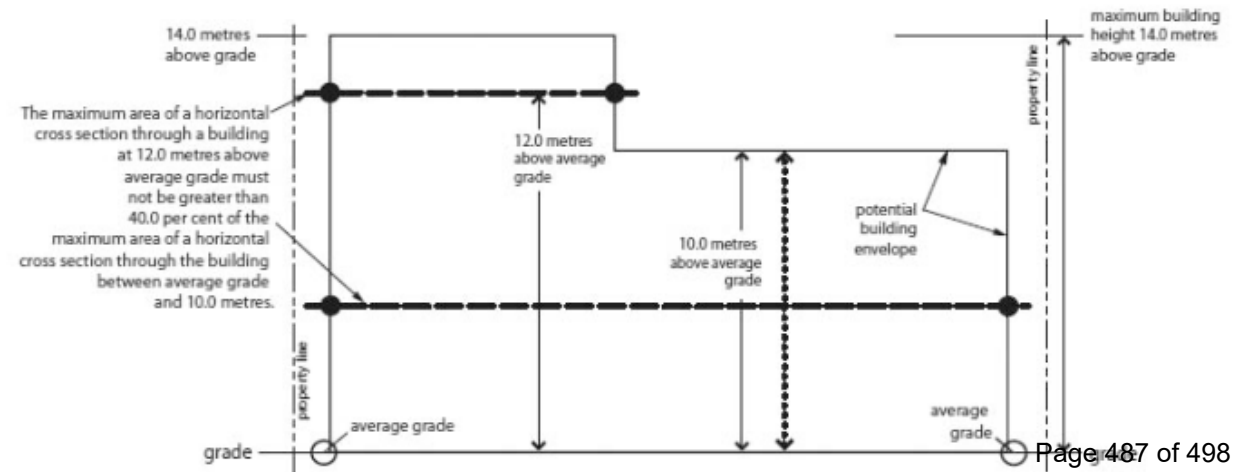
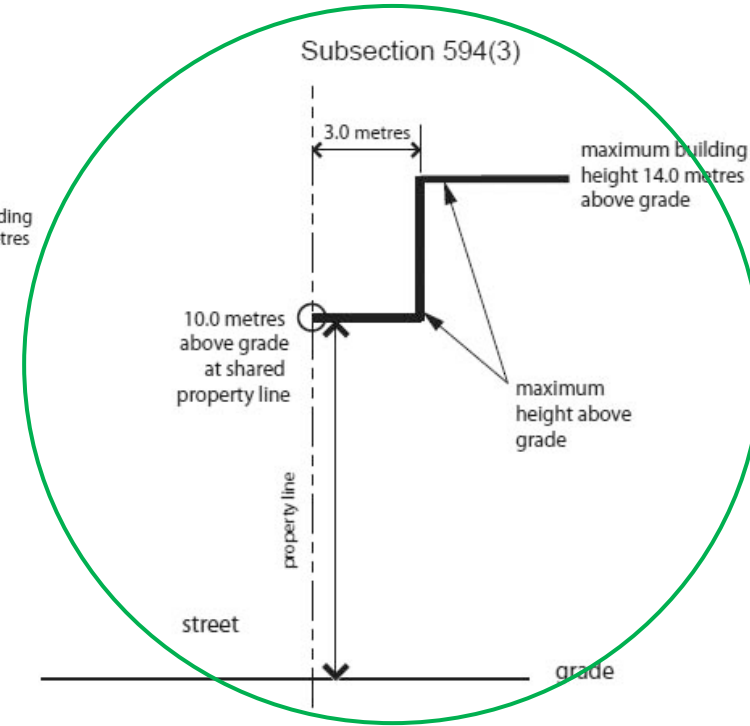
## Building Height and Cross Section

- 594 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is **14.0 metres**.
- (2) Where the **parcel** shares a **property line** with a **parcel** designated with a **low density residential district**, M-CG or H-GO District, the maximum **building height**:
- (a) is **9.0 metres** measured from **grade** at the shared **property line**; and
  - (b) increases proportionately to a maximum of **14.0 metres** measured from **grade** at a distance of **5.0 metres** from the shared **property line**.
- (3) Where the **parcel** shares a **property line** with a **street**, the maximum **building height** is:
- (a) **10.0 metres** measured from **grade** within **3.0 metres** of that shared **property line**; and
  - (b) **14.0 metres** measured from **grade** at a distance greater than **3.0 metres** from that shared **property line**.
- (4) The maximum area of a horizontal cross section through a **building** at **12.0 metres** above **average grade** must not be greater than 40.0 per cent of the maximum area of a horizontal cross section through the **building** between **average grade** and **10.0 metres**.
- (5) The following diagrams illustrate the rules of subsections (2), (3) and (4):

Subsection 594(2)



Subsection 594(3)





## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.**

## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	Sheryl
Last name [required]	Purdy
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	no
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 8, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	2501Richmond/ Minto Community development for Viscount Bennett property
Are you in favour or opposition of the issue? [required]	In opposition





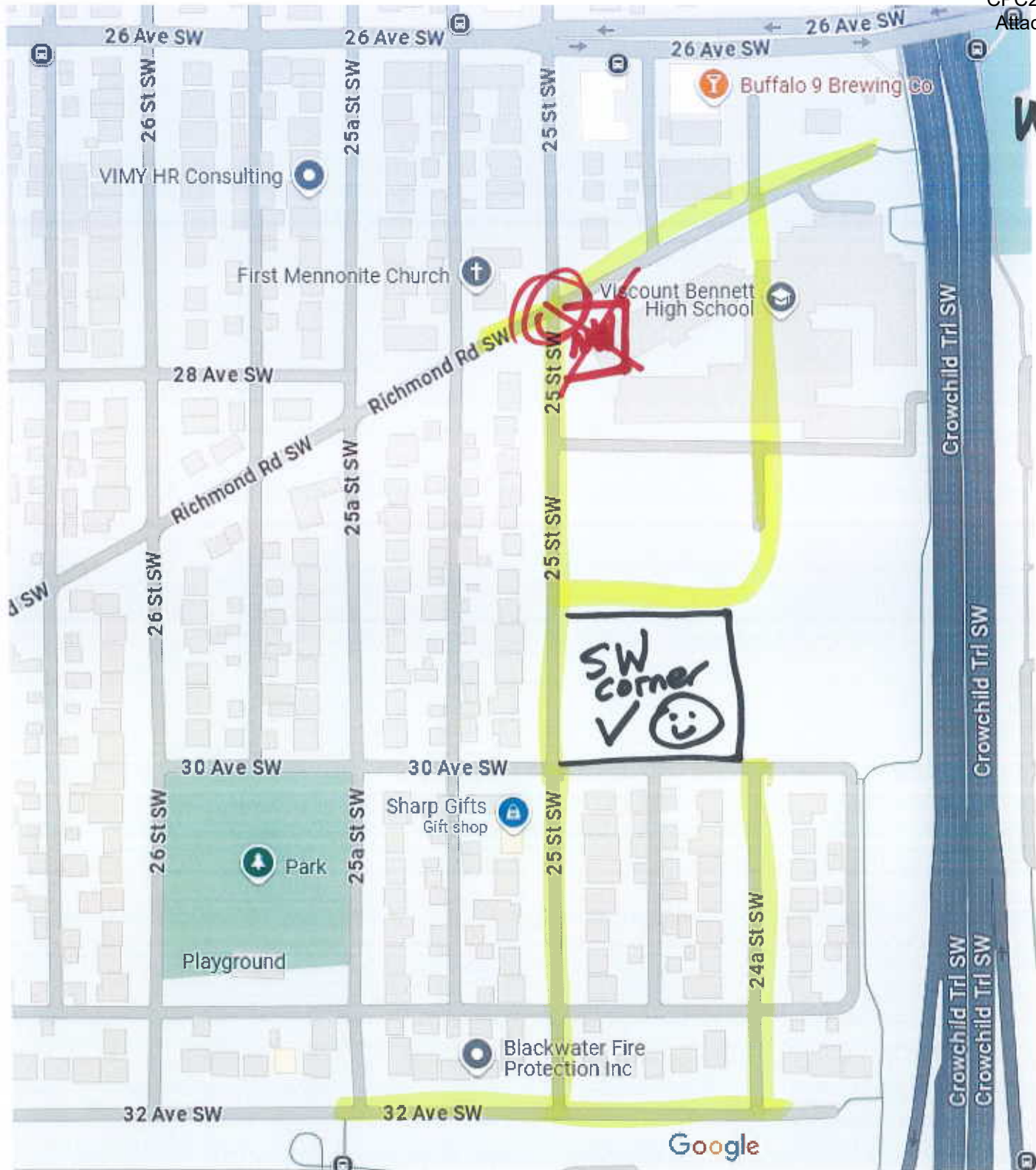
## Public Submission

CC 968 (R2024-05)

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ATTACHMENT_01_FILENAME	Minto April 8, 2025 presentation by Sheryl Purdy to City Council.docx
ATTACHMENT_02_FILENAME	Map for Sheryl Purdy's presentation for 2501Richmond, Minto development on April 8, 2025.pdf
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>I OPPOSE this development plan by Minto communities for 2501Richmond and wish City Council to vote NO to the development, and scrap it entirely. I also have 4 videos that I wish to be played when I speak in front of City council on April 8, 2025. I will submit these to <a href="mailto:publicsubmissions@calgary.ca">publicsubmissions@calgary.ca</a></p> <p>When I speak - I need this map ( attached) to be shown. Then I need the 4 videos I am submitting also shown, as they are an integral part of my presentation and must all 4 be shown after I speak. This is most important to my presentation. thank you.</p>

---



● N.W. corner, 1 acre park X NO!!  
= Minto Proposal

● S.W. corner = 4 acres park + toboggan hills  
✓ YES = community wishes



## Public Submission

CC 968 (R2024-05)

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First name [required]	Chad
Last name [required]	Saunders
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	N/A
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 8, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	LOC2023-0359 - redevelopment of the Viscount Bennett High School site Apr 8
Are you in favour or opposition of the issue? [required]	In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Opposed to this proposal, not to the development of the Viscount Bennett site. Input from stakeholders has not been incorporated into this application - it lacked the necessary engagement with stakeholders to provide localized input. The proposed plan exceeds the City's own Municipal Development Plan (MDP) density specifications. The MDP recommends a maximum density of approximately 40 units per acre (UPA); Minto's proposal includes a density of up to 283 UPA – seven times the City's MDP recommendations. Asking the City to consider significantly reduce the proposed density and building heights to align with the existing neighbourhood scale and the City of Calgary MDP; provide significantly more park space - four acres of green space in the southwest corner of the site per the MDP guidelines; re-conduct community engagement process that recognizes and incorporates stakeholder input; and provide updated and transparent transportation and infrastructure assessments before proceeding with this application.



## Public Submission

CC 968 (R2024-05)

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Pamela

Last name [required] Jukes

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2023-0359 Land Use Redesignation

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear City of Calgary Councillors,

I am writing in regards to the Viscount Bennett Redevelopment proposal: LOC2023-0359 Land Use Re-designation.

I am STRONGLY opposed to the application as it stands.

The number of units Minto has proposed greatly exceeds the capacity of this community.

- The Municipal Development Plan (MDP) recommends a maximum density of 40 UPA (units per acre) while Minto's proposal includes a density of up to 283 UPA. This is 7 times the City's MDP recommendations on UPA.

- The Infrastructure in this area does not support a large population increase. The water and sewer pipes in this area are over 70 years old. They are worn out and not functioning at full capacity. There has been a noticeable increase in breakage over the last year or more.

- Traffic volume and flow studies are outdated.

Traffic trying to merge onto Crowchild Trail North from Richmond Road or 17th Avenue is already extremely congested and poses many safety concerns.

Councillors, I spent the first 20 years of my life, living and going to school, in the Knob Hill and Richmond area. In 2023, I returned to the Knob Hill area in order to stay with my sister-in-law. I currently work in the Richmond area. In just the last year, I have noticed the effects of increased density in this area. While I am not necessarily opposed to the Viscount Bennett site being developed, I do feel strongly that the latest proposal from Minto is both unacceptable and irresponsible.

For the above reasons, I implore you to please vote NO on LOC2023-0359 Land Use Re-designation.

Sincerely,

Pamela Jukes



## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Rajdeep

Last name [required] Kandola

How do you wish to attend? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Viscount Bennett High School site Rezoning

Are you in favour or opposition of the issue? [required] In favour



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The city needs more housing to promote a productive economy and a functional society.





## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Jeremy

Last name [required] Flynn

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters File LOC2023-0359 2501Richmond

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The Municipal Development Plan has been ignored with respect to engaging the current community despite numerous requests.

The density of our neighborhood is currently 12 units per acre and they are proposing 238 when MDP is 40.

Traffic is already a problem for the wedge (try turning left on 29th St SW from Richmond Road while heading west on a weekday morning). The Wedge only has a few roads in/out and those intersections are already dangerous without adding 3000 more people.

The park space on the property being reduced from 6 acres to 1.2 acres while increasing the population by 3000 people.

Could we add 750 people, maybe if well thought out and done over a period of time, but 3000 is way too much.