

Community Association Response

2025 May 21



Richmond Knob Hill Community Association

Subject: DP2024-08864, LOC2024-0292 The Bennett

TO: Nancy Sanborn, City of Calgary, Planning and Development

February 6th, 2025, Updated May 21st 2025

Strongly Opposed to this Application

Dear Ms. Sanborn,

On behalf of the Richmond Knob Hill Community Association, this letter is to register our concerns and Opposition to the Development Permit DP2024-08864 "The Bennett".

This proposal to construct 97 units on a 1/2-acre site consisting of a 6 story building (22 metre height and 200 UPA) on a problematic location (dead end - one way in and out) is grossly misaligned with the guidelines contained in the MDP which is the controlling regulatory document. No green space is being provided.

Height and Massing: the developer seems to have completely covered the maximum area available on the lot with little to no set back or stepping of the upper floors. Fewer floors and setbacks on upper levels would help transition the building into the adjacent neighbourhood which is mostly single-family homes and duplex less than 3 stories. The current design is an abrupt change, even in comparison to the adjacent five story apartment.

- The current land use designation is R-CG. The area near the site consists primarily of low density residential housing.
- From the Land Use Bylaw;
 - Maximum height allowed: unchanged at 11 metres (versus 22m proposed),
 - Maximum density: unchanged at 31 UPA (75 units per hectare). This proposal is 200 UPA, (exceeding the LUB by 1.7 times)
 - Maximum parcel coverage: 60% (vs full coverage as proposed)
- This neighborhood is classified as an Established Neighborhood within the Developed residential Area.

From the MDP:

"The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium-density housing"

Regarding Land Use Policies and redevelopment:



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“Recognize the predominantly low density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

Encourage modest redevelopment of Established Areas”

LAP reference regarding building height and densities: While the Westbrook LAP has been approved as a guide to potential future development, it does not focus on the subtleties of our community. It is not intended to dictate that maximum development be built on every street. In addition, proposed amendments to the LAP were recently defeated by Council, maintaining the importance of context with regards to proposed development in established communities.

Green Space: Adding another 150-200 residents further erodes the level of community green space already under pressure from the new adjacent multi-family building. Richmond Knob Hill Community and the area immediately surrounding the proposed development are already below the required green space metric of 2 Ha/1,000 people. The addition of another 300 people (200 from the Bennett in addition to the existing 100 people from the Cascade development) would require these developments to provide a total of 1.5 acres to meet the MDP green space metric. Planned removal of greenspace during the proposed Viscount Bennett development plus the possible influx of several thousand people further erodes the availability of this critical amenity. Minto is proposing to leave a mere 1 acre on the Viscount site which results in a net loss of 8 acres of open space. This completely ignores the fact that Minto is proposing to add thousands of people with their development.

For this development, there is also a related loss of existing tree canopy and private green areas.

Parking & access: There are various on-street parking restrictions and driveways in the surrounding area including a church, which may prevent current and future residents and visitors from parking nearby. This is dead-end street with another multi-family building, also with limited parking. Access to the buildings 91 underground parking stalls is only available via a narrow, dead-end, unimproved alley that it shares with the garage access of the Cascade building. This alley is also the only access for a Retirement/Care home and a brewery, both of which may have unique access requirement that would be impacted.

Transportation: This is a problem area for traffic. The site is located on the busiest intersection in the neighborhood. Every vehicle going in and out of the Viscount site will have to go through this intersection. Richmond Road is a dead end here- one way in and one way out. Same issue for the alley (see above). Adding big density only makes a big problem worse. We want to point out that the road use classification for Richmond Road between 29 Street SW and Crowchild Trail is NOT Collector. The designation is neighborhood because of the functionality and it's a dead end. The posted speed is 40 kph and there are islands in the middle of the road at every block-end.



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For 26th Street, the city is currently in the process of changing the designation from collector to neighborhood. The city did a review last year and concluded this road is not a collector. This included removing 50 kph signs.

For all of the reasons stated above, we **Strongly Oppose this Application.**

Redevelopment needs to be done on the basis of the existing R-CG land use designation. We had tentatively approved an 11 unit Town House Development on this site in the fall of 2024 which is alignment with the MDP and community interests.

Thank you for your consideration.

On Behalf of the Board,

A handwritten signature in black ink, appearing to read "Z. Wid", written over a horizontal line.

President, Richmond Knob Hill Community Association.

Cc: Phil Harding, Director

Cc: The Mayor & Council