

Richmond Knobhill Community

Redevelopment Proposal

January 16, 2025

Viscount Bennett Redevelopment Report

for Open House held December 5, 2024

Consolidate 5 Design options into 1

Community position

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

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

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

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

The options were;

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

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

Option 5: Mintos 3rd application

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

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

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

Key findings

- an overwhelming majority of 86% selected either Options 1, 2 or 3 which are fundamentally the same
- density of approximately 40 units per acre (UPA)which allows for about 460 units or about 900 people which is deemed appropriate for the site and not the Minto density of around 150 UPA (or more)
- lower density aligns with MDP and reduces impact relating to infrastructure, traffic, parking and green space
- built form- keep to a maximum of 4 to 5 stories (16 metres maximum) Generally higher density close to Crowchild Trail . Townhouses along Richmond Road
- green space- looking to retain at least 4 acres in south west corner as a single contiguous site . This aligns with MDP requirement

Workshop Summary June 9th, 2023

What We Heard

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

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

Consider traffic and parking

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

Engage with the community

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

Compliment local businesses

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

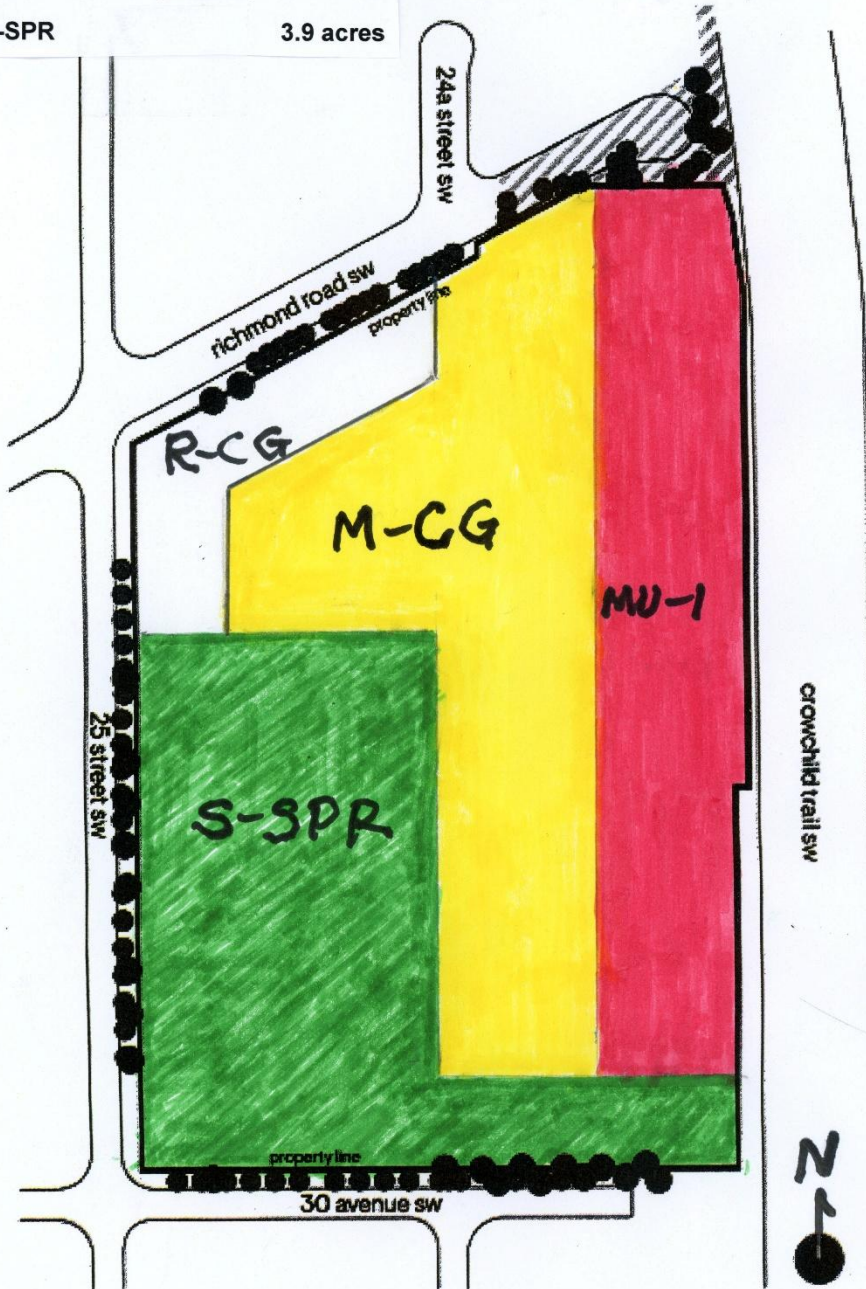
Proposed Land Use-consolidation

Viscount Bennett Site - total area 11.5 acres

R-CG - up to 3 stories	.8 acres
M-CG - up to 3 stories	3.9 acres
MU-1 - up to 4 (f2.5h16)	2.9 acres
S-SPR	3.9 acres

Total Units - 460

UPA - 40



Jan '25

Open House December 5, 2024

Results

Attendance

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

Community origin

Richmond 26 (70%)

Killarney 9 (24%)

South Calgary 2 (5%)

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

Responses

A total of 37 questionnaires were submitted (questionnaire attached)

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

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

Low to mid rise built form of 4 to 6 stories

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

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

Engagement Process

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

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

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

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

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

Questionnaire Results

What we asked

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

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

-a copy of the questionnaire is included below

What we heard-Open House December 5, 2024

Q1 Preferred Option

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

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

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

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

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

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

Summary of comments- these are direct quotes from the questionnaire

Density

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

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

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

- want project with low density built form which is more compatible to the neighbourhood and keeps density down to a level that could work better for traffic
- accept increasing density but want it to still be a desirable and pleasant place to live-both existing and new residents need pleasant place to live
- Low UPA (40) seems reasonable
- decreasing density significantly from Minto's proposal will help reduce traffic and infrastructure problems
- interest in seniors housing, assisted living, low rise, diversity of housing types
- I like mixed housing options of mid and low w/estate villas to meet a variety of needs
- continuation of the move to family homes with some multi. This area has become more family oriented. New development should follow this trend
- will contribute to alleviate housing issue, we develop an unproductive site
- keep development at an appropriate density given transportation limitations
- Minto proposal is far too high density. Currie Barracks is 20 UPA, Minto is 150 UPA with no amenities. This has always been a community asset and should be developed to enhance the community, not destroy
- sadly there will be very few single family homes left
- firmly opposed to apartments higher than 26 metres The site does not have the means to accommodate large apartment buildings. Additionally, this type of building is completely out of character with the neighbourhood. There are no large apartments anywhere in this area.
- apartments up to 6 stories Yes, higher than 26 Metres No
- a, b, and c only up to 4 stories

Green Space

- maintain the existing public area greenspace that currently exists It would be better for the community to be on the south and west perimeters
- 4 acres or greater, single large contiguous space on western and southern sides of site along 25th street and 30th avenue

- comfortable with the proposed size (4 acres) but should be bigger
- ideally SW quadrant of the site (currently is green space)
- looking for large, contiguous green space in south west corner
- large greenspace
- maximize greenspace- at least 3.5 acres- not located in NW corner
- like mix of residential and green space and commercial- keep greenspace where it has been traditionally
- large contiguous space-not nooks and crannies On perimeter as interior may deter others from using it

Traffic/parking

- traffic congestion- lack of emergency egress
- they need to spend more time understanding how the traffic will pen everyone in
- traffic access is already bad
- road infrastructure does not support a large influx of vehicles flow
- bad- a lot of traffic flow issues as there is not enough egress to and from this site- more noise, dust, etc
- 26 ave will become so busy
- traffic is the major issue that is not addressed.
- there is not sufficient transit (no C train access). The roadways do not have capacity to accommodate that number of residents. There is no place for that number of residents to park
- What is missing from Minto's proposal and the options shown is a publicly available traffic study along with parking, cycling and pedestrian safety impacts on the surrounding neighbourhoods. The missing study requires to be managed by a third party and paid by Minto (as they are the ones who are instigating the change) Regardless, any traffic study needs to include the proposed development on the corner of 33rd avenue and 29 street and the eight way intersection on 29 street between 33 avenue and Richmond Road

Infrastructure

- traffic congestion
- concerns regarding state and capacity – water, sewer , electrical
- pressure/strain on existing infrastructure (utilities, roadways, etc)
- Option 3 it appears to place a moderate stress on the existing infrastructure (roads, sewage, electricity, schools) due to the moderate increase in population.

Small scale retail

- too much retail as it is- don't need anymore
- no business-it creates traffic
- business will only add to traffic problems
- local services and a café would be nice but not at the expense of the neighbourhood. It needs to be done right
- interested in small businesses-green grocer, bank, coffee shop, doctor, dentist, etc
- businesses that people will walk to instead of driving-non-profits, daycare

Other

- loss of identity, reduction of green space, trees, wildlife
- redevelopment should reflect existing development
- if Richmond did careful planning with developers and city, it would be wonderful to see this community have beautiful, stand-out architecture with a true prairie style
- Minto's goal is to make money, not build community. Why don't they demonstrate true leadership and enrich community instead of cookie-cutter development that could go anywhere in the city
- community not trying to be NIMBYist and refuse to evolve but want to grow in an organic, responsible way that serves current and future residents. We want vibrant, healthy, strong neighbourhoods, not just housing units. We want neighbourhoods built on a human scale-with blanket upzoning, it's going to be a ghetto/slum
- provide pleasant environment and safe vibrant community

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

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

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

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

Q3 Park Space – size and location

1.Size

3 or 4 acres 37 (100%)

2.Location

Contiguous/perimeter 30 (81% of 2)

Multiple locations 7 (19% of 2)

3.Quadrant or other

SW location 33 (89% of 3)

NW location 0 (0% of 3)

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

-total number of responses is 37

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

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

Q4 Housing Forms

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

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

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

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

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

Q5 Small Scale Retail

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

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

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

Concepts- Likes & Dislikes Sheet at open house

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

Concept 1 Likes

- nice green space- good ratio to build area
- more likely to be considered given current proposal

Concept 1 Dislikes

- not enough details
- large green space all in one area unlikely
- need to provide some pedestrian appeal through out the housing
- park size at location not acceptable
- where's the traffic study
- where's the infrastructure study
- pressure on existing infrastructure (utilities, roads) given volume of residents
- impact to traffic volume
- large footprint – one massive build vs many varied builds to meet high density

Concept 2 Likes

- if “C” is single homes then good for homes facing 25th St
- acceptable land costs per residence

Concept 2 Dislikes

- plan needs to be easier to read no idea what is meant by C or boxes or low- is that seniors or services
- too many residents for available roads and street parking

Concept 3 Likes

- mix of housing options to meet a variety of residential needs
- toboggan hill maintained
- larger green space(contiguous)

Concept 3 Dislikes

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

- agree with above Too much park to be acceptable to developer
- Too many residents in what is likely to end up rental (or at least 40% rental)

Concept 4 Likes

none

Concept 4 Dislikes

- I doubt Minto will even consider this option not dense enough to be worthwhile
- needs more mixed housing
 - Apartment condos on bottom corner
 - 3 to 4 storey townhouses
 - Single family on 30 ave and 25th st
- boring design
- why do all the options have the park in the same place no sports on a hill other than now a very short toboggan run
- And the city will never go for option 4
- land costs \$621,000 per unit- no economics (Assume total land and service \$18 million
- it looks like a post-war housing project, design is uninspired
- unrealistic given current proposal from Minto, doesn't sufficiently address city housing crunch concerns to be supported by council
- not everyone wants or can afford a single family unit- "middle housing is important

Concept 5 Likes

None

Concept 5 Dislikes

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

Combo questionnaire (for survey and open house Dec 5)

Dec 2

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

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

3. Open space:

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

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

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

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

a) Single family/ Semi-detached/duplex

b) Townhouse/rowhouse

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

d) Apartments higher than 26 metre

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

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

Yes _____ No _____

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

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

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

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

Thank you

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