



## FOR IMMEDIATE RELEASE

### **The Richmond Knob Hill Community Association Urges Calgary City Council to VOTE NO to Minto's Development Proposal on Tuesday, April 8.**

**“Approving this flawed proposal will set an irreversible precedent that will affect not just the Richmond Knob Hill community but all Calgary communities.”**

Calgary, AB – Thursday, April 3 – The Richmond Knob Hill Community Association (RKHCA) urges Calgary City Councillors to **VOTE NO** to Minto's proposal on Tuesday, April 8, citing that the application, as submitted, fails to meet the City of Calgary's own Municipal Development Plan (MDP) and the vision outlined in the original Westbrook Local Area Plan (LAP).

*“The community does not oppose the redevelopment of the Viscount Bennett site; however, as we have demonstrated to City officials and Minto, approving this proposal will establish an irreversible precedent that allows the City to overlook its own policies and guidelines,”* says Kevin Widenmaier, President of RKHCA. *“Further, approving this proposal in its current form will ignore the City-led, community-designed plans developed with input from citizens to ensure that community associations, stakeholders, and residents throughout Calgary can provide feedback on redevelopment projects that will affect their neighbourhoods.”*

#### **The RKHCA Community Vision Was Ignored**

The Viscount Bennett property is a uniquely complex inner-city site that deserves an award-winning, innovative design – a design that incorporates community feedback to meet the needs of a growing City. RKHCA's independent planning workshops and consultations have resulted in a community-driven design plan that adheres to the City's density guidelines and offers feedback and solutions to the issues with the site and surrounding area. Unlike the Minto proposal, this RKHCA plan aligns with City policies on density, green space, built form, and height.

**Minto and the City continue to overlook these efforts and input, refusing to acknowledge or participate in meaningful discussions about the community's redevelopment vision BEFORE presenting the development proposal to City Council.**

As previously outlined, the Minto development proposal has not addressed the numerous unresolved infrastructure challenges:

- Community concerns about water and sewer capacity
- Limitations with the site's topography
- Lack of integration into the existing, established neighbourhood
- Traffic impacts at the site and across surrounding communities; and,
- A critical shortage of green space



### **Lack of Meaningful Engagement from Minto and the City**

The level of engagement and consultation seen in other projects, such as the [Redevelopment Master Plan for the R.B. Bennett site in Bowness](#), is absent from the Viscount Bennett site. The City's project website for R.B. Bennett emphasizes "Engage – Meaningful Dialogue, Informed Decisions." It describes the process as an opportunity to "develop a plan for the revitalization of the surplus R.B. Bennett school site to provide evolving housing needs with strategically deployed open space." **Our community deserves the same thoughtful, transparent, and community-driven approach for Viscount Bennett, but we have not received it.**

### **What the RKHCA is Asking the City Council to Support:**

1. A scaled-down development that respects the character of the existing neighbourhood while adhering to 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 solutions.
4. A thorough and transparent infrastructure assessment before approval, promoting responsible urban growth.

**RKHCA is asking City Councillors to ensure the Viscount Bennett redevelopment is appropriately planned and has the proper engagement it deserves. Right now, the proposal fails to meet the City's own guidelines, including density and building heights, leaving no room for future revisions that could better integrate the project into the community.**

*"As a former inner-city planner, I fully agree with Council's effort to encourage new multi-residential development on the Viscount Bennett site. However, in our effort to move quickly to address the housing deficit, we're failing to plan properly for the neighbourhood's future. We have to take the time to create this community as perfectly as we can – and ensure that it melds in smoothly with the people living there today,"* added Phil Dack, Planner, CIP, AACIP (retired).

**The Richmond Knob Hill community urges City Council to take a stand for responsible, community-focused development and to VOTE NO on Tuesday, April 8 to this outrageous project.**

Learn more about the project and the RKHCA community engagement report at: [www.richmondknobhill.ca/development](http://www.richmondknobhill.ca/development).

[Viscount Bennett Redevelopment Proposal project photos and graphics are located here.](#)

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