

# Richmond Knobhill Community Association is **OPPOSED** to the Westbrook LAP

- This is **not a planning process** and contains no planning as we know and understand it – the Planners were told to upzone and that’s all they did – there was no ‘community planning’
- There has been **no engagement** in a proper manner  
Several committee members have stated that if they ran a process like this they would be fired
- **Developers should not be at the table.** They are not residents they are not city planners, they are marketers and motivated to optimize returns
- The plan effectively **eliminates low density zoning** as we know it replacing it with higher density everywhere

- There is **no statistical analysis** in support of what's being done – how many units? How many people? How many cars? How many new homes do we need?
- The planners claim to have reached agreement with the communities on the upzonings – **this is not true** – there is no agreement
- **No conversation regarding green space and school enrollment.** MDP says 2 ha open space per 1000 people – the planners have ignored this because its not convenient
- LAP's with **so many different communities** is inappropriate and will not result in effective planning
- Many questions have been asked of the planners and have gone unanswered

**Phil Harding**, Director: Westbrook LAP & Viscount Bennett  
Redevelopment Committee Head, Richmond Knobhill CA  
[viscountbennett@richmondknobhill.ca](mailto:viscountbennett@richmondknobhill.ca)

**Kevin Widenmaier**, President, Richmond Knobhill CA  
[president@richmondknobhill.ca](mailto:president@richmondknobhill.ca)

Nov 22, 2022