

Welcome to 2501 Richmond Information Session

Minto Communities is **reimagining** how 2501 Richmond will continue to serve the community for future generations.

Redevelopment presents an opportunity to deliver **enhanced public amenities and housing options** currently unavailable in the neighbourhood.

The proposed plan is based on the belief that diverse and connected places contribute to resilient communities and neighbourhoods.





A Trusted Builder

Since our humble beginnings in 1955, Minto Group has successfully built a fully integrated real estate company offering new homes and condos, rentals, furnished suites, and property and investment management. With almost 70 years in operation, we've built over 100,000 homes across Canada and the Southern U.S. We own and operate high-quality, multi-residential rental properties in Toronto, Ottawa, Montreal, Calgary, Edmonton, Greater Vancouver, and Greater Victoria.

Together with our over 1,500 employees, we're doing more to help people live better - building better places for people to live, work and play, one home and one relationship at a time.

Minto Communities Calgary

Minto Communities expanded to Alberta in 2012. 11 years later, Minto Communities Calgary has 7 projects at various stages of planning, design and construction and over 60 employees.



Wildflower

Community in Airdrie that will be 2400+ homes ranging from condos to townhomes to single family homes



East Hills Crossing

Over 650 multi family homes including condos and townhomes



Era

Era in Bridgeland LEED v4 Multifamily Midrise candidate 220 condos



Annex

Annex in Kensington. Alberta's 1st LEED v4 Gold Multifamily Midrise 108 condos

Community Benefits

The **2501 Richmond** project is proposing the following **Community Benefits**:

- ✓ Safe removal of the school and hazards at the site
- 🌳 Open spaces for gathering, playing and relaxing
- 🚲 Enhanced walking and cycling pathways
- 🛣️ Improvements to roads and intersections
- 🏙️ Thoughtful streetscape design
- 🏠 Provide a variety of housing options for the community



Context & Site



Site from Crowchild Trail Overpass (looking southwest)



NW Corner of Site



SE Corner of Site



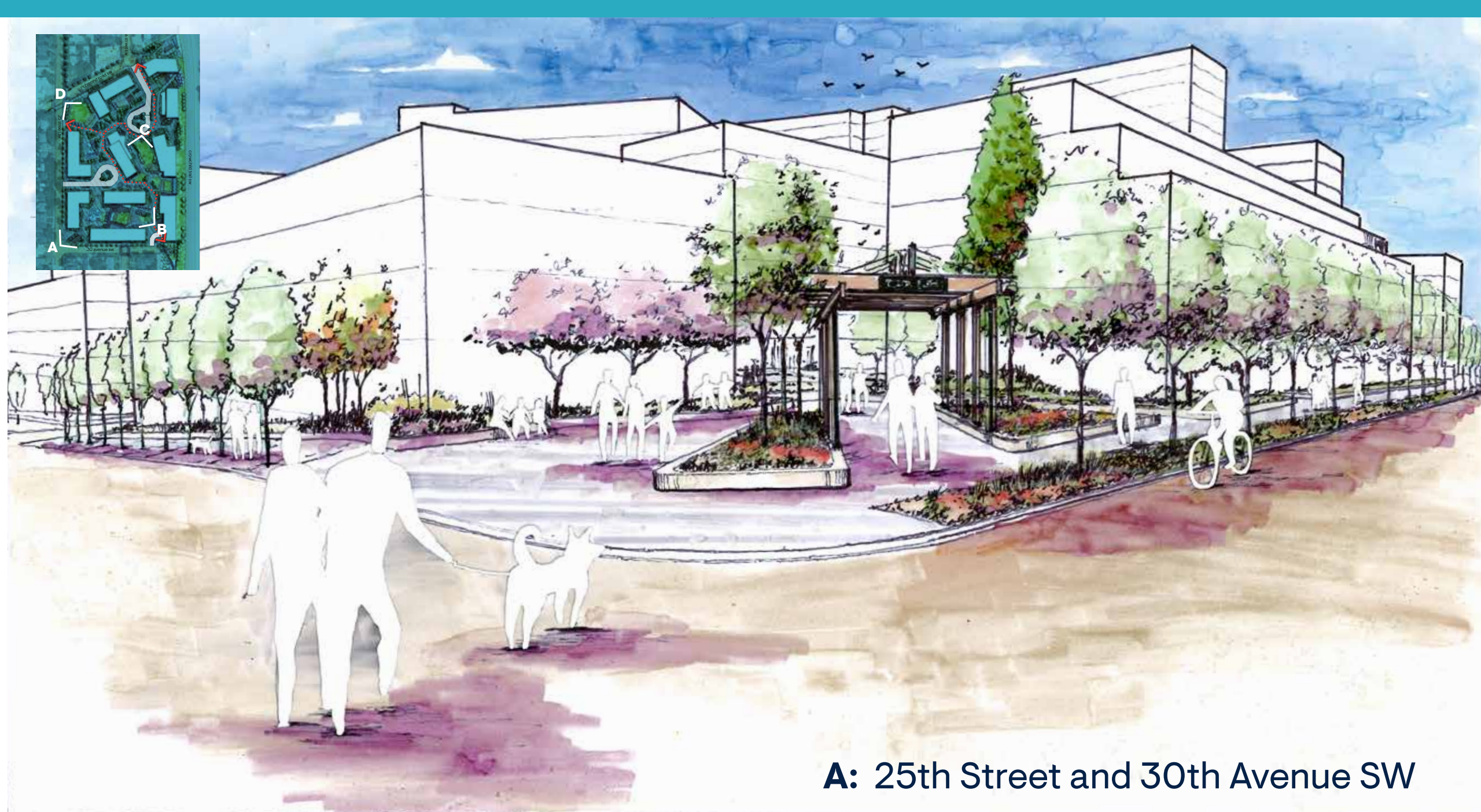
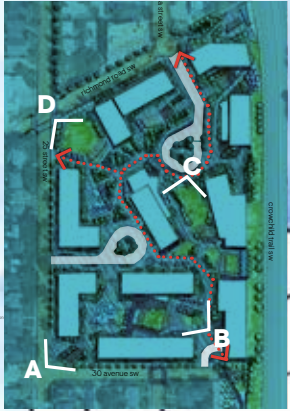
NE Corner of Site



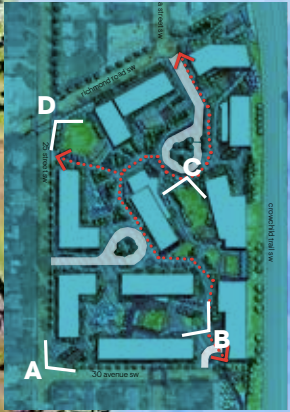
SW Corner of Site

Conceptual Development Proposal





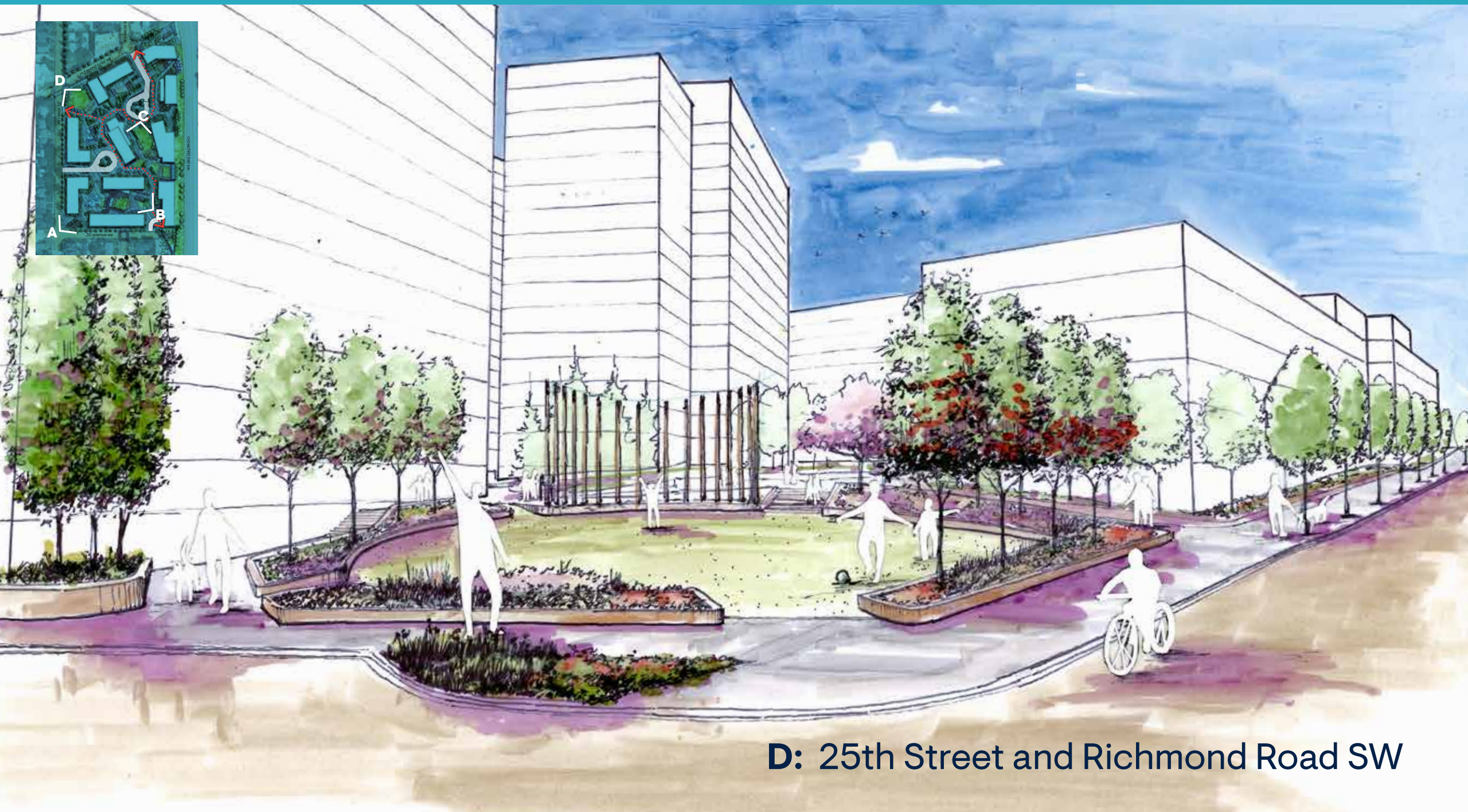
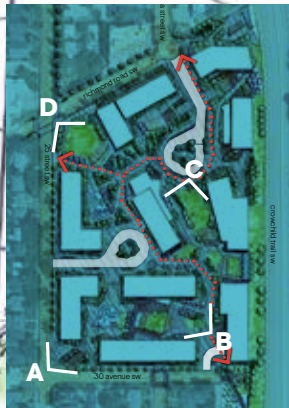
A: 25th Street and 30th Avenue SW



B: Near 30th Avenue SW

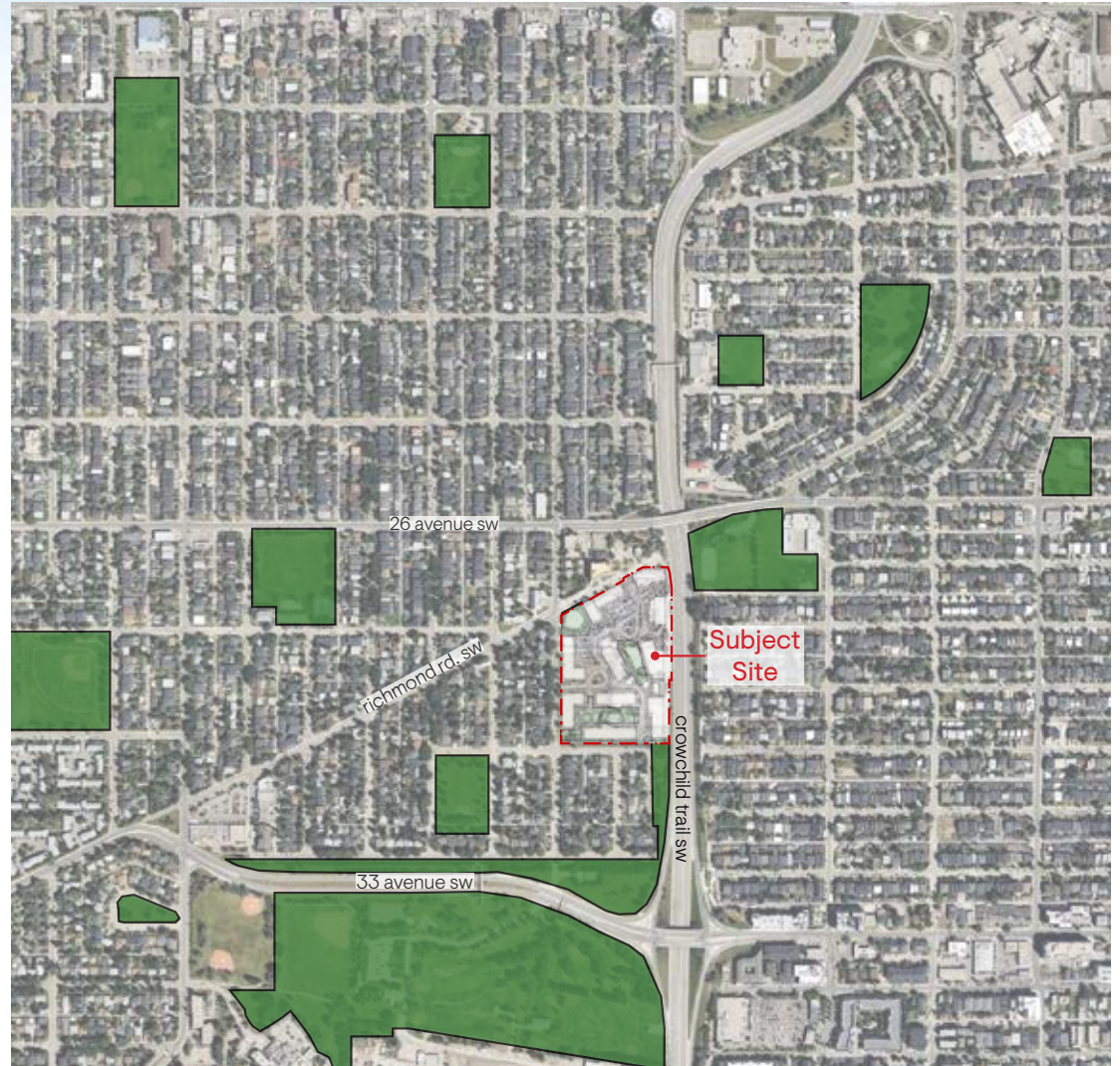


C: Site interior



D: 25th Street and Richmond Road SW

Amenity Space, Community & Site



Amenity Space, Community & Site



Current Site Composition



LEGEND

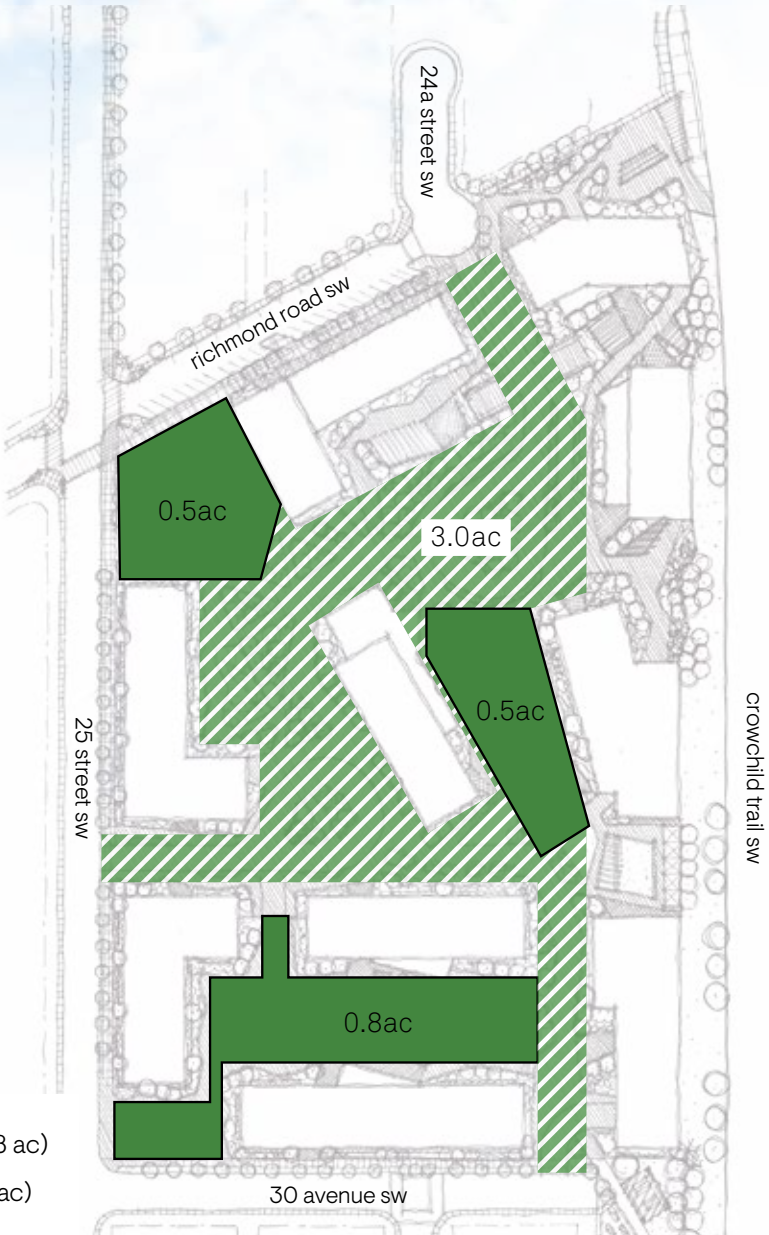
- landscaped area
- paved/asphalt
- existing buildings

Amenity Space, Community & Site

Publicly Accessible Space

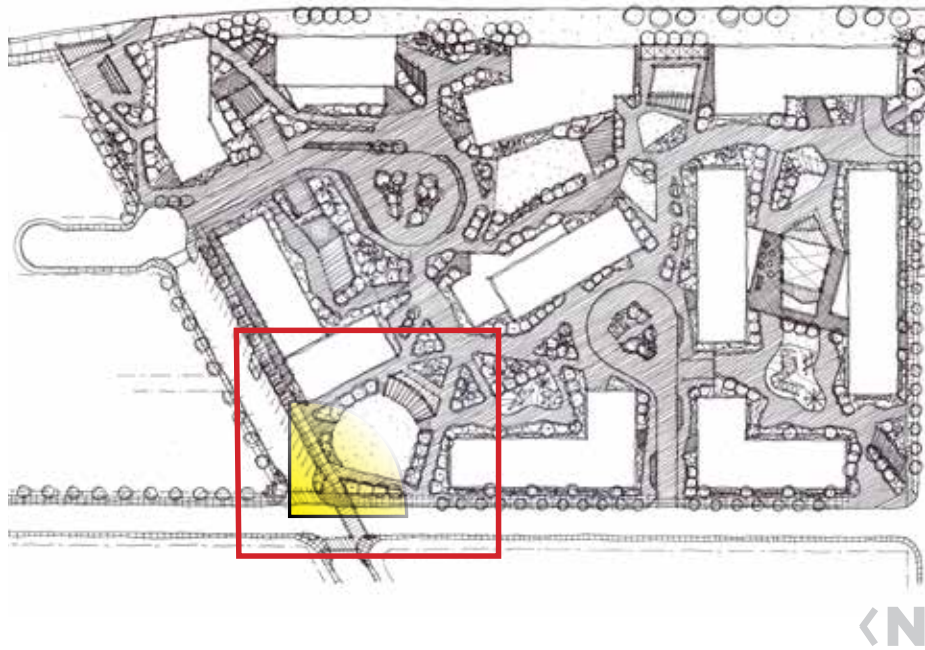
Public Area	Area (ac)	% Of Site Area
Total Site Area	±11.49 ac	100.0%
Municipal Reserves (MR) Owing if Subdivided	±1.15 ac	10.0%
Proposed Publicly Accessible Private Parks	±1.80 ac	15.7%
Proposed Publicly Accessible Circulation	±3.0 ac	26.1%
Total Publicly Accessible Area	±4.8 ac	41.8%

- publicly accessible private parks (±1.8 ac)
- publicly accessible circulation (±3.0 ac)



'Gather'

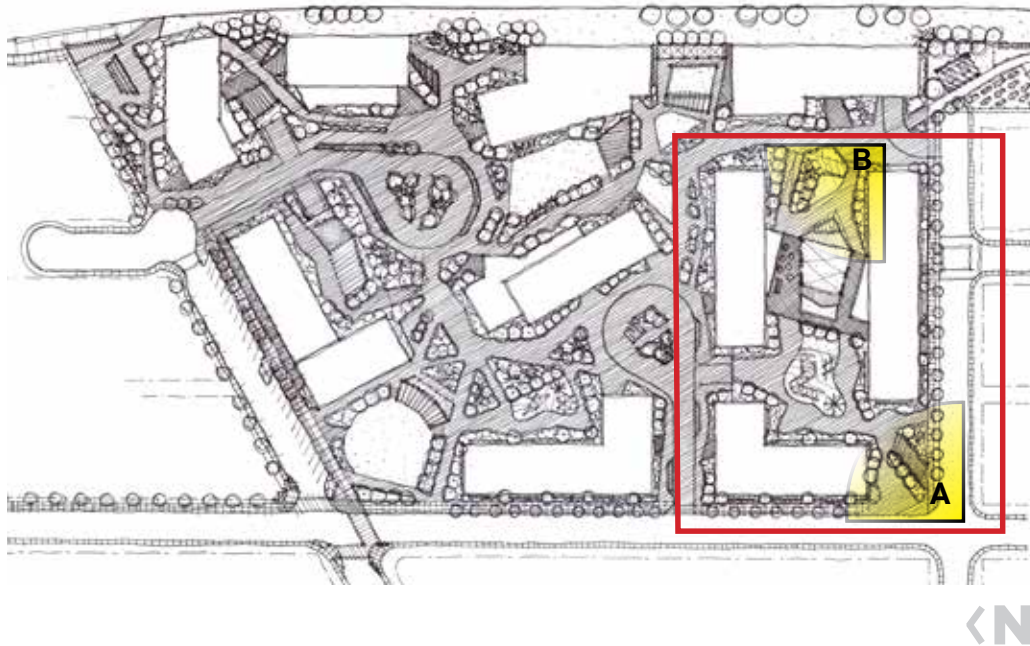
25th ST & Richmond RD SW



Conceptual - Subject to Change

‘Play’

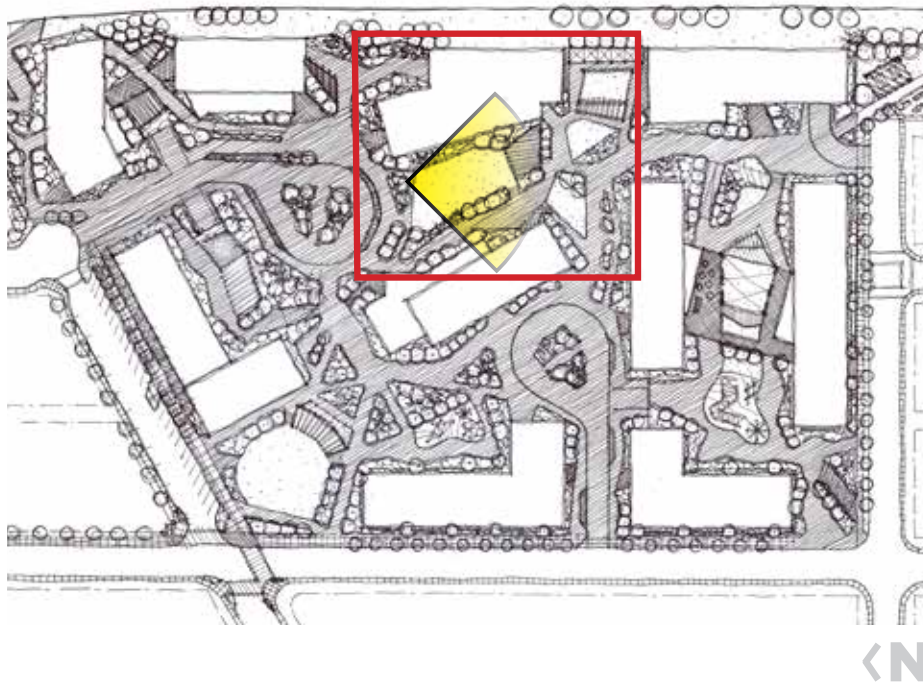
Near 30th Ave SW



Conceptual - Subject to Change

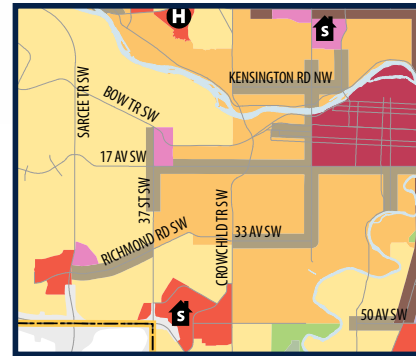
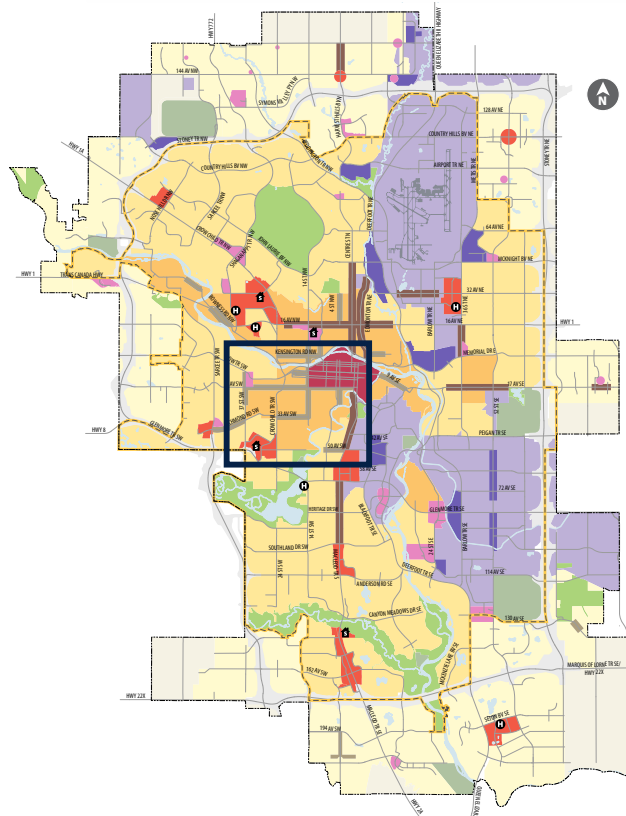
'Refuge'

Near 30th Ave SW



Conceptual - Subject to Change

Municipal Development Plan



Urban Structure

(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Developed Residential

- Inner City
- Established

Our plans have been developed around the MDP and the following highlights main elements that our project is delivering on:

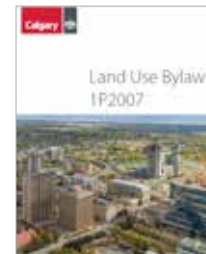
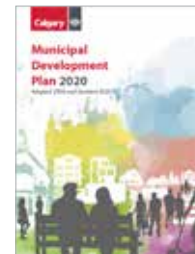
Climate: Compact Urban Form/Mixed Use near transit/Energy Efficient Buildings

Housing: Wide range of housing types and densities

Land Use: Transit supportive densities/Increase housing opportunities

Open Spaces: Ample open space/Connectivity to pathways

Guiding Policy For The Subject Lands

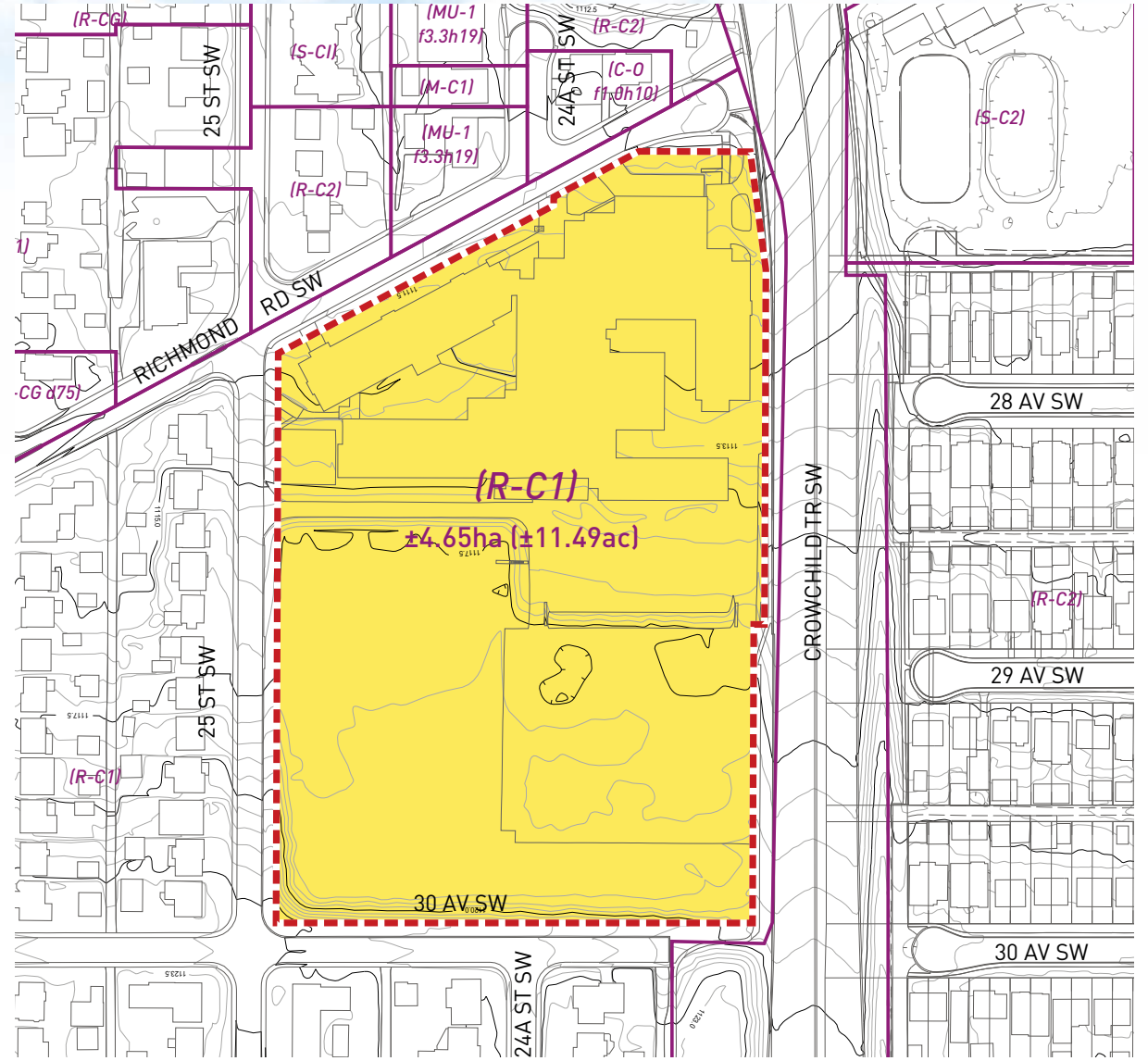


Council Strategies For Consideration



Land Use Amendment Application

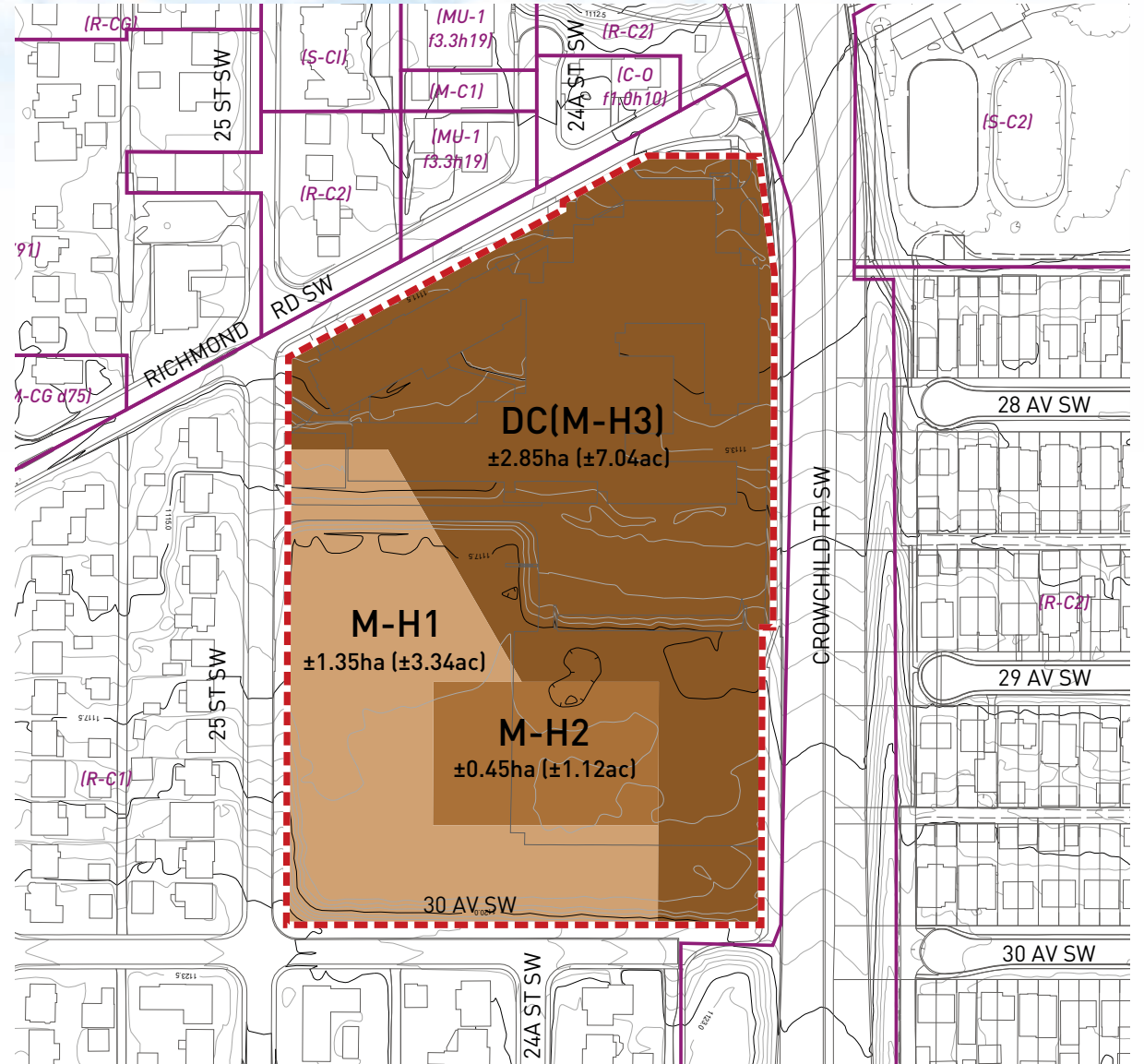
Existing Land Use



Land Use Amendment Application

Proposed Land Use

- Subject Lands
- 0.5m Contours
- Existing Land Use Boundary
- (R-C1) Existing Land Use District
- M-H1: Multi-Residential - High Density Low Rise District
- M-H2: Multi-Residential - High Density Medium Rise District
- DC(M-H3): Direct Control - Multi-Residential - High Density HighRise District



Land Use Amendment Application

Minto is proposing the Subject Lands be redesignated from R-C1 to M-H1 (High Density Low Rise District), M-H2 (High Density Medium Rise District) and DC (M-H3) - Direct Control (High Density High Rise District).

The application is proposing 2500 units.



City Policy - Westbrook Local Area Plan

The LAP identifies this site as a comprehensive planning site. We are required to provide a Master Concept Plan to support Land Use Applications.

Specific direction:

- locate taller buildings on the north end of the parcel to minimize shadowing;
- reduce building scale closer to 25 Street SW to transition to the existing lower residences;
- minimize driveway crossings by consolidating accesses and managing vehicle circulation on site;
- consider the future realignment of the MAX Yellow BRT.

Legend

Urban Form

Neighbourhood Commercial

Neighbourhood Flex

Neighbourhood Connector

Neighbourhood Local

Commercial Centre

Commercial Corridor

Natural Areas

Parks and Open Space

City Civic and Recreation

Regional Campus

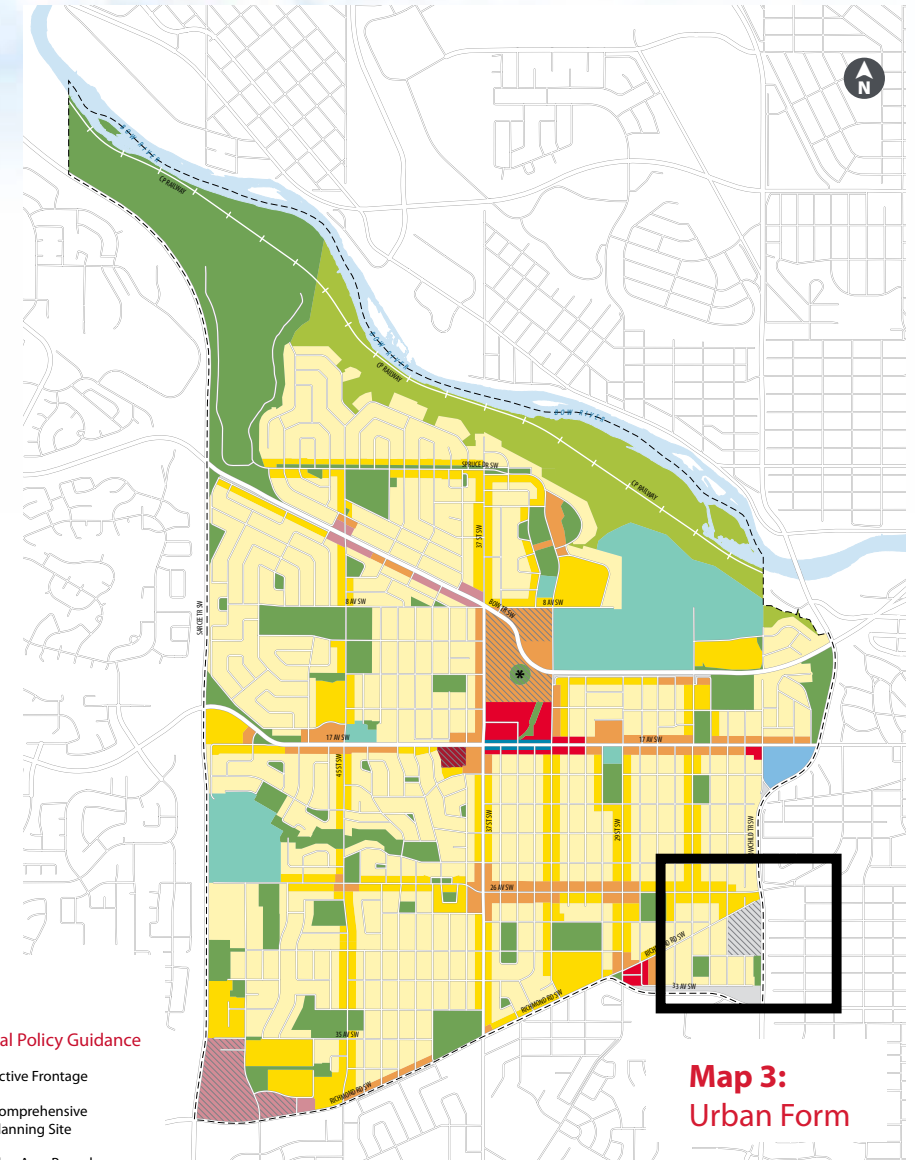
No Urban Form Category

Additional Policy Guidance

Active Frontage

Comprehensive Planning Site

Plan Area Boundary



Map 3:
Urban Form

City Policy - Westbrook Local Area Plan








The Building Scale for the lands around the site is identified as:

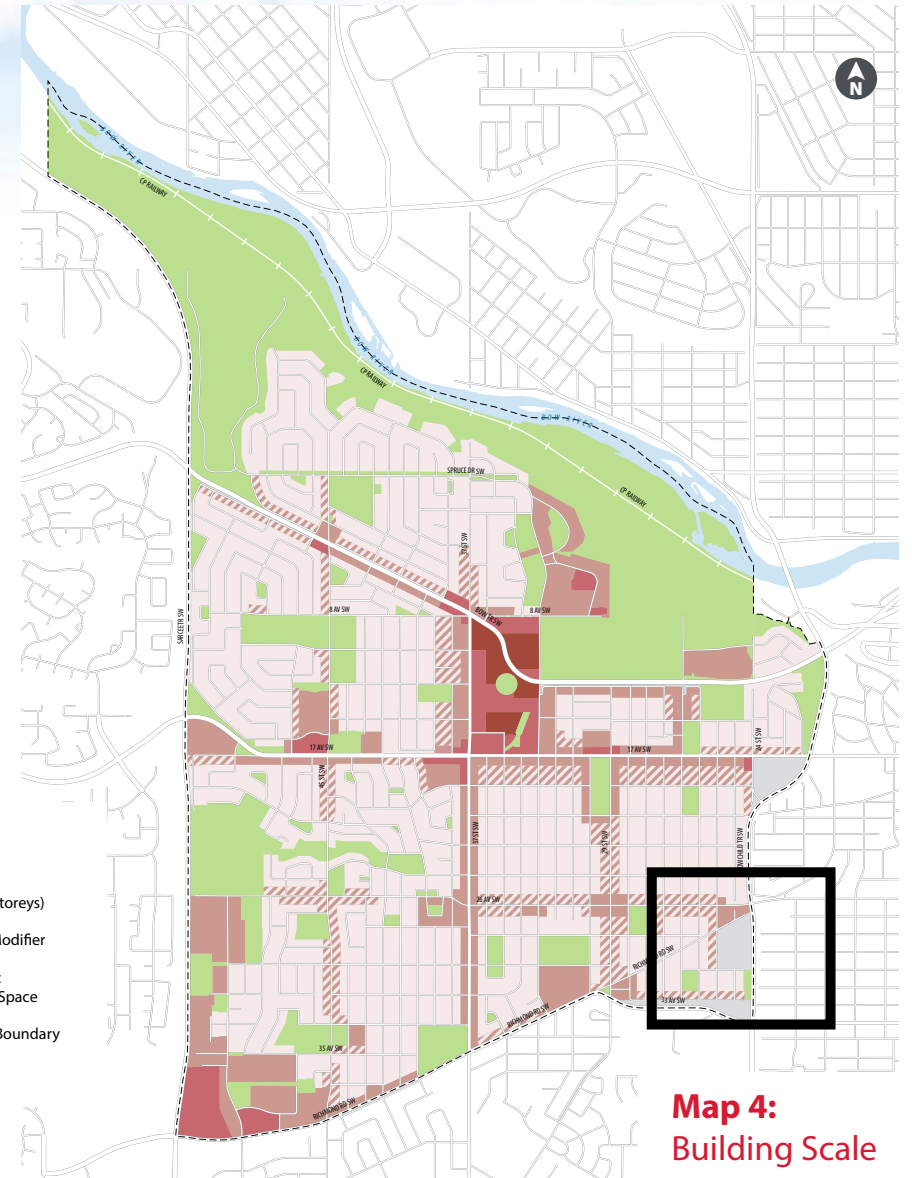
North of the site - up to 6 storeys

West of the Site - up to 4 Storeys

South of the site - up to 3 storeys

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



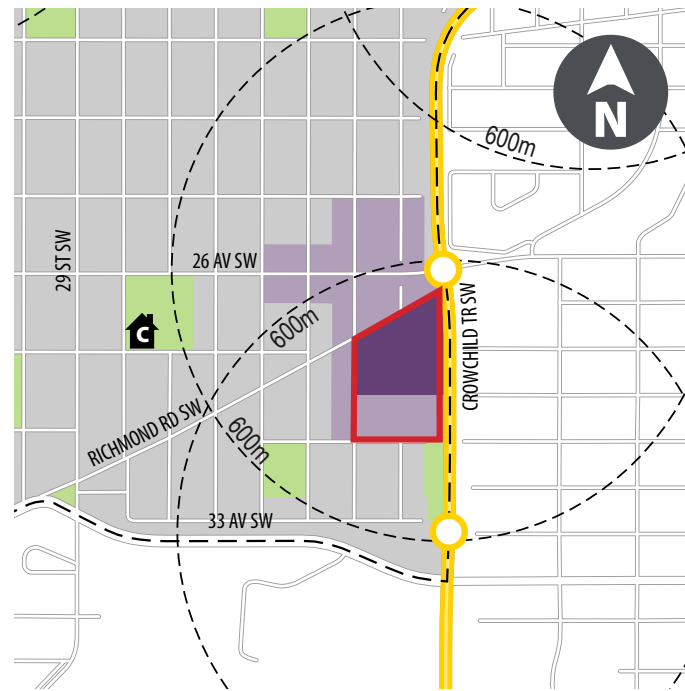
Map 4:
Building Scale

City Policy - Westbrook Local Area Plan

2501 Richmond is located within a Transit Station Area along Crowchild Trail served by the MAX Yellow BRT within walking distance (600 metres) of 26th Avenue and Marda Loop Stations.

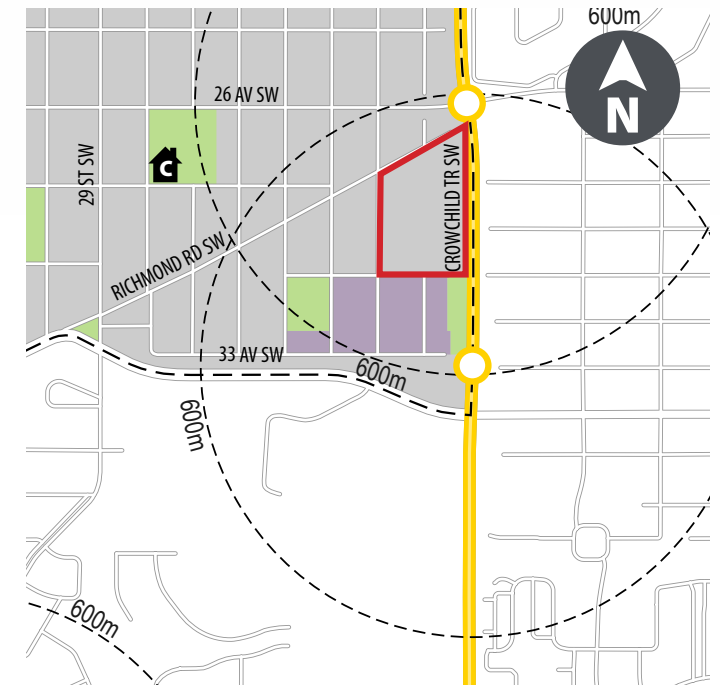
Areas in immediate proximity to a station are recognized as **Core Zones** in the transit station areas, where pedestrian activity and building scale are envisioned to be the highest.

Building scales generally decrease away from the transit station in **Transition Zones** which is achieved through lower building scales than the Core Zones.



Legend

- 26 Avenue SW Core Zone
- 26 Avenue SW Transition Zone



Legend

- Marda Loop Transition Zone

Transportation Improvements

Required

Vehicle

- A.** 25 Street & 26 Avenue SW – New signal & left turn lane
- B.** 29 Street & Richmond Road SW – New signal
- C.** 25 Street & Richmond Road SW – All-Way Stop
- D.** 25 Street SW (26 to 30 Avenue) – Roadway upgrades

Active Transportation

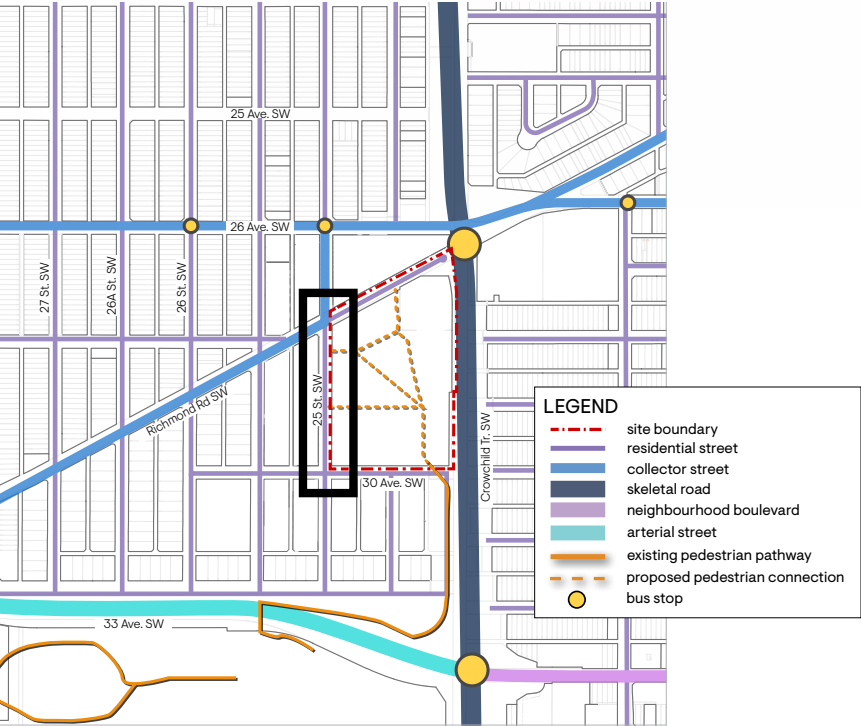
- E.** Sidewalks – improvements along site frontages
- F.** 25 Street & Richmond Road SW – Curb extensions.
- G.** Cycling – Upgraded pathway will be integrated through the site and tie into network improvements on 26 Avenue SW.

Opportunities

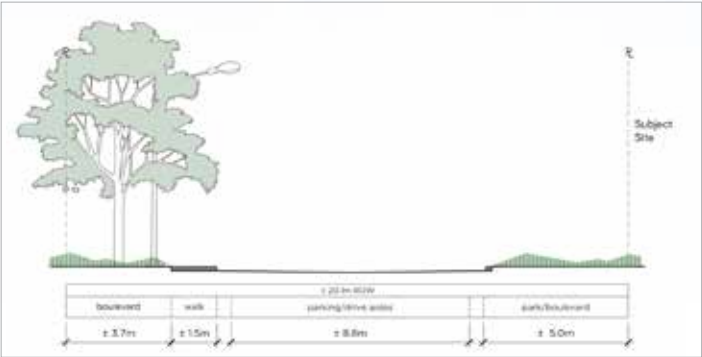
- H.** Transit – Shifting southbound Crowchild Trail SW stop closer to the site and upgrading BRT platform
- I.** Pedestrian Overpass – Additional connection across Crowchild Trail



Road Network



25 STREET SW @ Richmond Road (±20.0m Right-of-Way)

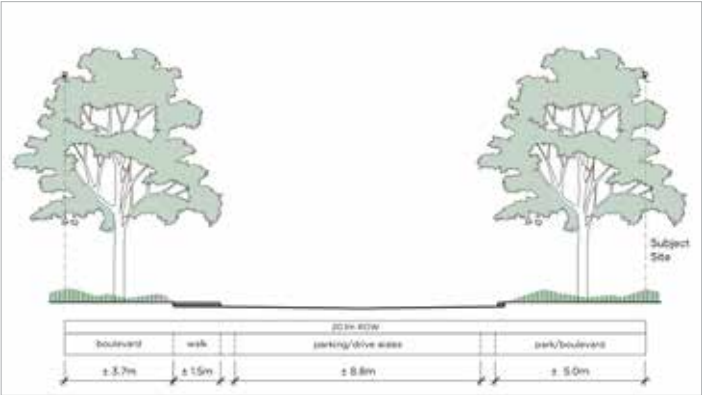


Existing Conditions

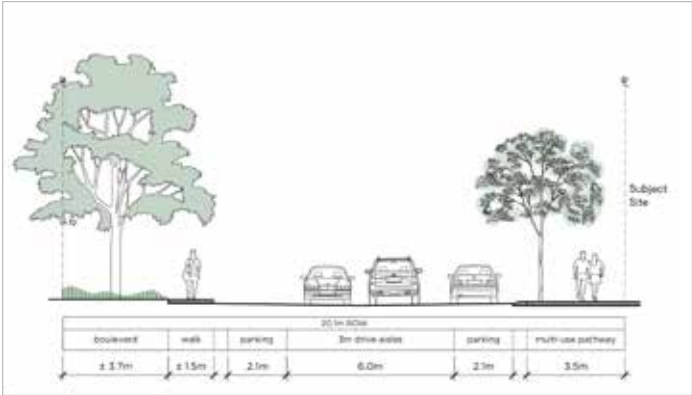


Proposed Improvements

Balance of 25 Street SW

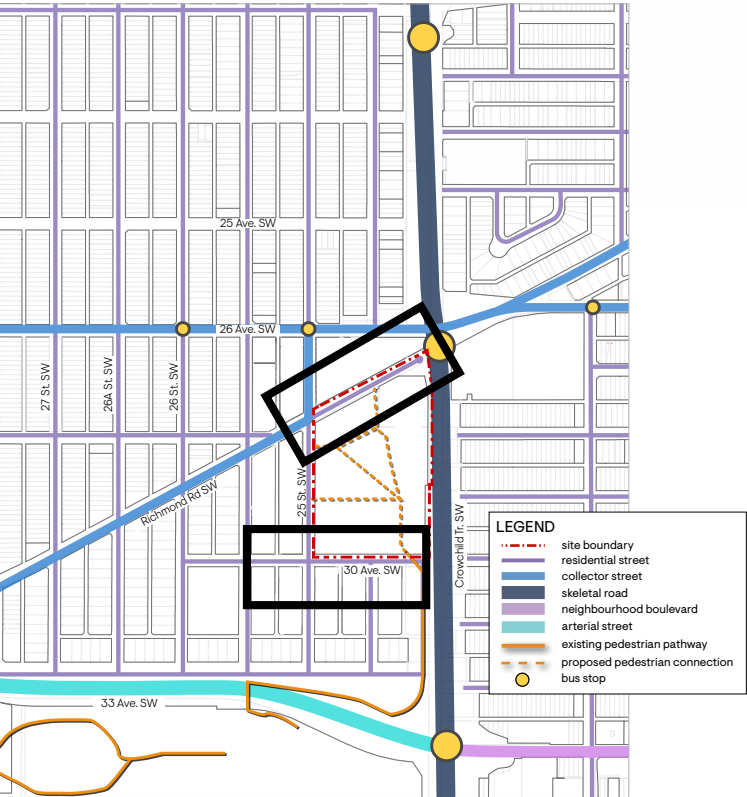


Existing Conditions

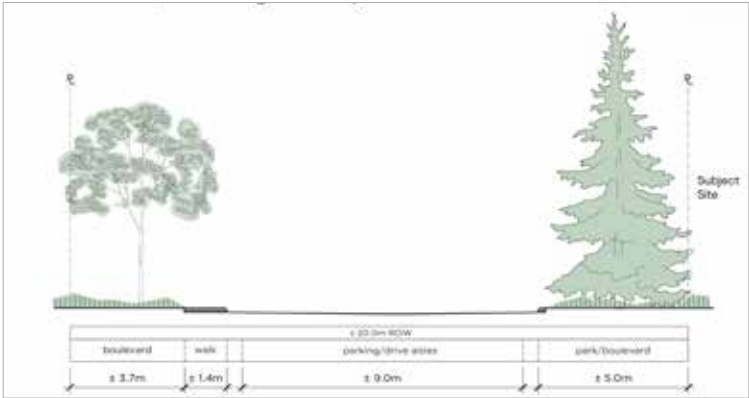


Proposed Improvements

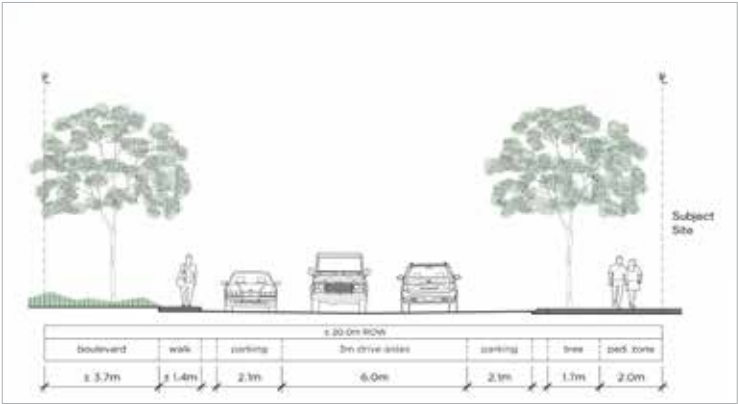
Road Network



30 AVENUE SW (±20.0m Right-of-Way)

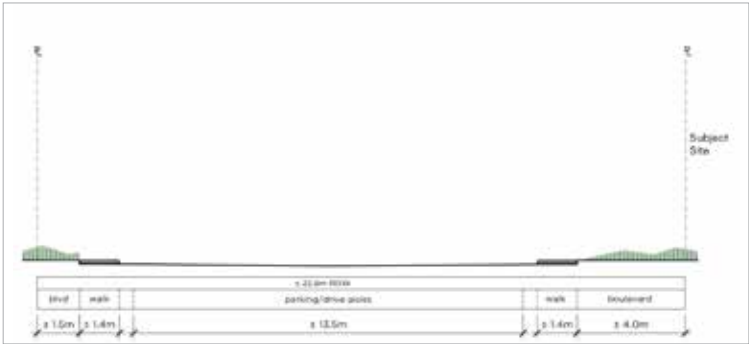


Existing Conditions

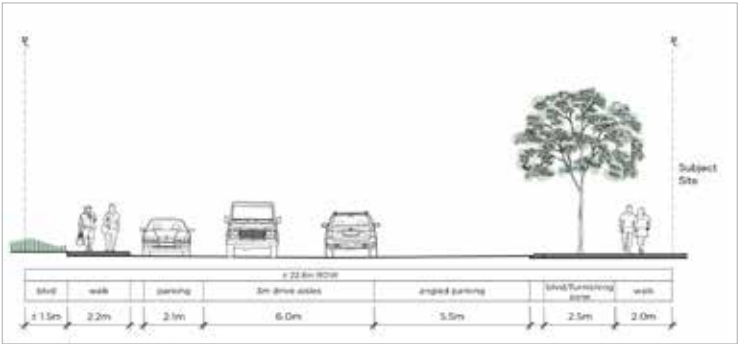


Proposed Improvements

RICHMOND RD. SW (±22.8m Right-of-Way)



Existing Conditions



Proposed Improvements

Road Network

Site Access & Private Streets

Our application is proposing internal private streets and pathways to manage residents and provide Transit Access to the relocated Transit Stop.

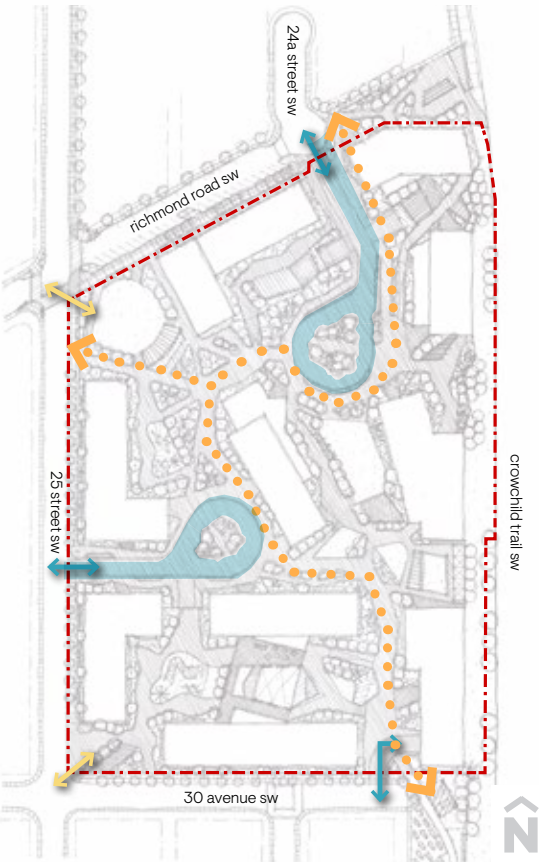
LEGEND

site boundary

vehicle and pedestrian access

pedestrian only access

pedestrian and cycling access (5a standard)



Proposed Private Street

Planning & Next Steps

Reimagining this site will include input from all stakeholders and be guided by City of Calgary policy. The project team will continue to share information with stakeholders as the process unfolds.



Timeline & Next Steps:

- **March 2023** – Minto Communities purchases the site and launches 2501Richmond.com
- **Spring/Summer 2023** – Project updates with Richmond Knob Hill Community
- **November 15, 2023** – Land Use application submission to City of Calgary
- **November 29 & 30, 2023** – Virtual and in-person information sessions
- **Winter/Spring 2024** – Refinement of application based on feedback, reporting back to the community.
- **Summer/Fall 2024** – Consideration by Calgary Planning Commission and Council Public Hearing

Planning & Next Steps

We look forward to hearing from the community:



Attend an information session



Share your feedback through an online feedback form



Contact us: **engage@minto.com**



Visit **2501Richmond.com** for information



Thank you for attending the information session.

Questions