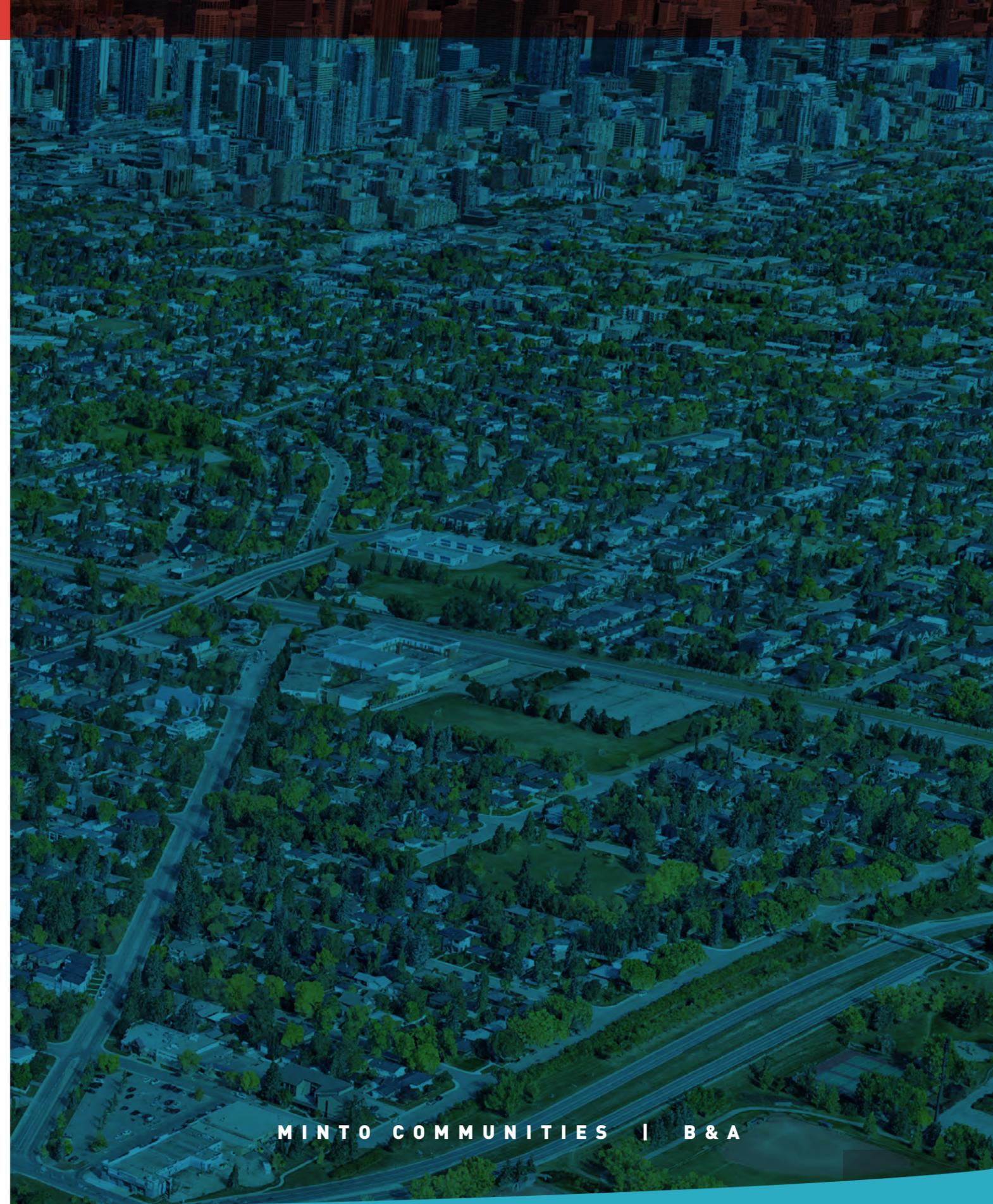


# 2501 RICHMOND Information Sessions

**Richmond Knob Hill  
Community Association Meeting  
November 14, 2023**



# WELCOME TO 2501 Richmond



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. Successful placemaking in this context can help ensure economic prosperity, social well-being and a **sense of community** which are important elements in evolving urban environments.

The proposed plan is based on the belief that diverse and connected places contribute to resilient communities and neighbourhoods. Site design thoughtfully ensures that buildings and spaces in-between coalesce into **a place of comfort, convenience, usability and enjoyment.**

# 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



NE Corner of Site



SW Corner of Site



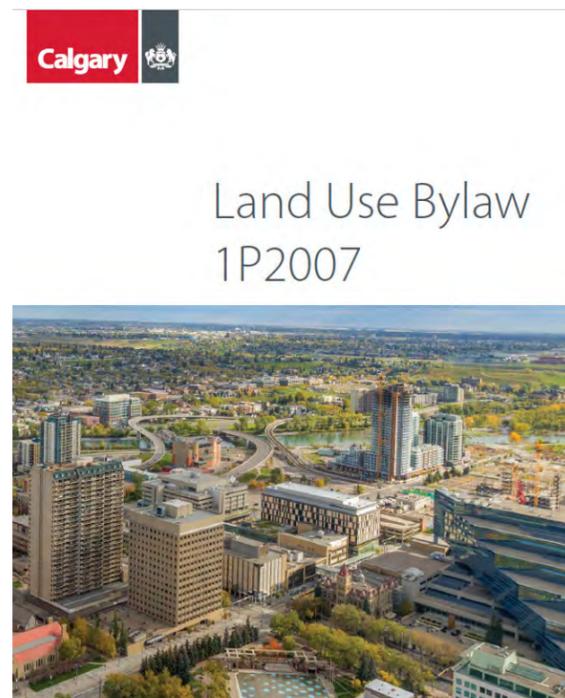
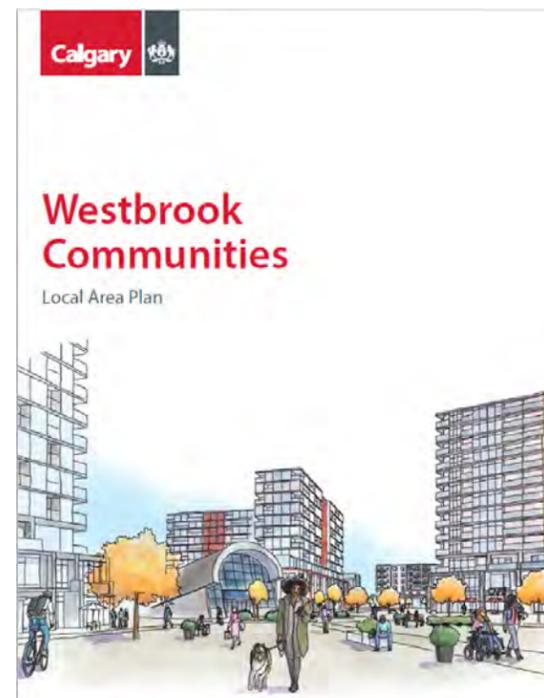
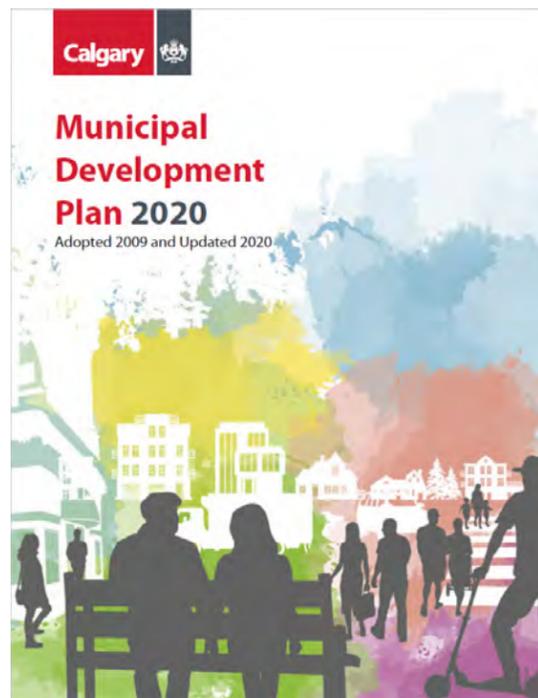
SE Corner of Site



Site Location - 2501 Richmond Road SW

# CITY POLICY - What Policies Apply?

## COUNCIL STRATEGIES FOR CONSIDERATION



## GUIDING POLICY FOR THE SUBJECT LANDS

# CONCEPTUAL Development Proposal



Near 30th Avenue SW



25th ST & Richmond Road SW



Concept Plan

Conceptual - Subject to Change



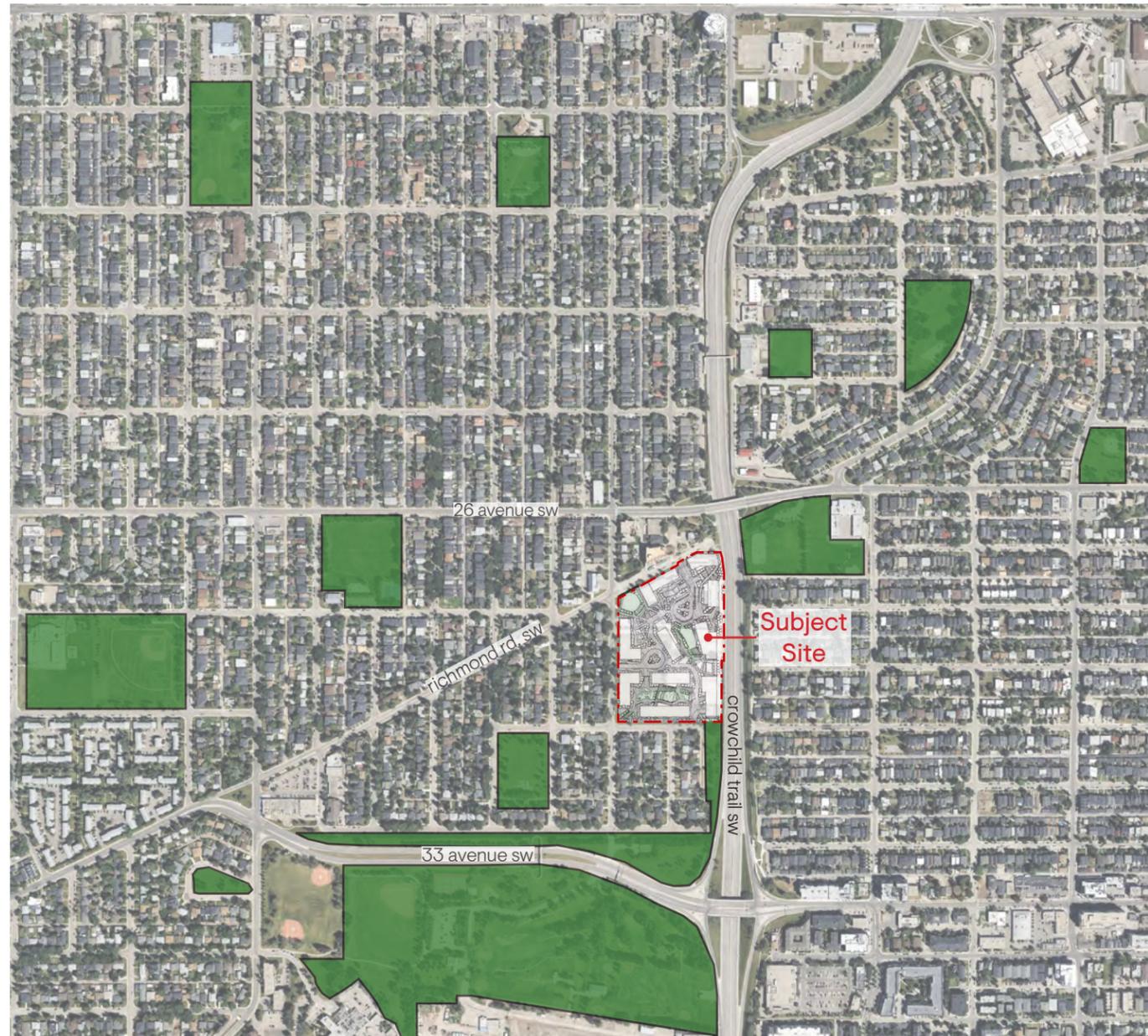
Near 30th Avenue SW



Near 30th Avenue SW

# AMENITY SPACE

## Community & Site



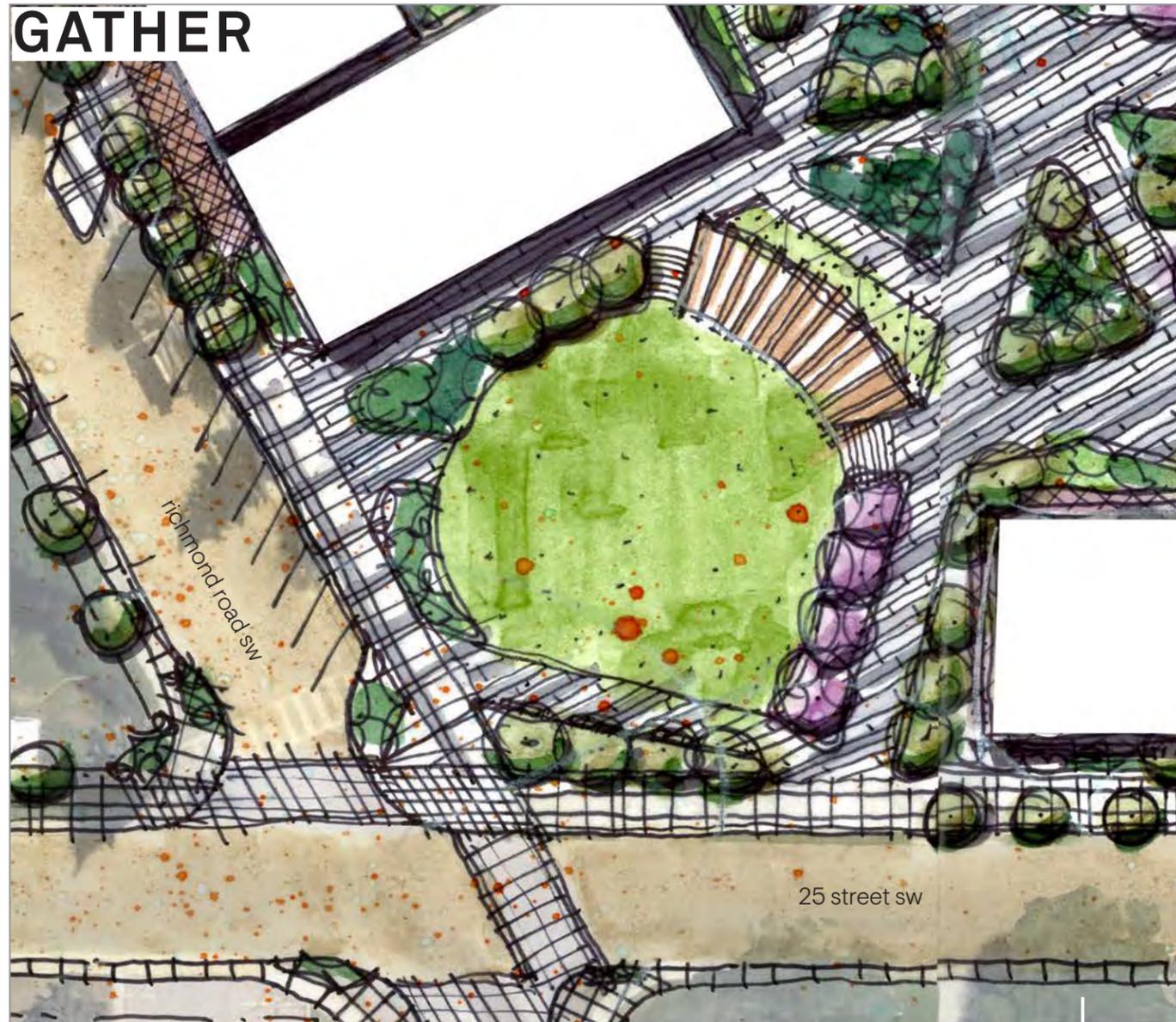
Public Area	Area (ac)	% of Site Area
Total Site Area	±11.49 ac	100.0%
Municipal Reserves (MR) Owing if Subdivided	±1.15 ac	10.0%
Proposed Publicly Accessible Private Parks	±1.80 ac	15.7%
Proposed Publicly Accessible Circulation	±3.0 ac	26.1%
<b>Total Publicly Accessible Area</b>	<b>±4.8 ac</b>	<b>41.8%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

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

Publicly Accessible Space

# AMENITY SPACE

## 25th ST & Richmond RD SW

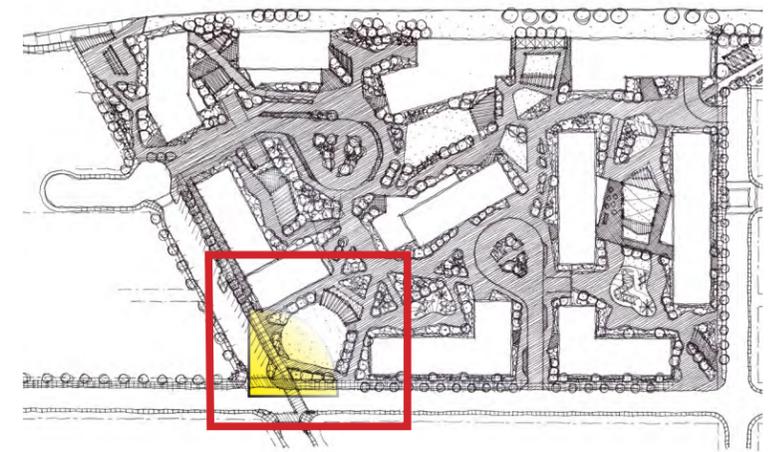


Conceptual - Subject to Change



The **gather** space is a primary gateway to new development and is intended to be a versatile space that supports year-round programming and activities that encourage community connections and gatherings.

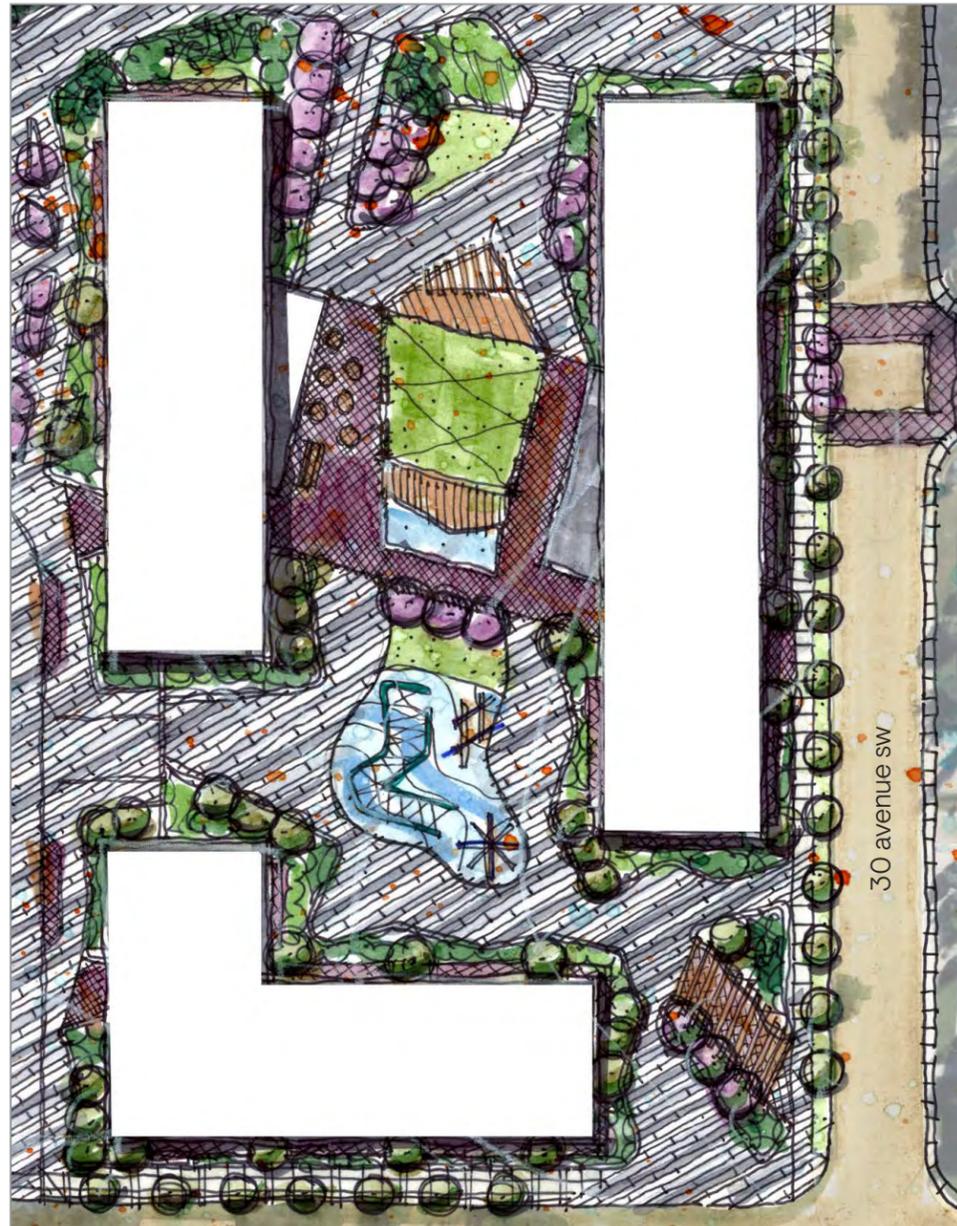
As an open lawn with peripheral seating and plantings, the space becomes a place to rest, gather and recreate, and supports both programmed and unprogrammed activities like community picnics/markets and frisbee in warmer months, and ice skating in the winter.



# AMENITY SPACE

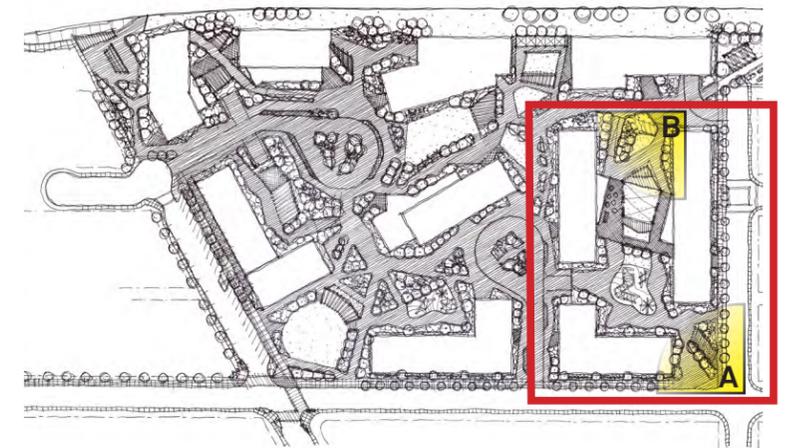
## Near 30th AVE SW

### PLAY



This space offers a range of **play** opportunities that promote physical activity, creativity, and social interaction which contribute to community well-being and becomes an attractive destination for the broader community.

This space is located above a parkade and will incorporate raised planting beds to balance an urban and naturalized aesthetic, and define boundaries between public and private space. Programming may include a large, accessible and customized playground with the potential for breakout space and lawn area that is accessible to the public.

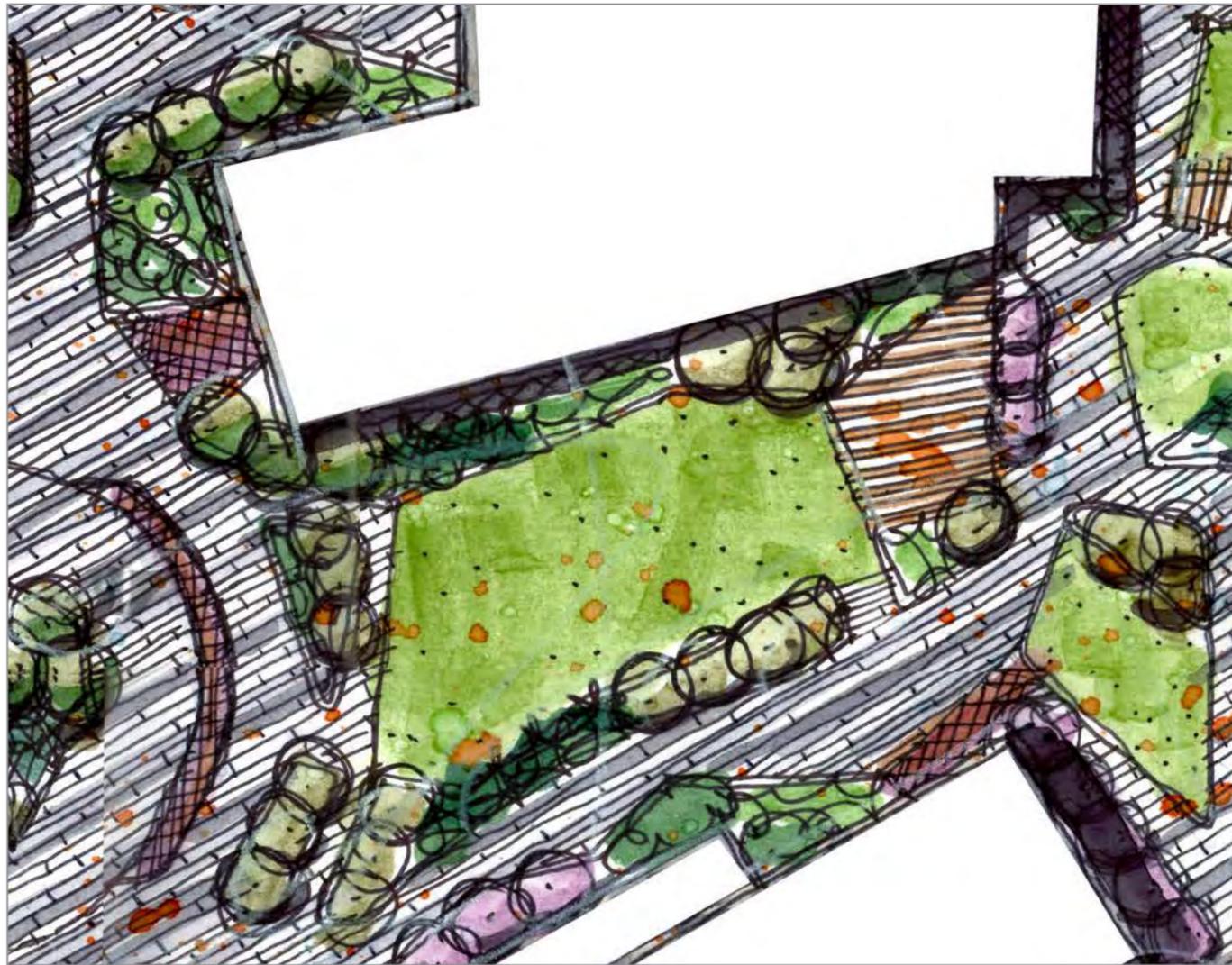


Conceptual - Subject to Change

# AMENITY SPACE

## Central Space

### REFUGE

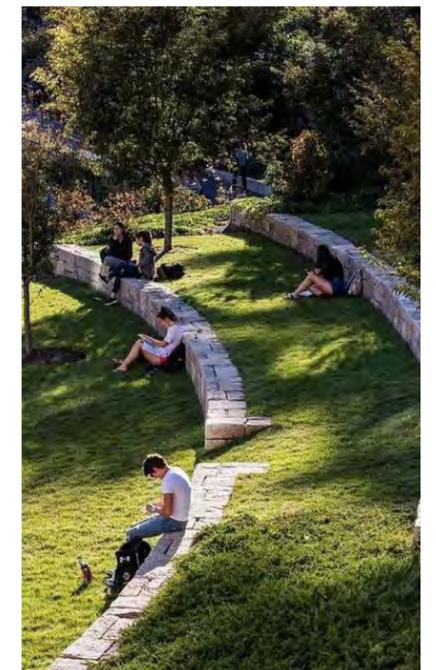
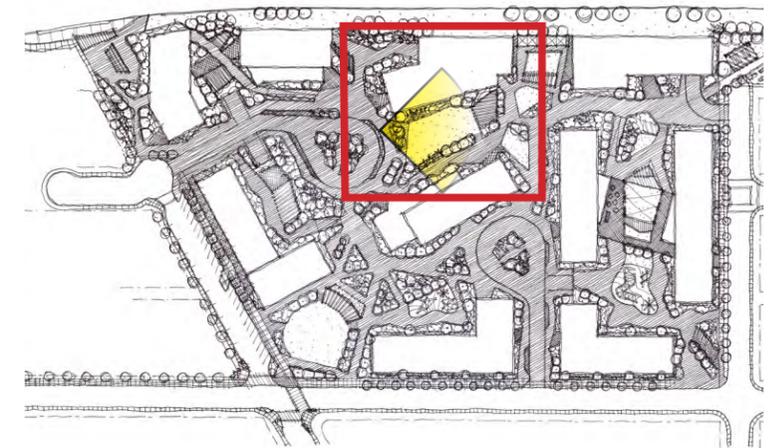


Conceptual - Subject to Change



This space is centrally located and provides opportunities for **refuge** and respite amidst higher density development and taller built forms. This space can be a naturalized sanctuary with an enhanced tree canopy and sloping lawn. The lawn leads to a structure that provides versatile space for community events. It is intended to be a more intimate space than the main gathering/gateway area near Richmond Rd.

Programming will include seating to support moments of rest and small group interactions, and enhanced landscaping to provide easy access to nature.

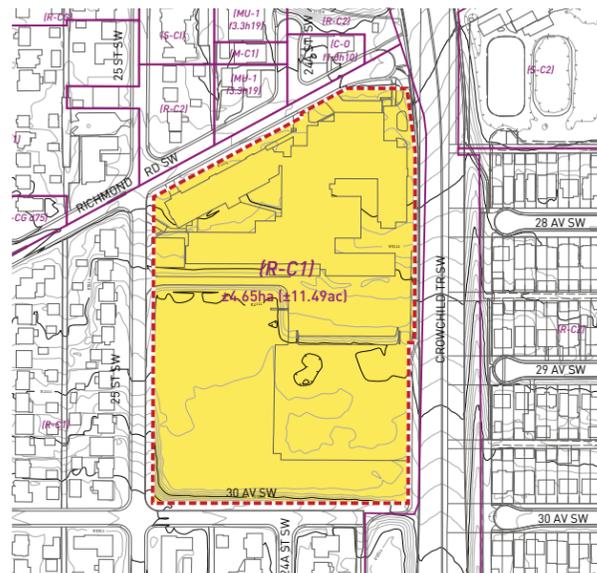


# LAND USE AMENDMENT Application

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.

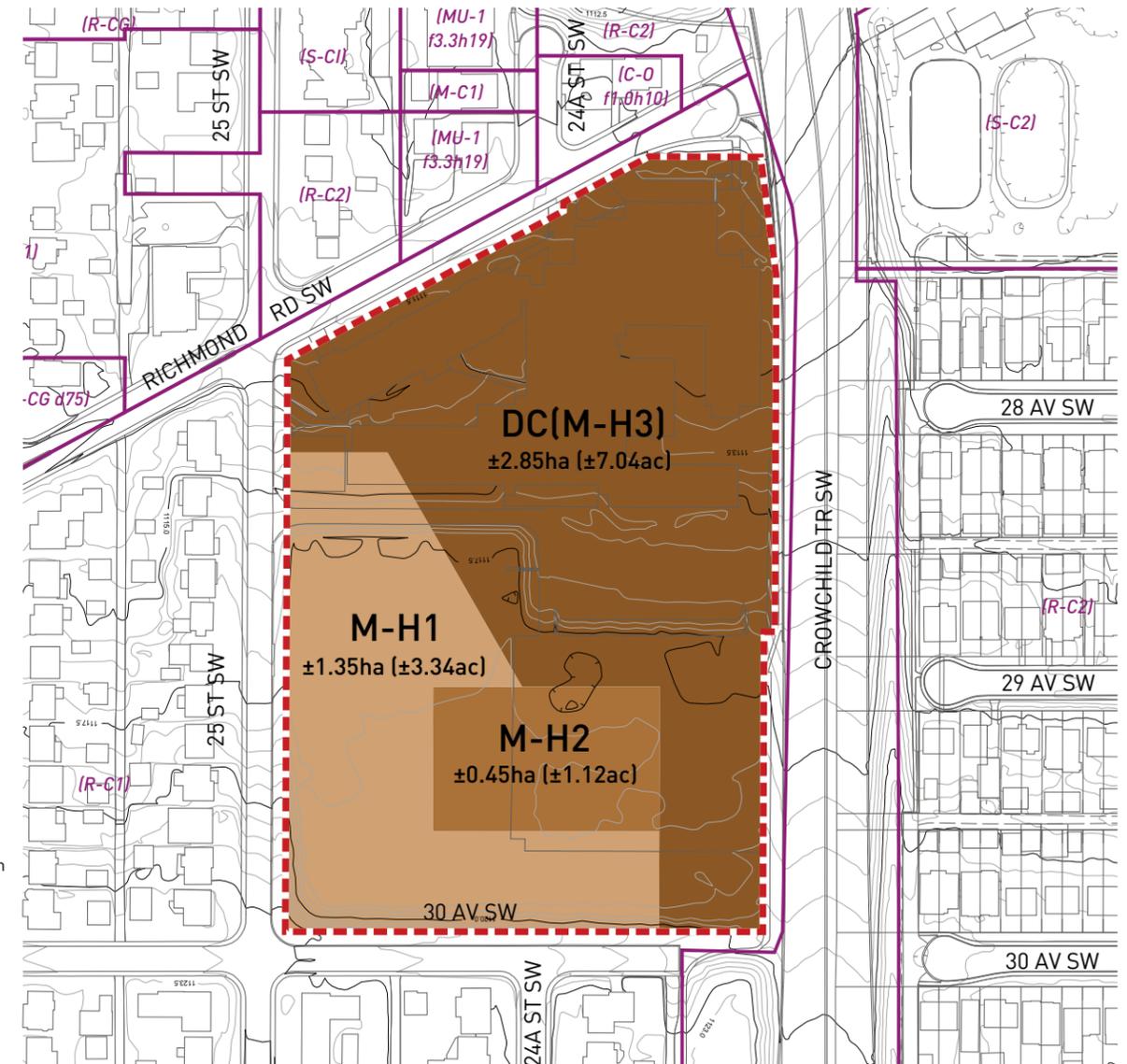


- Up to 3 storeys
- Up to 4 storeys
- Up to 6 storeys
- Proposed development - transitions from 6 to 30 storeys



Existing Land Use

- Subject Lands
- 0.5m Contours
- Existing Land Use Boundary
- (C-1) 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 High Rise District



Proposed Land Use

# 2501 RICHMOND Summary



25th ST & Richmond Road SW

Thank you for considering our vision for how 2501 Richmond will continue to serve the community for future generations.

The proposed site design thoughtfully ensures that buildings and spaces in-between coalesce into **a place of comfort, convenience, usability and enjoyment.**

To achieve this vision, the proposed concept integrates a mix of housing types, a scaled approach to density, integrated mobility, a focus on **people-first design**, a sense of enclosure at the ground plane, legible and layered **outdoor spaces**, parks, plazas, and the public realm.

# PLANNING Process

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

# ENGAGEMENT & 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!**