

# 2501 Richmond Information Session

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## Welcome

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

The materials shared in this package are a preview of the upcoming application resubmission. Once the resubmission is finalized, more detailed information will be posted to **2501Richmond.com**.





## 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 Calgary, Alberta, in 2012. 12 years later, Minto Communities Calgary has 9 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

# Westbrook Local Area Plan

## Policy Plan Amendment

The LAP identifies this site as a comprehensive planning site. An LAP amendment is required to update the maps to show the urban form category and building scales, once approved.

**Specific direction:**

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

**Legend**

**Urban Form**

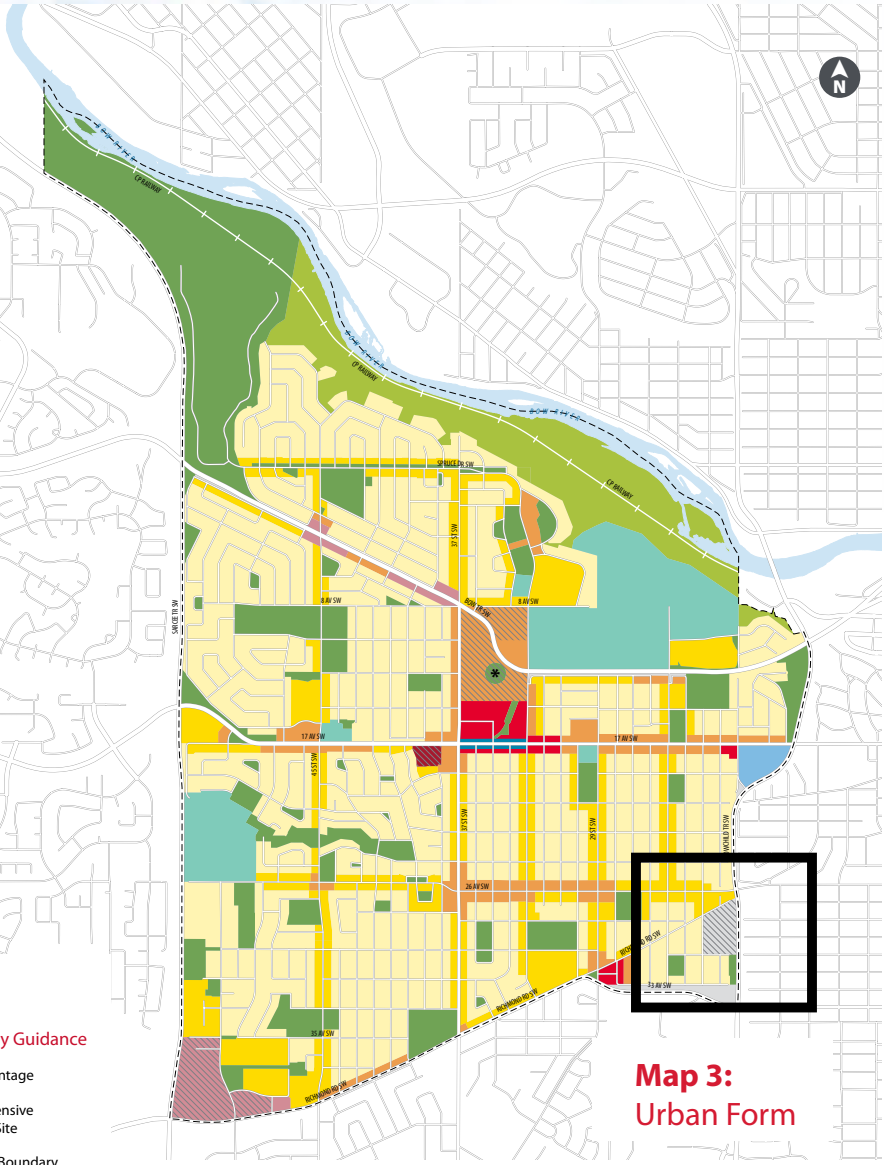
- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector

- 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

# November 2023 Submission

A Land Use Redesignation application was submitted to the City of Calgary in November 2023.

**Project Vision:** 2501 Richmond will redevelop to include multi-family residential buildings, with distinctive open spaces that will connect to the existing community and provide benefits through redevelopment for current and future residents.



Near 30th Avenue SW



Near 30th Avenue SW



Near 30th Avenue SW



25th Street & Richmond Road SW



# Engagement to Date

- **March to October 2023 - Introductions:**  
Following the purchase of the site, Minto introduced themselves, shared site updates and launched 2501Richmond.com.
- **November 2023 to February 2024 – Preliminary concept:** Minto submits the land use applications and shares details of the application with the community.
- **March to May 2024 – Refining the concept:**  
Further engagement was held to gather insight on public realm details.
- **May to July 2024 – Reporting back and resubmission:** Sharing the new concept and how feedback influenced the plan for resubmission.



# What We Heard

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**Engagement process:** participants feel that engagement was not adequate and wanted to understand how their feedback is being used.



**Density and Land Use:** participants want to ensure that the development is in alignment with the existing community character.



**Transportation:** participants would like to ensure the road network and parking capacity accommodate the proposed development.



**Open Space:** participants desired the preservation of green spaces and the inclusion of accessible open spaces that are well-programmed.



**Infrastructure:** participants would like to ensure the existing infrastructure has capacity to accommodate the proposed development.



**Site Edges:** participants would like there to be a focus on managing visible building heights to maintain a pleasant street experience. The inclusion of plantings and treed boulevards is of interest.



**Community Impacts:** participants would like to see pedestrian-friendly features, green spaces, open spaces, and diverse housing options included.

# Updated Concept Plan

Revisions to the application have balanced a wide range of community opinions alongside input from the City Calgary, engineering studies, and unique site conditions:

- **Clarity of Outcomes:** To provide more certainty, two mechanisms are being introduced.
  - **Direct Control Land Use District:** Now applied to the whole site.
  - **Outline Plan:** Technical planning document that the City has indicated will satisfy the Master Planning requirement under the Westbrook Local Area Plan (LAP).
- **Open Space:** Consolidate to single larger space that is City-owned and maintained.
- **Massing and Density:** Reduced overall massing and unit count.
- **Transition Design Features:** Streetscape and height step-backs.
- **Commercial Amenities:** Land Use Districts allow for but do not require commercial.



*Renderings are an artist's concept only and subject to change.*

# Concept Change Details

## Clarity of Outcomes:

- Direct Control Land Use District: Across the whole site, this defines limits to height, setbacks, stepbacks, and density (in both FAR and units).
- Outline Plan: Defines utility routing, property boundaries of public space, and a public road. 27% (over 3 acres) of the site area will be dedicated to the public.

**Open Space:** 1.15 acres (0.47 hectares) of Municipal Reserve park space that serves as a community entry feature, hub, and a transition to the existing community. This contiguous park will be built by Minto but owned and operated by the City of Calgary.

## Massing and Density:

- Maximum height at 50m (~16 storeys) along Crowchild Trail SW with maximum heights ranging from 12m to 25m on all other parcels.
- Floorplate size limited above 25m (~7 storeys).

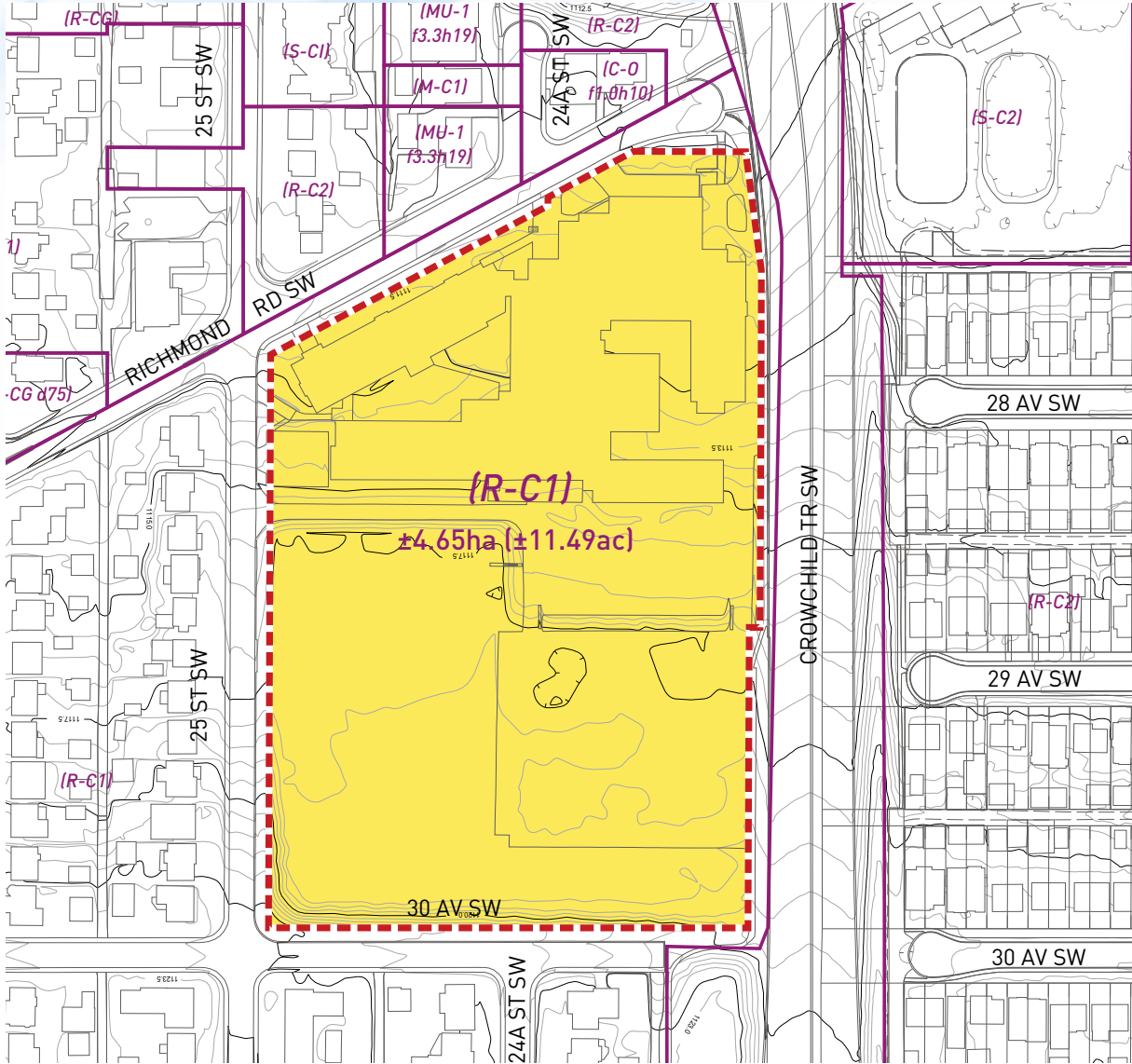
## Transition Design Features:

- Separation distance from existing adjacent homes ranges from 20m to over 30m.
- Maximum heights of 3, 4, or 5 storeys on frontages facing existing homes, depending on the frontage and interface.
- Widening 25 Street SW by 1.3m as additional buffer to allow for existing boulevard trees to remain, with the installation of a new sidewalk.
- Location of taller buildings limited to adjacent to Crowchild Trail SW.












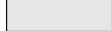
## Commercial Amenities:

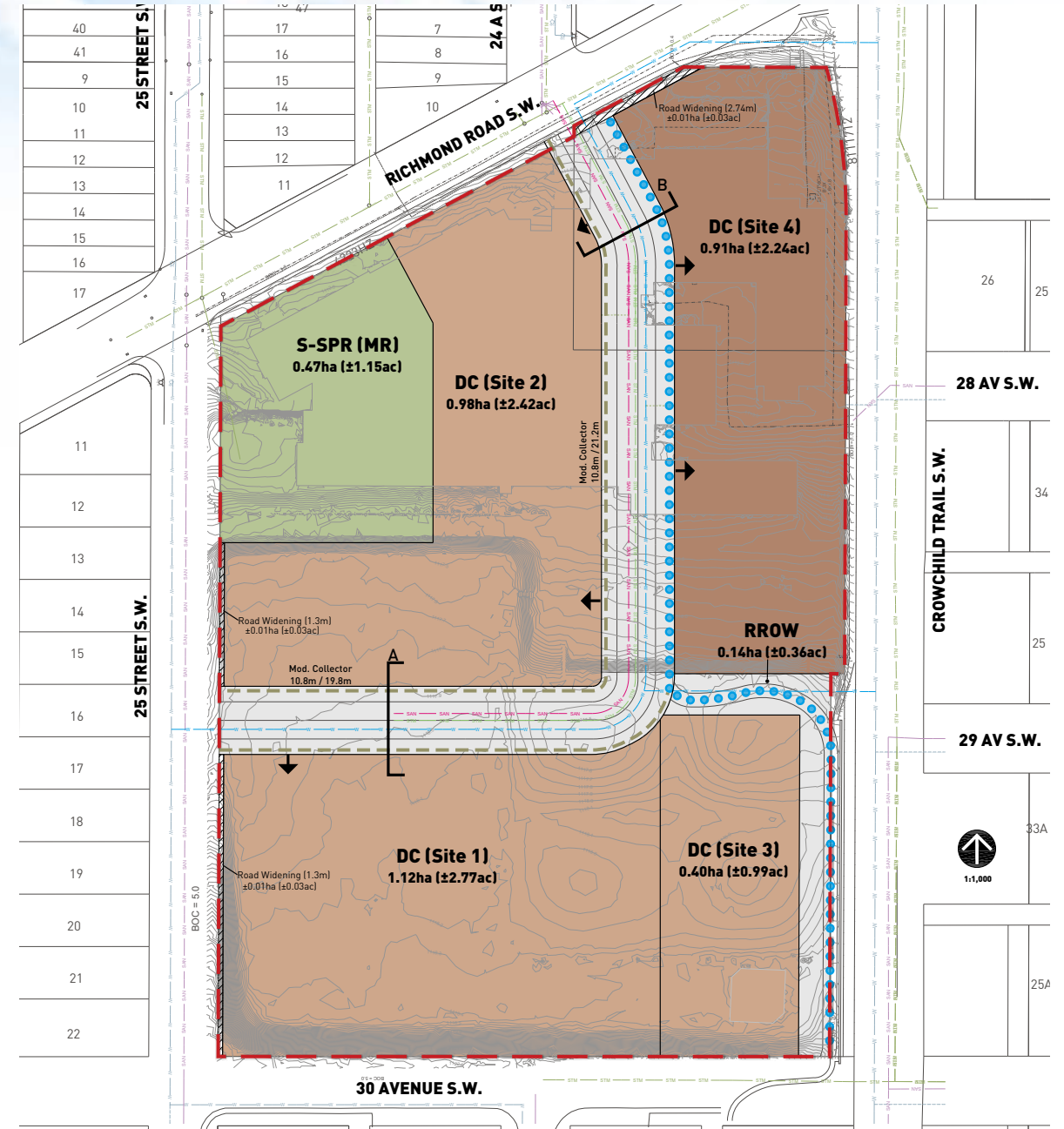
- Angled parking and easy parking access to align with commercial programming on Richmond Road SW hub.
- Large streetscape improvement along Richmond Road SW.

# Existing Land Use



# Proposed Land Use Concept & Outline Plan

-  Outline & Land Use Redesignation Boundary
-  Contour Interval 0.1m
-  Separate Sidewalk 2m
-  Multi-use Pathway 3m
-  Existing Land Use
-  Access
-  DC (Site 1) Direct Control Site 1
-  DC (Site 2) Direct Control Site 2
-  DC (Site 3) Direct Control Site 3
-  DC (Site 4) Direct Control Site 4
-  S-SPR Park
-  RROW



# Land Use Summary

## DC Site 1:

- Base district: M-H1
- Maximum building height range: 12m (3 storeys) to 25m (7 storeys)
- Anticipated density: 282 UPH (316 units)
- Maximum density: 350 UPH (393 units)
- Maximum FAR: 4.0

## DC Site 2:

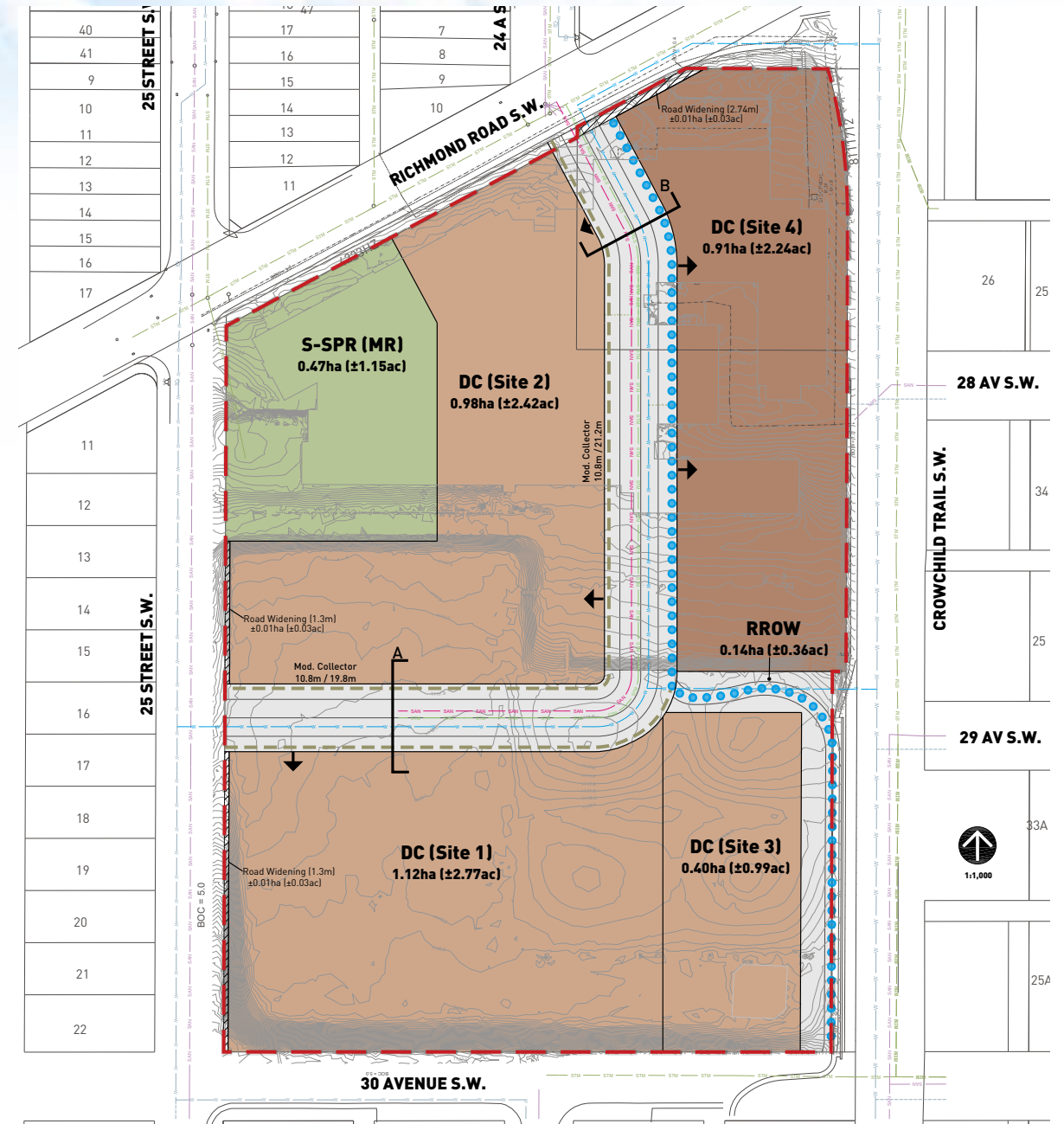
- Base district: M-H1
- Maximum building height range: 12m (3 storeys) to 25m (7 storeys)
- Anticipated density: 299 UPH (293 units)
- Maximum density: 350 UPH (344 units)
- Maximum FAR: 4.0

## DC Site 3:

- Base district: M-H1
- Maximum building height range: 21m (6 storeys) to 25m (7 storeys)
- Anticipated density: 320 UPH (129 units)
- Maximum density: 400 UPH (160 units)
- Maximum FAR: 4.0

## DC Site 4

- Base district: M-H2
- Maximum building height range: 18.5m (5 storeys) to 50m (16 storeys)
- Anticipated density: 558 UPH (506 units)
- Maximum density: 700 UPH (634 units)
- Maximum FAR: 5.0

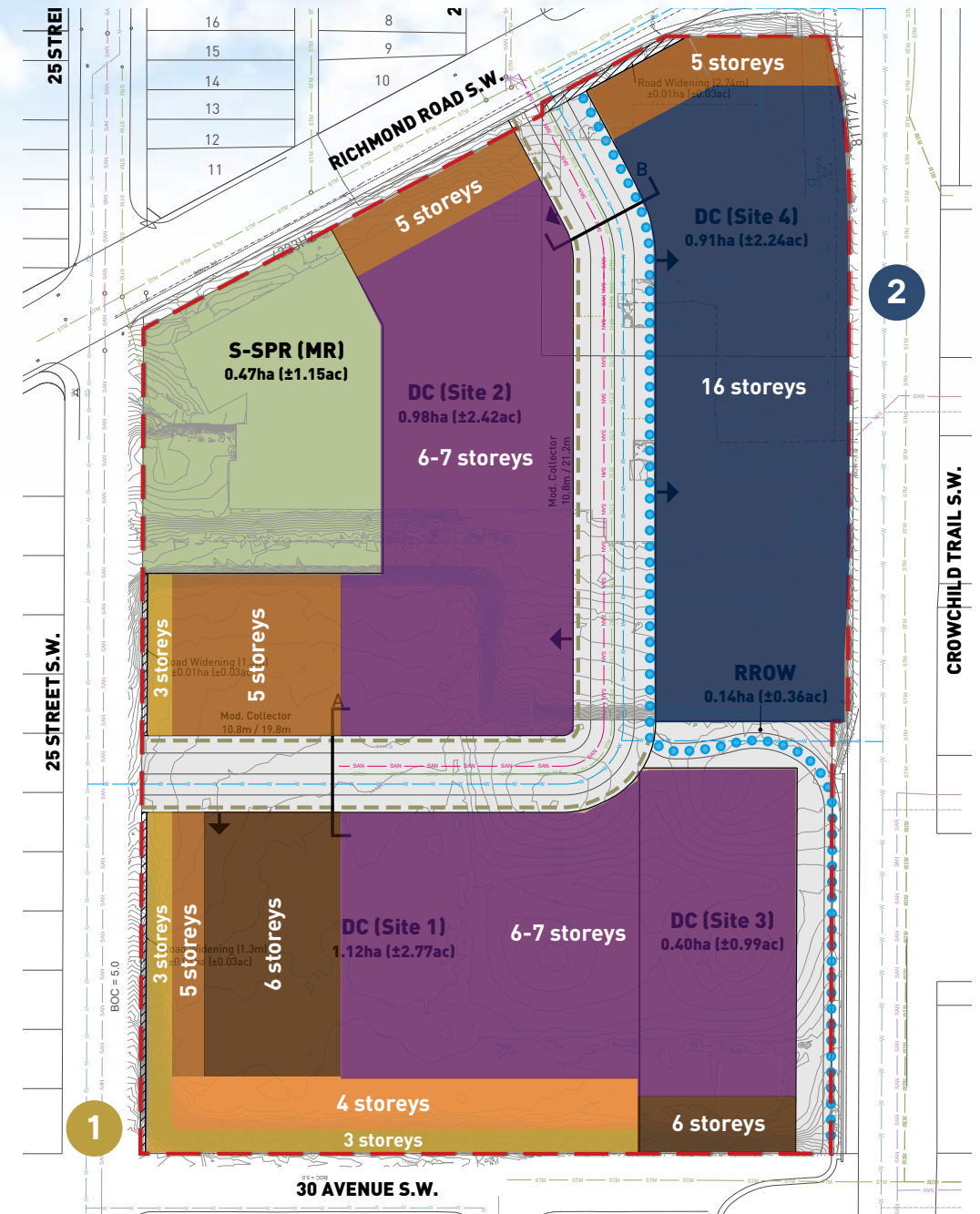


# Maximum Allowable Building Heights

- 1 Only ground-oriented units are allowed in the area marked as 3 storeys
- 2 Maximum building floorplate is 800 sq metres for any buildings above 25m in height

Building setbacks from the property line range from 0m to 6m depending on the built form and interface.

Precise details on building setbacks and maximum building heights (in metres) to be provided in full Direct Control District.





**View from 25 St SW and Richmond Rd SW**

*Renderings are an artist's concept only and subject to change.*



**Conceptual park programming near 25 St SW and Richmond Rd SW**

*Renderings are an artist's concept only and subject to change.*



**View from 25 St SW and 30 Ave SW**

*Renderings are an artist's concept only and subject to change.*



**View of new road from 25 St SW**

*Renderings are an artist's concept only and subject to change.*



**View of new road from Richmond Road SW**

*Renderings are an artist's concept only and subject to change.*



**View of new road from Richmond Road SW**

*Renderings are an artist's concept only and subject to change.*

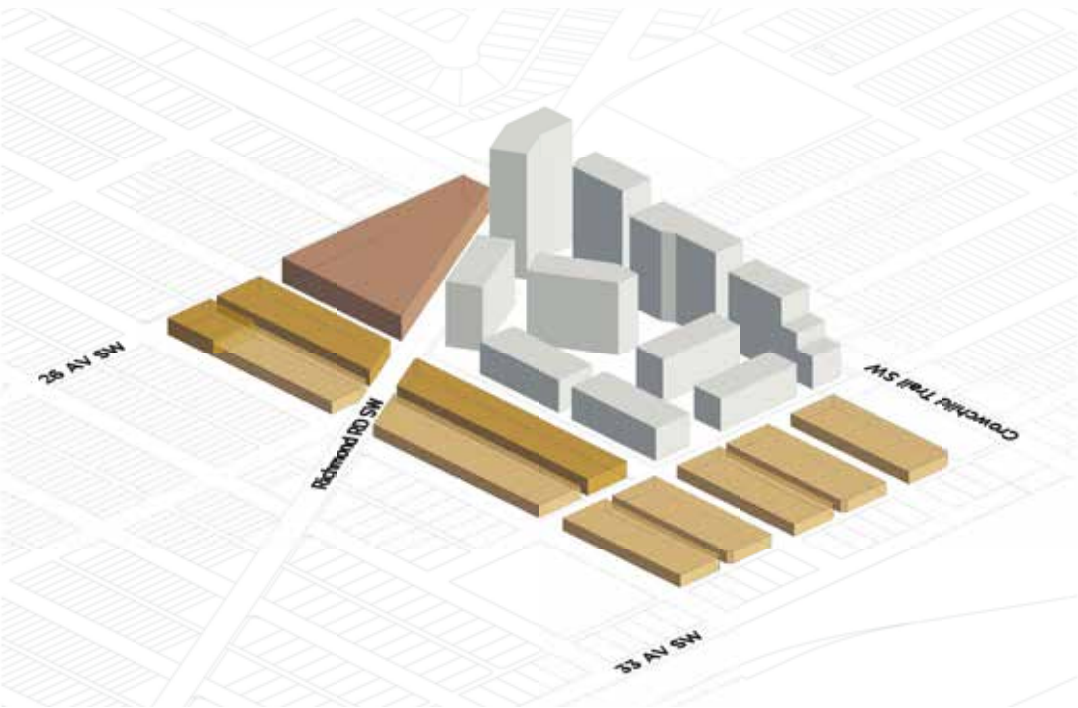


**View of new road from Richmond Road SW**

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# Land Use Evolution

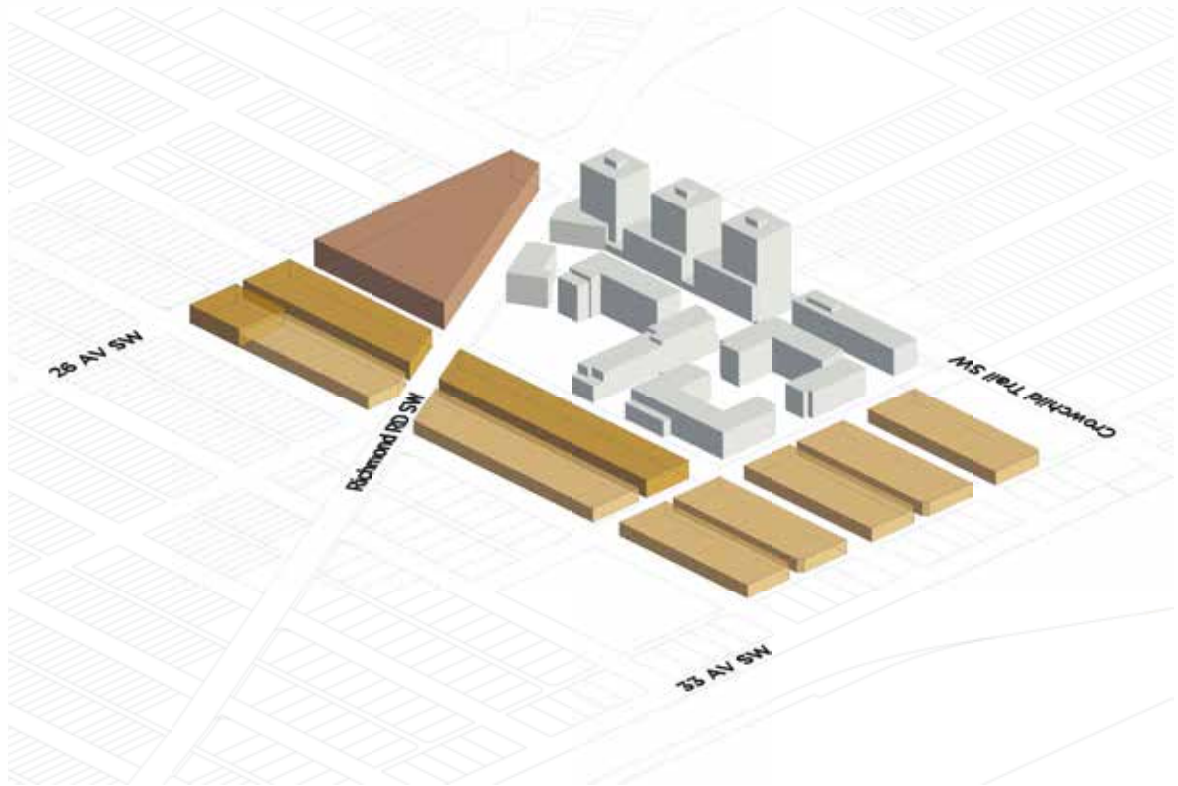
November 2023 Application – 2,500 Units



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

**Note:** Building heights may vary based on site grading and building setbacks.

Summer 2024 Revised Application – 1,250 Units



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# Shadow Studies March 21

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MARCH 21 10:00 AM



MARCH 21 12:00 NOON

# Shadow Studies March 21

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MARCH 21 2:00 PM



MARCH 21 4:00 PM

# Shadow Studies June 21

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JUNE 21 10:00 AM



JUNE 21 12:00 NOON

# Shadow Studies June 21



JUNE 21 2:00 PM



JUNE 21 4:00 PM

# Shadow Studies September 21

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SEPTEMBER 21 10:00 AM



SEPTEMBER 21 12:00 NOON

# Shadow Studies September 21

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SEPTEMBER 21 2:00 PM



SEPTEMBER 21 4:00 PM

# Utilities and Servicing

The existing utility capacity can support the proposed development. Several tie-ins are required and phased offsite upgrades to sanitary lines are required for full build-out. The following summarizes the existing utilities, proposed connections and required improvements.

PROPOSED UPGRADES TO UTILITIES			
Service	Existing Adjacent Infrastructure	Proposed Connection Points	Offsite Upgrades
Water	<ul style="list-style-type: none"><li>400mm water pipe within Crowchild Trail.</li><li>150mm water pipe within 25 St SW.</li><li>100mm water pipe within 30 Ave SW.</li></ul>	Multiple connections to be made for a “looped” water network rather than single connection. Locations to be detailed in an upcoming Outline Plan submission.	None
Storm	<ul style="list-style-type: none"><li>600mm storm sewer within Richmond Rd SW.</li><li>450mm storm sewer within Crowchild Trail.</li><li>300mm storm sewer within 30 Ave SW.</li></ul>	Consolidate flows northward with multiple connections to existing 600mm storm sewer within Richmond Rd SW, which flows from West to East.	None
Sanitary	<ul style="list-style-type: none"><li>200mm sanitary pipe at intersection of 24A St and Richmond Rd SW.</li><li>200mm sanitary pipe within 25 St SW.</li><li>250mm sanitary pipe at intersection of 24A St and 30 Ave SW.</li><li>200mm sanitary pipe at intersection of Crowchild Trail and 29 Ave SW.</li><li>250mm sanitary pipe at intersection of Crowchild Trail and 28 Ave SW.</li></ul>	Resubmission will include an Outline Plan detailing proposed utility locations and connection points to existing infrastructure.	Based on 1,250 anticipated units, all sanitary routing is assumed via 24A St SW. Up to 900 units can be accommodated before sanitary sewer pipe upgrades need to be constructed. Between 900 and 1,600 units can be accommodated by upgrading the sanitary pipe in 24A St between Richmond Rd and 26 Ave SW (~85m). This upgrade is based on achieving gravity (free-flow) conditions along all pipe segments.

# Transportation Discussion

Bunt & Associates submitted a Transportation Impact Assessment (TIA) in November 2023 that indicated the initially proposed 2,500-unit development could be accommodated with several upgrades to the road network.

A secondary TIA was conducted at the City's request, which was submitted for review in April 2024. The second TIA echoed the findings of the first TIA.



# Transportation Improvements (at 1,250 units)

## Required

### Vehicle

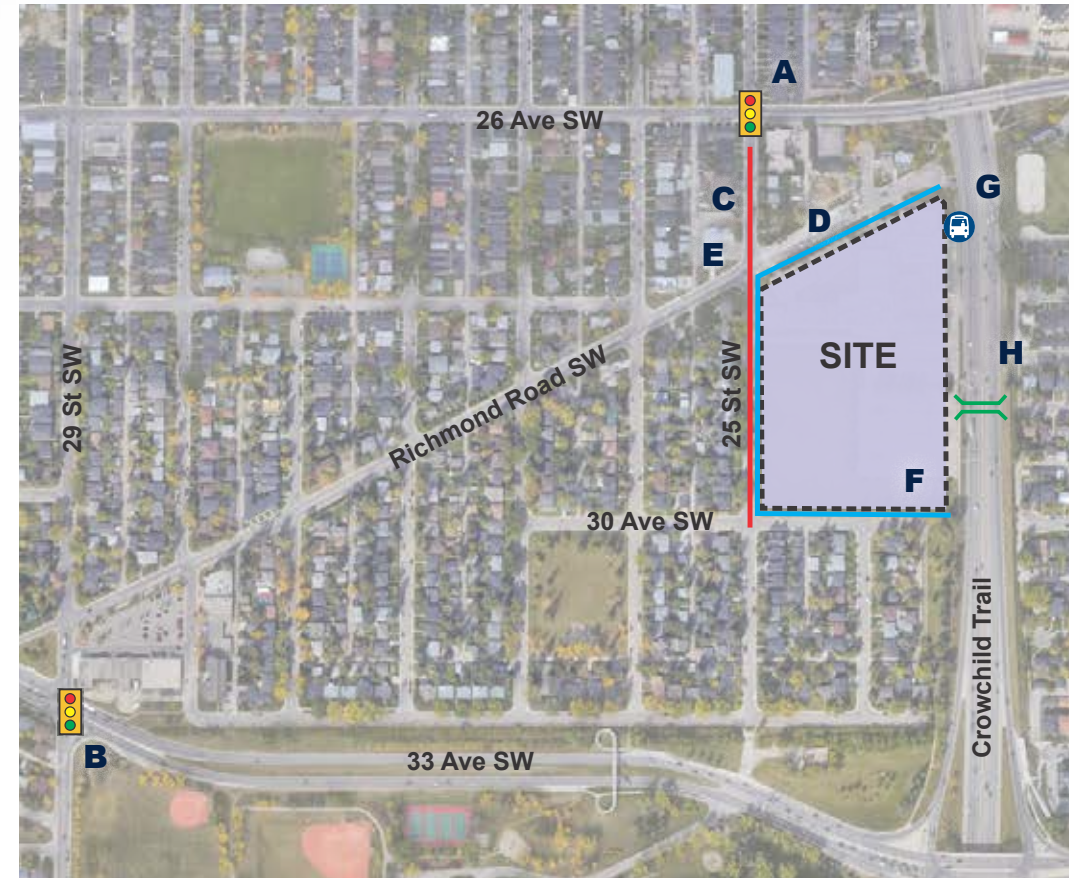
- A. 25 Street & 26 Avenue SW – New signal & left turn lane
- B. 29 Street & 33 Avenue SW – Southbound left turn arrow
- C. 25 Street SW (26 to 30 Avenue) – Roadway upgrades

### Active Transportation

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

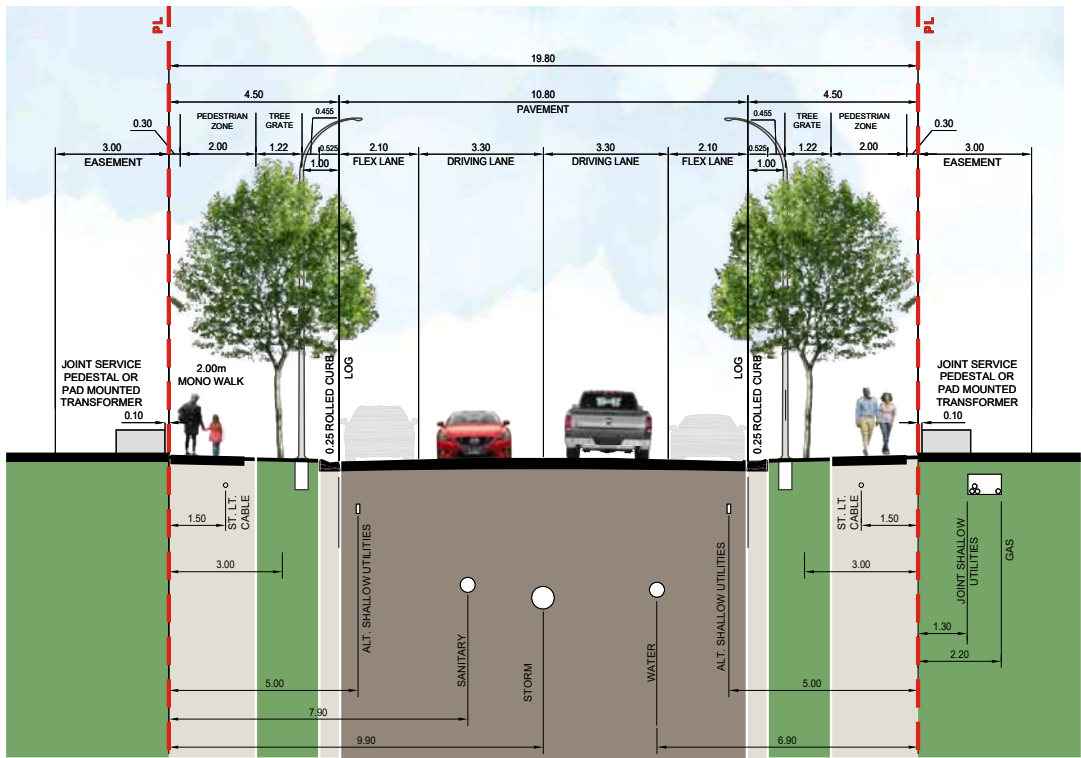
## Opportunities

- G. Transit – Shifting southbound Crowchild Trail SW stop closer to the site and upgrading BRT platform
- H. Pedestrian Link – Additional connection across Crowchild Trail or improvements to 33 Avenue connection

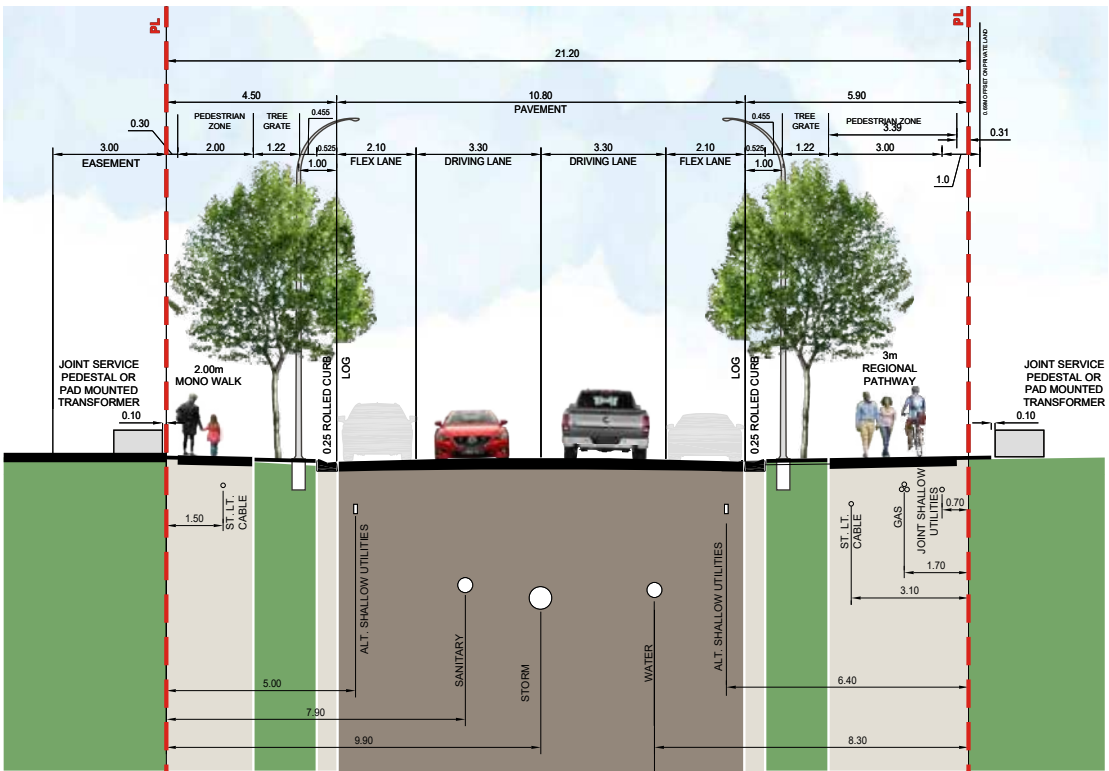


# Road Network

The proposed internal road cross-sections are as follows. The road network details for all boundary roads will be provided at the time of resubmission.



**A:** Modified Collector - (10.8m / 19.8m)  
2.0m Sidewalk both sides



**B:** Modified Collector - (10.8m / 21.2m)  
3.0m Regional Pathway & 2.0m Sidewalk

# Timeline & Next Steps

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



- **March 2023** – Minto Communities purchases the site and launches 2501Richmond.com
- **November 2023** – Land Use Application submission to City of Calgary.
- **November 2023 to April 2024** – Public engagement and City technical review.
- **Spring 2024** – Refinement of application based on feedback, reporting back to the community.
- **Summer to Fall 2024** – Resubmission of land use application, outline plan and policy plan amendment, official public comment period, and further refinement.
- **Winter 2024** – Consideration by Calgary Planning Commission and Council Public Hearing

# Questions?

Thank you for attending the information session.



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



Visit **2501Richmond.com** for information



Access the comment form  
using the QR code

