

# 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.





# Tonight's Session

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We are pleased to present an overview of the recent resubmission.

There will be time for questions following the presentation.

- + Use the Q&A function to ask questions
- + Submit questions at any point
- + Time is reserved for a Q&A at the end of the session



# Meet the Team

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**Norah Fraser**, Minto, Senior Vice President

**Alex Braun**, Minto, Vice President, Development

**Tom Dvorak**, Minto, Development Manager

**Kendall Brown**, Minto, Development Coordinator

**Kathy Oberg**, President & Planner, B&A

**Jennifer Duff**, Sr. Planning Strategist, B&A

**Martha McClary**, Engagement Specialist, B&A







## 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.



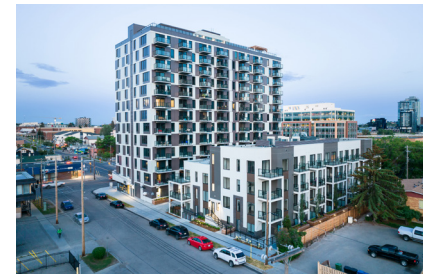
#### Wildflower

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



# Land Use Process

**Goal today:** To share the details on the possibly final concept and application before it proceeds to CPC and Public Hearing.



- **Mar. 2023** – Minto Communities purchases the site and launches [2501Richmond.com](http://2501Richmond.com)
- **Nov. 15, 2023** – Land Use Application submission to City (LOC2023-0359)
- **Nov. 29 & 30** – Public Info Sessions
- **February 8, 2024** – City shares DR1
- **Mar./Apr 2024** – Outreach meetings on public realm
- **Jun. 19, 2024** – Public Info Sessions
- **Jul. 5, 2024** – Resubmission of LOC2023-0359 to City
- **Sep. 17, 2024** – City shares DR2
- **Oct. 15, 2024** – Resubmission of LOC2023-0359 to City
- **Nov. 5, 2024** – Information Session (**We are here**)
- **Winter 2025** – Calgary Planning Commission and Public Hearing

# What We Heard

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**Engagement:** Some community members expressed dissatisfaction with the engagement process, feeling there were limited opportunities to shape the design and that their comments were not sufficiently incorporated.



**Density and Land Use:** Participants feel the proposal doesn't align with the neighbourhood's character.



**Transportation:** Concerns were raised about whether the existing road network and proposed upgrades can handle new development.



**Open Space:** There was a strong desire for preserving green spaces, with varied opinions on the location and programming.



**Infrastructure:** Residents questioned whether current infrastructure can support the proposed density.



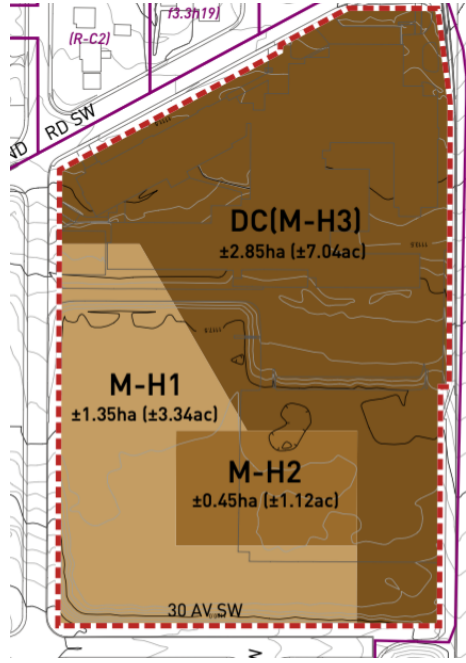
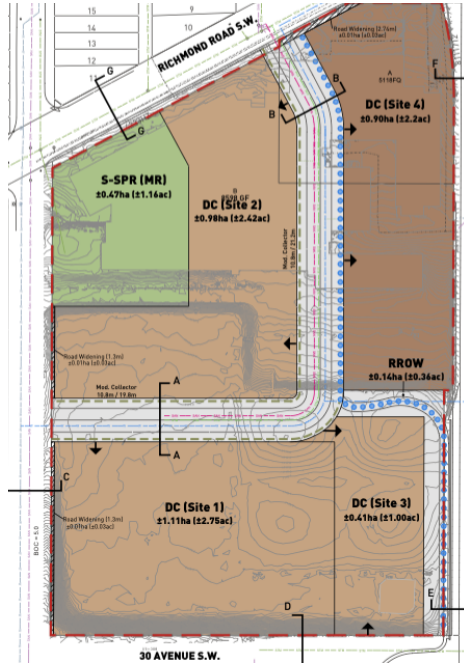
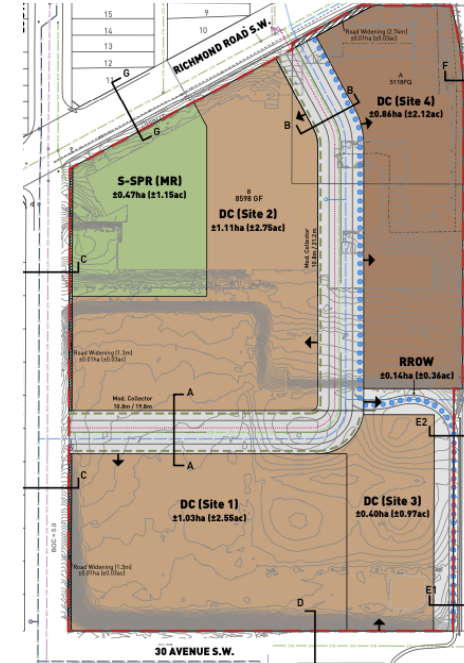
**Site Edges:** Transition to existing homes, particularly along 25 St SW, should include greenery, treed boulevards, and ground-oriented units to maintain a pleasant street experience.



**Community Impacts:** The community's top priorities for redevelopment are Open space and road improvements, with some support for pedestrian features, diverse housing, and potential commercial spaces.



# Concept Evolution

November 2023 Concept	July 2024 Concept	October 2024 Concept
		
<b>Land Use Districts:</b> <ul style="list-style-type: none"> <li>• M-H1</li> <li>• M-H2</li> <li>• DC (M-H3)</li> </ul>	<b>Land Use Districts:</b> <ul style="list-style-type: none"> <li>• DC (M-H1)</li> <li>• DC (M-H2)</li> <li>• S-SPR</li> </ul>	<b>Land Use Districts:</b> <ul style="list-style-type: none"> <li>• DC (M-H1)</li> <li>• DC (M-H2)</li> <li>• S-SPR</li> </ul>
<b>Anticipated Units:</b> 2,500	<b>Maximum Units:</b> 1,531 <b>Anticipated Units:</b> 1,244 <b>Minimum Units:</b> 512	<b>Maximum Units:</b> 1,504 <b>Anticipated Units:</b> 1,228 <b>Minimum Units:</b> 445
<b>Height:</b> Maximum 30 Storeys along Crowchild Trail	<b>Height:</b> Maximum 16 Storeys along Crowchild Trail and specific rules in the DC to create a contextually appropriate height transition.	<b>Height:</b> Maximum 16 Storeys along Crowchild Trail and specific rules in the DC to create a contextually appropriate height transition.
<b>FAR:</b> 4.0-11.0	<b>FAR:</b> 4.0-5.0	<b>FAR:</b> 4.0-5.0

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- DC (M-H1)
- DC (M-H2)
- S-SPR

**Anticipated Units: 1,228**

**Minimum Units: 445**

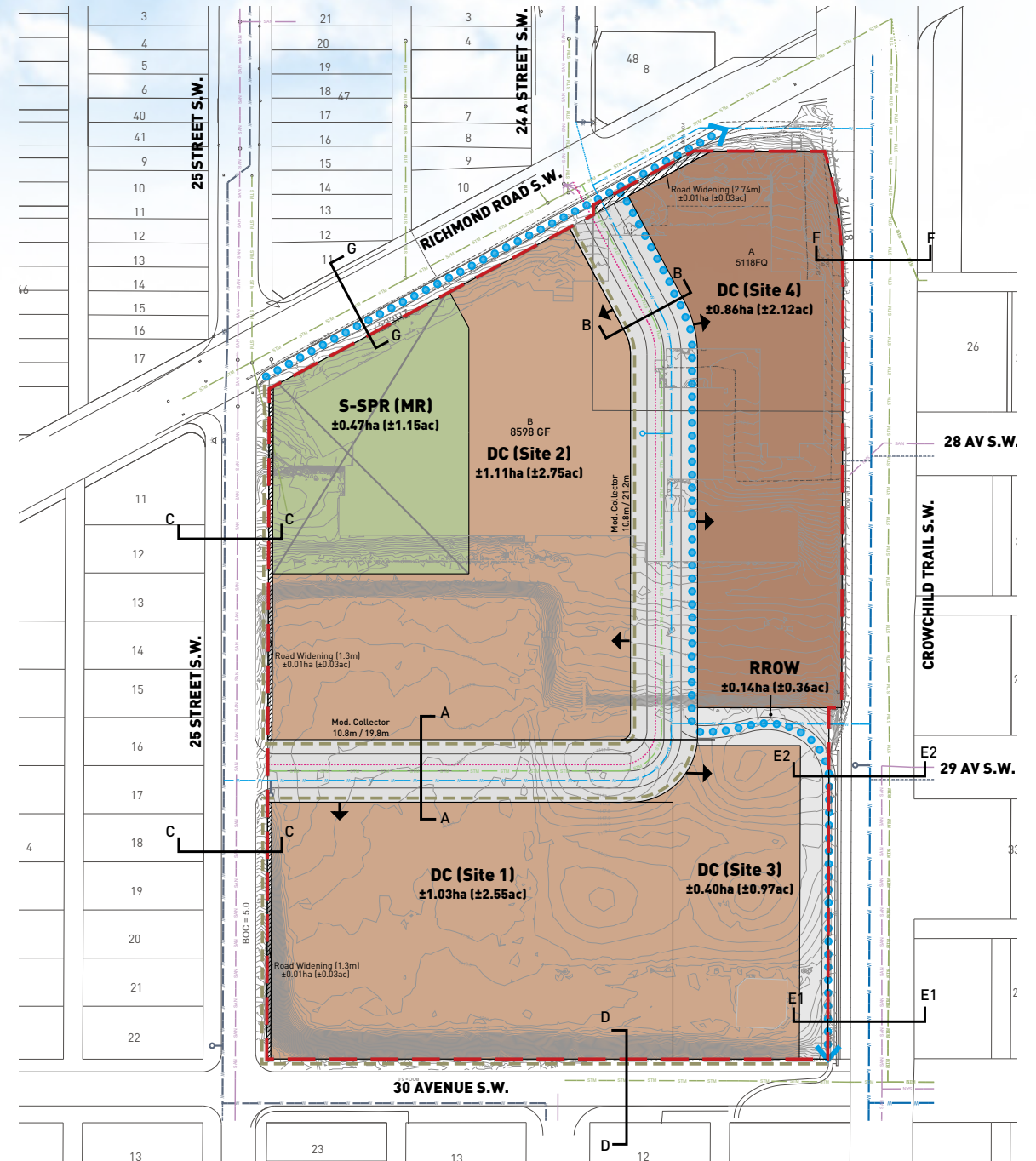
Height: Maximum 16 Storeys along Crowchild Trail and specific rules in the DC to create a contextually appropriate height transition.

**FAR: 4.0-5.0**

- \*3m ground-oriented
- \*6m standard

\*Along 25 St, setbacks from current property line are 4.3m and 7.3m respectively due to an additional 1.3m RoW dedication being used to preserve several mature trees.

**Open Space:** 1.15 acres of Municipal Reserve in a single consolidated parcel. Parcel lines throughout site were refined to further reduce grade changes within the proposed MR and maximize usable space.





# Proposed Land Use and Outline Plan – October 2024

- Outline & Land Use Redesignation Boundary

Contour Interval 0.1m

Separate Sidewalk 2m

Multi-use Pathway 3m

Local Pathway

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

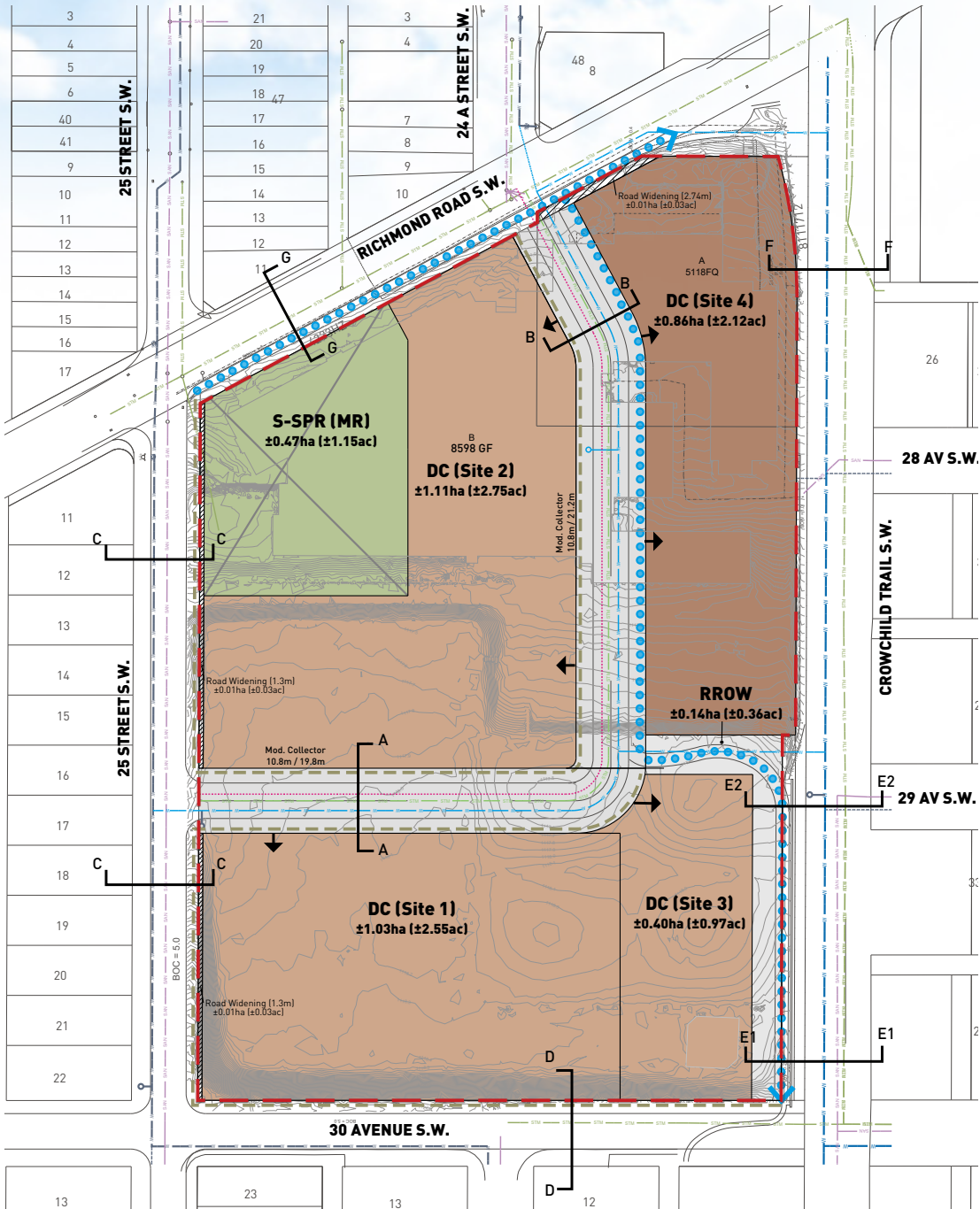
RROW

## Deep Services - Existing

- Stormwater Servicing
- Sanitary Servicing
- Water Servicing 150 PVC / Hydrant
- Water Servicing 400 PVC / Hydrant

## Deep Services - Proposed

- Stormwater Servicing
- Sanitary Servicing
- Water Servicing 250 PVC / Hydrant



# What changed – October 2024 Concept

- Setbacks along 25 St and 30 Ave SW increased from zero to 3.0m for ground-oriented units.
- A 1.3m right-of-way buffer along 25 St was extended northward, enhancing open space and buffer.
- Minimum density on Sites 1 and 2 was reduced (fronting 25 St. and 30 Ave. SW)
- Parcel lines were refined to minimize grade changes and maximize usable space within the MR.
- Road cross-sections were redesigned to improve 5A pathway links along Crowchild Trail and relocated along Richmond Rd SW for better MR access.
- Separation between towers on Site 4 increased by 20%.
- Construction staging was consolidated to Site 4.





# 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 (362 units)
- Maximum FAR: 4.0

## DC Site 2:

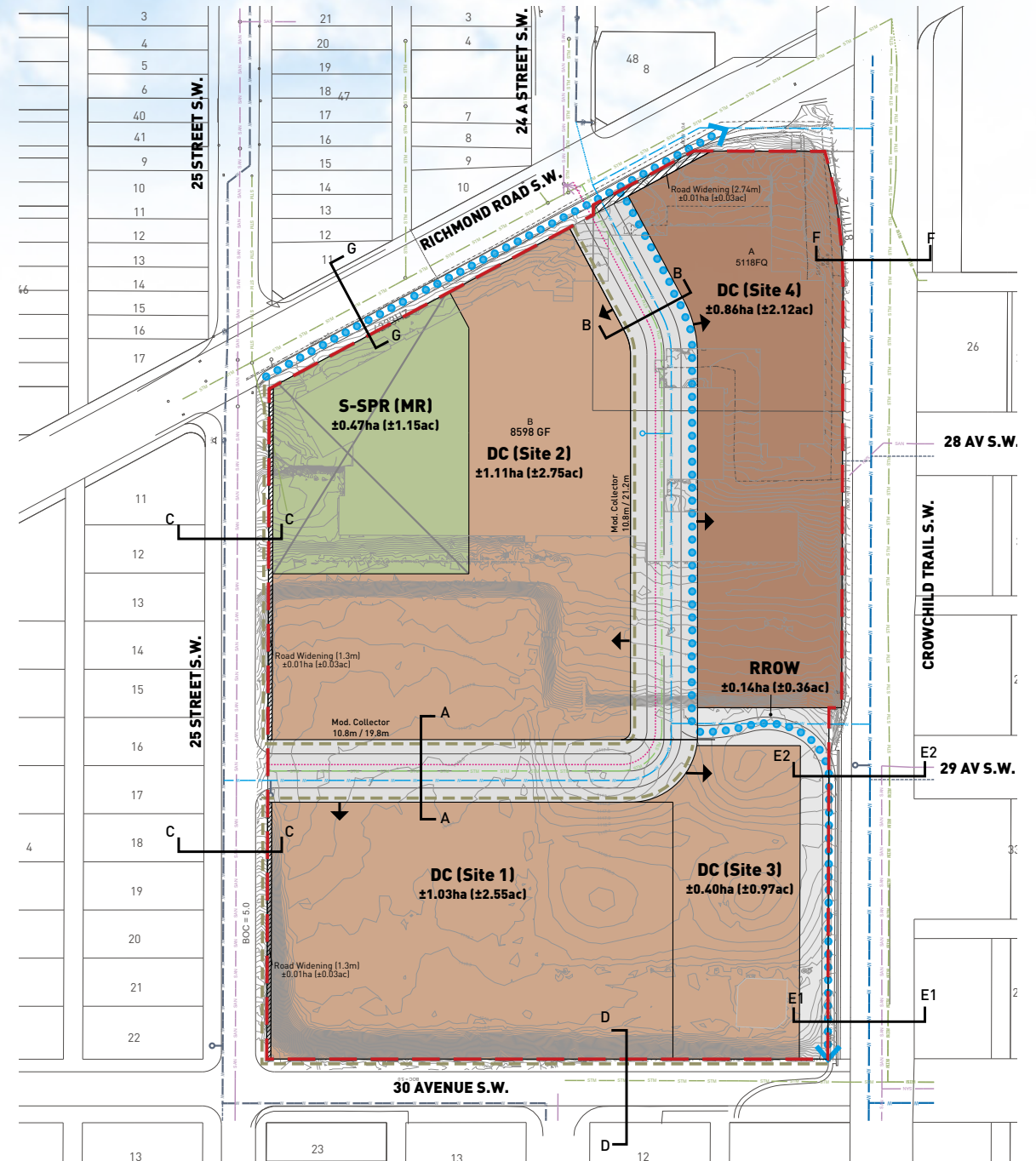
- Base district: M-H1
- Maximum building height range: 12m (3 storeys) to 25m (7 storeys)
- Anticipated density: 299 UPH (292 units)
- Maximum density: 350 UPH (384 units)
- Maximum FAR: 4.0

## DC Site 3:

- Base district: M-H1
- Maximum building height range: 21m (6 storeys) to 25m (7 storeys)
- Anticipated density: 320 UPH (126 units)
- Maximum density: 400 UPH (158 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 (494 units)
- Maximum density: 700 UPH (601 units)
- Maximum FAR: 5.0

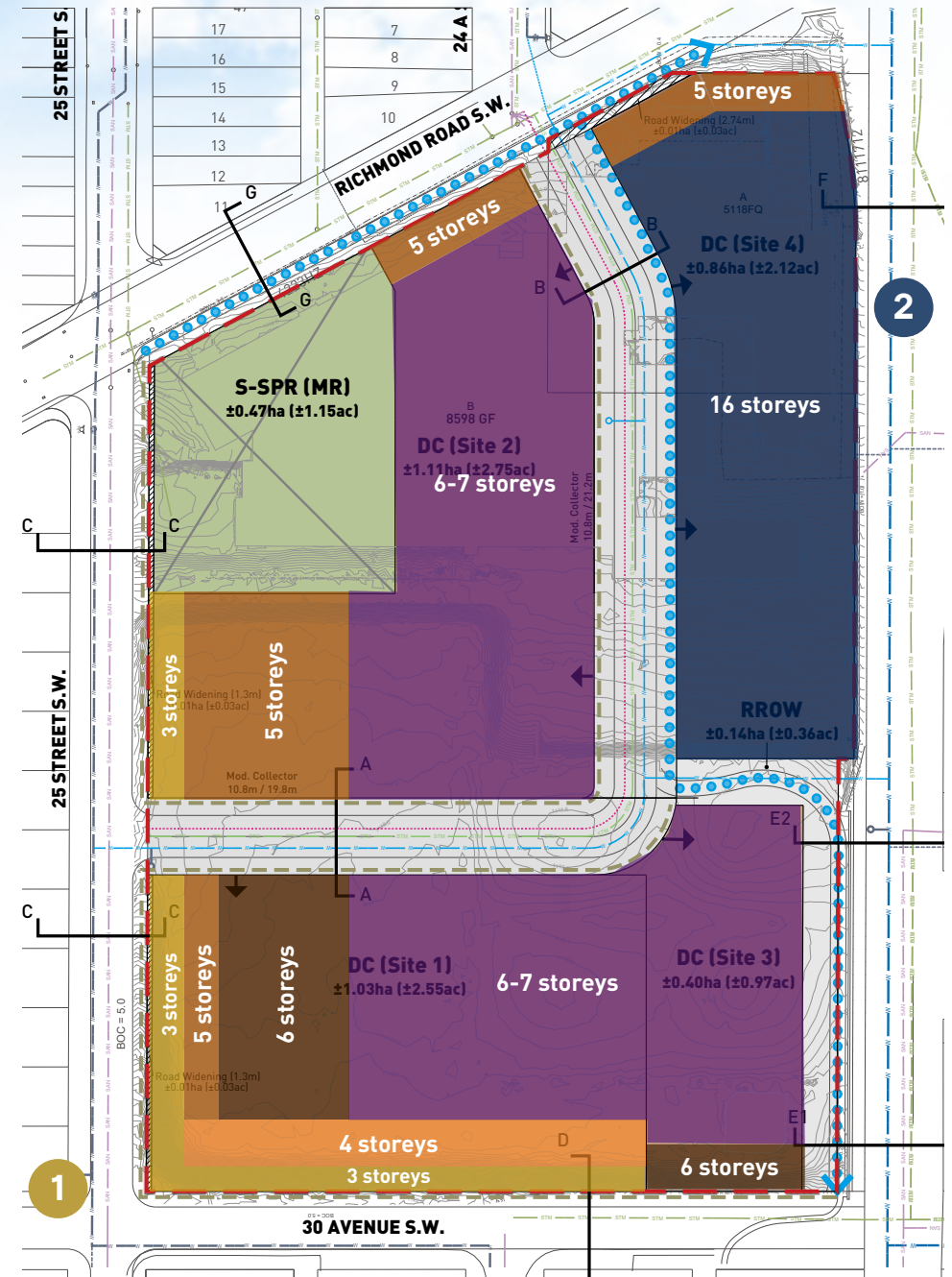


# Maximum Allowable Building Heights

- 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.





# 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 includes an Outline Plan detailing proposed utility locations and connection points to existing infrastructure.	Up to 870 new units can be accommodated via 24A St before sanitary sewer pipe upgrades need to be constructed. Over 1,500 units can be supported with an upgrade to the sanitary pipe in 24A St between Richmond Rd and 26 Ave SW (~85m) or by splitting flows to 25 St. Capacity and required upgrades will be re-evaluated at Development Permit stage as other development in the area may occur. This assumes achieving gravity (free-flow) conditions along all pipe segments.

# Transportation Improvements (at 1,250 units)

## Required

### Vehicle

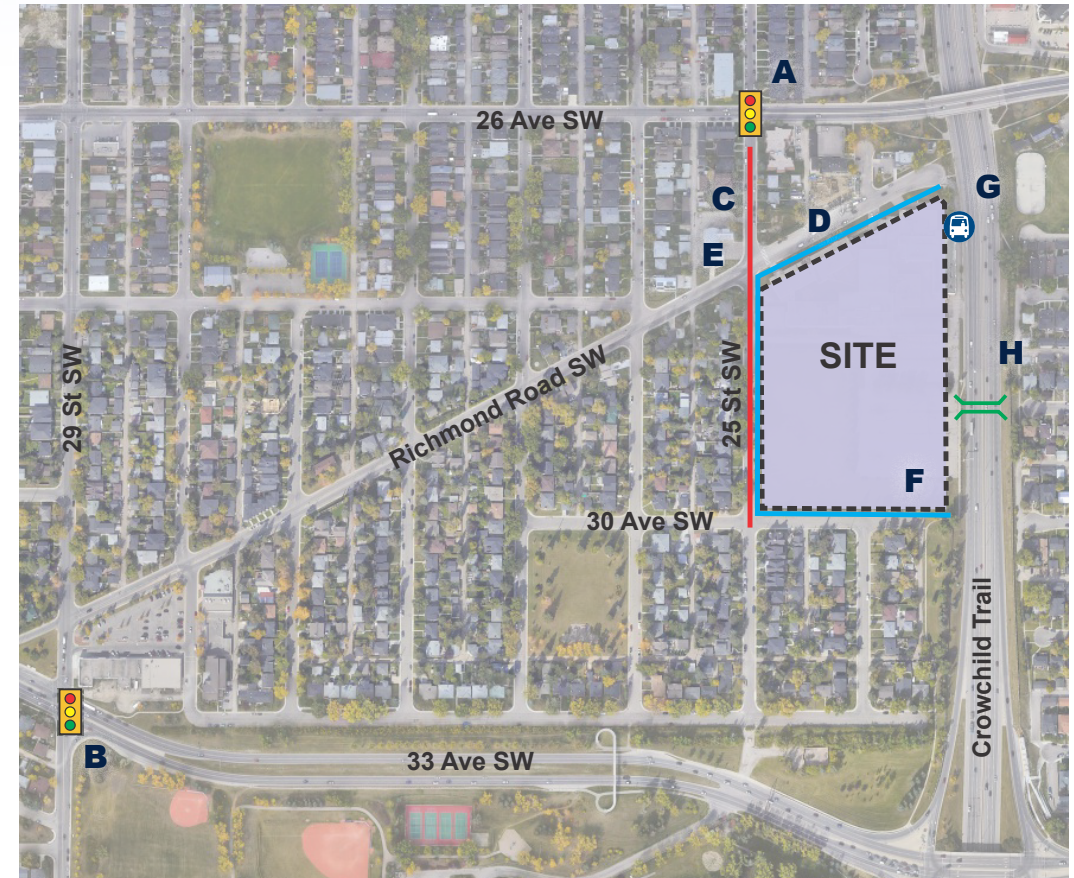
- A. 25 Street & 26 Avenue SW – New signal & left turn lane
- B. 29 Street & 33 Avenue SW – Southbound left turn arrow
- C. 25 Street SW (26 to 30 Avenue) – Roadway upgrades

### 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

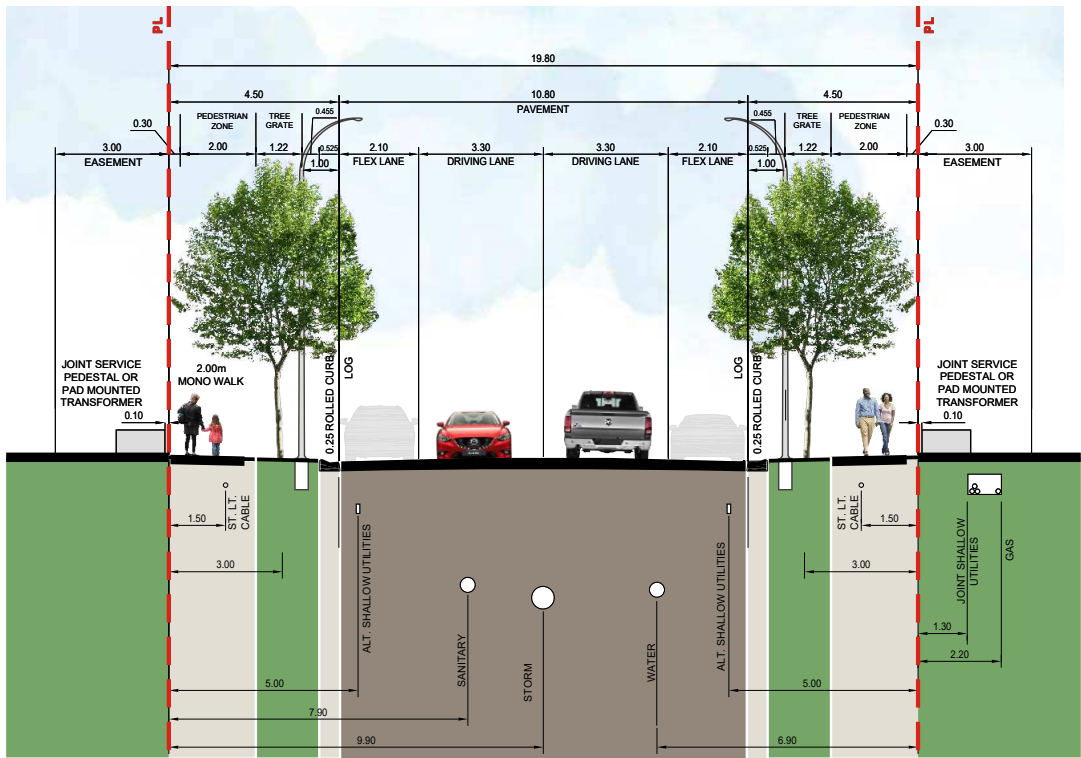
- G. Transit – Shifting southbound Crowchild Trail SW stop closer to the site and upgrading BRT platform
- H. Pedestrian Link – Additional connection across Crowchild Trail or improvements to 33 Avenue connection



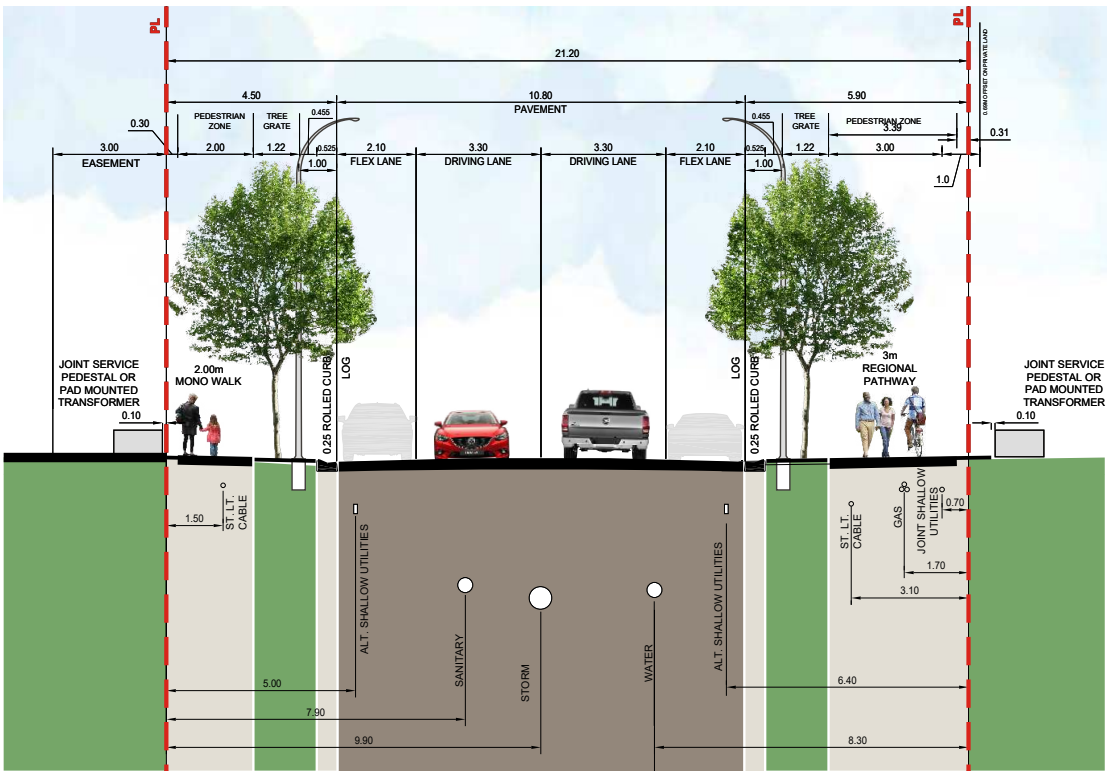


# Road Network

The proposed internal road cross-sections are as follows. The road network details for all boundary roads are contained within the Outline Plan.

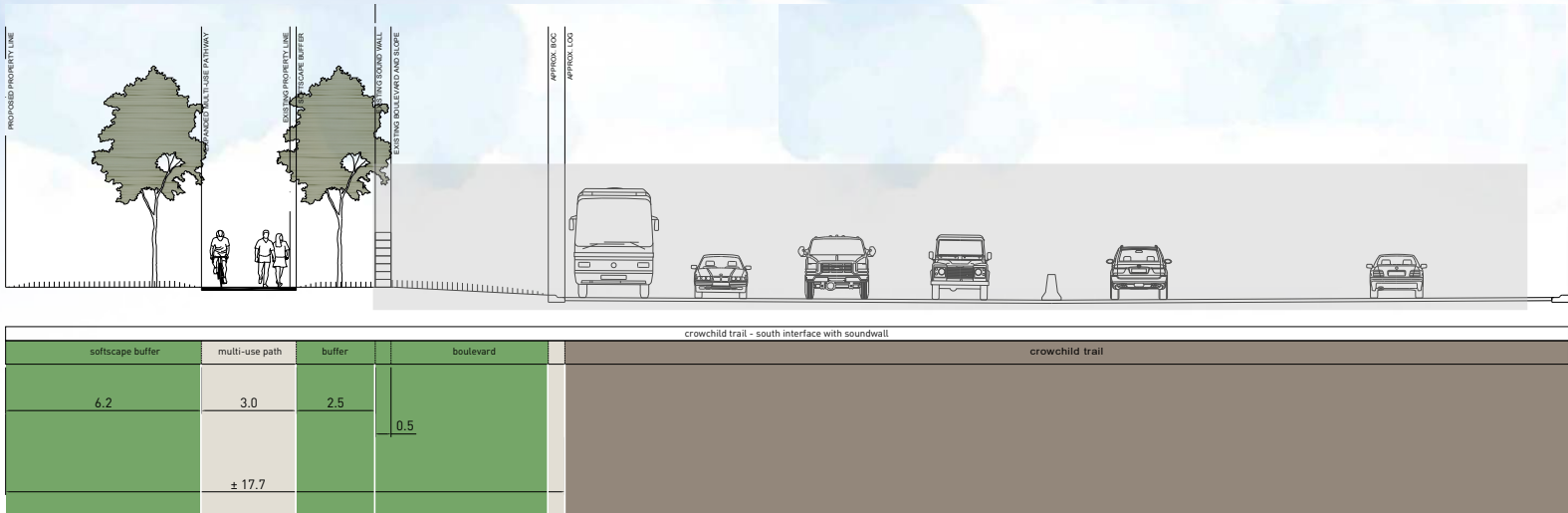


**A:** Modified Collector - (10.8m / 19.8m)  
2.0m Sidewalk both sides

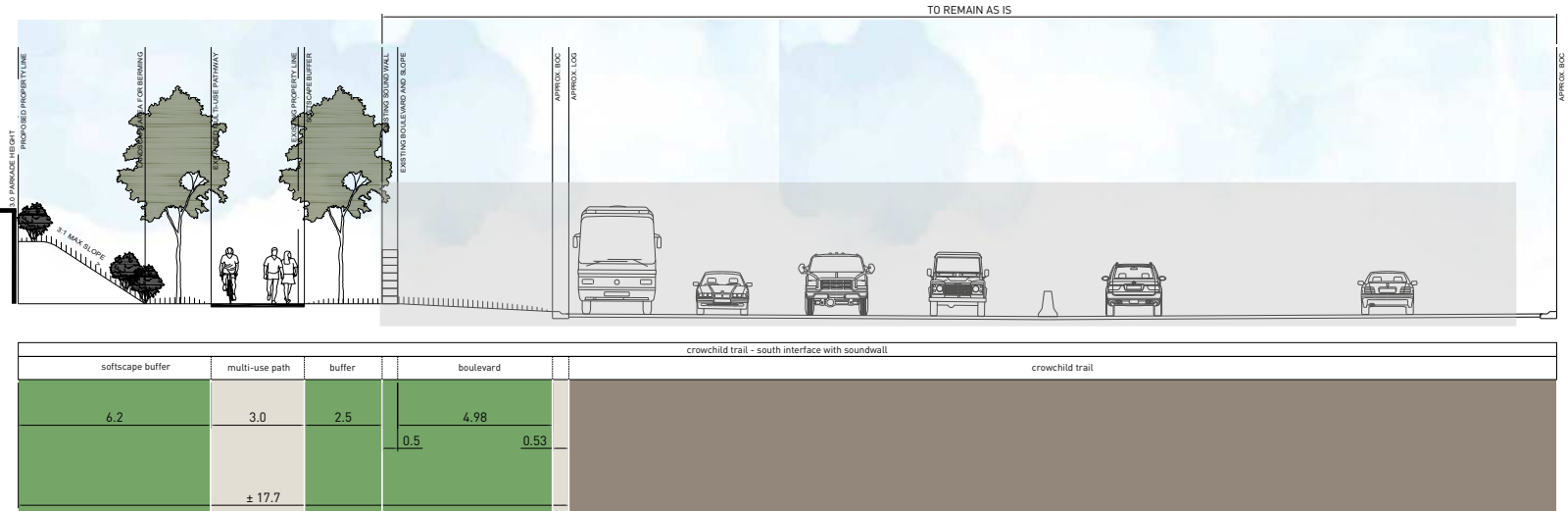


**B:** Modified Collector - (10.8m / 21.2m)  
3.0m Regional Pathway & 2.0m Sidewalk

# Road Network



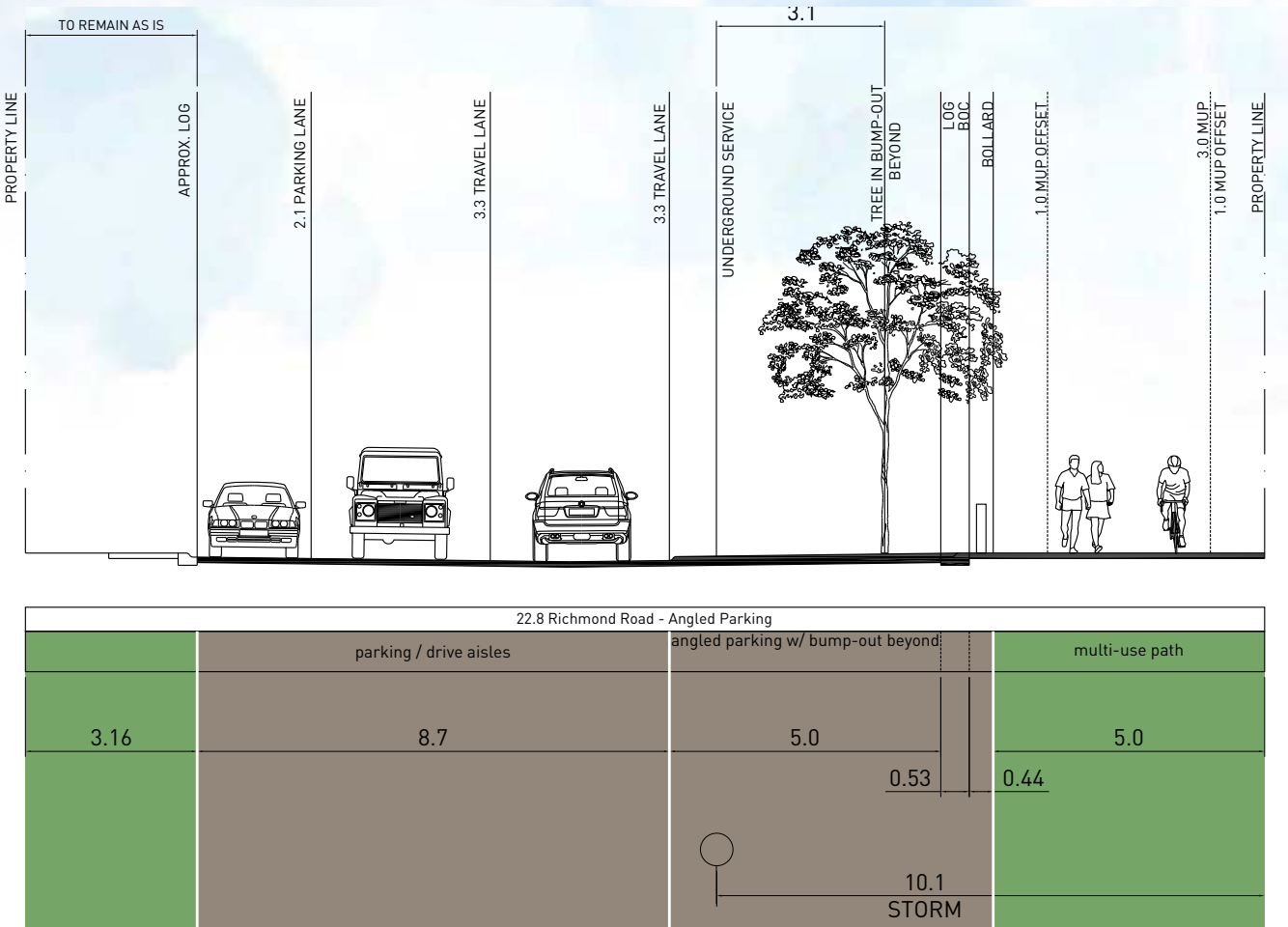
**E1**: Crowchild Trail ROW  
3.0m Multi-use Pathway Scale: 1:200



**E2**: Crowchild Trail ROW  
3.0m Multi-use Pathway Scale: 1:200



# Road Network



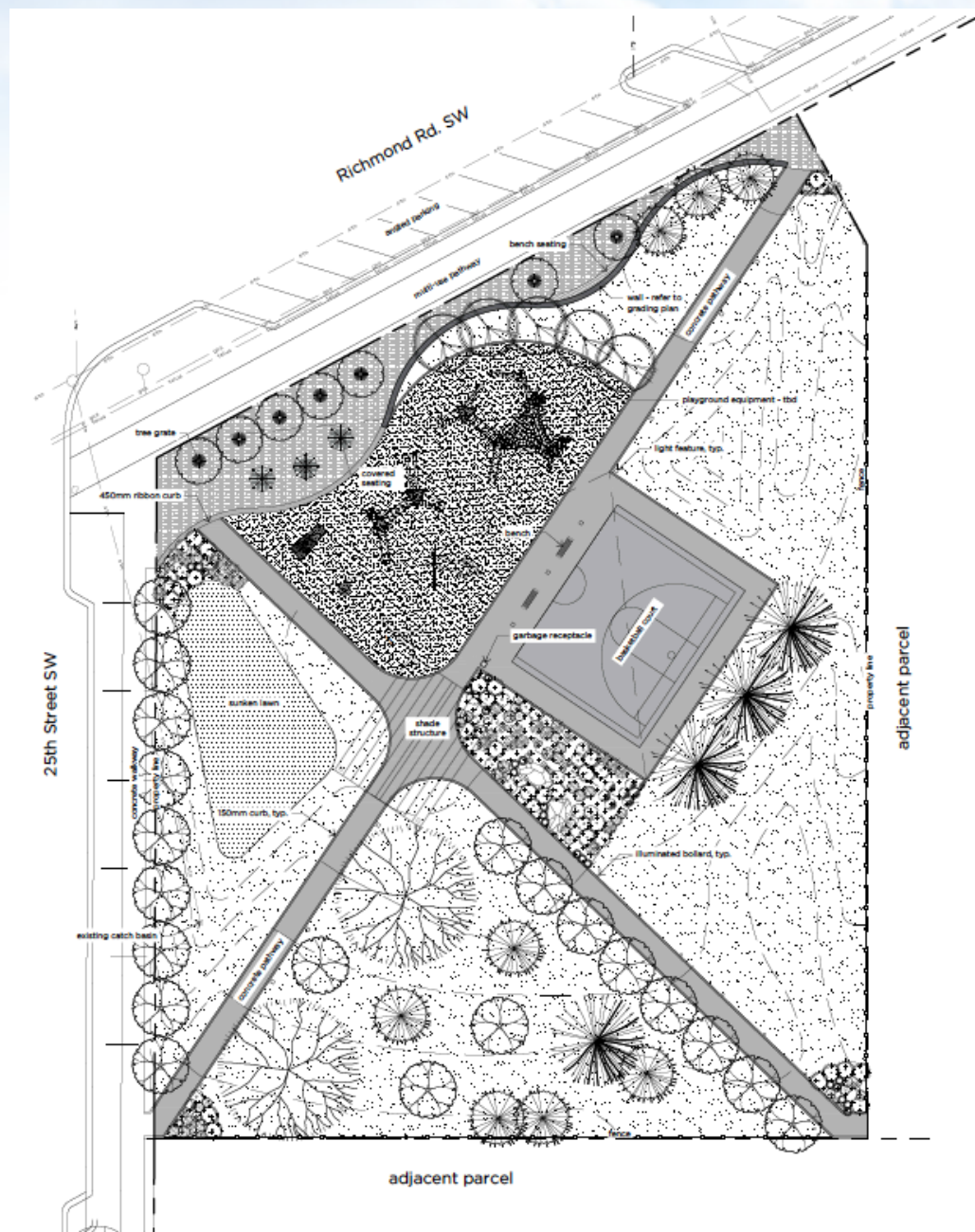
**G:** Richmond Road S.W. ROW (22.8m)  
3.0m Regional Pathway & 2.0m Sidewalk Scale: 1:200

# Open Space





# Open Space



## Utility and Linetype Legend

linetype	description
---	property line
---	setback line
---	water line
---	storm line
---	sanitary line
---	gas line

## Landscape Legend

symbol	description
[Pattern]	kentucky blue grass sod on 300mm depth topsoil
[Pattern]	mulch
[Pattern]	concrete decorative pavers
[Pattern]	playground surface engineered wood fibre to a depth that meets or exceeds CSA standards
[Symbol]	single stem tree planting: deciduous - 40 mm to 100 mm caliper tree, coniferous - 2.0 - 3.0 m ht, spade dug, per City of Calgary standard detail, typ
[Symbol]	mixed deciduous and coniferous shrub planting

# 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.



- **October 15, 2024**  
Resubmission of the application
- **November 5, 2024**  
Public Virtual Information Session
- **Winter 2024**  
Review by City of Calgary staff and referral to Calgary Planning Commission
- **Winter 2025**  
Consideration by Calgary Council and Public Hearing



# Questions?

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Thank you for attending the information session.



Contact us: **[engage@minto.com](mailto:engage@minto.com)**

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Visit **[2501Richmond.com](https://2501Richmond.com)** for information

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**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**

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



# 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:

- 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

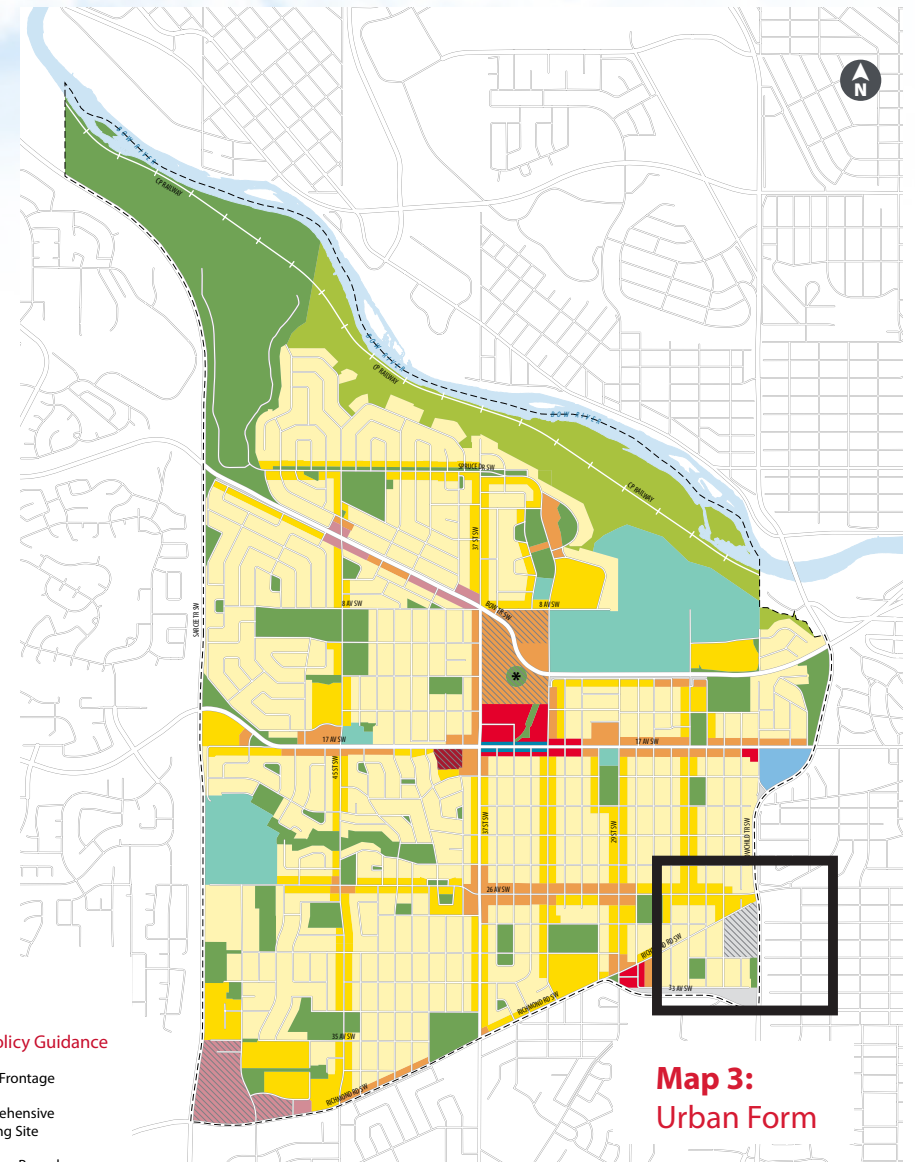
No Urban Form Category

#### Additional Policy Guidance

Active Frontage

Comprehensive Planning Site

Plan Area Boundary





# Shadow Studies March 21 - based on June 2024 Concept



MARCH 21 10:00 AM



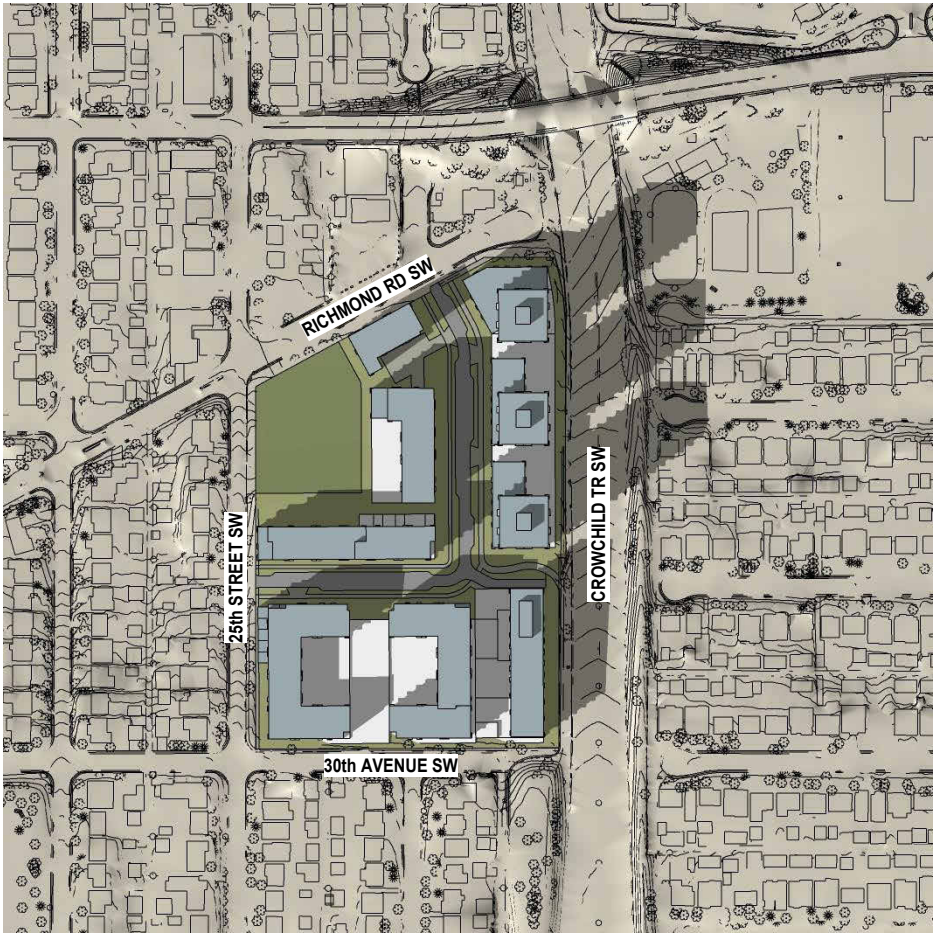
MARCH 21 12:00 NOON



# Shadow Studies March 21 - based on June 2024 Concept



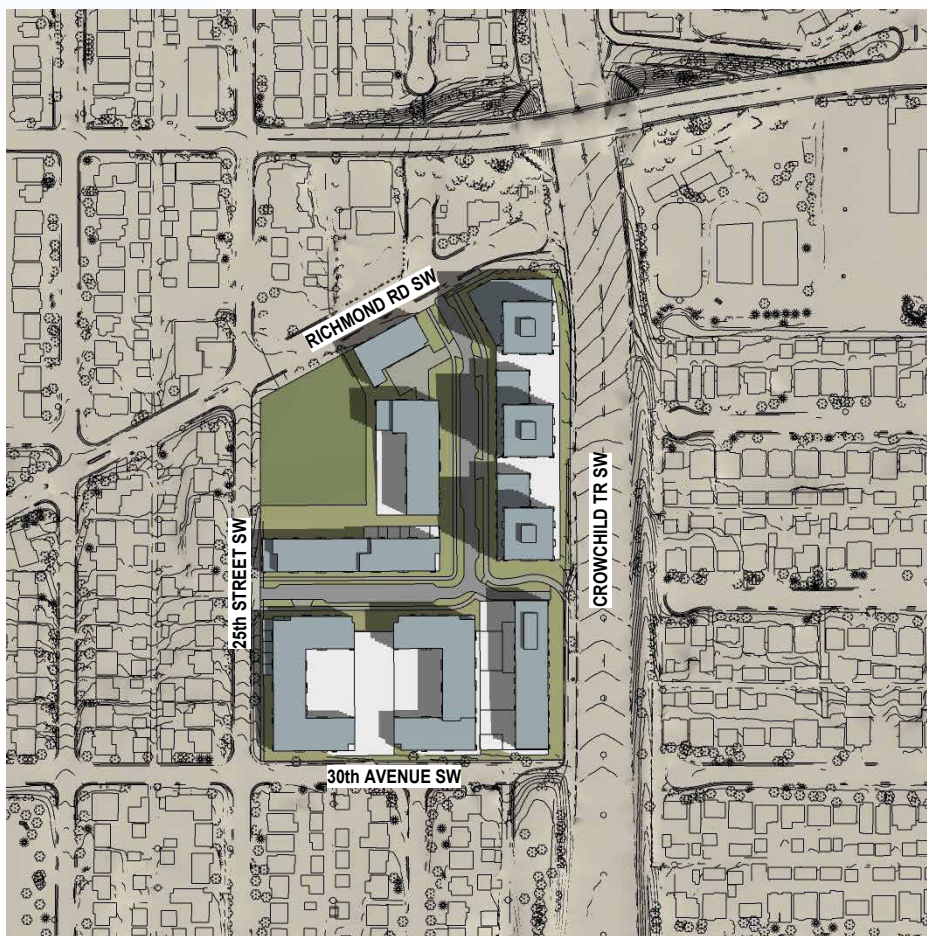
MARCH 21 2:00 PM



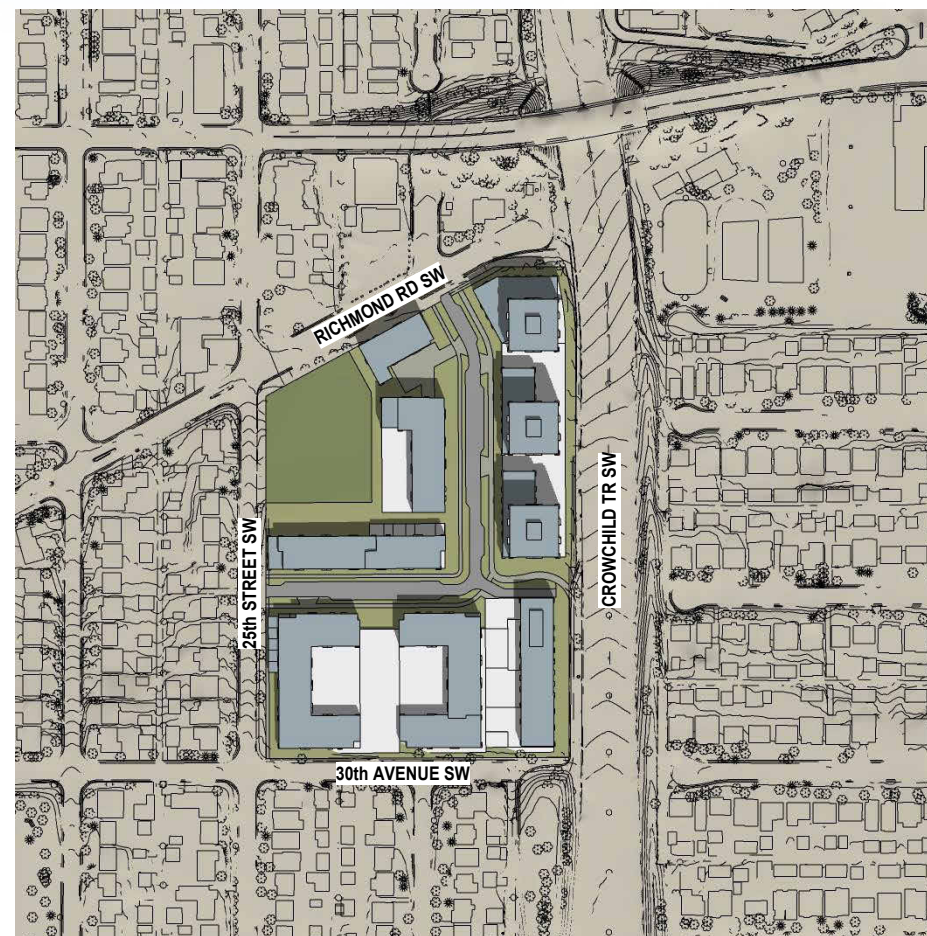
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# Shadow Studies June 21 - based on June 2024 Concept



JUNE 21 10:00 AM



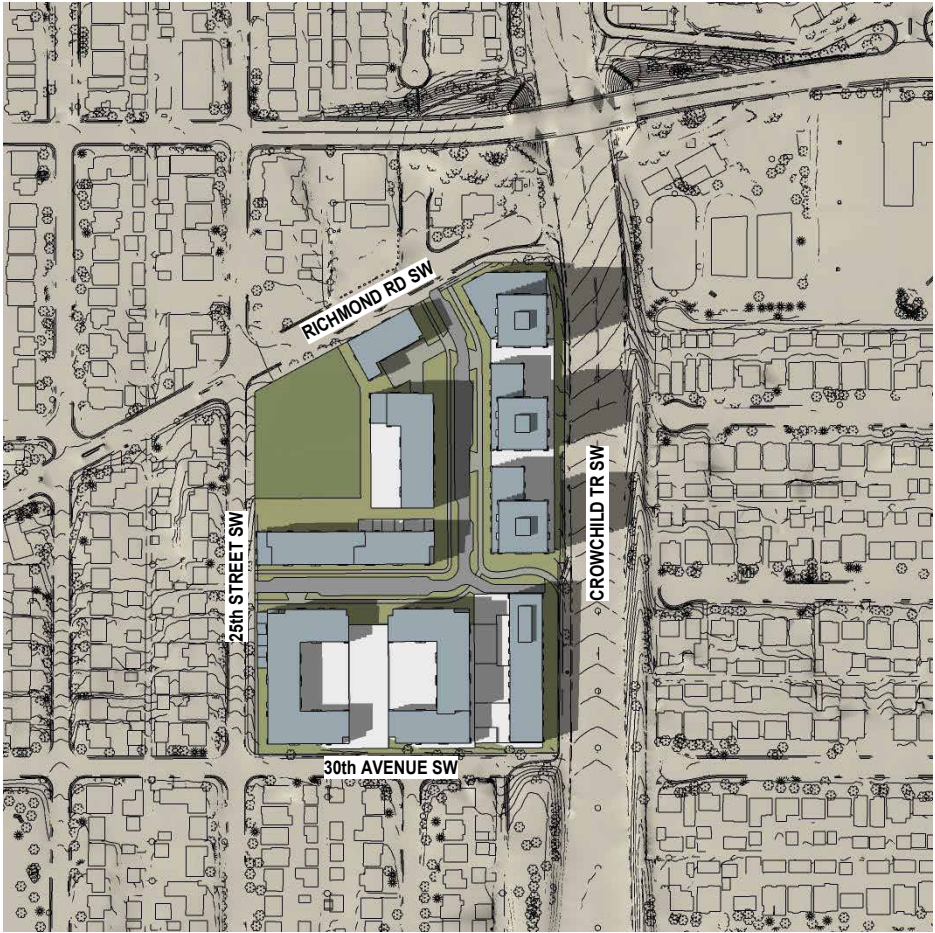
JUNE 21 12:00 NOON



# Shadow Studies June 21 - based on June 2024 Concept



JUNE 21 2:00 PM



JUNE 21 4:00 PM



# Shadow Studies September 21 – based on June 2024 Concept



SEPTEMBER 21 10:00 AM



SEPTEMBER 21 12:00 NOON



# Shadow Studies September 21 – based on June 2024 Concept



SEPTEMBER 21 2:00 PM



SEPTEMBER 21 4:00 PM