

2501 Richmond

COMMUNITY QUESTIONS & RESPONSES

December 2024



minto
Communities



MINTO COMMUNITIES | B & A | DECEMBER 2024



Community Questions & Responses

Thank you for your participation and thoughtful contributions throughout this process. Minto Communities remains committed to sharing information as the application moves to the Calgary Planning Commission and into the public hearing phase.

This document provides responses to the questions received during and around the November 2024 virtual information session, some of which required further feedback from the City of Calgary. We hope it offers clarity and supports your understanding as the application moves forward.

Our outreach efforts have focused on informing and consulting with those potentially affected by the project through open dialogue and transparency. In addition to this summary of questions, you can learn more about the project by visiting 2501Richmond.com to understand how the application has evolved through several rounds of refinement.



Theme: Density & Land Use

Question	Answer
<p>What is the proposed Units Per Acre (upa) and does it align with MDP targets?</p>	<p>The Direct Control District proposes an anticipated density range of 108 –233 upa and a maximum density range of 142–283 upa. MDP targets are not site specific and are intended to be applied over a greater area so that a balance can be achieved through a variety of densities. The density of the existing community is approximately 7 upa. Adding in the proposed development will result in an overall community density of approximately 10 upa.</p>
<p>The MDP states that inner city redevelopment should sensitively transition from existing buildings, please explain the proposal for this site.</p>	<p>The Direct Control District designed for this site has specific rules on setbacks, height transitions and density transitions to allow for a sensitive transition. The highest densities have been intentionally placed along the east side of the site. Road widening has been proposed along 25 Street SW to be able to provide for an enhanced public realm along the east side of this street to also contribute to the transition.</p>
<p>Can you please explain why this site is different from other redevelopment projects involving former publicly-owned lands?</p>	<p>Every development is subject to its own unique constraints and considerations. We appreciate that there is a comparison being made to two projects within the city. Both examples were directed by Council to include affordable housing and public parks.</p> <p>The 2501 Richmond site is different from these examples as the decision for the private sale was made after the CBE determined it was not required to satisfy their school needs and after the City of Calgary decided that it wasn't needed as a City asset.</p>
<p>How does the project align with the Westbrook Local Area Plan?</p>	<p>This site is currently identified as a Comprehensive Planning site within the Westbrook Communities Local Area Plan (LAP). This recognizes that a comprehensive plan needs to be proposed which includes amendments to the LAP to support the application. These amendment addresses specific map updates to apply an urban form category and building scales to the site to ensure an appropriate transition. An outline plan has been prepared to address the master planning requirements for the site.</p>
<p>Why are you showing the adjacent parcels along 25 Street SW as four storeys?</p>	<p>Four storeys is the current maximum building scale as shown in the Westbrook Communities Local Area Plan.</p>
<p>Which existing land use districts do the proposed Direct Control Districts reference?</p>	<p>The Direct Control District is using the Multi-Residential – High Density Low Rise (M-H1) District and Multi-Residential – High Density Medium Rise (M-H2) District as the base Districts. Details about these base districts can be found in the current Land Use Bylaw.</p>
<p>What are the plans for the anticipated commercial uses along the north boundary of the site?</p>	<p>This will be determined at the development permit stage but there is a desire to have some small local commercial uses on Richmond Road.</p>
<p>Has Minto considered building single family homes at this site?</p>	<p>The vision for this site is to incorporate transit-oriented, multi-unit residential buildings, with distinctive open green space that will connect to the existing community.</p>
<p>Is there concern that the unit count has been reduced too far given the current housing crisis?</p>	<p>While greater unit count was initially pursued and would have provided additional investment in public amenities, the revised proposal has carefully considered a number of factors including community and City feedback.</p>



Theme: Built Form and Design

Question

What will the proposed buildings look like?

Answer

Details such as building materials, window and balcony placement and other building elements are determined at Development Permit stage.

Conceptual renderings of the redevelopment were shared in the November 2024 meeting materials. While these images are conceptual, they portray the proposed heights from street level view:





Theme: Built Form and Design *continued*

Question

Can you share what the site will look like from the SW corner? Is it possible to see a profile view of the proposed development?

Answer



We are pleased to share this revised SW corner rendering to reflect the subtle changes from the July 2024 submission to the November 2024 submission. The rendering above is a conceptual representation of the view from the SW corner interface at street level.



Theme: Built Form and Design *continued*

Question	Answer
How many total buildings are being proposed?	The proposed Land Use does not govern a building count but rather sets limits on floor area and unit count. Conceptual renderings shown to date have modelled up to nine separate structures, but the exact form will be determined at Development Permit stage for each phase.
What are the building setbacks along 25 Street SW? What is the depth of the 3-storey building section along 25 Street and 30 Avenue SW?	<p>The proposed building setback is 3.0m for ground-oriented units, matching what is permitted under R-CG zoning on lots across 25 Street and 30 Avenue.</p> <p>After the building setback, ground-oriented 3 storey buildings would be permitted for the next 3 metres. Any building that is not ground-oriented would need to be set back at least 6 metres from the property line. The Direct Control Districts are based on standard MH districts.</p>
How are you proposing to integrate commercial uses into the site?	The current intent is for community-level retail along Richmond Rd that supports activation of a community hub when located near a transit connection and new public park.
Will future site design commemorate the school?	We are still working on detailed designs for the site and will share more as both planning work and decommissioning of the school progress.
What is the anticipated square footage for the units? Will they be one, two or three bedroom units suitable for families? Will units be condos or rentals? What is the anticipated price?	The building unit mix will be outlined at the Development Permit stage. It will be market driven however we anticipate that each building will contain a mix of several different unit types.



Theme: Transportation

Question	Answer
<p>What information is the Transportation Impact Assessment (TIA) based on, and does it account for future developments and cumulative impacts in the area? Which population data was used?</p>	<p>The TIA followed standard regional practices established by the City of Calgary and incorporated inputs provided by the City. According to the 2021 census, the population of the Wedge is just under 500 residents.</p>
<p>Will there be further traffic analysis as the project progresses?</p>	<p>We are not anticipating any additional update to our TIA prior to the land use application public hearing. The City has accepted the TIA. Further traffic analysis may be required with future Development Permits to assess realized conditions against forecasts.</p>
<p>Has consideration been given to reopening the historical road access from 25 Street to 33 Avenue SW?</p>	<p>This was evaluated as part of the TIA but was not deemed warranted as part of this development.</p>
<p>Is it possible to develop access directly from Crowchild Trail to the site?</p>	<p>This option, including for temporary construction access, has been discussed with the City. It was determined to be unsafe due to its proximity to the deceleration zone for the 33 Avenue SW off-ramp.</p>
<p>When will a decision be made regarding the choice between the new pedestrian bridge and improvements to the 33 Avenue SW connection for the proposed pedestrian link?</p>	<p>These identified opportunities are beyond the scope of a single application and will be considered by the City as part of broader mobility initiatives for this community.</p>
<p>What changes will be made to public transit to accommodate the increased population? Was there an analysis of public transit impacts?</p>	<p>Calgary Transit is circulated on land use applications and regularly evaluates whether adjustments to service levels or station improvements are needed to meet ridership demand.</p>
<p>What is the plan for the 29 Street and Richmond Road SW intersection? Turning off Richmond Road onto 29 Street is challenging.</p>	<p>The analysis concluded that with 1,250 new units at this site, an additional signal at 29 Street and Richmond Road SW would be beneficial but not required.</p>



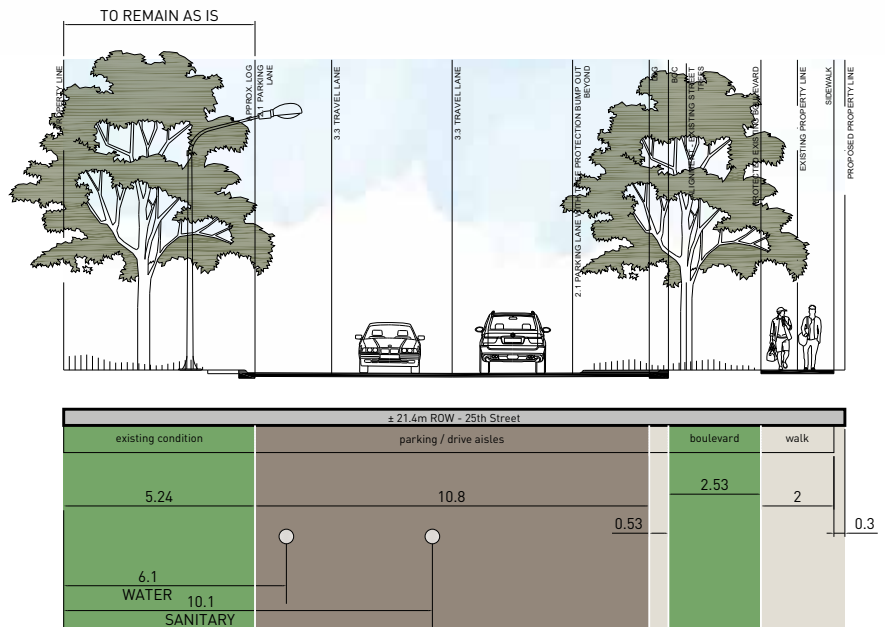
Theme: Transportation *continued*

Question | **Answer**

What road upgrades will be made to 25 Street SW along the site boundary, and will you require land from existing homes to accommodate these changes?

Upgrades to 25 Street SW will not impact existing homes long the west side of the road. Our site and the east side of 25 Street SW will accommodate all proposed changes.

We are pleased to share the cross section for 25 Street SW again. The cross-section shows the west side remaining as is. The east side will be updated to include a 2.53m boulevard with 2m sidewalk. At bump-outs this will widen to a 4.63m boulevard and a 2m sidewalk. This, along with other street details, can be found on the October 2024 outline plan shared on our website.



C: 25 Street S. W.
 Modified Collector - (10.8m / 21.4m)
 2.0m Sidewalk on one side Scale: 1:200

Is it possible to add a left-turn lane westbound along 26 Avenue SW at the 25 Street SW intersection?

The City has posted designs for 26 Avenue SW and they have sketched in a left-hand turn lane, westbound on 26 Avenue at 25 Street SW.

Has there been consideration to make the new roads within the site one way to improve traffic flows and reduce left hand turns?

While these roads will be built by Minto, they will be turned over to the City and will be public roads. They will be built to City standards and will likely be two-way streets.



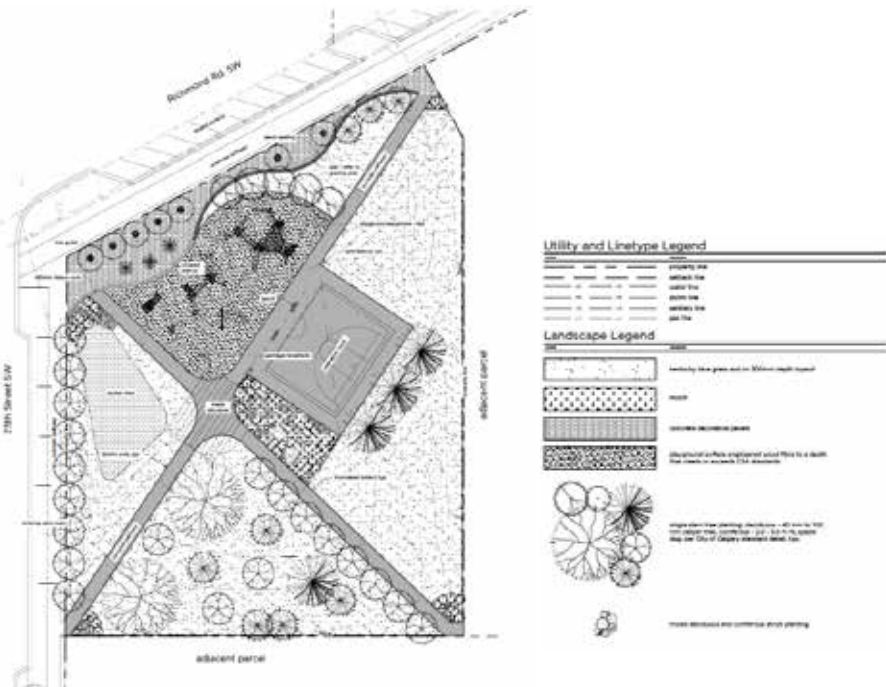
Theme: Parking

Question	Answer
How many parking spaces will be developed within the site? Will it accommodate all new residents?	Parking units will be determined at the development permit stage and be market driven. Under the proposed Land Use, the allowable range is between 0.46875 and 1.25 resident vehicle stalls per unit.
Are parking stall commitments included in the Direct Control Districts to lock in plans?	Standard rules for parking requirements are included in Land Use Bylaw 1P2007 and will apply to this DC District. As noted above, the exact count will be determined at the development permit stage.
Will the parking be mostly underground?	Design details on parking within the site will be outlined at the development permit stage. We anticipate that most stalls will be located below grade.
What efforts will be made to prevent overflow parking in the existing neighbourhood?	Parking on City-owned streets is managed by Calgary Parking Authority through a number of measures that may include permits, signed time limits, or metering.
Where are the planned underground parkade accesses? Have these changed throughout concept development?	Conceptual site access points are noted on the Outline Plan, but these will be finalized at development permit stage. Access points are internal to the site and access the internal road network.






Theme: Open Space

Question	Answer
<p>What is the rationale for placing the park in the northwest corner of the site? Some members of the community would prefer it placed in the southwest corner.</p>	<p>The project team assessed the best locations for dedicated Municipal Reserves and determined that public open space near the BRT, proposed commercial uses, and an entry point was the most optimal choice. The design rationale includes:</p> <ul style="list-style-type: none"> • Proximity to Higher Density Areas: The NW corner is closer to existing and planned higher-density developments. • Connectivity: The location provides strong connections for both vehicles and active transportation modes. • Green Space Distribution: It considers existing parks in the community, including those west of the site, which are easily accessed from the SW corner. This approach helps distribute green space across different areas. • Topographical Advantages: The north site's topography maximizes usable space and minimizes grading issues. In contrast, the SW corner has significant grade changes, limiting year-round programming and accessibility.
<p>The Westbrook LAP identifies that future development of this site should place the tallest buildings along the north, does the park location contradict this?</p>	<p>The LAP speaks to locating taller building on the north end of the parcel to minimize shadowing on the open space. The tallest buildings are located in the northeast portion of the site. Further, the LAP speaks to reducing the building scale closer to 25 Street SW. The park and rules contained in the DC provide for that transition.</p>
<p>What type of activities will be programmed in the new park?</p>	<p>The park will be programmed with a variety of activities for all ages, seasons and abilities. A conceptual park design has been provided with the most recent submission and more details will shared as the project progresses.</p>  <p>The image shows a detailed conceptual park design plan. The park is situated in a triangular lot bounded by Diamond St SW to the north, 25th Street SW to the west, and an adjacent parcel to the south. The design features a central square area, likely for a playground or community gathering, surrounded by paths and various landscaping elements. A 'Utility and Linetype Legend' and a 'Landscape Legend' are provided to the right of the plan, detailing symbols for utility lines, landscape materials, and tree types. The landscape legend includes symbols for lawn, gravel, concrete recreational areas, and various tree species, with a note that all trees are to be planted in accordance with the City of Seattle's tree ordinance.</p>



Theme: Open Space *continued*

Question	Answer
Does the proposed park space adhere to policy and the Municipal Government Act?	The MGA allows a municipality up to 10% of the land to be provided as municipal reserve. The proposed public park space is 10% of the entire site.
Will the existing trees be protected and what type of plantings will be added through development?	<p>Several mature public trees along 25 Street SW will be preserved, while some public trees around the site will need to be removed during redevelopment. These trees will be replaced with new boulevard trees, resulting in a significant net increase in the public tree canopy on the site through the redevelopment process.</p>  <p> ○ existing public trees to be retained ● existing public trees to be removed * </p>



Theme: Open Space *continued*

Question	Answer
What is happening with some of the other green space areas shown in the concept, how will they be programmed?	The concepts shows spaces that will be developed as private open space. Details on the landscaping plans for private sites will be shared at the development permit stage.
What is happening with the northeast corner of the site, where Richmond Road ends and connects to the bus rapid transit stop? Will there be public amenities?	The proposed cross-section for Richmond Rd will terminate with a cul-de-sac bulb. Calgary Transit may make other changes in the future if and when an improved BRT station is built along Crowchild.

Theme: Servicing

Question	Answer
What is the status of the sanitary servicing study submitted by Minto in support of this development?	The sanitary servicing study has been reviewed and accepted by the City of Calgary. The accepted report can be found on our website, 2501richmond.com/resources . Sanitary upgrades are not required with the proposed development as existing sanitary lines have sufficient capacity.
What is the anticipated daily water usage required by the new units? What is the current usage?	This development is estimated to have a water demand of up to 816,795 L/day. The City of Calgary has not identified a concern with the availability of water to serve this development. They have reviewed the information within our application.
What is the source of water for the development?	To service the site new water connections will be made from the site to Crowchild Trail as well as to 24A Street and 25 Street SW.
Will the site require new pumps to maintain pressure for the taller buildings? Will there be impacts to current community water pressure?	New public pumps have not been identified as being required with this application. Community water pressure is expected to remain within normal tolerances.
What is the current capacity and condition of the pipes servicing the future development?	This is a question that is best suited for the City of Calgary to answer as they would know the maintenance of existing infrastructure.
What is the current pressure of the water lines servicing the site? Will it change following the site build out?	The subject site resides within the Lakeview Pressure Zone. Pressure varies based on location. The City monitors lines at key points to ensure pressure remains within tolerances. The City has not raised any concerns regarding this application's impact on the network's ability to maintain pressure within normal ranges.
What details for servicing are typically included in an outline plan? The outline plan looks different from other servicing drawings.	The water network plan and water servicing shown on the Outline Plan are consistent with each other for this stage of review. More detailed drawings for connections are produced and reviewed closer to construction.



Theme: Community Impact

Question	Answer
<p>How will this development benefit or enhance the community?</p>	<p>Redevelopment of this site presents an opportunity to deliver enhanced public amenities and housing options. The proposed plan is based on the belief that diverse and connected places contribute to resilient communities and great neighbourhoods.</p> <p>Specific improvements include but are not limited to:</p> <ul style="list-style-type: none"> • Safe removal of the school and hazards at the site • A new public park for gathering, playing and relaxing • Enhanced walking and cycling pathways • Improvements to roads and intersections • Thoughtful streetscape design • Delivery of a variety of housing options for the community
<p>Will the development actually contribute to housing affordability?</p>	<p>Increasing the density at this site and providing a variety of housing types will contribute to City-wide efforts to address the housing affordability crisis.</p>
<p>How will area schools accommodate the increase in students?</p>	<p>The City circulates all Outline Plan applications to Calgary school boards and gives them an opportunity to comment on the application. The site was sold by CBE after it was deemed surplus and not required for future education needs in the area.</p>





Theme: Engagement & Process

Question	Answer
<p>The most recent resubmission has not changed substantially, how is community feedback being considered?</p>	<p>The third application addressed feedback heard from various stakeholders. Land use applications will undergo more minor changes as they move through the approval process. Throughout the extensive engagement process, the project team has heard different view points from current residents in the area and we have balanced that feedback against City input and technical constraints. The most recent changes are highlighted in the November 2024 presentation.</p>
<p>Why have the recent engagement sessions been hosted virtually?</p>	<p>The recent engagement sessions have been hosted virtually to ensure that information can be shared effectively and questions addressed with clarity. Virtual sessions allow us to provide detailed presentations, respond to inquiries in a structured way, and easily share supporting materials. Additionally, this format enables us to post materials and recordings on our website, making them accessible for those who wish to review the content or were unable to attend. This approach helps ensure that all participants have equitable access to information and can engage meaningfully in the process.</p>
<p>What stage is the application at and what are the next steps?</p>	<p>Minto resubmitted the application on October 15, 2024, following consideration of feedback from various stakeholders. We expect the proposal to proceed to Calgary Planning Commission and Public Hearing of City Council in 2025.</p>
<p>Will there be future opportunities for engagement?</p>	<p>We're committed to keeping you informed and providing opportunities to get involved at key stages as the project moves forward. Stay tuned to 2501richmond.com for the latest updates and details.</p>





Theme: Construction

Question	Answer
What is currently happening at the site, and why is the site fenced off?	Abatement and demolition of the existing structure are currently underway. As this is now an active construction site, the perimeter is fenced off. This is necessary because of the ongoing presence of heavy machinery, construction vehicles and related construction activities, which pose potential risks. Ensuring the safe removal and decommissioning of the school as well as the wellbeing of the community is Minto's top priority.
What is happening with items from inside the school?	When Minto Communities acquired the site in Spring 2022, the Calgary Board of Education (CBE) had already removed and catalogued all key memorabilia, including several time capsules. These items should now be stored at CBE's headquarters.
Will the site be decommissioned safely?	Safe removal and decommissioning of the school are underway. Asbestos abatement specialists are working to remove the dangerous materials and are taking extensive measures to ensure all hazards are contained within our site. This includes air quality monitoring and third-party verification. Phased demolition will begin once areas have been cleared of all contaminants. Demolition is expected to be complete by summer 2025.
What are the plans to mitigate impacts to current residents during construction of the buildings?	Site work will respect and work within Calgary noise bylaw restrictions. We do not anticipate any changes to traffic patterns within the community. Whenever possible, trades will park on site rather than on neighbouring streets.

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