

2501 Richmond

February 11, 2025 Information Package



minto

Presenters this evening:

Norah Fraser, Minto, Division 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, Associate, B&A

Martha McClary, Engagement Specialist, B&A

Leah Thomson, Engagement Specialist, B&A

Bridget Naud, 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 Calgary

Minto expanded to Calgary, Alberta, in 2012. 12 years later, Minto Calgary has 9 projects at various stages of planning, design and construction and over 60 employees.



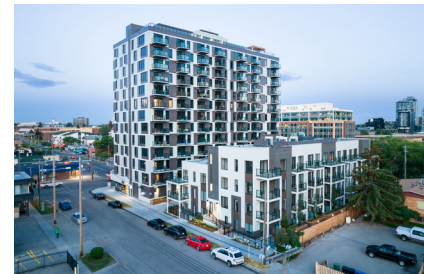
Wildflower

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 concept and application before it proceeds to CPC and Public Hearing.



- **March 2023** – Minto purchases the site and launches 2501Richmond.com
- **November 15, 2023** – Land Use Application submission to City (LOC2023-0359)
- **November 29 & 30, 2023** – Public Information Sessions
- **February 8, 2024** – City shares DR1
- **March/Apr 2024** – Community meetings on public realm
- **June 19, 2024** – Public Information Session
- **July 5, 2024** – Resubmission of LOC2023-0359 to City
- **September 17, 2024** – City shares DR2
- **October 15, 2024** – Resubmission of LOC2023-0359 to City
- **November 5, 2024** – Information Session
- **October 2024 - February 2025** – City review and final plan refinements
- **February 11, 2025 - Information Session (We are here)**
- **February 27, 2025** - Calgary Planning Commission
- **April 8, 2025** - Public Hearing and Council Decision

What We Heard



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.

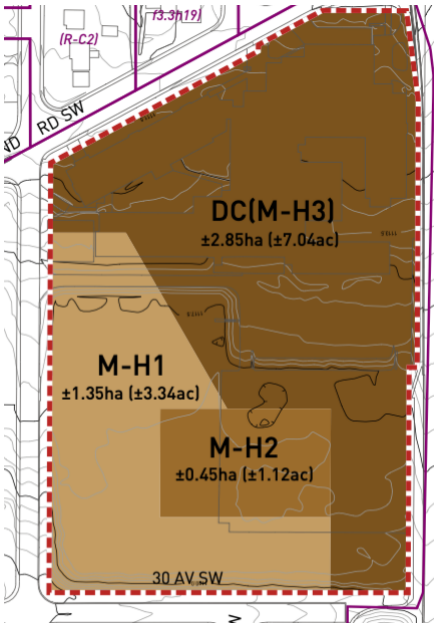
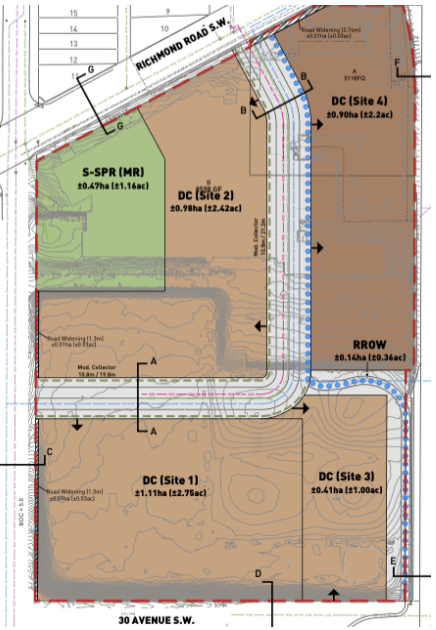
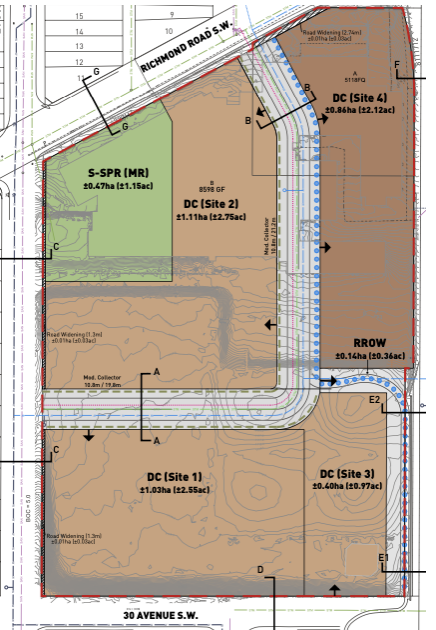
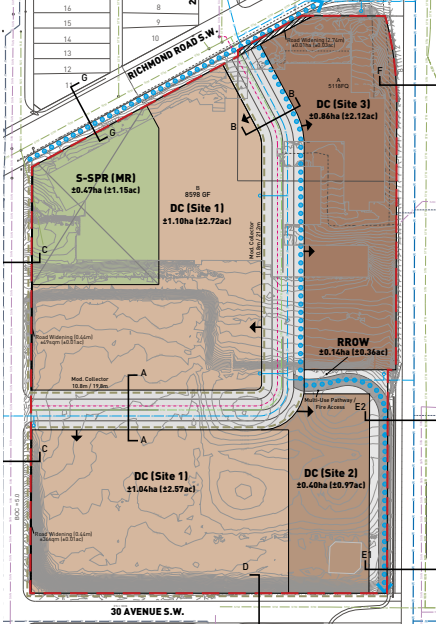


Site Edges: Transition to existing homes, particularly along 25 St SW, should include greenery, treed boulevards, and ground-oriented units to maintain a pleasant street experience.



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.

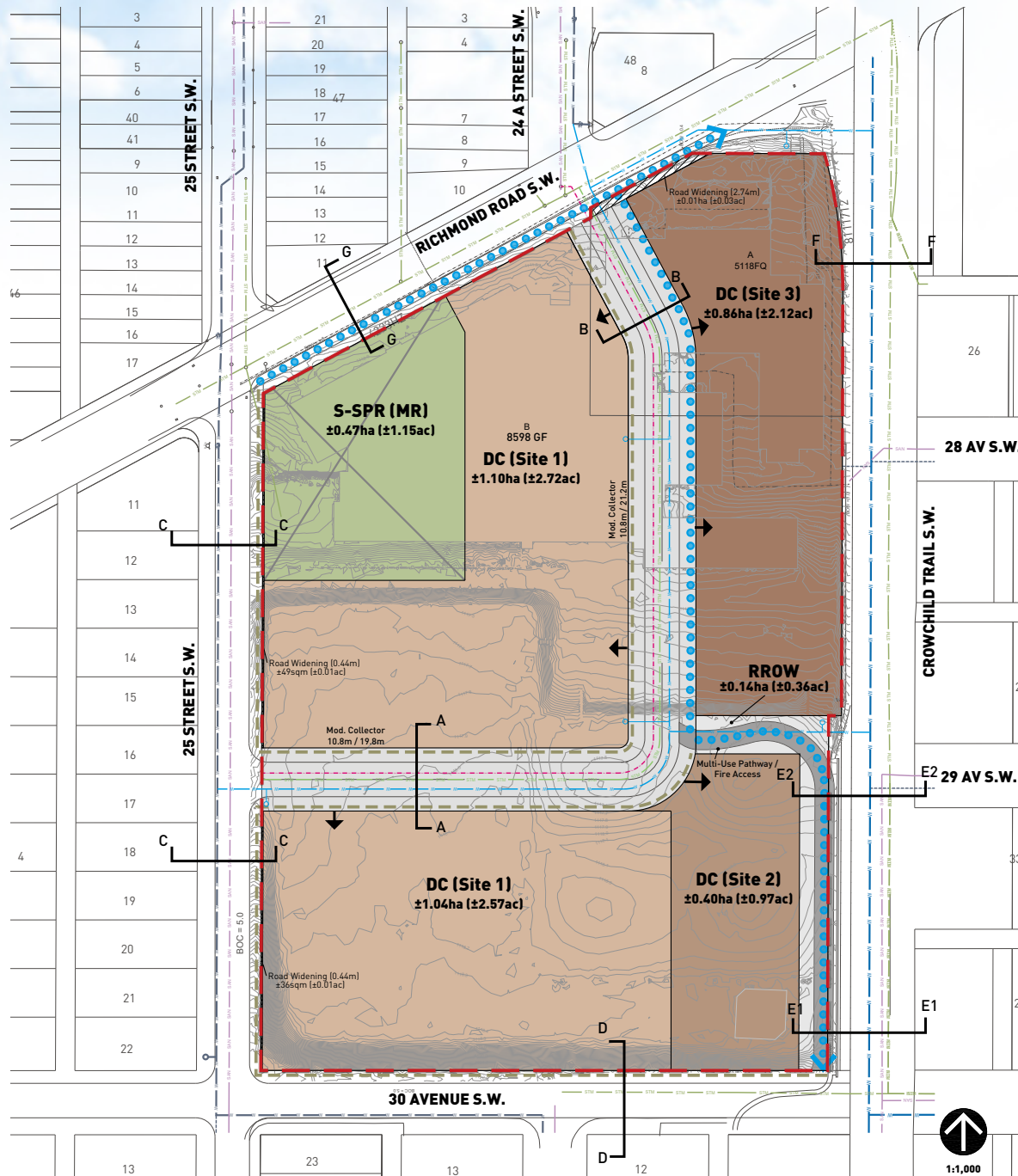
Concept Evolution

November 2023 Concept	July 2024 Concept	October 2024 Concept	January 2025 Concept
 <p>Site plan for November 2023 Concept. Land use districts include M-H1 (±1.35ha ±3.34ac), M-H2 (±0.45ha ±1.12ac), M-H3 (±2.85ha ±7.04ac), S-SPR (MR) (±0.47ha ±1.16ac), and DC (Site 1) (±1.11ha ±2.78ac). The plan is bounded by Richmond Road S.W. to the north and 30 Avenue S.W. to the south.</p>	 <p>Site plan for July 2024 Concept. Land use districts include S-SPR (MR) (±0.47ha ±1.16ac), DC (Site 1) (±1.11ha ±2.78ac), DC (Site 2) (±1.11ha ±2.79ac), DC (Site 3) (±0.41ha ±1.00ac), DC (Site 4) (±0.98ha ±2.2ac), and RRW (±0.14ha ±0.36ac). The plan is bounded by Richmond Road S.W. to the north and 30 Avenue S.W. to the south.</p>	 <p>Site plan for October 2024 Concept. Land use districts include S-SPR (MR) (±0.47ha ±1.16ac), DC (Site 1) (±1.03ha ±2.59ac), DC (Site 2) (±1.11ha ±2.79ac), DC (Site 3) (±0.40ha ±0.97ac), DC (Site 4) (±0.86ha ±2.12ac), and RRW (±0.14ha ±0.36ac). The plan is bounded by Richmond Road S.W. to the north and 30 Avenue S.W. to the south.</p>	 <p>Site plan for January 2025 Concept. Land use districts include S-SPR (MR) (±0.47ha ±1.16ac), DC (Site 1) (±1.04ha ±2.37ac), DC (Site 2) (±0.40ha ±0.97ac), DC (Site 3) (±0.86ha ±2.12ac), and RRW (±0.14ha ±0.36ac). The plan is bounded by Richmond Road S.W. to the north and 30 Avenue S.W. to the south.</p>
<p>Land Use Districts:</p> <ul style="list-style-type: none"> M-H1 M-H2 DC (M-H3) 	<p>Land Use Districts:</p> <ul style="list-style-type: none"> DC (M-H1) DC (M-H2) S-SPR 	<p>Land Use Districts:</p> <ul style="list-style-type: none"> DC (M-H1) DC (M-H2) S-SPR 	<p>Land Use Districts:</p> <ul style="list-style-type: none"> DC (M-H2) S-SPR
<p>Max: Limited by FAR only Anticipated Units: 2,503 Minimum Units: 698</p>	<p>Maximum Units: 1,531 Anticipated Units: 1,244 Minimum Units: 512</p>	<p>Maximum Units: 1,504 Anticipated Units: 1,228 Minimum Units: 445</p>	<p>Maximum Units: 1,509 Anticipated Units: 1,231 Minimum Units: 446</p>
<p>Height: Maximum 30 Storeys along Crowchild Trail</p>	<p>Height: Primarily 4 to 6 storeys, with maximum 16 storeys along Crowchild Trail. Specific rules create a contextually appropriate transition.</p>	<p>Height: Primarily 4 to 6 storeys, with maximum 16 storeys along Crowchild Trail. Specific rules create a contextually appropriate transition.</p>	<p>Height: Primarily 4 to 6 storeys, with maximum 16 storeys along Crowchild Trail. Specific rules create a contextually appropriate transition.</p>
<p>FAR: 4.0-11.0</p>	<p>FAR: 4.0-5.0</p>	<p>FAR: 4.0-5.0</p>	<p>FAR: 4.0-5.0</p>

Proposed Land Use and Outline Plan

January 2025

<p>Land Use Districts:</p> <ul style="list-style-type: none"> • DC (M-H2) • S-SPR
<p>Maximum Units: 1,509 Anticipated Units: 1,231 Minimum Units: 446</p>
<p>Height: Primarily 4 to 6 storeys, with maximum 16 storeys along Crowchild Trail. Specific rules create a contextually appropriate transition.</p>
<p>FAR: 4.0-5.0</p>
<p>Setbacks against 25 St and 30 Ave:</p> <ul style="list-style-type: none"> *3m ground-oriented *6m standard *Along 25 St, setbacks from current property lines are 3.44m and 6.44m respectively due to an additional .44m RoW dedication to allow for additional space in the boulevard to be able to accommodate trees
<p>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.</p>



Proposed Land Use and Outline Plan

January 2025

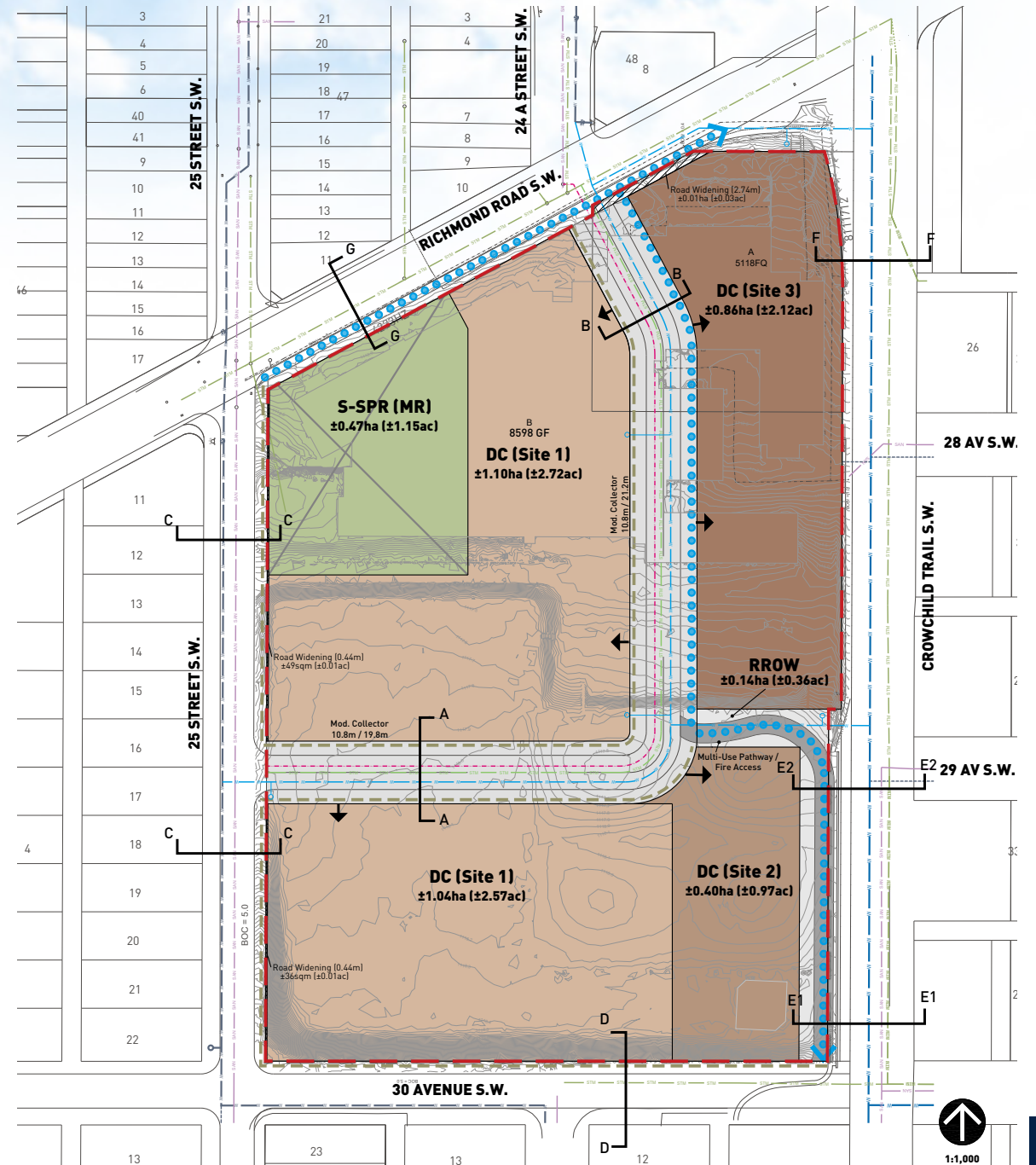
- Outline & Land Use Redesignation Boundary
- Contour Interval 0.1m Separate
- Sidewalk 2m Multi-use
- Pathway 3m (or greater)
- Local Pathway
- Existing Land Use
- Access
- DC (Site 1) Direct Control Site 1
- DC (Site 2) Direct Control Site 2
- DC (Site 3) Direct Control Site 3
- S-SPR Park
- RROW

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 – January 2025 Concept

Direct Control uses now fully match to base district

- Customizations previously considered are being removed

Direct Control being simplified while maintaining same design intent:

- Base land use district of M-H2 now being applied to entire site rather than mixing M-H1, but height and density constraints maintain the previous limitations
- Western portions of the plan have been consolidated into a Site 1 due to similarities (previously they were written as two separate Sites)

Direct Control provision for on-street loading stalls removed

- Will instead be considered at Development Permit stage on a case-by-case basis

Third emergency access being supplied through City Right of Way rather than presumed through private lands

- Road cross-sections along Crowchild were adjusted accordingly

The City has noted that existing trees along 25th St are unlikely to survive construction

- Rather than risk a disjointed street scape, the 25th St cross-section has been revised to match other proposed street edges, thereby increasing both tree count and parking supply

Contributions to the future BRT station confirmed



Massing Concept



Utilities and Servicing

The City has accepted all servicing studies.

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"> 400mm water pipe within Crowchild Trail. 150mm water pipe within 25 St SW. 100mm water pipe within 30 Ave SW. 	Multiple connections to be made for a “looped” water network rather than single connection. Locations detailed in Outline Plan.	None
Storm	<ul style="list-style-type: none"> 600mm storm sewer within Richmond Rd SW. 450mm storm sewer within Crowchild Trail. 300mm storm sewer within 30 Ave SW. 	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"> 200mm sanitary pipe at intersection of 24A St and Richmond Rd SW. 200mm sanitary pipe within 25 St SW. 250mm sanitary pipe at intersection of 24A St and 30 Ave SW. 200mm sanitary pipe at intersection of Crowchild Trail and 29 Ave SW. 250mm sanitary pipe at intersection of Crowchild Trail and 28 Ave SW. 	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)

The City has accepted the Transportation Impact Assessment (TIA), which has identified the following upgrades:

Vehicle

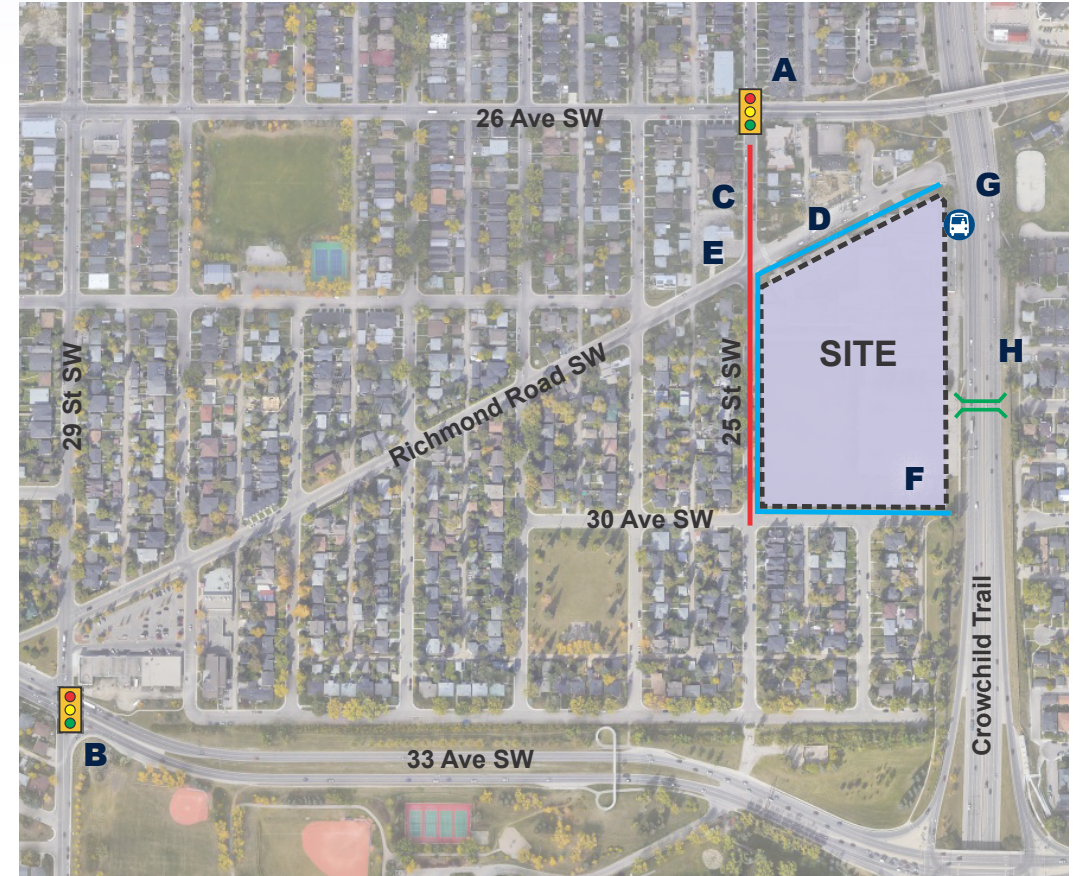
- A. 25 Street & 26 Avenue SW – New signal & left turn lane
- B. 29 Street & 33 Avenue SW – Southbound left turn arrow
- C. 25 Street SW (26 to 30 Avenue) – Roadway upgrades (at ~700 units)

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

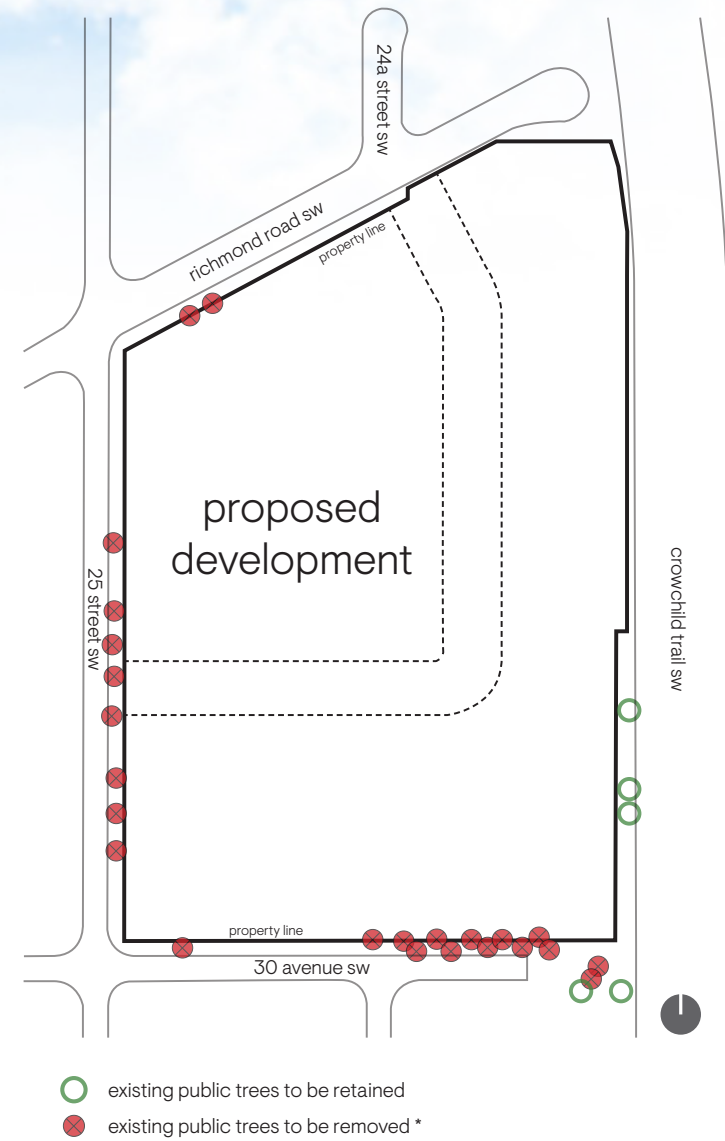
- G. Transit – Shifting southbound Crowchild Trail SW stop closer to the site and upgrading BRT platform
- H. Pedestrian Link – Additional connection across Crowchild Trail or improvements to 33 Avenue connection



Open Space

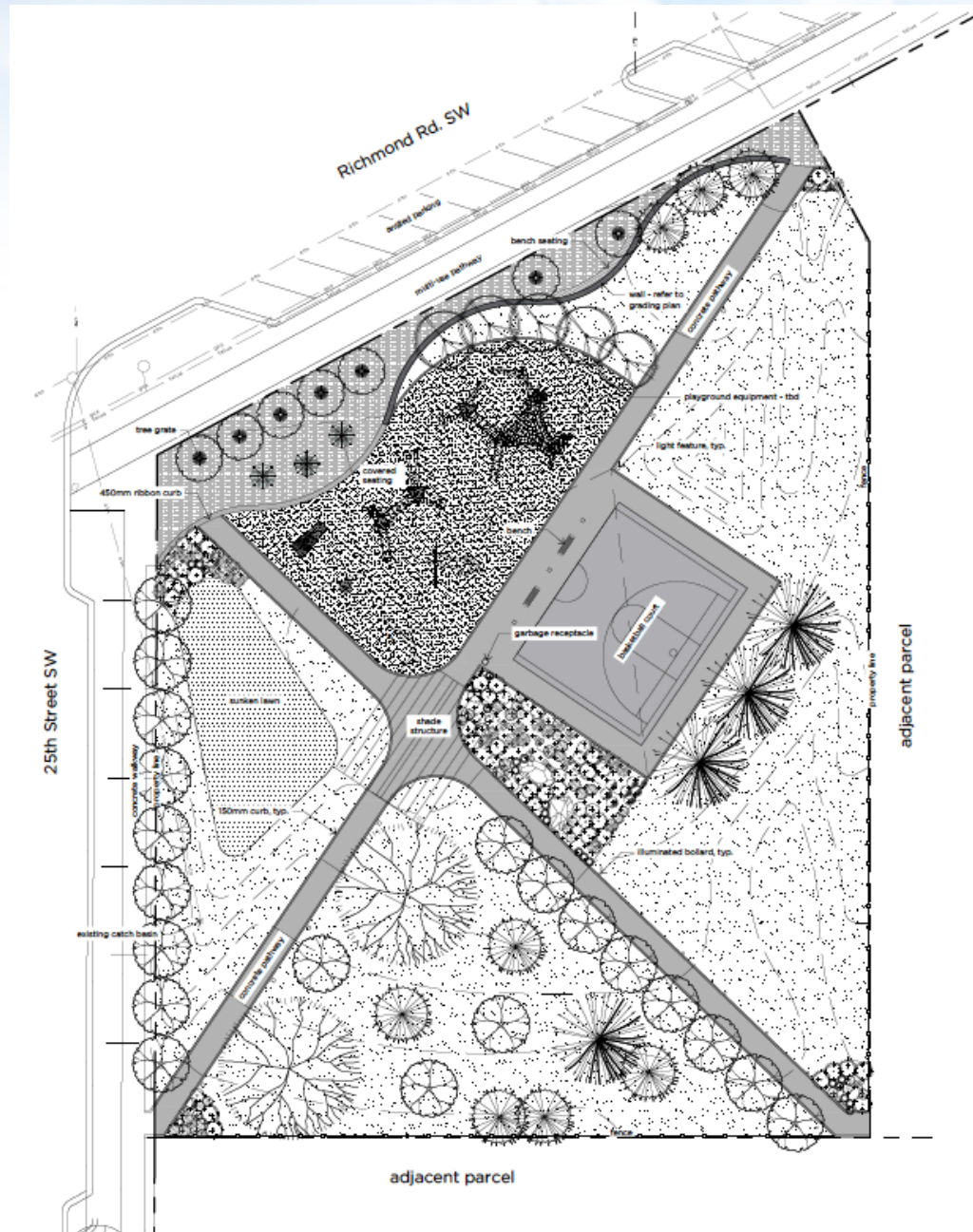


Open Space Concept



Public Tree Plan

Open Space Concept



Utility and Linetype Legend

Utility	Linetype
property line	— — — — —
setback line	— — — — —
water line	— — — — —
storm line	— — — — —
sanitary line	— — — — —
gas line	— — — — —

Landscape Legend

	kentucky blue grass sod on 300mm depth topsoil
	mulch
	concrete decorative pavers
	playground surface engineered wood fibre to a depth that meets or exceeds CSA standards
	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.
	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.



- **February 11th**
Information Session (we are here)
- **February 27th**
Calgary Planning Commission
- **February**
Final Report posted by City Clerk's office
- **April 8th**
Public Hearing and Council Decision

Thank you for attending the information session.



Contact us: engage@minto.com



Visit 2501Richmond.com for information