

**Planning and Development Services Report to
Calgary Planning Commission
2025 February 27**

**ISC: UNRESTRICTED
CPC2025-0098
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Outline Plan, Policy and Land Use Amendment in Richmond (Ward 8) at multiple addresses, LOC2023-0359

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 2505 Richmond Road SW and 2519 Richmond Road SW (Plan 5118FQ, Block A; Plan 8598GF, Block B) to subdivide 4.65 hectares \pm (11.49 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Westbrook Communities Local Area Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 4.65 hectares \pm (11.49 acres \pm) located at 2505 Richmond Road SW and 2519 Richmond Road SW (Plan 5118FQ, Block A; Plan 8598GF, Block B) from Residential – Grade-Oriented Infill (R-CG) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate a comprehensive transit-oriented development, with guidelines. (Attachment 4).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
FEBRUARY 27:**

That Council:

1. Give three readings to **Proposed Bylaw 35P2025** for the amendment to the Westbrook Communities Local Area Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 66D2025** for the redesignation of 4.65 hectares \pm (11.49 acres \pm) located at 2505 Richmond Road SW and 2519 Richmond Road SW (Plan 5118FQ, Block A; Plan 8598GF, Block B) from Residential – Grade-Oriented Infill (R-CG) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate a comprehensive transit-oriented development, with guidelines. (Attachment 4).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2025 February 27:

“The following documents were distributed with respect to Report CPC2025-0098:

- A presentation entitled "LOC2023-0359 / CPC2025-0098 Outline Plan, Policy and Land Use Amendment";
- Revised Attachment 2; and
- A presentation entitled “NEAR-TERM CONTEXT – VIEW 1”

Approval: **S. Lockwood** concurs with this report. Author: **M. Kukic**
City Clerks: **A. Gagliardi / J. Booth**

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...

Moved by Commissioner Gordon

That with respect to Report CPC2025-0098, the following be approved, **after amendment**:
That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 2505 Richmond Road SW and 2519 Richmond Road SW (Plan 5118FQ, Block A; Plan 8598GF, Block B) to subdivide 4.65 hectares \pm (11.49 acres \pm) with conditions (**Revised** Attachment 2).

...

For: Director Fromherz, Commissioner Hawryluk, Commissioner Gordon, Commissioner
(6) Campbell-Walters, Commissioner Damiani, and Commissioner Hardwicke

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to enable a comprehensive transit-oriented development adjacent to the Crowchild Trail-26 Avenue SW Station on the MAX Yellow Bus Rapid Transit (BRT) line.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Calgary Transportation Plan* (CTP).
- What does this mean to Calgarians? Approval of this application would support development, increasing housing choice and diversity as well as providing a new public park adjacent to primary transit.
- Why does this matter? The application would enable compact redevelopment that will contribute to Calgary’s overall economic health by providing housing for residents, a new public park and small-scale commercial opportunities in the inner city near existing transit and mobility options.
- Amendments are required to the *Westbrook Communities Local Area Plan* (LAP) to identify Urban Form categories and Building Scale modifiers for the site and to include Transit-Station Area policies to support future planning applications.
- No development permit has been submitted.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the southwest community of Richmond, was submitted by B&A Studios on behalf of the landowner, Minto Communities Inc., on 2023 November 17. The site is approximately 4.65 hectares (11.49 acres) in size and is approximately 180 metres wide and

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290 metres deep. The site was previously occupied by Viscount Bennett High School which is being demolished.

As referenced in the Applicant Submission (Attachment 5), this application seeks approval of an outline plan, amendments to the LAP and land use amendments to facilitate a comprehensive transit-oriented development adjacent to the existing MAX Yellow BRT line and the Crowchild Trail-26 Avenue SW Station. The proposed Outline Plan (Attachment 6) and the associated Proposed Land Use Amendment Map (Attachment 7) are anticipated to accommodate a maximum of 1,509 new residential units, equating to a maximum density of 325 units per hectare. More details are shown in the Proposed Outline Plan Data Sheet (Attachment 8).

The LAP classifies the site as a 'Comprehensive Planning Site' with no specific urban form category or building scale identified. Through this application, amendments to the LAP are required to apply appropriate urban form categories and building scales. In addition, there are amendments proposed to the Transit Station Area map to reflect the proposed outline plan and DC District.

The proposal would allow for a mix of housing types and small-scale commercial uses to serve local needs and would exceed the minimum threshold MDP target of 100 people or jobs per gross developable hectare within walking distance of a BRT station. The application also includes financial contributions in the Conditions of Approval (Attachment 2) that would help facilitate the relocation and upgrade of the existing Crowchild Trail-26 Avenue SW Station.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant created an engagement strategy which included onsite signage, a project website with additional information, regular updates and opportunities for online feedback. Engagement also included eight in-person workshops with the local community and multiple on-line and in-person open houses and townhall style meetings. The detailed breakdown of the engagement efforts undertaken by the applicant can be found in the Applicant Outreach Summary (Attachment 9).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. During the review period, Administration met with various members of the

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public and specifically met with representatives of the Richmond Knob Hill Community Association (CA) in-person on ten occasions, including an on-site meeting.

Administration received 196 responses in opposition to the proposed development from the public, ten responses in support and six responses that are neither in support nor opposition. A summary of comments received can be found in the 'City-Led Outreach' section of Attachment 1.

The Richmond Knob Hill CA provided three letters in opposition. The most recent letter can be found in Attachment 10. Their area of concerns are primarily related to density, traffic impacts, location of the proposed public park and insufficient data for a technical review of the proposal.

Administration considered the relevant planning issues specific to the application and has worked with the applicant to address concerns raised by local residents and the CA. A summary of the changes include a decrease in building scale and density, improving the transition to adjacent properties, inclusion of a public park and submission of an outline plan. A more detailed summary of changes to the application since its first submission is summarized in Attachment 1.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy and land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would enable housing and employment opportunities in the inner city, providing Calgarians with more choices for where to live and work. Improved mobility networks within and surrounding the site and new local amenities would improve the existing site conditions and support quality of life for existing and future residents, as well as for the adjacent communities.

Environmental

The applicant has indicated that they plan to pursue measures as part of future development permit applications which could align with the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The intensification of development and realization of transit-oriented development on this site could help reduce greenhouse gas emissions compared to existing development and by reduced dependence on driving. More information can be found in Attachment 1.

Economic

The ability to develop a variety of housing types as well as new small scale commercial uses would contribute to Calgary's overall economic health by providing housing for residents and employment opportunities adjacent to the BRT line and Crowchild Trail-26 Avenue SW Station.

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. **Proposed Bylaw 35P2025**
4. **Proposed Bylaw 66D2025**
5. Applicant Submission
6. **Approved** Outline Plan
7. Proposed Land Use Amendment Map
8. **Approved** Outline Plan Data Sheet
9. Applicant Outreach Summary
10. Richmond Knob Hill Community Association Response
11. **CPC Member Comments**
12. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform