

Applicant Submission

APPLICANT'S SUBMISSION



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B&A Studios has been retained by Minto Communities Inc. to pursue an outline plan and land use amendment application for approximately 4.64 hectares (11.49 acres) in the community of Richmond. The project is being branded as 2501 Richmond through the entitlements process, while the lands are currently addressed as 2505 and 2519 Richmond Road SW. The subject site was previously owned by the Calgary Board of Education and presently accommodates a vacant school building, associated playing fields and surface parking lots.

Minto Communities is reimagining how 2501 Richmond will continue to serve the community for future generations. Redevelopment presents an opportunity to deliver enhanced public amenities and housing options currently unavailable in the neighbourhood. Successful placemaking in this context can help ensure economic prosperity, social well-being and a sense of community which are important elements in evolving urban environments. The proposed plan is based on the belief that diverse and connected places contribute to resilient communities and neighbourhoods. Site design thoughtfully ensures that buildings and spaces in between coalesce into a place of comfort, convenience, usability and enjoyment.

The site is currently designated the Residential - Grade-Oriented Infill (R-CG) District. The site's size and strategic location immediately adjacent to Crowchild Trail on the Primary Transit Network served by the MAX Yellow Bus Rapid Transit provides a prime opportunity to connect housing with employment hubs and recreational opportunities in alignment with the Westbrook Local Area Plan and the Municipal Development Plan.

The outline plan and land use amendment propose a public park in the northwest corner and public streets and pathways to provide for a well-connected transit-oriented development with a range of multi-residential development across the site. A Direct Control District with three specific sites based on the Multi-Residential - High Density Medium Rise (M-H2) District is proposed. Rules within the Direct Control District ensure an appropriate density and height transition across the site with the lowest heights and densities in the southwest corner with a gradual transition to the highest densities and heights in the northeast corner adjacent to Crowchild Trail SW and close to the BRT stop.

Minto Communities is exploring every opportunity to provide a development that provides more housing options in the most sustainable manner within a comprehensively planned unique community that responds to the City's housing crisis and climate emergency. Minto Communities and its consultant team look forward to a fulsome and thoughtful dialogue throughout the application process to realize the goals & aspirations for this strategic site. More information on this project can be found on our project web page at 2501richmond.com.