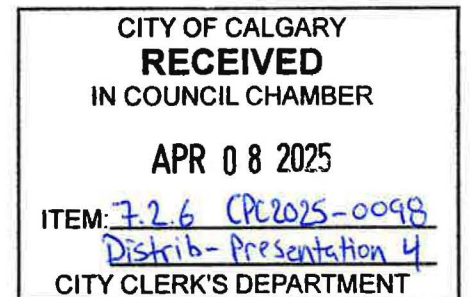




Design Assessment Approach

- Compare Minto's proposed design to the City of Calgary's Municipal Development Plan (MDP)
- Personal experience and interaction with Minto





Concern 1: Density and Build Form

Minto's Proposed Design:

- Three 16 stories building towers
- Five (4-7 stories) building
- Maximum of 1,509 Units
- M-H2 (minimum density of 150 units/hectare or 124 units per acre, with no maximum)

Recommendation:

- Reduce density to 40 units per acre (UPA)
- Build form of 4-5 stories maximum

Reason

- Lower density and building height aligns with MDP (current community density is ~5-8 UPA)
- Lower density reduces impact relating to other areas of concerns such as traffic and infrastructure brought on by high density.

MDP Reference	Proposed Design Deviation
<p>Section 2.2.5 Strong Residential Neighbourhoods</p> <p><i>"Objective: ...Outside of the Greater Downtown, Activity Centre and Main Street areas, low to moderate density infill development can be accommodated to support the efficient use of land, infrastructure and services as well as enhance housing choice and affordability"</i></p> <p><i>"Policies: ...a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increase the mix of housing types such as accessory units, semi-detached, townhouse, cottage housing, rowhousing and other ground-oriented housing." ..."c. Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood."</i> (The City of Calgary, 2020, p37)</p>	<p>Surrounding area to the Viscount Bennet site is considered "Low-Density" neighbourhood.</p> <p>The proposed design does not meet Section 2.2.5. The policy encourages growth in low-density neighbourhoods through development similar in scale and build form and specifically calls out "semi-detached, townhouse, cottage housing, rowhousing and other ground oriented housing". The proposed design is not appropriate to the specific conditions and character of the neighbourhood.</p>
<p>Section 2.4.2 Built Form</p> <p><i>"Policies:... c. Encourage the development of low and mid-rise buildings to achieve the desired intensity of development"... "Taller buildings are appropriate in Greater Downtown, Major Activity Centres and Urban Main Streets where deemed appropriate through a local area plan."</i> (The City of Calgary, 2020, p52)</p>	<p>Proposed design does not meet Section 2.4.2. The policy encourages development of low and mid-rise buildings. Taller buildings are not recommended as this area is not Downtown, Major Activity Center or Urban Main Street.</p>
<p>Section 2.3.2 Respecting and Enhancing Neighbourhood Character</p> <p><i>"Policies: ... a. Respecting the existing character of low-density residential areas, while still allowing for innovation and creative designs that foster distinctiveness"... "b. Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas"... "c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern"</i> (The City of Calgary, 2020, p41)</p>	<p>Proposed design does not meet Section 2.3.2. The design does not respect the existing character of the area, it does not provide an appropriate transition of development intensity and there is a dramatic contrast in the physical development pattern.</p>
<p>Section 3.5.2 Inner City Area</p> <p><i>"Land Use Policies: a. Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e. Neighbourhood Main Street), or if the intensification is consistent and compatible with the existing character of the neighbourhood. Transition zones should be identified through a subsequent planning study"</i> (The City of Calgary, 2020, p103)</p>	<p>Proposed design does not meet Section 3.5.2. This part of Richmond is not designed as a Main Street and the intensification is inconsistent and incompatible with the existing character of the neighborhoods which consists of single detached homes</p>



Concern 2: Green Space

Minto's Proposed Design:

- 1.1 Acres of Green Space

Recommendation:

- Increase Green Space
- Re-consider Green Space location on the property.

Reason

- Community net loss of 8 Acres of existing Green Space
- Green Space does not meet MDP which requires 2.0 hectares (5 acres) of open space per 1,000 residents

MDP Reference	Proposed Design Deviation
Section 2.3.4 Parks, Open Spaces and Outdoor Recreation <i>"Policies:...Land use, Location and Design h. Ensure sufficient community open space in Inner City and Established Areas using 2.0 hectares of open space per 1,000 residents."</i> (The City of Calgary, 2020, p45)	Proposed design does not meet Section 2.3.4. Considering ~2 people per unit in 1500 units (~3000 ppl), MDP policy requires ~15 acres of Green Space (1500 units, 3000 people)



Concern 3: Engagement

Minto’s Engagement Approach

- Minto provided Presentations
- Minto was not forth coming with email communication of updates

Recommendation:

- Minto to work with the community through meaningful engagement and collaboration on a new design that works for both parties and meets MDP – get to a Win/Win

Reason:

- Lack of meaningful engagement and collaboration with the community to date
- Community welcomes a development but not this one as it is not the right fit according to MDP and the Community.

MDP Reference	Proposed Design Deviation
Section 2.3 Creating Great Communities: “Policies in this section are aimed at promoting individual and community health and promoting a good quality of life by:...Providing citizens with opportunities to become involved in decision-making process and effectively engaged in shaping their local communities” (The City of Calgary, 2020, p38)	In my experience, Minto have not met the intent and policies in Section 2.3 which states projects of this size requires community engagement early in decision making process and that engagement on the planning process needs to be responsible, thorough and transparent.
Section 2.3.2 Respecting and Enhancing Neighbourhood Character “Policies...d. Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods” (The City of Calgary, 2020, p41)	<ul style="list-style-type: none">• I have registered online twice with Minto to receive project update but never received any notification• I was made aware of Info sessions by Minto through word of mouth from my neighbours• Minto presented to the community, but I felt there was lack of effort to collaborate and engage the community on a design that could be a win/win for Minto, The City of Calgary and the community.
Section 2.3.7 Foster Community Dialogue and Participation in Community Planning “Policies: Community participation...b. Work with the broad public and local community groups in planning for the future of local neighbourhoods. C. Provide for effective community consultation and participation in projects of significance to The City and local communities. D. Ensure that engagement on planning processes is responsible, thorough and transparent.” (The City of Calgary, 2020, p48)	



References

1) The City of Calgary (Approved by City Council 2025), Municipal Development Plan (MDP)-2020, <https://www.calgary.ca/planning/municipal-development-plan.html>