

PARKLINE

PARKLINE PHASE 1

DEVELOPMENT PERMIT SUBMISSION

MAY 15, 2025



minto

Presenters this evening:

Alex Braun, Minto, Vice President, Development

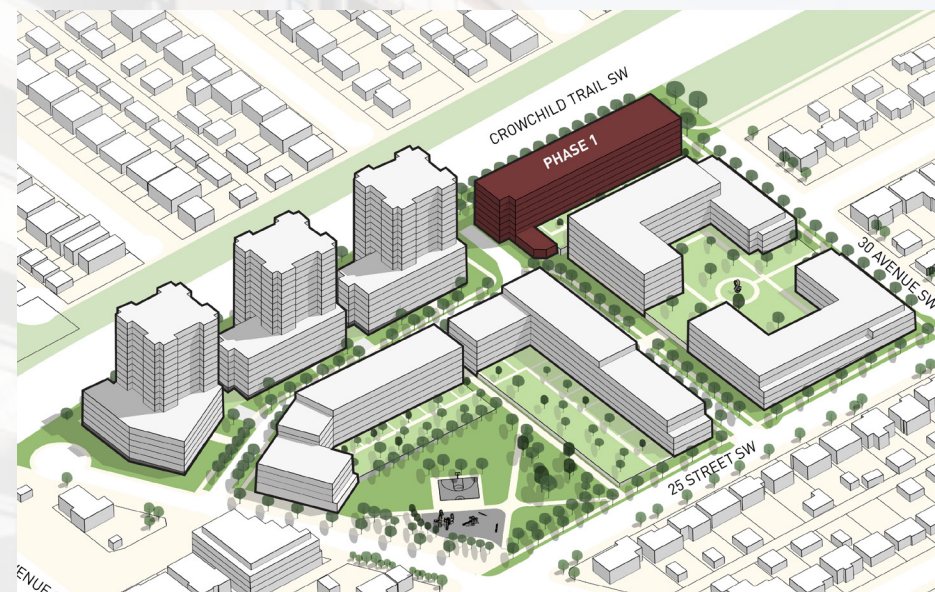
Tom Dvorak, Minto, Development Manager

Kendall Brown, Minto, Development Coordinator

Martha McClary, B&A, Engagement Specialist

Tyler Loewenhardt, Zeidler Architecture, Associate

Emma Brodie, Groundcubed, Landscape Designer





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 70 employees.



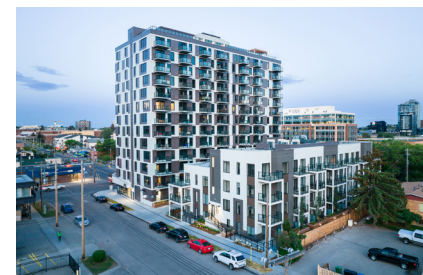
Wildflower

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

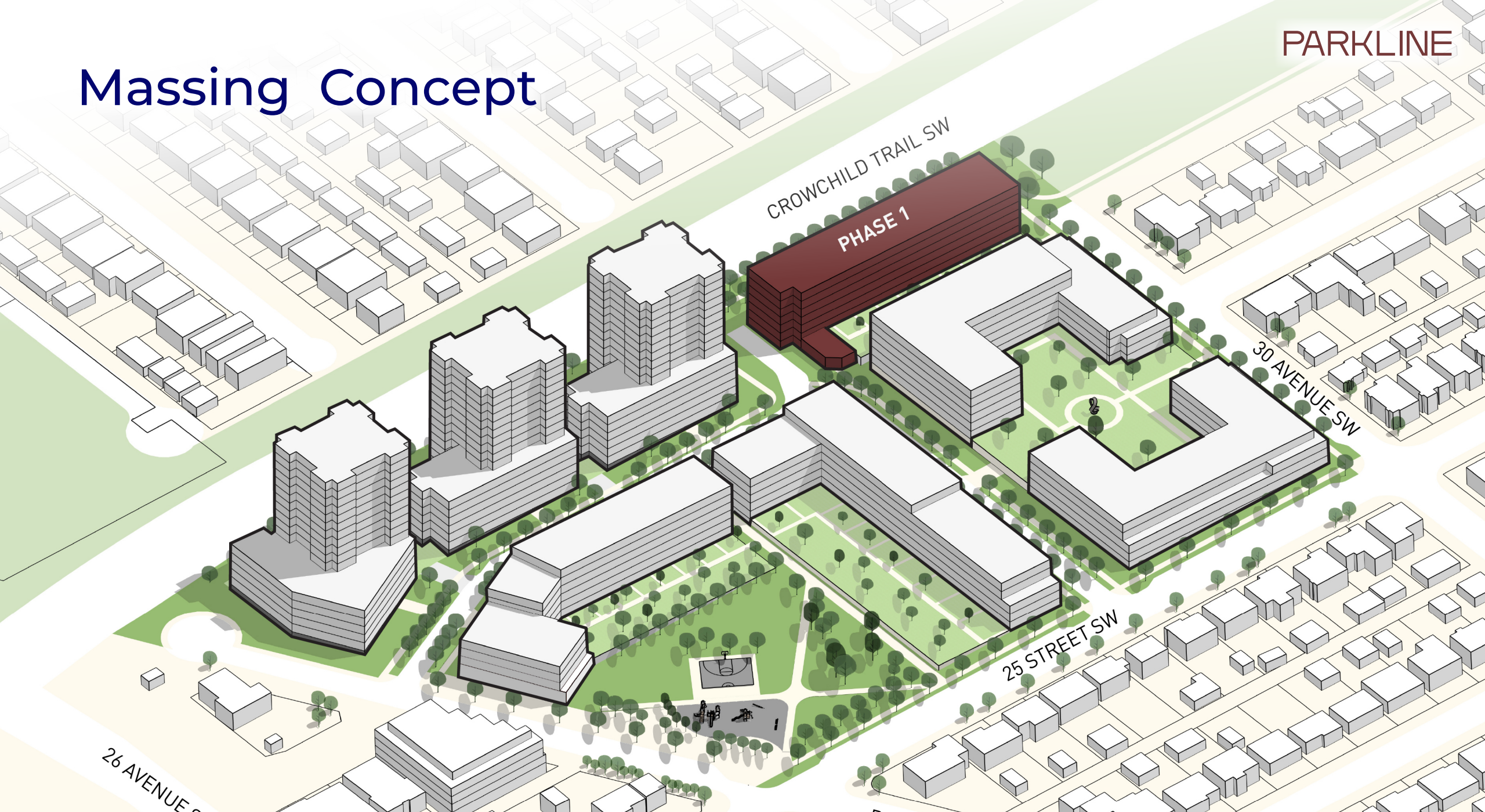


Annex

Annex in Kensington. Alberta's 1st LEED v4 Gold Multifamily Midrise 108 condos

Massing Concept

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26 AVENUE SW

Phase 1 At-A-Glance

Land Use Districts:

- DC (M-H2)

Site Area

- 0.39 ha (0.97 Ac)

Building Height

- 21m
- Bylaw Max Allowed building height = 25m

Residential Units

- 119 Dwelling units (Max allowable 158 units)
- 47 One beds
- 66 two beds
- 6 three beds

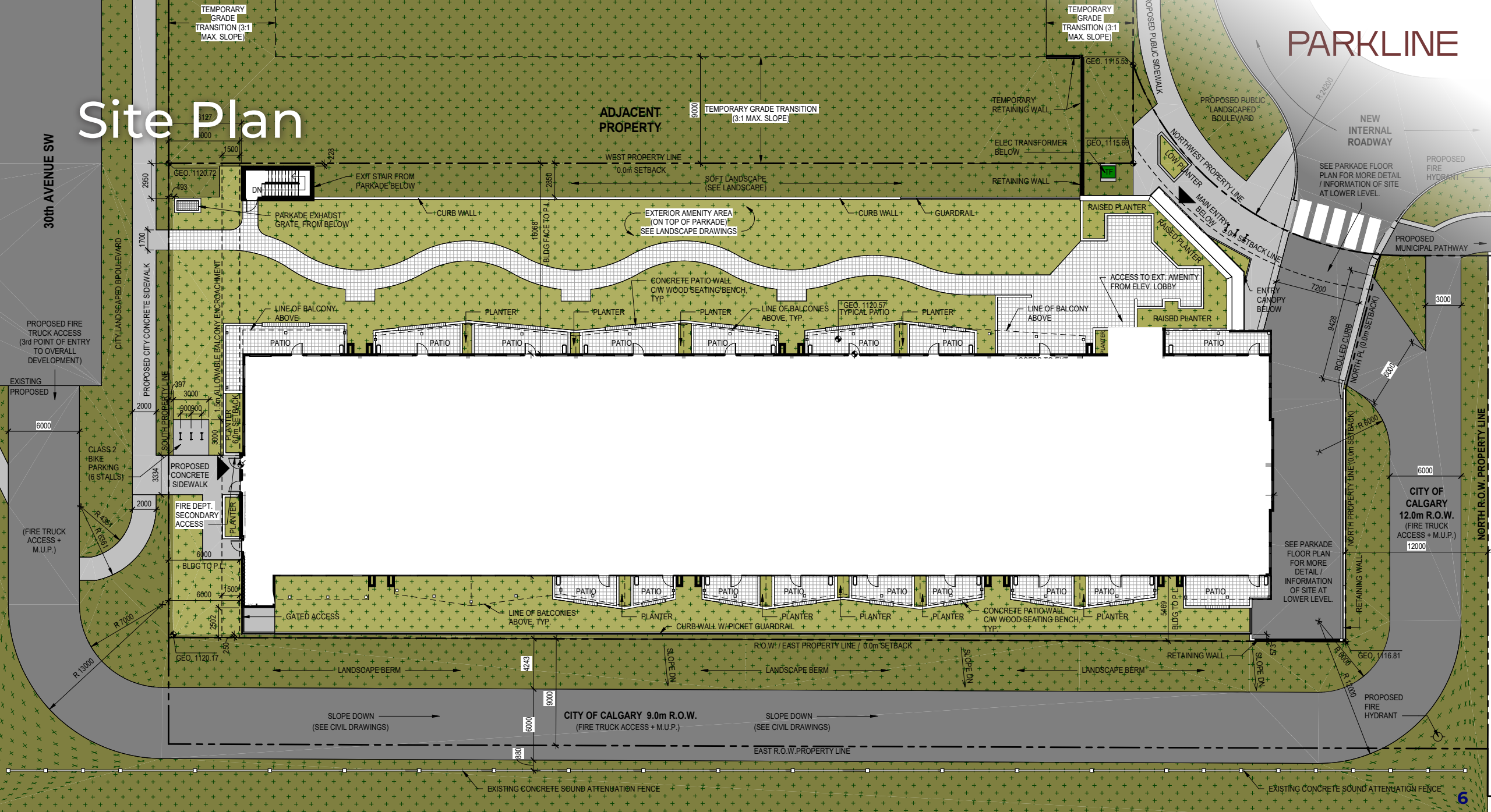
Motor Vehicle & Bicycle Parking

- 108 Vehicle Parking Stalls Proposed
- 57 Vehicle Parking Stalls Required
- 131 Bicycle Parking Stalls Proposed
- 119 Indoor Class 1 Bicycle Stalls
- 12 Outdoor Class 2 Bicycle Stalls

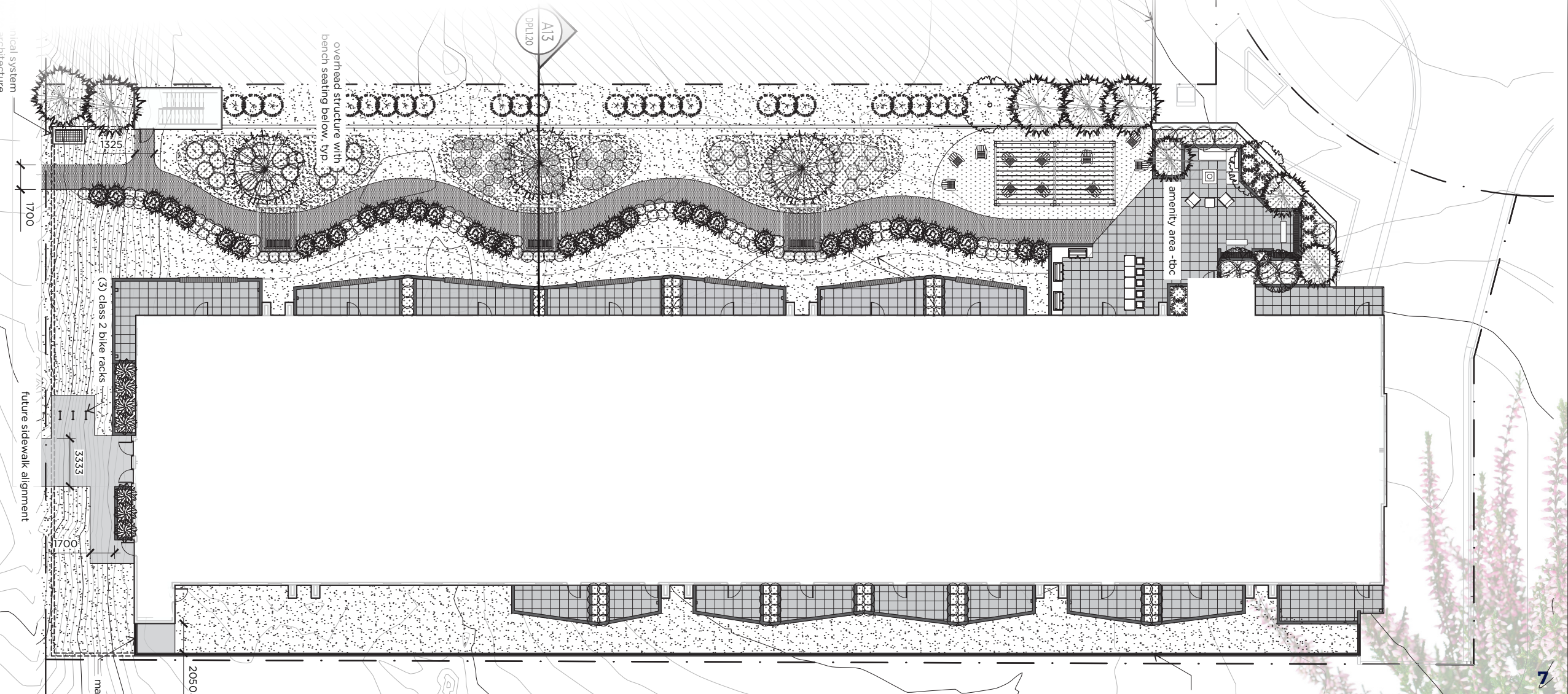


Site Plan

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Conceptual Site & Landscape Plan

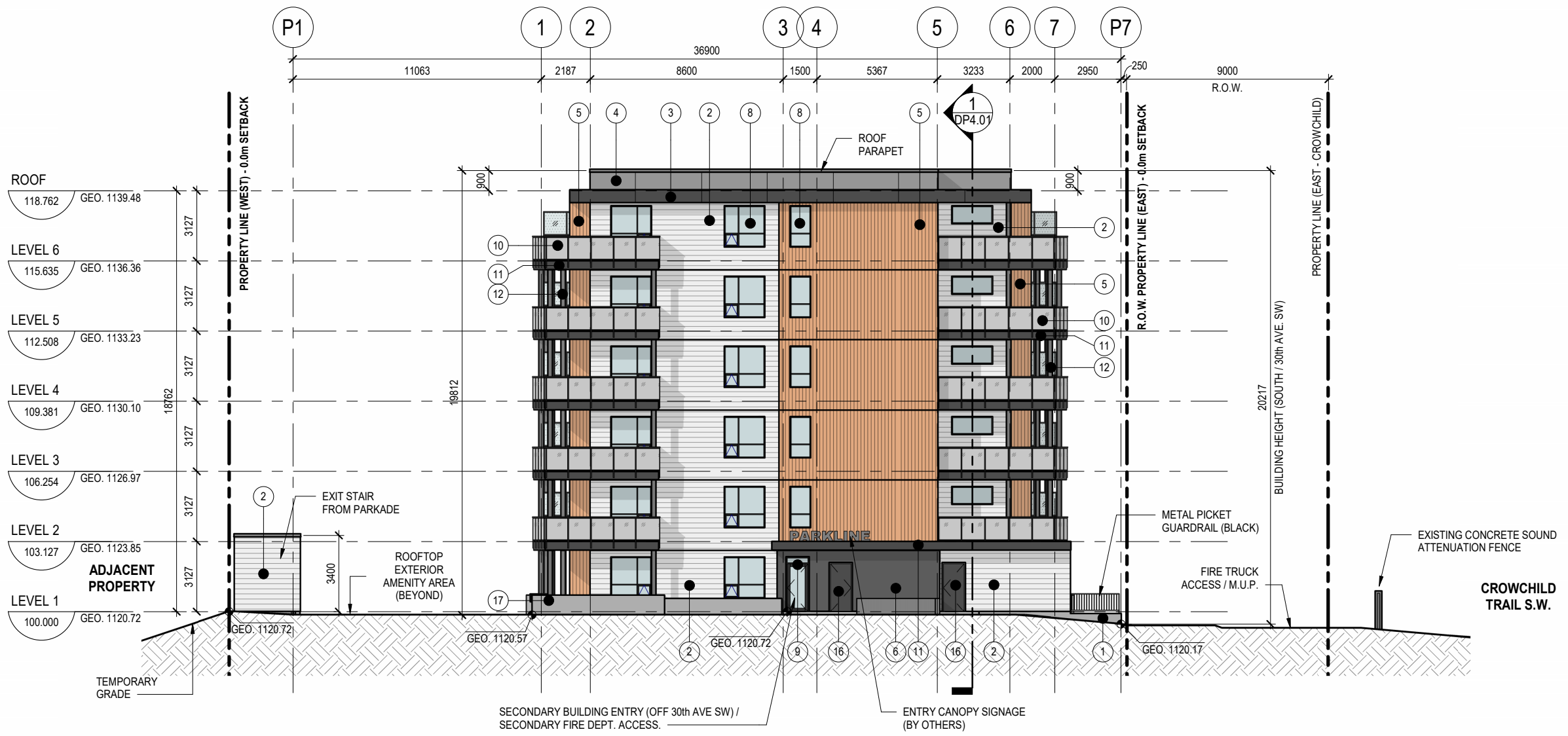


Building Elevations - North





Building Elevations - South



Building Elevations - East





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Utilities & 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

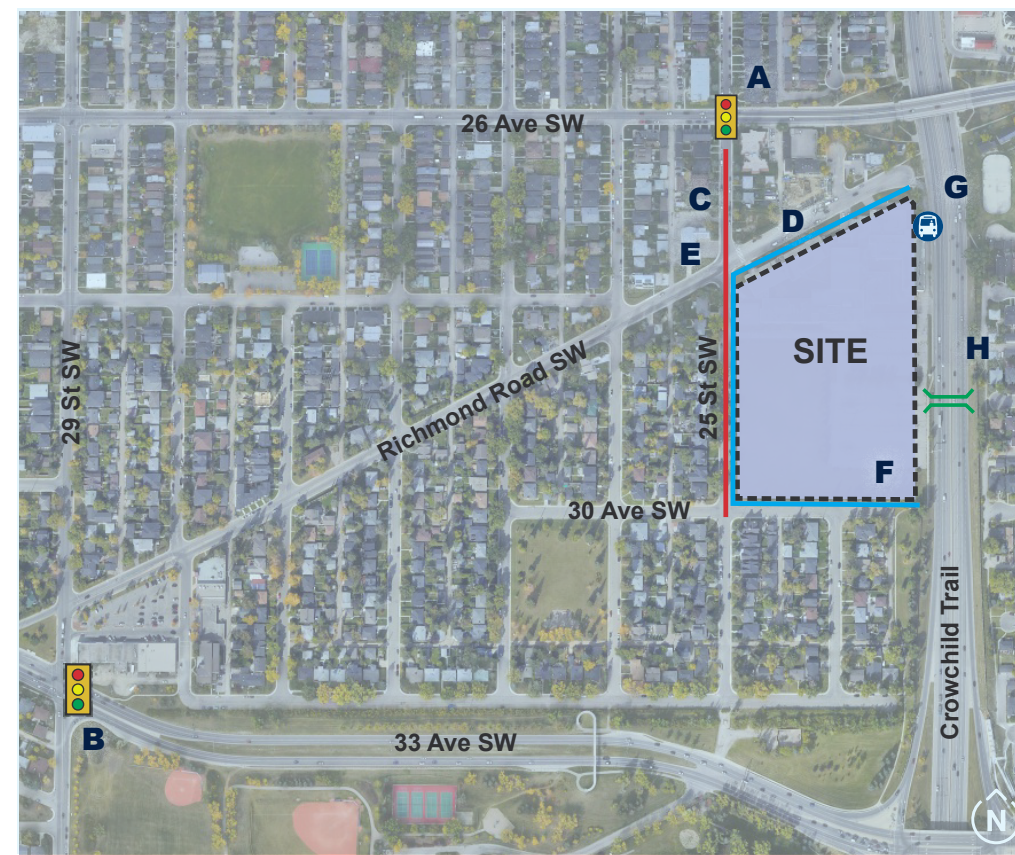
- A. 25 Street & 26 Avenue SW – New signal & left turn lane
- B. 29 Street & 33 Avenue SW - Southbound left turn arrow
- C. 25 Street SW (26 to 30 Avenue) – Roadway upgrades (at ~700 units)

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



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.

- April 8th
Public Hearing and Council Decision
- April 24th
DP2025-02420 submitted
- May – June
City comment period
- Late 2025
City decision on DP



Thank you for attending the information session.

Contact us: engage@minto.com

Visit EngageParkline.com
for more information.