

◆ Hello Neighbour,

We are proposing a Land Use Redesignation at 2822 25 ST SW (formerly addressed 2816, 2820, and 2824 25 ST SW). The proposed change would enable the development of a six-storey multi-residential building. To support this development vision, the *Mixed Use — General (MU-1f4.0h22) District* is proposed with a maximum building height of 22 metres and maximum Floor Area Ratio (FAR) of 4.0.

◆ Find Out More & Get in Touch

Unitii is committed to being a good neighbour and working with community members throughout the application process. The project team will be undertaking a meaningful and comprehensive outreach process in support of this application to ensure a clear and transparent process.

You can find out more about this proposal and share your thoughts directly using the contact details below.

Applicant Team

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The City of Calgary

Visit developmentmap.calgary.ca
File No. LOC2024-0292



Scan this QR code with your device to visit liveatbennett.ca



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THE
BENNETT



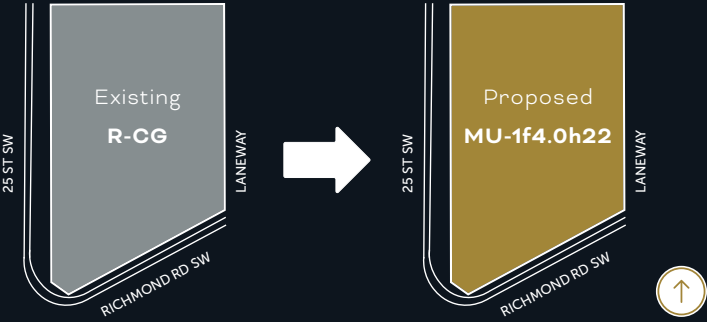
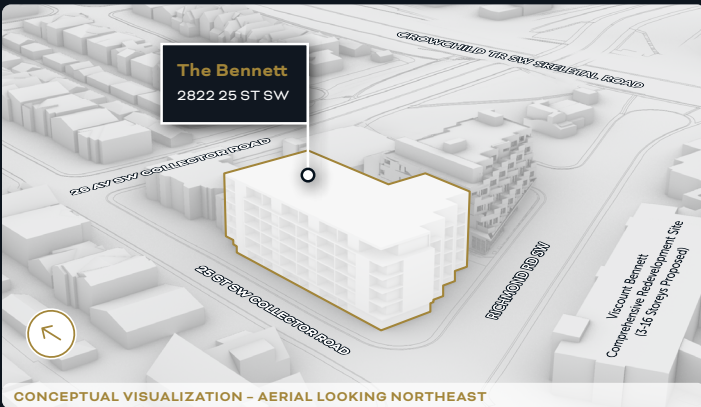
Proposed Land Use Change

2822 25 ST SW
MU-1f4.0h22 | LOC2024-0292



◆ The Bennett Vision

Located on a large corner site in the Inner City and amenity-rich community of Richmond, The Bennett is a proposal for a multi-residential development that reflects the evolving housing needs of Calgarians. Proposed as a six-storey building, The Bennett seeks to provide ±97 new homes with a range of housing options in close proximity to transit, community amenities and services. On-site parking will be provided via an underground parkade with a total of ±91 motor vehicle parking stalls proposed.



◆ Land Use Redesignation

Positioned along the Richmond RD SW Neighbourhood Connector corridor, The Bennett is situated amidst a diverse mix of Multi-Residential, Mixed-Use, and Residential Land Use Districts. Within the same block of the site are the *Mixed-Use – General (MU-1) District* supporting an adjacent multi-residential building, and the *Multi-Residential – Low Profile (M-C1) District*, which supports diverse development types including four-storey multi-residential buildings.

To support this development vision, the *Mixed Use – General (MU-1f4.0h22) District* is proposed with a maximum building height of 22 metres and maximum Floor Area Ratio (FAR) of 4.0. The MU-1 District is intended to be located in developed areas, generally near community nodes and transit corridors. The project team has intentionally limited the proposed MU-1 District density and height through modifiers to a maximum Floor Area Ratio (FAR) of 4.0 and a maximum building height of 22.0m. This will accommodate the proposed building design, while providing greater clarity and certainty of the development vision's built outcome.

◆ Development Permit

A Development Permit application was submitted by project architect, Formed Alliance Architecture Studio (FAAS), shortly following the Land Use Redesignation application's submission in December 2024. The Development Permit application proposes a fully multi-residential building with no commercial-retail uses. This concurrent application process better helps community members understand the development concept.

