



460 – 5119 Elbow Drive SW  
Calgary, Alberta T2V 1H2

P 403 201 5305  
E info@civicworks.ca

## Proposed Land Use Change Applicant Summary (Updated May 5, 2025)

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**Project Location:** 2822 25 ST SW (The Bennett)

**Application Reference:** LOC2024-0292

**Existing Land Use:** Residential – Grade-Oriented Infill (R-CG) District

**Proposed Land Use:** Mixed-Use – General (MU-1f4.0h24) District

### APPLICATION SUMMARY

On behalf of Unitii, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 2822 25 ST SW from the existing Residential – Grade-Oriented Infill (R-CG) District to the Mixed-Use – General (MU-1f4.0h24) District. This proposed change will realize a 6-storey development as envisioned via a staggered-concurrent Development Permit application (DP2024-08864) submitted by project team architect Formed Alliance Architecture Studio (FAAS) shortly following this Land Use Redesignation application. A summary of key project details is provided below:

**Building Height:** 6 Storeys (24m max. building height)

**Floor Area Ratio (FAR):** 4.0 maximum FAR

**Residential Units:** ±3 Live Work Units / ±94 Dwelling Units (±70 one-bed units, ±20 two-bed units, ±4 three-bed units)

**Vehicle Parking Stalls:** ±91 Resident & Visitor Stalls

**Secure Bike / Scooter / Stroller Storage Units:** ±97 Indoor Class-1 Bike Stalls, ±10 Outdoor Class-2 Bike Stalls

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team published plans and concept drawings on the project website [liveatbennett.ca](http://liveatbennett.ca). The project team is proposing a 6-storey multi-residential building, with Bylaw-aligned setbacks to create a considered transition to the surrounding built forms along Richmond RD SW and 25 ST SW, which includes existing multi-residential / mixed-use developments measuring up to 5 storeys, as well as the recently-approved Viscount Bennett comprehensive redevelopment site to the south (LOC2023-0359) measuring up to 16 storeys.

### PROJECT SITE CHARACTERISTICS

The project development vision is well-suited to this site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

**Rear Lane Access:** The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organized waste and recycling collection from the lane.

**Higher Activity Street:** The project site is located at the intersection of 25 ST SW and Richmond RD SW, both MDP-identified Collector Roadways and is within ±150m of Crowchild TR S, a higher-order Skeletal Roadway which connects the greater Calgary area and generally sees significant levels of vehicle and transit activity.

**Nearby Transit Service:** The project site is within ±50m of 26 AV SW which hosts local bus route 6 and is within ±150m of the Crowchild TR S Primary Transit Network, which hosts MAX Yellow BRT Service and bus routes 20 and 66. The availability of various transit route options within easy-walking distance of the project site provides access from the site to key local and regional destinations, and supports vehicle-reduced or vehicle-free lifestyles.



**Nearby Main Street:** The project site is located  $\pm 50\text{m}$  from 26 AV SW, a Neighbourhood Flex and Neighbourhood Connector corridor, which is developing into a mixed-use multi-residential corridor. The project site is also located  $\pm 650\text{m}$  from the 33 AV SW Neighbourhood Main Street and  $\pm 915\text{m}$  from the 17 AV SW Neighbourhood Main Street, both municipally-identified corridors for future population growth and incremental redevelopment. These Neighbourhood Main Streets provide convenient access to a variety of services and amenities for everyday life and diversity of built forms.

**Nearby Open Spaces & Community Amenities:** The project site is within a short 10-minute walk of a variety of local area destinations and amenities, including the Killarney-Glengarry Community Association and Park, the Richmond Green recreation area, Killarney off-leash dog park, and Richmond School. A new park is also proposed by Minto Communities directly across Richmond RD SW on the recently-approved Viscount Bennett redevelopment site. Nearby cycling infrastructure along 26 ST SW and 26 AV SW allows for even easier access to some of these destinations.

**Nearby Multi-Unit Development:** The project site is adjacent to 2813 24A ST SW (Cascade), a 5-storey mixed-use, multi-residential development, and 2808 25 ST SW (Menno Court), a 3-storey multi-residential seniors housing building. The site is also across the street from the Viscount Bennett comprehensive redevelopment site by Minto Communities, which is proposed to be  $\pm 4\text{-}16$  storeys in scale, allowing the proposed development vision to complement the scale of surrounding area development.

## CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services. Being located within close proximity to Primary Transit Service, the MDP also encourages a more compact urban form.

## LOCAL AREA PLAN

The project site is located within the Calgary community of Richmond and within the boundaries of the Westbrook Communities Local Area Plan (2023), which provides development guidance for the subject site. The Westbrook Communities Local Area Plan designates this site under the *Neighbourhood Connector* Urban Form Category and a *Low Building Scale*, which encourages street-oriented mixed-use and multi-residential developments up to 6-storeys in scale. The site is also located within the *Transition Zone* of the 26 Avenue / Crowchild Transit Station Area, where activity is envisioned to be higher. The proposed 6-storey multi-residential development vision aligns with the Westbrook Communities Local Area Plan and is understood to not require any policy amendment.



## APPLICANT-LED OUTREACH

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provided local area organizations, surrounding area residents and the broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

This application is supported by a dedicated website ([liveatbennett.ca](http://liveatbennett.ca)), phone line and email inbox for public questions and comments, along with custom on-site signage and mailers hand delivered to residents living within  $\pm 200\text{m}$  of the project site. Key application materials were also shared directly with the local area Ward Councillor's Office and Community Association, with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* has been shared with community groups and The City, and also published on the dedicated website for broader public access. The *Applicant-led Outreach Summary* will highlight the outreach strategies used throughout the application process, what we heard, and how we responded.

## CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for The City of Calgary File Manager and the Applicant.
2. Application materials submitted to The City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for The City of Calgary File Manager and the Applicant.

## CONCLUSION

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan* and will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request your support for this application. Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or [engage@civicworks.ca](mailto:engage@civicworks.ca), referencing The Bennett (2822 25 ST SW).