

THE  
BENNETT



**DIGITAL INFORMATION SESSION**

January 16, 2025 – 7:00-8:30pm

2822 25 Street SW | LOC2024-0292 | DP2024-08864  
Land Use Amendment & Development Permit Applications



# PROJECT TEAM & AGENDA

## PROJECT TEAM:



## AGENDA:

- 1. Welcome & Introductions
- 2. Proposal Overview
- 3. Q & A
- 4. Wrap Up & Next Steps



Founded in Calgary, Alberta, **unitii** distinguishes itself as a private real estate holding, investment, and development entity. The inception of **unitii** is rooted in a visionary concept where the term ‘unity’ represents the strength of a community coming together, while ‘unit’ encapsulates the essence of multi-family real estate.

Demonstrating a strong commitment to excellence, the **unitii** team is dedicated to providing leadership and expertise at every stage of their projects. This commitment underscores their role as industry leaders and showcases their determination to deliver exceptional results in the dynamic real estate landscape. From the initial stages of acquisition to the final development, **unitii** doesn't merely build structures; they cultivate spaces where communities can thrive.



**MISSION FLATS**  
320 19 Avenue SW, Calgary



**NIMMONS**  
1430 19 Avenue SW, Calgary

# THANK YOU FOR JOINING US

During the Digital Information Session, please:



Type your question or comments into the Q & A



Use the “raise hand” function if you would like to speak

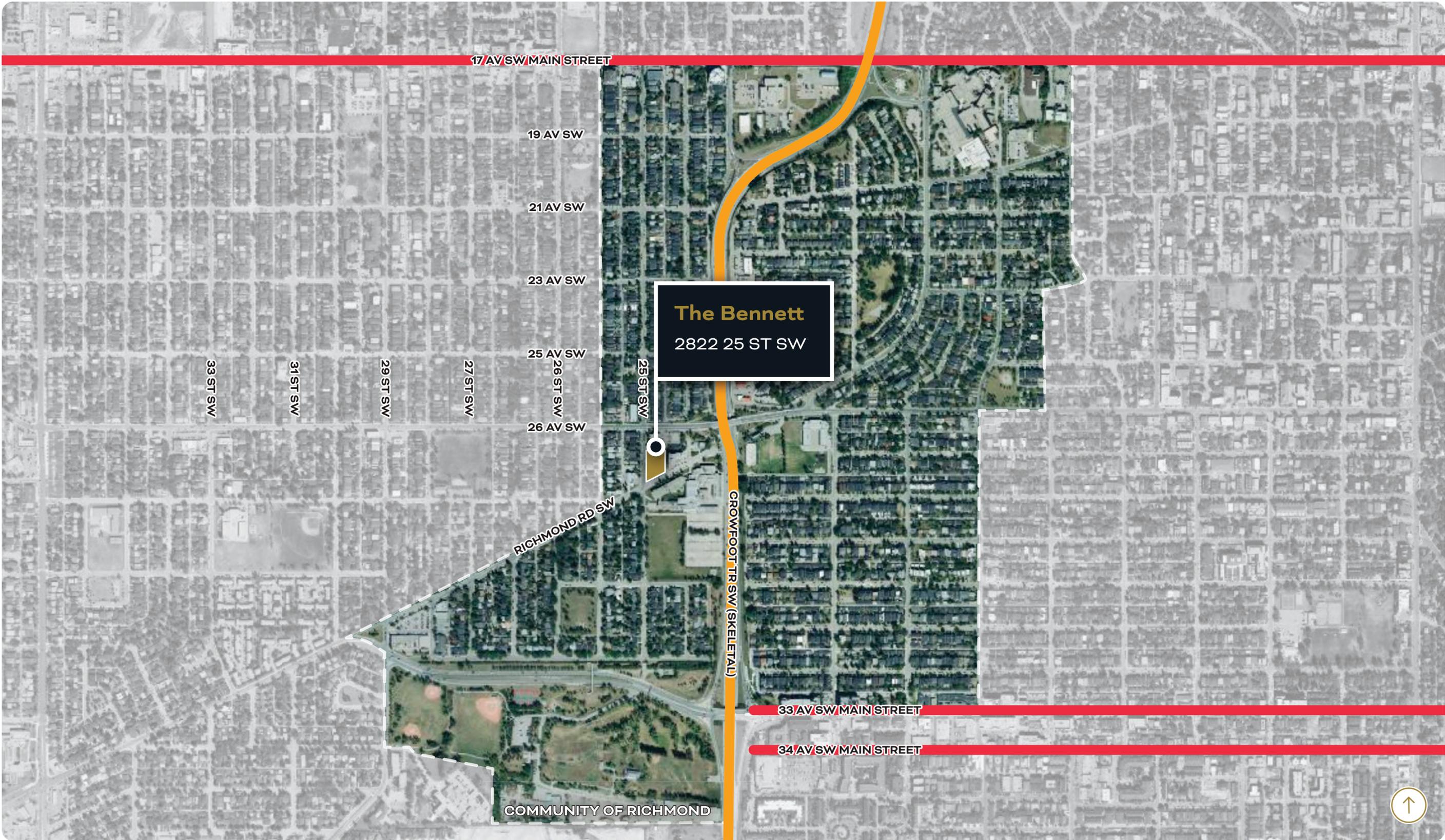


Kindly allow each individual to finish speaking

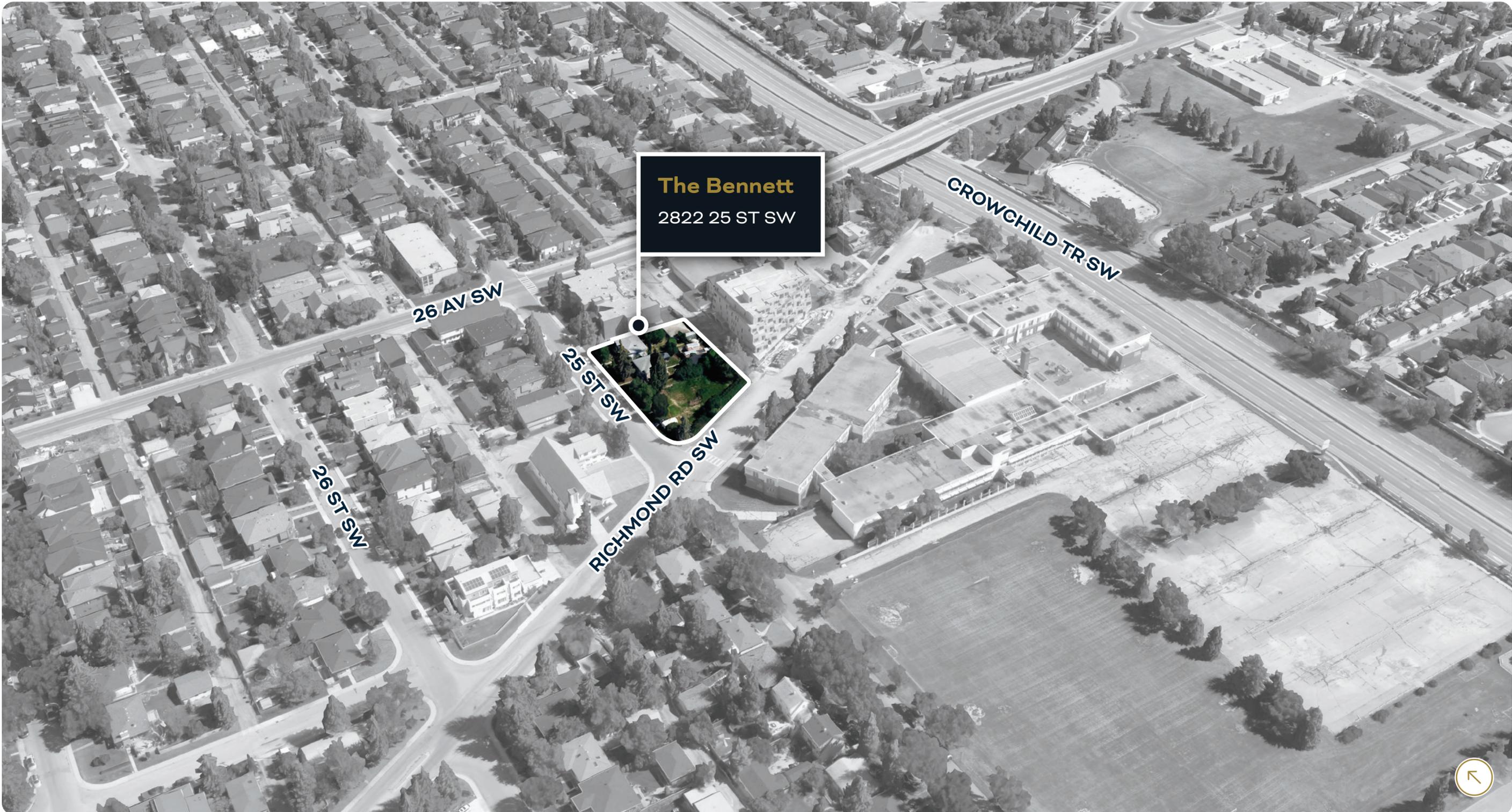


Be respectful and kind to one another

# COMMUNITY MAP



# SITE LOCATION



Site Location Map - Looking Northeast

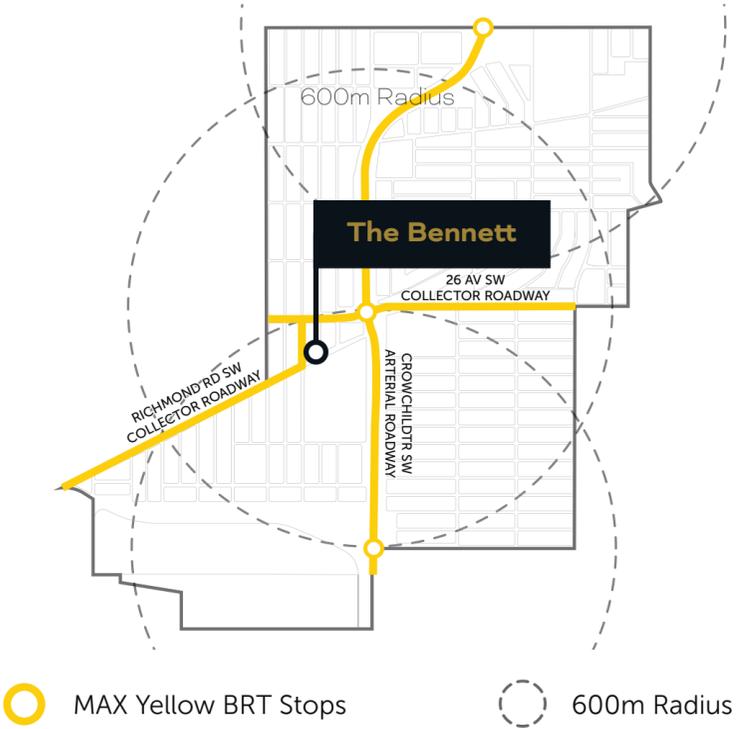
# SITE CONTEXT



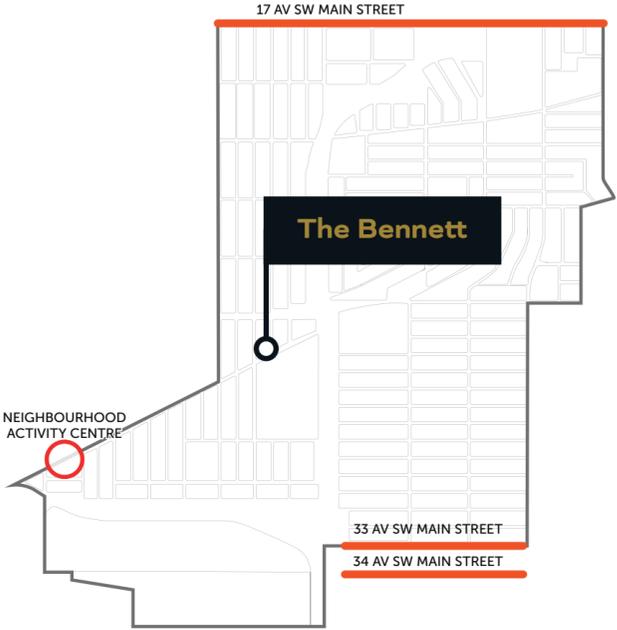
Site Adjacencies Map – Looking Northeast

Note: Details subject to change through the Development Permit application (DP2024-08864) review process.

# POLICY CONTEXT



**MUNICIPAL DEVELOPMENT PLAN & CALGARY TRANSPORTATION PLAN**



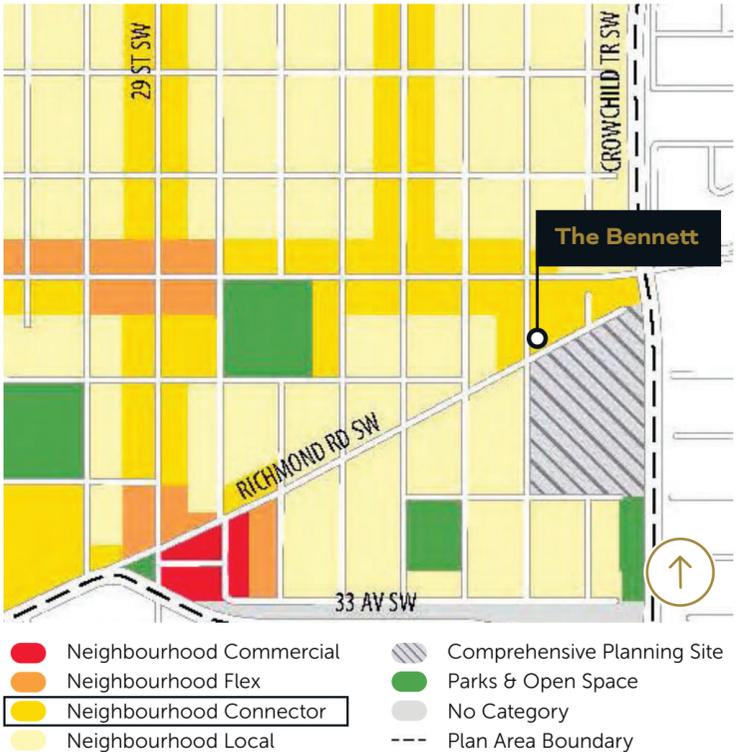
**MAIN STREETS & ACTIVITY CENTRES**



**WESTBROOK COMMUNITIES LOCAL AREA PLAN**

Note: The above are simplified illustrations provided for convenient reference. Please refer directly to The City of Calgary’s Municipal Development Plan, Calgary Transportation Plan, and Westbrook Communities Local Area Plan for all policy details.

# WESTBROOK COMMUNITIES LOCAL AREA PLAN (2023)



MAP 3: URBAN FORM CATEGORY



MAP 4: BUILDING SCALE

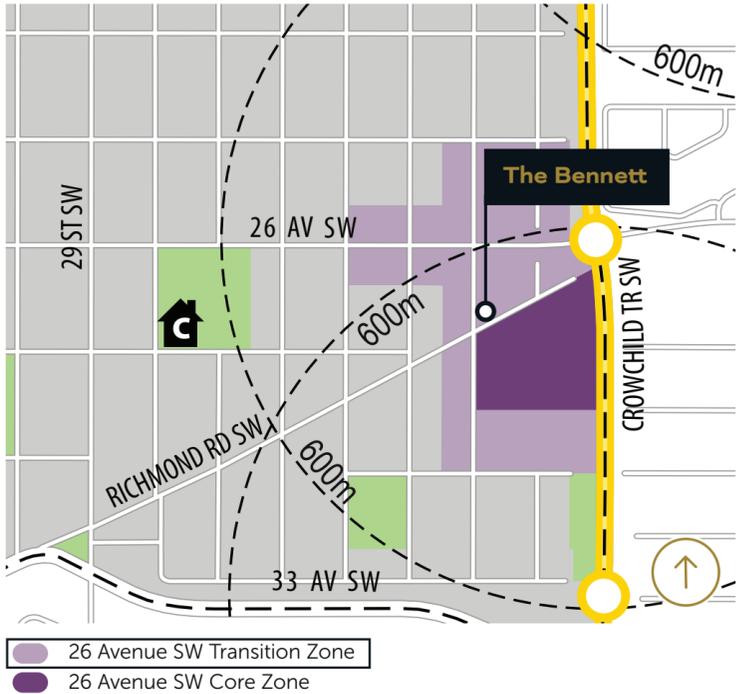
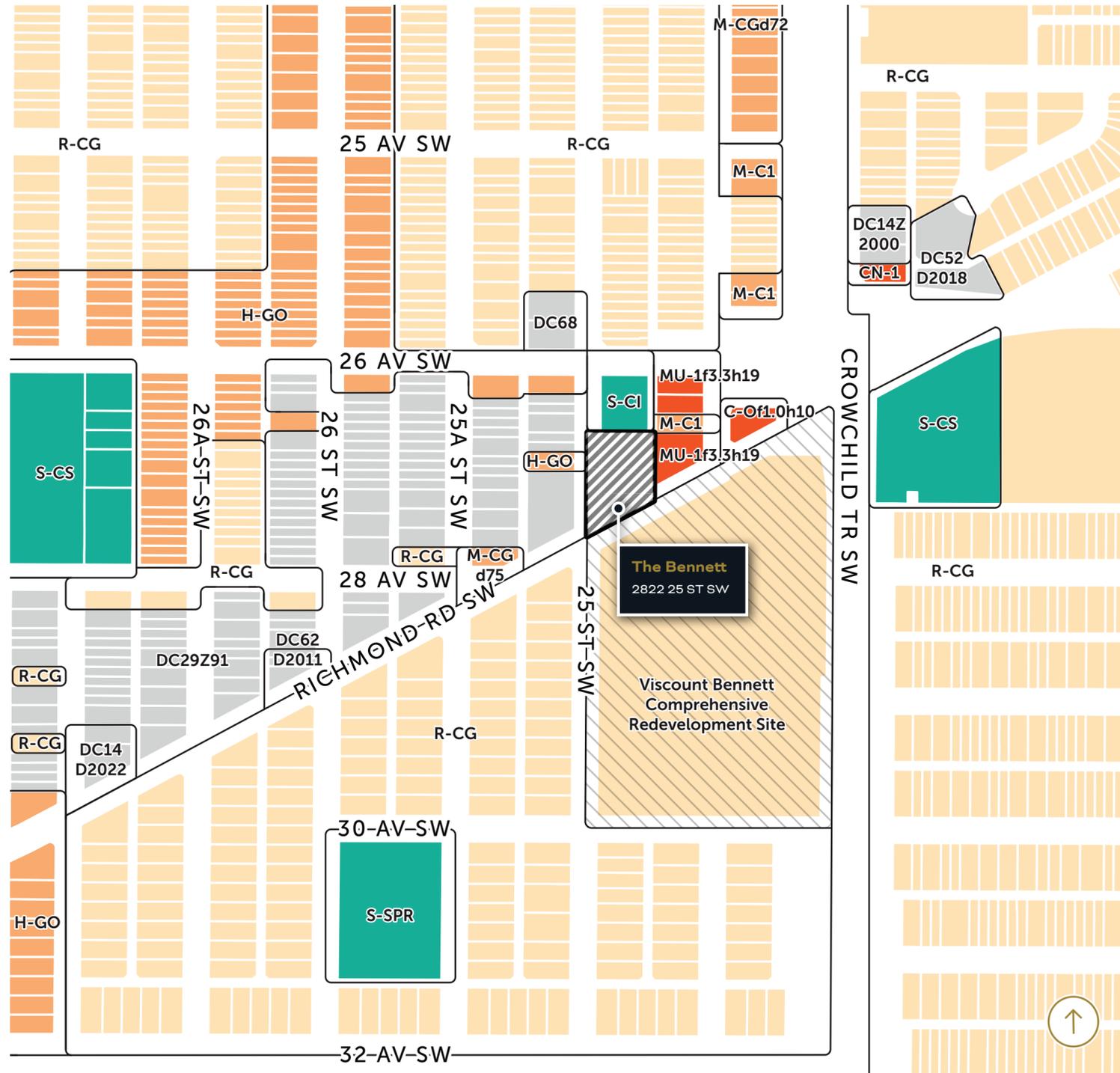


FIGURE 18: 26 AVENUE/CROWCHILD TRANSIT STATION AREA

Note: The above are map excerpts provided for convenient reference. Please refer directly to The City of Calgary's Westbrook Communities Local Area Plan for full maps and policy details.

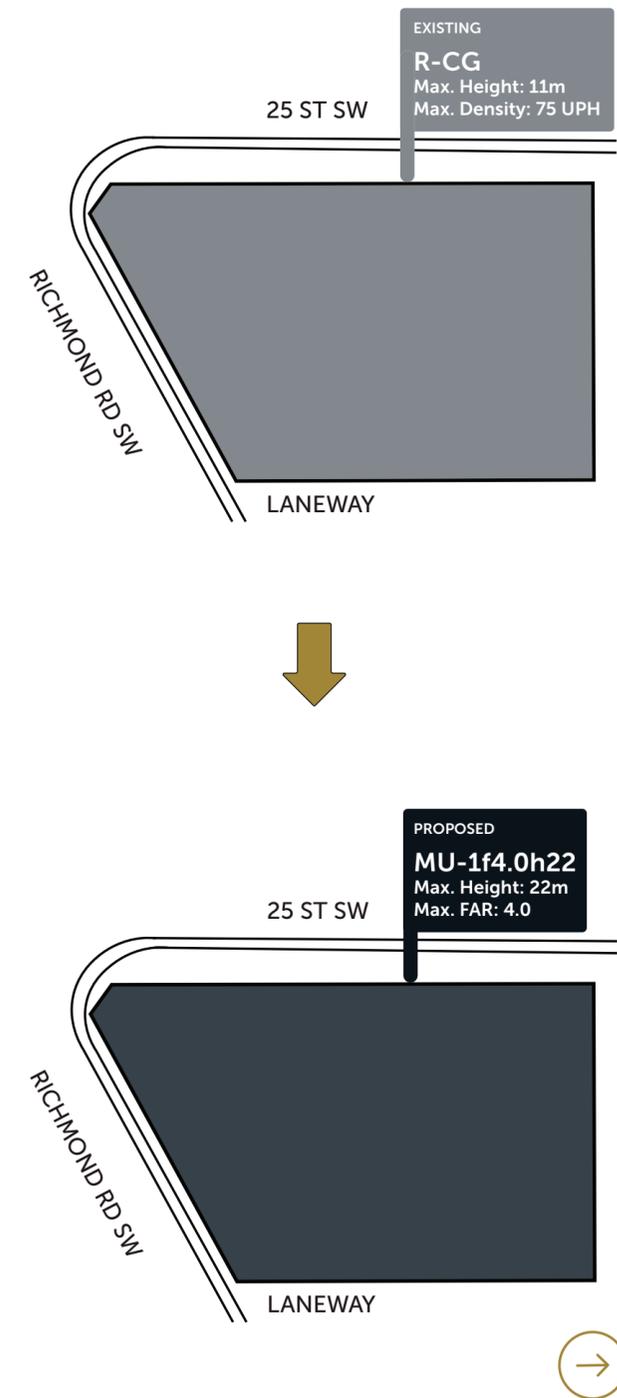
# LAND USE CONTEXT & PROPOSED CHANGE



- Low Density Residential District
- Medium Density Residential District
- Commercial & Mixed Use District
- Parks & Open Space District
- Direct Control District

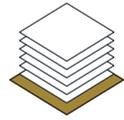
Simplified Land Use Context Map

Note: Please refer to Land Use Bylaw (1P2007) maps directly for any updates that may occur during this application process.



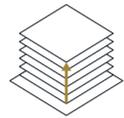
Proposed Land Use Redesignation application illustration based on Land Use Bylaw 1P2007.

# THE BENNETT AT-A-GLANCE



## Site Area

0.21 ha (0.52 ac)



## Building Height

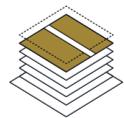
22.0m Bylaw Maximum

Proposed 6-storey Building



## Building Intensity

4.0 Maximum Floor Area Ratio (FAR)



## Residential Units

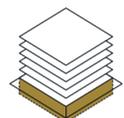
±97 Dwelling Units

±70 One-Bedroom Dwelling Units

±23 Two-Bedroom Dwelling Units

±4 Three-Bedroom Dwelling Units

0 Live-Work or Commercial-Retail Units



## Motor Vehicle & Bicycle Parking

±91 Vehicle Parking Stalls Proposed

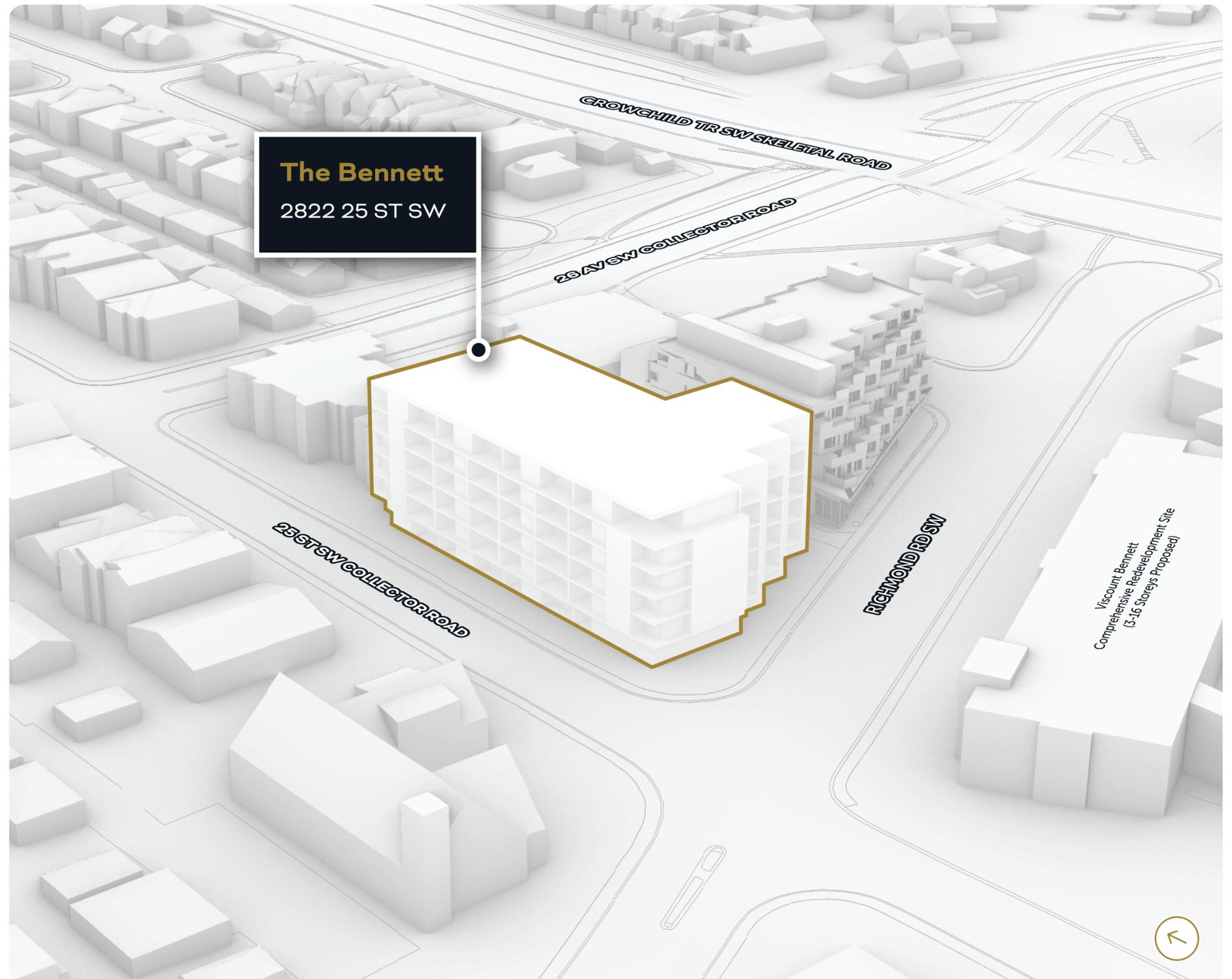
±63 Vehicle Parking Stalls Required

±107 Bicycle Parking Stalls Proposed

±97 Indoor Class 1 Bicycle Stalls

±10 Outdoor Class 2 Bicycle Stalls

±59 Bicycle Parking Stalls Required



Conceptual Visualization – Looking Northeast

Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-08864) review process.

# CONCEPTUAL DEVELOPMENT VISION

Looking Northeast from 25 ST SW at Richmond RD SW



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# CONCEPTUAL DEVELOPMENT VISION

Looking North across Richmond RD SW



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# CONCEPTUAL SITE & LANDSCAPE PLAN



Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-08864) review process. Any amendments to the 25 Street SW public realm are subject to City of Calgary review.

# OUTREACH & COMMUNICATION



### PROJECT VOICEMAIL & EMAIL

587 747 0317, [engage@civicworks.ca](mailto:engage@civicworks.ca)



### INFORMATION BROCHURE & MAILERS

Delivered to residences within ±200m of the Bennett, second drop Digital Information Session invite.



### CUSTOM ON-SITE SIGNAGE

Separate signage to advertise Land Use Redesignation application & Digital Information Session



### PROJECT WEBPAGE

[liveatbennett.ca](http://liveatbennett.ca): feedback form & project updates



### COMMUNITY ASSOCIATION MEETING & DIGITAL INFORMATION SESSION

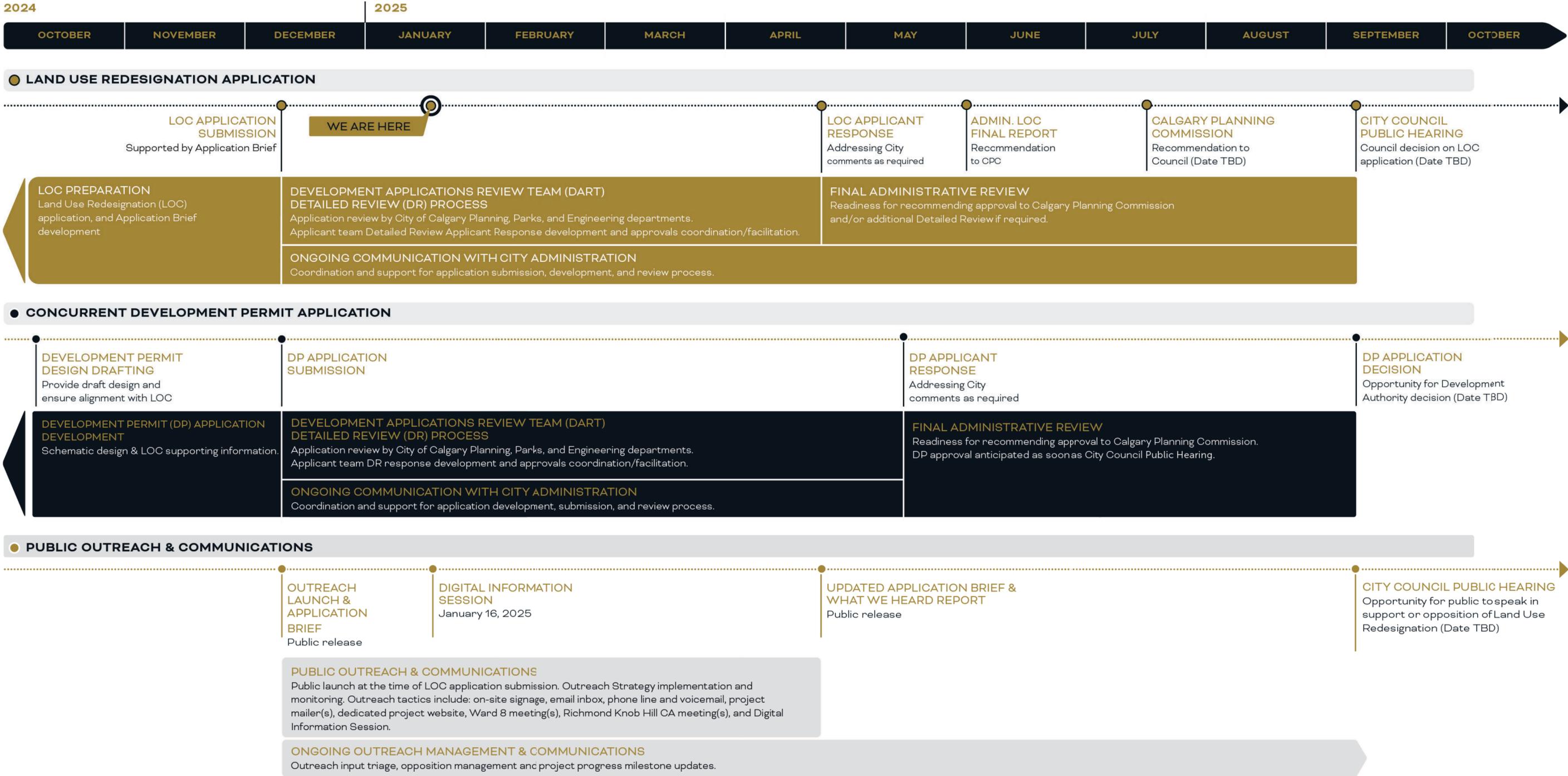
January 14, 2025 (In Person) & January 16, 2025 (Digital), respectively



### APPLICATION MATERIAL SHARING

Sharing with local Ward Councillor's Office and Community Associations (RKHCA and KGCA)

# GENERALIZED OUTREACH & APPROVALS TIMELINE



Note: Dates are estimates based on standard application review timelines for developments of this scale. Timelines and outcomes may be influenced by factors outside of the control of the Applicants and are subject to The City of Calgary's application review process.

# THE BENNETT

## CONTACT INFORMATION



### Project Webpage & Feedback Form

[liveatbennett.ca](http://liveatbennett.ca)



### What We Heard Report

When published, will be provided to the Richmond Knob Hill Community Association, Killarney Glengarry Community Association, Ward 8 Councillor's Office, & available through the project webpage



### Project Voicemail & Email

587 747 0317, [engage@civicworks.ca](mailto:engage@civicworks.ca)



### The City of Calgary

[developmentmap.calgary.ca](http://developmentmap.calgary.ca)

Land Use Redesignation application: LOC2024-0292

Development Permit application: DP2024-08864

File Manager: Nancy Sanborn

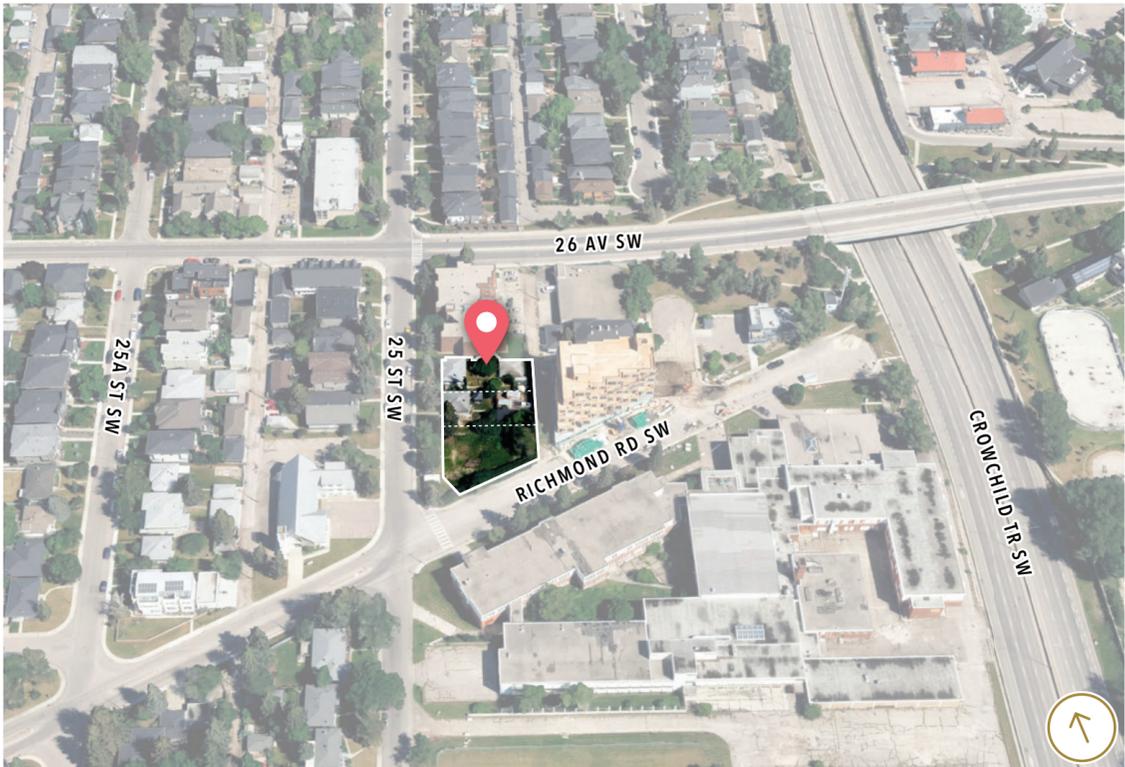
(403) 519-4178, [Nancy.Sanborn@calgary.ca](mailto:Nancy.Sanborn@calgary.ca)

THE  
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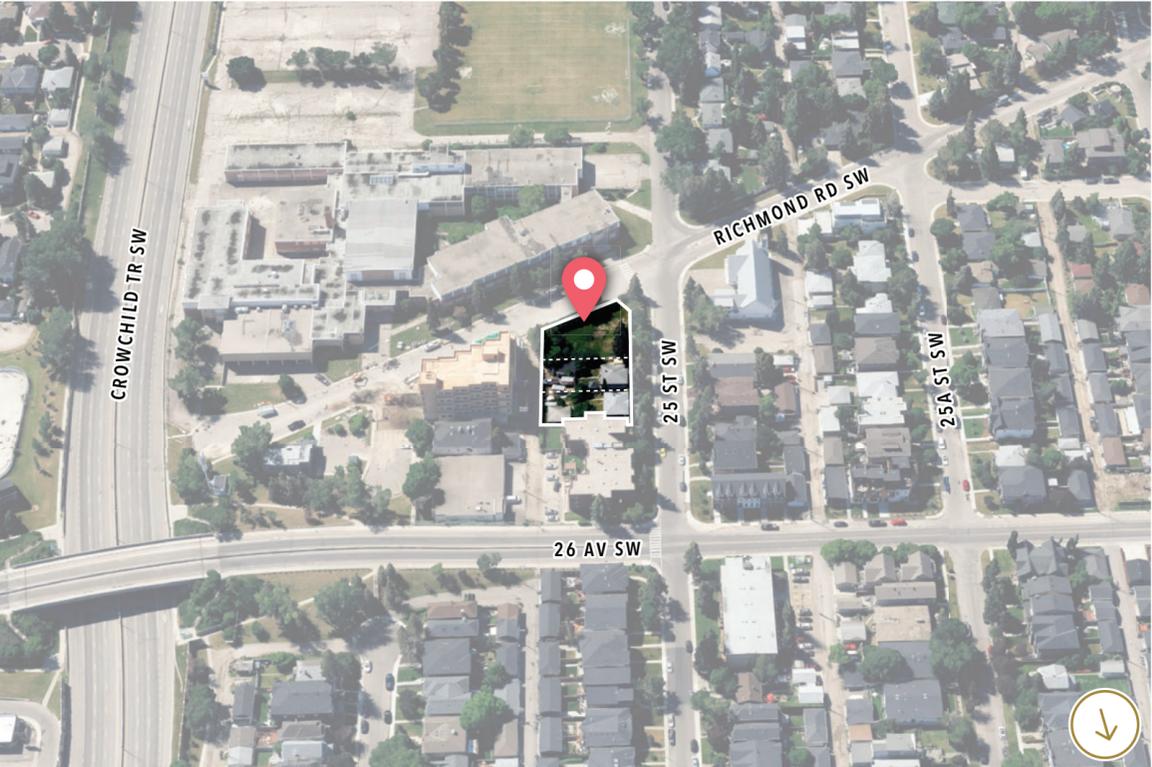
**SUPPLEMENTARY SLIDES**

# SITE PHOTOS - AERIAL

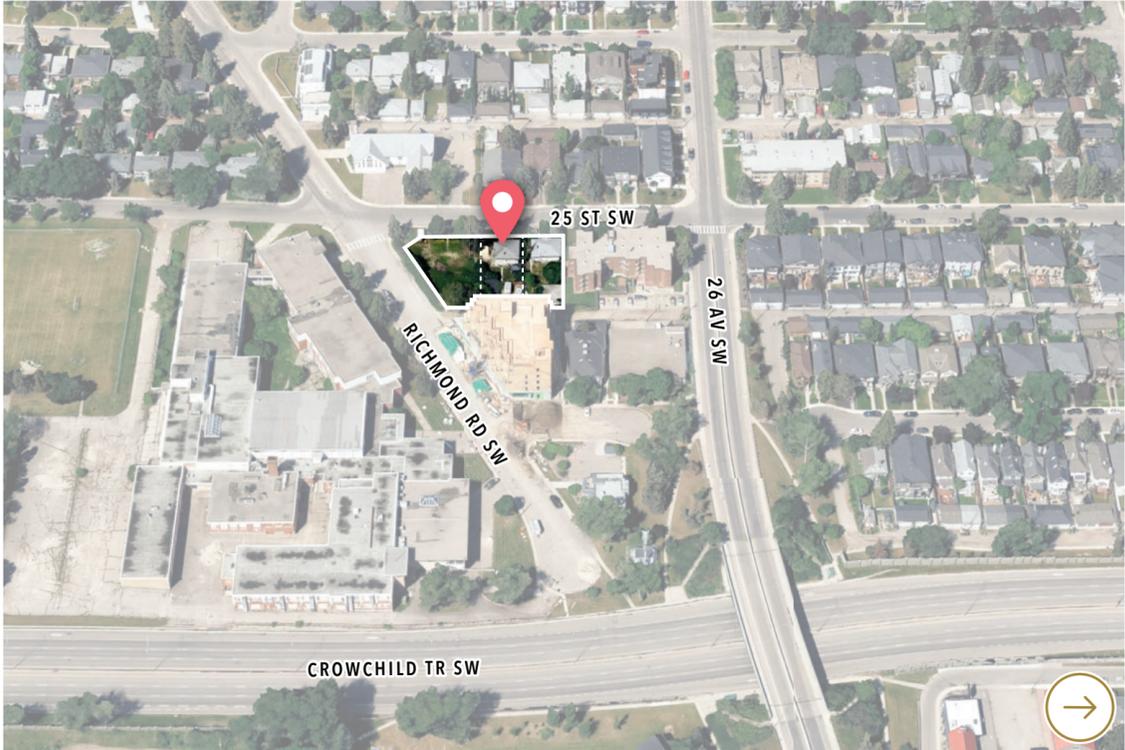
Aerial View - Looking North



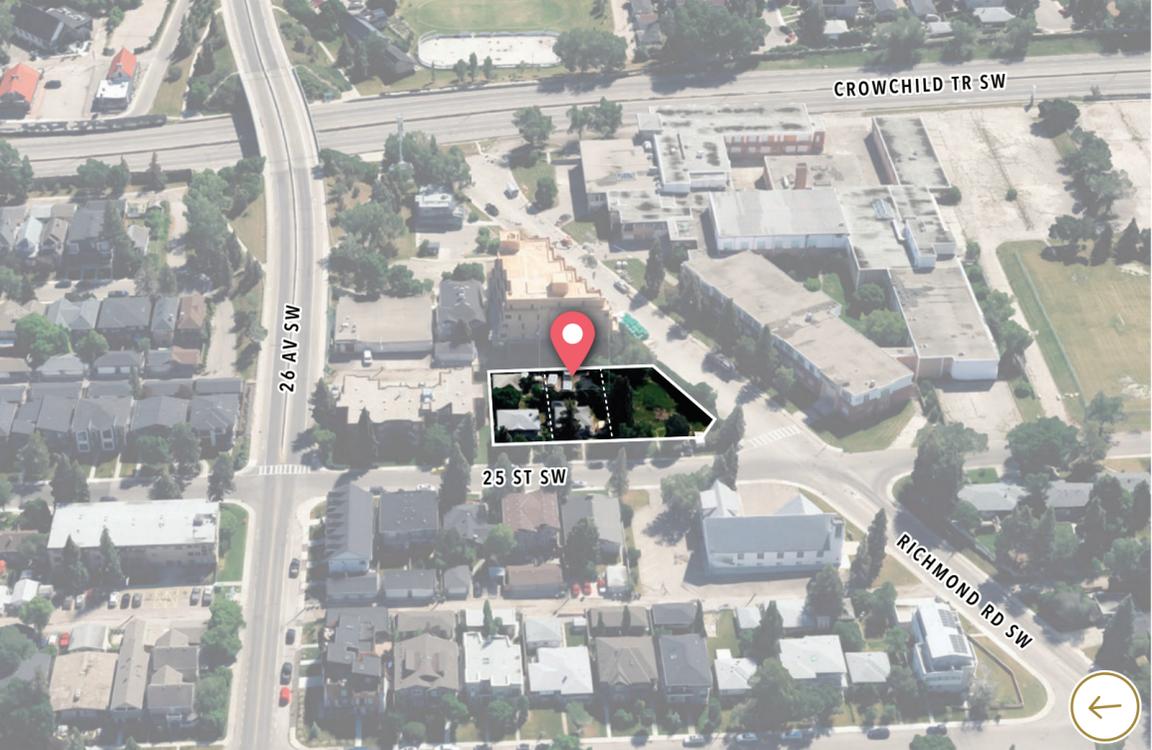
Aerial View - Looking South



Aerial View - Looking West

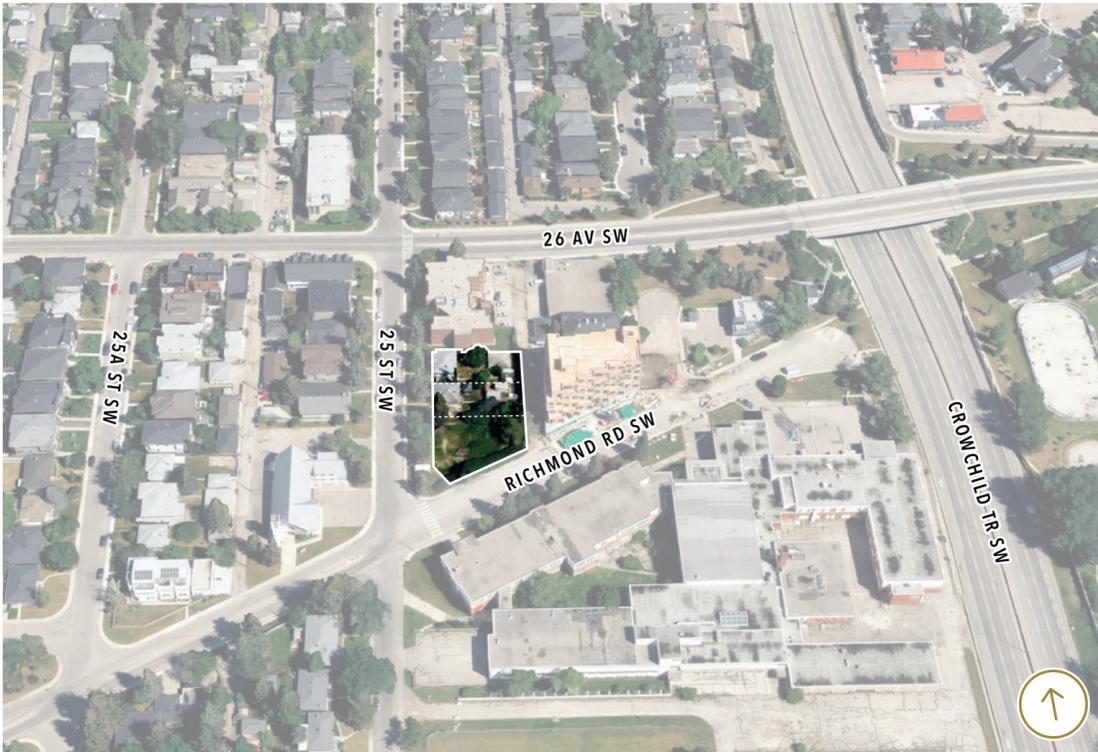


Aerial View - Looking East



# SITE PHOTOS

Aerial View – Looking North



Looking North from Richmond RD SW



Looking South from Rear Laneway



Looking Southeast along 25 ST SW



# MAX YELLOW BUS RAPID TRANSIT (BRT) STATIONS

Northbound Bus Rapid Transit (BRT) Station



Southbound Bus Rapid Transit (BRT) Station



# ON-STREET PARKING RESTRICTIONS



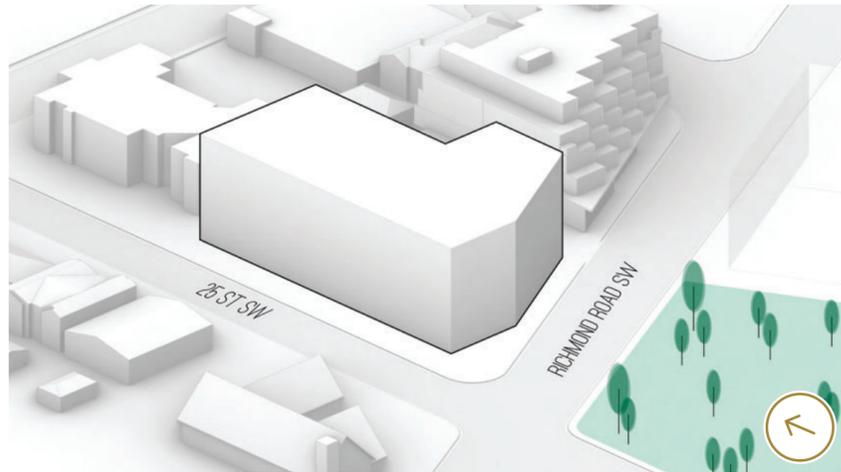
**LEGEND**

	No Restrictions		1 Hour Parking (Mon-Fri 08:00-21:00/Sat 08:00-12:00)
	No Parking/Stopping		2 Hour Parking (Mon-Fri)
	Loading Zone		2 Hour Parking (Mon-Fri 06:00-15:00)
	Accessible Parking		2 Hour Parking (Mon-Fri 08:00-17:00)
	Resident Permit Zone (to be removed with development)		2 Hour Parking (Mon-Sun 10:00-21:00)
	Residential Permit Zone (Mon-Fri 08:00-21:00/Sat 08:00-12:00)		



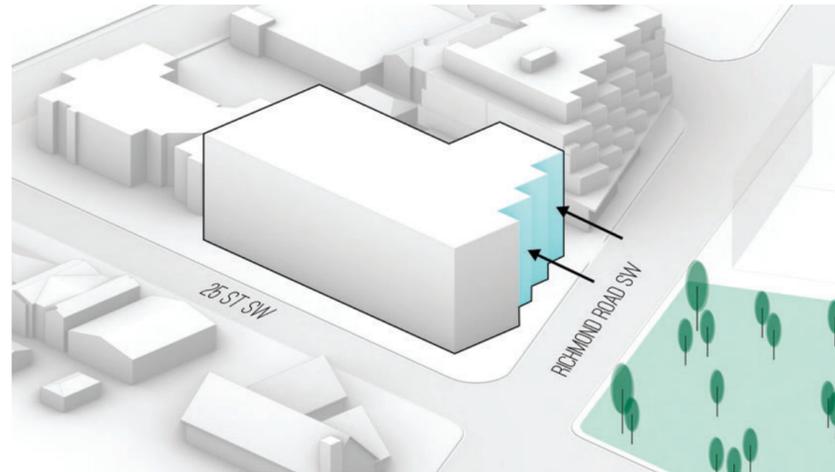
Note: Taken from the Transportation Impact Statement prepared by Bunt & Associates (dated January 14, 2025). Please refer directly to Bunt & Associates Transportation Impact Statement for further details.

# DESIGN PROCESS



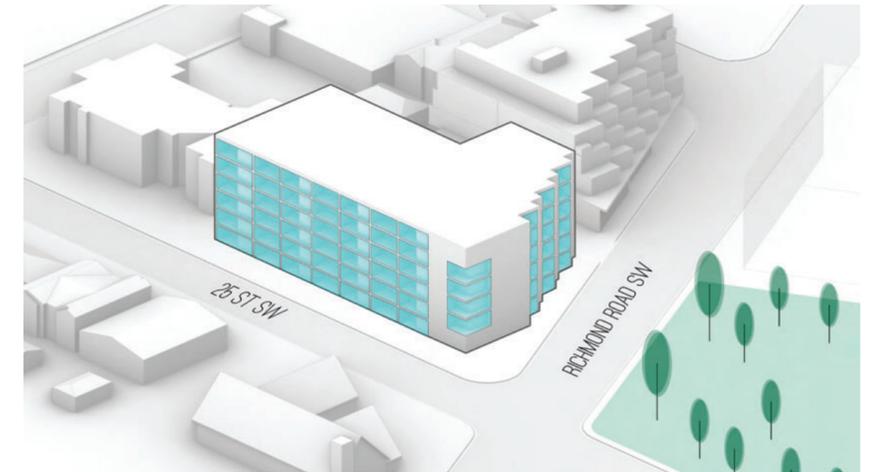
## 1. CREATE BASE BUILDING EXTRUSION

Mass based upon Land Use Bylaw and typical double-loaded corridor configuration.



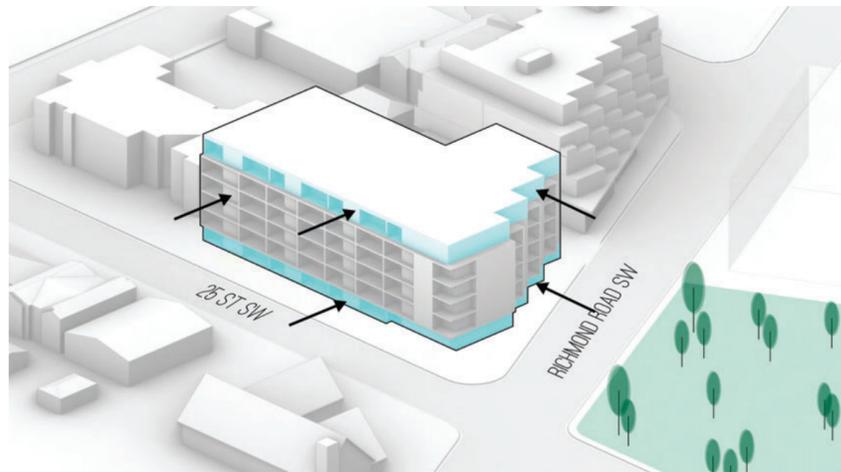
## 2. SAWTOOTH ALONG RICHMOND ROAD

Step the facade to react to the angular property line, orient views to the future park, and break down the street wall.



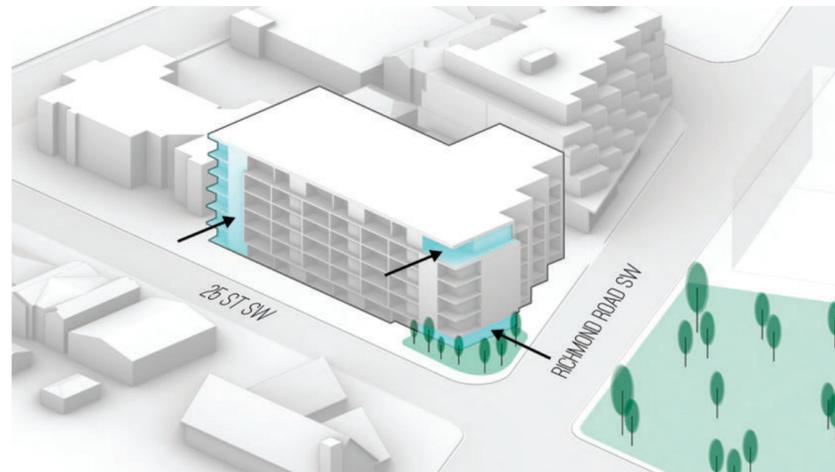
## 3. RECESS BALCONIES

Provide recessed and covered balconies for all units, protect private amenity spaces from wind, and provide shading for windows on south and west facades.



## 4. PUSH IN BASE & TOP FLOOR

Push in base and top floor to reduce the massing and define a traditional base, middle and top.



## 5. ERODE CORNERS TO CONTEXTUALLY TRANSITION

Step back key corners to create smooth transitions at the base and top of the building and provide relief from the corner condition.



## 6. ADD MATERIALITY & ACTIVATE THE PUBLIC REALM

Accentuate the building with materiality and landscaping, defining the composition, breaking down the scale, and softening the transition from street to building.

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# DEVELOPMENT PERMIT (DP2024-08864)

## South Elevation – Looking North from Richmond RD SW



West

East

MATERIAL LEGEND	
01	BRICK COLOR: DARK GREY
02	FIBRE CEMENT PANEL W/ MATCHING TRIM COLOR: BLACK
03	FIBRE CEMENT PANEL W/ MATCHING TRIM COLOR: WHITE
04	FIBRE CEMENT LAP SIDING COLOR: LIGHT TONE WOOD GRAIN
05	GLASS GUARD W/ PRE-FINISHED METAL COLOR: BLACK
06	BLACK PVC WINDOWS/DOORS TYP. COLOR: BLACK
07	PRE-FINISHED METAL COLOR: BLACK
08	CAST IN PLACE CONCRETE

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# DEVELOPMENT PERMIT (DP2024-08864)

## North Elevation – Looking South



East

West

**MATERIAL LEGEND**

01	BRICK COLOR: DARK GREY
02	FIBRE CEMENT PANEL W/ MATCHING TRIM COLOR: BLACK
03	FIBRE CEMENT PANEL W/ MATCHING TRIM COLOR: WHITE
04	FIBRE CEMENT LAP SIDING COLOR: LIGHT TONE WOOD GRAIN
05	GLASS GUARD W/ PRE-FINISHED METAL COLOR: BLACK
06	BLACK PVC WINDOWS/DOORS TYP., COLOR: BLACK
07	PRE-FINISHED METAL COLOR: BLACK
08	CAST IN PLACE CONCRETE

Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-08864) review process.

# DEVELOPMENT PERMIT (DP2024-08864)

## West Elevation – Looking East from 25 Street SW



North

South

**MATERIAL LEGEND**

01	BRICK COLOR: DARK GREY
02	FIBRE CEMENT PANEL W/ MATCHING TRIM COLOR: BLACK
03	FIBRE CEMENT PANEL W/ MATCHING TRIM COLOR: WHITE
04	FIBRE CEMENT LAP SIDING COLOR: LIGHT TONE WOOD GRAIN
05	GLASS GUARD W/ PRE-FINISHED METAL COLOR: BLACK
06	BLACK PVC WINDOWS/DOORS TYP. COLOR: BLACK
07	PRE-FINISHED METAL COLOR: BLACK
08	CAST IN PLACE CONCRETE

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# DEVELOPMENT PERMIT (DP2024-08864)

## East Elevation – Looking West from the Laneway



South

North

**MATERIAL LEGEND**

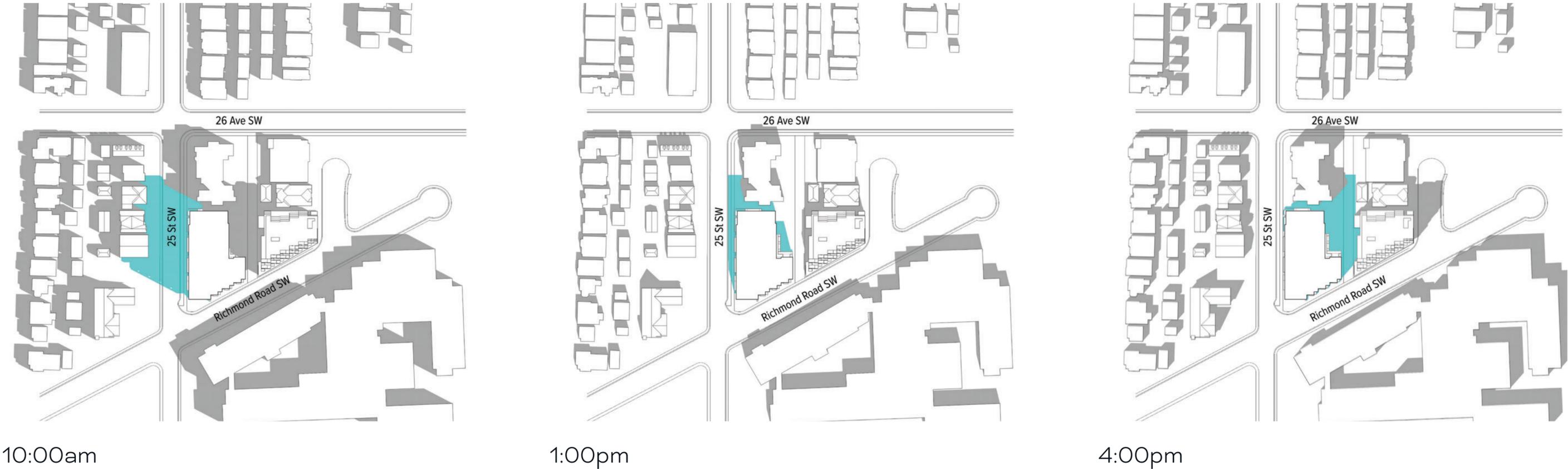
01	BRICK COLOR: DARK GREY
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03	FIBRE CEMENT PANEL W/ MATCHING TRIM COLOR: WHITE
04	FIBRE CEMENT LAP SIDING COLOR: LIGHT TONE WOOD GRAIN
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07	PRE-FINISHED METAL COLOR: BLACK
08	CAST IN PLACE CONCRETE

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# CONCEPTUAL SUN-SHADOW STUDY (DP2024-08864)

## SPRING EQUINOX

March 21



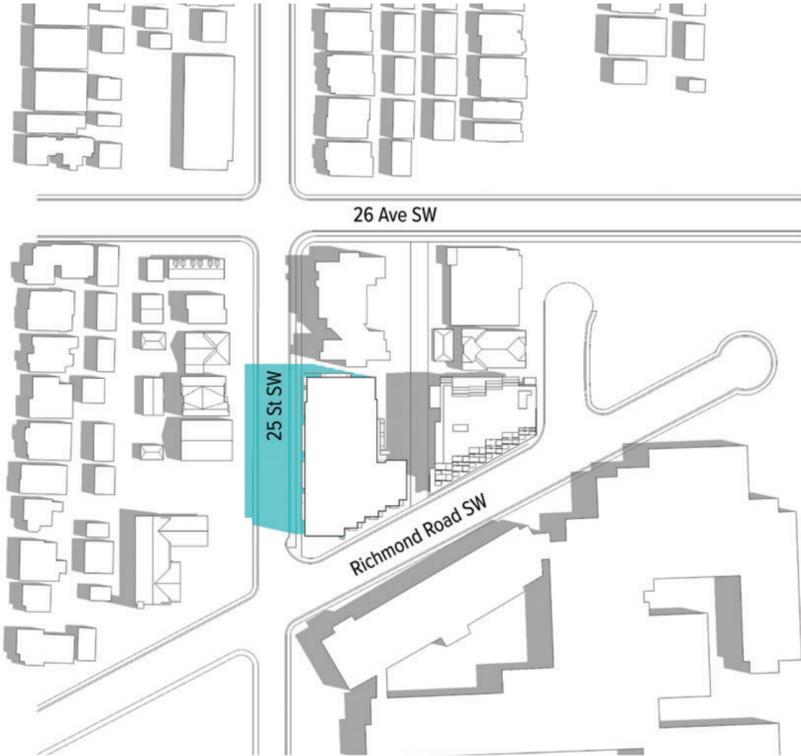
- Existing Shadow
- DP2024-08864 Anticipated Shadow
- North

Note: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the currently proposed architectural design via DP2024-08864, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established The City of Calgary requirements and account for daylight savings.

# CONCEPTUAL SUN-SHADOW STUDY (DP2024-08864)

## SUMMER SOLSTICE

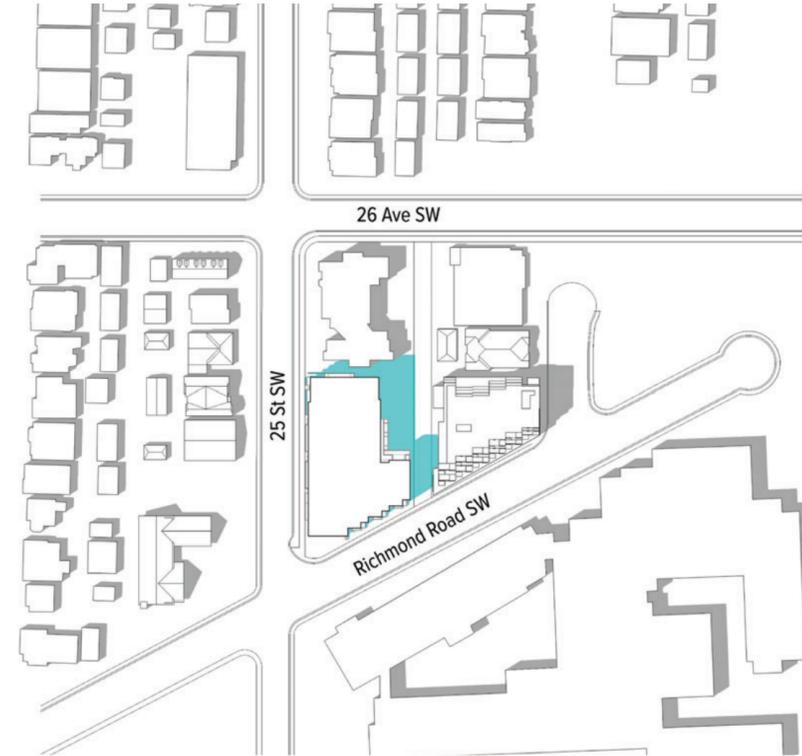
June 21



10:00am



1:00pm



4:00pm

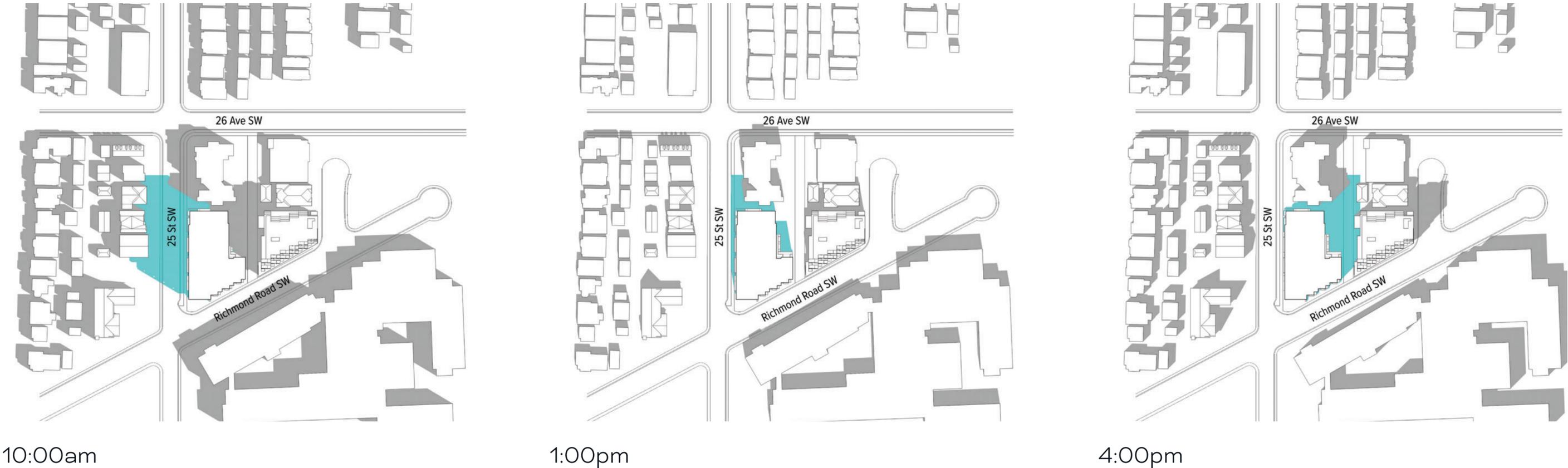
-  Existing Shadow
-  DP2024-08864 Anticipated Shadow
-  North

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# CONCEPTUAL SUN-SHADOW STUDY (DP2024-08864)

## AUTUMN EQUINOX

September 21



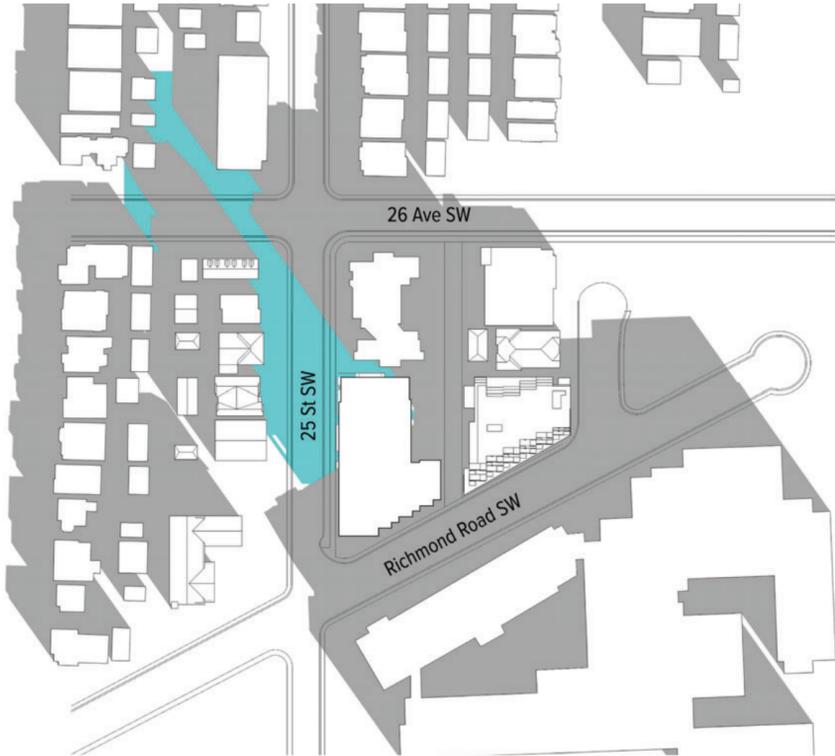
- Existing Shadow
- DP2024-08864 Anticipated Shadow
- North

Note: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the currently proposed architectural design via DP2024-08864, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established The City of Calgary requirements and account for daylight savings.

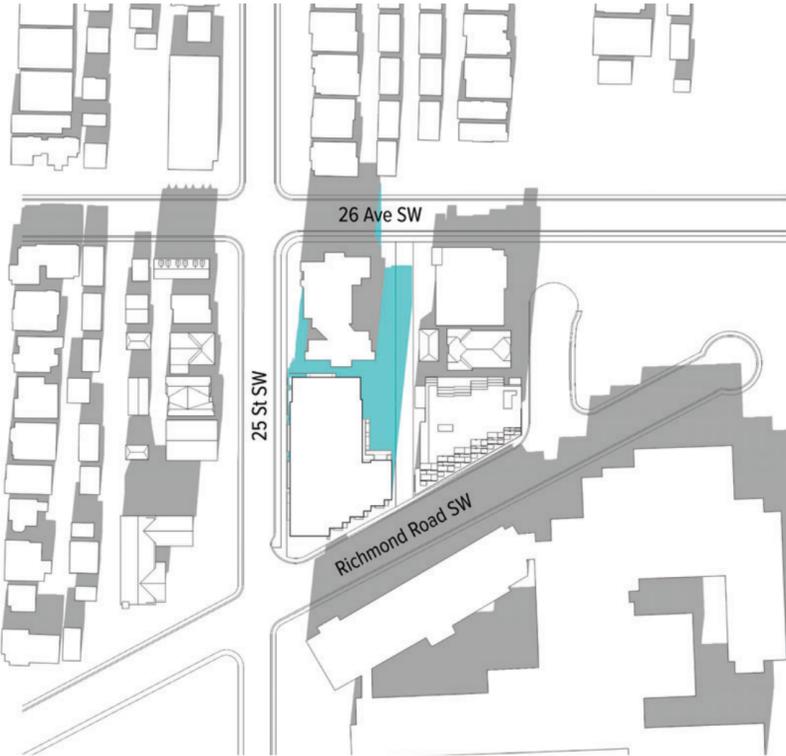
# CONCEPTUAL SUN-SHADOW STUDY (DP2024-08864)

## WINTER SOLSTICE

December 21



10:00am



1:00pm



4:00pm

- Existing Shadow
- DP2024-08864 Anticipated Shadow
- North

Note: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the currently proposed architectural design via DP2024-08864, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established The City of Calgary requirements and account for daylight savings.