

Applicant Outreach Summary

2025 May 05



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: The Bennett

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

N / A

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

CivicWorks and unitii are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team undertook a meaningful and appropriately-scaled outreach process in support of the concurrent applications to ensure a transparent process for all interested parties. As part of our process, we contacted the local area Ward Councillor's Office, Community Association, and surrounding residents at the outset of the application process to encourage them to share questions or feedback. Additional elements of our outreach process included:

- Custom On-Site Signage: installed on-site at submission and updated throughout
- Neighbour Mailers: delivered twice to surrounding residents within ±200m
- Website / Online Feedback form / Phone Line / Email Inbox: enabling participants to connect with the project team to ask questions and provide feedback, advertised via signage and mailers.
- Digital Information Session: Hosted January 16, 2025

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

- Ward 8 Councillor's Office
- Richmond-Knob Hill Community Association
- Surrounding Area Residents

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

All feedback received via the dedicated project phone line, email inbox and feedback form were reviewed, considered and responded to by a member of the project team. A fulsome Outreach Summary is available on the project website liveatbennett.ca and will be published on the public record prior to a Council decision.

How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

The Outreach Summary describes five feedback themes (traffic, parking, local businesses, building height, density) and provides a detailed project team response that describes what has changed as a result of feedback (and why), and alternatively what hasn't changed as a result of feedback (and why).

How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

The Bennett Outreach Summary provides an overview of the outreach process and is publicly available both on the project website and will be published on the public record in advance of a Council decision.

In addition, the Richmond Knob Hill Community Association received a closure notification by email, along with a copy of the Outreach Summary.

calgary.ca/planningoutreach

THE BENNETT



OUTREACH SUMMARY

LAND USE REDESIGNATION & DEVELOPMENT PERMIT APPLICATIONS

2822 25 ST SW | Land Use Application LOC2024-0292 | Development Permit Application DP2024-08864

Issued

May 2025

OUTREACH APPROACH

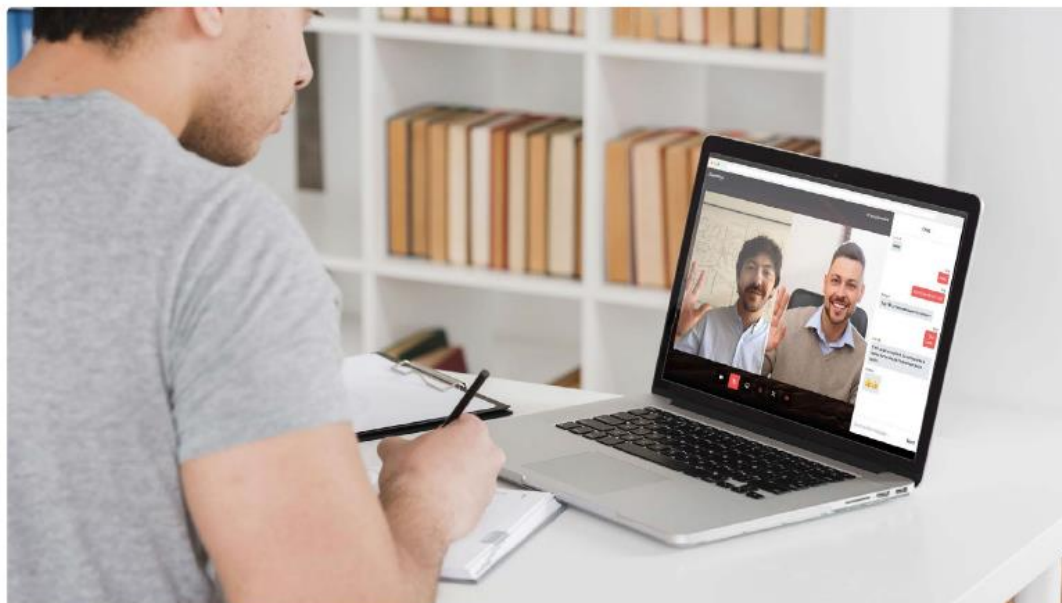
OUTREACH PROCESS & REPORTING

Unitii and the project team are committed to working with neighbours to build strong and complete communities through thoughtful planning, great design and robust outreach.

Our Applicant-led outreach process is designed to provide multiple opportunities across a variety of digital and distanced platforms for participants to learn about the vision for The Bennett and to share their thoughts — all with the intent of maintaining a respectful and transparent dialogue.

The project team has thoroughly reviewed and considered participants' feedback collected to date (May 2025). The project team appreciates the considerate conversations with local community members and groups, and would like to thank all those who chose to participate.

This Outreach Summary is available to view and download on the project website, liveatbennett.ca.



BALANCING MULTIPLE INTERESTS

An outreach process is more than a compilation of participants input by the project team. Our role, as the outreach lead, requires active listening to determine the root issues underlying individual statements, and reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions. The array of interests which influence any development project include, but are not limited to:

- **CALGARY'S GROWTH & DEVELOPMENT**
Planning for the next generations of Calgarians
- **LOCAL AREA POLICY**
Existing policy framework that guides development
- **PARTICIPANT FEEDBACK**
What various participants think and say
- **ECONOMIC VIABILITY**
Needs of the developer to create a viable and sustainable project

CITY OF CALGARY REVIEW AND GUIDANCE

The City of Calgary Administration is responsible for the formal review of the Land Use Redesignation and Development Permit applications. City Administration also provide guidance on implementing a best-practice voluntary Applicant outreach process.

City Administration actively monitor and observe key Applicant-led outreach activities and will provide Administration contact information through Applicant outreach materials. Input collected via Applicant-led outreach is reviewed by City Administration and summarized in reports to Calgary Planning Commission and City Council prior to final recommendations and decisions being made.

OUTREACH METHODS

OUTREACH VOICEMAIL & EMAIL ADDRESS

An outreach voicemail and email inbox provides direct lines of communication for community participants to contact the project team. The outreach phone number and email address are posted on the website, mailers, and on-site signage.



ON-SITE SIGNAGE

The project team installed on-site signage following submission of the Land Use Redesignation in December 2024. This on-site sign summarizes the Land Use Application and Development Vision and provides contact information for the project team (phone number, email address, and webpage) and City of Calgary (developmentmap.calgary.ca).

INFORMATIONAL BROCHURES & ADVERTORIAL

Tri-fold informational brochures were hand-delivered to all surrounding residents and businesses within $\pm 200\text{m}$ of the subject site. The brochures and advertorial summarize the Land Use Redesignation application and Development Vision, as well as provided contact information for the project team (phone number, email address, and website) and City of Calgary (developmentmap.calgary.ca).



PROJECT WEBSITE

A dedicated project website (liveatbennett.ca) was launched in December 2024. The website provides an opportunity for interested participants to learn about the vision for The Bennett and enables convenient 24-hour access to the most up-to-date project information. The website includes a feedback form and provides contact information for the project team and The City of Calgary (developmentmap.calgary.ca).



DIGITAL INFORMATION SESSION

An online Digital Information Session in January 2025, provided give local businesses, residents, and other interested parties the opportunity to learn more about the project, ask questions, and share their input on the proposed development. Feedback from the Digital Information Session is summarized along with the other means of engagement communication within the Outreach Summary.

COMMUNITY INFORMATION SHARING & MEETINGS

Continuous information sharing with the Richmond-Knob Hill Community Association and the Ward 8 Councillor's Office throughout the application process ensured open lines of communication, along with supplemental meetings when required to discuss the development proposal. Feedback and comments gathered from these meetings has been summarized and responded to as Feedback Themes in the project team's Outreach Summary.



WHAT WE HEARD + TEAM RESPONSE

OVERVIEW

Through our outreach channels and conversations to date, the project team has received feedback directly from neighbours, community members and the Richmond Knob Hill Community Association (RKHCA). City Administration also shared a summary of feedback received from community members.

In reviewing feedback collected to date (May 2025), the project team has identified five themes. The following pages identify what we heard and provides a team response to each theme.

FEEDBACK THEMES:

- » Traffic
- » Parking
- » Local Businesses
- » Building Height
- » Density



TRAFFIC

WHAT WE HEARD

Traffic was the primary topic during our outreach process. We heard concerns that The Bennett and Viscount Bennett developments will increase traffic congestion, and questions about the legitimacy of the transportation reports and the City review process.

TEAM RESPONSE

A Transportation Impact Statement (TIS) was conducted by registered transportation engineers at Bunt & Associates (Bunt). This report relies on engineering standards and well-established industry transportation modeling. The TIS has been reviewed and approved by Transportation Engineers within the City of Calgary's Mobility Team as part of the Development Permit application process. The Transportation Impact Statement is publicly available on the project website.

The Bennett will undertake developer-funded improvements to upgrade 25 ST SW to a collector standard along the property frontage. The TIS found that no additional transportation upgrades are triggered by development of The Bennett. Upgrades to the remainder of 25 ST SW within this block will be undertaken by Minto through their future development of the Viscount Bennett site.

The Bennett TIS references traffic counts completed by both the City of Calgary and Bunt at various times between 2024 to 2025 in order to provide a clear representation of typical traffic patterns in the area. At the request of the Richmond Knob Hill Community Association (RKHCA), and at significant cost and effort, Bunt has also collected new traffic count data recorded over extended periods of time at additional agreed-upon locations.

PARKING

WHAT WE HEARD

We heard that community members value access to on-street parking near their homes, and neighbours had questions around whether the proposed number of parking stalls will be sufficient to avoid spill-over parking.

TEAM RESPONSE

The Bennett provides 91 residential and visitor parking stalls, which exceeds the City of Calgary's parking requirements by 28 additional parking stalls. Residents of The Bennett will also have access to a secure bike room with 97 class one bike stalls.

Future residents of the The Bennett will have easy access to a range of transportation options. The site is located along a 5A network, connecting residents to bike routes and pathways across the City.

The Bennett site is considered a Transit Oriented Development (TOD) site because it is located with a 5 minute walk ($\pm 400\text{m}$) of the Max Yellow BRT station and identified as being within the "Transition Zone" of the Westbrook Communities Local Area Plan's "26 Avenue/Crowchild Transit Station Area" (being upgraded by Minto in the near future as part of the Viscount Bennett site redevelopment). TOD sites have lower parking requirements within the Land Use Bylaw because there is a lower documented need for parking in developments where residents have easy access to alternative modes of transportation.

LOCAL BUSINESSES

WHAT WE HEARD

City of Calgary administration indicated a preference for commercial retail spaces along Richmond Road, which reflects feedback heard from some community members requesting better access to local coffee shops and other small businesses.

TEAM RESPONSE

In response to feedback requesting more commercial options at this location, the development vision for The Bennett has been updated to include three Live Work units along Richmond Rd SW. These units will be designed to support small-scale home-based businesses and will help to better activate the streetscape along Richmond Rd SW.

These new Live Work units present an opportunity for future conversions to small scale commercial retail spaces such as a coffee shop or salon. However, any change in use would be required to go through a Development Permit Application and review process.

BUILDING HEIGHT

WHAT WE HEARD

In our conversations around building height, community members were typically focused on The Bennett's potential shadow impact on neighbouring properties.

TEAM RESPONSE

The Bennett is proposed as a six storey building, fully aligning with the Westbrook Communities' Local Area "*Low (up to six storeys)*" building scale identified for this location. The proposed height is responsive to the scale of existing and approved developments surrounding this site - including the neighbouring Cascade building (5 storeys) and the recently approved Minto Viscount Bennett development (±5 to 16 storeys).

The maximum building height within the Land Use Application was increased from 22m to 24m in April 2025 to accommodate higher ceiling heights needed for the new Live Work units. The increase in maximum building height was re-advertised with large format on-site signage and re-circulated by the City of Calgary to community members and organizations for review and feedback.

A shadow study illustrating the impact of The Bennett is publicly available on the project website. This study represents standards dates throughout the years as required by the City of Calgary to support the review of the Development Permit Application.

DENSITY

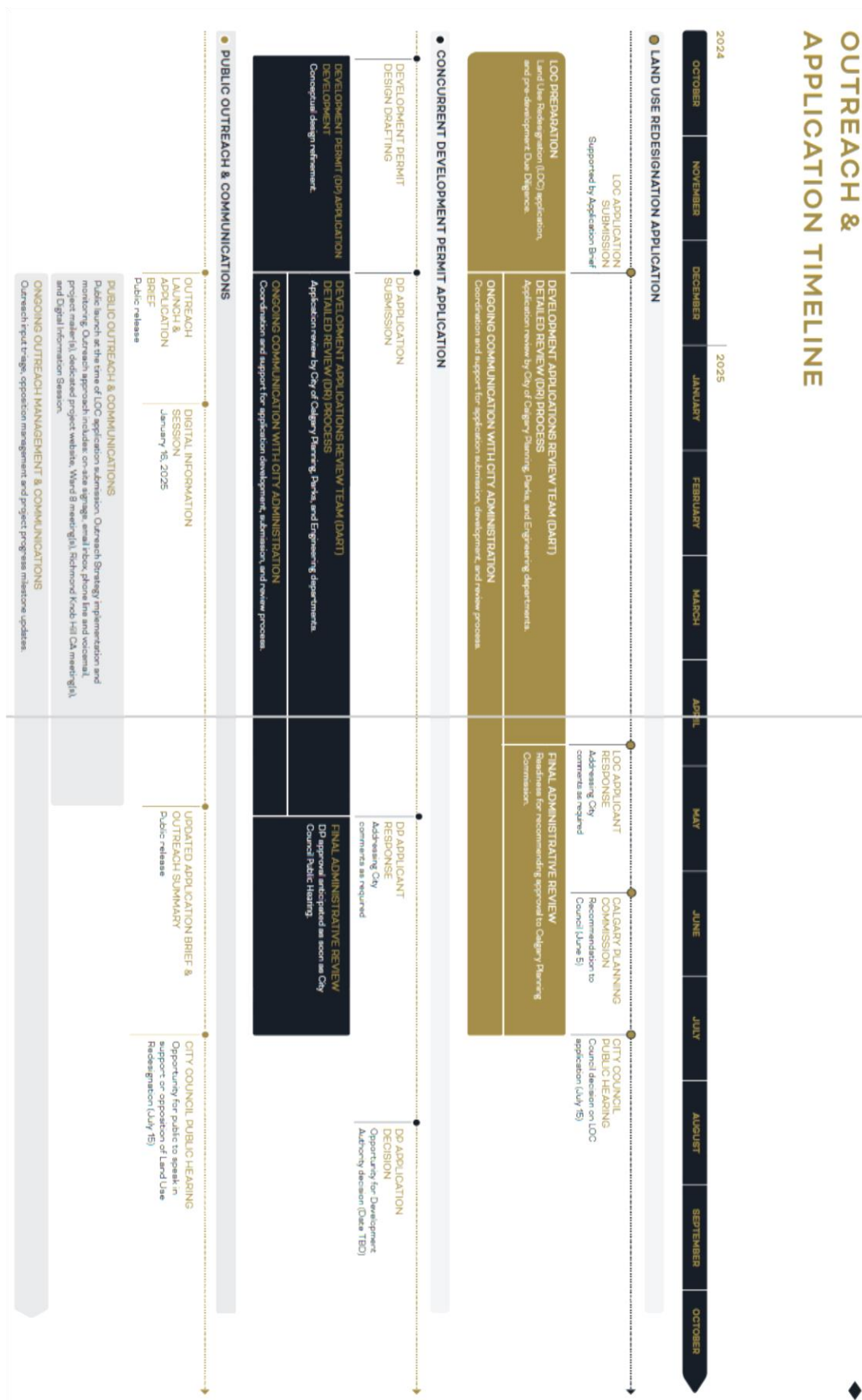
WHAT WE HEARD

We heard concerns from community members around the impact of density on surrounding homes. Generally our conversations around density were related to infrastructure capacity such as traffic.

TEAM RESPONSE

Richmond Knob Hill is an eclectic and evolving neighbourhood that is experiencing renewed development interest since the approval of the Westbrook Communities Local Area Plan (LAP). The Bennett is identified within the *"Neighbourhood Connector"* urban form category and within *26 Avenue/Crowchild Trail Transit Station Area* of the LAP - which encourages a mix of uses and a greater intensity than surrounding lower-density areas. Future residents will have access to a range of parks, schools, community amenities, and transit options within easy walking distance, making this site an excellent location for new housing choices.

Infrastructure and servicing capacity is thoroughly reviewed and monitored by the City's Planning, Mobility, and Development Engineering teams on both a cumulative and site-by-site basis. In this case the City considered the The Bennett application alongside the Minto Viscount Bennett development proposal. Civil Engineers and Transportation Engineers at the City evaluated the transportation impact of the development and the available capacity of water, stormwater, and sanitary pipes in the community and circulated the application to utility partners. The infrastructure review undertaken for The Bennett found that the surrounding infrastructure has capacity to accommodate the proposed development.



SUN-SHADOW STUDY (DP2024-08864)

SPRING & FALL EQUINOX, MARCH 21 / SEPTEMBER 21



SUMMER SOLSTICE, JUNE 21



LEGEND

-  Existing Shadow
-  DP2024-08864 Shadow



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 proposed architectural design, 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 City of Calgary requirements and account for daylight savings.



liveatbennett.ca