

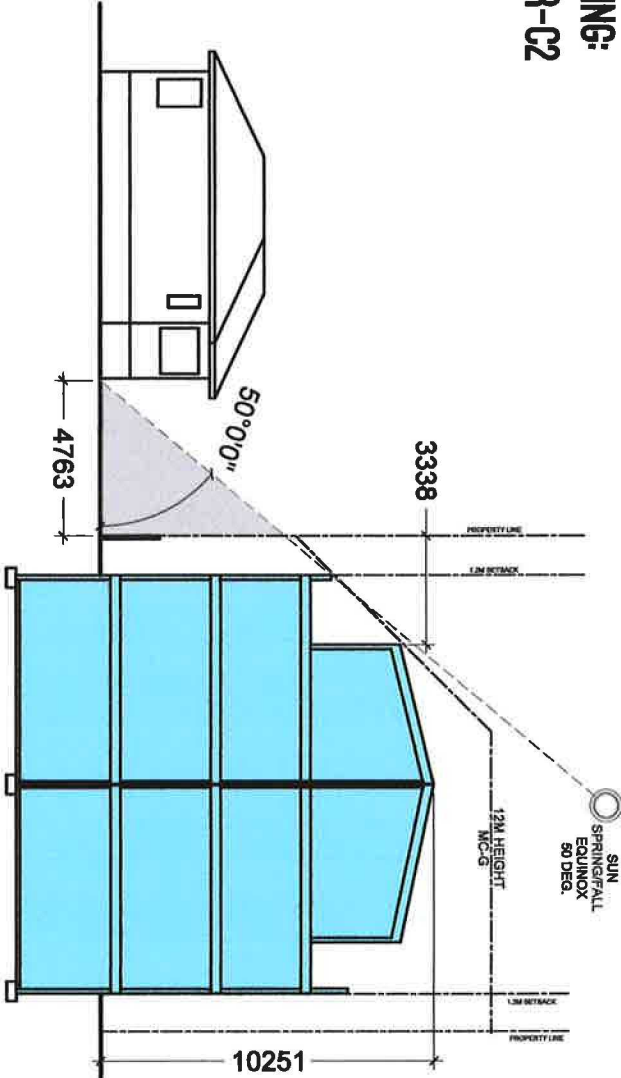


CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 MAY 02 2016
 ITEM: 7.12 CPC 2016-104
Distribution
 CITY CLERK'S DEPARTMENT

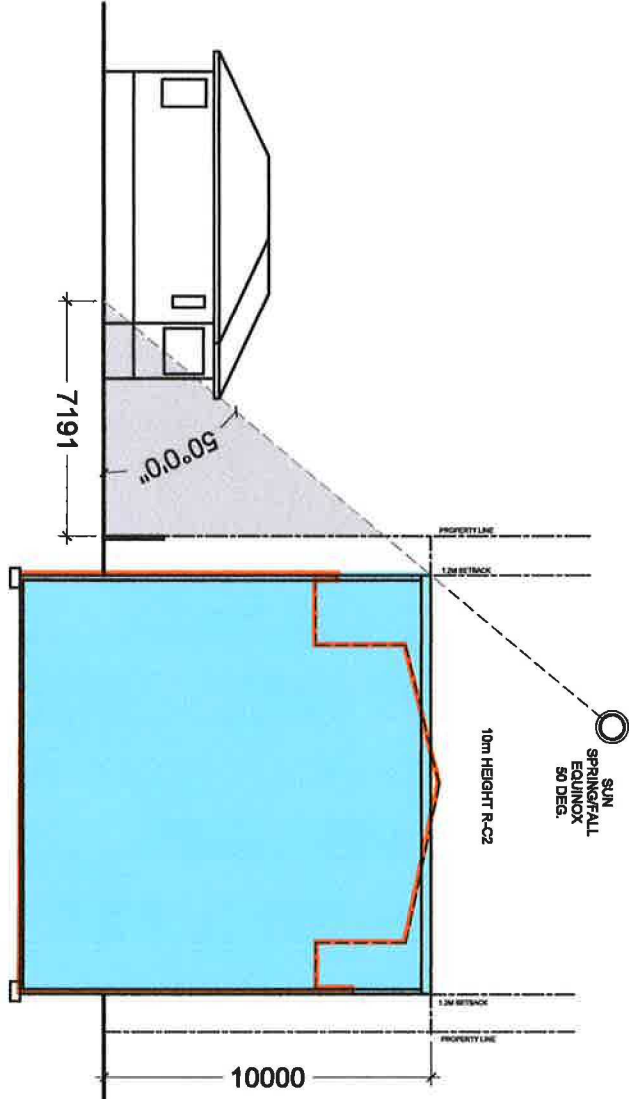


- 1) Subject property
- 2) 4 plex - 2809-2811 24A ST SW
- 3) 4 plex - 2819-2821 25 ST SW
- 4) 4 plex - 2704 22 ST SW
- 5) 4 plex - 2235 26 AV SW
- 6) 3 plex - 3015 26 ST SW
- 7) Apartment building - 2813 24A ST SW
- 8) Menno Court Seniors Home (31 suites, 9 parking stalls)
- 9) Menno Gardens Seniors Home (29 suites, 12 parking stalls)
- 10) Post Office Building
- 11) DQS Dental
- 12) First Mennonite Church
- 13) Chinook College
- 14) Richmond Elementary School

**SHADOW CASTING:
PROPOSED VS R-C2**

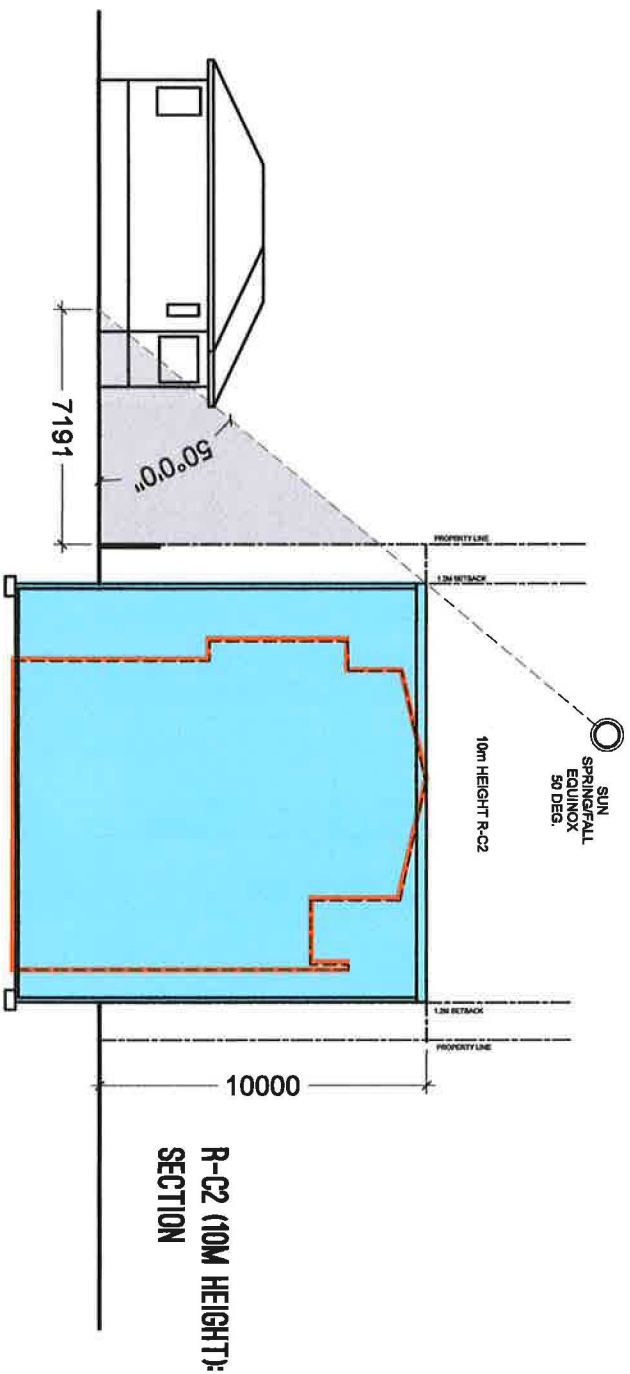
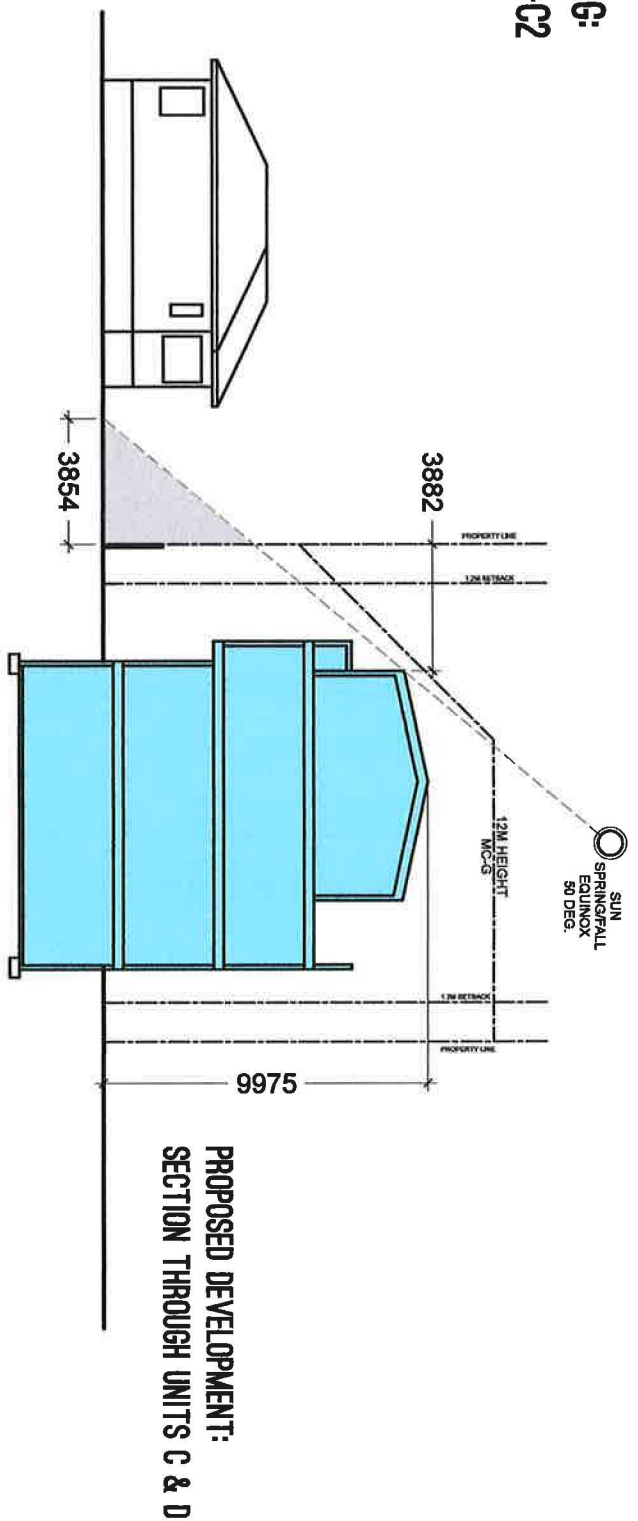


**PROPOSED DEVELOPMENT:
SECTION THROUGH UNITS A & B**

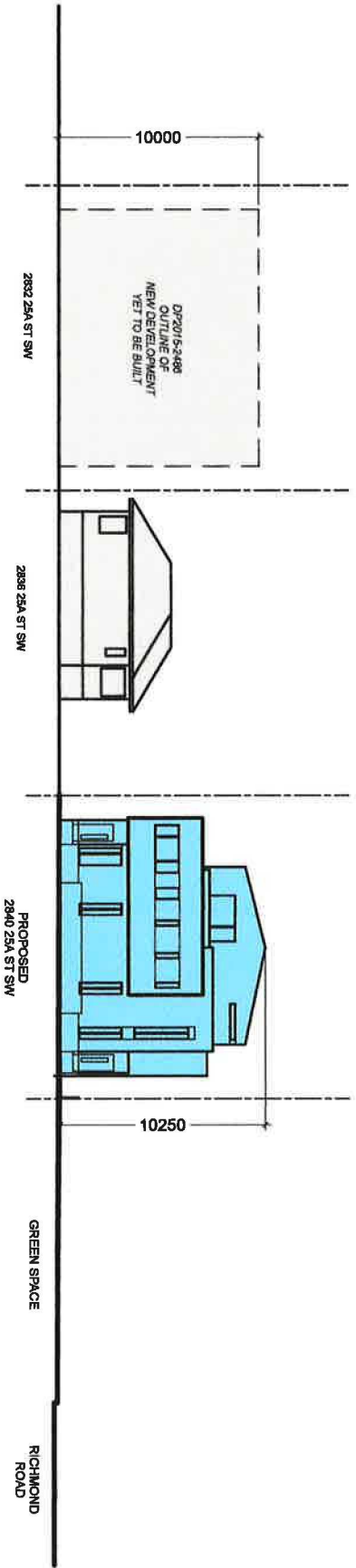
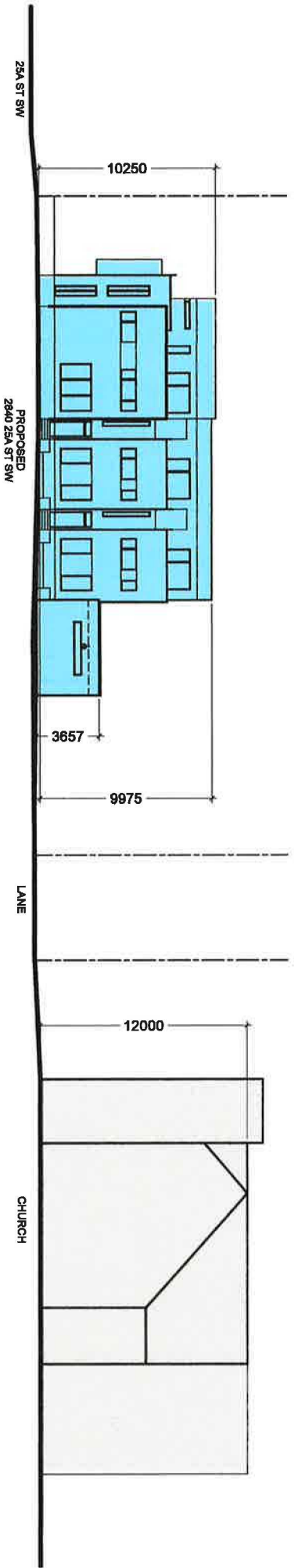


**R-C2 (10M HEIGHT):
SECTION**

**SHADOW CASTING:
PROPOSED VS R-C2**



STREETSCAPE ELEVATIONS



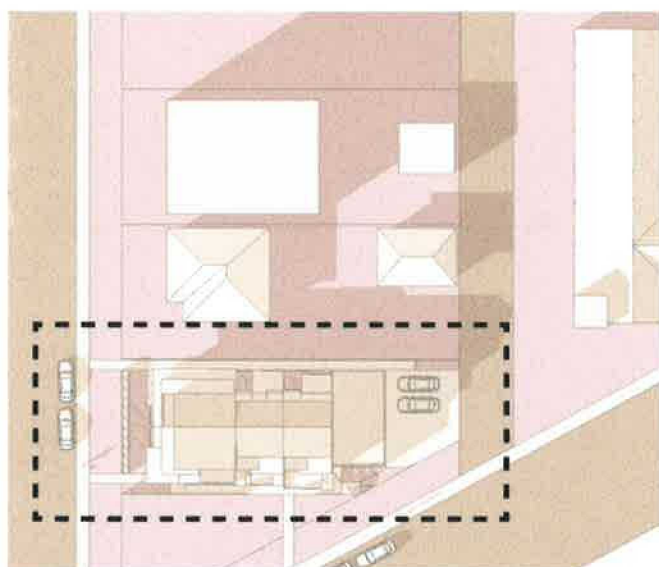
SHADOW STUDIES

COMPARITIVE STUDY OF

PROPOSED MASSING AND HIEGHT VS. R-C2 @ 10M HEIGHT

2840 25A ST SW

2016.04.23

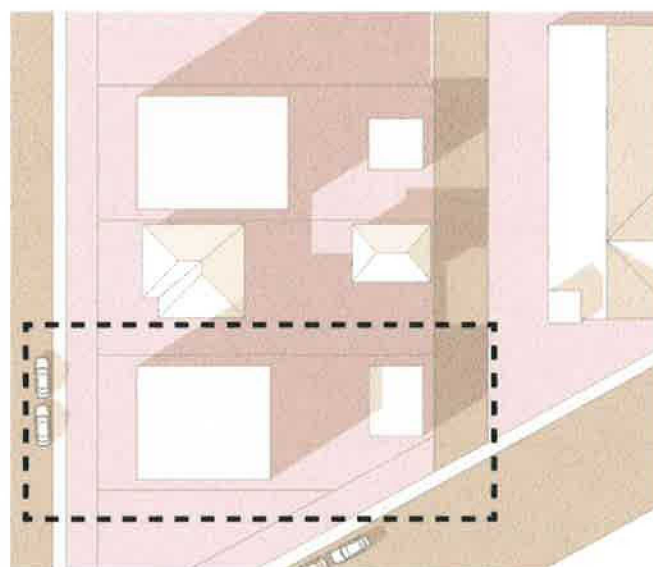


PROPOSED DEVELOPMENT

M-CG

10.3M HEIGHT

W/ ENVELOPE CHAMFER AS REQ'D WITH BY-LAW

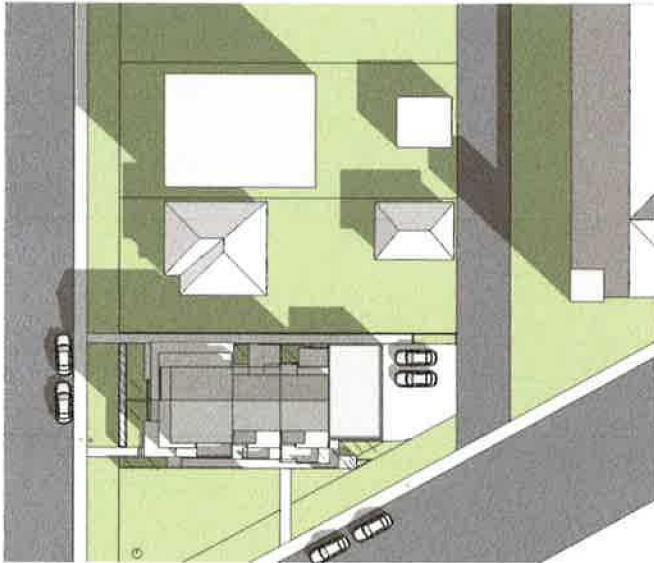


TYPICAL DEVELOPMENT (45% COVERAGE)

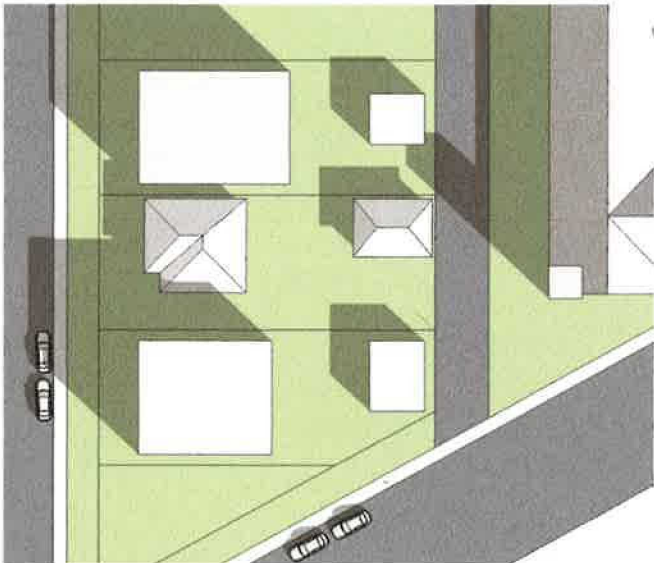
R-C2

10M HEIGHT

ENVELOPE CHAMFER NOT REQ'D WITH BY-LAW



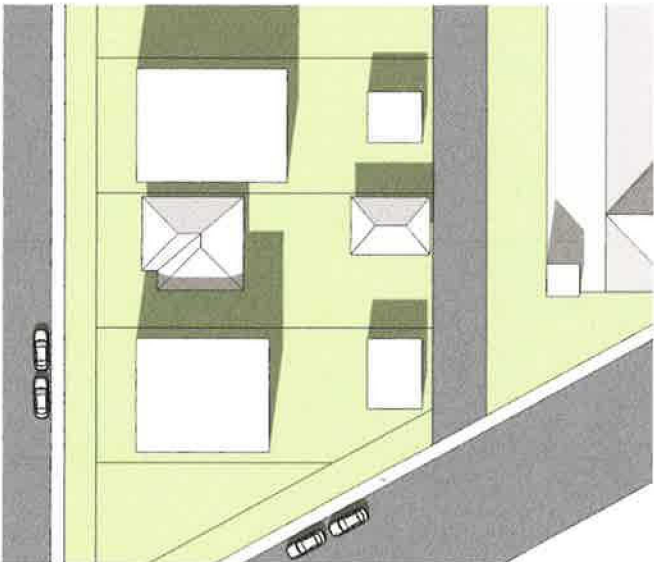
PROPOSED - SEP 21 - 9AM



R-C2 (10M HEIGHT) - SEP 21 - 9AM



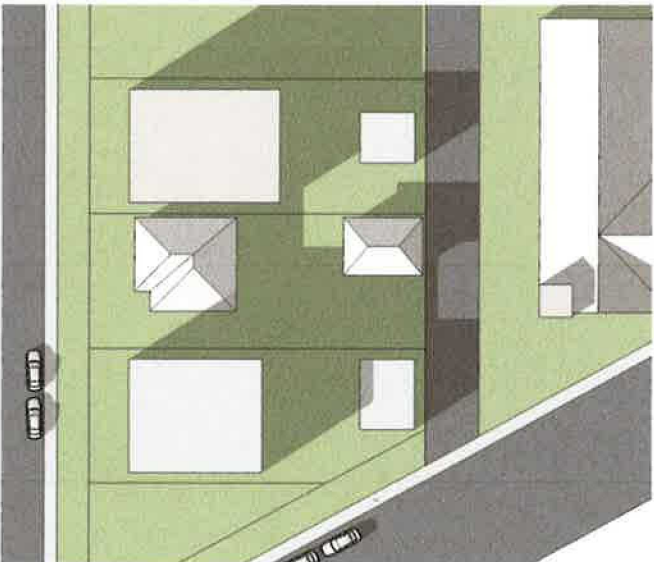
PROPOSED - SEP 21 - 12PM



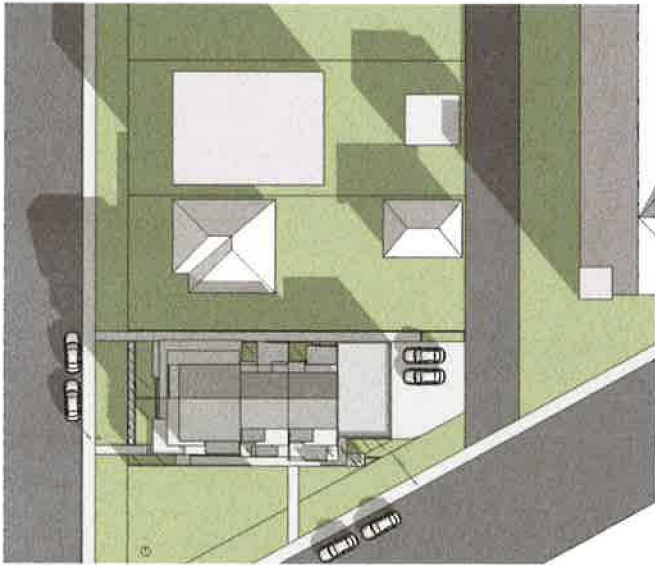
R-C2 (10M HEIGHT) - SEP 21 - 12PM



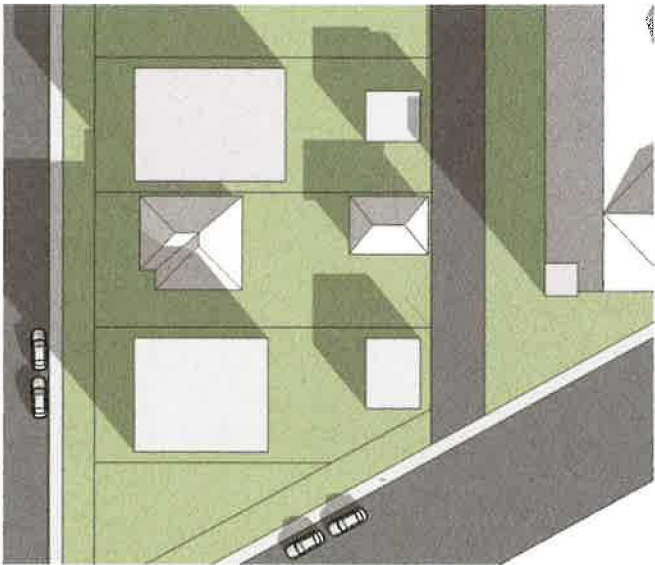
PROPOSED - SEP 21 - 3PM



R-C2 (10M HEIGHT) - SEP 21 - 3PM



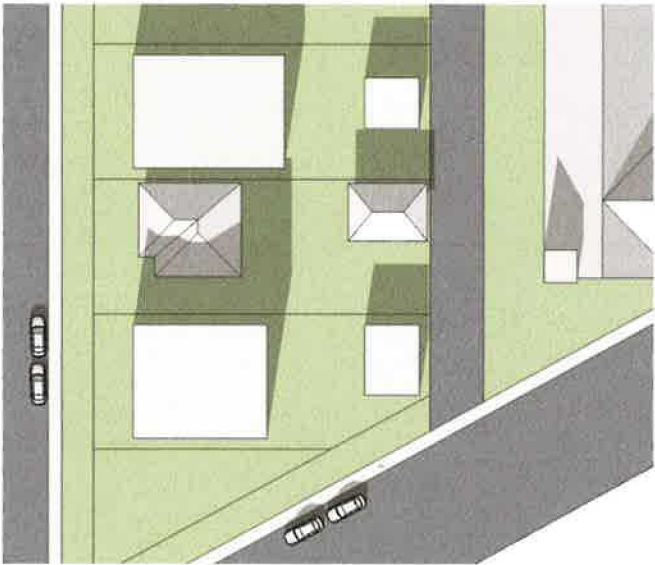
PROPOSED - OCT 21 - 9AM



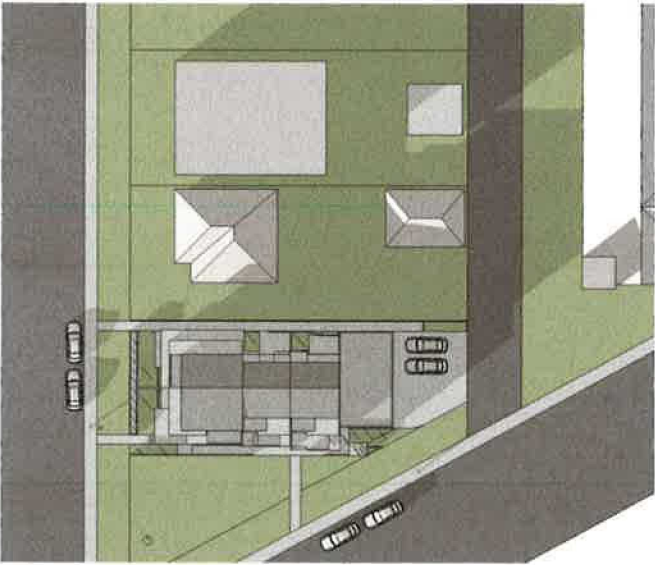
R-C2 (10M HEIGHT) - OCT 21 - 9AM



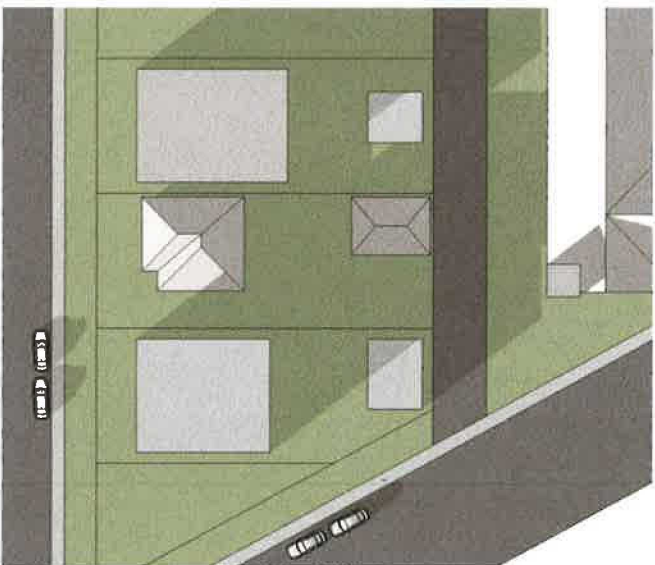
PROPOSED - OCT 21 - 12PM



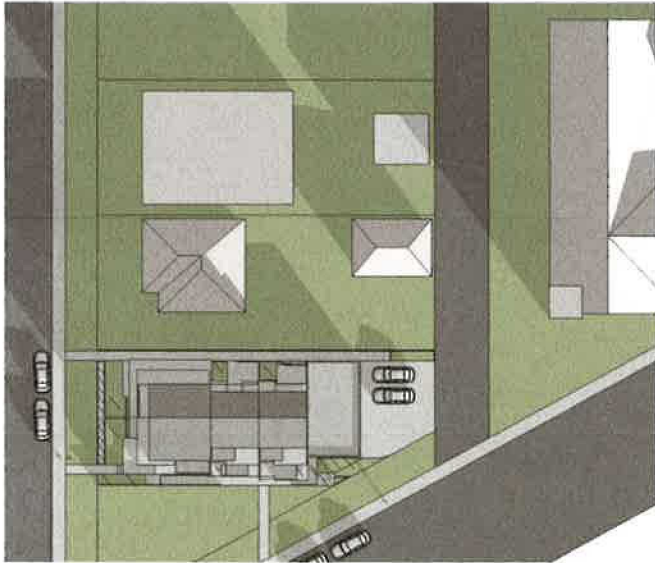
R-C2 (10M HEIGHT) - OCT 21 - 12PM



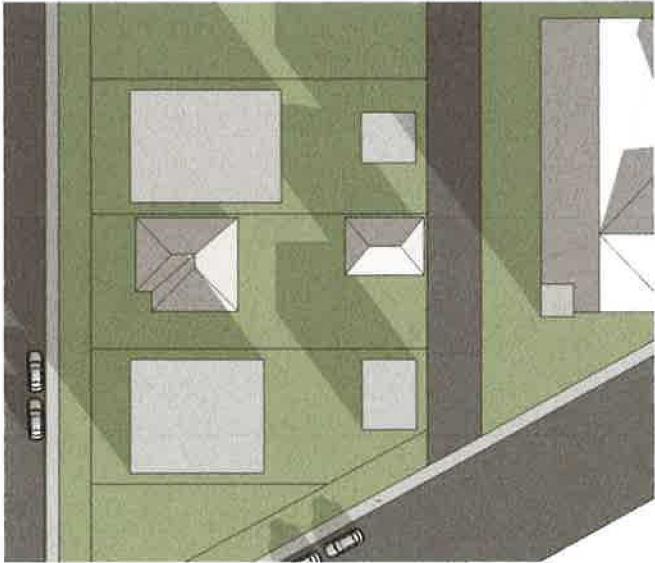
PROPOSED - OCT 21 - 3PM



R-C2 (10M HEIGHT) - OCT 21 - 3PM



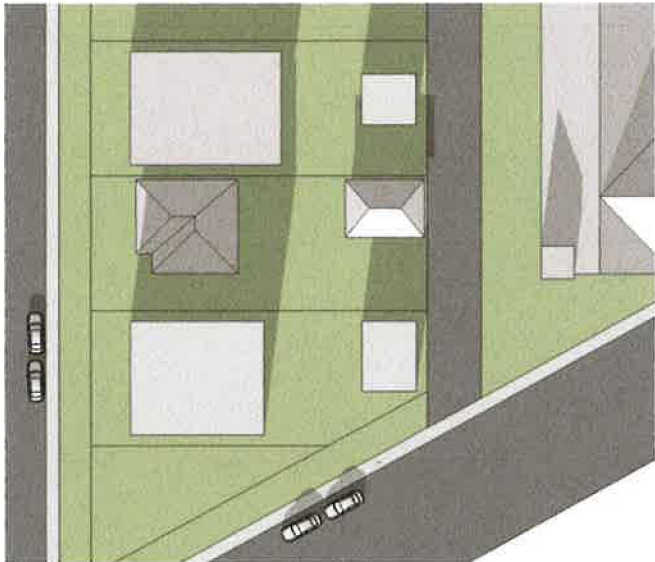
PROPOSED - NOV 21 - 9AM



R-C2 (10M HEIGHT) - NOV 21 - 9AM



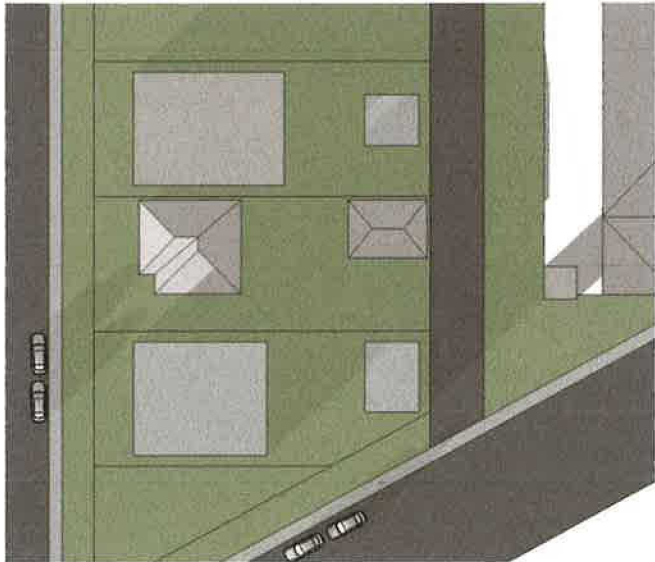
PROPOSED - NOV 21 - 12PM



R-C2 (10M HEIGHT) - NOV 21 - 12PM



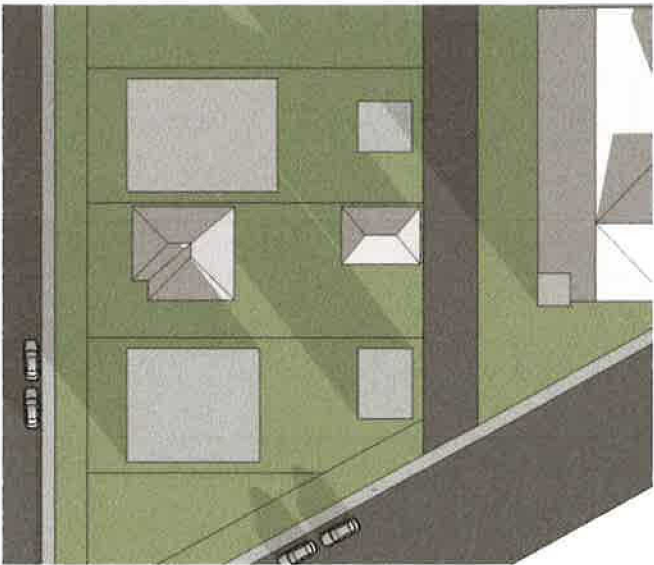
PROPOSED - NOV 21 - 3PM



R-C2 (10M HEIGHT) - NOV 21 - 3PM



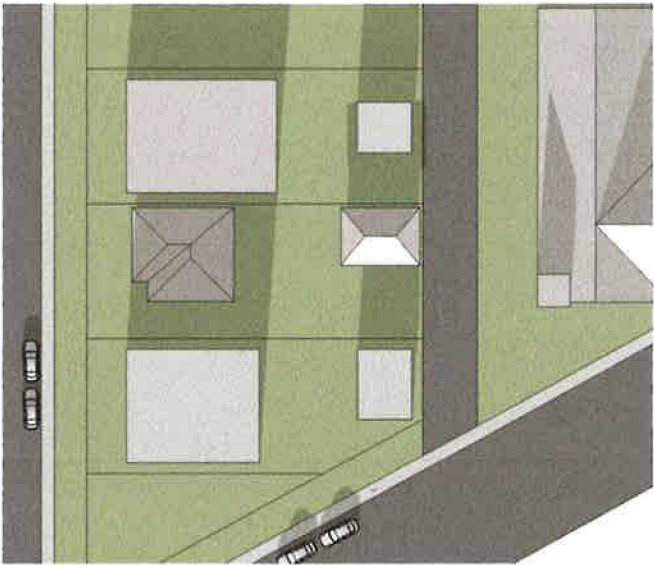
PROPOSED - DEC 21 - 9AM



R-C2 (10M HEIGHT) - DEC 21 - 9AM



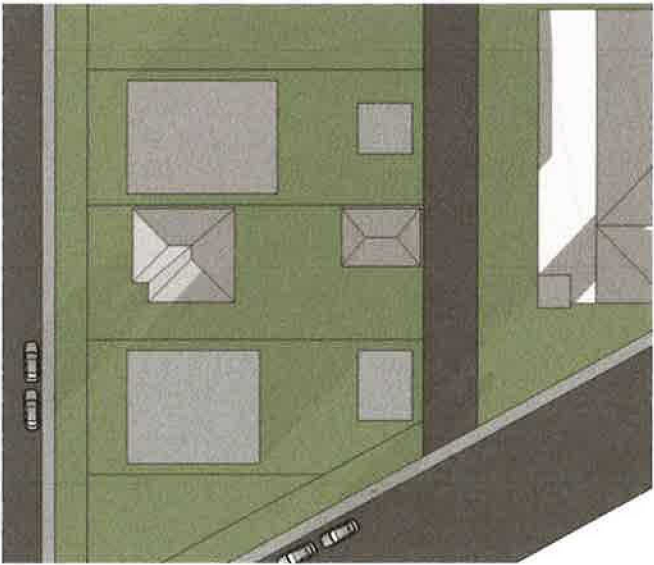
PROPOSED - DEC 21 - 12PM



R-C2 (10M HEIGHT) - DEC 21 - 12PM



PROPOSED - DEC 21 - 3PM



R-C2 (10M HEIGHT) - DEC 21 - 3PM