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CITY OF CALGARY  
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SEP 13 2022  
ITEM 8.1.21 CPC2022-0875  
*DeSoyuz*  
CITY CLERK'S DEPARTMENT

# **R2734 September 13 Public Hearing LOC2022-0033, DP2022-02121, CPC2022-0875**

DC (R-2, Bylaw 2P80) to DC (R-CG): 2734 Richmond RD SW

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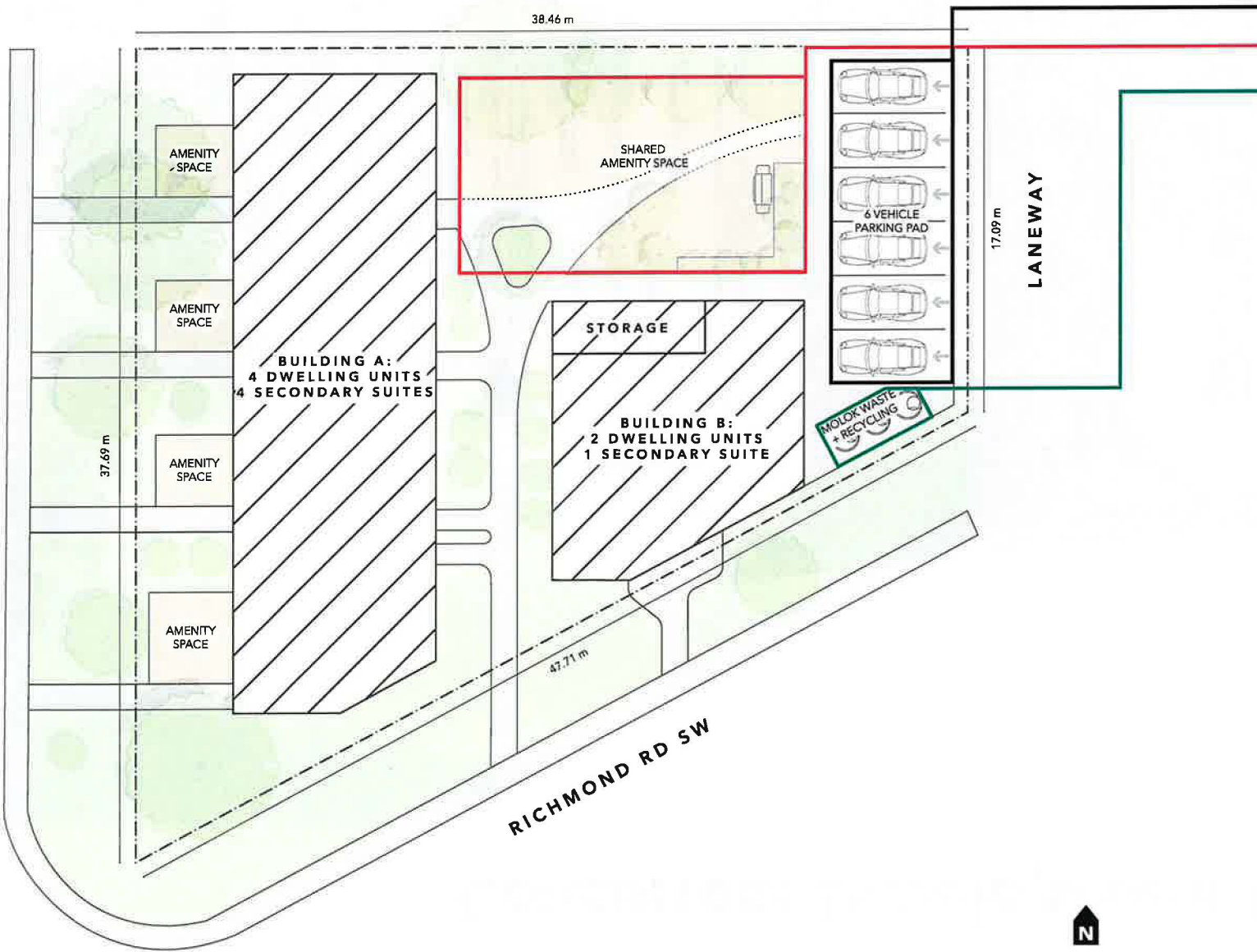


# Site Context





# Proposed DC District



1. SITE-SPECIFIC PARKING REDUCTION RULES FOR SUITES
2. COMBINATION OF PRIVATE/Common AMENITY SPACE
3. RULE ON LOCATION/SCREENING OF W+R

A proposed concurrent redesignation from DC (R-2) to DC (R-CG) to allow for the development of a Grade-Oriented Rowhouse forms with secondary suites.



**BUILDING HEIGHT**

11m      3  
Maximum Height      Storeys



**DWELLING UNITS + SECONDARY SUITES**

11  
Total Dwelling Units + Secondary Suites  
6      5  
Dwelling Units      Secondary Suites  
(2-3 Bedrooms)      (1 Bedroom, under 45m<sup>2</sup>)



**PARKING**

6      6  
Parking Stalls      Storage Units  
(Pad off Lane)      (min. 2.5sq.m/Secondary Suite ≤ 45m<sup>2</sup>)



# Concurrent Development Permit DP2022-02121





# Stakeholder Outreach

## NEIGHBOUR LETTER + RADIUS



**Hello Neighbour**

We are providing an update on Aparat Homes's proposed Land Use Redesignation (LOC2022-0033) and Development Permit (DP2022-02121) for a 6 unit and 5 secondary suite rowhouse development at 2734 Richmond RD SW.

**Current Land Use:** Direct Control (DC) District based on R-2 (Residential - Low Density) District  
**Proposed Land Use:** Direct Control (DC) District based on the R-CG (Residential - Grade-Oriented Infill) District

In March 2022, a Development Permit was submitted in support of the proposed Land Use Redesignation and is currently under municipal review. In June 2022, stakeholder outreach formally concluded for LOC2022-0033, though the project team will continue to respond to stakeholder inquiries received via our email inbox and phone line as the proposal proceeds through Administrative review, Calgary Planning Commission and Public Hearing in the coming months.

**Get in Touch**  
 Please reach out to the project team if you have any questions or would like a copy of our Stakeholder Outreach Summary, which reviews the outreach program, common feedback themes, and project team responses. Stakeholders can also track City of Calgary updates for this proposed redesignation on the City's Development Map at [dmap.calgary.ca](http://dmap.calgary.ca). Should you have any questions or comments for the project team, please contact us at 587.747.0317 or [engage@civeworks.ca](mailto:engage@civeworks.ca), referencing R2734 or 2734 Richmond RD SW.

**DEVELOPMENT VISION: CONCEPTUAL RENDERING**  
 2734 RICHMOND RD SW, R2734




**DEVELOPMENT VISION: CONCEPTUAL ILLUSTRATION AND SITE PLAN**  
 2734 RICHMOND RD SW, R2734



*Illustration and site plan are conceptual in nature to demonstrate a development outcome that aligns with the proposed Land Use Redesignation application, and have been shared for discussion purposes only. The architectural design of the building is determined through City review of Development Permit (DP2022-02121).*



## SITE SIGNAGE





# Traffic + Parking





REAR YARD COMMON AMENITY SPACE



# Fit, Interfacing, Waste & Recycling

WASTE MANAGEMENT

**MOLOK** A variety of sizes and options to suit your needs.  
Deep Collection™ System



# **Supplementary Information**

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## SITE ADJACENT ON-STREET STALLS



## TRANSIT CONTEXT

ROUTE	TYPE	WALKING DISTANCE TO STOP	SERVICE FREQUENCY		
			Peaks	Mid-Day	Evening/Weekends
6 - Killarney/26 Avenue	Bus	375 m	15 min	23 min	22-30 min
20 - Heritage/Northmount	Bus	800 m	12-13 min	20 min	15-30 min
22 - Richmond Road	Bus	325-475 m	15 min	23 min	23-35 min
66 - Lakeview/City Centre	Bus	375-475 m	15 min	23 min	33 min
MAX Yellow - Woodpark/City Centre	BRT	800 m	20 min	20 min	23-35 min



## CYCLE NETWORK



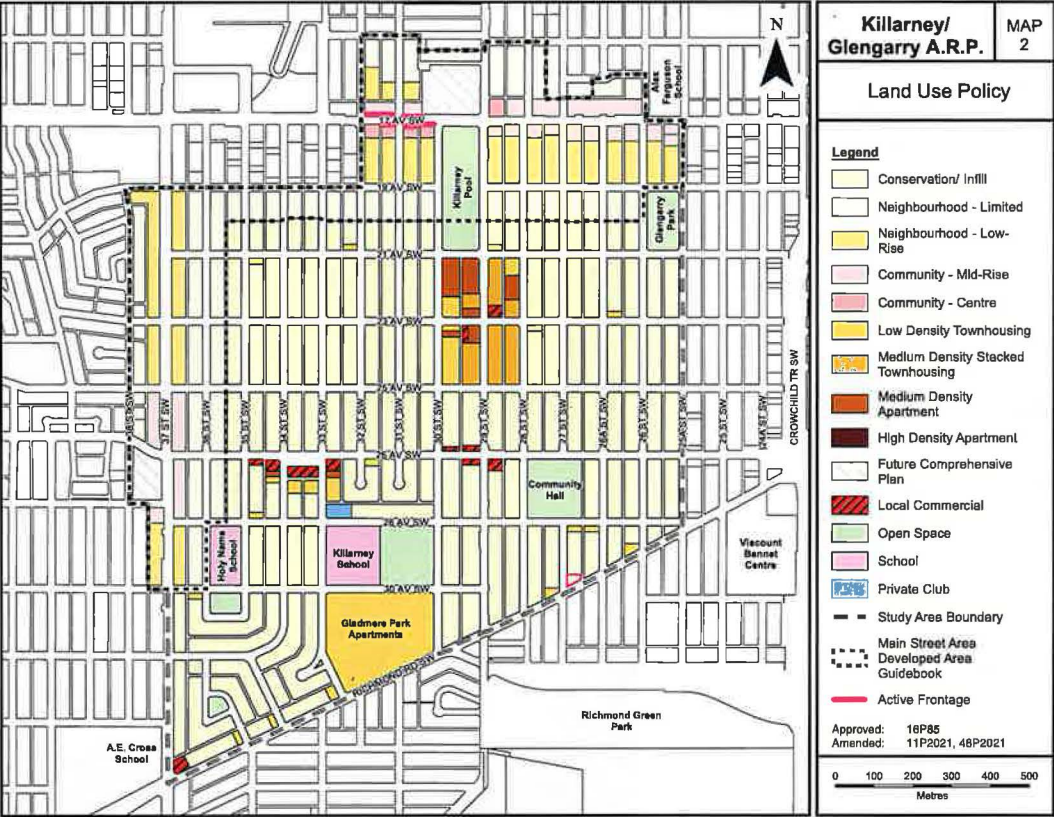
## COMMUNAUTO HOME ZONE





KILLARNEY GLENGARRY ARP

LAND USE CONTEXT

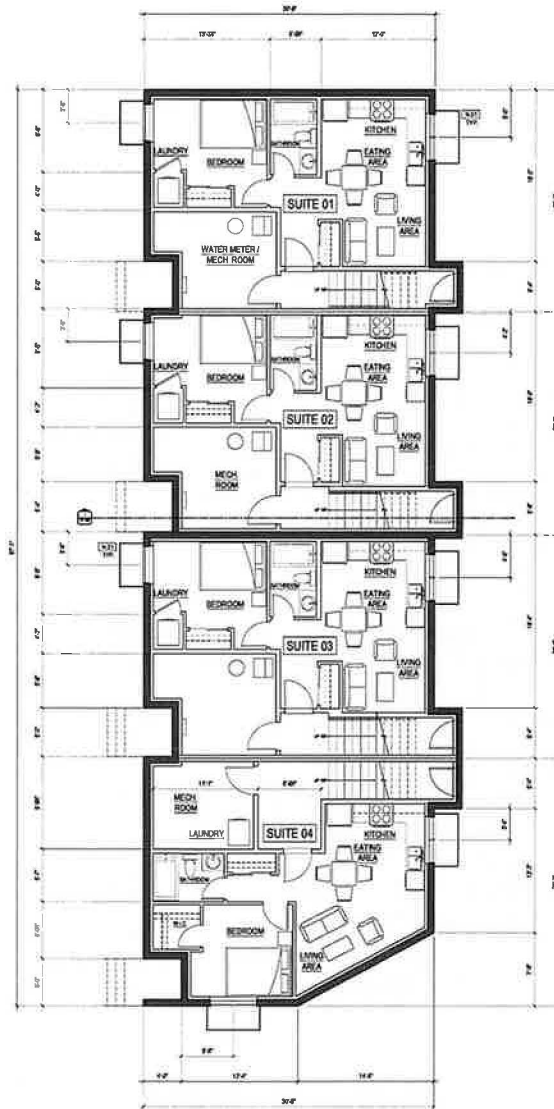








# DP2022-02121 Basement Secondary Suites Plan



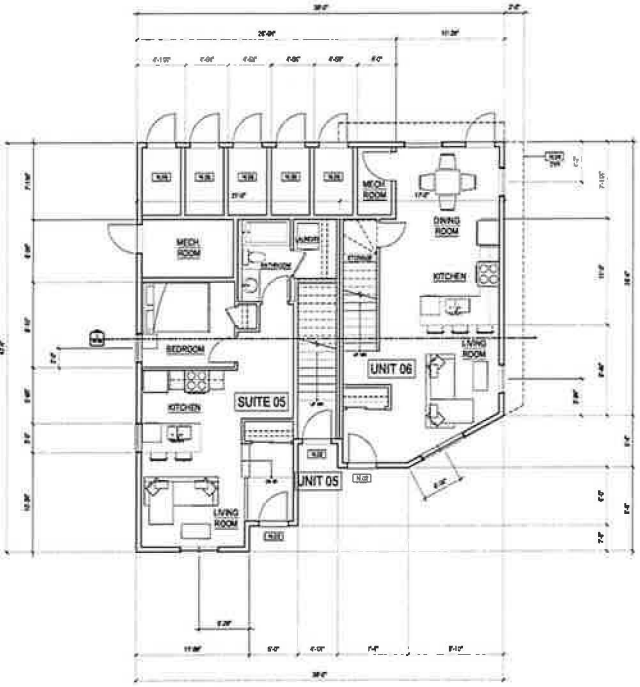
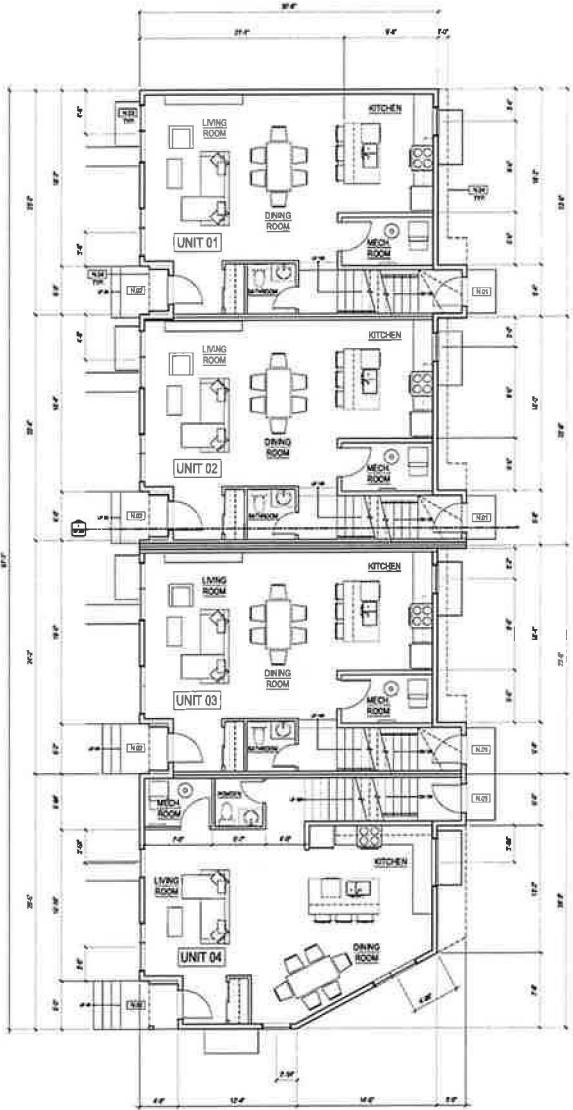
SECONDARY SUITE (GFA MUST BE LESS THAN 45 SQM)

- SUITE 01 421 SF (38.9M)
- SUITE 02 428 SF (39.5M)
- SUITE 03 429 SF (39.6M)
- SUITE 04 425 SF (39.3M)



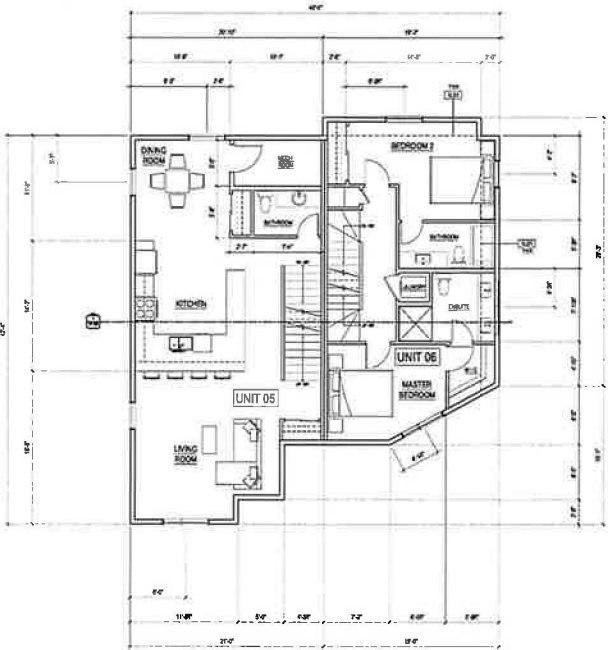
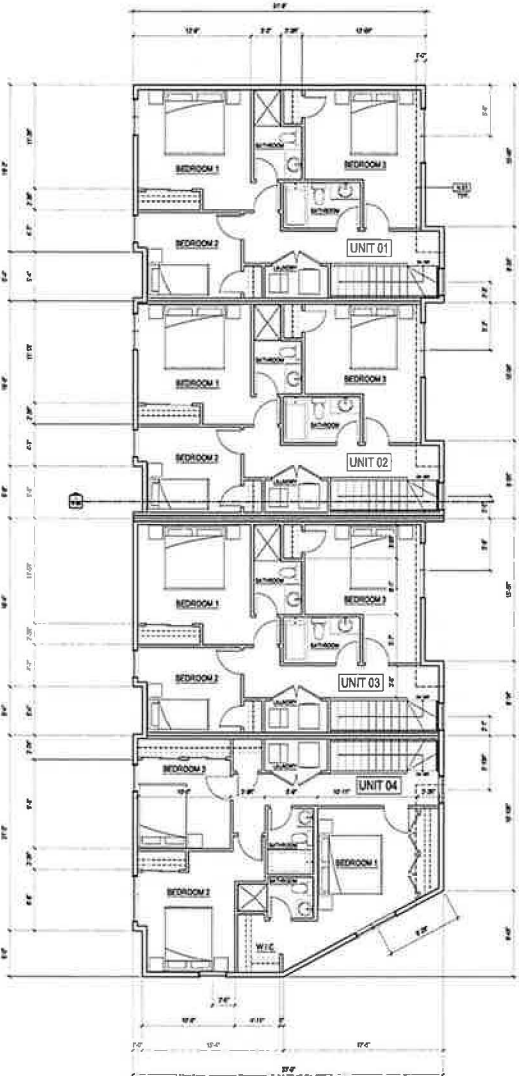


# DP2022-02121 Main Floor Plan



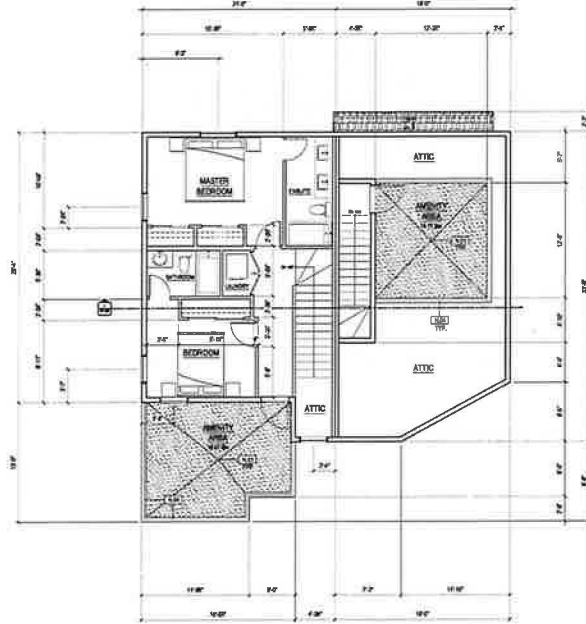
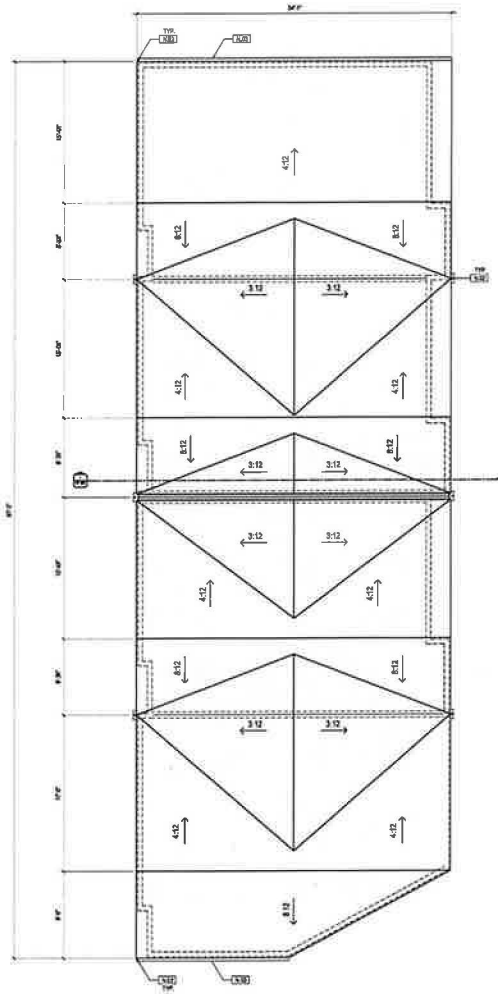


# DP2022-02121 Second Floor Plan



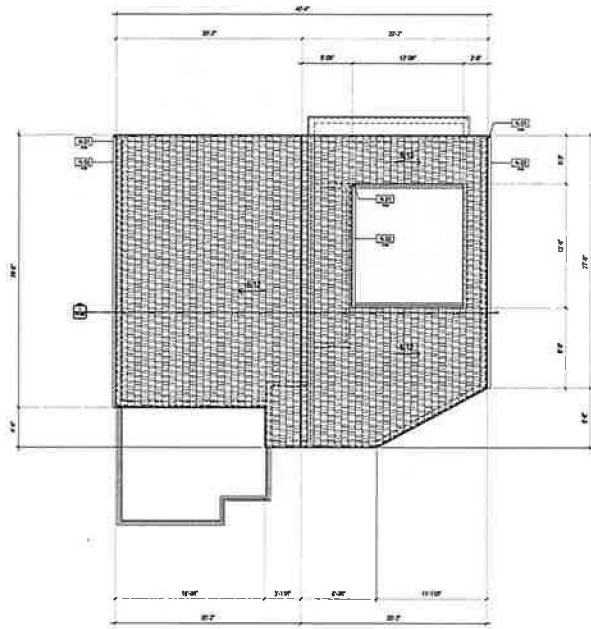
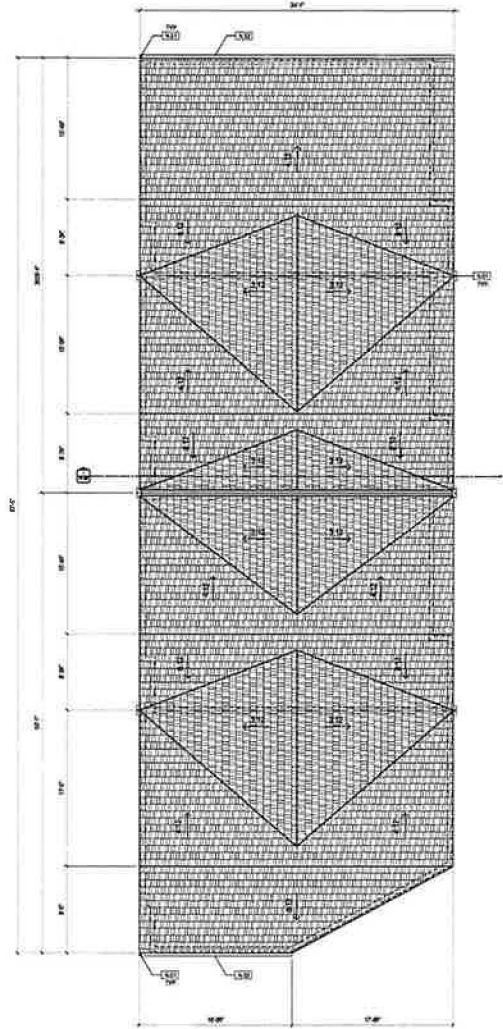


# DP2022-02121 Third Floor Plan



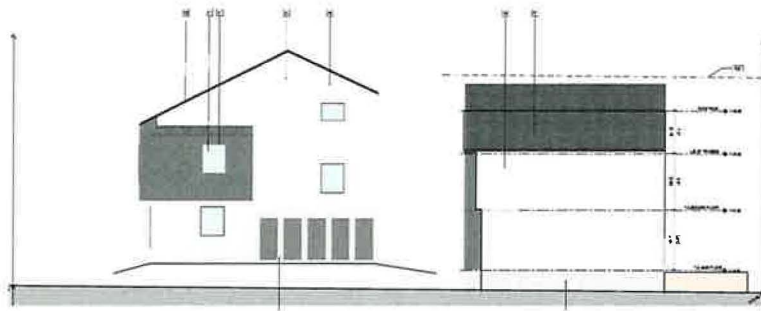


# DP2022-02121 Roof Plan





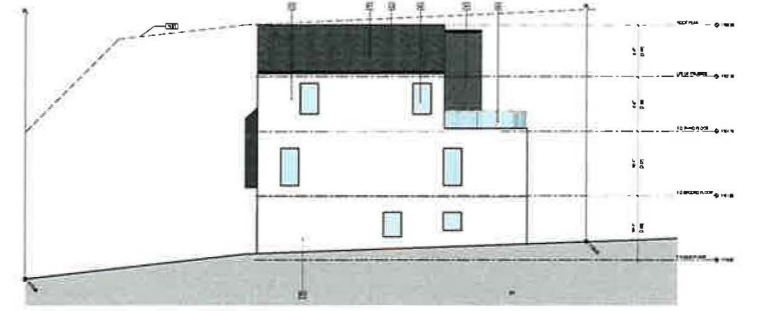
**NORTH ELEVATION**



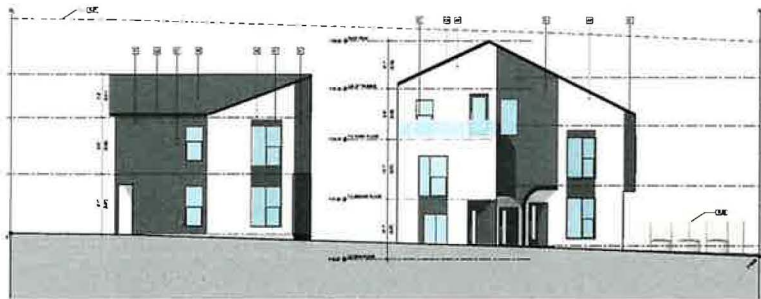
**WEST ELEVATION  
Rowhouse Building**



**WEST ELEVATION  
Semi-Detached Building**



**SOUTH ELEVATION**



**EAST ELEVATION  
Rowhouse Building**



**EAST ELEVATION  
Semi-Detached Building**

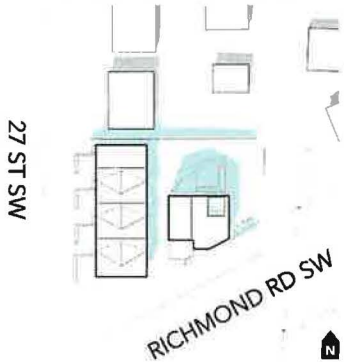


# DP2022-02121 Sun-Shadow Studies

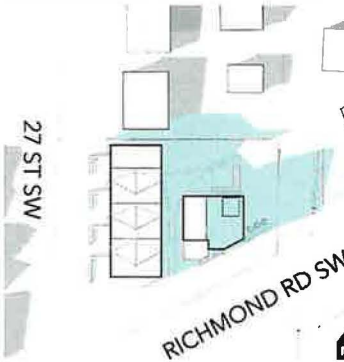
**MARCH/SEPT 21: 10AM**



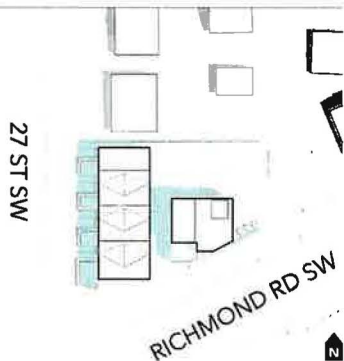
**MARCH/SEPT 21: 1PM**



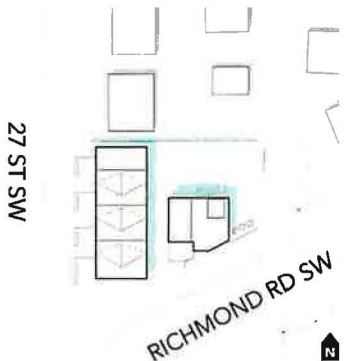
**MARCH/SEPT 21: 4PM**



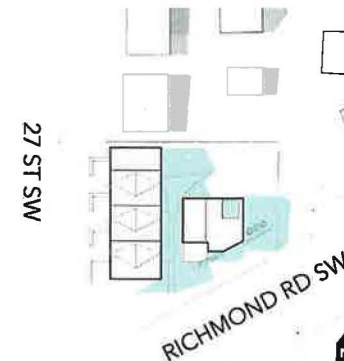
**JUNE 21: 10AM**



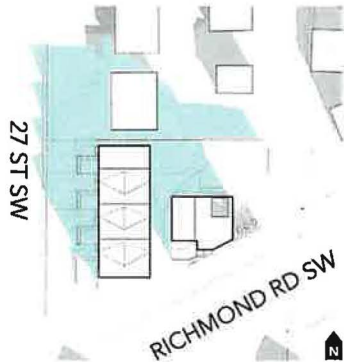
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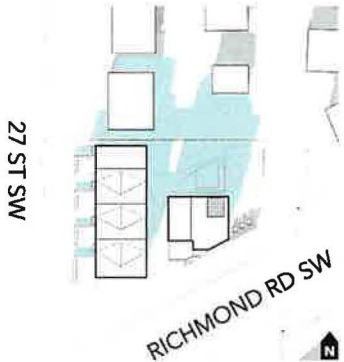
**JUNE 21: 4PM**



**DEC 21: 10AM**



**DEC 21: 1PM**



**DEC 21: 4PM**

