



BANKVIEW 2318 - VERSANT

DEVELOPMENT PERMIT SET

MARCH 03, 2025

PROJECT INFORMATION

PARCEL ADDRESS:

LEGAL: PLAN 3936L, BLOCK 2, LOTS 12-17
MUNICIPAL: 2318 15 STREET SW
CALGARY AB

COMMUNITY: BANKVIEW

ZONING:
CURRENT: M-C2

PARCEL COVERAGE:

SITE AREA: 1764.5 sq.m (18993 sq.ft / 0.1764 ha)
BUILDING FOOTPRINT: 1228 sq.m (13218 sq.ft)
PROPOSED COVERAGE: 69.6%

FLOOR AREA RATIO:

MAXIMUM:	2.50
PROPOSED ABOVE GROUND:	2.36
PROPOSED IN PARKADE:	0.41
PROPOSED RESIDENTIAL IN PARKADE:	0.29
TOTAL RESIDENTIAL:	2.65
TOTAL:	2.77

BUILDING HEIGHT:

MAXIMUM:	16M
PROPOSED:	16M

BUILDING AREA

FLOOR	GROSS (SQ.FT.)	(SQ.M)
PARKADE	7725	717.8
MAIN	12953	1203.4
2 FLR	12501	1161.4
3 FLR	11149	1035.8
4 FLR	8205	762.2
TOTAL	52533	4880.6

UNIT COUNT:

NUMBER OF UNITS 1 BED OR LESS: 12
NUMBER OF UNITS MORE THAN 1 BED: 55

DENSITY:

MAXIMUM ALLOWED: NO MAXIMUM
PROPOSED DENSITY: 380 UNITS/ha
TOTAL PROPOSED DWELLING UNITS: 67 UNITS
TOTAL PROPOSED COMMERCIAL UNITS: N/A

SETBACKS:

FRONT (15 STREET) MINIMUM OF THE CONTEXTUAL MULTI-RESIDENTIAL BUILDING SETBACK LESS 1.5 METRES
SOUTH (1514A 23 AVE SW) MINIMUM BUILDING SETBACK 1.2 METRES
NORTH (2306 15 STREET SW) MINIMUM BUILDING SETBACK 1.2 METRES
EAST (REAR) MINIMUM BUILDING SETBACK FROM PROPERTY LINE SHARED WITH ANOTHER PARCEL FOR A STREET-ORIENTED MULTI-RESIDENTIAL BUILDING IS 0.0 METRES WHEN THE ADJOINING PARCEL IS DESIGNATED: M-CG OR M-C2 AND CONTAINS FOUR OR MORE DWELLING UNITS

AMENITY SPACE:

PRIVATE:
- MINIMUM REQUIRED: 5.0 sq.m PER UNIT
- PROPOSED: 5.0 sq.m PER UNIT

VEHICULAR PARKING:

MIN. 0.9 RESIDENT STALLS PER DWELLING UNIT = 60 STALLS
MIN. 0.1 VISITOR STALLS PER DWELLING UNIT = 7 STALLS
TOTAL STALLS REQUIRED (ORIGINAL DP2020-1504) = 67 STALLS REQUIRED
= 51 PROPOSED

CURRENT BYLAW REQUIREMENT:
0.625 STALLS PER DWELLING UNIT = 42 STALLS REQUIRED
= 51 STALLS PROPOSED

OF THE 51 PROPOSED STALLS, 4 ARE REQUIRED TO BE BARRIER FREE.

BICYCLE PARKING:

CLASS I
MINIMUM 0.5 CLASS I BICYCLE STALLS PER DWELLING UNIT = 33 STALLS
= 67 PROPOSED

CLASS II
MINIMUM 0.1 CLASS II BICYCLE STALLS PER DWELLING UNIT = 7 STALLS
= 7 PROPOSED

MULTI-FAMILY DEVELOPMENT

DRAWING LIST:

DP.000	COVER
DP.001	BLOCK PLAN
DP.002	SITE INFORMATION
DP.100	SITE PLAN
DP.101	PARKADE PLAN P2
DP.102	PARKADE PLAN P1
DP.103	MAIN FLOOR PLAN
DP.104	SECOND FLOOR PLAN
DP.105	THIRD FLOOR PLAN
DP.106	FOURTH FLOOR PLAN
DP.107	ROOF PLAN
DP.200	EXTERIOR ELEVATIONS
DP.201	EXTERIOR ELEVATIONS
DP.300	BUILDING SECTION
DP.301	PARKING ACCESS SECTION
DP.L1	SITE LANDSCAPE PLAN
DP.L2	LEVEL 2 LANDSCAPE PLAN
DP.L3	LEVEL 3 LANDSCAPE PLAN
DP.L4	LEVEL 4 LANDSCAPE PLAN
SW-C1	SITE GRADING
SW-C2	SITE UTILITIES
SW-C3	MISCELLANEOUS



SHEET NOTES

N--	DESCRIPTION
N.01	ELECTRICAL TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
N.02	PARKADE ENTRY SIGN
N.03	WASTE & RECYCLING ROOM REFER TO DRAWING #1-DP.002 FOR DETAILS
N.04	ALARM PANEL LOCATED AT ENTRY VESTIBULE.
N.05	CALGARY FIRE DEPARTMENT APPROVED LOCKBOX
N.06	NOT IN USE
N.07	TIME LOADING ZONE WITH SIGN INDICATING CONTROLLED ACCESS PERIOD
N.08	TRENCH DRAIN (BELOW - REFER TO CIVIL DRAWINGS)
N.09	PLANTERS. REFER TO LANDSCAPE PLANS
N.10	SU-9 COLLECTION VEHICLE SWEEP RADIUS. ALL PORTIONS OF COLLECTION ROUTE STRUCTURALLY CAPABLE OF SUPPORTING 25000KG. SHOWN ON DP.102
N.11	FIRE DEPARTMENT CONNECTION - SIAMESE
N.12	RETAINING WALL ABOVE 1.2M. STAMPED STRUCTURAL DRAWINGS TO BE PROVIDED
N.13	PROPOSED CATCH BASIN
N.14	CLASS II BIKE RACKS. CAPACITY:7. REFER TO DRAWINGS #5-DP.002 FOR DETAILS
N.15	PROPERTY LINE
N.16	SETBACK LINE
N.17	WASTE & RECYCLING SCREEN CW GATE
N.18	REGULAR DUTY CONCRETE SURFACE
N.19	CONCRETE WALKWAY
N.20	EXISTING CONCRETE WALKWAY
N.21	CONCRETE APRON
N.22	OUTDOOR SUITE PATIO AREA
N.23	NON-FREEZE HOSE BIB CW TAMPER PROOF CLOSURE (N.F.H.B.)
N.24	AREA DRAIN / CATCH BASIN (REFER TO CIVIL DRAWINGS)
N.25	NEW CONCRETE CURB PER CITY OF CALGARY STANDARDS MATCH EXISTING ADJACENT CURB PROFILE
N.26	SURFACE SWALE (REFER TO CIVIL DRAWINGS)
N.27	EXISTING POWER POLE TO REMAIN
N.28	GAS METER (REFER TO CIVIL & MECHANICAL DRAWINGS)
N.29	CONCRETE FILLED STEEL BOLLARD
DP.200	PRINCIPAL ENTRANCE
DP.300	FIRE DEPARTMENT CONNECTION

GENERAL NOTES

- A. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
- B. REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
- C. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER AND PROPERTY LINE DIMENSIONS.
- D. ALL SITE REHABILITATION OF SIDEWALKS AND LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
- E. EXISTING SIDEWALK ELEVATIONS TO TIE INTO REVISED GRADING.
- F. REFER TO GEOTECHNICAL REPORT FOR SURFACE AND SUBSURFACE REQUIREMENTS.
- G. REFER TO CIVIL FOR MAIN FLOOR & SITE GEODETICS.
- H. REFER TO CIVIL FOR SITE WORK AND DETAILS INCLUDING, BUT NOT LIMITED TO, EXISTING CONDITIONS AND SERVICES, CATCH BASINS, MANHOLES, GRADES, UPSTAND WALLS, SITE SERVICES & FIRE HYDRANTS.
- I. REFER TO ELECTRICAL FOR SITE WORK AND DETAILS INCLUDING, BUT NOT LIMITED TO, TRANSFORMER LOCATIONS, LIGHTING LAYOUT, FIXTURE TYPES & SECURITY.
- J. BUILDING LOCATION TIE-IN REFERENCE POINT IS LOCATED ON THE SW CORNER PROPERTY LINE INTERSECTION AS NOTED.
- K. REFER TO TYPICAL SITE DETAIL SHEET FOR ADDITIONAL INFORMATION AND DETAIL DRAWINGS.
- L. REFER TO TYPICAL SITE DETAIL SHEET FOR SITE SIGNAGE INFORMATION.

SYMBOLS

- ⊕ EXISTING ELEVATIONS
- ⊕ PROPOSED ELEVATIONS
- WALL SCONCE - SEE DRAWING #6 - DP.002

WASTE & RECYCLING CAPACITY

BYLAW REQUIREMENTS:
 RESIDENTIAL: 15.84M³
TOTAL: 15.84M³ REQUIRED
PROPOSED CAPACITY: 4 X 4.6M³ = 18.4M³
WASTE: 18.5M³ PROPOSED

RELEASES

NO	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	2025-03-03

- CONSTRUCTION
- TENDER 2022-12-09
- BUILDING PERMIT 2022-12-09

MUNICIPAL ADDRESS
 2318 15TH STREET SW
 CALGARY, ALBERTA

LEGAL ADDRESS
 PLAN 306L, BLOCK 2, LOTS 12-17

PROJECT NUMBER
 19.17.

DRAWN CHECKED
 VIA LK

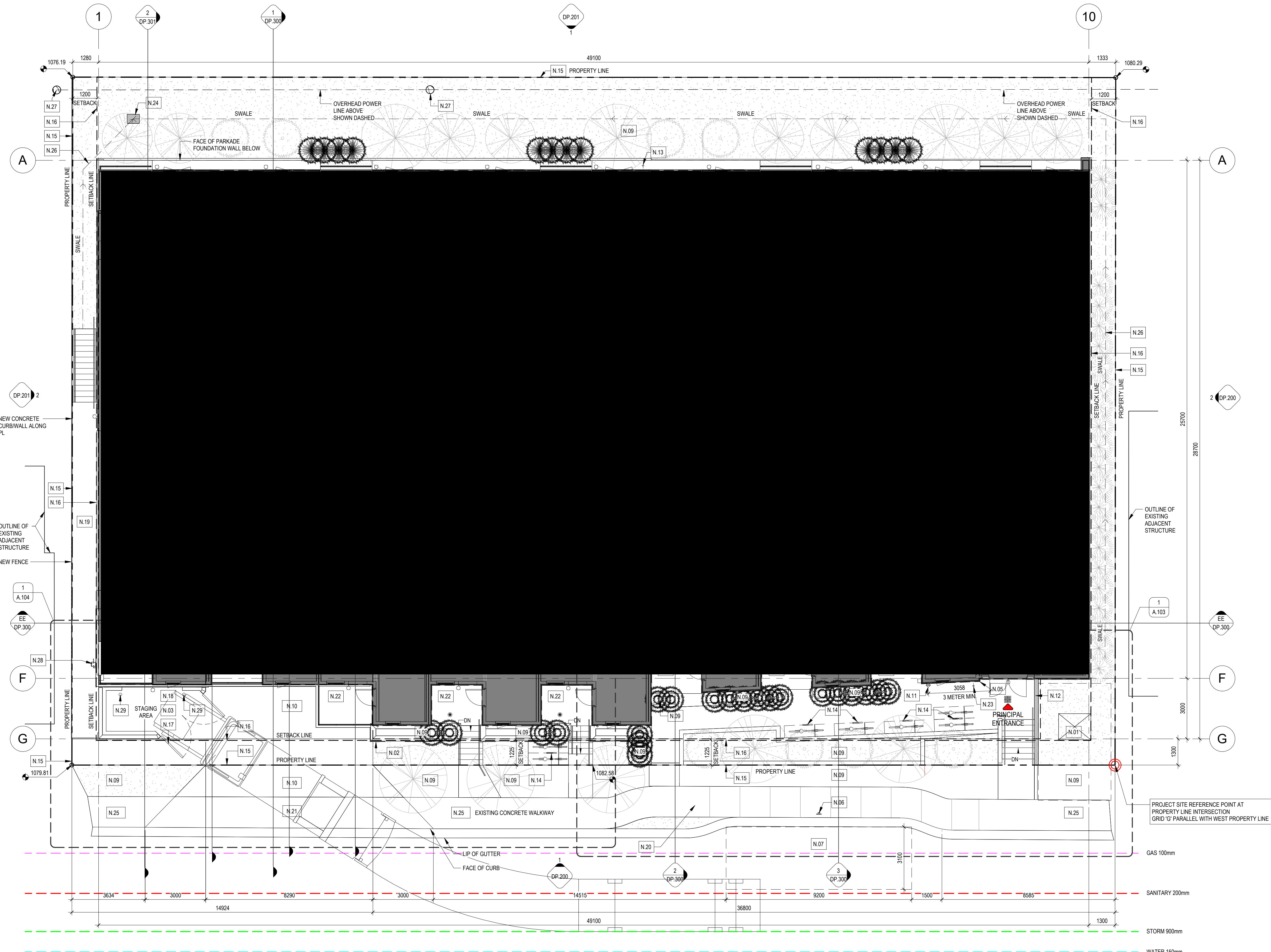
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DRAWING TITLE
SITE PLAN

DRAWING NUMBER

DP.100

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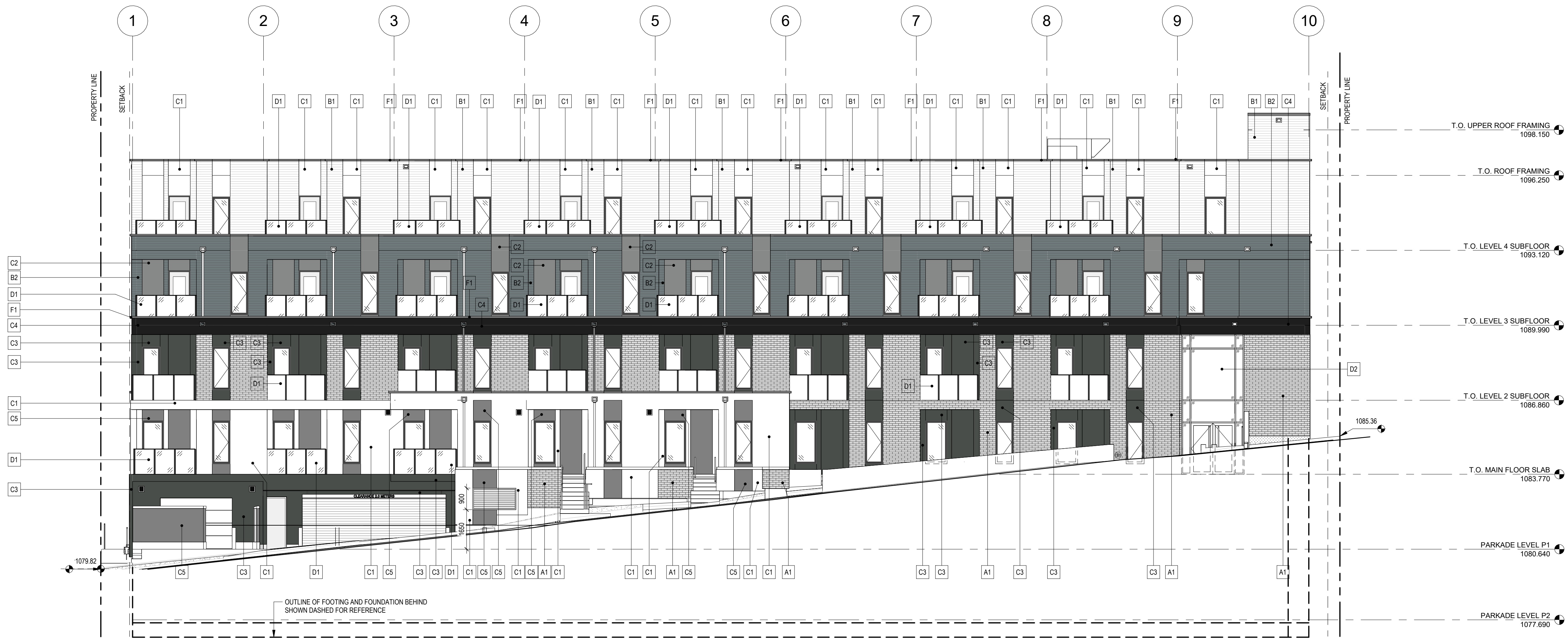


1 DP SITE PLAN
 DP.100 1:100

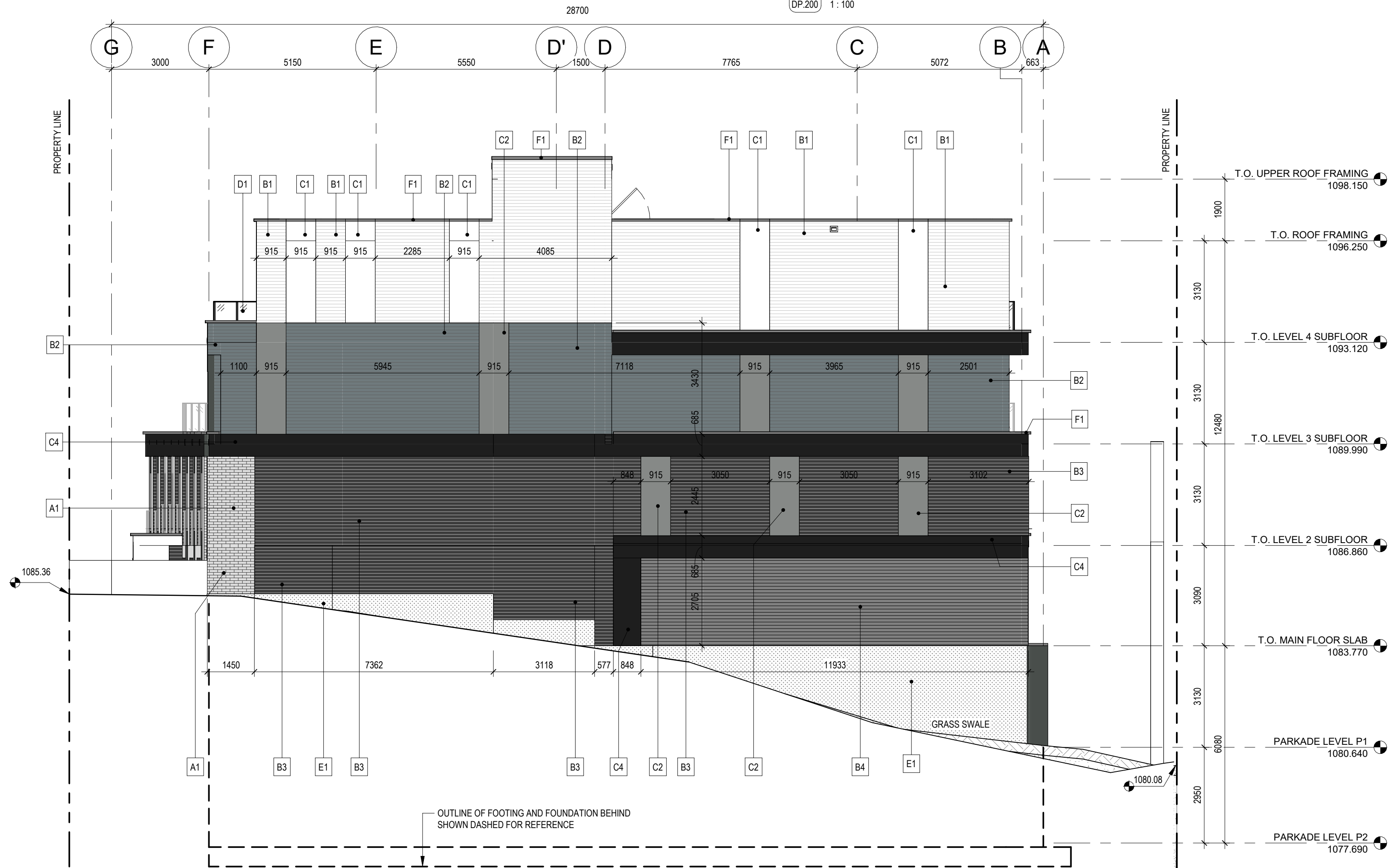
15TH STREET SW

EXTERIOR FINISH MATERIAL LEGEND

- A - BRICK
- A1] THIN BRICK VENEER - GRAPHITE
- B - CEMENTITIOUS SIDING
- B1] CEMENTITIOUS LAP SIDING - ARCTIC WHITE (CEDAR MILL)
- B2] CEMENTITIOUS LAP SIDING - LIGHT MIST (CEDAR MILL)
- B3] CEMENTITIOUS LAP SIDING - IRON GRAY (CEDAR MILL)
- B4] CEMENTITIOUS LAP SIDING - IRON GRAY (CEDAR MILL)
- C - CEMENTITIOUS PANEL
- C1] CEMENTITIOUS PANEL - ARCTIC WHITE (SMOOTH)
- C2] CEMENTITIOUS PANEL - GRAY SLATE SMOOTH
- C3] CEMENTITIOUS PANEL - IRON GRAY (SMOOTH)
- C4] CEMENTITIOUS PANEL - MIDNIGHT BLACK
- C5] CEMENTITIOUS PANEL - IRON GRAY (SMOOTH)
- D - GLAZING
- D1] FROSTED GLASS GUARD C/W ALUMINUM FRAME
- D2] GLASS CURTAIN WALL C/W ALUMINUM FRAME
- D3] VISION GLASS
- E - CONCRETE FACED INSULATION
- E1] CONCRETE FACED INSULATION
- F - METAL CLADDING
- F1] PREFINISHED METAL FLASHING - CHARCOAL



1 WEST EXTERIOR ELEVATION.
DP.200 1:100



2 SOUTH EXTERIOR ELEVATION.
DP.200 1:100

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MUNICIPAL ADDRESS
2318 15TH STREET SW
CALGARY, ALBERTA

LEGAL ADDRESS
PLAN 390EL BLOCK 2, LOTS 12-17

PROJECT NUMBER
19.17.

DRAWN CHECKED
AMH LK

DATE SCALE
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DRAWING TITLE
EXTERIOR ELEVATIONS

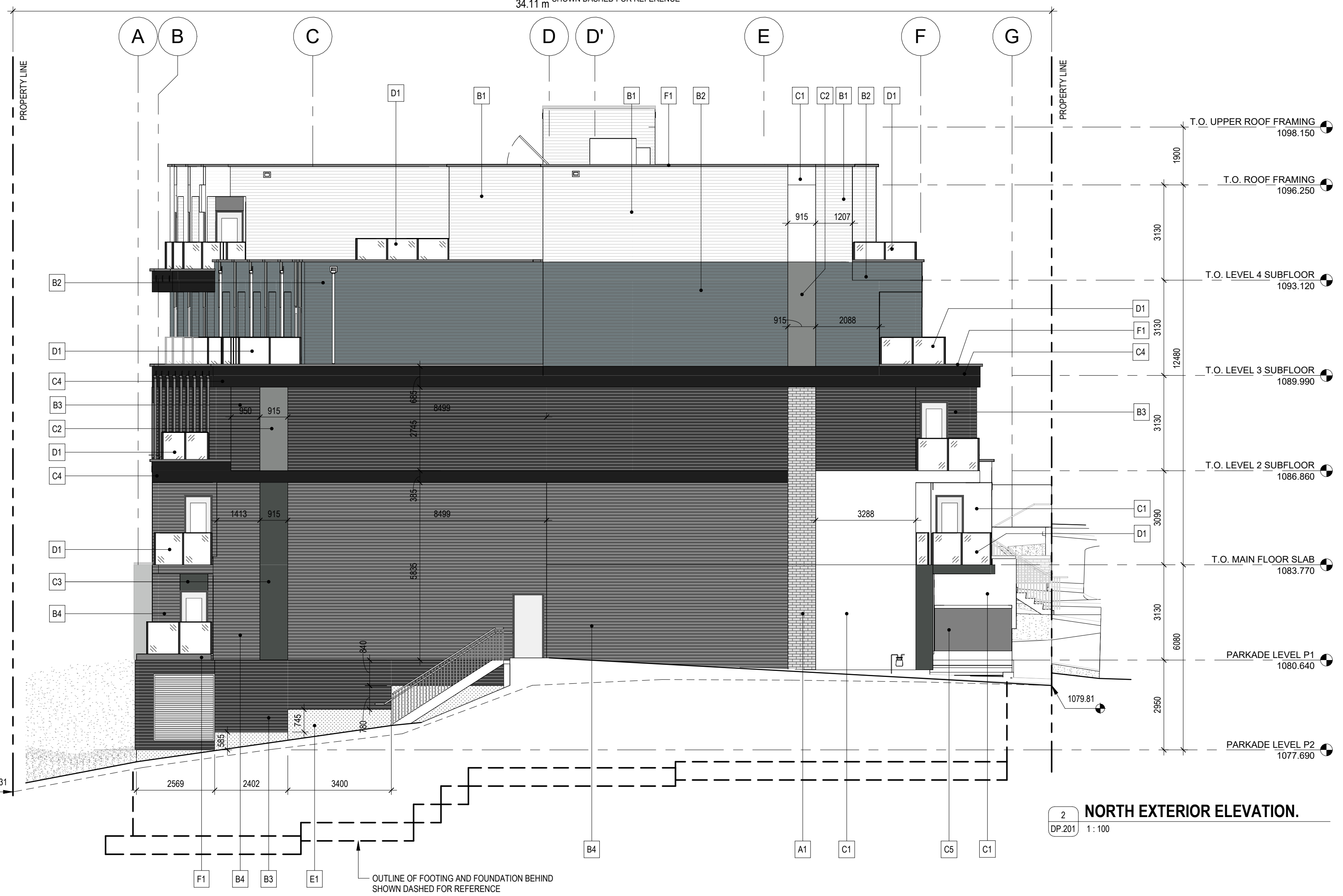
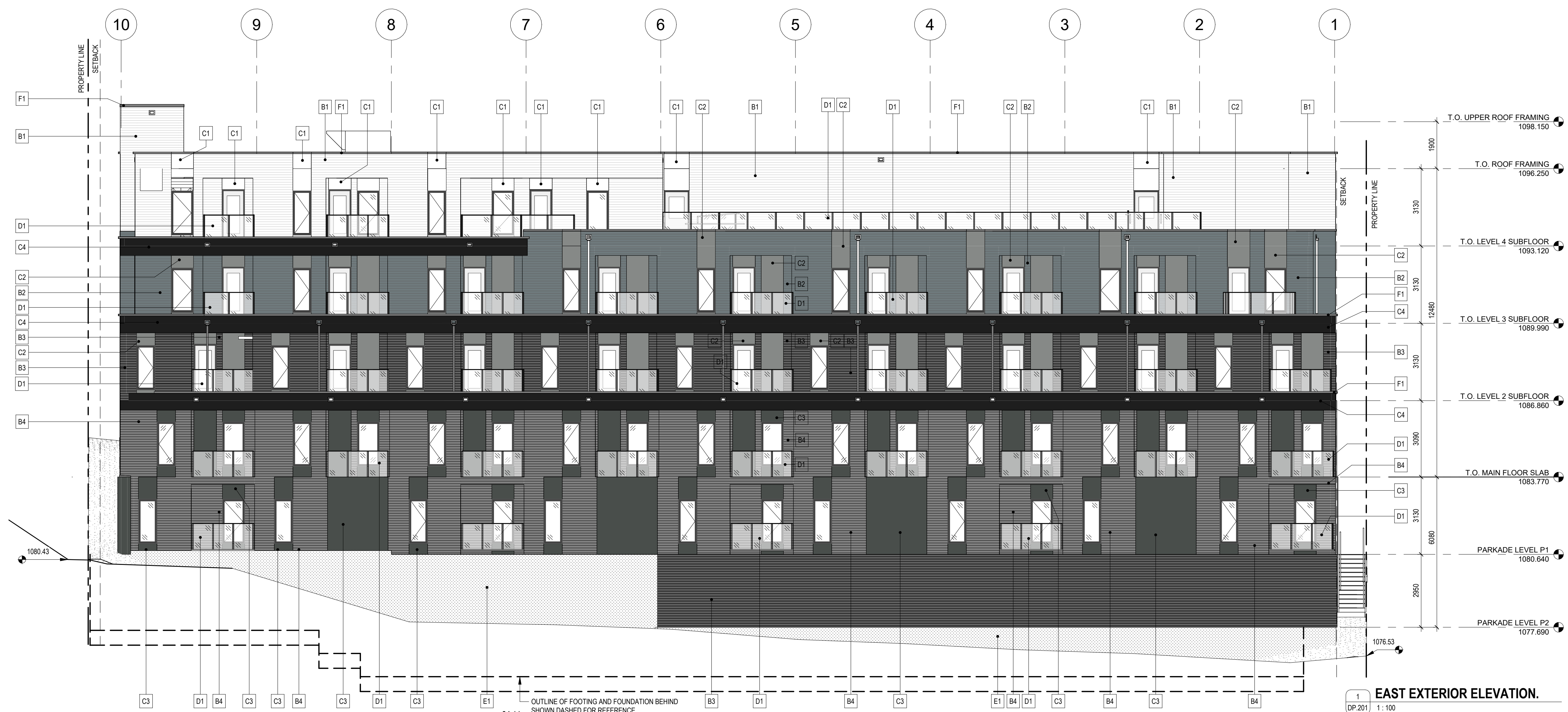
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DP.200

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EXTERIOR FINISH MATERIAL LEGEND

- A - BRICK
- A1] THIN BRICK VENEER - GRAPHITE
- B - CEMENTITIOUS SIDING
- B1] CEMENTITIOUS LAP SIDING - ARCTIC WHITE (CEDAR MILL)
- B2] CEMENTITIOUS LAP SIDING - LIGHT MIST (CEDAR MILL)
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MUNICIPAL ADDRESS
2318 15TH STREET SW
CALGARY, ALBERTA

LEGAL ADDRESS
PLAN 398L, BLOCK 2, LOTS 12-17

PROJECT NUMBER
19.17.

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DATE SCALE
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DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER

DP.201

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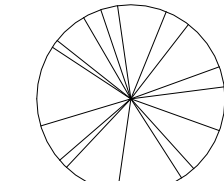
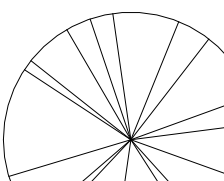
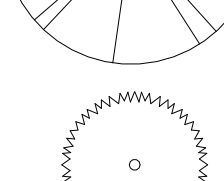
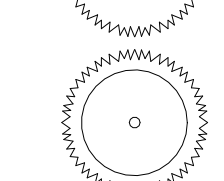
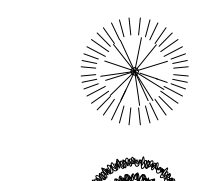
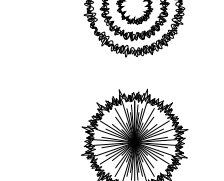
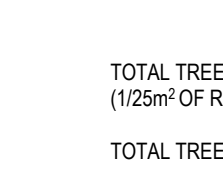
GENERAL NOTES

- A. ALL SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND IRRIGATION SYSTEM.
- B. TOPSOIL AVAILABLE FOR PLANTING:
TREES: 1200MM
SHRUBS: 600MM
GRASS AND PERENNIALS: 300MM
- C. ALL PLANTING BEDS TO HAVE A MIN. 75MM DEPTH CEDAR MULCH U.N.O
- D. TREE PLANTING IN THE CITY BOULEVARD SHALL BE PERFORMED AND INSPECTED IN ACCORDANCE WITH PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS - LANDSCAPE CONSTRUCTION (CURRENT EDITION). APPLICANT IS TO CONTACT THE PARKS DEVELOPMENT INSPECTOR AT 403-620-3216 OR AT 403-268-5204 AND URBAN FORESTRY TECHNICIAN AT 403-699-1766 TO ARRANGE AN INSPECTION.
- E. REFER TO CIVIL FOR MAIN FLOOR & SITE GEODETICS.
- F. REFER TO CIVIL FOR SITE WORK AND DETAILS INCLUDING, BUT NOT LIMITED TO, EXISTING CONDITIONS AND SERVICES, CATCH BASINS, MANHOLES, GRADES, UPSTAND WALLS, SITE SERVICES & FIRE HYDRANTS.
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- J. REFER TO TYPICAL SITE DETAIL SHEET FOR SITE SIGNAGE INFORMATION.

SHEET NOTES

N--	DESCRIPTION
N.01	PROPOSED ENMAX TRANSFORMER LOCATION
N.02	PROPOSED RETAINING WALL
N.03	PROPERTY LINE
N.04	SETBACK LINE
N.05	NEW CONCRETE CURB PER CITY OF CALGARY STANDARDS MATCH EXISTING ADJACENT CURB PROFILE
N.06	CONCRETE SURFACE
N.07	POROUS PAVER
N.08	SOD AS PER CITY OF CALGARY SPECIFICATIONS
N.09	PLANTING BED WITH CEDAR MULCH
N.10	DECORATIVE STAMPED CONCRETE SURFACE

PLANTING SCHEDULE

	PRUNUS PENNSYLVANICA (PIN CHERRY) 65mm CAL. 8 QTY. TOTAL
	CRATAEGUS MORDENENSIS (SNOWBIRD HAWTHORN) 85mm CAL. 8 QTY. TOTAL
	PICEA PUNGENS (BLUE SPRUCE) 3000mm HT. 4 QTY. TOTAL
	PICEA GLAUCA (WHITE SPRUCE) 4000mm HT. 4 QTY. TOTAL
	ELAEAGNUS COMMUTATE (WOLF WILLOW) 600mm 20 QTY. TOTAL
	HYDRANGEA ARBORSCENS (ANNABELLE HYDRANGEA) 600mm HT. 23 QTY. TOTAL
	PICEA PUNGENS (ST. MARY'S BROOM) 600mm SPREAD. 14 QTY. TOTAL

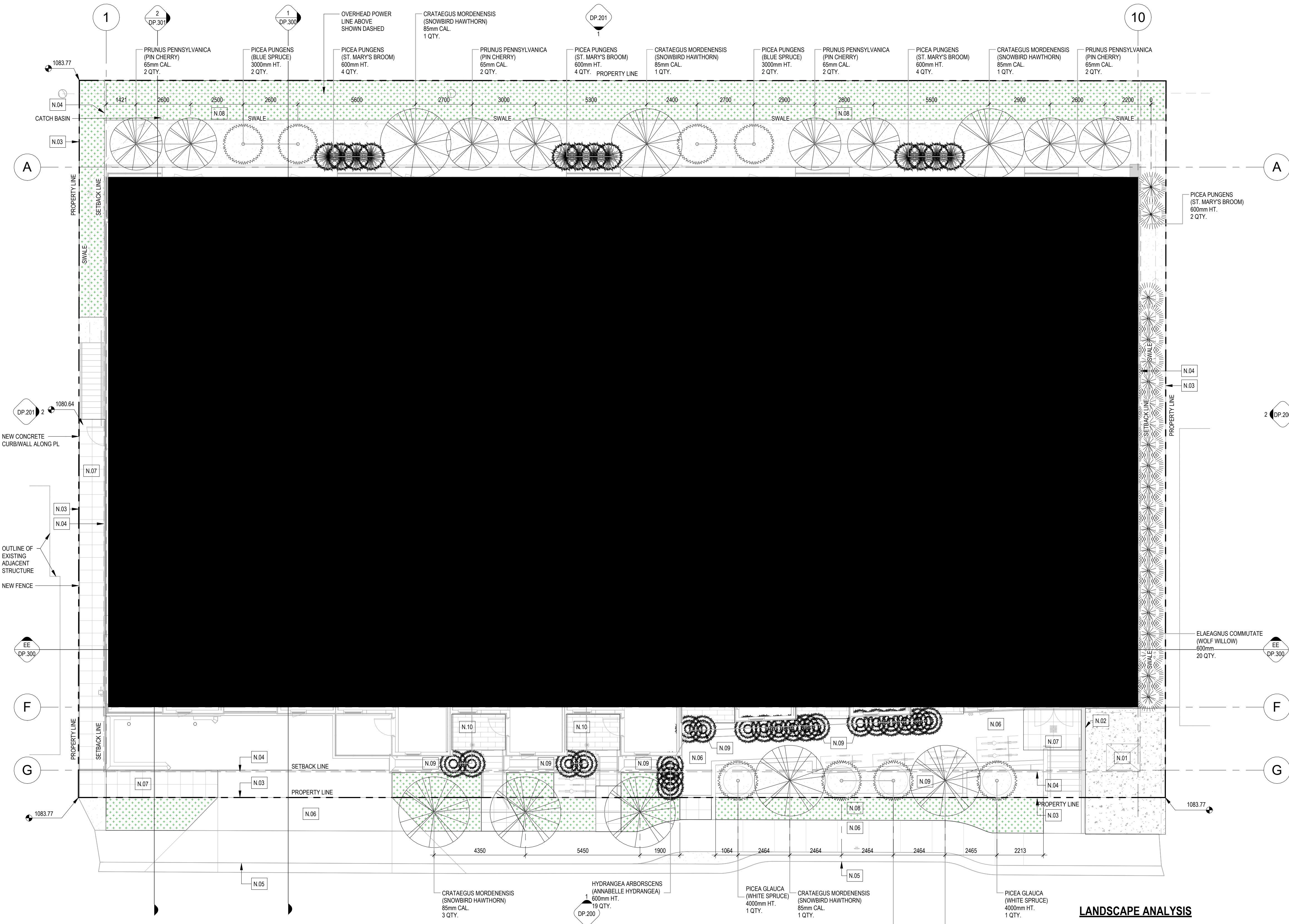
LANDSCAPE ANALYSIS

SITE AREA	1764.5 m ²	TOTAL TREES REQUIRED (1/25m ² OF REQUIRED LANDSCAPE AREA)	22
LANDSCAPE AREA M-C2	705.8 m ² (40% OF PARCEL AREA)	TOTAL TREES PROVIDED	24
REDUCTION 2m ² /1m FRONTAGE STREET ORIENTED	-70.6 m ² (4% OF PARCEL AREA)	CONIFEROUS TREES REQUIRED	6
REDUCTION FOR LOW WATER LANDSCAPING	-52.9 m ² (3% OF PARCEL AREA)	CONIFEROUS TREES PROVIDED	8
REDUCTION FOR ENHANCED LANDSCAPING	52.9 m ² (3% OF PARCEL AREA)	MIN. 4M HEIGHT REQUIRED	3
REQUIRED LANDSCAPE AREA M-C2	529.4 m ²	MIN. 4M HEIGHT PROVIDED	4
LANDSCAPE AREA REQUIRED AT GRADE	476.4 m ²	DECIDUOUS TREES REQUIRED	16
LANDSCAPE AREA PROVIDED AT GRADE	428.8 m ²	DECIDUOUS TREES PROVIDED	16
LANDSCAPE AREA PROVIDED ABOVE GRADE	247.6 m ²	MIN. 85 MM CAL. REQUIRED	8
TOTAL LANDSCAPE AREA PROVIDED	676.6 m ²	MIN. 85 MM CAL. PROVIDED	8
HARD SURFACE LANDSCAPE AREA MAXIMUM	264.7 m ² (50% OF REQUIRED LANDSCAPE AREA)	TOTAL SHRUBS REQUIRED (2/25m ² OF REQUIRED LANDSCAPE AREA)	43
HARD SURFACE AREA PROVIDED	144.9 m ² ON GRADE	TOTAL SHRUBS PROVIDED	55
MAXIMUM AREA OF SOD PERMITTED ON SITE	158.8 m ²		
AREAOF SOD PROVIDED ON SITE	157.8 m ²		

1 SITE LANDSCAPE PLAN.

DP.L1 1:100

15TH STREET SW



SEAL

RELEASURES

NO	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	2025-03-03

RELEASURES

NO	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	2025-03-03

NO	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	2025-03-03

- CONSTRUCTION
- TENDER 2022-12-09
- BUILDING PERMIT 2022-12-09

MUNICIPAL ADDRESS
2318 15TH STREET SW
CALGARY, ALBERTA

LEGAL ADDRESS
PLAN 309L, BLOCK 2, LOTS 12-17

PROJECT NUMBER
19.17.

DRAWN CHECKED
KIA LK

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SITE LANDSCAPE PLAN

DRAWING NUMBER

DP.L1

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