



# BANKVIEW 2318 - VERSANT

## DEVELOPMENT PERMIT SET

JULY 18, 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

#### 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

#### 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

#### 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

#### 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

# 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.400	SHADOW STUDY
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



FORMED ALLIANCE ARCHITECTURE STUDIO

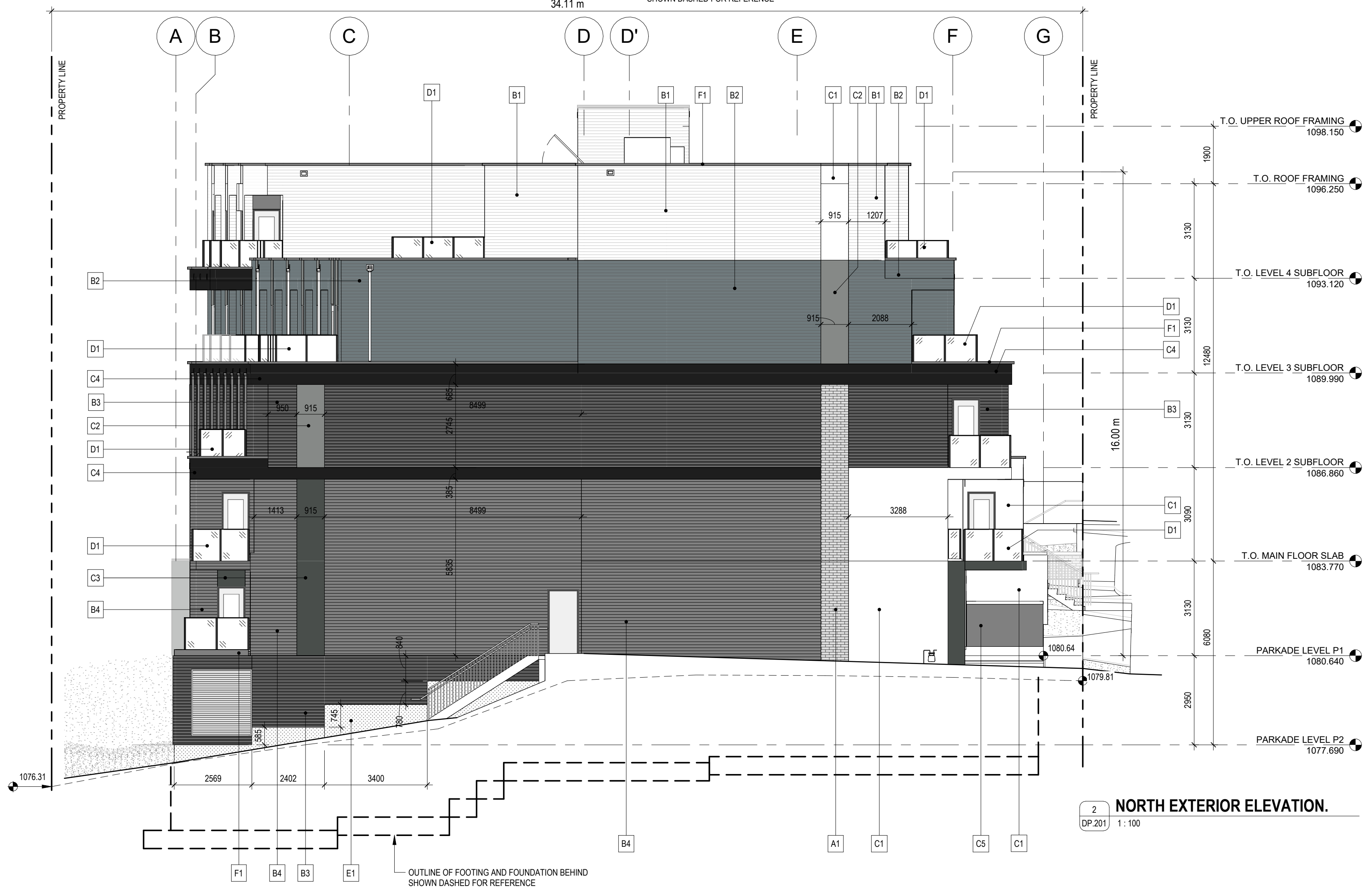






EXTERIOR FINISH MATERIAL LEGEND

- A - BRICK
- A1] THIN BRICK VENEER - GRAPHITE
- B - CEMENTITIOUS SIDING
- B1] CEMENTITIOUS LAP SIDING - ARCTIC WHITE (CEDAR MILL)
- B2] CEMENTITIOUS LAP SIDING - LIGHT MIST (CEDARMILL)
- B3] CEMENTITIOUS LAP SIDING - IRON GRAY (CEDARMILL)
- B4] CEMENTITIOUS LAP SIDING - IRON GRAY (CEDARMILL)
- 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



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 398L, BLOCK 2, LOTS 12-17

PROJECT NUMBER  
19.17.

DRAWN CHECKED  
AMH LK

DATE SCALE  
2025-03-03 1:100

DRAWING TITLE  
EXTERIOR ELEVATIONS

DRAWING NUMBER

DP.201

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