

PROJECT NAME

MOSAIC

MUNICIPAL ADDRESS

636 16 AVE



CONCEPTUAL ARTIST RENDERING ONLY

DEVELOPMENT PERMIT SUBMISSION

APRIL 10, 2025

DRAWING LIST:

- DP.000

DP.001

DP.002

DP.003

DP.100

DP.101

DP.102

DP.103

DP.104

DP.105

DP.106

DP.107

DP.108

DP.200

DP.201

DP.300

DP.301

DP.400

DP.401

DP.402

DP.500-508

L100-L200

C1
- COVER

SITE PHOTOS

SITE INFO

WASTE AND RECYCLING PLAN

SITE PLAN

PARKADE LEVEL PLAN

MAIN FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN

FIFTH FLOOR PLAN

SIXTH FLOOR PLAN

ROOF PLAN

ELEVATIONS

ELEVATIONS

BUILDING SECTION

BUILDING SECTION

PERSPECTIVE VIEW

PERSPECTIVE VIEW

STREET VIEW

UNIT PLANS

LANDSCAPE PLANS

CIVIL PLAN

PROJECT INFORMATION

PARCEL ADDRESS:

LEGAL: LOTS: 15-20 BLOCK: 2 PLAN: 29340

MUNICIPAL: 636 16 AVE NW, CALGARY, AB

COMMUNITY: MT PLEASANT

ZONING: C-COR1

CURRENT: MU-2

PROPOSED:

PARCEL COVERAGE:

SITE AREA: 1669.89 sm (17974.55 sqft / 0.17 ha)

BUILDING COVERAGE: 1311.51 sm (14117.02 sqft)

PROPOSED SITE COVERAGE: 78.5%

FLOOR AREA RATIO:

PROPOSED: 4.8

PROPOSED GROSS BUILDING AREA

FLOOR

GROSS

MAIN1212.26sm (13048.70 sf)

2 FLR1378.11sm (14833.90 sf)

3 FLR1378.11sm (14833.90 sf)

4 FLR1387.26sm (14932.40 sf)

5 FLR1387.26sm (14932.40 sf)

6 FLR1387.26sm (14932.40 sf)

TOTAL8130.29sm (87513.70 sf)

DENSITY:

DENSITY ALLOWED: NO MAXIMUM

PROPOSED DENSITY: 632 UNITS/ha

TOTAL PROPOSED UNITS: 100 UNITS

COMMERCIAL:

TOTAL COMMERCIAL RETAIL UNITS AREA: 616.88sm (6640.03sf)

SE I BACKS:

PERMITTED

PROPOSED

FRONT (16 AVE; SOUTH)0m (commercial entries)5.4m (commercial entries)

SIDE (8 ST; EAST)0m (residential entries)0m (residential entries)

SIDE (LOT 14; WEST)0m0m

REAR (LANE; NORTH)7.5m (from adjacent P.L.)7.5m (from adjacent P.L.)

AMENITY SPACE:

MINIMUM REQUIRED: 5.0 sm/unit (515sqm total)

PRIVATE:

SHARED: NOT INCLUDED IN AMENITY SPACE CALCULATION

SHARED:

PROPOSED: MAIN FLOOR COMMON AMENITY AREA - 61.5qm (662.6sqft)

ROOF FLOOR COMMON AMENITY AREA - 460.5qm (4957sqft)

TOTAL AMENITY SPACE PROVIDED - 522sqm (5618.8sqft)

BICYCLE PARKING:

MIN. 0.5 CLASS I BICYCLE STALLS/ UNIT= 50 STALLS REQUIRED

131 PROPOSED

MIN. 0.1 CLASS II BICYCLE STALLS/ UNIT= 10 STALLS

10 PROPOSED

SETBACKS:			
FRONT (16 AVE; SOUTH)	PERMITTED	PROPOSED	
	0m (commercial entries)	5.4m (commercial entries)	
SIDE (6 ST; EAST)	0m (residential entries)	0m (residential entries)	
SIDE (LOT 14; WEST)	0m	0m	
REAR (LANE; NORTH)	7.5m (from adjacent P.L.)	7.5m (from adjacent P.L.)	

AMENITY SPACE:	
MINIMUM REQUIRED: 5.0 sm/unit (515sqm total)	
PRIVATE:	
PROPOSED:	NOT INCLUDED IN AMENITY SPACE CALCULATION
SHARED:	
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	131 PROPOSED
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	10 PROPOSED

VEHICULAR PARKING:	
MIN. 0.75 RESIDENT STALLS / RESIDENCE UNIT	= 75 STALLS
MIN. 0.1 VISITOR STALLS / RESIDENCE UNIT	= 10 STALLS
TOTAL REQ. STALLS	= 85 STALLS
TRANSIT REDUCTION OF 25% INCLUDED	
BIKE STALLS REDUCTION OF 25% INCLUDED (128 BIKE STALLS)	
RESIDENTIAL -	= 38 STALLS
VISITOR -	= 8 STALLS
PROPOSED -	= 46 STALLS
NOTE: OF THE 46 PROPOSED STALLS, 2 ARE REQUIRED TO BE BARRIER FREE STALLS.	
MIN. 1.0 LOADING STALLS	= LANEWAY ACCESS LOADING STALL

WASTE AND RECYCLING	
REQUIRED : 0.24m³ X 100 UNITS = 24m³	
PROPOSED : 5 WASTE RECEPTICALS X 4.6 m³ = 23m³	
PRIVATE PICK UP TO BE COLLECTED TWICE A WEEK	

CASA RIDGE

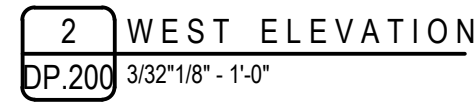


FORMED ALLIANCE ARCHITECTURE STUDIO

ADJACENT PROPERTY LINE



1	SITE PLAN
DP.100	1/8" - 1'-0"



A - PANEL

- B - METAL**

- B5** METAL PANEL,
COLOUR: CORAL

D - PVC WINDOWS

- D2 COLOUR: BLACK

E - PANEL

- E1 CEMENTICIOUS PANEL PAINTED TO MATCH
COLOUR: CORAL

SHEET NOTES

- | | |
|-------------|--|
| N.01 | FRONT LIT SIGNAGE |
| N.02 | LED WALL LAMPS |
| N.03 | CURTAIN WALL |
| N.04 | SOFFIT TO BE FINISHED WITH CEMENTICIOUS PANEL PAINTED TO MATCH CORAL COLOUR WITH INTEGRATED LED LIGHTING |

RELEASER

[illegible]

01	ISSUED FOR DP	2025.04.10
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PROJECT NAME

MOSAIC

336 16 AVE NW CALGARY

15-20 B: 2 P: 2934

PROJECT NO. _____

PROJECT NO. 23.65 CPR_636

RAW	CHECKED
A	NF

DATE	SCALE
2025.01.06	AS NOTED

ELEVATION

RANKING NUMBER

DP.200

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N.06 TRANSFORMER AREA

PROJECT NAME

DRAFTING NUMBER:

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ARMED ALLIANCE ARCHITECTURE STUDIO

[illegible]

DRAFTING NUMBER

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[illegible]

MUNICIPAL ADDRESS
636 16 AVE NW CALAGARY

LEGAL ADDRESS

L: 15-20 B: 2 P: 2934 O

PROJECT NO.
23.65 CPR 636

DIAMN	CHECKED
PA	MF

DATE	SCALE
2025.01.06	AS NOTED

DRAWING TITLE

PERSPECTIVE VIEW

DRAWING NUMBER

DP.401

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← 6TH STREET NW →

1 STREET VIEW SHOT
DP.402 NTS

RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	2025.04.10

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MOSAIC

MUNICIPAL ADDRESS
636 16 AVE NW CALGARY

LEGAL ADDRESS
L: 15-20 B: 2 P: 2834 O

PROJECTING
23.65 CPR_636

DRAWN
PA

DATE
2025.01.06

DRAWING TITLE
STREET VIEW

DRAWING NUMBER

DP.402