

BANFF TRAIL MULTIFAMILY

MODA

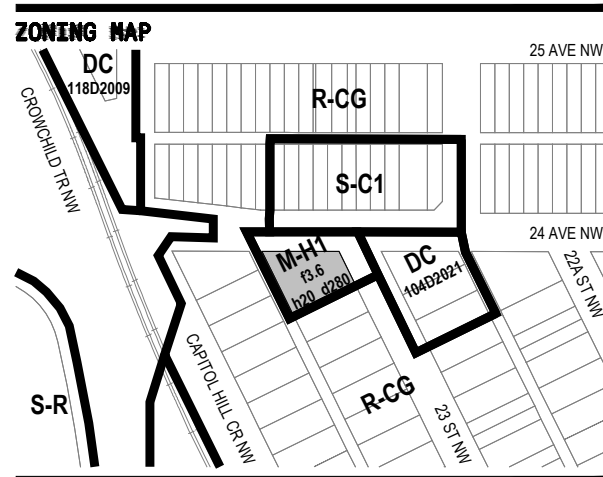
USE: NEW MULTI-FAMILY
ISSUED: ISSUED FOR DR 2 RESPONSE R1
DATE: 2026-07-13

PTD REQ
3
DESIGN REVISIONS



ARTISTIC RENDERING.
MAY NOT REPRESENT UP
TO DATE DP DRAWINGS.

- NOTES**
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 - THE DRAWINGS MUST NOT BE SCALED.



ISSUED	
A	FLUR 2025-08-22
B	IFP 2025-09-19
C	IFR 2025-10-01
D	IFP R1 2025-10-17
E	IFR 2025-10-22
F	IFP - DR1 RESPONSE 2025-04-13
G	IFP - DR2 RESPONSE 2025-06-23

REVISIONS

STAMP

PROJECT

NAME BANFF TRAIL
MULTIFAMILY
NUMBER 29004
ADDRESS 2471 23 ST NW, CALGARY AB T2M 3Y3
LEGAL PLAN 811001 BLOCK 4 LOT 21
DP NO DP2025-05477
DP NO

CONSULTANT

Modern Office of
Design + Architecture
820 12th Avenue SW
Calgary, Alberta
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+1 403 298 2182
moda.ca

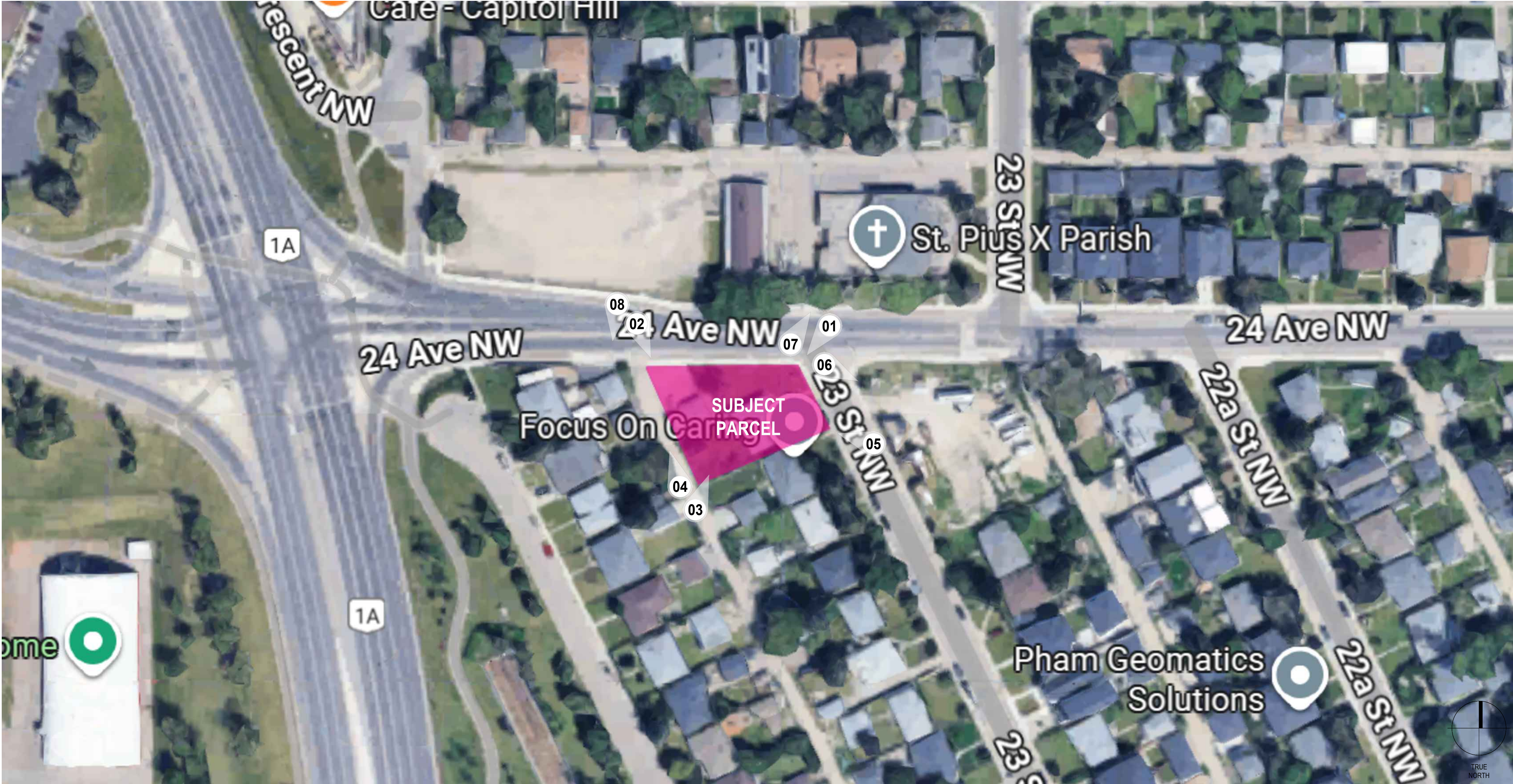
JUSTIN GILBERT Architect, AAA, Principal
BEN KLUMPP Architect, AAA, Principal

DRAWING INFORMATION

SCALE
DRAWN BY BK
CHECKED BY

TITLE SHEET

A000



MODA

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ZONING MAP



ISSUED

A	IFLR	2025-08-22
B	IFDP	2025-09-19
C	IFR	2025-10-01
D	IFDP-R1	2025-10-17
E	IFR	2025-10-30
F	IFDP - DR1 RESPONSE	2026-04-13
G	IFDP - DR2 RESPONSE	2026-06-23
F	IFDP - DR2 RESPONSE - R2	2026-07-13

REVISIONS

STAMP

PROJECT

NAME BANFF TRAIL
MULTIFAMILY
NUMBER 20004
ADDRESS 2471 23 ST NW, CALGARY AB T2M 3Y3
LEGAL PLAN 91103 BLOCK 4 LOT 21
SP NO DP0025-06477

CONSULTANT

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830 32th Avenue SW
Calgary, Alberta
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+1 403 286 2182
moda.ca
DUSTIN COLEMAN Architect, AIA, Principal
REN KLUMPER Architect, AIA, Principal

DRAWING INFORMATION

SCALE NTS
DRAWN BY BK
CHECKED BY BK

SITE PHOTOS

A001



DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 21
Block 4
Plan 9110GI
MUNICIPAL ADDRESS: 2471 23 Street N.W.
Calgary, Alberta
DATE OF SURVEY: August 5th, 2025.

LEGEND
Elevations are shown thus: X = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 145045 Elev.=1102.41.
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114°W) and Derived from GNSS Observations.
Found Iron Posts are shown thus: _____
Drill Holes are shown thus: _____
Found Iron Bars are shown thus: _____
Magnetic Nails are shown thus: _____
Calculation points are shown thus: _____
Fire Hydrants are shown thus: _____
Water Valves are shown thus: _____
Gas Valves are shown thus: _____
Power Poles are shown thus: _____
Manholes are shown thus: _____
Lamp Standards are shown thus: _____
Street Signs are shown thus: _____
Property lines are shown thus: _____
Utility Right of Ways are shown thus: _____
Eaves are shown thus: _____
Fences are shown thus: _____
Streetlight Cables are shown thus: _____
Underground Electrical lines shown thus: _____
Stormline are shown thus: _____
Sanitaryline are shown thus: _____
Combined Storm/Sanitary are shown thus: _____
Telephone Lines are shown thus: _____
Waterline are shown thus: _____
Gasline are shown thus: _____
Overhead Electrical lines shown thus: _____
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

NOTE:
Title information is based on the C. of T. 241 169 690 which was searched on the 11th day of August, 2025, and is subject to:
Caveat No.: 1358GL, 171 234 403 (Enc. Agreement)

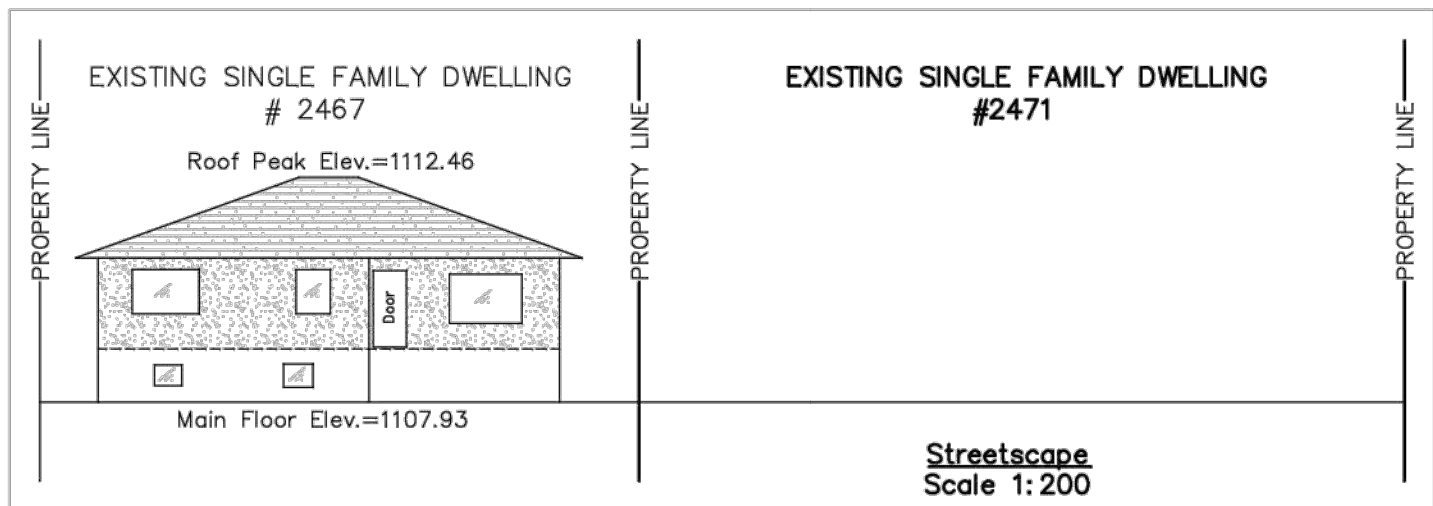
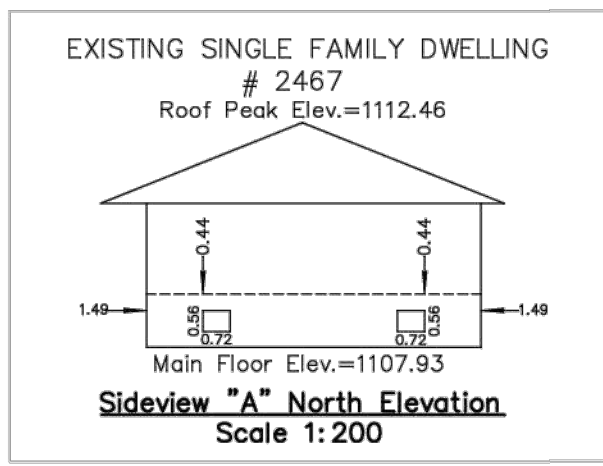
ABBREVIATIONS
A---Arc Length
Acc---Accessory
A/C---Air Conditioner
Bldg---Building
BOC---Back of Curb
BOW---Back of Walk
Calc---Calculated
Cant---Cantilever
Conc---Concrete
C.S---Countersunk
DH---Drill Hole
Enc---Encroaches
Fd---Found
I---Iron Post
I.B---Iron Bar
LDC---Lip of Gutter
M.A---Maintenance Access
Mk---Mark
M.N---Magnetic Nail
O.D---Overland Drainage
R---Radius
Reg---Registration
Ret---Retaining
R/W---Right of Way
W/O---Walkout Basement
W.W---Window Well

This plan represents the best information at the time of survey.
Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One-Call: 1-800-242-3447

--- denotes Coniferous
--- denotes Deciduous

Tree Schedule

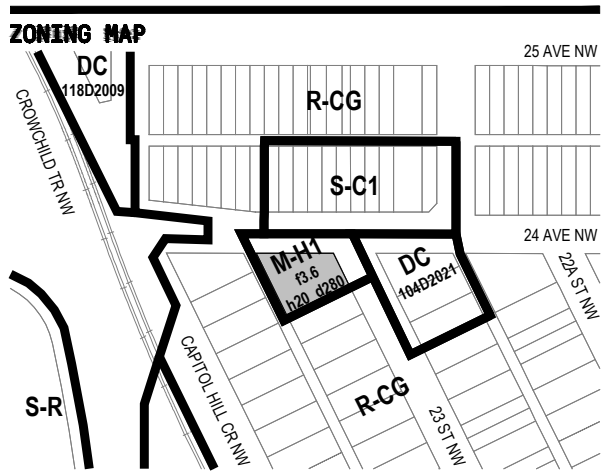
Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Deciduous	0.10	1.00	2.50
2	Deciduous	0.15	4.00	3.00
3	Deciduous	0.60	10.00	8.00
4	Deciduous	0.45	8.00	8.00
5	Deciduous	0.10	1.00	1.50
6	Deciduous	0.05	1.50	2.50
7	Deciduous	0.10	6.00	6.00
8	Bush	---	2.00	2.00
9	Bush	---	2.00	2.00
10	Bush	---	1.50	1.20
11	Bush	---	2.00	1.50
12	Bush	---	1.00	1.20
13	Bush	---	1.00	0.80
14	Bush	---	1.60/1.70	1.60



EXISTING SINGLE FAMILY DWELLING
#2471



NOTES
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ISSUED
A FPLR 2025-08-22
B IFDP 2025-09-19
C IFR 2025-10-01
D IFDP R1 2025-10-17

REVISIONS

STAMP

PROJECT

NAME BANFF TRAIL MULTIFAMILY
NUMBER 2504
ADDRESS 2471 23 ST NW, CALGARY AB T2M 3Y3
LEGAL PLAN 9110GI BLOCK 4 LOT 21
EP NO DP2025-08477
BP NO

CONSULTANT

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403 268 2182
moda.ca

DUSTIN COZZINE Architect, AAA, Principal
BEN KLUMPER Architect, AAA, Principal

DRAWING INFORMATION

SCALE 1:150
DRAWN BY DV
CHECKED BY

SITE SURVEY

A051

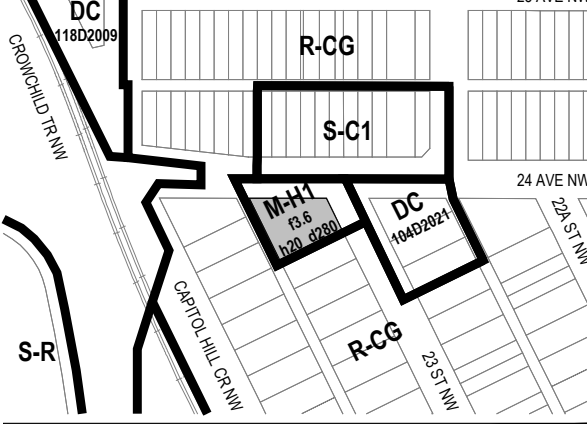
KEY LEGEND

- 1 FLUTED METAL PANEL CLADDING - BLACK
- 2 HORIZONTAL PREFINISHED METAL PLANK - WHITE
- 3 PREFINISHED METAL FLASHING - COLOUR TO MATCH ADJACENT CLADDING
- 4 ARCHITECTURAL BUILD OUT - WHITE
- 5 PREFINISHED METAL PICKET GUARD RAIL - WHITE
- 6 NATURAL CONCRETE FINISH
- 7 PREFINISHED VERTICAL ALUMINUM FINIS - WHITE
- 8 ALUMINUM CLAD VINYL WINDOW - COLOUR TO MATCH ADJACENT CLADDING
- 9 PREFINISHED INSULATED OVERHEAD DOOR - WHITE
- 10 STAINED WOOD FENCE - GREY
- 11 POWDER COATED STEEL CHANNEL CANOPY - GREEN
- 12 FLUTED METAL PANEL CLADDING - WHITE
- 13 HORIZONTAL PREFINISHED METAL PLANK - GREEN

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ZONING MAP



ISSUED

A	IFD - R2	2025-08-22
B	IFD - R2	2025-09-19
C	IFD - R2	2025-10-01
D	IFD - R2	2025-10-17
E	IFD - R2	2025-10-22
F	IFD - DR1 RESPONSE	2026-04-13
G	IFD - DR2 RESPONSE	2026-06-23
F	IFD - DR2 RESPONSE - R2	2026-07-13

REVISIONS

STAMP

PROJECT

NAME	BANFF TRAIL MULTIFAMILY
NUMBER	2504
ADDRESS	2471 23 ST NW, CALGARY AB T2M 3Y3
LEGAL	PLAN 911001 BLOCK 4 LOT 21
OP NO	DP2025-08477
BP NO	

CONSULTANT

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moda.ca
DUSTIN COZZENS Architect, AAA, Principal
BEN KLUMPER Architect, AAA, Principal

DRAWING INFORMATION

SCALE	1/8" = 1'-0"
DRAWN BY	BK
CHECKED BY	

SOUTH
ELEVATION

A301



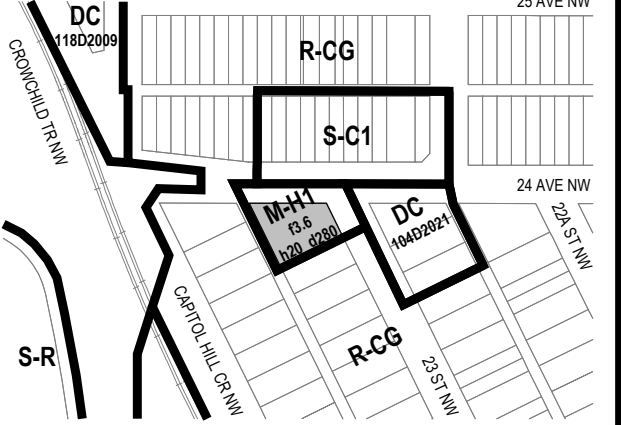
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ZONING MAP



ISSUED

A	IFD - R	2025-08-22
B	IFD - P	2025-09-19
C	IFR	2025-10-01
D	IFD - R1	2025-10-17
E	IFR	2025-10-22
F	IFD - DR1 RESPONSE	2026-04-13
G	IFD - DR2 RESPONSE	2026-06-23
F	IFD - DR2 RESPONSE - R2	2026-07-13

REVISIONS

STAMP

PROJECT

NAME
**BANFF TRAIL
MULTIFAMILY**

NUMBER
2504

ADDRESS
2471 23 ST NW, CALGARY AB T2M 3Y3

LEGAL
PLAN 911051 BLOCK 4 LOT 21

OP NO
DP2025-08477

BP NO

CONSULTANT

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+1 403 268 2182
moda.ca

COURTIN COZZINE Architect, AIA, Principal
BEN KLUMPER Architect, AIA, Principal

DRAWING INFORMATION

SCALE
1/8" = 1'-0"

DRAWN BY
BK

CHECKED BY

EAST
ELEVATION

A302



KEY LEGEND

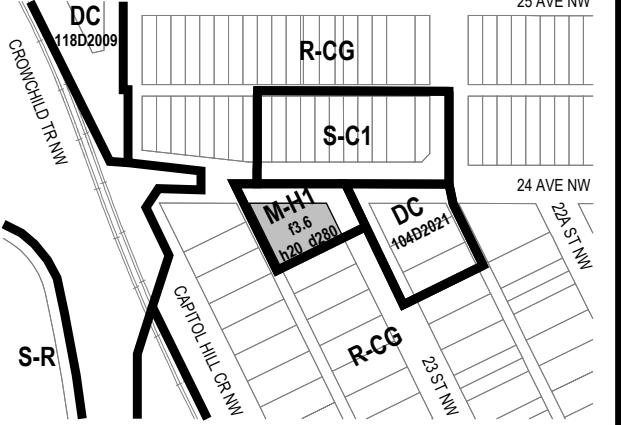
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PTD REQ
3
DESIGN REVISIONS

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ZONING MAP



ISSUED

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B	IFD - R	2025-09-19
C	IFD - R	2025-10-01
D	IFD - R1	2025-10-17
E	IFD - R	2025-10-22
F	IFD - DR1 RESPONSE	2026-04-13
G	IFD - DR2 RESPONSE	2026-06-23
F	IFD - DR2 RESPONSE - R2	2026-07-13

REVISIONS

STAMP

PROJECT

NAME	BANFF TRAIL MULTIFAMILY
NUMBER	2504
ADDRESS	2471 23 ST NW, CALGARY AB T2M 3Y3
LEGAL	PLAN 911091 BLOCK 4 LOT 21
OP NO	DP2025-08477
BP NO	

CONSULTANT

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DUSTIN COZZINE Architect, AIA, Principal
BEN KLUMPER Architect, AIA, Principal

DRAWING INFORMATION

SCALE	1/8" = 1'-0"
DRAWN BY	BK
CHECKED BY	

NORTH
ELEVATION

A303

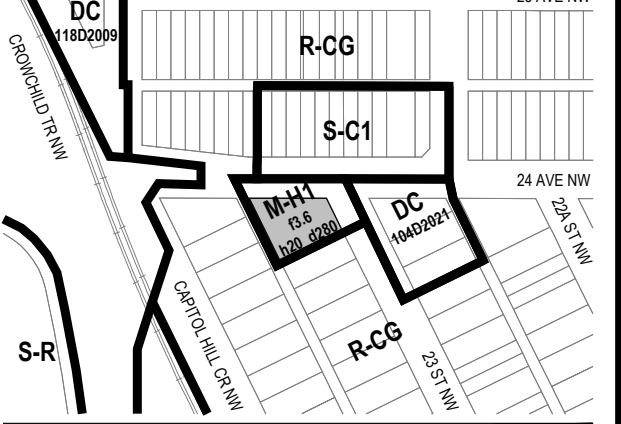
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F	IFD - DR2 RESPONSE - R2	2026-07-13

REVISIONS

STAMP

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NAME BANFF TRAIL
MULTIFAMILY
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LEGAL PLAN 911091 BLOCK 4 LOT 21
CP NO DP2025-08477
BP NO

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DUSTIN COZZENS Architect, AIA, Principal
BEN KLUMPER Architect, AIA, Principal

DRAWING INFORMATION

SCALE 1/8" = 1'-0"
DRAWN BY BK
CHECKED BY

WEST
ELEVATION

A304

