PROPOSED 3-UNIT TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT





② East Street Scape
1/16" = 1'-0"

Bylaw Study

ADDRESS

Municipal: 2135 15 St SW Calgary, AB
Legal: Plan:261L;Block:11;Lot:17&18

PROPOSED DENSITY (U/Ha)

LAND USE R-CG Residential - Grade-Oriented Infill
Parcel Area (Ha) 0.041
Proposed Units: 3
3 units / 0.041 Ha = 73.17 U/Ha

BUILDING COVERAGE (%) 56.90

Parcel 412.30 m^2 (100%)
Residence 1892ft^2/175.77 m^2
Garage 597.45ft^2/55.50 m^2
Total Coverage: 231.27 m^2 (56.9%)

GROSS FLOOR AREA (m2) 498.05

1st Floor 1892ft^2/175.77 m^2
2nd Floor 1906.72ft^2/177.14 m^2
3rd Floor 1490.5ft^2/138.47 m^2
Total Above Grade 5289.21ft2/491.38 m^2
Basement 1892ft^2/175.77 m^2
Garage 55.50 m^2

WASTE AND RECYCLING

Capacity: 6 carts x 65 Gallon each = 390 Gallons
Proposed Waste storage distribution:
Black Cart (65G) 2
Blue Cart (65G) 2
Green Cart (65G) 2
Total Carts: 6
Carts to be manually rolled out to pick-up location on collection day by a private waste management company.

PARKING

Parking Garage 3
Bike Storage 3

UNIT AREAS

NAME	SQ.FT	SQ.M.
UNIT 1		
SECOND FLOOR	640.22	59.48
THIRD FLOOR	724.78	67.33
TOTAL AREA	1365.00	126.81
SUITE 1		
BASEMENT	640.22	59.48
MAIN FLOOR	640.22	59.48
TOTAL AREA	1280.44	118.96
UNIT 2		
SECOND FLOOR	626.27	58.18
MAIN FLOOR	611.56	56.81
TOTAL AREA	1237.83	114.99
SUITE 2		
BASEMENT	611.56	56.81
TOTAL AREA	611.56	56.81
UNIT 3		
SECOND FLOOR	640.22	59.48
THIRD FLOOR	765.72	71.14
TOTAL AREA	1405.94	130.62
SUITE 3		
BASEMENT	640.22	59.48
MAIN FLOOR	640.22	59.48
TOTAL AREA	1280.44	118.96

BUILDING AREA

ABOVE GRADE	5289.21	491.38
BELOW GRADE	1892.00	175.77

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

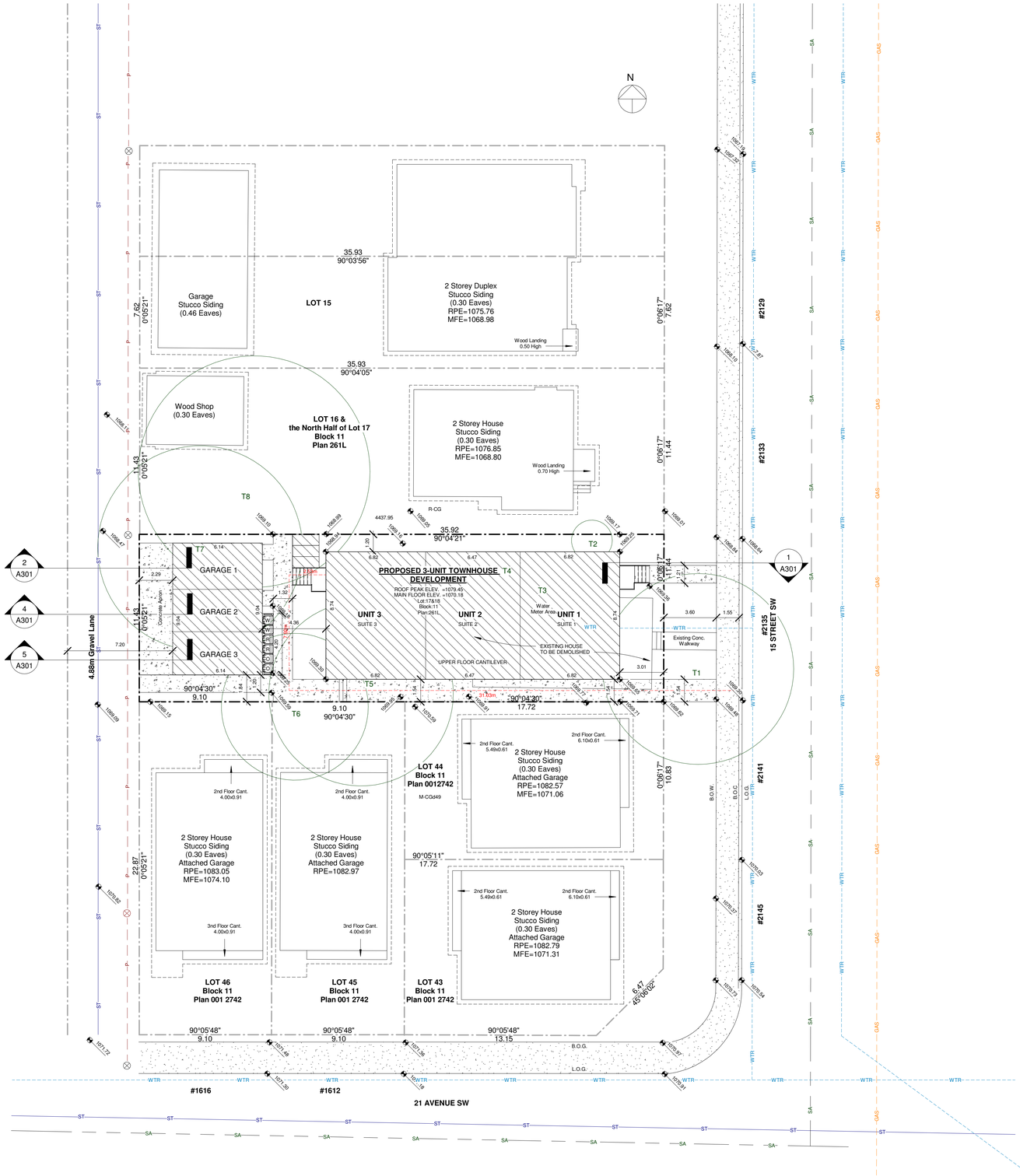
PROJECT
Proposed 3-Unit Townhouse Development
2135 15 St SW

CLIENT
Owner

PROGRESS	DP		
SCALE	As indicated		
DRAWN	JP	CHECKED	TB
FILE	20251010		
DATE	6/4/2026 4:21:01 PM		

Title Page

A001



1 Site Plan
1 : 150

MUNICIPAL ADDRESS
2135 15 St SW, Calgary, AB

LEGAL DESCRIPTION
Plan:261L;Block:11;Lot:17&18

LAND USE DESIGNATION
R-CG Residential - Grade-Oriented Infill

PARCEL SIZE
412.30 m^2/ 4437.95 ft^2

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PROGRESS		DP	
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DRAWN	Author	CHECKED	Checker
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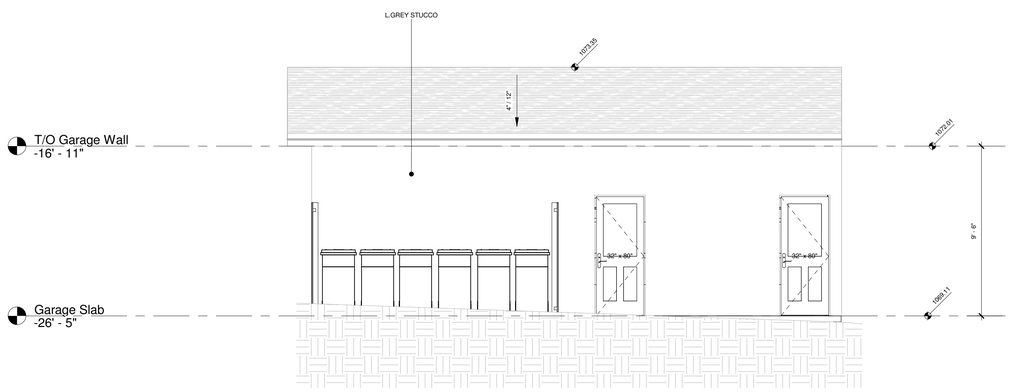
Site Plan

A002

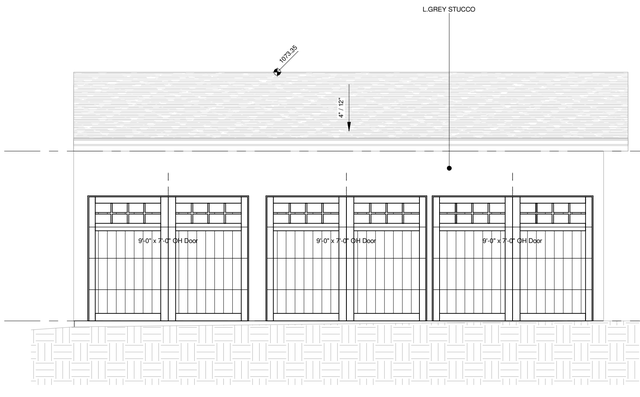


1 East Elevation
1/4" = 1'-0"

2 West Elevation
1/4" = 1'-0"



3 Garage East Elevation
1/4" = 1'-0"



4 Garage West Elevation
1/4" = 1'-0"

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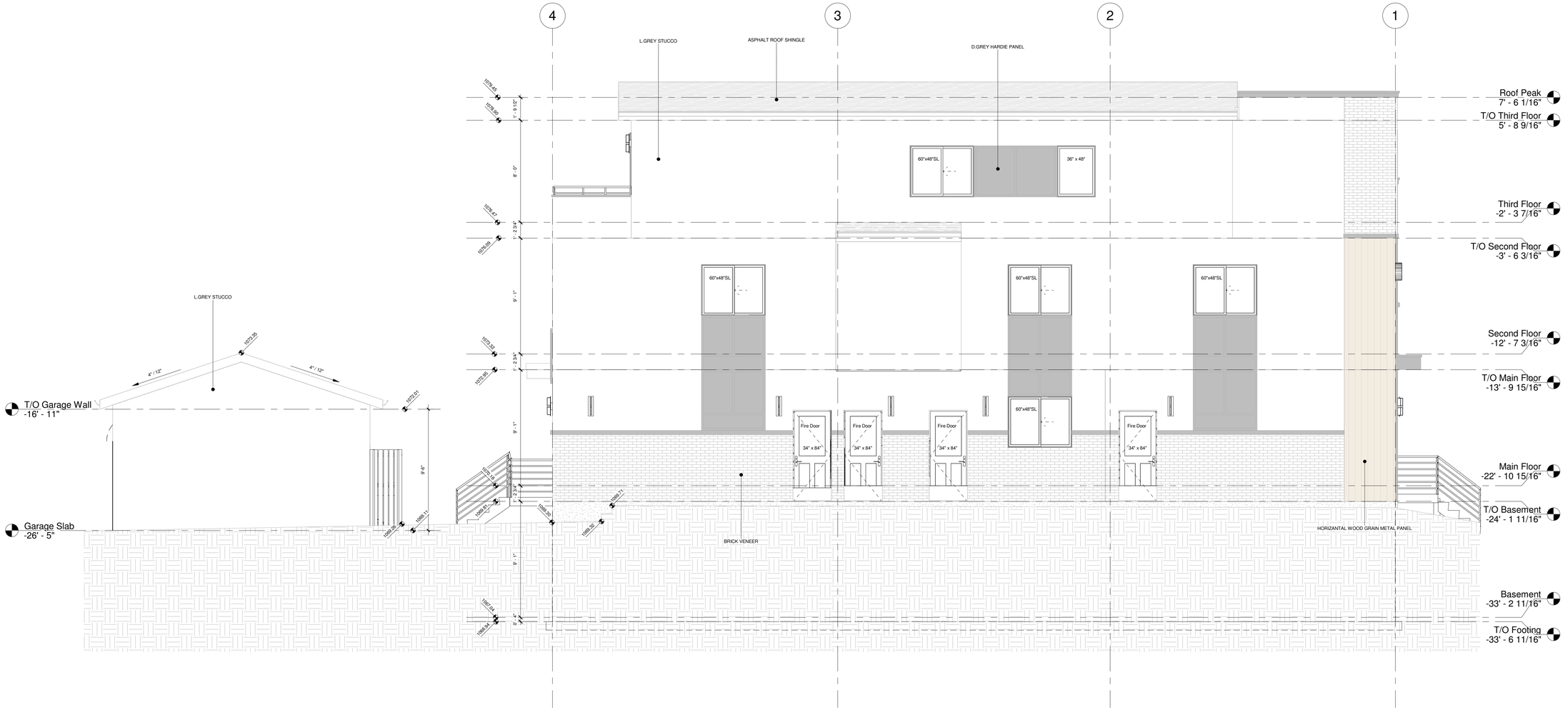
2135 15 St SW

CLIENT
Owner

PROGRESS	DP		
SCALE	1/4" = 1'-0"		
DRAWN	JP	CHECKED	TB
FILE	20251010		
DATE	6/4/2026 4:21:04 PM		

East & West Elevations

A201



1 South Elevation
1/4" = 1'-0"

NINES
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PROJECT

Proposed 3-Unit Townhouse Development

2135 15 St SW

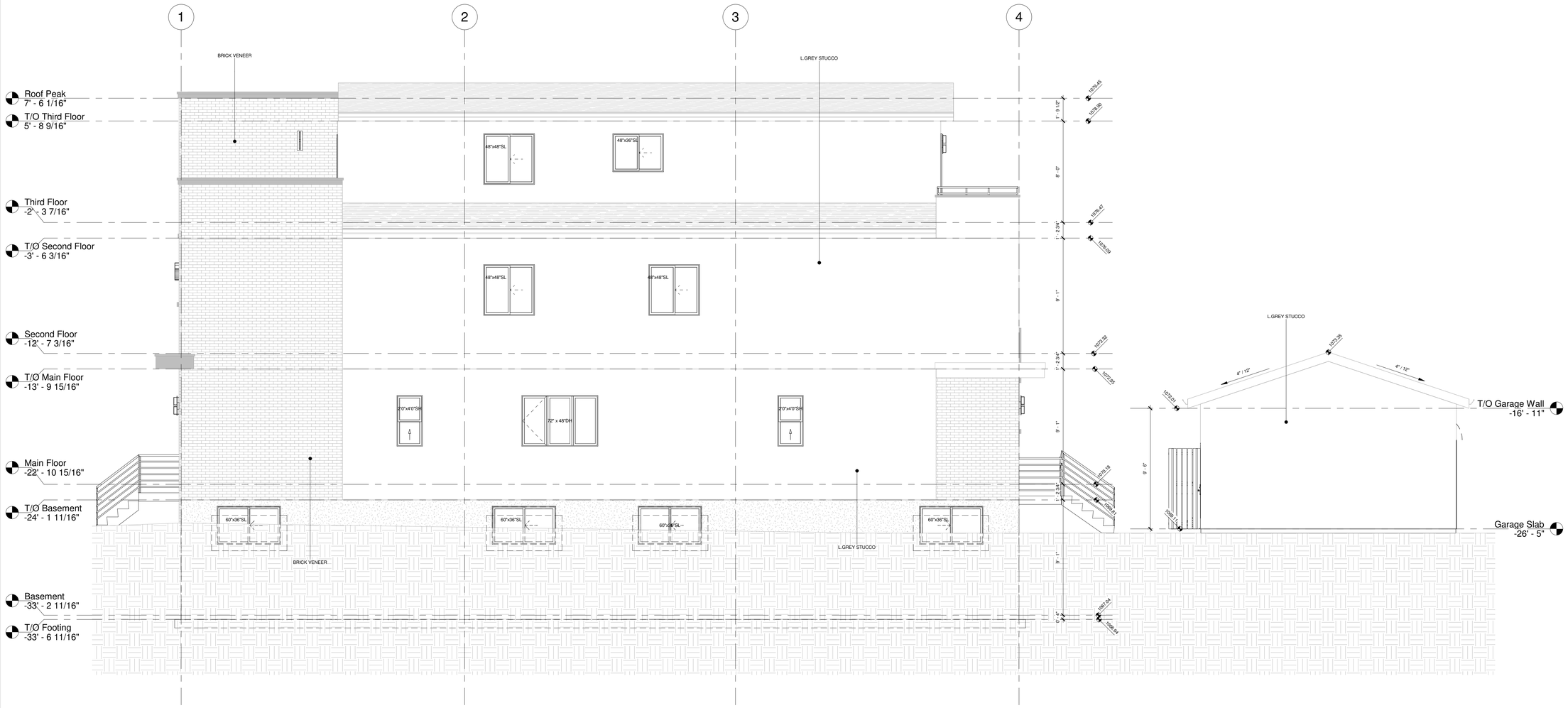
CLIENT

Owner

PROGRESS		DP	
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South Elevation

A202



1 North Elevation
1/4" = 1'-0"

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DESIGN & VISUALIZATION

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CLIENT
Owner

PROGRESS	DP		
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North Elevation

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