

MDU 2213

ISSUED FOR DEVELOPMENT PERMIT

DECEMBER 17, 2025

DRAWING LIST:

DP.000	TITLE SHEET
DP.001	URBAN DESIGN OBJECTIVES
DP.002	BLOCK PLAN
DP.003	SITE DETAILS
DP.100	SITE PLAN
L.100	LANDSCAPE PLAN
DP.200	BASEMENT FLOOR PLAN
DP.201	MAIN FLOOR PLAN
DP.202	SECOND FLOOR PLAN
DP.203	THIRD FLOOR PLAN
DP.204	FORTH FLOOR PLAN
DP.205	FIFTH FLOOR PLAN
DP.206	SIXTH FLOOR PLAN
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DP.300	BUILDING SECTION
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DP.400	BUILDING EAST ELEVATION
DP.401	BUILDING NORTH ELEVATION
DP.402	BUILDING WEST ELEVATION
DP.403	BUILDING SOUTH ELEVATION
DP.500	RENDERING
S.100	SURVEY



(ARTISTIC REPRESENTATION ONLY)

PROJECT INFORMATION:

PARCEL ADDRESS:

LEGAL:	L: 14-15, B: 13, P: 261L
MUNICIPAL:	2213+2215 14th STREET S.W., CALGARY, AB
COMMUNITY:	BANKVIEW
ZONING:	M-C2
PROPOSED:	MU-1 F3.5 H23

PROPOSED GROSS BUILDING AREA:

FLOOR	AREA
LOWER	170.27 SQ.M. / 1832.82 SQ.FT.
MAIN	171.59 SQ.M. / 1846.99 SQ.FT.
SECOND	281.15 SQ.M. / 3026.31 SQ.FT.
THIRD	272.83 SQ.M. / 2936.71 SQ.FT.
FORTH	280.65 SQ.M. / 3020.92 SQ.FT.
FIFTH	285.58 SQ.M. / 3073.95 SQ.FT.
SIXTH	285.85 SQ.M. / 3076.89 SQ.FT.
ROOF	235.00 SQ.M. / 2529.52 SQ.FT.

SUBTOTAL:	1989.92 SQ.M. / 21344.11 SQ.FT.
FLOOR ABOVE GROUND:	1812.65 SQ.M. / 19511.29 SQ.FT.

BUILDING HEIGHT:

MAXIMUM BUILDING HEIGHT 22.23 M.
(GRADE TO T/O ROOF SHEATHING 19.56 M.)

ABOVE GRADE:	6 STOREYS
BELOW GRADE:	1 STOREY

BYLAW REGULATIONS:

BUILDING SETBACKS:

	PERMITTED
FRONT (EAST, 14ST SW)	1.2m
SIDE (NORTH, M-C2)	1.2m
REAR (WEST, LANE)	1.2m
SIDE (SOUTH, M-C2)	0.6m

PARCEL COVERAGE:

PARCEL AREA:	467.42 SQ.M. / 5031.27 SQ.FT.
BUILDING FOOT PRINT:	171.59 SQ.M. / 1846.99 SQ.FT.
TOTAL PROPOSED:	36.71%.

FLOOR AREA RATIO:

MAXIMUM ALLOWED:	3.50
PROPOSED:	3.37

DENSITY:

MAXIMUM ALLOWED:	N/A
PROPOSED:	19 UNITS

PROPOSED DENSITY:	406 UNITS PER HECTARE
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PARKING REDUCTIONS:

RESIDENT PARKING STALLS REQUIRED=	0.75 STALLS PER UNIT
	-25% PARKING REDUCTION
	-0.25 PER EXTRA CLASS-1 STALL (10 STALLS)
TOTAL REQUIRED=	9 STALLS
TOTAL PROPOSED=	3 STALLS
VISITOR STALLS REQUIRED=	0.10 STALLS PER UNIT
	-25% PARKING REDUCTION
TOTAL REQUIRED=	2 STALLS
TOTAL PROPOSED=	2 STALLS

ADDITIONAL PARKING RELAXATIONS ARE SUPPORTED BY PARKING STUDY

BICYCLE PARKING:

MINIMUM REQUIRED:	19 UNITS x 0.5 = 9.5 STALLS REQUIRED
0.5 CLASS 1 BICYCLE STALLS / UNIT	10 STALLS REQUIRED
	30 STALLS PROVIDED
0.1 CLASS 2 BICYCLE STALLS / UNIT	19 UNITS x 0.1 = 1.9 STALLS REQUIRED
	2 STALLS REQUIRED
	10 STALLS PROVIDED

AMENITY SPACE:

PRIVATE:	
MINIMUM REQUIRED:	5.0 SQ.M PER UNIT
PROPOSED:	5.0 SQ.M PER UNIT

PUBLIC:
SIXTH FLOOR SHARED AMENITY:

INDOOR AMENITY SPACE	= 41.85 SQ.M / 450.45 SQ.FT
OUTDOOR AMENITY SPACE	= 37.78 SQ.M / 406.68 SQ.FT



FORMED ALLIANCE ARCHITECTURE STUDIO

URBAN DESIGN OBJECTIVES:

Vibrancy

The proposed mixed-use development provides at grade commercial space that will increase activity throughout the day. The compact form produces a pedestrian-oriented frontage rather than a vehicle dominated one. Because of the large right of way setback, the design strives to enhance the public realm through plantings and temporary furniture that will animate the public realm and create a sense of place for the residents and visitors.

Amenity

In addition to the public realm enhancements at grade, the building provides both indoor and outdoor private amenities on the sixth floor, including a multipurpose room with an accessible washroom and kitchen, as well as a beautifully designed outdoor terrace offering spectacular views of downtown north of 14 Ave SW.

Resilience

The project proposes a compact, mixed-use development that can adapt to future social and economic conditions. By significantly reducing on-site parking, supported by secure Class 1 bicycle parking within the building and Class 2 stalls at grade, the design with shifting mobility patterns among young professionals. The efficient, narrow-lot building form reduces energy demands and supports durable, flexible use over time, consistent with MU-1's adaptable mixed-use framework.



2	RENDER VIEW FROM BOWNESS RD. NW
DP.001	NTS

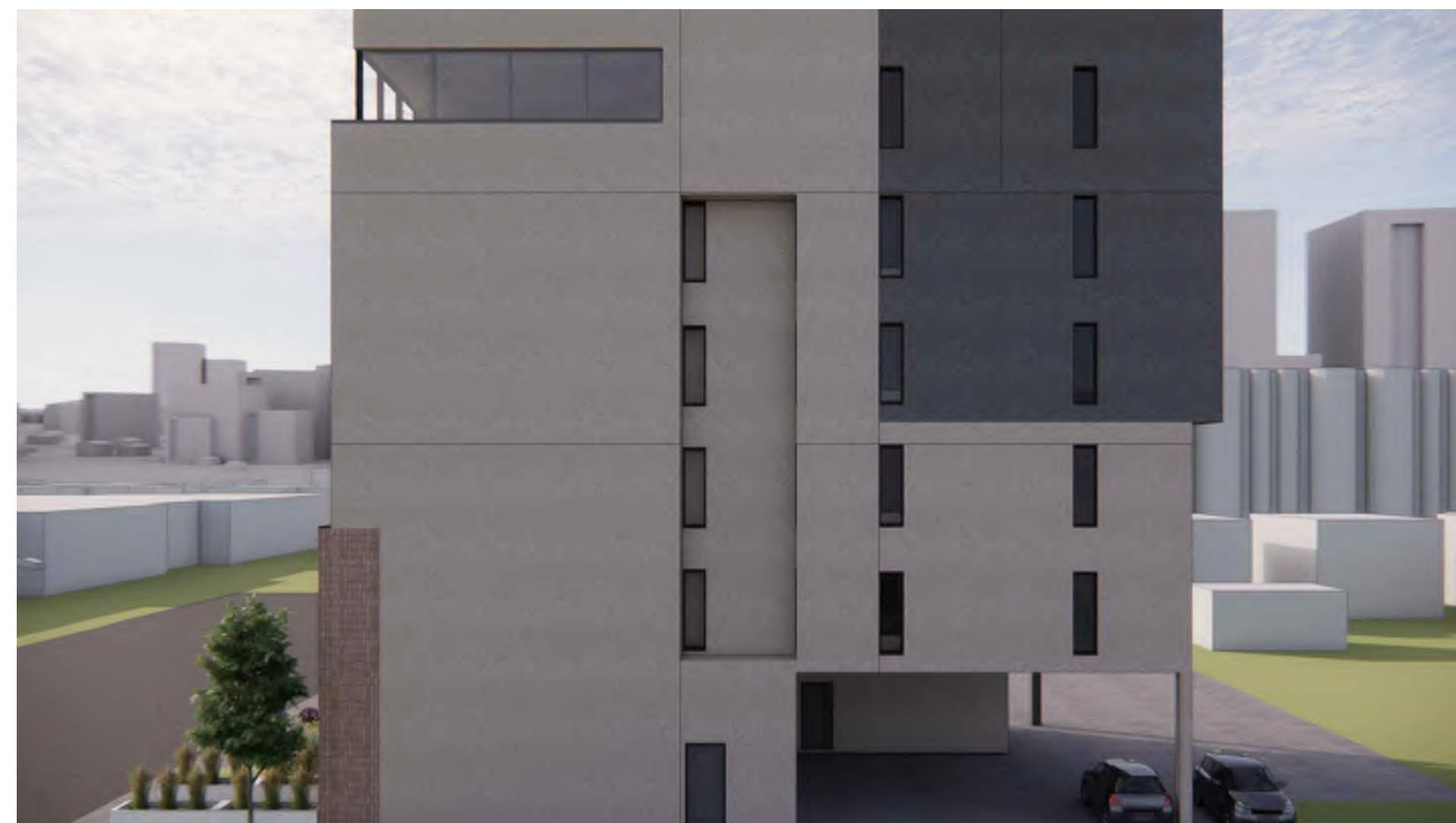


3	RENDER VIEW OF SOUTH ELEVATION
DP.001	NTS



1	RENDER VIEW OF BUILDING A+B
DP.001	NTS

PLEASE NOTE: RENDERS ARE ARTISTIC VISUALIZATIONS AND HAVE NOT BEEN UPDATED TO REFLECT DR CHANGES.



4	RENDER VIEW OF NORTH ELEVATION
DP.001	NTS

RELEASER

[illegible]

5.017 MDU_2213

213+2215 14 STREET S.W., CALGARY, AB

LEGAL ADDRESS
A: 14-15 B: 13 P: 261L

PROJECT NO.
25.017.MDU2213

RANK	CHECKED
MP	SMNL

DATE	SCALE
7 DEC 2025	AS NOTED

GENERAL NOTES & SPATIAL SEPARATION

RUNTIME ERROR

DP.001

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

1. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
2. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
3. REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
4. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
5. PROVIDE EXTERIOR LIGHTING AT ALL FRONT ENTRY AREAS. WALL MOUNTED.
6. HOUSING NUMBER MOUNTED ON EXTERIOR WALL. SITE CONFIRM HEIGHT W/ ARCHITECT PRIOR TO ROUGH-IN & INSTALL.

N.01	ACCESS TO RESIDENCE LOBBY
N.02	ACCESS TO COMMERCIAL
N.03	ACCESS TO RESIDENCE UNIT
N.04	ACCESS TO WASTE AND RECYCLING
N.05	VISITOR PARKING STALL
N.06	BARRIER-FREE PARKING STALL
N.07	PROPOSED AMENITY SPACE (AREA: 18.63SQ.M)
N.08	RESIDENCE ELEVATOR
N.09	RESIDENCE STAIRCASE
N.10	RESIDENCE LOBBY
N.11	PROPOSED MAIL BOX
N.12	PROPOSED FIRE HYDRANT
N.13	WASTE AND RECYCLING
N.15	PROPOSED CLASS-2 BICYCLE PARKING STALLS
N.16	PROPOSED TRANSFORMER LOCATION
N.17	OUTLINE OF BUILDING ABOVE
N.18	PROPOSED SIGN FOR THE LANDING STALL / VISITOR STALL
N.19	BOLLARDS
N.20	BOLLARDS

- | | |
|--|---------------------------------|
| | EXISTING GEODETTIC ELEVATION |
| | PROPOSED GEODETTIC ELEVATION |
| | PROPOSED ENTRY WAY LIGHTING |
| | PROPOSED PATHWAY LIGHTING |
| | PROPOSED MOTION SENSOR LIGHTING |
| | ELECTRICAL METER LOCATION |
| | GAS METER LOCATION |
| | WATER METER LOCATION |
| | PROPOSED ACCESSIBLE STALL |
| | PROPOSED LOADING/VISITOR STALL |

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	2025.12.17

25.017 MDU_2213

2213+2215 14 STREET S.W., CALGARY, AB

: 14-15 B: 13 P: 261L

PROJECT NO.
25.017.MDU2213

SMN	CHECKED
IP	SMNL

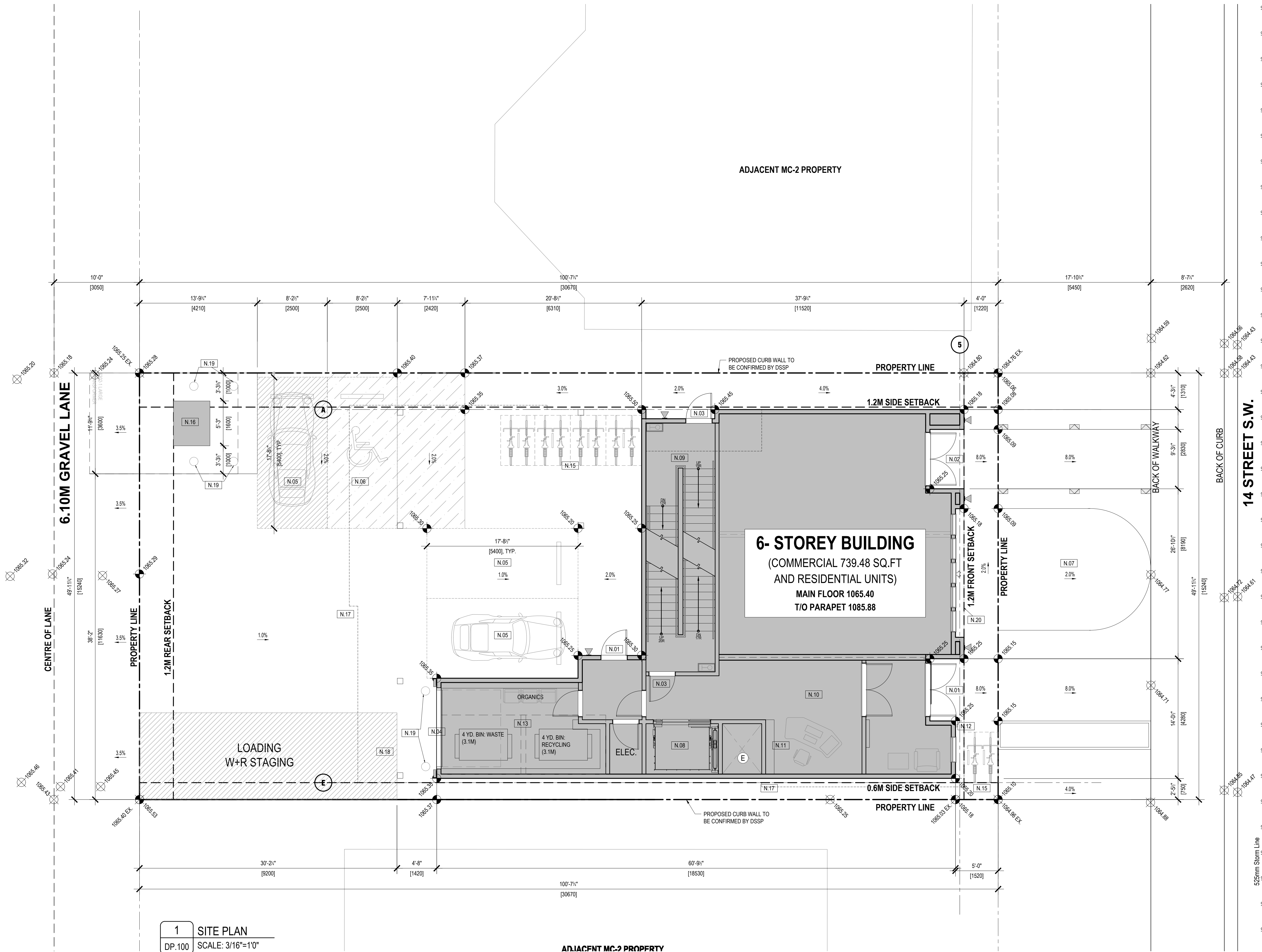
DATE	SCALE
7 DEC 2025	AS NOTED

SITE PLAN

RAJYOGI 72, 2015/50

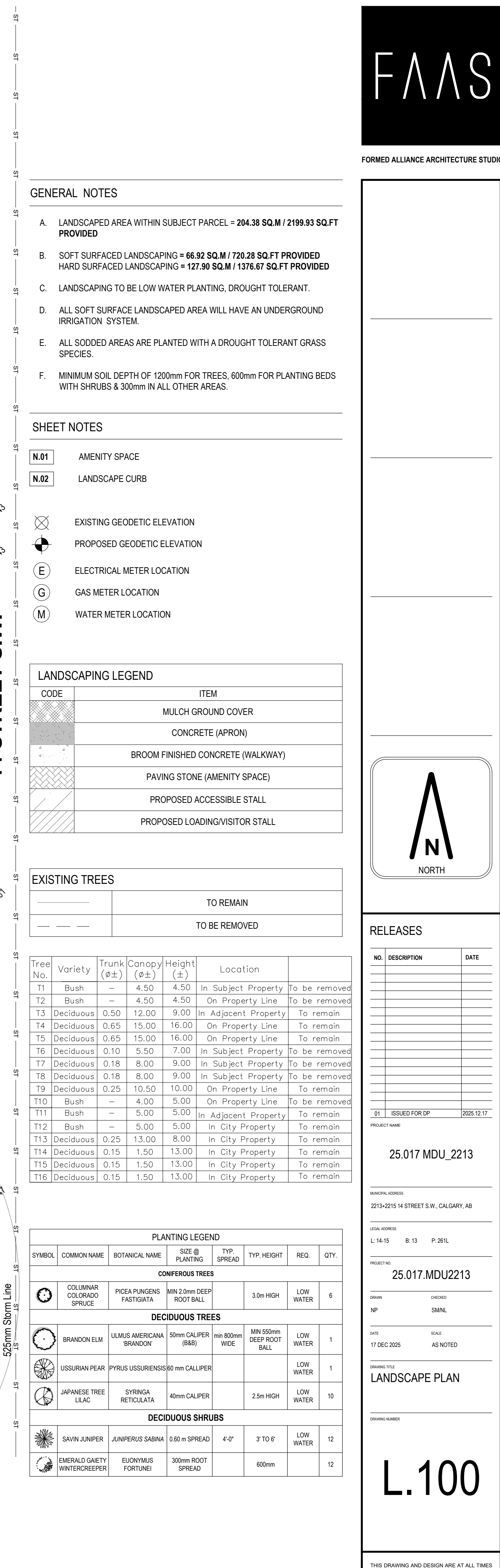
DP.100

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1	SITE PLAN
DP.100	SCALE: 3/16"=1'0"

ADJACENT MC-2 PROPERTY



1. REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.

N.01	GRADE AT PROPERTY LINE
N.02	GRADE AT BUILDING EDGE
N.03	CANTILEVER CANOPY
N.04	ELEVATOR SHAFT
N.05	PROPOSED FIRE DEPARTMENT LOCATION
N.06	PROPOSED PLANTER
N.07	PROPOSED CLASS 1 BICYCLE PARKING STALL
N.09	PROPOSED AUTO OPERATOR LOCATION

A - STUCCO

- | | |
|------|--|
| A1.1 | CEMENTITIOUS STUCCO / COLOUR = DARK GRAY |
| A2.1 | CEMENTITIOUS STUCCO / COLOUR = IVORY |

B - MASONRY

- B1.1** THIN BRICK / COLOUR = BEIGE

C - METAL

- | | |
|------|--|
| C1.1 | METAL PANEL / COLOUR = BLACK |
| C2.1 | METAL PANEL / COLOUR = MELCHER'S GREEN |
| C3.1 | ALUMINUM SOFFIT / COLOUR = BLACK |
| C4.1 | METAL FLASHING / COLOUR = BLACK |

D - TRIM

- D1.1** NON-COMBUSTIBLE ENGINEERED WOOD TRIM / COLOUR = BLACK

E - PARGING

- E1.1 PARGING / COLOUR = NATURAL GRAY

G - WINDOWS

- G1.1 WINDOW / COLOUR = BLACK

H - DOORS

- | | |
|------|---------------------------------------|
| H1.1 | METAL DOOR / COLOUR = BLACK |
| H2.1 | BALCONY SLIDING DOOR / COLOUR = BLACK |
| H3.1 | METAL GARAGE 9' DOOR / COLOUR = BLACK |

J - GUARDS & RAILINGS

- J1.1 ALUMINUM GUARDRAIL W/ PICKETS / COLOUR = BLACK

K - SIGNAGE

- K1.1** ADDRESS NUMBER / COLOUR = BLACK

L - LIGHTS

- | | |
|------|---------------------------------|
| L1.1 | WALL MOUNTED / COLOUR = BLACK |
| L2.1 | SOFFIT MOUNTED / COLOUR = BLACK |

M - METER SERVICE

- M1.1** SERVICE METER C/W PANEL BACKING FINISH AND TRIM SURROUND
COLOUR = TO MATCH ADJACENT FINISH

-  EXISTING GEODETIC ELEVATION
 PROPOSED GEODETIC ELEVATION

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	2025.12.17

25.017 MDU_2213

MUNICIPAL_ADDRESS
2213+2215 14 STREET S.W., CALGARY, AB

LEGAL ADDRESS
A: 14-15 B: 13 P: 2610

PROJECT NO.
25.017.MDU2213

MAN	CHECKED
IP	SMNL

DATE	SCALE
7 DEC 2025	AS NOTED

**BUILDING EAST
ELEVATION**

RAJIVG) 78,85(5)

DP.400

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1. REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.

N.01	GRADE AT PROPERTY LINE
N.02	GRADE AT BUILDING EDGE
N.03	CANTILEVER CANOPY
N.04	ELEVATOR SHAFT
N.05	PROPOSED FIRE DEPARTMENT LOCATION
N.06	PROPOSED PLANTER
N.07	PROPOSED CLASS 1 BICYCLE PARKING STALL
N.09	PROPOSED AUTO OPERATOR LOCATION

A - STUCCO

- | | |
|------|--|
| A1.1 | CEMENTITIOUS STUCCO / COLOUR = DARK GRAY |
| A2.1 | CEMENTITIOUS STUCCO / COLOUR = IVORY |

B - MASONRY

- B1.1** THIN BRICK / COLOUR = BEIGE

C - METAL

- | | |
|------|--|
| C1.1 | METAL PANEL / COLOUR = BLACK |
| C2.1 | METAL PANEL / COLOUR = MELCHER'S GREEN |
| C3.1 | ALUMINUM SOFFIT / COLOUR = BLACK |
| C4.1 | METAL FLASHING / COLOUR = BLACK |

D - TRIM

- D1.1** NON-COMBUSTIBLE ENGINEERED WOOD TRIM / COLOUR = BLACK

E - PARGING

- E1.1 PARGING / COLOUR = NATURAL GRAY

G - WINDOWS

- G1.1 WINDOW / COLOUR = BLACK

H - DOORS

- | | |
|------|---------------------------------------|
| H1.1 | METAL DOOR / COLOUR = BLACK |
| H2.1 | BALCONY SLIDING DOOR / COLOUR = BLACK |
| H3.1 | METAL GARAGE 9' DOOR / COLOUR = BLACK |

J - GUARDS & RAILINGS

- J1.1 ALUMINUM GUARDRAIL W/ PICKETS / COLOUR = BLACK

K - SIGNAGE

- K1.1 ADDRESS NUMBER / COLOUR = BLACK

L - LIGHTS

- | | |
|------|---------------------------------|
| L1.1 | WALL MOUNTED / COLOUR = BLACK |
| L2.1 | SOFFIT MOUNTED / COLOUR = BLACK |

M - METER SERVICE

- M1.1** SERVICE METER C/W PANEL BACKING FINISH AND TRIM SURROUND
COLOUR = TO MATCH ADJACENT FINISH

- 
 EXISTING GEODETIC ELEVATION

 PROPOSED GEODETIC ELEVATION

[illegible]

25.017 MDU_2213

213+2215 14 STREET S.W., CALGARY, AB

LEGAL ADDRESS
L: 14-15 B: 13 P: 261L

PROJECT NO.
25.017.MDU2213

NAME	CHECKED
IP	SMNL

DATE	SCALE
7 DEC 2025	AS NOTED

BUILDING NORTH ELEVATION

RAJIVG) 78,85(5)

DP.401

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1	BUILDING NORTH ELEVATION
DP.401	SCALE: 3/16" = 1'-0"

1. REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.

N.01	GRADE AT PROPERTY LINE
N.02	GRADE AT BUILDING EDGE
N.03	CANTILEVER CANOPY
N.04	ELEVATOR SHAFT
N.05	PROPOSED FIRE DEPARTMENT LOCATION
N.06	PROPOSED PLANTER
N.07	PROPOSED CLASS 1 BICYCLE PARKING STALL
N.09	PROPOSED AUTO OPERATOR LOCATION

A - STUCCO

- | | |
|------|--|
| A1.1 | CEMENTITIOUS STUCCO / COLOUR = DARK GRAY |
| A2.1 | CEMENTITIOUS STUCCO / COLOUR = IVORY |

B - MASONRY

- B1.1** THIN BRICK / COLOUR = BEIGE

C - METAL

- | | |
|------|--|
| C1.1 | METAL PANEL / COLOUR = BLACK |
| C2.1 | METAL PANEL / COLOUR = MELCHER'S GREEN |
| C3.1 | ALUMINUM SOFFIT / COLOUR = BLACK |
| C4.1 | METAL FLASHING / COLOUR = BLACK |

D - TRIM

- D1.1** NON-COMBUSTIBLE ENGINEERED WOOD TRIM / COLOUR = BLACK

E - PARGING

- E1.1 PARGING / COLOUR = NATURAL GRAY

G - WINDOWS

- G1.1 WINDOW / COLOUR = BLACK

H - DOORS

- | | |
|------|---------------------------------------|
| H1.1 | METAL DOOR / COLOUR = BLACK |
| H2.1 | BALCONY SLIDING DOOR / COLOUR = BLACK |
| H3.1 | METAL GARAGE 9' DOOR / COLOUR = BLACK |

J - GUARDS & RAILINGS

- J1.1 ALUMINUM GUARDRAIL W/ PICKETS / COLOUR = BLACK

K - SIGNAGE

- K1.1 ADDRESS NUMBER / COLOUR = BLACK

L - LIGHTS

- | | |
|------|---------------------------------|
| L1.1 | WALL MOUNTED / COLOUR = BLACK |
| L2.1 | SOFFIT MOUNTED / COLOUR = BLACK |

M - METER SERVICE

- M1.1** SERVICE METER C/W PANEL BACKING FINISH AND TRIM SURROUND
COLOUR = TO MATCH ADJACENT FINISH

- EXISTING GEODETIC ELEVATION
PROPOSED GEODETIC ELEVATION

1	BUILDING WEST ELEVATION
DP.402	SCALE: 3/16" = 1'-0"

1. REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
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N.03	CANTILEVER CANOPY
N.04	ELEVATOR SHAFT
N.05	PROPOSED FIRE DEPARTMENT LOCATION
N.06	PROPOSED PLANTER
N.07	PROPOSED CLASS 1 BICYCLE PARKING STALL
N.09	PROPOSED AUTO OPERATOR LOCATION

A - STUCCO

- | | |
|--------------------|---|
| A1.1 | CEMENTITIOUS STUCCO / COLOUR = DARK GRAY |
| A2.1 | CEMENTITIOUS STUCCO / COLOUR = IVORY |
| B - MASONRY | |
| B1.1 | THIN BRICK / COLOUR = BEIGE |
| C - METAL | |
| C1.1 | METAL PANEL / COLOUR = BLACK |
| C2.1 | METAL PANEL / COLOUR = MELCHER'S GREEN |
| C3.1 | ALUMINUM SOFFIT / COLOUR = BLACK |
| C4.1 | METAL FLASHING / COLOUR = BLACK |
| D - TRIM | |
| D1.1 | NON-COMBUSTIBLE ENGINEERED WOOD TRIM / COLOUR = BLACK |
| E - PARTING | |
| E1.1 | PARGING / COLOUR = NATURAL GRAY |

G - WINDOWS

- G1.1 WINDOW / COLOUR = BLACK

H - DOORS

- | | |
|------|---------------------------------------|
| H1.1 | METAL DOOR / COLOUR = BLACK |
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| H3.1 | METAL GARAGE 9' DOOR / COLOUR = BLACK |

J - GUARDS & RAILINGS

- J1.1 ALUMINUM GUARDRAIL W/ PICKETS / COLOUR = BLACK

K - SIGNAGE

- K1.1 ADDRESS NUMBER / COLOUR = BLACK

L - LIGHTS

- | | |
|------|---------------------------------|
| L1.1 | WALL MOUNTED / COLOUR = BLACK |
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- M1.1 SERVICE METER C/W PANEL BACKING FINISH AND TRIM SURROUND
COLOUR = TO MATCH ADJACENT FINISH

- 
 EXISTING GEODETIC ELEVATION

 PROPOSED GEODETIC ELEVATION

[illegible]

25.017 MDU_2213

MUNICIPAL_ADDRESS
2213+2215 14 STREET S.W., CALGARY, AB

LEGAL ADDRESS
14-15 B: 13 P: 261L

PROJECT NO.
25.017.MDU2213

RMN	CHECKED
IP	SMNL

DATE	SCALE
7 DEC 2025	AS NOTED

DRAWING TITLE
BUILDING SOUTH
ELEVATION

RAJIV) 72,88(50)

DP.403

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RELEASES

[illegible]

01	ISSUED FOR DP	2025.12.17
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PROJECT NAME

25.017 MDU_2213

Principal Address

113-2215 14 STREET S.W., CALGARY, AB

LEGAL ADDRESS

14-15 B: 13 P: 261L

SUBJECT NO. _____

25.017.MDU2213

2000

2

ended

MNL

16

DEC 2025

ALE

AS NOTED

RENDERING

ARTICLE NUMBER

DP.500

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