3216 Centre St NW MIXED-USE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT

AMENDED DRAWINGS
DP No: DP2026-01811
Date Received: NOV 16 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

NINES
DESIGN & VISUALIZATION



MUNICIPAL ADDRESS

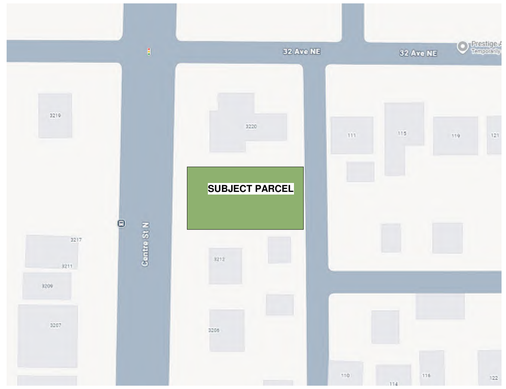
3216 Centre St NE, Calgary, AB.

LEGAL DESCRIPTION

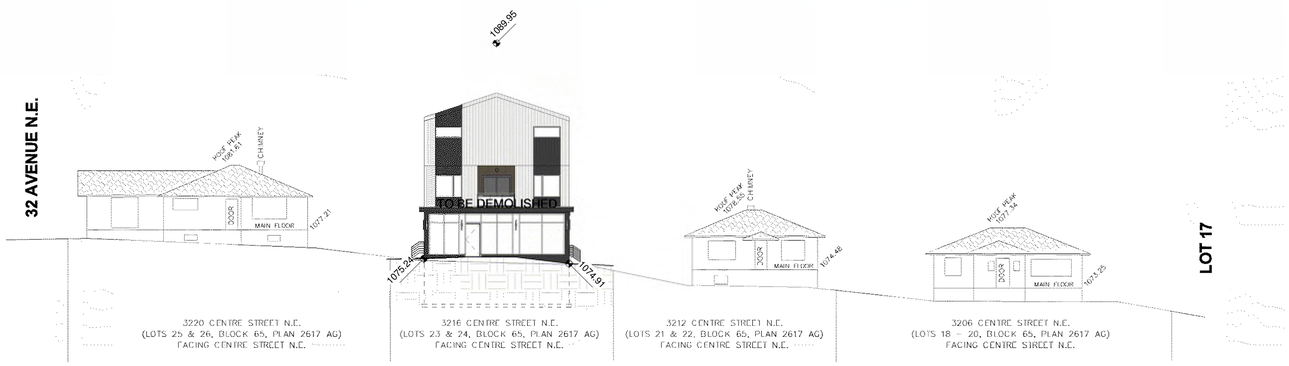
LOT 23&24, BLOCK 65, PLAN 2617 AG

LAND USE DESIGNATION

MU-1f4.0h23 Mixed Use - General



AREAL VIEW



1 West Streetscape
1/16" = 1'-0"

WEST STREETSCAPE

DATE	No.	REVISION	BY

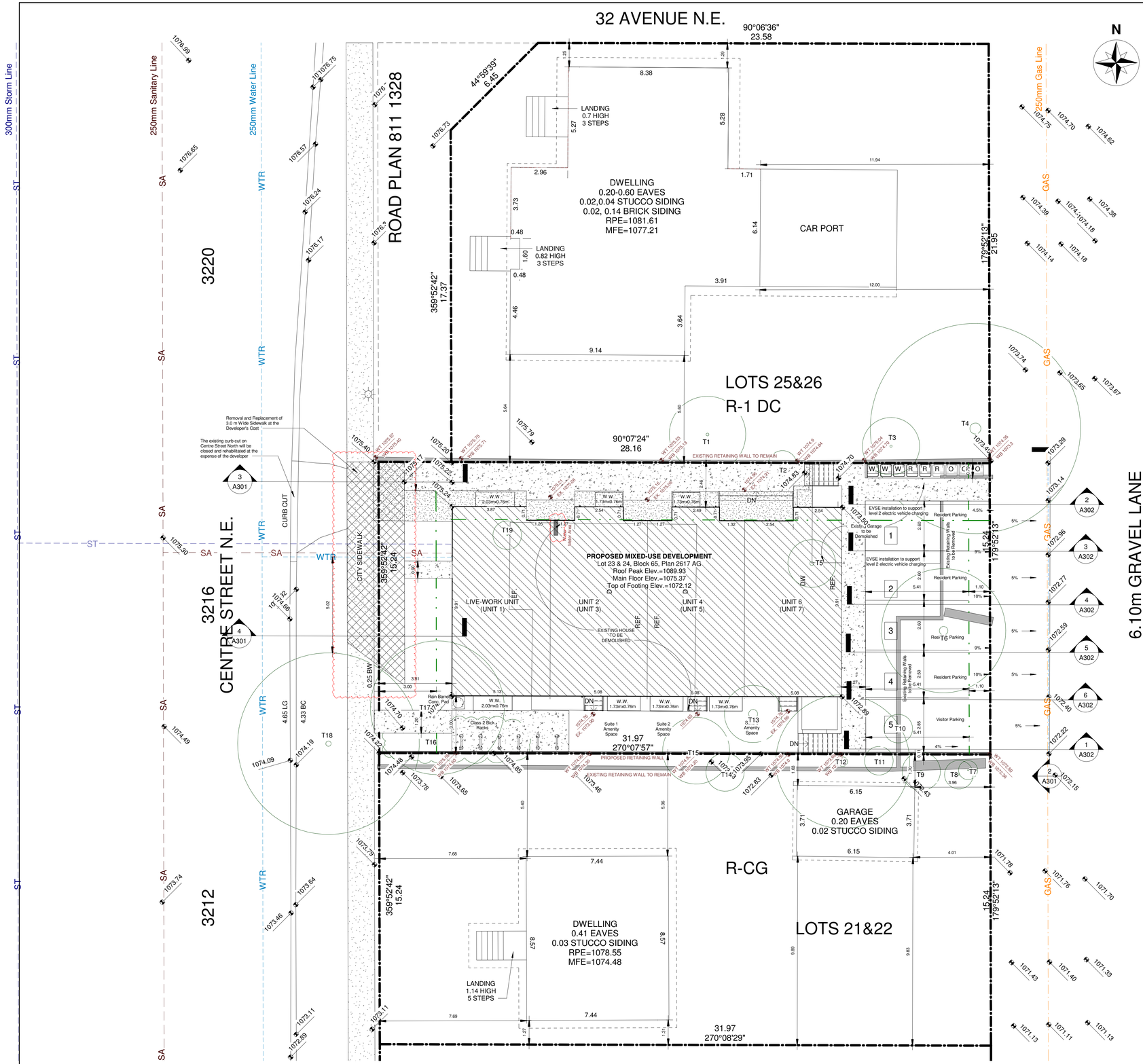
PROJECT
Proposed Mixed Use Development
3216 Centre St NE, Calgary, AB

CLIENT
Owner

PROGRESS	PE		
SCALE	As indicated		
DRAWN	TB	CHECKED	LM
FILE	20241001		
DATE	11/14/2026 2:54:29 PM		

Tital Page

A001



1 Site/Block Plan
1 : 100

MUNICIPAL ADDRESS
3216 Centre St N.E., Calgary, AB

LEGAL DESCRIPTION
LOT 23&24, BLOCK 65, PLAN NUMBER 2617 AG

CURRENT LAND USE DESIGNATION
MU-1f4.0h23 Mixed Use - General

ARCEL AREA :
5249.34 sqf.(487.68 m^2)

FLOOR AREA RATIO :
5444.09 sqf.(505.77 m^2) / 5249.34 sqf.(487.68 m^2) = **1.04**

BUILDING HEIGHT:
15.02m (West)

VEHICLE PARKING:
5 Gravel Parking Stalls Provided
(4 Residential Parking & 1 Visitor Parking)

CLASS 2 BICYCLE PARKING :
U-Rack Parking System with 12 Stalls Provided.

WASTE & RECYCLING:
Nine 65-Gallon Bins Provided

BUILDING UNIT AREA

NAME	SQ.FT	SQ.M.
UNIT 1		
THIRD FLOOR	547.08	50.82
SECOND FLOOR	491.70	45.68
TOTAL AREA	1038.78	96.50
LIVE WORK UNIT		
MAIN FLOOR	537.43	49.93
BASEMENT	547.08	50.82
TOTAL AREA	1084.51	100.75
UNIT 3		
FORTH FLOOR	266.65	24.77
THIRD FLOOR	541.67	50.32
SECOND FLOOR	491.91	45.70
TOTAL AREA	1300.23	120.79
UNIT 2		
MAIN FLOOR	522.22	48.52
BASEMENT	541.67	50.32
TOTAL AREA	1063.89	98.84
UNIT 5		
FOURTH FLOOR	266.65	24.77
THIRD FLOOR	541.67	50.32
SECOND FLOOR	541.67	50.32
TOTAL AREA	1349.99	125.42
UNIT 4		
MAIN FLOOR	521.83	48.48
BASEMENT	541.67	50.32
TOTAL AREA	1063.50	98.80
UNIT 7		
THIRD FLOOR	541.67	50.32
SECOND FLOOR	486.28	45.17
TOTAL AREA	1027.95	95.50
UNIT 6		
MAIN FLOOR	522.22	48.51
BASEMENT	541.67	50.32
TOTAL AREA	1063.89	98.84

BUILDING AREA

ABOVE GRADE	6248.93	580.54
BELOW GRADE	2172.09	201.79

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY
Nov 14, 2026	2	DR2	
August 3	1	DR1	

PROJECT
Proposed Mixed Use Development
3216 Centre St NE, Calgary, AB

CLIENT
Owner

PROGRESS	PE		
SCALE	As indicated		
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DATE	11/14/2026 2:54:30 PM		

Site Plan

A002



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

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

PROJECT
Proposed Mixed Use Development

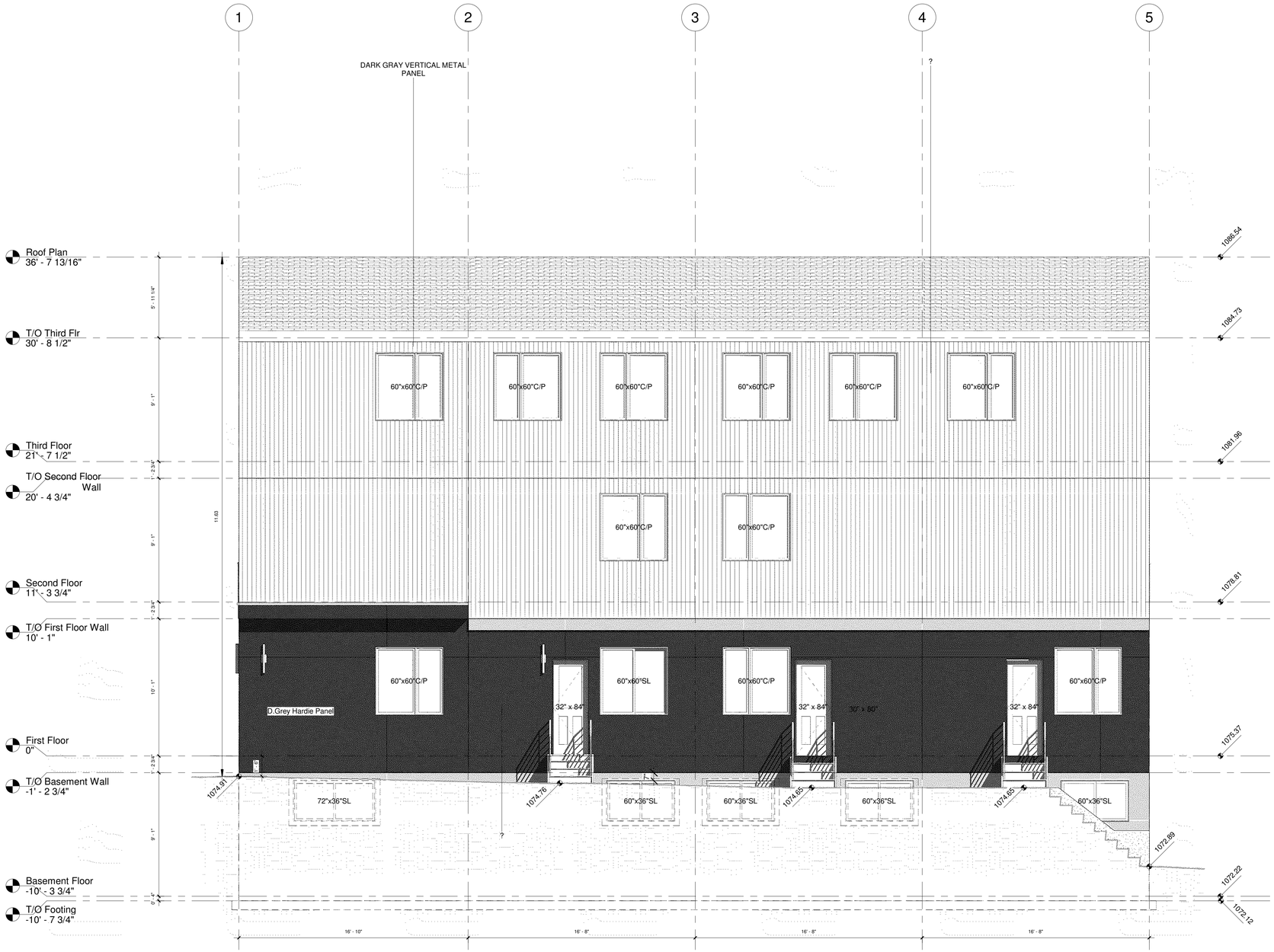
3216 Centre St NE, Calgary, AB

CLIENT
Owner

PROGRESS	PE		
SCALE	1/4" = 1'-0"		
DRAWN	TB	CHECKED	LM
FILE	20241001		
DATE	11/14/2026 2:54:38 PM		

North Elevation

A201



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

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

PROJECT
Proposed Mixed Use Development

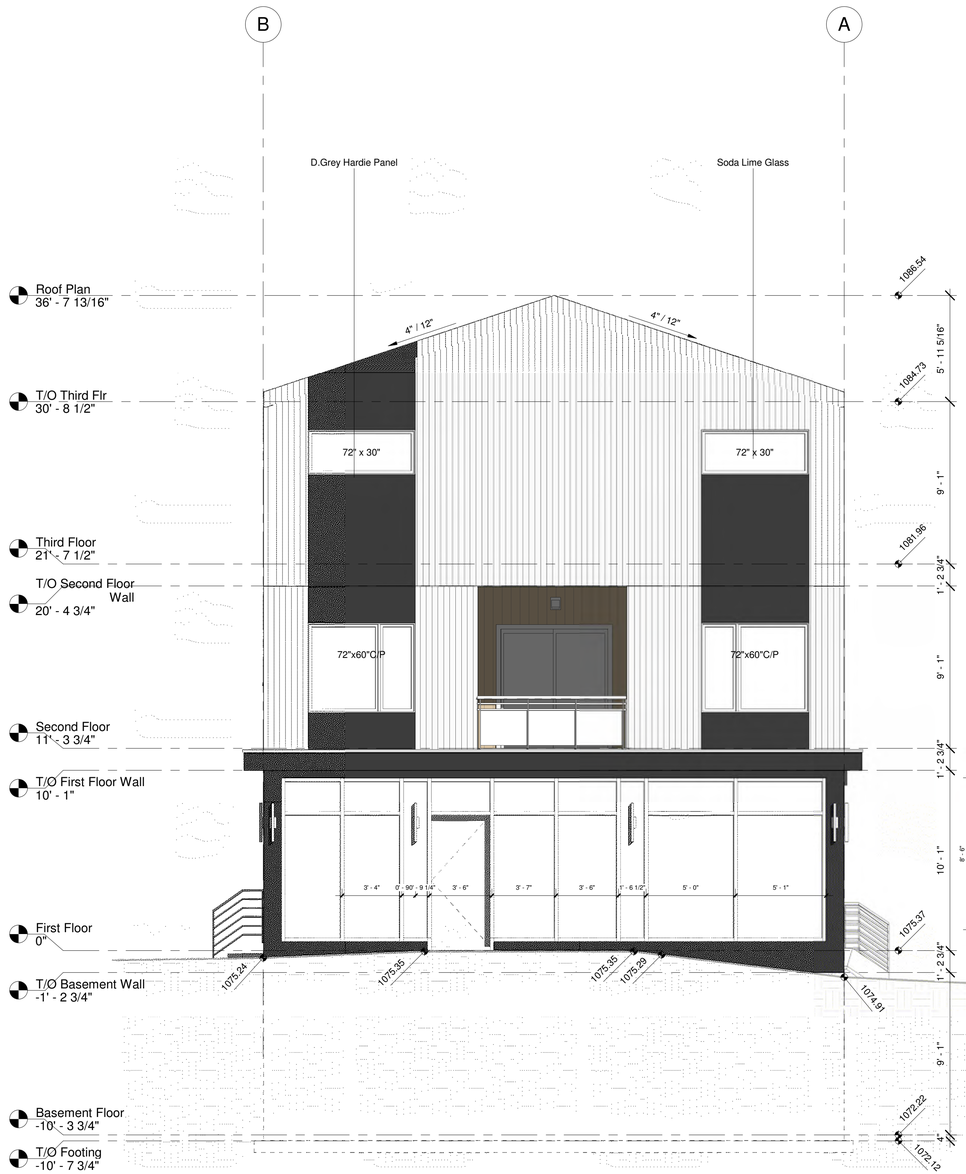
3216 Centre St NE, Calgary, AB

CLIENT
Owner

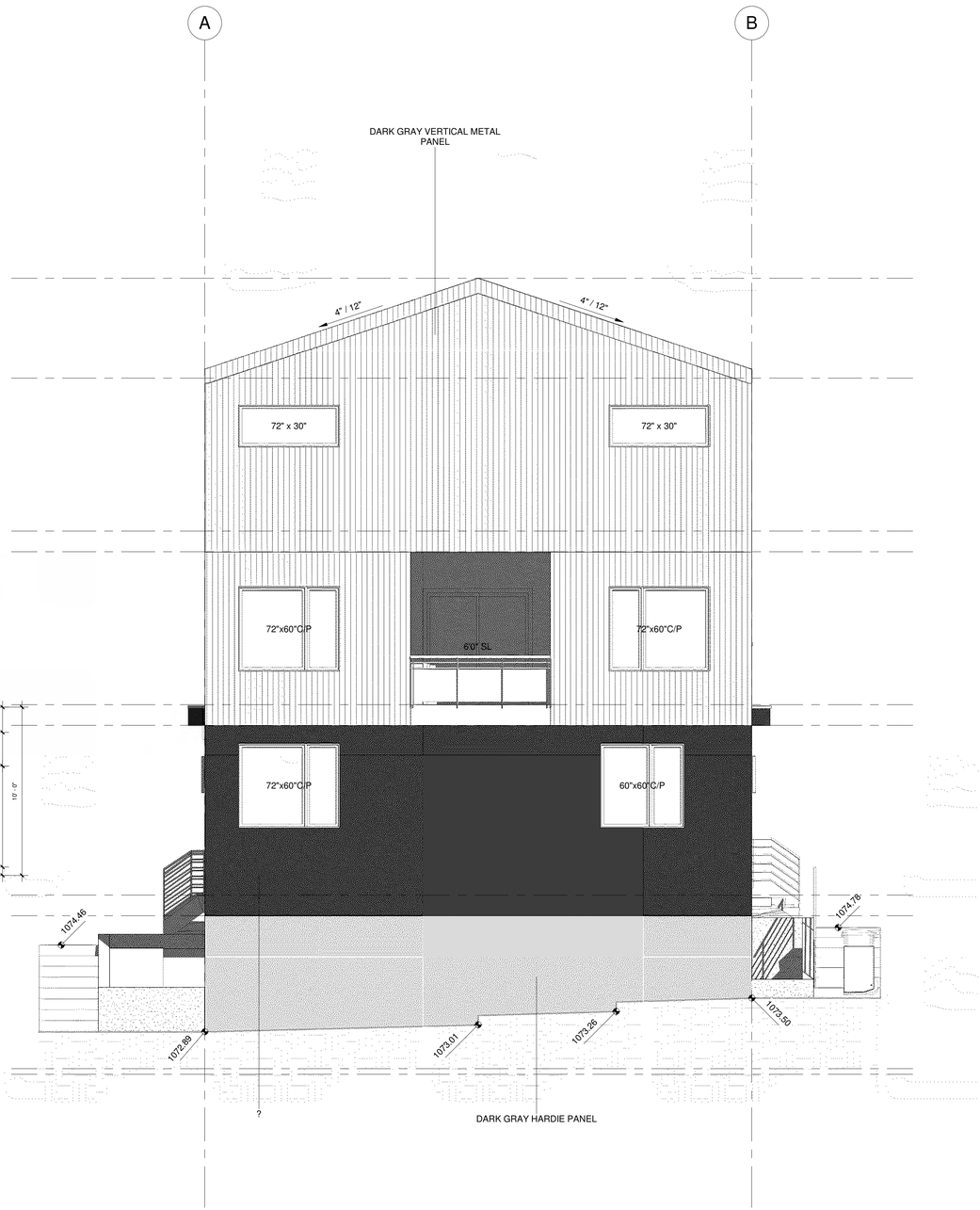
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DATE	11/14/2026 2:54:41 PM		

South Elevation

A202



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



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

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

PROJECT
Proposed Mixed Use Development

3216 Centre St NE, Calgary, AB

CLIENT
Owner

PROGRESS		PE	
SCALE		1/4" = 1'-0"	
DRAWN	Author	CHECKED	Checker
FILE		20241001	
DATE		11/14/2026 2:54:45 PM	

West & East Elevations

A203