2215 16A ST SW

4 UNIT DEVELOPMENT
W/ 4 SECONDARY SUITES
& COURTYARD

THE NORTH 52 FEET OF THE SOUTH 120 FEET OF
LOT 6, BLOCK F, PLAN 260 L

BANKVIEW, SW CALGARY, LOT ZONING: M-CG

CONTENTS	
A1	COVER PAGE
A2	SITE PLAN & BUILDING STATS
A3	LANDSCAPE PLAN
A4	BUILDING 1 - BASEMENT & MAIN FLOOR PLANS
A5	BUILDING 1 - SECOND & THIRD FLOOR PLANS
A6	BUILDING 2 - BASEMENT & MAIN FLOOR PLANS
A7	BUILDING 2 - SECOND & THIRD FLOOR PLANS
A8	BUILDING 1 & 2 - FRONT & BACK ELEVATIONS
A9	SIDE ELEVATIONS
A10	BUILDING & SITE SECTIONS
A11	LAND SURVEY







VM DESIGNS

587-377-7279

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ISSUED SETS	m/d/y
Redraw Draft 1.0	07.02.26
Redraw Draft 1.1	07.09.26
DP Set	07.16.26

STREET ADDRESS

2215 16A ST SW

LEGAL ADDRESS

THE NORTH 52 FEET OF THE SOUTH 120 FEET OF LOT 6, BLOCK F, PLAN 260 L

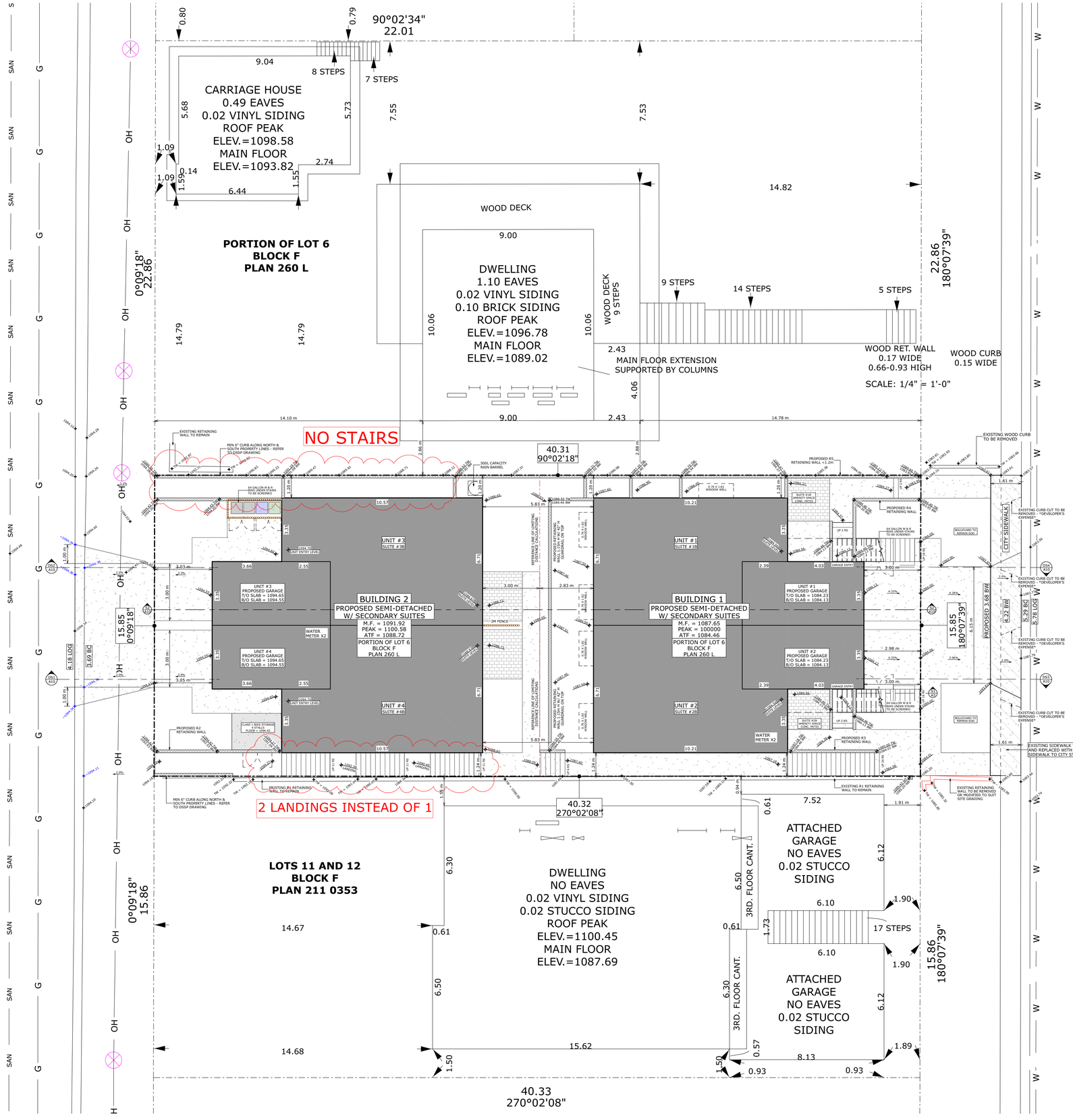
PROJECT

BANKVIEW
MULTI FAMILY

DRAWING

COVER PAGE

ZONING	PROJECT TAG
M-CG	26-14-TPD-03
DRAWN BY: VM	SHEET: A1 / 11
SCALE: AS NOTED	



PROJECT INFORMATION

Municipal Address:
2215 16a St S.W. Calgary, AB

Legal Address:
Portion of Lot 6, Block F, Plan 260 L

Land Use Designation:
M-CGd72 Multi-Residential - Contextual Ground Oriented

Site Area:
6876.24 sqf. (638.82 m2) = 0.064 ha

Proposed Development:
4-Unit Development w/ 4 secondary suites & courtyard

Building Footprint:
3729.91 sqf. (346.52 m2)

Parcel Coverage:
54.24%

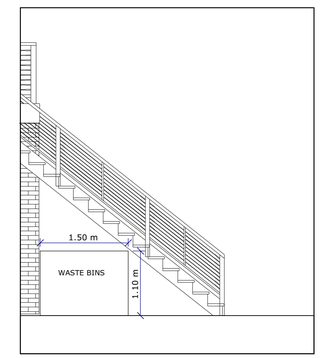
Above Grade Area:
8778.83 sqf.(815.58m2)

F.A.R.:
1.27

NOTE:
1. BOTH BUILDINGS WILL BE GRID-CONNECTED SOLAR PHOTOVOLTAIC SYSTEMS AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC PANELS FOR ELECTRICITY GENERATION.
2. ROOFING MATERIALS WILL MEET OR EXCEED THE IMPACT RESISTANCE OF A CLASS 4 RATED ROOFING SYSTEM WITH IMPACT RATING FOR UL2218 OR FM4473.

SITE/BLOCK LEGEND

PROPOSED STRUCTURE	OVERHEAD ELECTRICAL LINE
PROPOSED GARAGE	CITY SANITATION LINE
PROPOSED AMENITY SPACE	CITY WATER LINE
PROPOSED RETAINING WALL	CITY STORM LINE
CONCRETE	CITY GAS LINE
CRUSHED LIMESTONE	PROPERTY LINE
MULCH	SITE SECTION
SOD	PROPOSED GRADE
EXISTING TREE TO REMAIN	EXISTING GRADE
	EXTRAPOLATED GRADE
	PROPOSED SLOPE
	EXISTING SLOPE
	POWER POLE
	EXISTING TREE TO BE REMOVED



S1 SITE SECTION
SCALE: 1/4" = 1'-0"

SITE PLAN
SCALE: 1 = 100

VM DESIGNS
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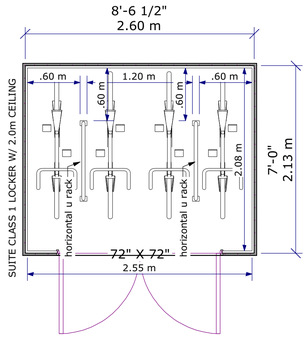
STREET ADDRESS
2215 16A ST SW

LEGAL ADDRESS
THE NORTH 52 FEET OF THE SOUTH 120 FEET OF LOT 6, BLOCK F, PLAN 260 L

PROJECT
BANKVIEW
MULTI FAMILY

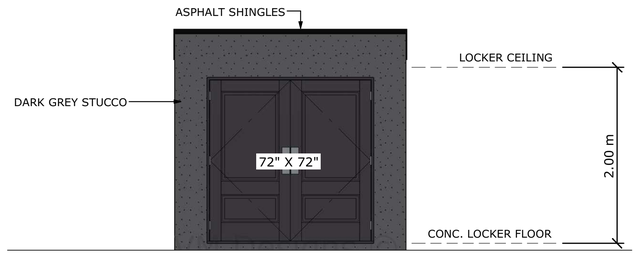
DRAWING
SITE PLAN

ZONING M-CG	PROJECT TAG 26-14-TPD-03
DRAWN BY VM	SHEET A2 / 11
SCALE AS NOTED	



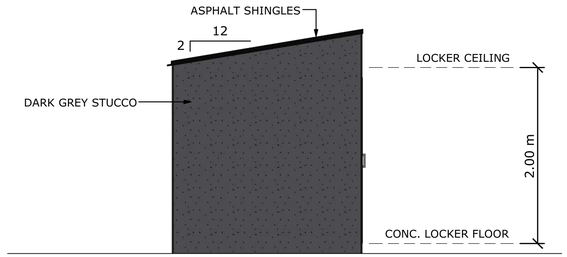
BIKE STORAGE

SCALE: 3/8" = 1'-0"



BIKE STORAGE FRONT ELEVATION

SCALE: 3/8" = 1'-0"



BIKE STORAGE SIDE ELEVATION

SCALE: 3/8" = 1'-0"

EXISTING TREES

NO.	VARIETY	CALLIPER(±)	CANOPY(±)	HEIGHT(±)	LOCATION	DISPOSITION
T1	Deciduous Tree	0.10	1.50	2.20	In Subject Property	To be Removed
T2	Deciduous Tree	0.05	1.50	2.00	In Subject Property	To be Removed
T3	Bush	---	1.00	1.20	In Subject Property	To be Removed
T4	Deciduous Tree	0.20	7.50	8.50	In Subject Property	To be Removed
T5	Deciduous Tree	0.15	4.50	6.00	In Subject Property	To be Removed
T6	Deciduous Tree	0.10	1.00	2.50	In Subject Property	To be Removed
T7	Deciduous Tree	0.30	8.00	8.50	In Subject Property	To be Removed
T8	Deciduous Tree	0.20	6.00	6.50	In Subject Property	To be Removed
T9	Deciduous Tree	0.20	5.50	7.00	In Subject Property	To be Removed
T10	Deciduous Tree	0.25	6.00	8.50	In Subject Property	To be Removed
T11	Deciduous Tree	0.15	6.00	6.50	In Subject Property	To be Removed
T12	Deciduous Tree	0.20	5.00	6.50	In Subject Property	To be Removed
T13	Coniferous Tree	0.05	1.00	1.50	In Subject Property	To be Removed
T14	Deciduous Tree	0.10	5.50	4.00	In Subject Property	To be Removed
T15	Coniferous Tree	0.20	4.50	3.50	In Subject Property	To be Removed

PROPOSED TREES

NO.	VARIETY	CALLIPER(±)	CANOPY(±)	HEIGHT(±)	LOCATION	SPECIES
T16	Deciduous Tree	0.050	2.00	2.00	In Subject Property	Amur Maple
T17	Deciduous Tree	0.075	2.50	2.00	In Subject Property	Amur Maple
T18	Coniferous Tree	0.10	1.00	2.00	In Subject Property	Jack Pine
T19	Coniferous Tree	0.15	1.00	3.00	In Subject Property	Jack Pine
T20	Deciduous Tree	0.075	2.00	2.00	In Subject Property	Amur Maple
T21	Deciduous Tree	0.075	2.00	2.00	In Subject Property	Amur Maple
S	Bush	---	0.60	0.60	In Subject Property	Juniper

LANDSCAPING AREA CALCULATION

PARCEL AREA: 638.82 M2 (6876.24 SQF.)
REQUIRED LANDSCAPED AREA: 638.82X0.4-19.16=223.37M2

LANDSCAPE AREA REDUCTION:
LOW WATER LANDSCAPING OPTION: 638.82X3%=19.16M 2
NON-LANDSCAPING AREA:
BUILDING 1 FOOTPRINT : 164.02M2 (1765.49 SQF.)
BUILDING 2 FOOTPRINT : 166.23M2 (1789.33 SQF.)
DRIVEWAY AND W&R AREA: 40.73M2 (438.42 SQF.)
CLASS 1 BICYCLE STORAGE :10.95M 2 (117.87 SQF.)

PROPOSED ON GRADE LANDSCAPING AREA: 237.73 M2 (2558.90 SQF.)

CONC. WALKWAY: 54.54M2 (587.06 SQF.)
CONC. STAIR & RETAINING WALL: 24.13M 2 (259.74 SQF.)
ON GRADE AMENITY SPACE: 20M 2 (215.28 SQF.)
WINDOW WELLS:5.44M2 (58.57 SQF.)
HARD LANDSCAPING AREA: 104.11M2 (1120.65 SQF.) 40%

PLANTING REQUIREMENTS:
A MINIMUM OF 1.0 TREES AND 2.0 SHRUBS MUST BE PLANTED FOR EVERY 45.0
SQUARE METRES OF LANDSCAPED AREA PROVIDED.
253.1/45=5.6
PROPOSED :
6 TREES (4 DECIDUOUS TREES & 2 CONIFEROUS TREES)
12 SHRUBS





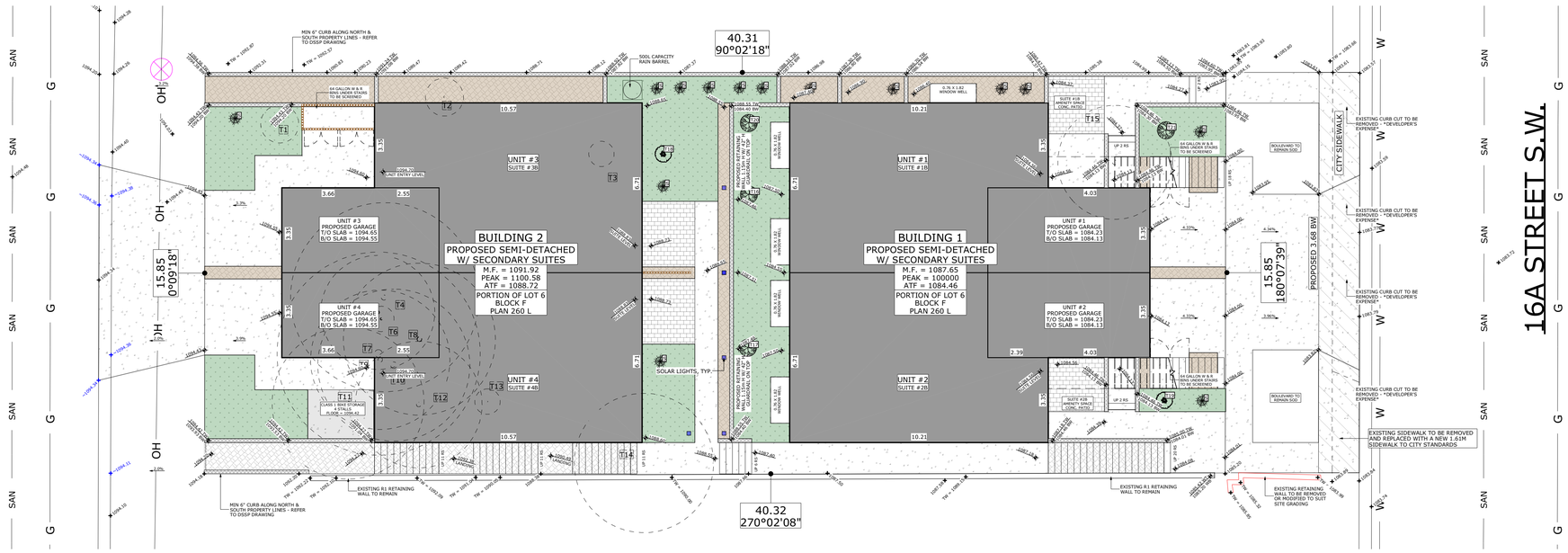
PERMABLE CONC. PAVER W/ MULCH OR GRASS INSET

LANDSCAPE LEGEND

PROPOSED STRUCTURE	OVERHEAD ELECTRICAL LINE
PROPOSED GARAGE	CITY SANITATION LINE
PROPOSED AMENITY SPACE	CITY WATER LINE
PROPOSED RETAINING WALL	CITY STORM LINE
CONCRETE	CITY GAS LINE
CRUSHED LIMESTONE	PROPERTY LINE
PERMABLE PAVERS	SITE SECTION
MULCH	PROPOSED GRADE
SOD	EXISTING GRADE
	EXTRAPOLATED GRADE
	PROPOSED SLOPE
	EXISTING SLOPE
	POWER POLE
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

SITE PLAN NOTES

- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
- MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS.
- 300mm OF TOPSOIL TO BE APPLIED EVERYWHERE ON SITE EXCEPT UNDER WALKWAYS.



LANDSCAPE PLAN

SCALE: 1 = 100

VM DESIGNS

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ISSUED SETS	m/d/y
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DP Set	07.16.26

STREET ADDRESS

2215 16A ST SW

LEGAL ADDRESS

THE NORTH 52 FEET OF THE SOUTH 120 FEET OF LOT 6, BLOCK F, PLAN 260 L

PROJECT

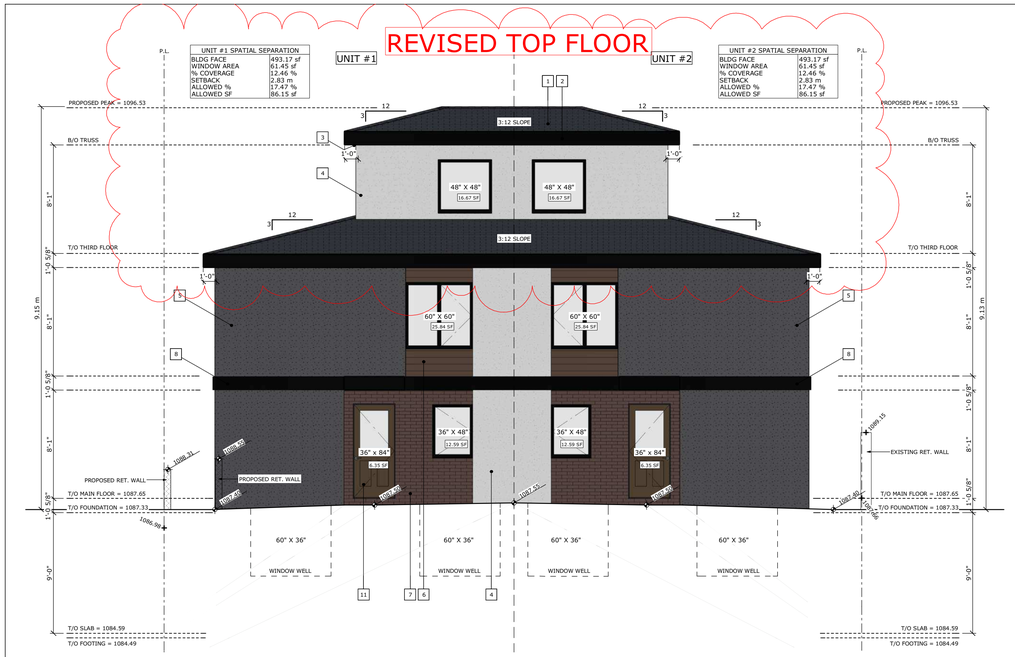
BANKVIEW
MULTI FAMILY

DRAWING

LANDSCAPE PLAN

ZONING	PROJECT TAG
M-CG	26-14-TPD-03
DRAWN BY	SHEET
VM	A3 / 11
SCALE	
AS NOTED	

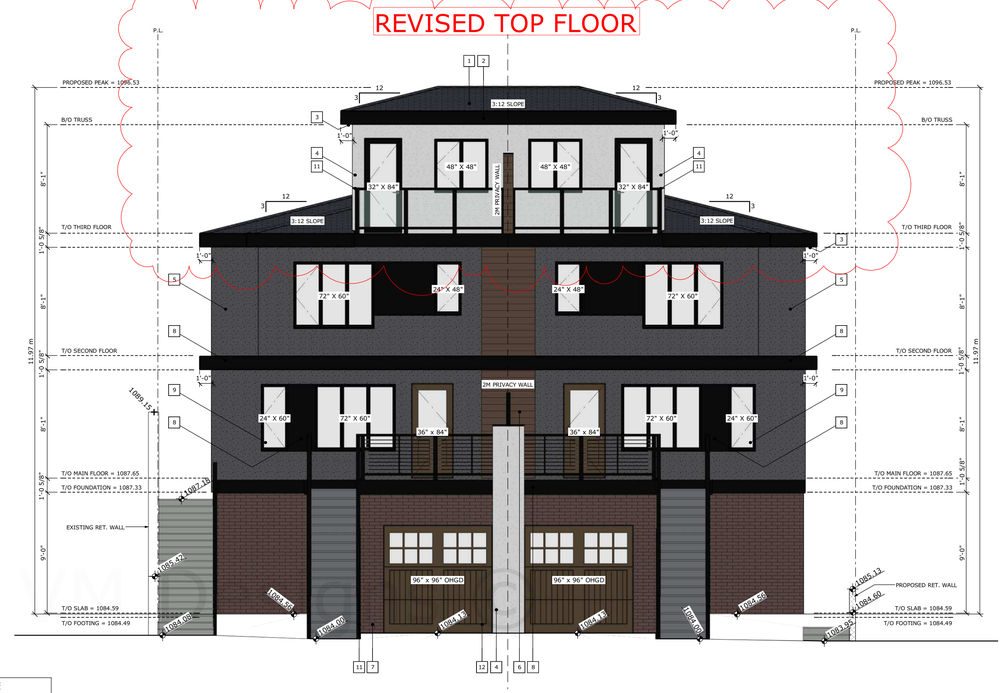
REVISED TOP FLOOR



BUILDING 1 - BACK ELEVATION (WEST)

SCALE: 3/16" = 1'-0"

REVISED TOP FLOOR



BUILDING 1 - FRONT ELEVATION (EAST)

SCALE: 3/16" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	SMARTBOARD FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK & WOOD
4	SMOOTH STUCCO - LIGHT GREY
5	SMOOTH STUCCO - DARK GREY
6	HORIZONTAL ALUMINUM WOOD DETAIL
7	BRICK VENEER - RED
8	SMARTBOARD - BLACK
9	VINYL CLAD WINDOWS - BLACK
10	FIBREGLASS DOOR - BLACK
11	RAILING - BLACK
12	STEEL INSULATED GARAGE DOOR - WOOD
13	TORCH ON ROOF

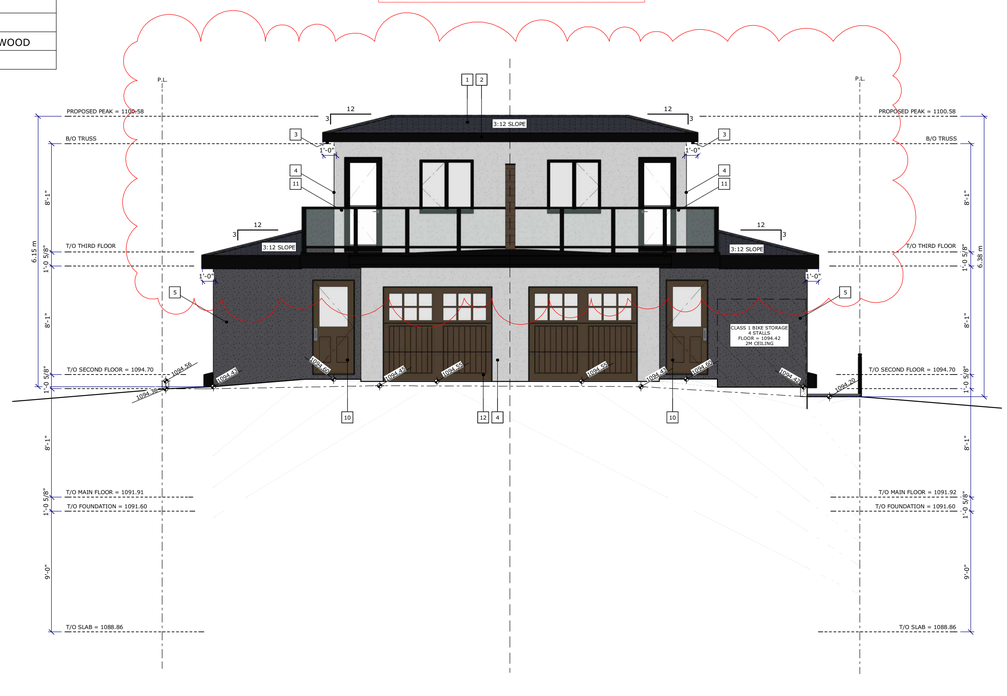
REVISED TOP FLOOR



BUILDING 2 - BACK ELEVATION (EAST)

SCALE: 3/16" = 1'-0"

REVISED TOP FLOOR



BUILDING 2 - FRONT ELEVATION (WEST)

SCALE: 3/16" = 1'-0"

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PROJECT

BANKVIEW
MULTI FAMILY

DRAWING

BUILDING 1 & 2
FRONT & BACK
ELEVATIONS

ZONING	PROJECT TAG
M-CG	26-14-TPD-03
DRAWN BY: VM	SHEET: A8 / 11
SCALE: AS NOTED	

REVISED TOP FLOOR

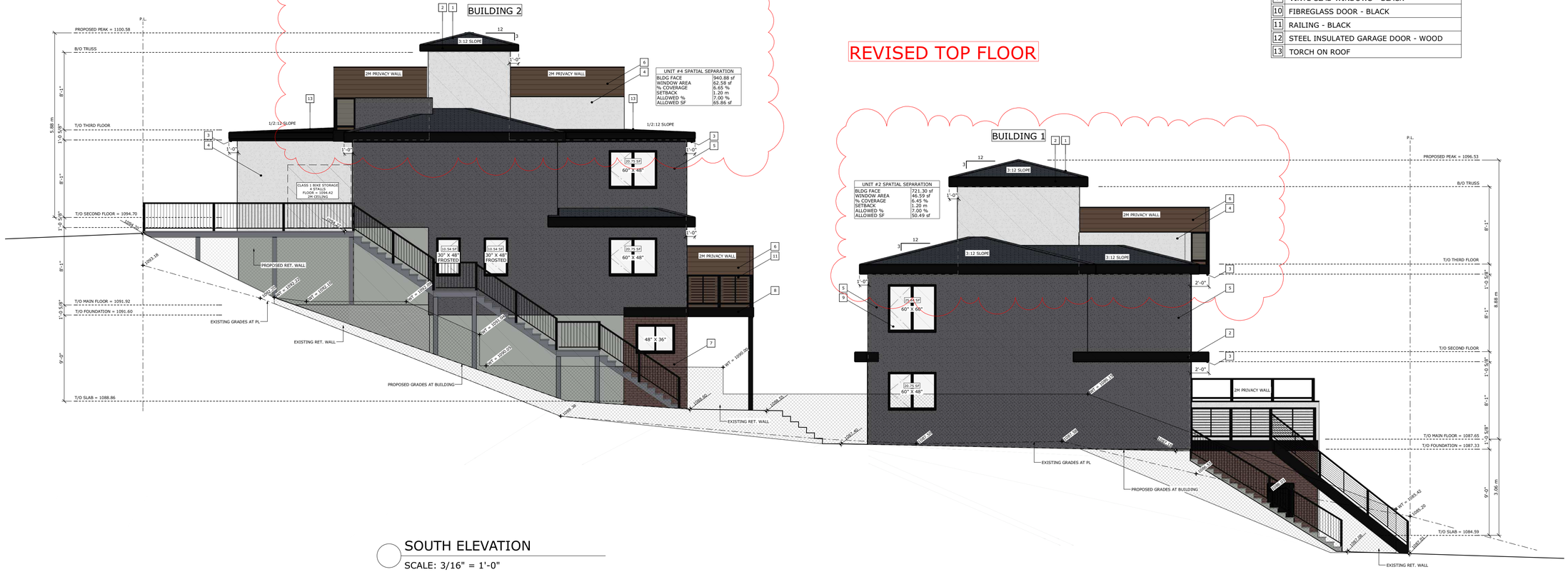


NORTH ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	SMARTBOARD FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK & WOOD
4	SMOOTH STUCCO - LIGHT GREY
5	SMOOTH STUCCO - DARK GREY
6	HORIZONTAL ALUMINUM WOOD DETAIL
7	BRICK VENEER - RED
8	SMARTBOARD - BLACK
9	VINYL CLAD WINDOWS - BLACK
10	FIBREGLASS DOOR - BLACK
11	RAILING - BLACK
12	STEEL INSULATED GARAGE DOOR - WOOD
13	TORCH ON ROOF

REVISED TOP FLOOR



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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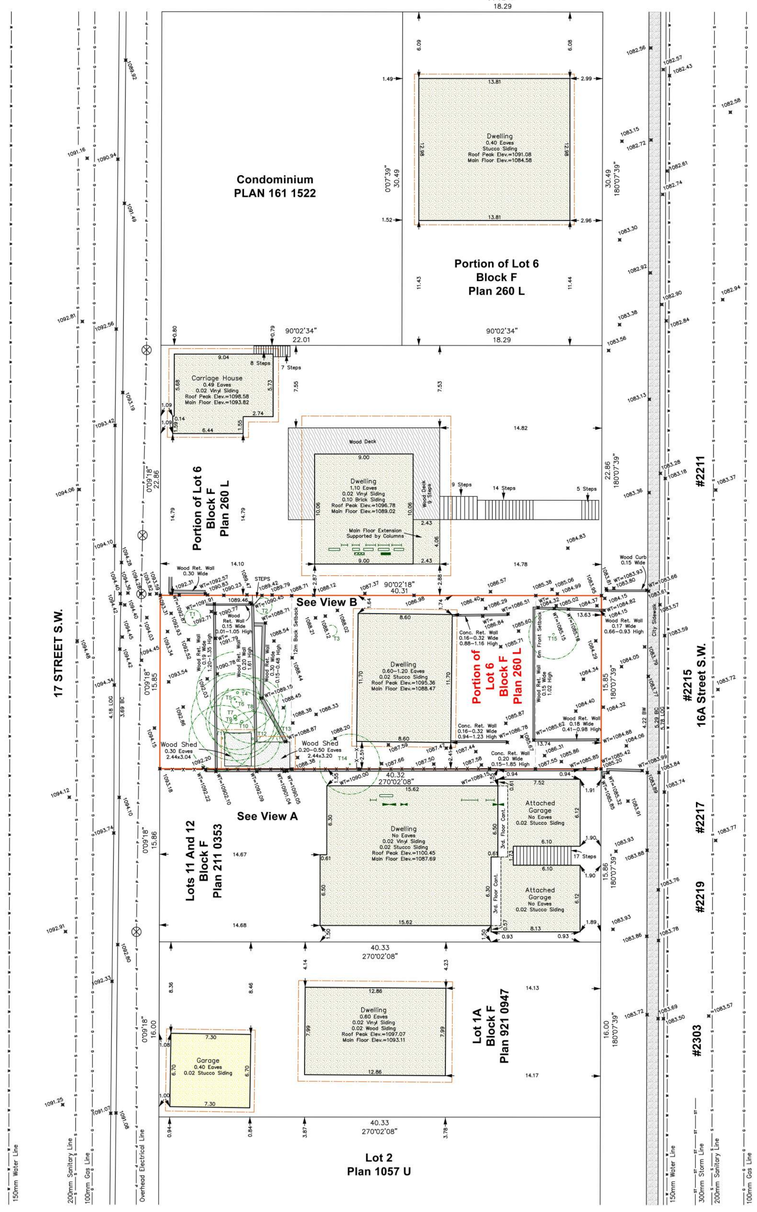
PROJECT

BANKVIEW
MULTI FAMILY

DRAWING

SIDE
ELEVATIONS

ZONING	PROJECT TAG
M-CG	26-14-TPD-03
DRAWN BY: VM	SHEET: A9 / 11
SCALE: AS NOTED	



SITE PLAN

MUNICIPAL ADDRESS:
2215 – 16A Street S.W.
Calgary, Alberta

LEGAL DESCRIPTION:
The North 52 Feet Of The South 120 Feet Of Lot 6
Block F
Plan 260 L

PREPARED FOR: Homecare Realty

DATE OF SURVEY: August 11th, 2023

SCALE: 1:200

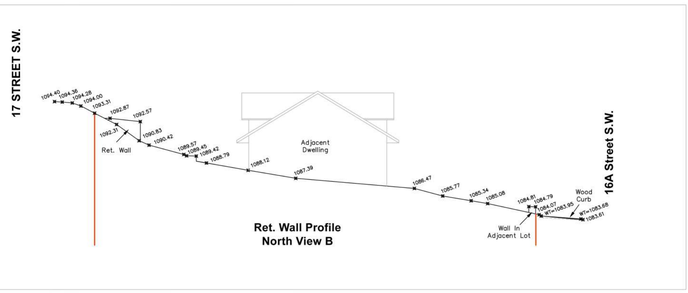
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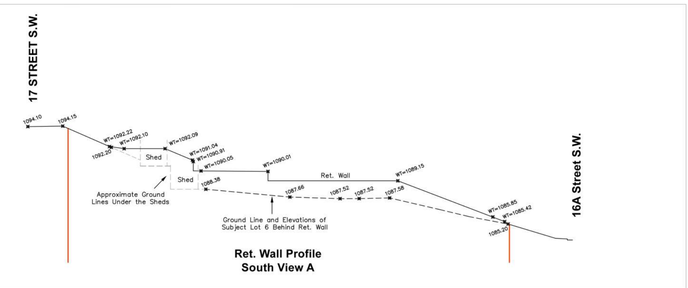
- Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Electrical Line
- A.G.T Line
- Door
- Main Floor Window
- Third Floor Window
- Second Floor Window
- Basement Floor Window
- Power Pole
- Manhole
- Catch Basin
- Tree
- Calculation points
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch
- 1050.00 Elevation (Geodetic)

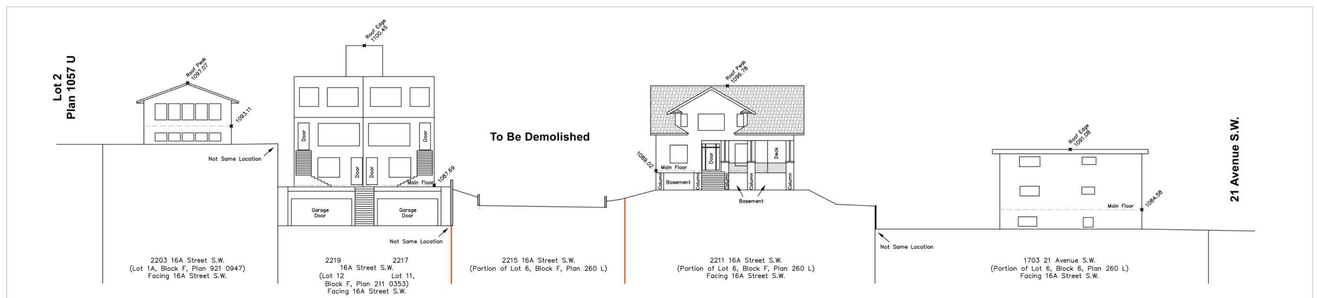
"A"–Length of Arc
"BC"–Back of Curb
"BOW"–Bottom of Wall
"BW"–Back of Walkway
"Cant."–Cantilever
"Conc."–Concrete
"Elev."–Elevation
"Enc."–Encroach(es)
"LOG"–Lip of Gutter
"R"–Radius
"R/W"–Right of Way
"Ret."–Retaining
"WT"–Top of Wall

TREE SCHEDULE:

Tree No.	Variety	Caliper (ø)	Canopy (ø)	Height (ø)	Location
T1	Deciduous Tree	0.10	1.50	2.20	In Subject Property
T2	Deciduous Tree	0.05	1.50	3.00	In Subject Property
T3	Bush	–	1.00	1.20	In Subject Property
T4	Deciduous Tree	0.20	7.50	8.50	In Subject Property
T5	Deciduous Tree	0.15	4.50	6.00	In Subject Property
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T13	Coniferous Tree	0.05	1.00	1.50	In Subject Property
T14	Deciduous Tree	0.10	5.50	4.00	In Subject Property
T15	Coniferous Tree	0.20	4.50	3.50	In Subject Property







NOTE:

1. Distances are on the ground and are shown in metres and decimals thereof.
2. Distances along curves are arc distances.
3. Elevations are derived from ASCM 11205.
4. Existing spot elevations are shown thus: ×
5. The Certificate of Title 931 154 803 which was searched on the 17th Day of August, 2023 and includes the following instruments:
   Caveat No. 011 206 758, 201 186 565
   Mortgage No. 011 216 505, 141 115 700
6. The utilities information is acquired from "The City of Calgary Engineering Department" Drawing No. 258 & 261 in Sec.08–Twp.24–Rge.1–W.5M.

(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

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File No.: 230899	Date:10/Sept/2025
Surveyed: IN/BS/YR	Drawn: LZ/EM

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Calgary, Alberta, T3B 5M5 F. 403–775–4171

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