

# RIVER CLUB

206-26TH AVENUE SW, CALGARY, ALBERTA

## COVERSHEET RE-ISSUED FOR DEVELOPMENT PERMIT 3

2025-07-18



DEVELOPMENT  
PERMIT  
DECISION  
RENDERED  
ON THIS PLAN

COVERSHEET  
RE-ISSUED FOR DEVELOPMENT PERMIT 3  
2025-06-20

RIVER CLUB  
206-26TH AVENUE SW, CALGARY, ALBERTA



DIALOG - ARCHITECTURE  
300, 134 11 AVE SE  
CALGARY, AB, T2G 0X5  
(403) 245 5501



DIALOG - STRUCTURAL  
100, 10237 104 STREET  
EDMONTON, AB, T5J 1B1  
(780) 429 1580



MCW CONSULTANTS LTD - MECHANICAL  
333 7 AVENUE SW  
CALGARY, AB, T2P 2Z1  
(403) 245 6446



MCW CONSULTANTS LTD - ELECTRICAL  
333 7 AVENUE SW  
CALGARY, AB, T2P 2Z1  
(403) 245 6446



APLIN & MARTIN CONSULTANTS LTD.  
105 7326 10 STREET NE  
CALGARY AB, T2E 8W1  
(403) 250 8199

ISSUED FOR

1	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT
2	2024-08-09	RE-ISSUED FOR DEVELOPMENT PERMIT
3	2024-11-07	RE-ISSUED FOR DEVELOPMENT PERMIT 2
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5	2025-07-18	RE-ISSUED FOR DEVELOPMENT PERMIT 4

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<b>ARCHITECT (PRIME)</b> DIALOG 300, 134 11 AVENUE SE CALGARY, AB T2G 0X5 1 403.245.5501	<b>ARCHITECT (DESIGN)   ID   LA</b> DIALOG 300, 134 11 AVENUE SE CALGARY, AB T2G 0X5 1 403.245.5501
<b>STRUCTURAL ENGINEER</b> DIALOG 100, 10237 104 STREET EDMONTON, AB T5J 1B1 1 780.429.1580	<b>MECHANICAL ENGINEER</b> MCW CONSULTANTS LTD. 333 7 AVENUE SW CALGARY, AB T2P 2Z1 1 403.245.6446
<b>ELECTRICAL ENGINEER</b> MCW CONSULTANTS LTD. 333 7 AVENUE SW CALGARY, AB T2P 2Z1 1 403.245.6446	<b>CIVIL ENGINEER</b> APLIN & MARTIN CONSULTANTS LTD. 105 7326 10 STREET NE CALGARY, AB T2E 8W1 1 403.250.8199

**PERMIT TO PRACTICE**

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Dialog Alberta Architects Engineering Interior Design Planning Inc.  
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THE ALBERTA ASSOCIATION OF ARCHITECTS  
Permit No. AEC545 (Edmonton)



**RIVER CLUB**  
206 26 AVENUE SW, CALGARY, AB  
**CONTEXT AND LAND-USE AREA**

DRAWN: Author  
PLOT DATE: 7/17/2025 2:35:31 PM  
CHECKED: Checker

**A0.1**



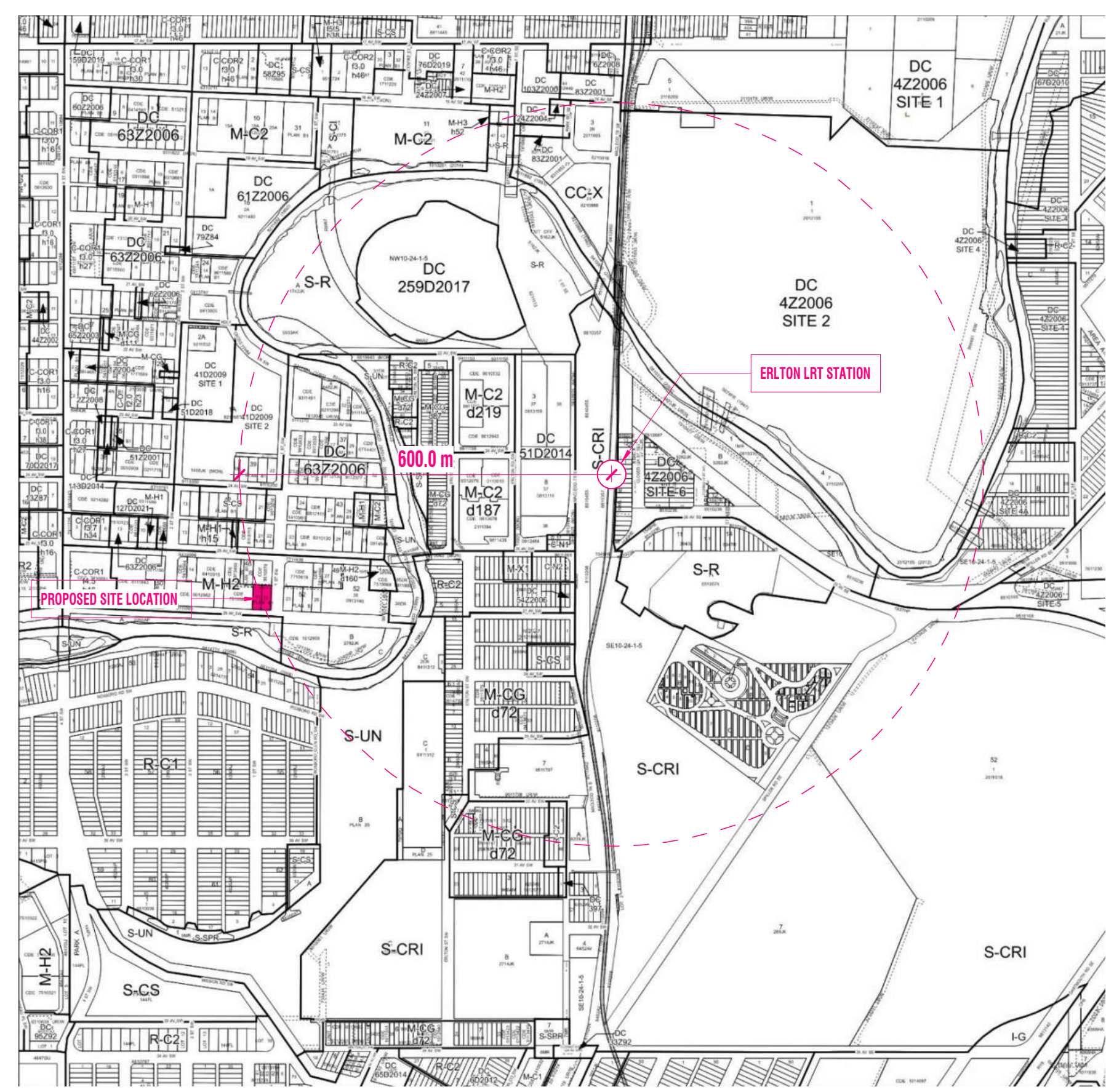
PERSPECTIVE RENDERING FROM SW OF SITE 26TH AVENUE



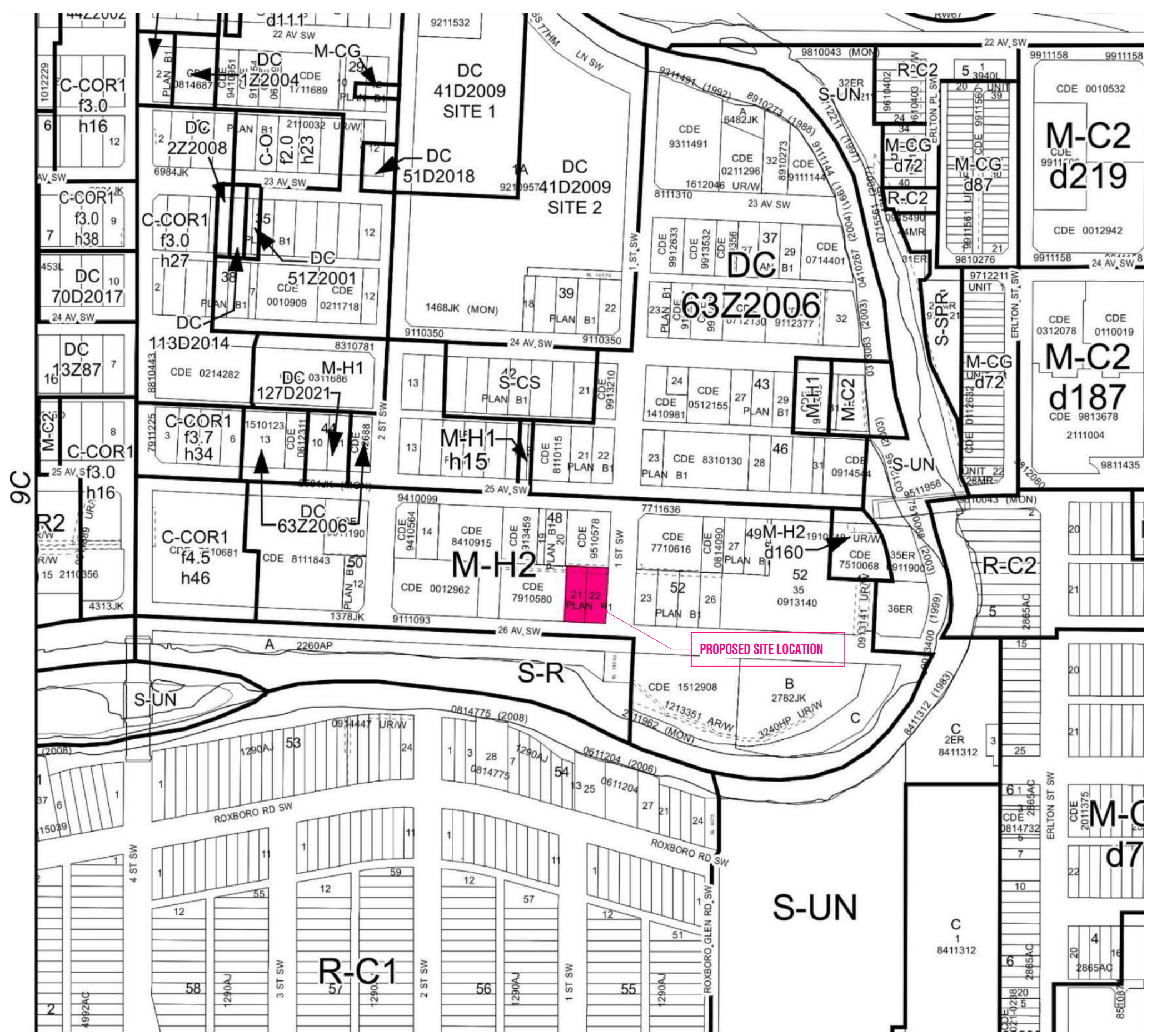
PERSPECTIVE RENDERING FROM EAST OF SITE 26TH AVENUE



PERSPECTIVE RENDERING FROM SE OF SITE 26TH AVENUE AND 1ST SW



SECTION 10C  
N.T.S



ZONING MAP  
N.T.S

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### 1.0 SUMMARY

**SITE AREA:** **TOTAL: 1159.6 m<sup>2</sup>**  
**MUNICIPAL ADDRESS:** 206-26TH AVE SW  
**LANDUSE:** M-H2  
**BY-LAW - 1P2007**  
**TOTAL GCA (ABOVE GRADE):** 9,280 m<sup>2</sup>  
**TOTAL GFA:** 8,080 m<sup>2</sup>  
**FAR:** 6.97  
**FAR (GROSS):** 8.00  
**NEW RESIDENTIAL UNITS:** 66  
**ARCHITECTURAL DATUM FFE:** 1051.35.ASL (FLOODPLAIN ELEVATION)  
**SETBACKS:** 3m SOUTH  
 4m EAST  
 5.1m WEST  
 4m NORTH

Tower: 50 m (15 Storeys)  
**TOTAL:** 50 m

### 2.0 FLOOR AREA

2.2 FLOOR AREA												
Level	GCA/Level (m <sup>2</sup> )	Total GCA (m <sup>2</sup> )	Total GCA (SF)	GFA Deductions (m <sup>2</sup> )	Total GFA (m <sup>2</sup> )	Total GFA (ft <sup>2</sup> )	Residential GFA (m <sup>2</sup> )	Residential GFA (ft <sup>2</sup> )	Saleable (m <sup>2</sup> )	Saleable (ft <sup>2</sup> )	Indoor Amenity (m <sup>2</sup> )	Outdoor Amenity (m <sup>2</sup> )
<b>ABOVE-GRADE</b>												
Level 1A	674	674	6,775	433	196	2,112 ft <sup>2</sup>	0	0 ft <sup>2</sup>	0	0	153	45
Level 2-13	616	7,389	79,536	610	6,780	72,975 ft <sup>2</sup>	6,780	72,975 ft <sup>2</sup>	6,376	68,636	0	0
Level 14-15	616	1,232	13,256	102	1,130	12,161 ft <sup>2</sup>	1,130	12,161 ft <sup>2</sup>	1,068	11,491	0	0
	<b>1,906</b>	<b>9,295</b>	<b>99,568</b>	<b>1,145</b>	<b>8,106</b>	<b>87,248 ft<sup>2</sup></b>	<b>7,909</b>	<b>85,136 ft<sup>2</sup></b>	<b>7,444</b>	<b>80,127</b>	<b>153</b>	<b>45</b>
P3	1,081	1,081	11,631	0	0	0 ft <sup>2</sup>	0	0 ft <sup>2</sup>	0	0	0	0
P2	1,081	1,081	11,631	0	0	0 ft <sup>2</sup>	0	0 ft <sup>2</sup>	0	0	0	0
P1	1,081	1,081	11,631	0	0	0 ft <sup>2</sup>	0	0 ft <sup>2</sup>	0	0	0	0
	<b>3,242</b>	<b>3,242</b>	<b>34,892</b>	<b>0</b>	<b>0</b>	<b>0 ft<sup>2</sup></b>	<b>0</b>	<b>0 ft<sup>2</sup></b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

GRAND TOTAL	Total GCA (m <sup>2</sup> )	Total GCA (SF)	GFA Deductions (m <sup>2</sup> )	Total GFA (m <sup>2</sup> )	Total GFA (ft <sup>2</sup> )	Residential GFA (m <sup>2</sup> )	Residential GFA (ft <sup>2</sup> )	Saleable (m <sup>2</sup> )	Saleable (ft <sup>2</sup> )	Indoor Amenity (m <sup>2</sup> )	Outdoor Amenity (m <sup>2</sup> )
	<b>12,492</b>	<b>134,459</b>	<b>1,145</b>	<b>8,106</b>	<b>87,248 ft<sup>2</sup></b>	<b>7,909</b>	<b>85,136 ft<sup>2</sup></b>	<b>7,444</b>	<b>80,127</b>	<b>138</b>	<b>0</b>

### 3.2 RESIDENTIAL UNITS

Level	New Residential						Units per floor	Total Units
	Studio	1B	1B+D	2B	3B	3B+D		
Level 1A	0	0	0	0	0	0	0	0
Level 2-5	0	2	0	5	0	0	7	28
Level 6-13	0	0	0	0	4	0	4	32
Level 14-15	0	0	0	0	0	3	3	66

### 4.0 PARKING

**VEHICLE PARKING**  
 BY-LAW REQUIREMENT: 0.65 SPACE / UNIT  
 TOTAL REQUIRED: 42  
 TOTAL PROVIDED: 67

**BICYCLE STALLS**  
 CLASS 1 BICYCLE STORAGE  
 REQUIRED 66 - 1.0 STALLS PER UNIT  
 PROVIDED 72

**CLASS 2 BICYCLE RACK**  
 REQUIRED 7 - 0.1 PER UNIT  
 PROVIDED 7

### 5.0 WASTE DISPOSAL

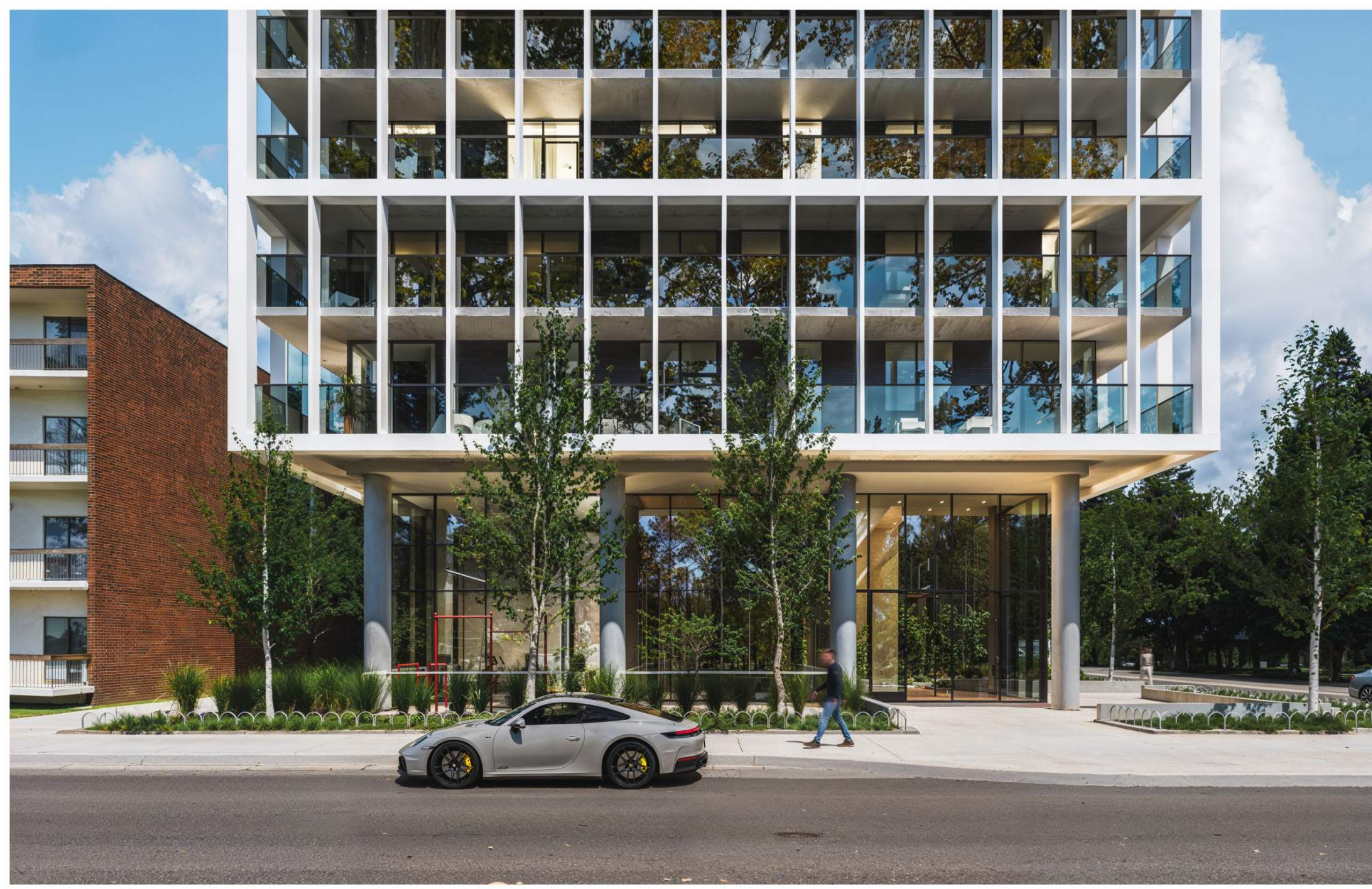
**PER WASTE AND RECYCLE BY-LAW 20M2001**

ANTICIPATED VOLUME PER WEEK: 0.24 m<sup>3</sup> OR 0.3 cu. yard PER UNIT

TOTAL WASTE PER WEEK: 66 x 0.24 = 16 m<sup>3</sup> or 66 x 0.30 = 19.8 cu. yard

**PROVIDED**

WASTE: 4.00 cu. yard CAPACITY (BLACK BIN) x 2  
 RECYCLE: 4.00 cu. yard CAPACITY (BLUE BIN) x 2  
 ORGANIC: 4.00 cu. yard CAPACITY (GREEN BIN) x 2



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STRUCTURAL ENGINEER DIALOG 100, 10237 104 STREET EDMONTON, AB T5J 1B1 t 780.429.1580	MECHANICAL ENGINEER MCW CONSULTANTS LTD. 333 7 AVENUE SW CALGARY, AB T2P 2Z1 t 403.245.6446
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### SEAL



## RIVER CLUB

206 26 AVENUE SW, CALGARY, AB

### STATISTICS

DRAWN: Author  
 PLOT DATE: 7/17/2025 1:44:15 PM  
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# A0.01



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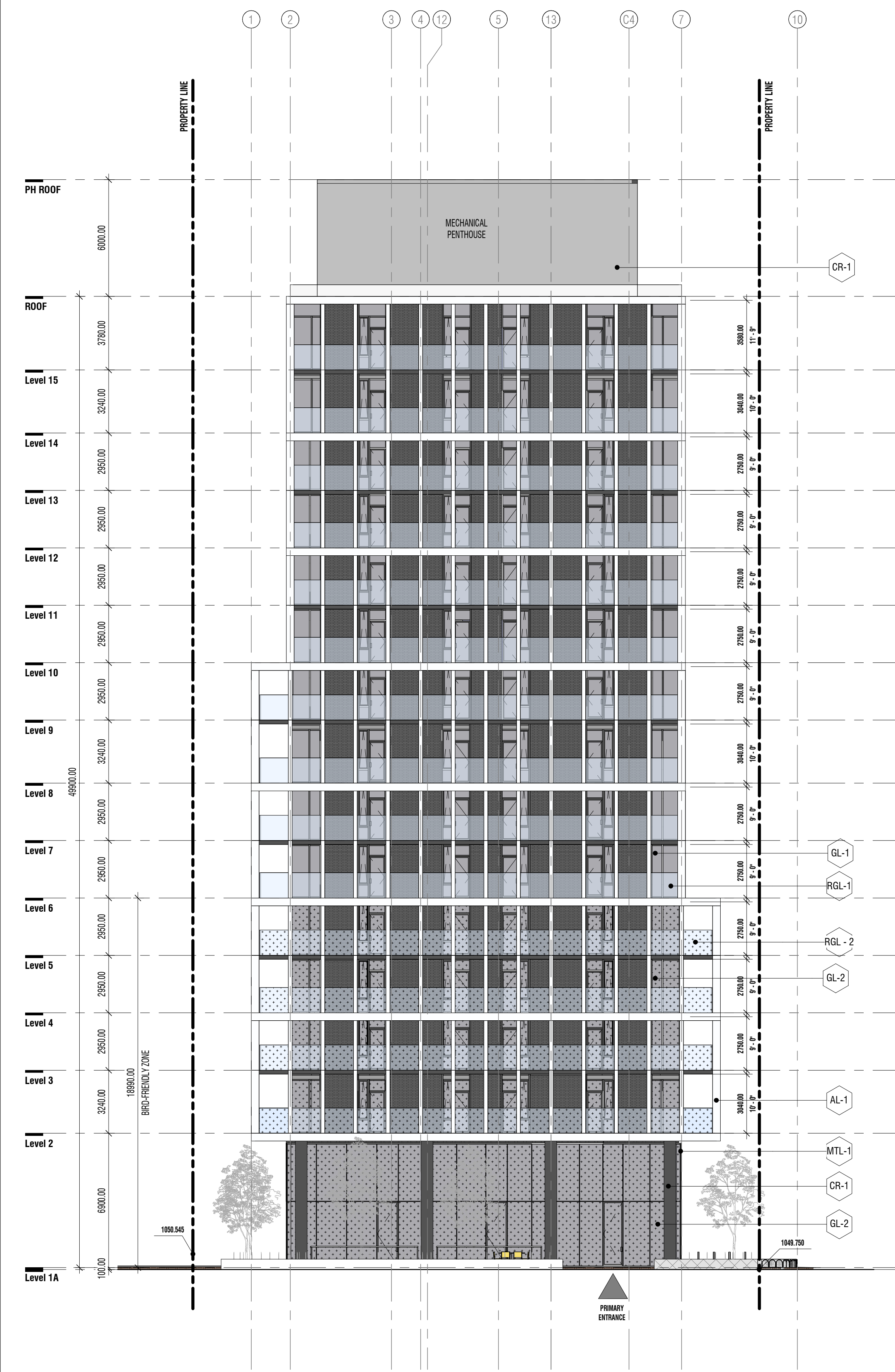
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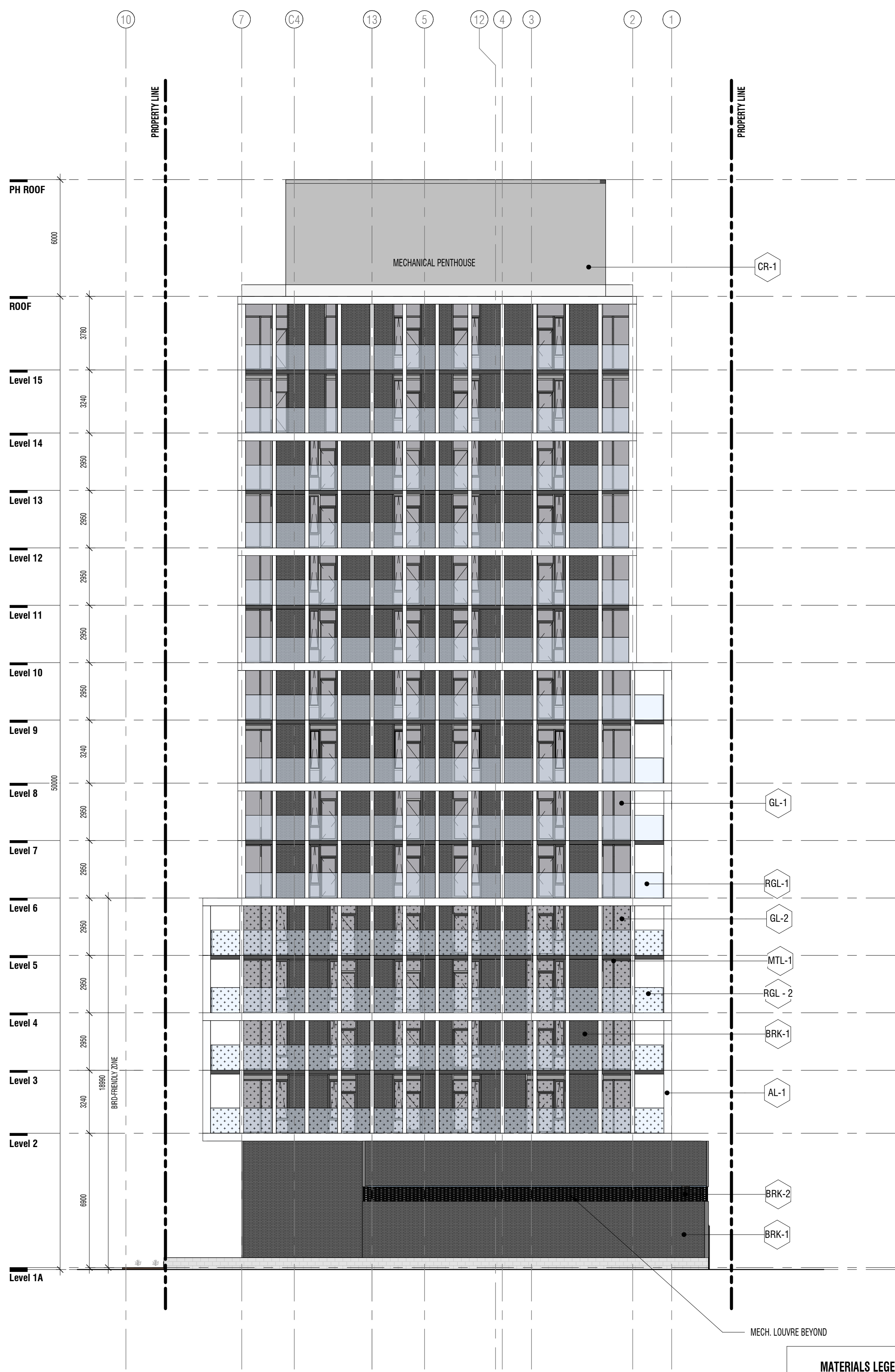
### ELEVATIONS

DRAWN: Author  
PLOT DATE: 7/17/2025 2:48:54 PM  
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# A5.0



1 SOUTH  
A5.0 1:150



2 NORTH  
A5.0 1:150

**MATERIALS LEGEND**

GL-1	GLASS PANEL - NO FRIT	RGL-1	GLASS RAILING - NO FRIT
GL-2	GLASS PANEL - FRIT	RGL-2	GLASS RAILING - FRIT
SP-1	SPANDREL PANEL, LIGHT GREY	MTL-1	METAL, DARK GREY
AL-1	ALUMINUM, LIGHT GREY TONE		
CR-1	ARCHITECTURAL CONCRETE, GREY TONE		
CR-2	CONCRETE STUCCO FINISH		
BRK-1	BRICK VENEER		
BRK-2	BRICK SCREEN		

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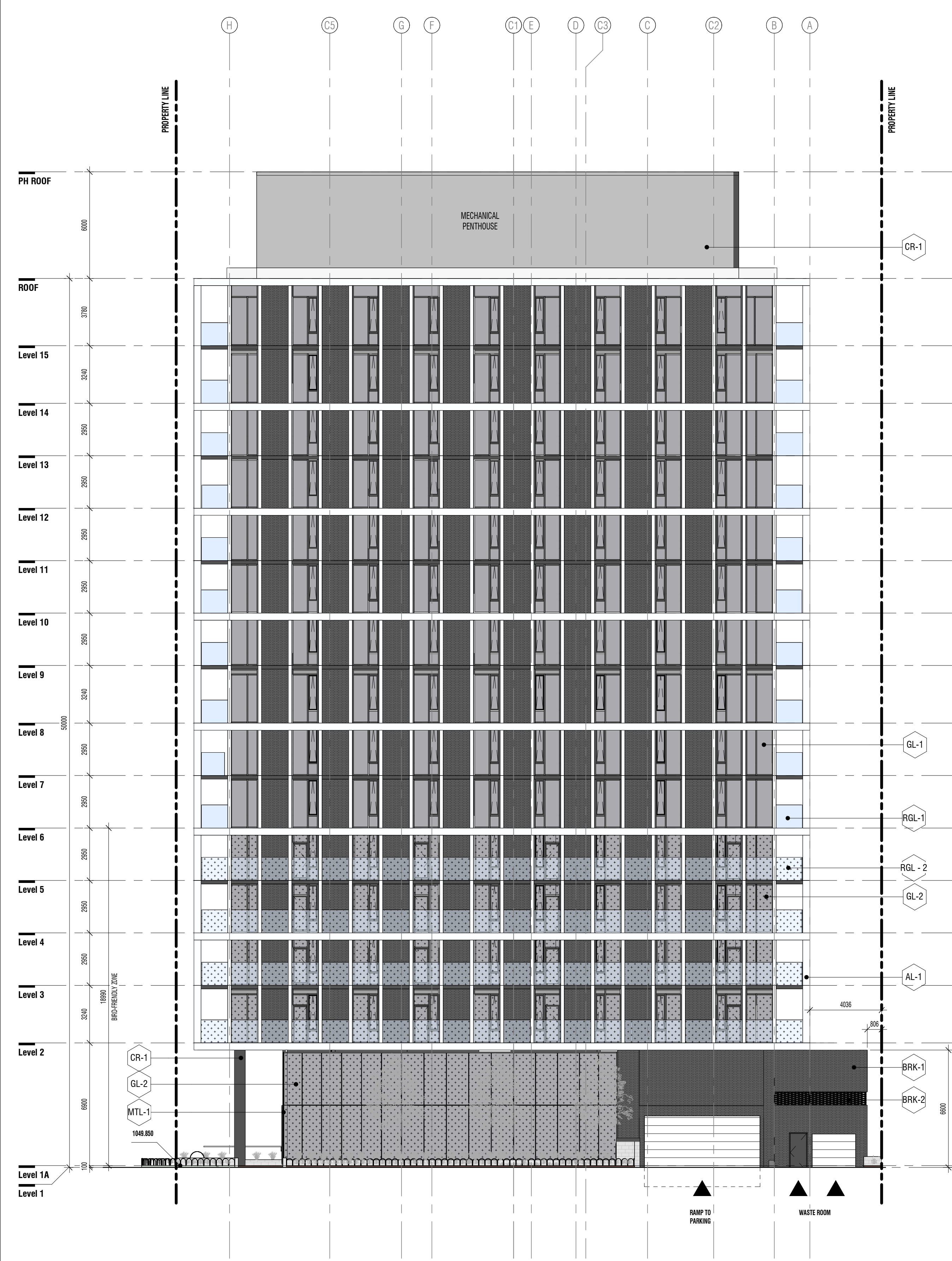


# RIVER CLUB

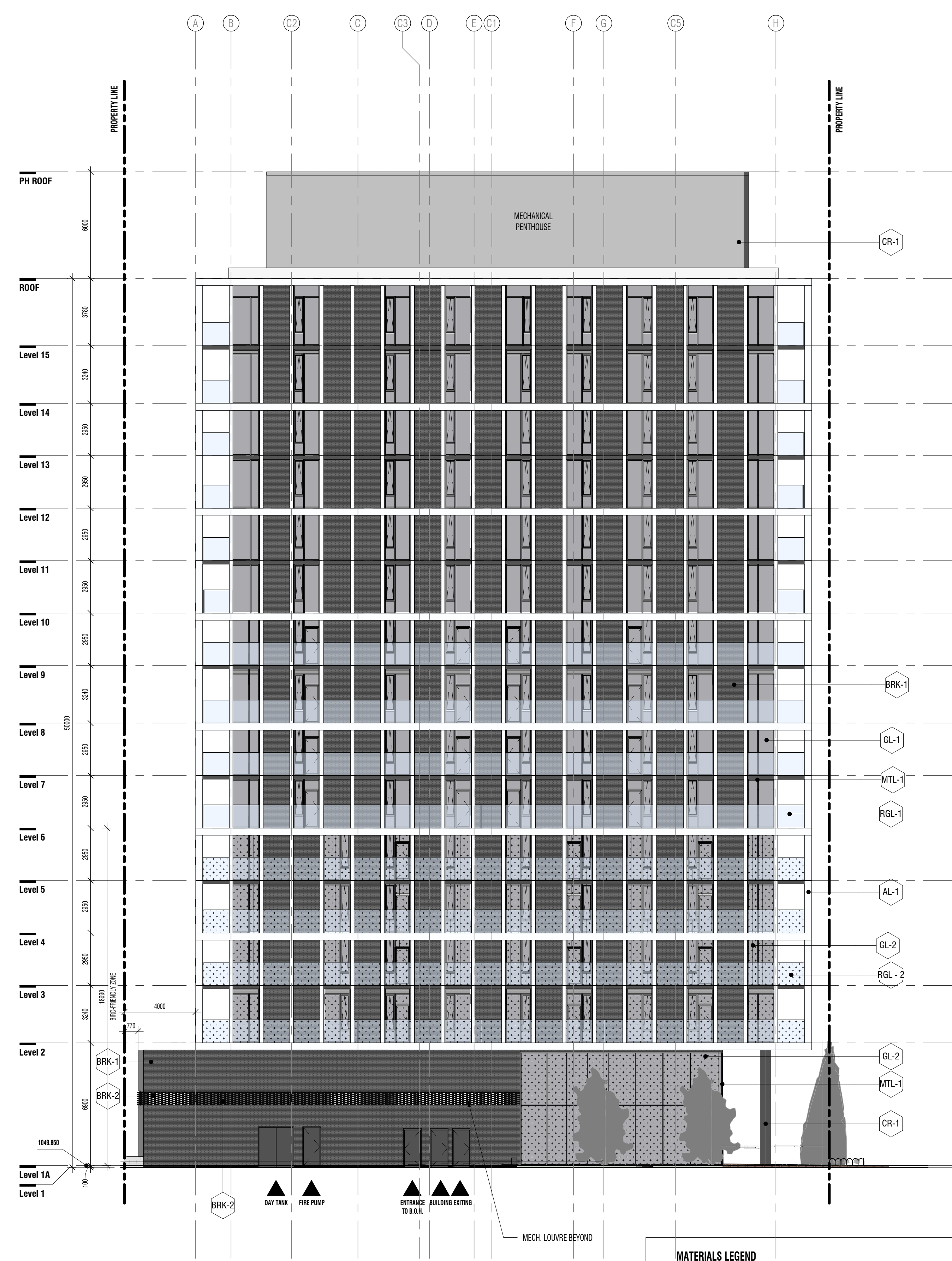
206 26 AVENUE SW, CALGARY, AB  
**ELEVATIONS**

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 PLOT DATE: 7/17/2025 2:49:43 PM  
 CHECKED: Checker

# A5.1



1 EAST  
 A5.1 1:150



2 WEST  
 A5.1 1:150

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