

ARTIST RENDERING. FOR REFERENCE ONLY.



DP Submission 04/21/2026

PRELIMINARY - NOT FOR CONSTRUCTION
1275 24th SW
Calgary AB, Canada.

PACT PROJECT NUMBER: RZAB_2504

SURVEY
Arch Surveys LTD.
#203, 337 41 Avenue N.E
Calgary, Alberta T2E 2N4
403-227-1272

CIVIL
Veritas Development Solutions
141 Commercial Dr #4,
Calgary, AB T3Z 2A7
587-393-5653

ARCHITECTURE
PACT INC.
199 Creekstone Way
SW, algary, Alberta
403-709-403

STRUCTURAL
TBD
ADDRESS

MECHANICAL
TBD
ADDRESS

ELECTRICAL
TBD
ADDRESS

INTERIOR
S TBD
ADDRESS

LANDSCAPE
NAVAGRAH
301, 501 18 Avenue SW,
Calgary, Alberta, T2S 0C7
403-708-8778

CROWN PARK APARTMENTS



Project	CROWN PARK APARTMENTS		
Project #	RZAB_2504		
Address	1275 24 ST SW		

Site Information			
LAND USE DISTRICT	DC 58D2021	BASED ON MH-1, (2.5 FAR & MAX HEIGHT 26M)	
LEGAL DESCRIPTION	PLAN 221 1136	BLOCK 03	LOT(S) 21
MUNICIPAL ADDRESS	1275 24TH STREET SW		
COMMUNITY	SHAGANAPPI	CALGARY	
SITE AREA	5,671.7 SM	61,050.0 SF	1.40 AC 0.57 HA

Development Statistics			
PROPOSED USE	(3) CONNECTED BUILDINGS PROPOSED IN WOOD CONSTRUCTION, WITH STORIES RANGING FROM 5 TO 6 STORIES, SITTING ON TOP OF A CONCRETE PARKING STRUCTURE, CONTAINING 154 RESIDENTIAL UNITS W SUPPORT AMENITY SPACES.		
FAR	2.50	14,179.3 SM	
Base	2.20	12,504.7 SM	
DENSITY	MINIMUM 150 Units/Ha	MAXIMUM NA	PROPOSED 272 units/hectare
LANDSCAPE COVERAGE	REQUIRED 40%	PROPOSED 39.1%	

AMENITY AREA			
Required per Unit	5.0 SM	53.8 SF	
Total Required	770.0 SM	8,288.2 SF	
Private (Balcony/Patio)		770.0 SM	8,288.2 SF
Common		335.0 SM	3,605.9 SF
Total	770 SM	8,288 SF	1,105 SM 11,894 SF

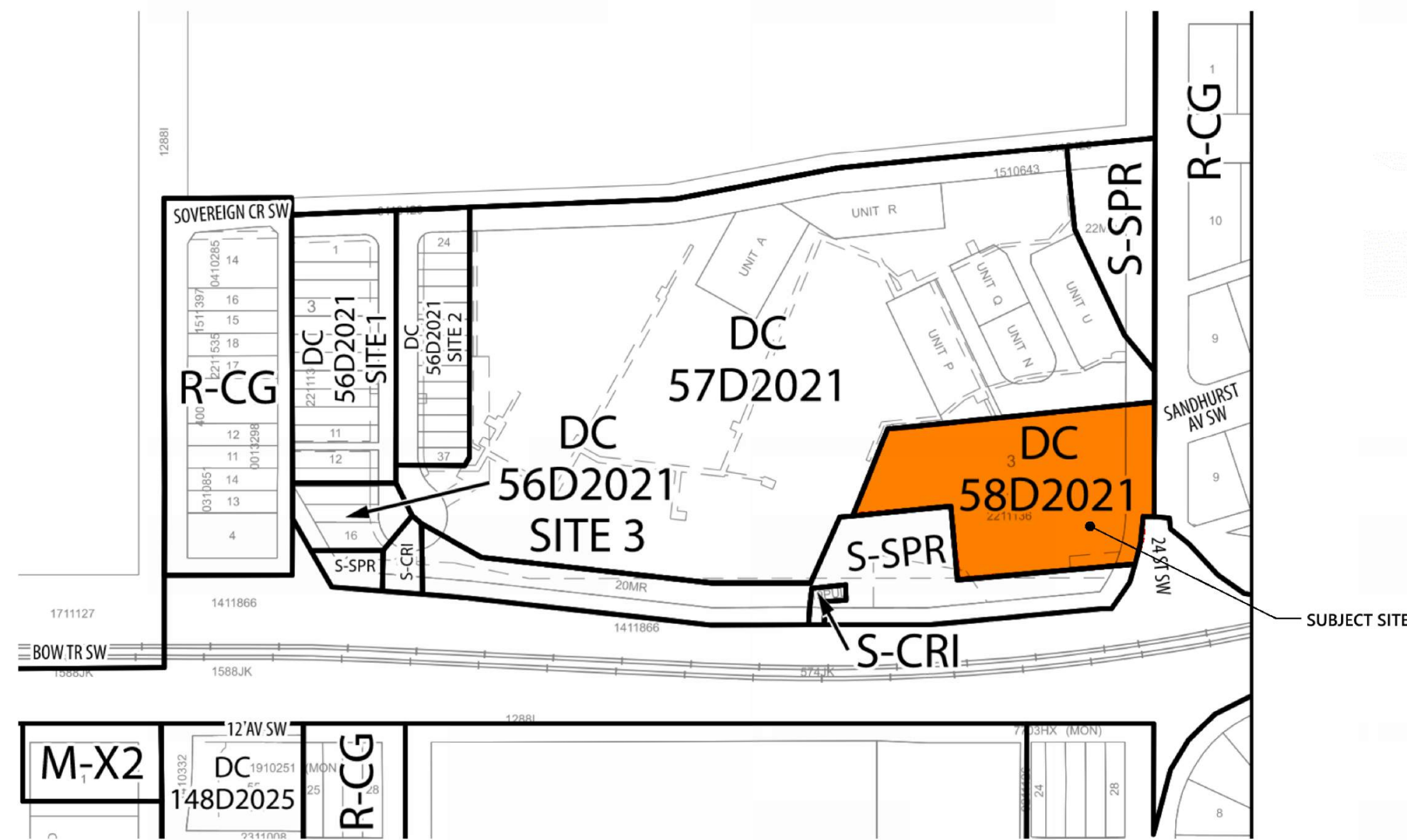
BUILDING SETBACKS			
	REQUIRED	PROPOSED	
North (PARCEL)	3.0 M	3.0 M	
South (S-SPR)	0.0 M	6.0 M	
East (24TH STREET)	6.0 M	6.0 M	
West (PARCEL)	3.0 M	3.0 M	
URW (SE CORNER)	0.0 M	0.5 M	

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Vehicle Parking Provided				
	TYPE	REQUIREMENT	REQUIRED	PROVIDED
			STALLS	STALLS
OVERALL			89	141
Resident	STUDIO	0.469	0.0	125.0
	1BED	0.469	18.8	
	2BED JNR.	0.469	30.9	
	2BED	0.469	10.8	
	3BED JNR.	0.469	2.3	
	3BED	0.469	9.4	
Visitor		0.1	16.0	16.0
			Total Stalls	89
			Deficiency	141
			Surplus	52
Barrier Free Parking required	1 BF stall per 25 for first 1	4.0		4.0
	1 BF stall per additional 1	0.0		0.0
			TOTAL BF STALLS REQUIRED	4.0

Vehicle Parking Supply				
	AREA	EFFICIENCY	REQUIRED	PROVIDED
Surface				15.0
PARKADE				126.0
OVERALL TOTAL PARKING SUPPLY				141

Bicycle Parking				
	TYPE	REQUIREMENT	REQUIRED	PROVIDED
			STALLS	STALLS
#REF!			93	93
Class 1		0.5		77.0
Class 2		0.1		16.0
Total Bike Stalls			93	93



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Building Areas													
LEVEL	GROSS FLOOR AREA		DEVELOPER NET AREA		EFFICIENCY %	UNIT COUNT							
	SM	SF	SM	SF		AMENITIE S	1BED 1 BATH	2BED 1 BATH	2BED 2 BATH	3BED 1 BATH	3BED 2 BATH	TOTAL	
BUILDING C	3,100.4	33,372.0	2,687.4	28,927.0		1	0	15	0	0	5	10	30
Level 1	511.6	5,500.0	437.1	4,705.0	85.55%	0	0	3	0	0	1	2	6
Level 2	511.6	5,500.0	437.1	4,705.0	85.55%	0	0	3	0	0	1	2	6
Level 3	511.6	5,500.0	437.1	4,705.0	85.55%	0	0	3	0	0	1	2	6
Level 4	511.6	5,500.0	437.1	4,705.0	85.55%	0	0	3	0	0	1	2	6
Level 5	511.6	5,500.0	437.1	4,705.0	85.55%	0	0	3	0	0	1	2	6
Level 6	545.5	5,872.0	501.9	5,402.0	92.00%	1	0	0	0	0	0	0	0
BUILDING B	5,855.9	63,032.0	4,502.5	48,464.0		6	35	16	6	17	0	0	74
Level 1	998.4	10,747.0	648.4	6,979.0	64.94%	1	5	1	1	2	0	0	9
Level 2	971.5	10,457.0	770.8	8,297.0	79.34%	1	6	3	1	3	0	0	13
Level 3	971.5	10,457.0	770.8	8,297.0	79.34%	1	6	3	1	3	0	0	13
Level 4	971.5	10,457.0	770.8	8,297.0	79.34%	1	6	3	1	3	0	0	13
Level 5	971.5	10,457.0	770.8	8,297.0	79.34%	1	6	3	1	3	0	0	13
Level 6	971.5	10,457.0	770.8	8,297.0	79.34%	1	6	3	1	3	0	0	13
Level 7	86.8	934.0	0.0	0.0	0.00%	0	0	0	0	0	0	0	0
BUILDING A	3,548.4	38,195.0	3,065.8	33,000.0		0	0	40	0	0	0	10	50
Level 1	709.7	7,629.0	613.2	6,600.0	86.40%	0	0	8	0	0	0	2	10
Level 2	709.7	7,629.0	613.2	6,600.0	86.40%	0	0	8	0	0	0	2	10
Level 3	709.7	7,629.0	613.2	6,600.0	86.40%	0	0	8	0	0	0	2	10
Level 4	709.7	7,629.0	613.2	6,600.0	86.40%	0	0	8	0	0	0	2	10
Level 5	709.7	7,629.0	613.2	6,600.0	86.40%	0	0	8	0	0	0	2	10
						22.73%	46.10%	3.90%	11.64%	3.25%	12.99%		100.00%
	12,504.7 SM	134,599.0 SF	10,255.7 SM	110,391.0 SF	82.01%	7	35	71	6	17	5	20	154



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Project Component

Key Plan

Seal(s)

Consultants
 Survey:
 Civil:
 Architecture:
 Structural:
 Mechanical:
 Electrical:
 Interiors:
 Landscape:

Checked
 Checker
 Drawn
 Author

Client
ALPHA BUILT INC.

Project
CROWN PARK APARTMENTS
 1275 24th SW
 Calgary AB, Canada.
 Drawing Title
SITE STATISTICS AND VICINITY PLAN

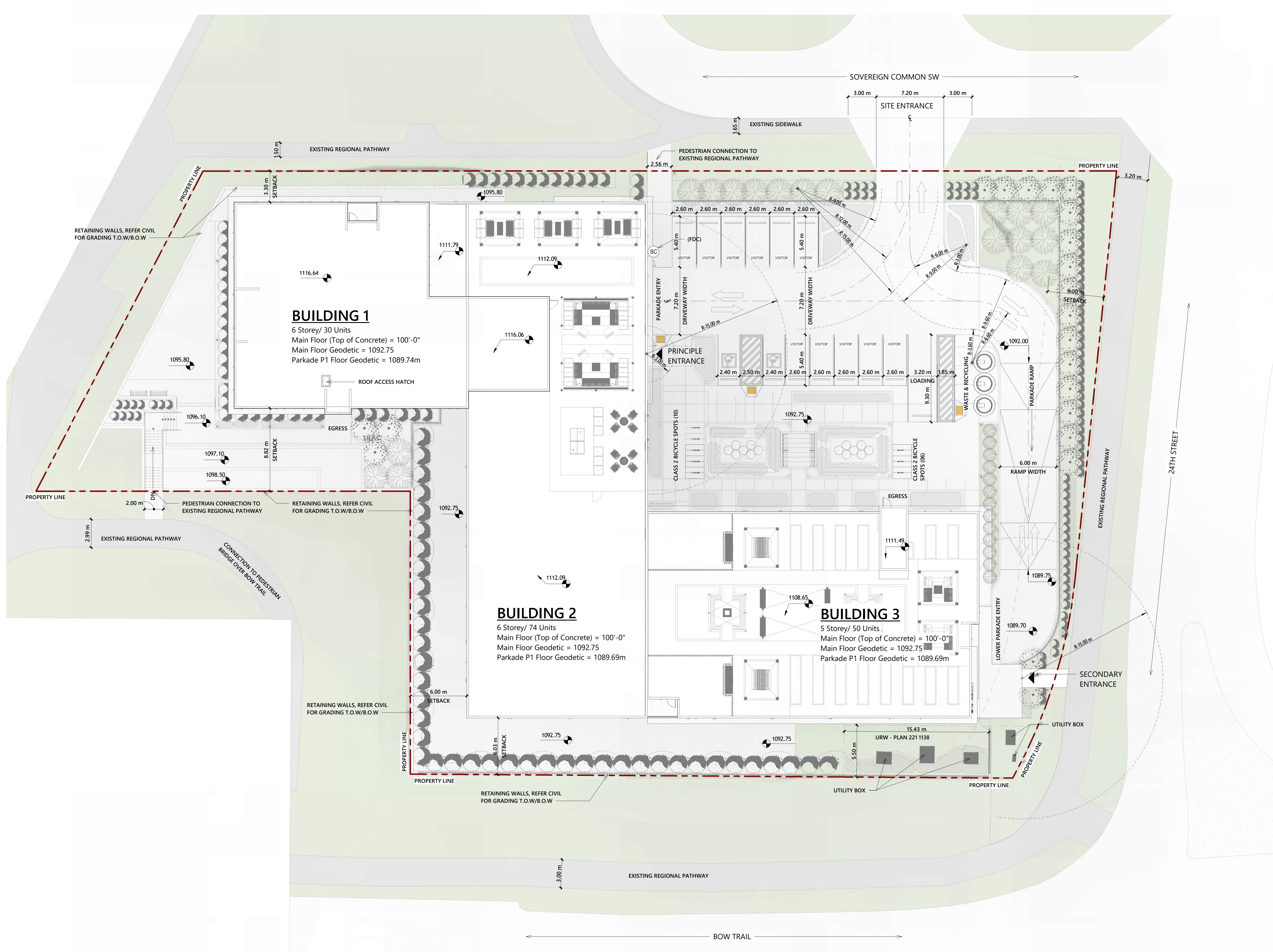
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Drawing No.

DP-1.0

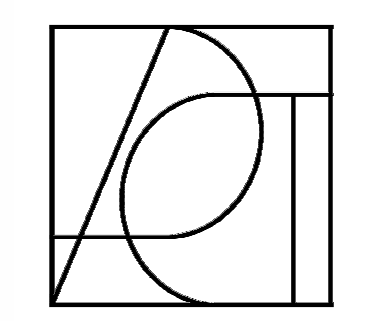
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1 SITE PLAN
1:175

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Project Component

3 Key Plan

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- Landscape:

2

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Checker	Author

Client
ALPHA BUILT INC.

Project
CROWNPARK APARTMENTS
1275 24th SW
Calgary AB, Canada.

Drawing Title
SITE PLAN

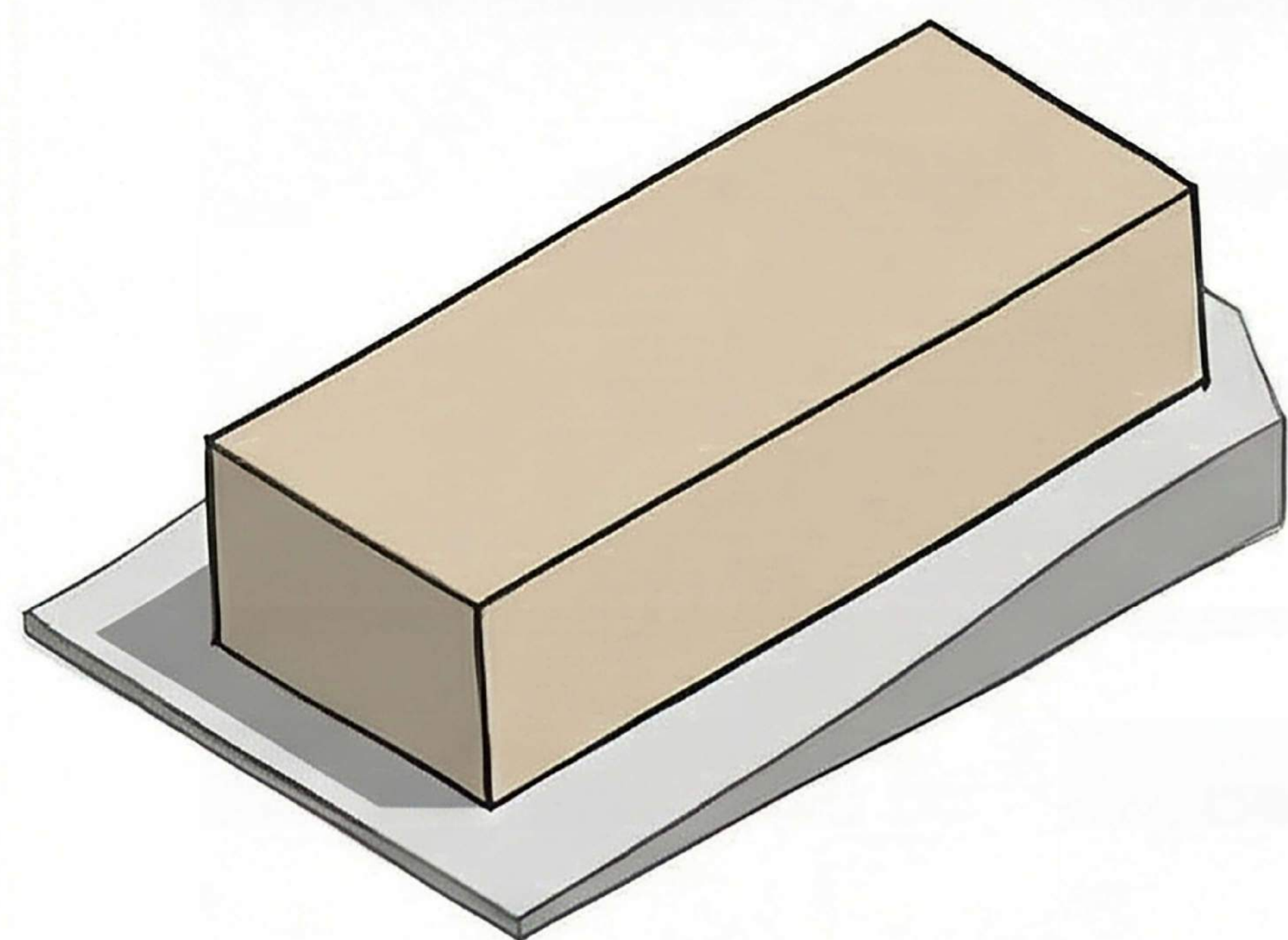
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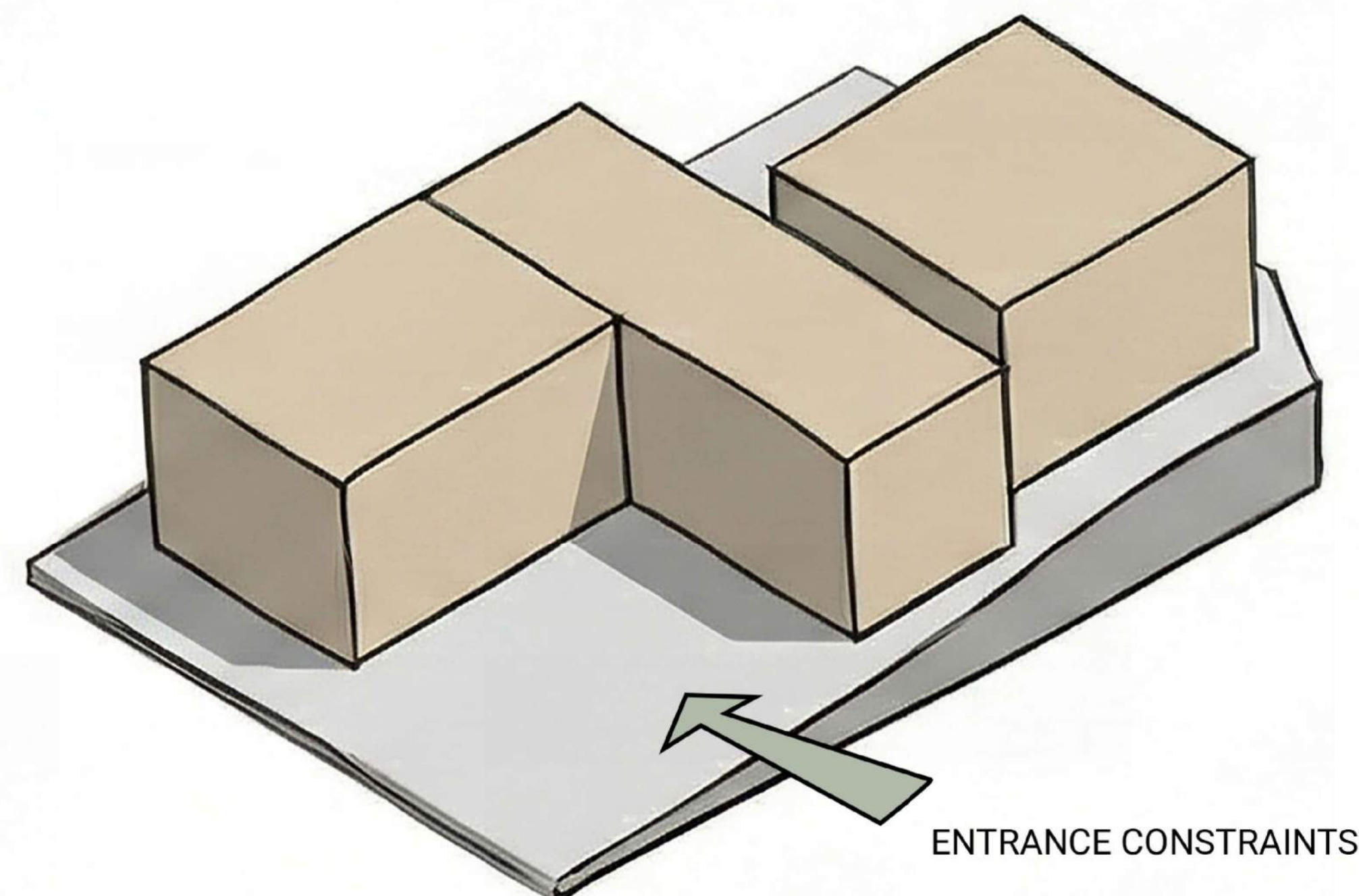
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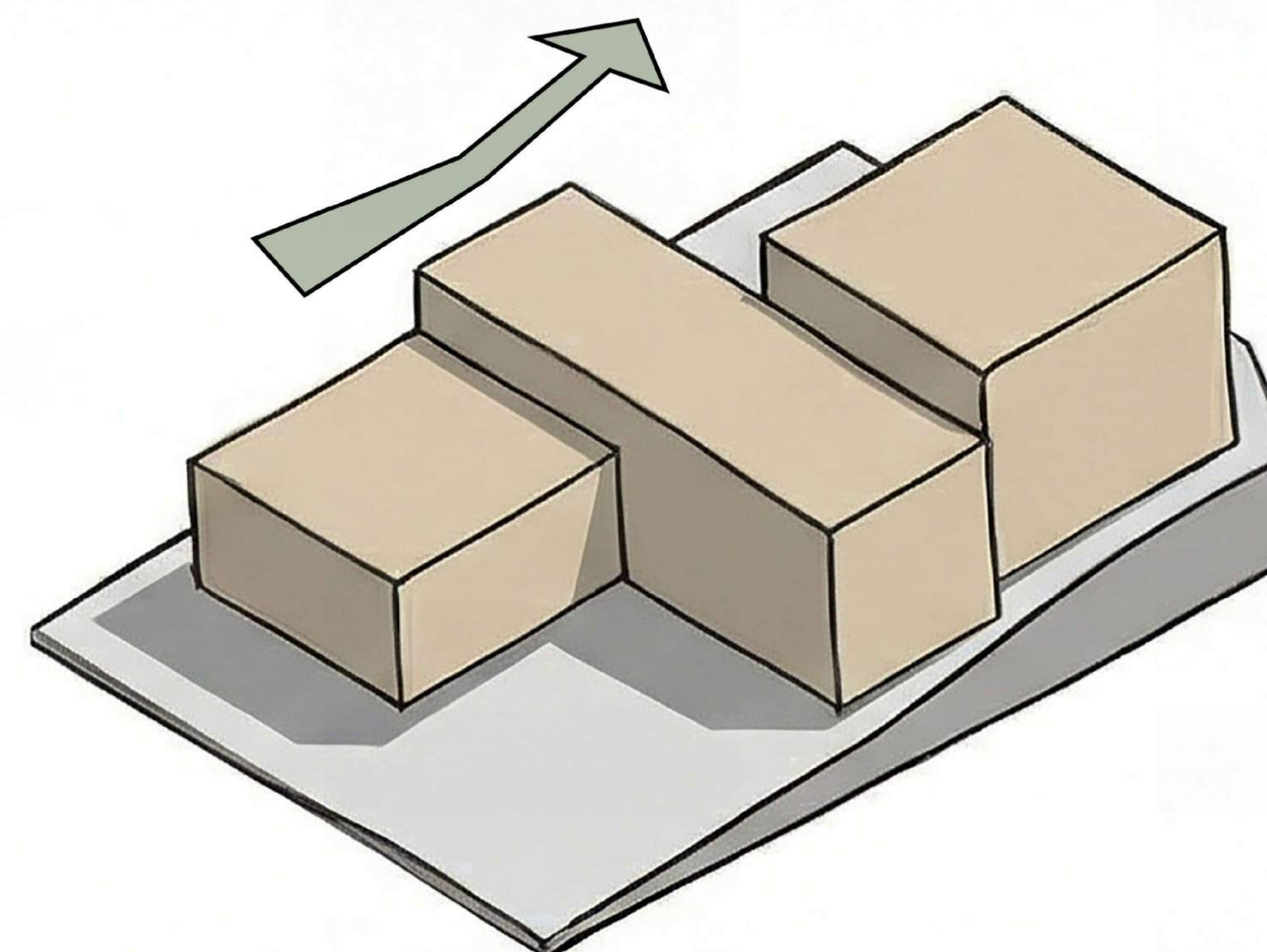
1. ESTABLISHING THE BASE ENVELOPE

The design begins with a unified volume on a West-to-East upward slope, maximizing buildable area along the topographic axis.



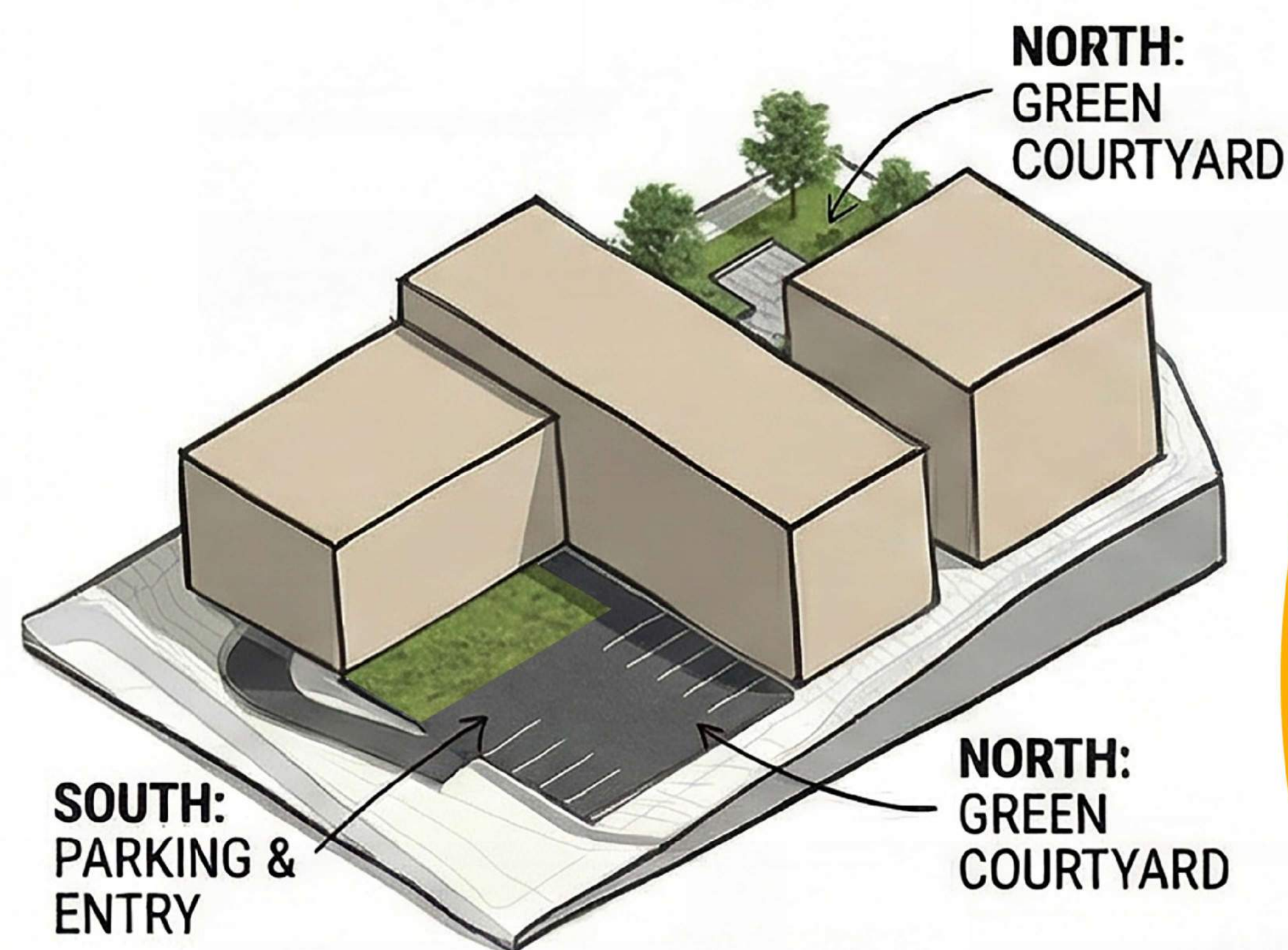
2. THE Z-FORM SUBDIVISION

The mass is subdivided into three volumes in a Z-configuration, creating a rhythmic push-and-pull that defines two major exterior voids.



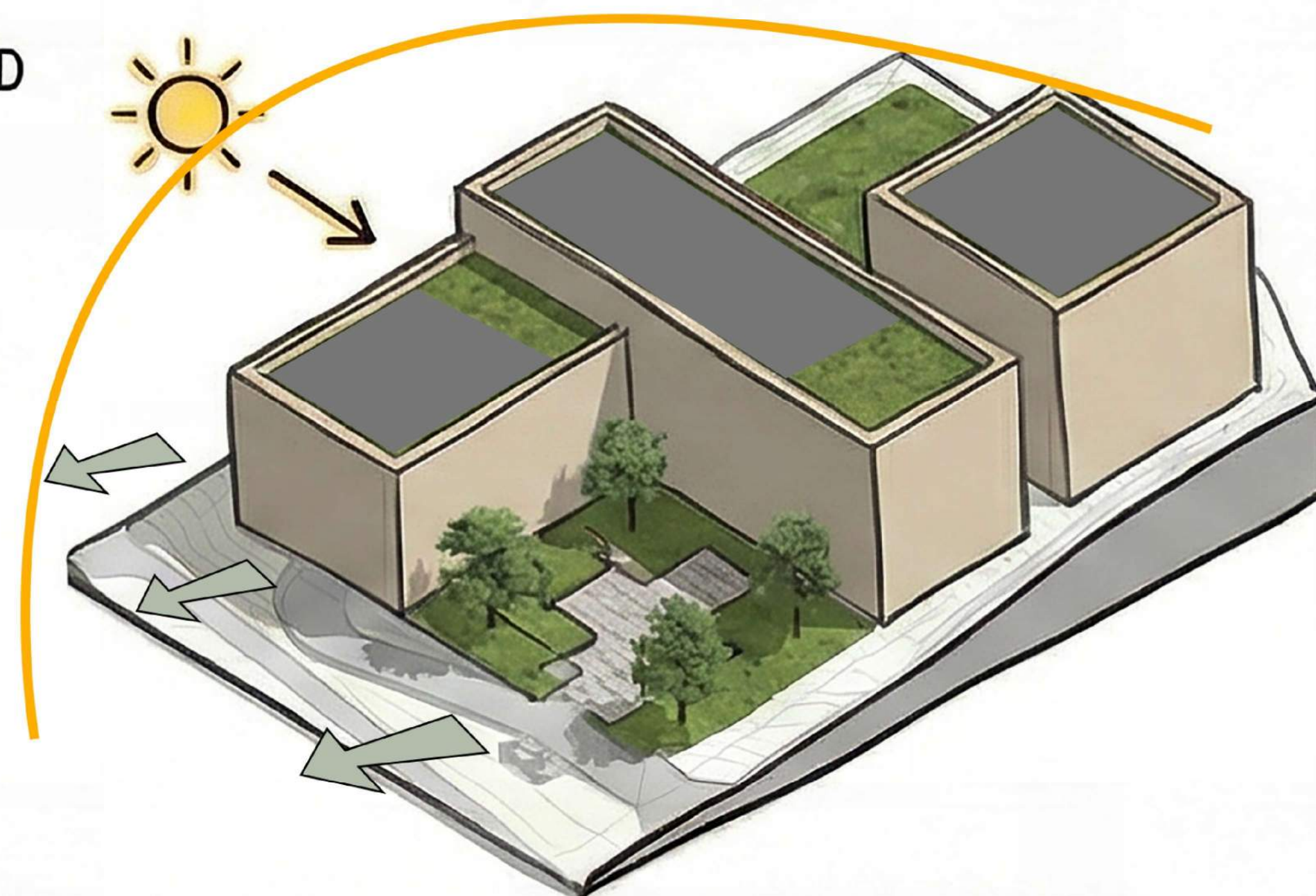
3. TOPOGRAPHIC STEPPING (THE STEP-UP)

Following the grade, the masses step up: West (Lowest), Center (Mid), East (Highest).



4. DEFINING THE VOIDS (COURTYARD & PARKING)

The Z-form creates two critical zones: a South void for parking/entry and a North void for a private green courtyard.



5. ROOFTOP TERRACES & SE VIEWS

Rooftop terraces on the lower sections are strategically oriented toward the Southeast for optimal sun and views.



6. FINAL SYNTHESIS (MATERIAL OVERLAP)

Materiality emphasizes the Z-form: Lowest & Highest masses are wood, while the central mass is dark grey, acting as the hinge.

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Project Component

Key Plan

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Author

Client
ALPHA BUILT INC.

Project
CROWNPARK APARTMENTS

1275 24th SW
Calgary AB, Canada.

Drawing Title
MASSING CONCEPT

Scale

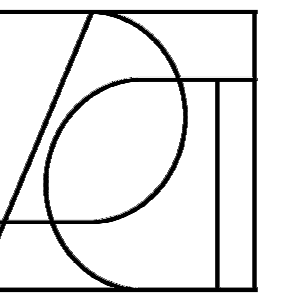
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DP-1.4



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Client
ALPHA BUILT INC.

Project
CROWNPARK APARTMENTS
1275 24th SW
Calgary AB, Canada.
Drawing Title
3D RENDERING

Scale
Project No. RZAB_2504

Drawing No.

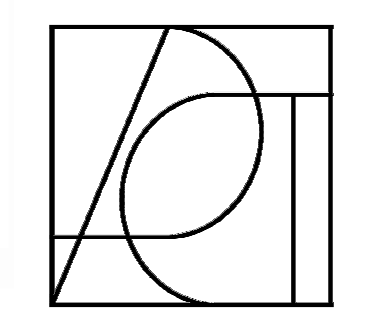
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Landscape:

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Project
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1275 24th SW
Calgary AB, Canada.

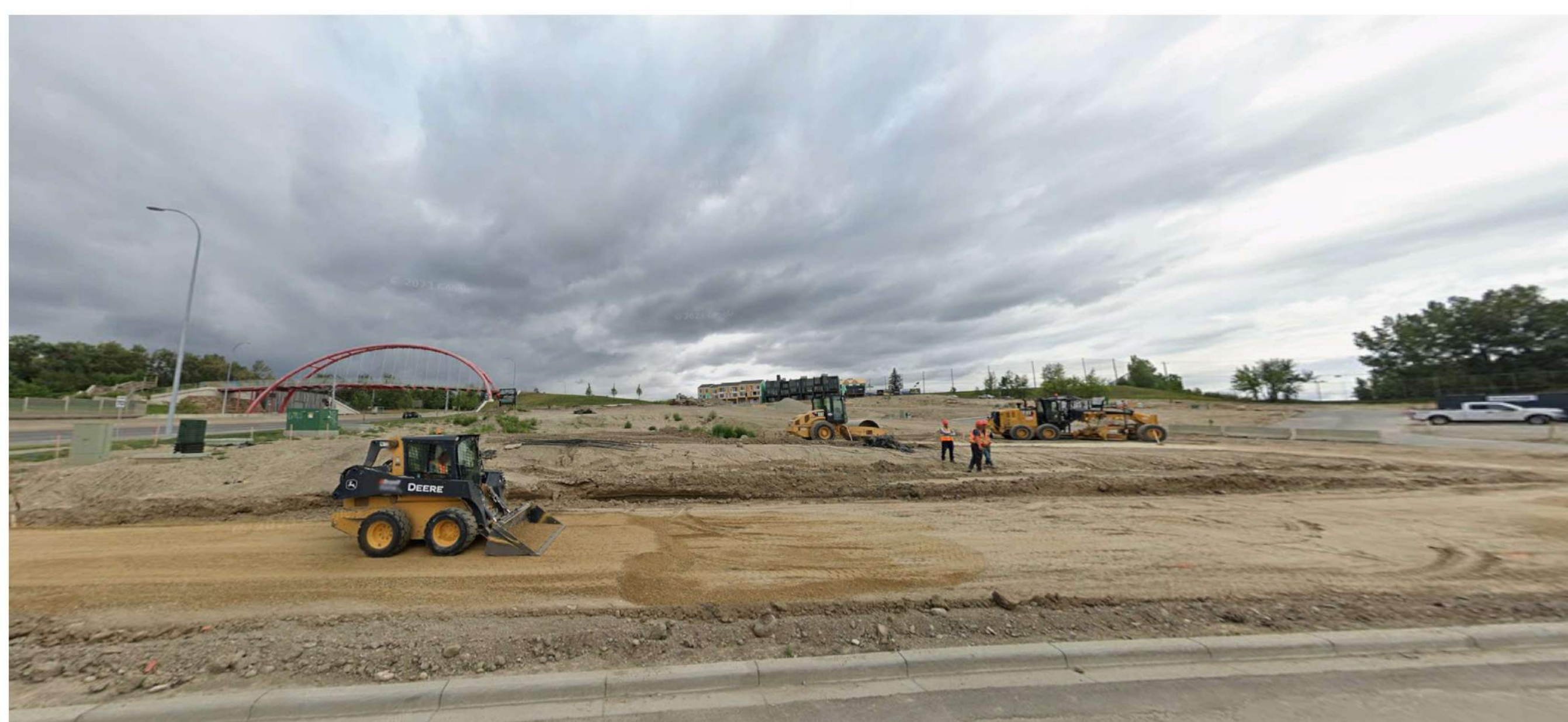
Drawing Title
3D RENDERING

Scale
Project No. RZAB_2504

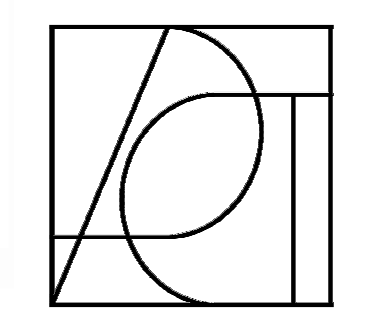
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DP-1.6

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Landscape:

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Author

Client
ALPHA BUILT INC.

Project
CROWNPARK APARTMENTS

1275 24th SW
Calgary AB, Canada.

Drawing Title
SITE PHOTOGRAPHS

Scale

Project No. RZAB_2504

Drawing No.

DP-1.7

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E

D

C

B

A

- 1 Dark Gray Board and Batten
- 2 Wood Look Cementitious Siding
- 3 Metal Pre-Finished Handrail
- 4 Vinyl Windows w/Clear Glass
- 5 Swing Door w/Clear Glass

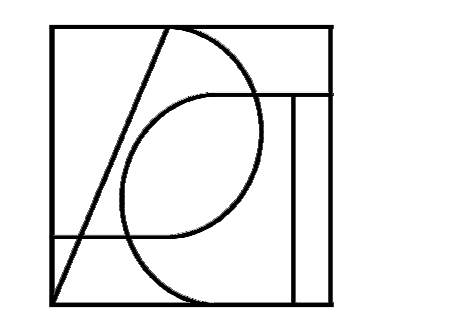


2 Building North Elevation - Colour
1:150



1 Building North Elevation - Linework
1:150

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25-12-31	Development Permit	1



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Landscape:

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Author

Client
ALPHA BUILT INC.

Project
CROWNPAK APARTMENTS

1275 24th SW
Calgary AB, Canada.

Drawing Title
BUILDING ELEVATION 01

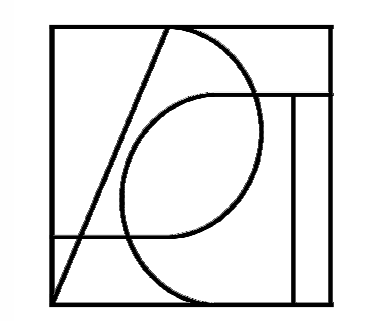
Scale As indicated

Project No. RZAB_2504

Drawing No.

DP-3.1

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Client
ALPHA BUILT INC.

Project
CROWN PARK APARTMENTS

1275 24th SW
 Calgary AB, Canada.

Drawing Title
BUILDING ELEVATION 02

Scale As indicated

Project No. RZAB_2504

Drawing No.

DP-3.2

- 1 Dark Gray Board and Batten
- 2 Wood Look Cementitious Siding
- 3 Metal Pre-Finished Handrail
- 4 Vinyl Windows w/Clear Glass
- 5 Swing Door w/Clear Glass



2 Building South Elevation - Colour
 1:150



1 Building South Elevation - Linework
 1:150

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- 1 Dark Gray Board and Batten
- 2 Wood Look Cementitious Siding
- 3 Metal Pre-Finished Handrail
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- 5 Swing Door w/Clear Glass

2 East Architectural Building Elevation
1:150



1 Building East Elevation - Colour
1:150

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Project Component

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Checker

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Author

Client

ALPHA BUILT INC.

Project

CROWNPARK APARTMENTS

1275 24th SW
Calgary AB, Canada.

Drawing Title

BUILDING ELEVATION 03

Scale As indicated

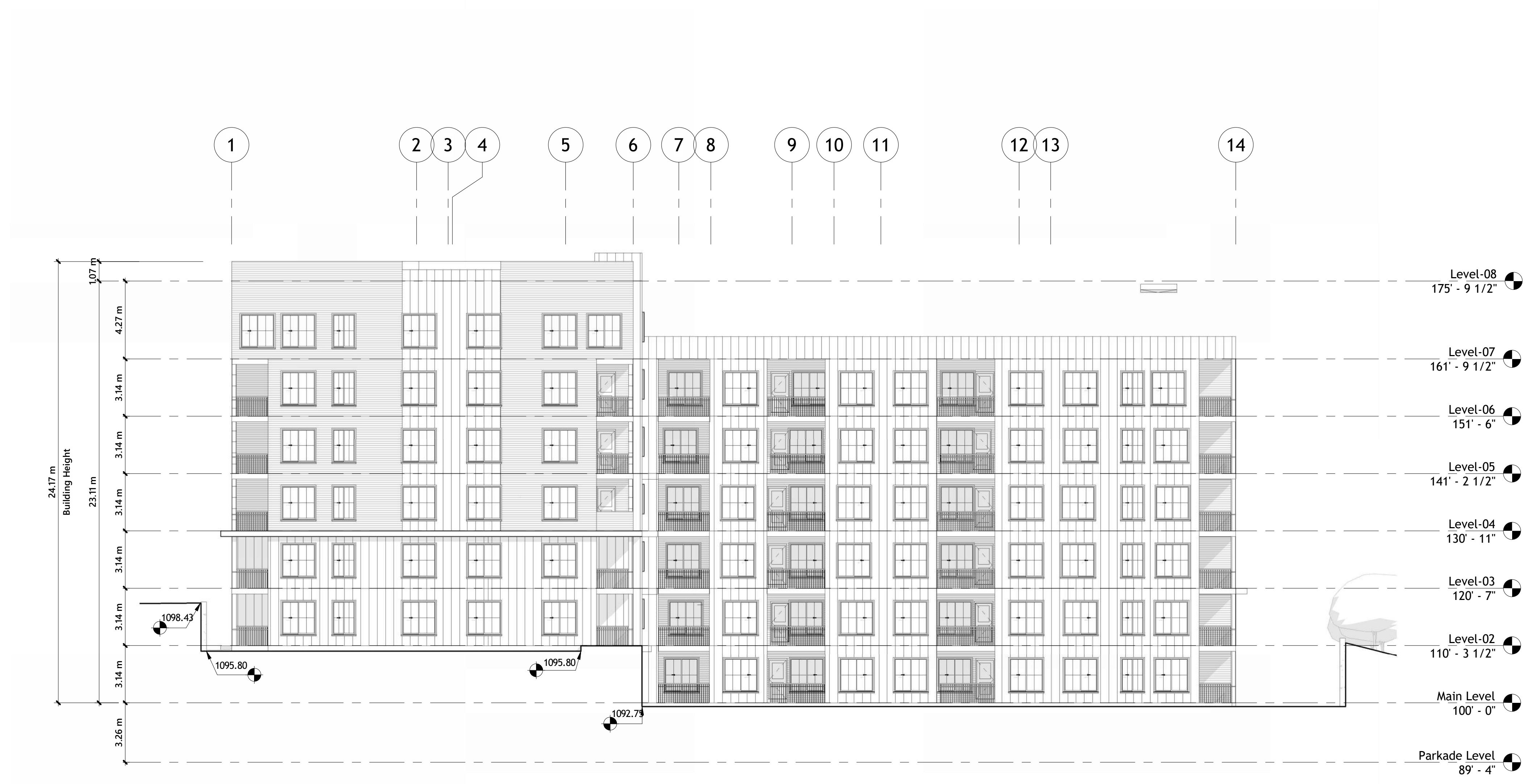
Project No. RZAB_2504

Drawing No.

DP-3.3



2 Building West Elevation - Colour
1:150



1 Building West Elevation - Linework
1:150

- 1 Dark Gray Board and Batten
- 2 Wood Look Cementitious Siding
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Client
ALPHA BUILT INC.

Project
CROWNPARK APARTMENTS
1275 24th SW
Calgary AB, Canada.

Drawing Title
BUILDING ELEVATION 04

Scale As indicated

Project No. RZAB_2504

Drawing No.

DP-3.4