

UNIVERSITY TWENTY4

MIXED-USE/MULTI-FAMILY DEVELOPMENT



ISSUED FOR DEVELOPMENT PERMIT

April 10, 2026

PROJECT INFORMATION

PARCEL ADDRESS:

LEGAL: L 15-16, B 14, PLAN 9110GI
 MUNICIPAL: 2103, 2107
 24 AVENUE NW
 CALGARY AB
 COMMUNITY: BANFF TRAIL
 ZONING: DC-105D2021 (MU-1 F2.9H16)
 CURRENT:

SETBACKS:

FRONT (24 AVE) MIN NO MIN. SETBACK MAXIMUM 4.5M OR 60% THE LENGTH OF BUILDING STREET FRONTAGE
 SIDE (20 ST) NO MIN. SETBACK MAXIMUM 4.5M OR 60% THE LENGTH OF BUILDING STREET FRONTAGE
 REAR (LANE) 7.5M MEASURED FROM THE PROPERTY LINE OF THE ADJACENT PARCEL (LANEWAY WIDTH IS 6.0M)
 SIDE 3.0M WHERE PARCEL SHARES PROPERTY LINE WITH LOW DENSITY RESIDENTIAL

AMENITY SPACE:

PRIVATE: MINIMUM REQUIRED: 5.0 sm
 WHERE BALCONIES DO NOT CONFORM TO BYLAW SIZE REQUIREMENTS THE DIFFERENCE IN AREA HAS BEEN PROVIDED AT THE 4TH FLOOR SHARED AMENITY BALCONY.

SHARED:

- PUBLIC COURTYARD/LIGHTWELL [NOT CONSIDERED AMENITY SPACE]
 - SHARED AMENITY BALCONY 58.5m²

BICYCLE PARKING:

CLASS I
 MINIMUM 0.5 CLASS I BICYCLE STALLS PER DWELLING/LIVE-WORK UNIT
 = 36 STALLS REQUIRED
 = 89 STALLS PROPOSED (1.25/UNIT)

CLASS II
 MINIMUM 0.1 CLASS II BICYCLE STALLS PER DWELLING/LIVE-WORK UNIT
 = 7 STALLS REQUIRED
 MINIMUM 5% MOTOR VEHICLE PARKING STALLS ALL OTHER USES
 = 1 STALL REQUIRED
 = 8 PROPOSED

VEHICULAR PARKING:

RESIDENT STALLS
 MIN. 0.75 RESIDENT STALLS / RESIDENCE UNIT
 0.75 STALLS X 59 UNITS = 44.25 STALLS REQUIRED
 PROXIMITY TO TRANSIT REDUCTION (25%)
 44.25 STALLS X 0.25 = -11.06 STALLS
 = 33.19 RESIDENTIAL STALLS REQUIRED
 BIKE PARKING REDUCTION REDUCED BY
 0.25 PARKING STALLS TO A MAXIMUM OF 25%
 44.25 STALLS X 0.25 = -11.06 STALLS
 = 22.13 PARKING STALLS REQUIRED
 = 23 PARKING STALLS PROPOSED

VISITOR STALLS

MIN. 0.1 VISITOR STALLS / RESIDENCE UNIT
 0.1 STALLS X 59 UNITS = 5.9 STALLS REQUIRED
 PROXIMITY TO TRANSIT REDUCTION (25%)
 5.9 STALLS X 0.25 = -1.475 STALLS
 = 4.425 VISITOR STALLS REQUIRED

BIKE PARKING REDUCTION REDUCED BY
 0.25 PARKING STALLS TO A MAXIMUM OF 25%
 5.9 STALLS X 0.25 = -1.475 STALLS
 = 2.95 VISITOR STALLS REQUIRED
 = 3 VISITOR STALLS PROPOSED

COMMERCIAL STALLS
 MIN 2 COMMERCIAL STALLS / 100m²
 2 STALLS X 154.88m² / 100m² = 3.08 COMMERCIAL STALLS

PROXIMITY TO TRANSIT REDUCTION (25%)
 3.08 STALLS X 0.25 = -0.77 STALLS
 TOTAL COMMERCIAL STALLS = 2.31 COMMERCIAL STALLS REQUIRED
 = 1 COMMERCIAL STALLS PROPOSED (10 PROVIDED IN CONJUNCTION WITH DAYCARE STALLS)

DAYCARE STALLS

MIN 1 STALL / 10 CHILDREN
 100 CHILDREN MAX OCCUPANCY = 10 DAYCARE STALLS REQUIRED (TO BE PROVIDED WITH TIMED DROP-OFF/PICKUP SIGNS)

LOADING STALLS

MIN. 1.0 LOADING STALLS = 1 TIMED ON-STREET LOADING STALL PROPOSED

*3 BARRIER FREE STALLS REQUIRED.

UNIT COUNT BREAKDOWN:

1 BEDROOM = 44 UNITS
 2 BEDROOM = 15 UNITS
 TOTAL = 59 UNITS

PARCEL COVERAGE:

SITE AREA: 1620 sm (17446 sqft / 0.40 ha)
 BUILDING FOOTPRINT: 1019.25 sm (10971.08 sqft)
 PROPOSED COVERAGE: 62.9%

FLOOR AREA RATIO:

MAXIMUM: 2.9
 PROPOSED: 2.6

BUILDING AREA

FLOOR	GROSS
MAIN	10971.08 SF / 1019.25m ²
2 FLR	11677.51 SF / 1084.88m ²
3 FLR	11747.49 SF / 1091.38m ²
4 FLR	10673.45 SF / 991.59m ²

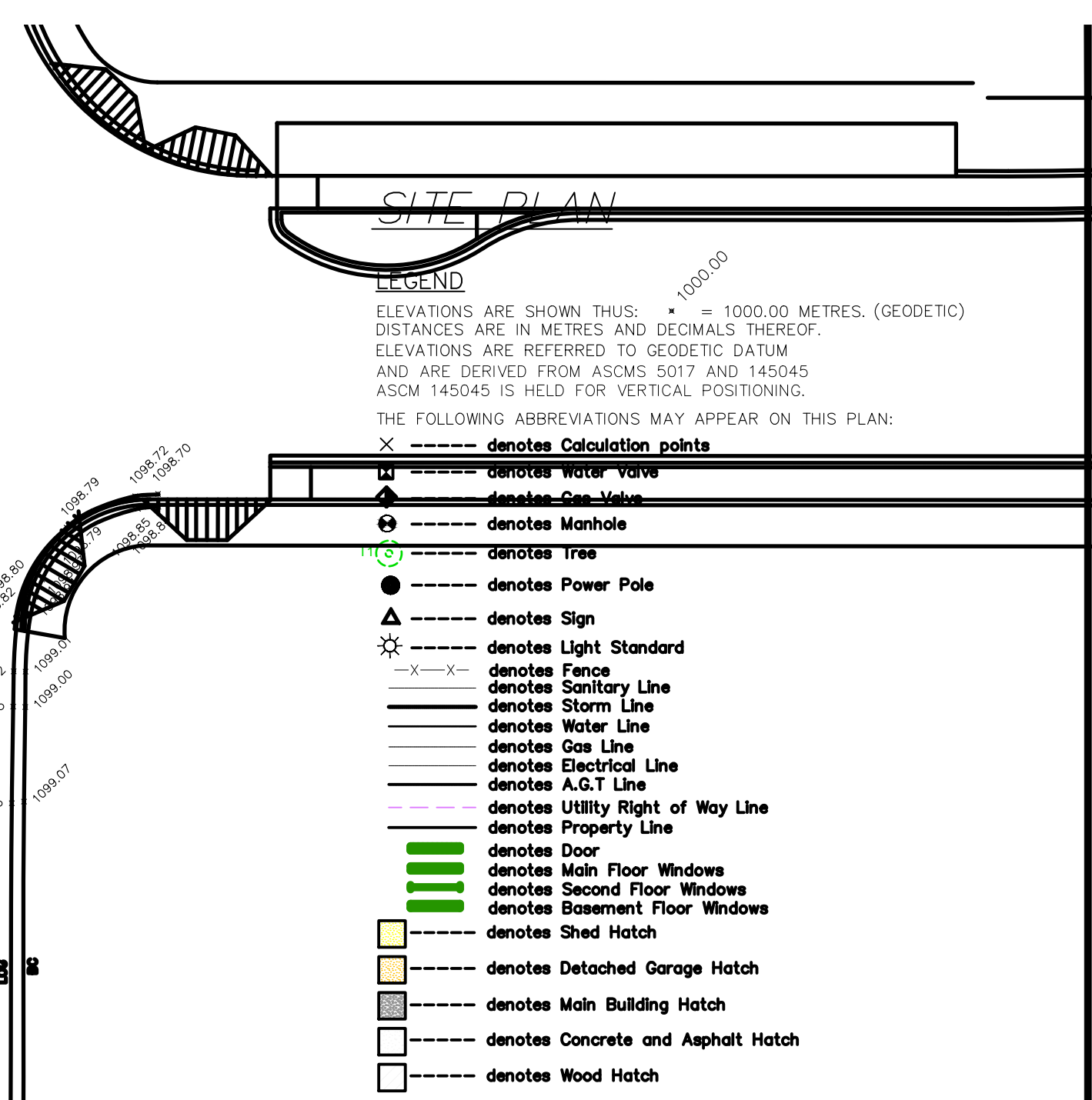
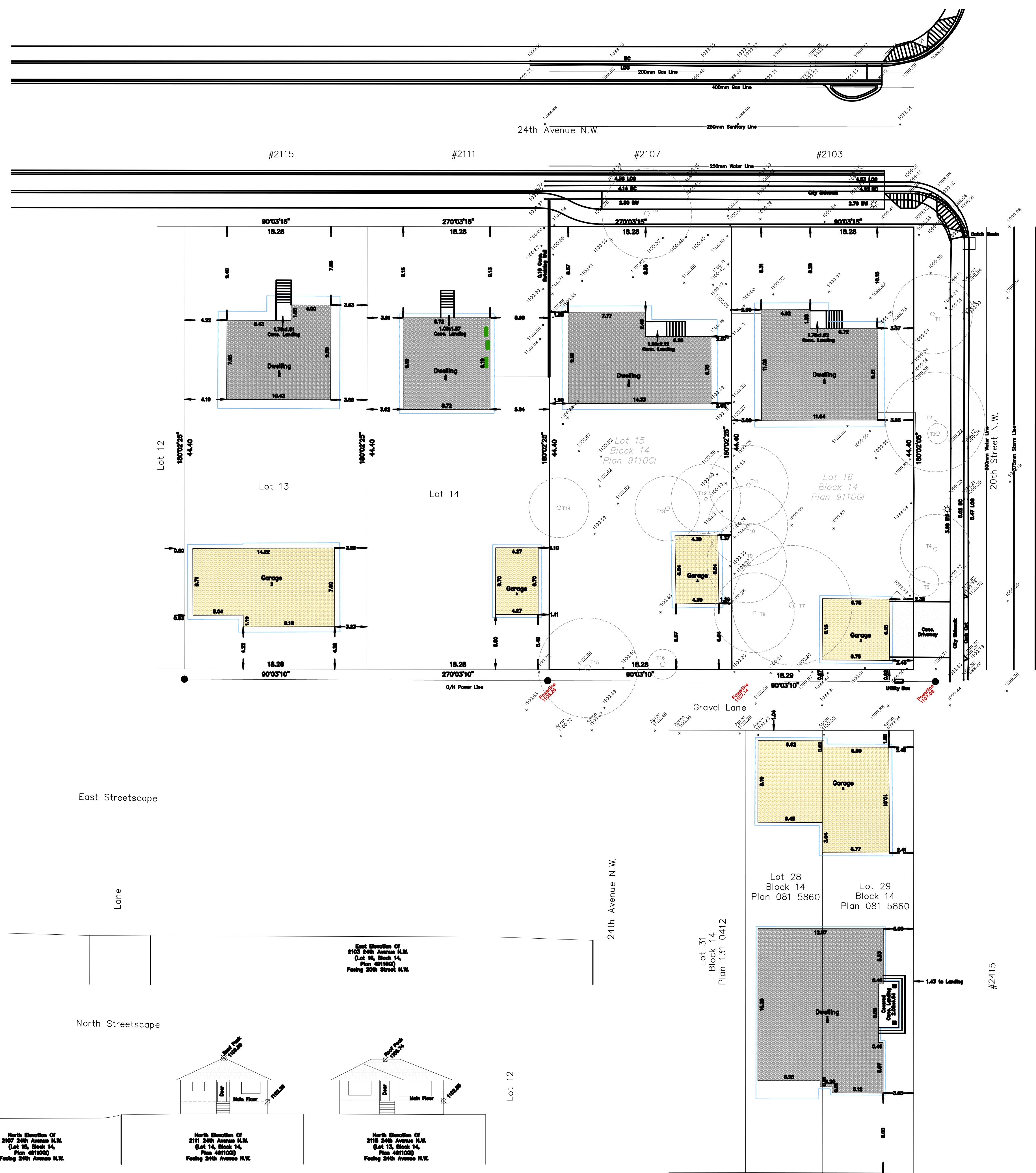
TOTAL 45069.53 SF / 4187.10m²

DENSITY:

TOTAL PROPOSED DWELLING UNITS: 59 UNITS
 TOTAL PROPOSED LIVE-WORK UNITS: 0 UNITS
 TOTAL UNITS: 59 UNITS
 DENSITY: 178/ha
 TOTAL PROPOSED COMMERCIAL UNITS: BAY 1 51.7 m²
 BAY 2 103.18 m²
 154.88m²
 TOTAL DAYCARE AREA: 588.07m²
 A TENANT IMPROVEMENT PLAN WILL BE SUBMITTED SEPARATE FROM THIS DP

DRAWING LIST:

DP.000	COVER
DP.001	SITE INFORMATION
DP.002	BLOCK PLAN
DP.003	LANDSCAPE PLAN
DP.100	SITE PLAN
DP.101	PARKADE 1 PLAN
DP.103	MAIN FLOOR PLAN
DP.104	SECOND FLOOR PLAN
DP.105	THIRD FLOOR PLAN
DP.106	FOURTH FLOOR PLAN
DP.107	ROOF PLAN
DP.200	ELEVATIONS
DP.201	ELEVATIONS
DP.202	ELEVATIONS
DP.300	BUILDING SECTION
DP.301	BUILDING SECTION
S.01	SURVEY



Scale: 1:200
LEGAL DESCRIPTION:
Lots 15 & 16
Block 14
Plan 9110G1
MUNICIPAL ADDRESS:
2103 & 2107 24th Avenue N.W.
Calgary, Alberta

PREPARED FOR: Faas Architecture
DATE OF SURVEY: June 12th, 2019.
NOTE:
Title information is based on the C. of T. 901 085 094
which was searched on the 7th day of June, 2019,
and is subject to the following instruments:
Mortgage No. 071 353 007
Caveat No. 1358GL

Title information is based on the C. of T. 071 588 724
which was searched on the 7th day of June, 2019,
and is subject to the following instruments:
No Registrations

All Utilities Location Information is Obtained From The City Of Calgary Engineering Department' Drawing No. 205 In Section 29, Township 24, Range 1, W5thM.
Element Land Surveys 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.

RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	04/18/20

UNIVERSITY TWENTY4

MAILING ADDRESS:
2103 / 107 24 AVE N.W.
L:15-16 B:14 P:9110G1

PROJECT NO:
18.27-STN

DRAWN:
MC MLF

DATE:
2019.09.06

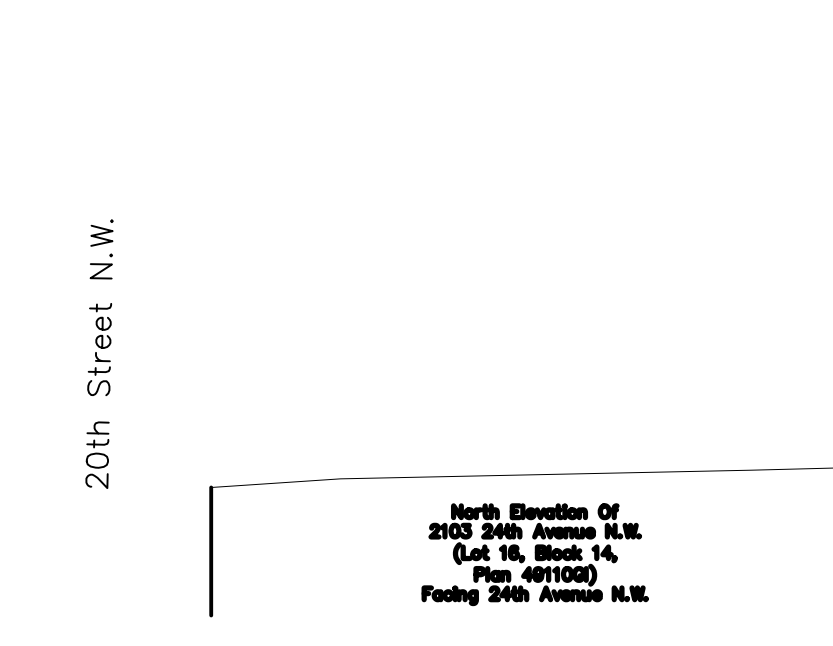
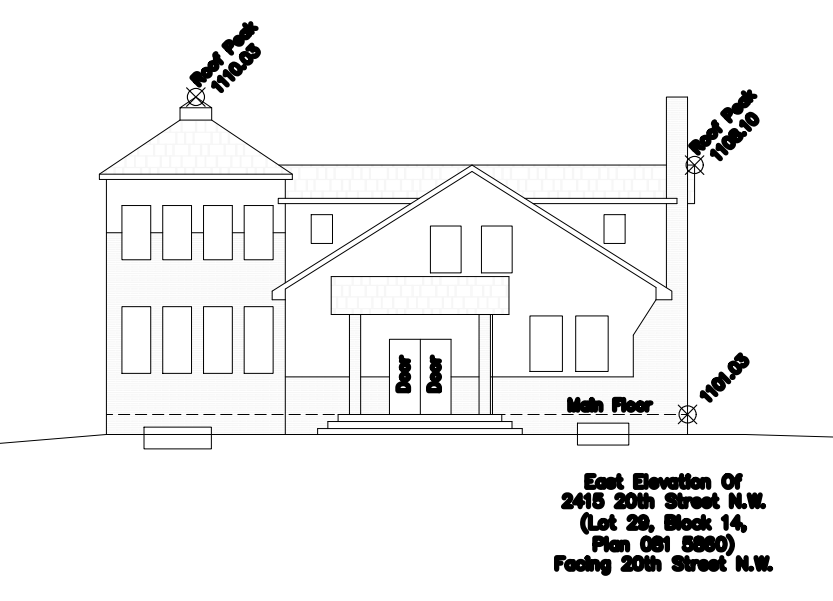
SCALE:
AS NOTED

DRAWING TITLE:
SURVEY

DRAWING NUMBER:
S.01

TREE SCHEDULE

NO.	VARIETY	CALLIPER(D)	CANOPY(E)	HEIGHT(E)	LOCATION
T1	American Elm	0.50	8.0	9.0	In City Property
T2	Bristlecone Pine	0.30	2.0	5.0	In City Property
T3	American Elm	0.30	10.0	7.0	In City Property
T4	American Elm	0.30	7.0	12.0	In City Property
T5	Small Tree	0.05	3.0	2.0	In City Property
T6	Poplar	0.30	9.0	12.0	In City Property
T7	Poplar	0.60	10.0	9.0	In Subject Property
T8	Poplar	0.30	7.0	7.0	In Subject Property
T9	Poplar	0.40	10.0	9.0	In Subject Property
T10	Poplar	0.30	7.0	9.0	In Subject Property
T11	Poplar	0.40	7.0	10.0	In Subject Property
T12	Bristlecone Pine	0.40	2.0	13.0	In Subject Property
T13	Bristlecone Pine	0.40	6.5	13.0	In Subject Property
T14	Bristlecone Pine	0.40	6.0	12.0	In Subject Property
T15	Poplar	0.60	3.0	9.0	In Subject Property
T16	Poplar	0.30	3.0	7.0	In Subject Property



20th Street N.W.

24th Avenue N.W.

23rd Avenue N.W.