26.021-UNI 24



ARTISTIC RENDER — FOR REFERENCE ONLY

ISSUED FOR DEVELOPMENT PERMIT

2026.10.13

PROJECT NUMBER:

26.021

PARCEL ADDRESS:

LEGAL: PLAN: 9110GI, BLOCK: 14, LOT: 15,16

MUNICIPAL: 2103, 2107 24 AVE NW

DRAWING LIST:

INDEX: ARCHITECTURE

FAAS

303 - 1812 4 ST SW, CALGARY, AB T2S 1W1

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BUILDING INFORMATION

ADDRESSING:

LEGAL: PLAN: 9110GI, BLOCK: 14, LOT: 15,16

MUNICIPAL: 2103, 2107 24 AVE NW
CALGARY, AB

COMMUNITY: Banff Trail

ZONING: M-U1 f2.9 h16

PARCEL COVERAGE:

SITE AREA: 1622.32m² (17462.50ft²)

BUILDING FOOTPRINT: 913.05m² (9827.96ft²)

COVERAGE: 85%

FLOOR AREA RATIO:

MAXIMUM: 2.9
PROPOSED: 2.86

BUILDING AREA:

TOTAL PROPOSED UNITS: 66 UNITS

BUILDING AREA		
LEVEL	AREA (sq.m.)	AREA (sq.ft.)
PARKADE 1	1397.27 m²	15040.14 ft²
MAIN FLOOR	913.05 m²	9827.96 ft²
LEVEL 2	933.69 m²	10050.21 ft²
LEVEL 3	933.69 m²	10050.21 ft²
LEVEL 4	933.69 m²	10050.21 ft²
LEVEL 5	933.69 m²	10050.21 ft²
ROOF	931.60 m²	10027.62 ft²
Total	6976.70 m²	75096.54 ft²

BUILDING HEIGHT:

ABOVE GRADE: 5 STOREYS
BELOW GRADE: 1 STOREY GARAGE
REQUIRED HEIGHT 16 m

WASTE AND RECYCLING:

MINIMUM REQUIRED:

66 UNITS x 0.3 yrd³ = 19.8 yrd³

19.8 yrd³ / 4 YARD BINS = 4.95 (~5) BINS / WEEK

3 BINS PROVIDED ON SITE.
PRIVATE, BI-WEEKLY PICK-UP TO MEET REQUIREMENTS.

SETBACKS:

	REQUIRED	PROPOSED
NORTH (24th)	0m	2.5m (Unit entry)
EAST (20th)	0m	2.5m (Unit entry)
SOUTH (Lane)	7.5m from adjacent property line	1.4m, 4 ft. 7 in. (7.5 m To opposite lane)
WEST (Neighbor)	3 m	3m, 9 ft/ 10 in.

VEHICULAR PARKING CALCULATIONS:

MIN. 0.75 RESIDENT STALLS / RESIDENCE UNIT
0.75 x 66 = 49.5 (~50)

MIN. 0.1 VISITOR STALLS / RESIDENCE UNIT
0.1 x 66 = 6.6 (~7)

ACCESSIBLE STALLS : 3 per 26-50 regular stalls

	RESIDENTIAL	VISITOR	TOTAL
REQUIRED	50	7	57
TRANSIT REDUCTION-25%	-12	-1	-13
BIKE PARKING REDUCTION=24 ADDITIONAL BIKES	-5	-1	-6
TOTAL PROPOSED	33	5	38

BICYCLE PARKING:

MIN. 0.5 CLASS I BICYCLE STALLS/ UNIT
REQUIRED: 0.5 x 66 = 33

PROPOSED: 57

MIN. 0.1 CLASS II BICYCLE STALLS/ UNIT
REQUIRED: 0.1 X 66 = 6.6 (~7)

PROPOSED: 10

AMENITY SPACE:

PRIVATE AMENITY		
Level	AREA (sq.m.)	AREA (sq.ft.)
LEVEL 2	82.40 m²	886.94 ft²
LEVEL 3	82.40 m²	886.91 ft²
LEVEL 4	82.40 m²	886.93 ft²
LEVEL 5	82.40 m²	886.90 ft²
Total:	329.59 m²	3547.68 ft²

PUBLIC AMENITY		
Level	AREA (sq.m.)	AREA (sq.ft.)
MAIN FLOOR	151.54 m²	1631.21 ft²
Total	151.54 m²	1631.21 ft²

FORMED ALLIANCE ARCHITECTURE STUDIO

FILE PATH: Autodesk Docs://26.021 - SW1 Unit 24 - AQUA/26.021-SW1 UNIT 24.rvt
PLOT DATE: 2025-10-13 9:50:27 AM



1 DP.300 **EAST**
1/8" = 1'-0"



2 DP.300 **NORTH**
1/8" = 1'-0"

FILE PATH: Autosave Drawn DP.DP1 - SWH Unit A - 2025.10.01 SWH UNIT A.rvt
PLOT DATE: 2025-10-13 9:29:56 AM

FINISH MATERIAL LEGEND

A - FIBER CEMENT
- A1 FIBER CEMENT PANEL - BOARD AND BATTEN 2', ARCTIC WHITE
- A2 FIBER CEMENT LAP SIDING - 6" VERTICAL, WOODSTONE, SAND CASTLE
- A3 FIBER CEMENT PANEL, MIDNIGHT BLACK
- A4 FIBER CEMENT PANEL, ARCTIC WHITE
- A5 FIBER CEMENT TRIM - ARCTIC WHITE

B - CONCRETE/MASONRY
- B1 THIN MASONRY VENEER - MAROON

C - METAL
- C1 METAL PIPE BOLLARD - YELLOW
- C2 ALUMINUM GUARDRAIL - BLACK

C - WINDOWS AND DOORS
- C2 VINYL WINDOW/DOOR FRAME - BLACK

G - GLAZING
- G1 VINYL WINDOW FRAME - WHITE
- G2 VINYL DOOR FRAME - WHITE
- G3 VINYL DOOR FRAME - BLACK

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FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

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RELEASES

NO	DESCRIPTION	DATE
DP.1	DEVELOPMENT PERMIT	2026.10.13

- ☐ CONSTRUCTION
- ☐ TENDER
- ☐ BUILDING PERMIT

PROJECT NAME
26.021-UNI 24

MUNICIPAL ADDRESS
2103, 2107 24 AVE NW

LEGAL ADDRESS
PLAN: 9110GI, BLOCK: 14, LOT: 15,16

PROJECT NUMBER
26.021

DRAWN	CHECKED
HDR	SB

DATE	SCALE
2026.10.13	1/8" = 1'-0"

DRAWING TITLE
ELEVATIONS-NORTH & EAST

DRAWING NUMBER
DP.300

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1 DP.301 **SOUTH**
1/8" = 1'-0"



2 DP.301 **WEST**
1/8" = 1'-0"

FILE PATH: Autosave Doors\26.021 - SWH Unit24 - 2025.02.03 SWH Unit24.rvt
PLOT DATE: 2026-10-13 10:20:28 AM

FINISH MATERIAL LEGEND

A - FIBER CEMENT
A1 FIBER CEMENT PANEL - BOARD AND BATTEN 2', ARCTIC WHITE
A2 FIBER CEMENT LAP SIDING - 6" VERTICAL, WOODSTONE, SAND CASTLE
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MUNICIPAL ADDRESS
2103, 2107 24 AVE NW

LEGAL ADDRESS
PLAN: 9110GI, BLOCK: 14, LOT: 15,16

PROJECT NUMBER
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DRAWN	CHECKED
HDR	SB

DATE	SCALE
2026.10.13	1/8" = 1'-0"

DRAWING TITLE
ELEVATIONS-SOUTH & WEST

DRAWING NUMBER
DP.301

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SITE PLAN

MUNICIPAL ADDRESS:
2103, 2107 24 AVENUE N.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOTS 15 & 16
BLOCK 14
PLAN 9110 GI

PREPARED FOR: Stone West Developments Inc.

DATE OF SURVEY: August 18th, 2026

SCALE: 1:200

0 2 4 8 12 16 20 METRES

LEGEND:

- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T. Line
- Curb
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Control Joints
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

'pf'–Second Floor
'bf'–Basement Floor
'BW'–Back of Walkway
'FW'–Front of Walk
'Conc.'–Concrete
'Elev.'–Elevation

'Enc.'–Encroach(es)
'MF'–Main Floor
'LG'–Lip of Gutter
'MH'–Manhole
'MFE'–Main Floor Elevation
'R'–Radius

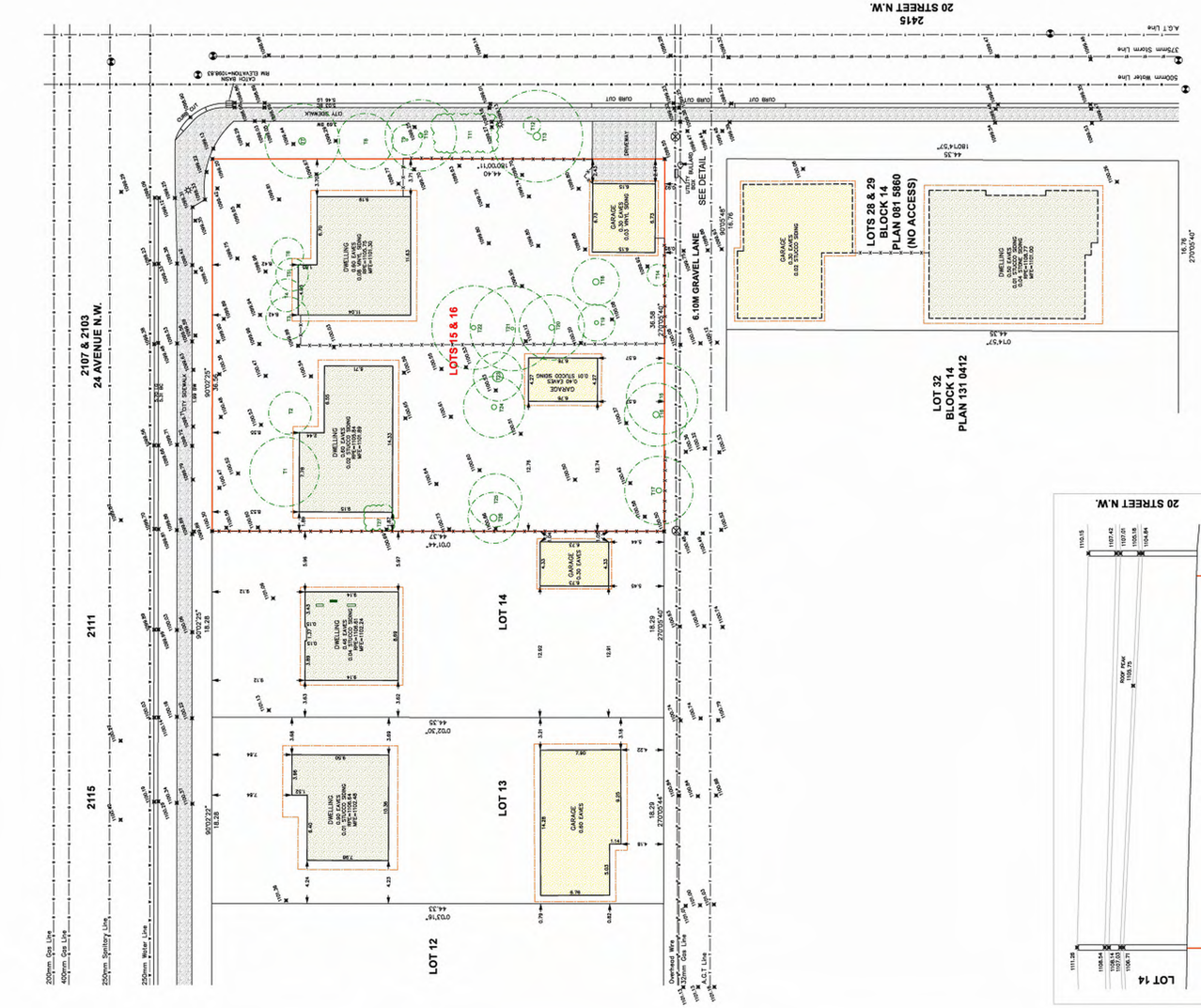
'R/W'–Right of Way
'Sq.'–Square
'RPC'–Roof Peak Elevation
'TBW'–Top of Wall
'WT'–Top of Wall

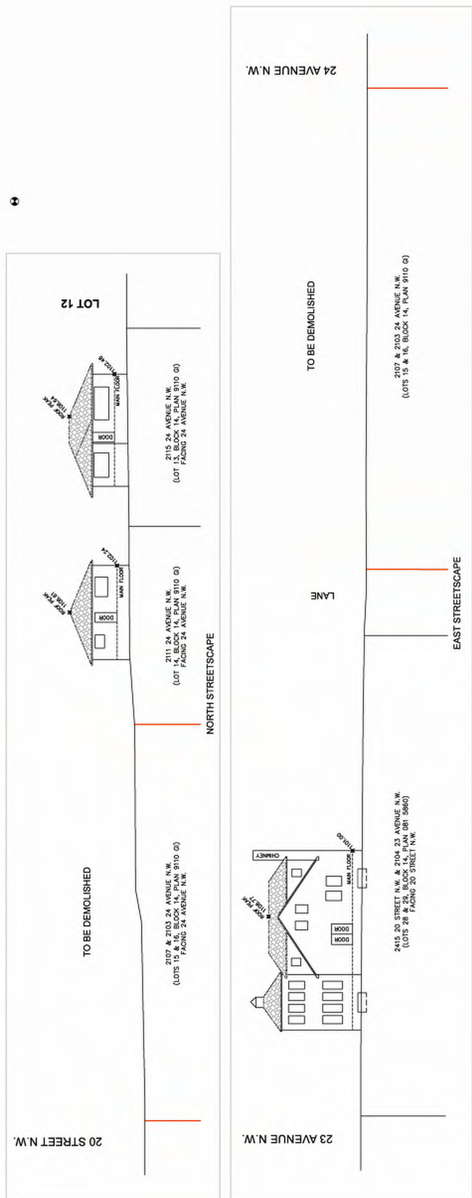
NOTE:

1. The basis of this plan is as follows:
   Datum: North American Datum 1983 (original)
   Adjustment: Alberta 10-TM (3TM) Projection
   Reference Meridian: 114° west longitude
   Combined Scale Factor: 0.999721
   All coordinates and distances are in metres and decimals thereof.
2. Bearings are grid bearings.
3. Distances shown are ground distances.
4. Elevations are derived from ASCM 5017.
5. Existing spot elevations are shown thus: x
6. The Certificate of Title 191 187 288__ for Lot 15 which was Searched on the 16th day of August, 2026, and includes the following instruments:
   Mortgage No. 231 150 974
   The Certificate of Title 191 241 086__ for Lot 16 which was Searched on the 16th day of August, 2026, and includes the following instruments:
   Mortgage No. 231 150 974
   Caveat No. 261 089 252
7. The utilities information is acquired from The City of Calgary Engineering Department Drawing No. 126, 18th, 19th & 20th in Sec.29–Twp.24–Rge.1–W5M. *The accuracy of this information is not guaranteed. 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.*

TREE SCHEDULE:

Tree No.	Variety	Trunk (DBH)	Canopy (Radius)	Height	Location
T1	Ash	0.60	4.00	15.00	In Subject Property
T2	Ash	-	4.00	15.00	In Subject Property
T3	Ash	-	4.00	15.00	In Subject Property
T4	Ash	-	3.50	15.00	In Subject Property
T5	Ash	-	3.50	15.00	In Subject Property
T6	Ash	0.60	3.50	15.00	In Subject Property
T7	Ash	0.45	3.50	15.00	In Subject Property
T8	Ash	0.70	5.00	15.00	In City Property
T9	Ash	0.70	5.00	15.00	In City Property
T10	Deciduous	0.14	2.00	6.00	In City Property
T11	Deciduous	-	1.50	6.00	In City Property
T12	Ash	0.73	3.00	15.00	In Subject Property
T13	Ash	0.73	3.00	15.00	In Subject Property
T14	Ash	0.65	4.00	15.00	In Subject Property
T15	Deciduous	0.53	4.00	15.00	In Subject Property
T16	Deciduous	0.53	4.00	15.00	In Subject Property
T17	Deciduous	0.38	4.00	15.00	In Subject Property
T18	Deciduous	0.38	4.00	15.00	In Subject Property
T19	Deciduous	0.38	4.00	15.00	In Subject Property
T20	Deciduous	0.53	4.00	15.00	In Subject Property
T21	Deciduous	0.53	4.00	15.00	In Subject Property
T22	Deciduous	0.38	4.00	15.00	In Subject Property
T23	Deciduous	0.38	4.00	15.00	In Subject Property
T24	Deciduous	0.38	4.00	15.00	In Subject Property
T25	Ash	0.68	3.50	15.00	In Subject Property
T26	Ash	0.68	3.50	15.00	In Subject Property





© Geoger Intern Land Survey Inc., 2026

File No.: 261009	Date: 27/Aug/2026
Surveyed: RM/MS	Drawn: LT/DS

Horizon Land Surveys Inc.
1132 Kensington Crescent NW
Calgary, Alberta, T2N 3A5 P. 403-775-4171

SURVEYORS ASSOCIATION OF ALBERTA PERMIT HOLDER P 309 HORIZON LAND SURVEYS INC.

FILE PATH: Autosave Docs:/26.021 - SW1\Arch - R25\26.021-SW1-UNI24 - R25.rvt
PLOT DATE: 2026-10-13 10:51:52 AM

FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

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DRAWN	CHECKED
HDR	SB

DATE	SCALE
2026.10.13	

DRAWING TITLE
SURVEY PLAN

DRAWING NUMBER
DP.500

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EAST ELEVATION
ARTISTIC RENDER-FOR REFERENCE ONLY



NORTH ELEVATION
ARTISTIC RENDER-FOR REFERENCE ONLY



SOUTH-WEST ELEVATION
ARTISTIC RENDER-FOR REFERENCE ONLY



NORTH-EAST ELEVATION
ARTISTIC RENDER-FOR REFERENCE ONLY

FILE PATH: Autodesk Docs://26.021 - 2103/2107 AVE NW.rvt
PLOT DATE: 2026-10-13 10:01:56 AM

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DRAWING TITLE
SUPPLEMENTAL RENDERS

DRAWING NUMBER
DP.600

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