

ROYOP - 62 MERCADO STREET SE

62 MERCADO ST SE, CALGARY, AB
LOT 4, BLOCK 148, PLAN 251 0331

PLANNING COMMENTS

2026.09.16

ARCHITECTURAL	
A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	VEHICLE ACCESS ROUTE PLAN
A1.2	SITE DETAILS
A1.3	SITE DETAILS
A1.4	SITE PHASING PLAN
A2.0	MAIN FLOOR PLAN (CRU A & B)
A2.1	MAIN FLOOR PLAN (CRU C & D)
A2.2	MAIN FLOOR PLAN (CRU E)
A4.0	ELEVATIONS (CRU A & B)
A4.1	ELEVATIONS (CRU C)
A4.2	ELEVATIONS (CRU D)
A4.3	ELEVATIONS (CRU E)
A5.0	BUILDING SECTIONS (CRU A & B)
A5.1	BUILDING SECTIONS (CRU C & D)
A5.2	BUILDING SECTIONS (CRU E)
A6.0	SITE PHOTOS
A6.1	RENDERINGS

LANDSCAPE	
DPL1	DEVELOPMENT PERMIT

CIVIL	
C1.0	UNDERGROUND LAYOUT PLAN
C2.0	SURFACE & GRADING LAYOUT PLAN
C2.1	SURFACE & GRADING LAYOUT SECTIONS

ELECTRICAL	
E101S	SITE PLAN - ELECTRICAL
E102S	SITE PLAN - POINT BY POINT
E103S	RENDERINGS



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS

DP No Date Received
DP2025-06717 Sept 09 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

PREPARED FOR:



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ENGINEER



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CIVIL
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ELECTRICAL
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PREPARED BY:



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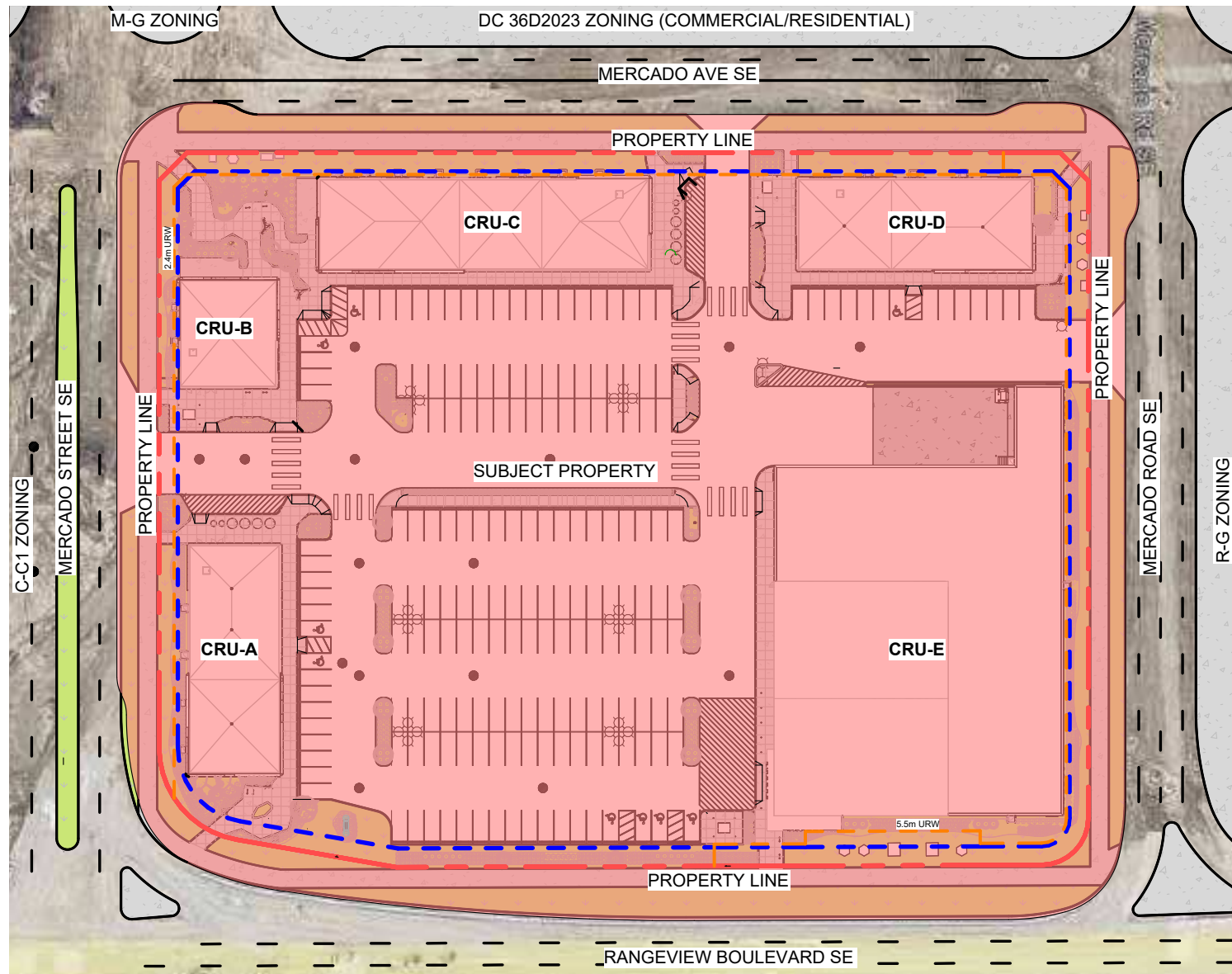
BYLAW ANALYSIS - SITE

THIS SUMMARY IS PREPARED FOR THE REVIEW AND APPROVAL OF THE AUTHORITIES HAVING JURISDICTION. CONTRACTORS ARE NOT TO USE THESE FIGURES FOR CONSTRUCTION PURPOSES. READ IN CONJUNCTION WITH CONTRACT DOCUMENTS

EXISTING SITE INFORMATION:			
MUNICIPAL ADDRESS:	62 MERCADO ST SE, CALGARY, AB,		
LEGAL ADDRESS:	LOT 4, BLOCK 148, PLAN 251 0331		
SITE AREA:	16,816.034 m ² (181,006.28 ft ²) (4.2 Acres)		
SITE COVERAGE (PROPOSED):	4,768.71m ² (51,330 ft ²), 28.4% COVERAGE		
CURRENT ZONING:	COMMERCIAL-COMMUNITY 1 (C-C1) DISTRICT		
PROPOSED ZONING (IF APPLICABLE):	N/A		
PROPOSED BUILDING:			
CRU-A RETAIL:	111 m ² (1,200 ft ²)	CRU-D INSTRUCTIONAL FACILITY:	111 m ² (1,200 ft ²)
LICENSED RESTAURANT:	412 m ² (4,442.9 ft ²)	RETAIL:	88 m ² (950 ft ²)
MECH ROOM:	22 m ² (239.2 ft ²)	VETERINARY CLINIC:	335 m ² (3,610 ft ²)
CRU-A MEZZ. AREA :	N/A	MECH ROOM:	24 m ² (260 ft ²)
TOTAL CRU-A AREA:	545 m ² (5,862.1 ft ²)	CRU-D MEZZ. AREA:	N/A
		TOTAL CRU-D AREA:	559 m ² (6,020 ft ²)
CRU-B LICENSED RESTAURANT:			
MECH ROOM:	255 m ² (2,750 ft ²)	CRU-E SUPERMARKET:	2,667.2 m ² (28,710 ft ²)
CRU-B MEZZ. AREA:	17 m ² (183 ft ²)	CRU-E MEZZ. AREA:	N/A
TOTAL CRU-B AREA:	273 m ² (2,933 ft ²)	TOTAL CRU-E AREA:	2,667.2 m ² (28,710 ft ²)
CRU-C INSTRUCTIONAL FACILITY:			
LICENSED RESTAURANT:	196 m ² (2,100 ft ²)		
LIQUOR STORE:	237 m ² (2,550 ft ²)		
CANNABIS:	237 m ² (2,550 ft ²)		
MECH ROOM:	98 m ² (1,050 ft ²)		
CRU-C MEZZ. AREA:	21 m ² (200 ft ²)		
TOTAL CRU-C AREA:	789 m ² (8,450 ft ²)		

REVIEW AS PER 'CITY OF CALGARY LAND USE BYLAW 1P2007', 'NBC - AE 2023', 'COC FIRE DEPT. ACCESS STANDARD' & 'DPS-STDRD-0002 V3.0 2022'

CATEGORY	REQUIREMENT OR CONDITION	PROVIDED	REFERENCE
PARCEL AREA	THE MAXIMUM AREA OF A PARCEL IS 3.2 HECTARES.	1.7 Hectares	PART 7, DIV 4, 742
FLOOR AREA RATIO	THE MAXIMUM FLOOR AREA RATIO FOR BUILDINGS IS 1.0	0.27	PART 7, DIV 4,743
BUILDING HEIGHT	THE MAXIMUM BUILDING HEIGHT IS 10.0m	MAXIMUM 9.6m	PART 7, DIV 4,744
USE AREA	THE MAXIMUM USE AREA FOR A SUPERMARKET, OR A SUPERMARKET COMBINED WITH ANY OTHER USE, IS 5200.0 SQUARE METRES.	2667.2m ²	PART 7, DIV 4, 746, (2)
SETBACKS	FRONT SETBACK REQUIRED: MIN. 3m REAR SETBACK REQUIRED: MIN. 3m SIDE SETBACK REQUIRED: MIN. 3m	REQUIREMENT MET REQUIREMENT MET REQUIREMENT MET	PART 7, DIV 4, 748 - 750
LANDSCAPING IN SETBACK AREA	WHERE A SETBACK AREA SHARES A PROPERTY LINE WITH AN STREET, THE SETBACK MUST: (a) BE A SOFT SURFACED LANDSCAPED AREA- AND (b) HAVE A MINIMUM OF 1.0 TREES AND 2.0 SHRUBS: (i) FOR EVERY 35.0 SQUARE METRES; OR (ii) FOR EVERY 50.0 SQUARE METRES, WHERE IRRIGATION IS PROVIDED BY A LOW IRRIGATION SYSTEM	LANDSCAPED AREA: 2,562.49m ² (27,582.41 ft ²) (REFER TO LANDSCAPING DRAWINGS)	PART 7, DIV 4, 751, (2)
PARKING STALLS SIZE	STALL DIMENSIONS: 2.6m X 5.4m DRIVE AISLE: 7.2m BARRIER-FREE STALL DIMENSION: 2.4m WIDTH, 2.4m ACCESS AISLE LOADING STALL DIMENSION: 3.1m X 9.2m FIRE TRUCK ACCESS AISLE: 9.0m	2.6m X 5.4m 7.2m REQUIREMENT MET 3.1m, 9.0m 9.0m	PART 3, DIV 6, 122 3.8.3.23 (1) (a) - (NBC) PART 3, DIV 6, 123 FIRE DEPT. SEC. 3
PARKING STALL COUNTS	MINIMUM NUMBER OF PARKING SPACES - TOTAL PARKING REQUIRED: NOT REQUIRED - BARRIER-FREE: 4 PER 51 TO 100 PARKING STALLS (ONE ADDITIONAL STALL FOR EACH ADDITIONAL INCREMENT OF 100 OR PART THEREOF) - LOADING: N/A	187 STALLS 9 STALLS 3 LOADING SPACE	PART 7, DIV 4, 752 (DELETED) TABLE 3.8.2.5 - (NBC)
REQUIRED BICYCLE PARKING STALLS	ALL OTHER USES IS 5.0 PER CENT OF THE NUMBER OF MOTOR VEHICLE PARKING STALLS - VEHICLE PARKING REQUIRED: 187 STALLS - BICYCLE PARKING REQUIRED: 10 STALLS	10 RACKS, 20 STALLS REFER TO LANDSCAPE	PART 7, DIV 4, 755, (2), (b)
BICYCLE PARKING STALLS DESIGN PARAMETERS	(3) BICYCLE PARKING STALLS MUST NOT INTERFERE WITH A PEDESTRIAN WALKWAY. (4) BICYCLE PARKING STALLS MUST BE SEPARATED FROM MOTOR VEHICLE PARKING STALLS BY VISITOR PARKING STALLS OR LOADING STALLS BY 2.0 METRES OR A PHYSICAL BARRIER. (6) A BICYCLE PARKING STALL THAT IS NOT AN INDIVIDUAL LOCKER AND IS ATTACHED TO THE GROUND MUST BE LOCATED AT LEAST 0.6 METRES FROM ANY PHYSICAL BARRIER. (11) THE AREA WHERE BICYCLE PARKING STALLS ARE LOCATED MUST BE ILLUMINATED.	REQUIREMENT MET REFER TO PARKING SCHEDULE	PART 3, DIV 6, 125
ACCESS ROUTE DESIGN	A PORTION OF A ROADWAY OR YARD PROVIDED AS A REQUIRED ACCESS ROUTE FOR FIRE DEPARTMENT USE SHALL: (a) HAVE A CLEAR WIDTH NOT LESS THAN 6m, UNLESS IT CAN BE SHOWN THAT LESSER WIDTH ARE SATISFACTORY (b) HAVE A CENTRE-LINE RADIUS NOT LESS THAN 12m, (c) HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m, (d) HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m. (e) BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS. (f) HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90M LONG.	REQUIREMENT MET	3.2.5.6 - (NBC)
GARBAGE COLLECTION	CRU-A: 6 BAYS - 6m ³ CRU-B: 3 BAYS - 3m ³ TOTAL: 9 BAYS - 9m ³ REQUIRED CRU-C: 9 BAYS - 9m ³ CRU-D: 5 BAYS - 5m ³ TOTAL: 13 BAYS - 14m ³ REQUIRED CRU-E: 2,667.2 m ² - 8.0m ³ TOTAL: 2,667.2 m ² - 8.0m ³ REQUIRED	10m ³ GARBAGE PROVIDED 10m ³ RECYCLE PROVIDED 8m ³ GREASE PROVIDED 1.3m ³ ORGANIC PROVIDED 10m ³ GARBAGE PROVIDED 10m ³ RECYCLE PROVIDED 8m ³ GREASE PROVIDED 1.3m ³ ORGANIC PROVIDED 5m ³ RECYCLE PROVIDED 1.3m ³ ORGANIC PROVIDED	DSP-STDRD-0002 V3.0 2022 6m ³ CAPACITY GARBAGE COMPACTOR IN LOADING AREA
PYLON SIGNAGE	THE FOLLOWING USES ARE DISCRETIONARY USES IN THE COMMERCIAL - COMMUNITY 1 DISTRICT: (b4) SIGN - CLASS C: - MAXIMUM SIGN AREA: 9.6 m ² - MAXIMUM SIGN HEIGHT: 6m	PROVIDED UNDER SEPARATE PERMIT	PART 7, DIV 4, 740, (3)



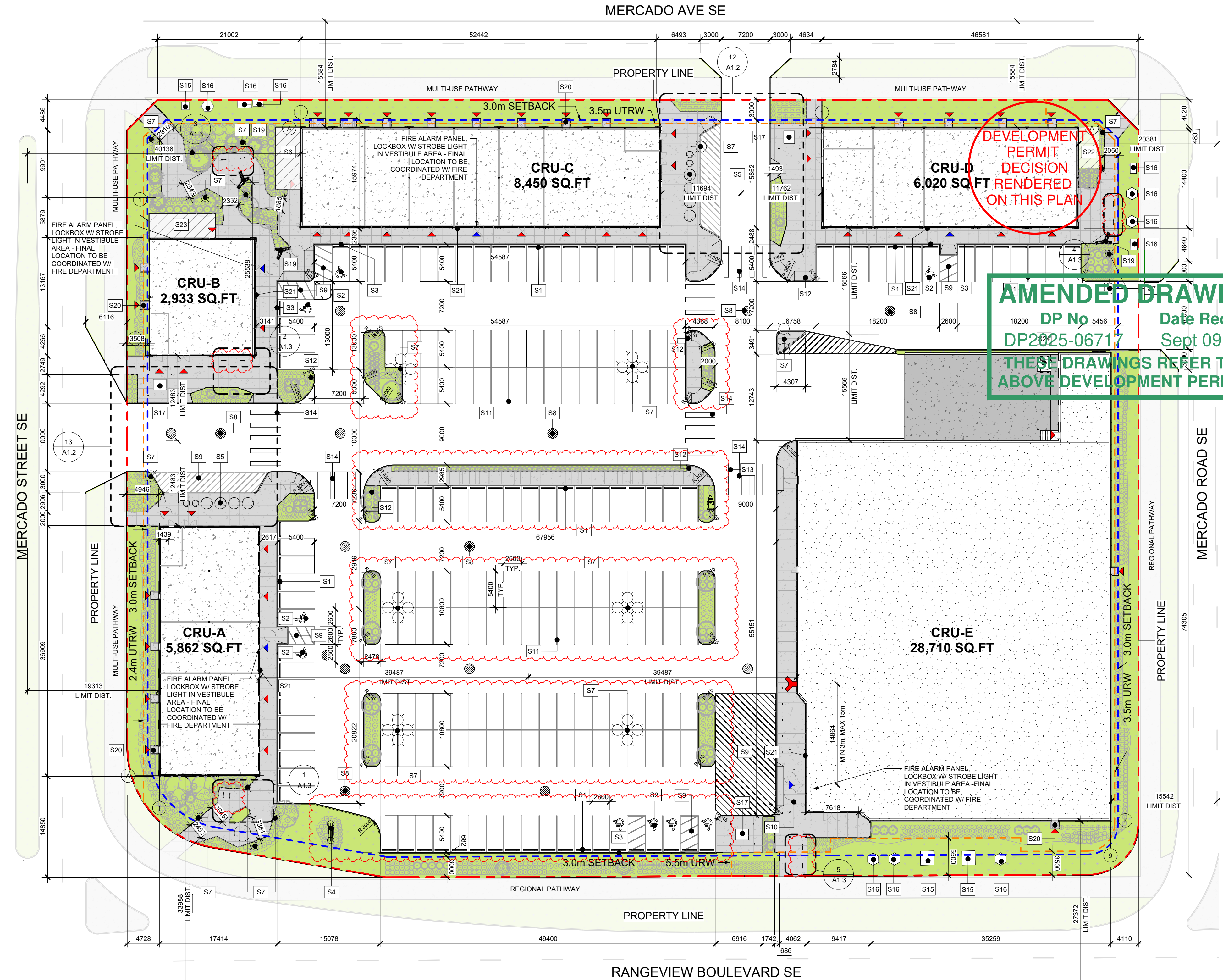
1 SITE CONTEXT
SCALE: 1 : 1000

LEGEND: SITE PLAN

	CONCRETE HARDSCAPED AREA & CURBWORK		HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE (NEW) - REFER TO ARCH DRAWING 2/A1.2		WHITE PAINTED CROSSWALK (NEW)
	LANDSCAPED AREA		BARRIER-FREE SIGN POST (NEW) - REFER TO ARCH DRAWING 3/A1.2		TRANSFORMER (EXISTING)
	ASPHALT AREA		NEW PYLON SIGN (NEW) - PROVIDED UNDER SEPARATE PERMIT		UTILITY VAULT (EXISTING)
	PROPERTY LINE		UNDERGROUND WASTE CONTAINER SYSTEM - REFER TO ARCH DRAWING 10/A1.2		TRANSFORMER W/ 4 STEEL PIPE BOLLARDS (NEW)
	SETBACK LINE		ALUMINUM PATIO ENCLOSURE WITH SCREENS AND GLAZING (NEW)		BICYCLE PARKING STALL (NEW) - REFER TO LANDSCAPE DRAWING
	URW (UTILITY RIGHT OF WAY)		SITE LIGHTING FIXTURES (NEW), ENCROACHMENT SHALL NOT EXCEED 0.3m - REFER TO ELECTRICAL DRAWINGS		REINFORCED CAST STONE MODULAR BENCH (NEW)
	BARRIER-FREE ACCESS CURB CUT (NEW)		MANHOLE & CATCH BASIN / DRAIN (NEW) - REFER TO CIVIL		BICYCLE PARKING LOCATION SIGNAGE (NEW) A1.3
	PRINCIPAL ENTRANCE		50mm WHITE PAINTED LINES ON ASPHALT (NEW)		PET RELIEF AREA WITH CHAIN LINK FENCE (NEW)
	ENTRANCES		STEEL PIPE BOLLARD - REFER TO ARCH DRAWING 4/A1.2		PATIO ENCLOSURE WITH RAILING ONLY (NEW)
	FIRE DEPARTMENT CONNECTION		50mm WHITE PAINTED PARKING LINES (NEW)		COMPACTOR AT LOADING AREA WITH MIN. CAPACITY OF 6m ³ (NEW)
	BARRIER-FREE TURNING RADIUS (1.7m)		STOP SIGN POST (NEW)		
	PRECAST WHEEL STOP (NEW) - REFER TO ARCH DRAWING 9/A1.2		FIRE HYDRANT (NEW)		

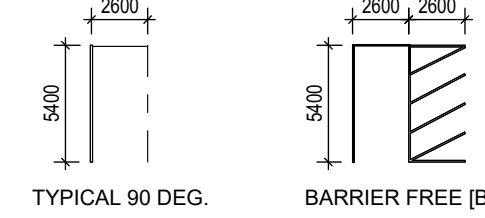
GENERAL NOTES:

- REFER TO CIVIL PLANS FOR CIVIL SPECIFIC REQUIREMENTS.
- REFER TO SURVEY PLAN FOR PROPERTY LINE AND RIGHT-OF-WAY DIMENSIONS AND OTHER EXISTING CONDITIONS
- READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS AND SPECIFICATIONS
- ALL DIMENSIONS ARE TAKEN FROM EDGE OF CURB U.N.O.
- ALL MOTOR VEHICLE SURFACE MATERIAL IS ASPHALT U.N.O.



2 SITE PLAN
SCALE: 1 : 350

PARKING LEGEND



PARKING SCHEDULE

TYPE	DIMENSIONS	QTY.
TYPICAL STALL 90 DEG.	2.6m x 5.4m	188
BARRIER FREE STALL	2.6m x 5.4m (BF)	9
BICYCLE PARKING RACK	BICYCLE RACK (Calgary Standard - 2008)	2

DEVELOPMENT
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DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
DP No. 5456
DP2025-06717
Date Received
Sept 09 2026
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ABOVE DEVELOPMENT PERMIT NO.

ROYOP - 62 MERCADO
STREET SE

62 MERCADO ST SE,
CALGARY, AB
LOT 4, BLOCK 148, PLAN 251
0331

25-456



NO.	ISSUED FOR	DATE
1	50% CHECK SET	2025/09/16
2	90% CHECK SET	2025/10/02
3	CLIENT REVIEW	2025/10/27
4	DP SUBMISSION	2025/11/07
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8	PLANNING COMMENTS	2026/09/16

SEAL

PERMIT

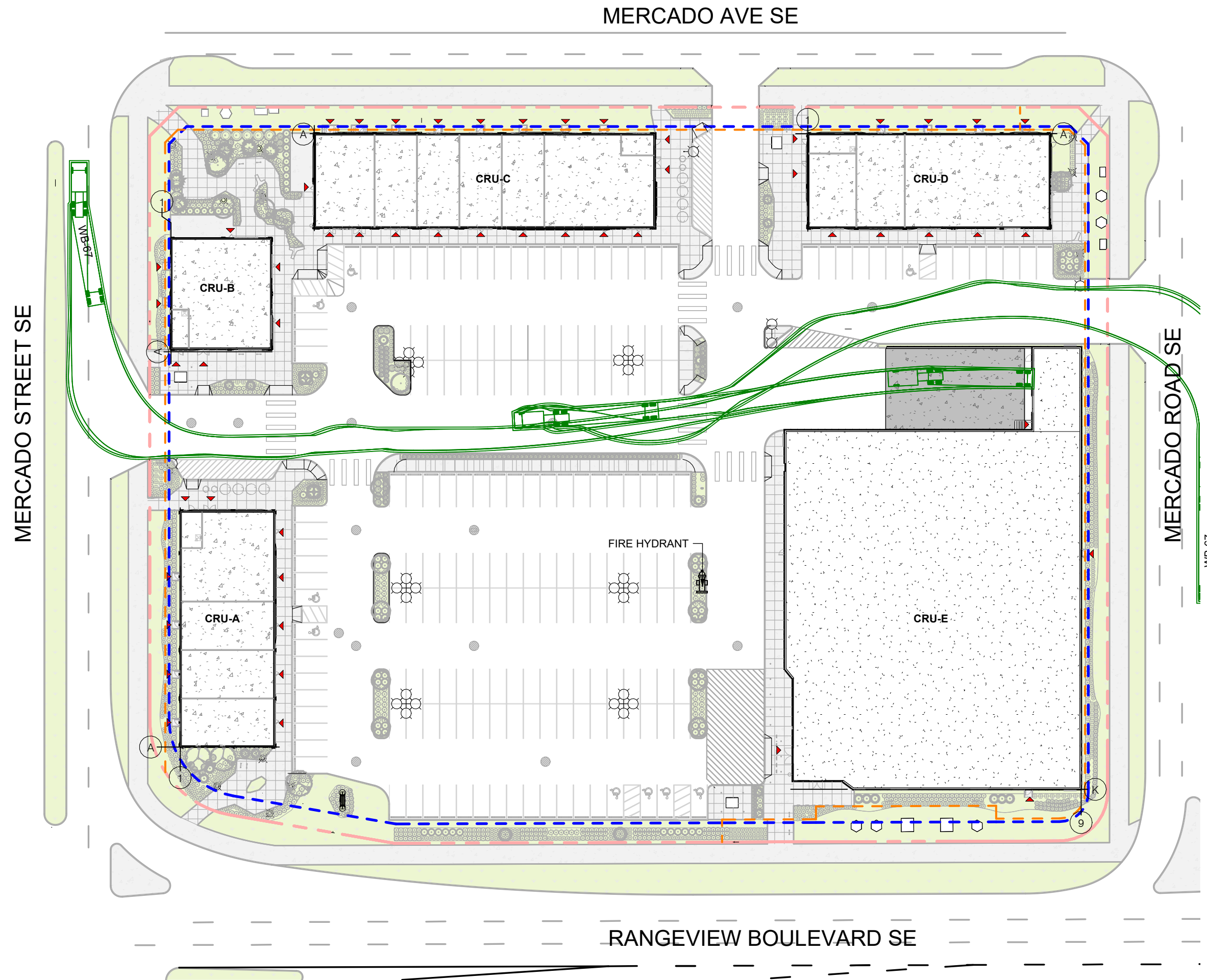
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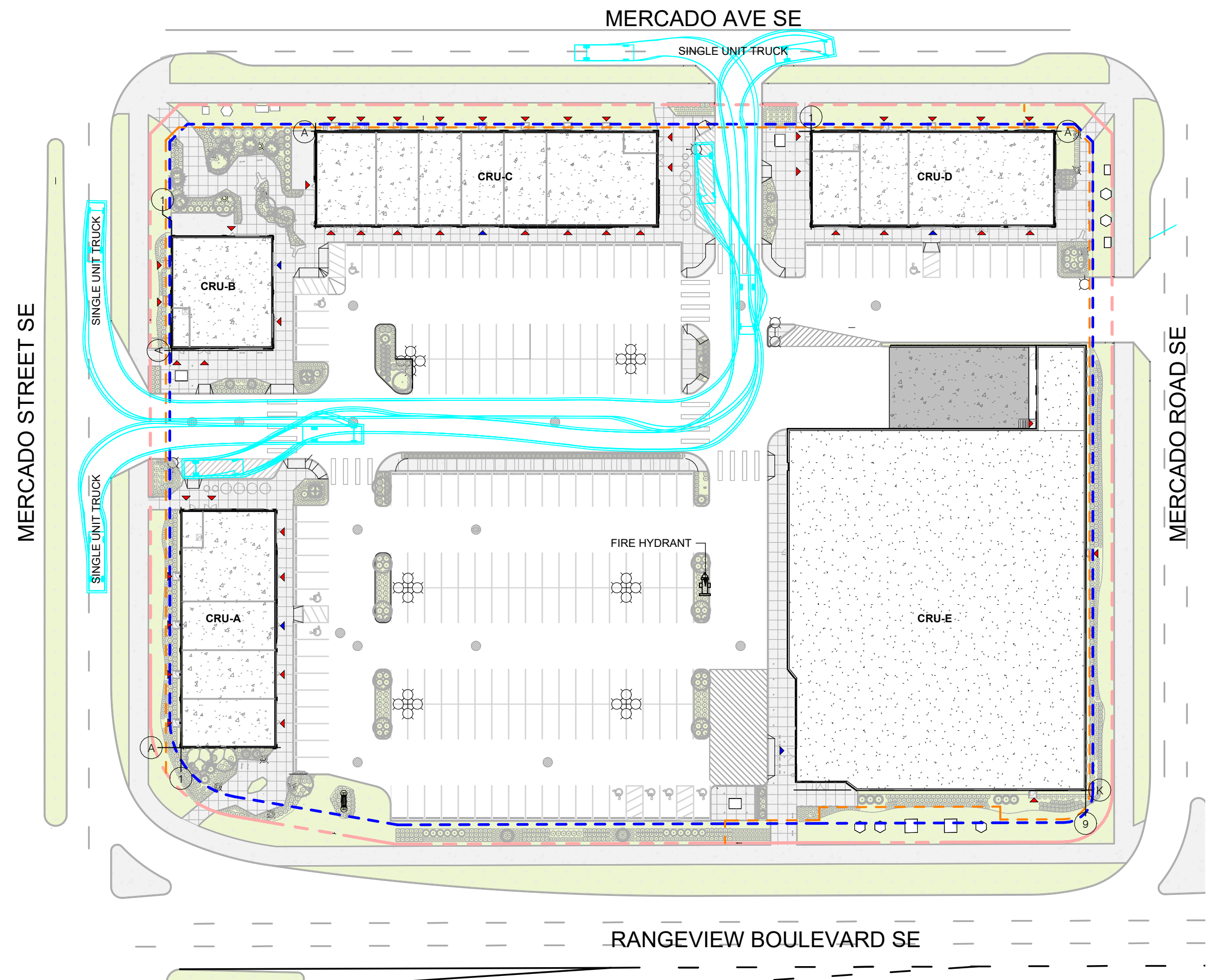
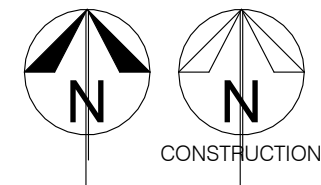
SITE PLAN

DATE 2026.09.16	SCALE As indicated
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA, JY	A1.0

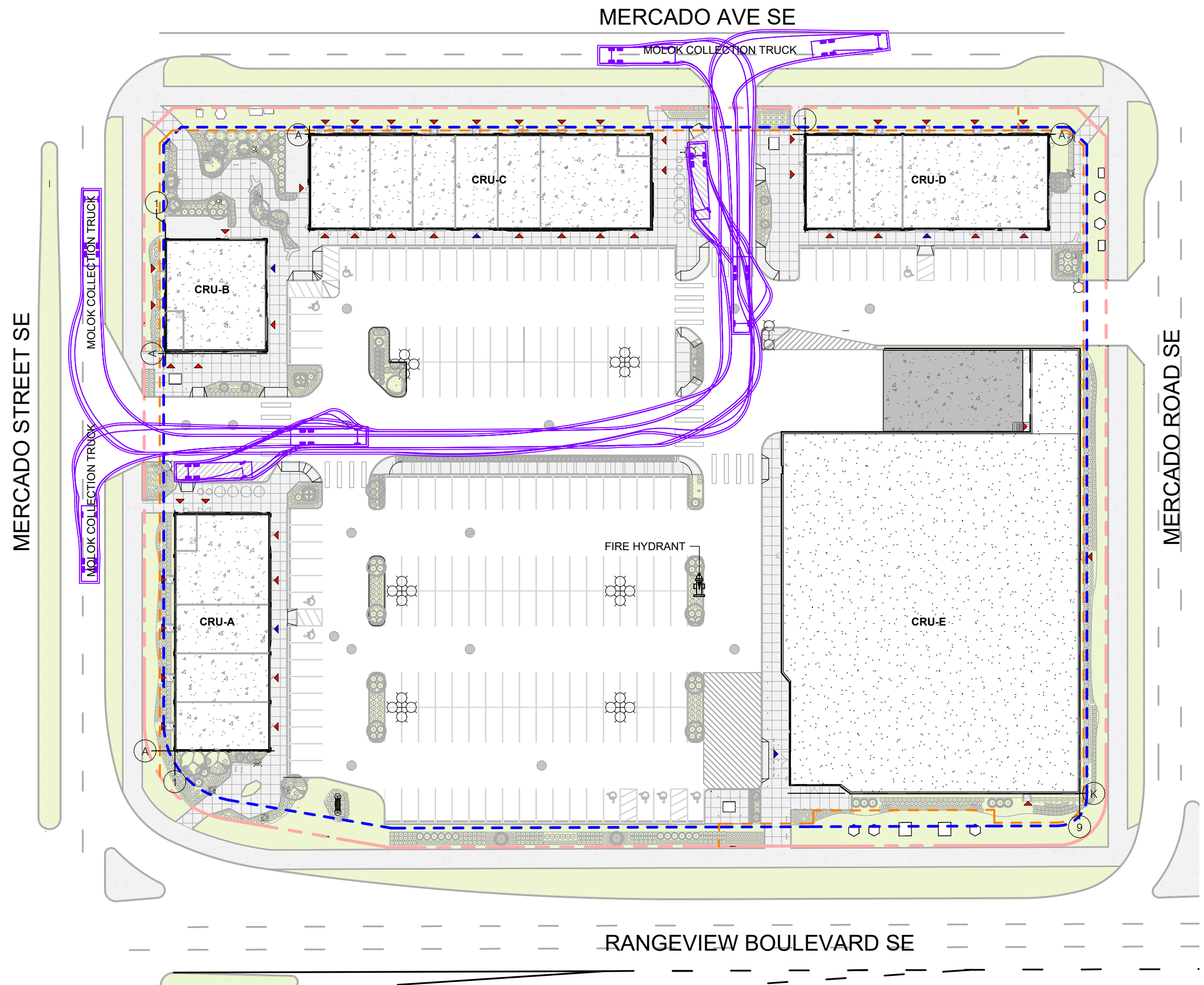
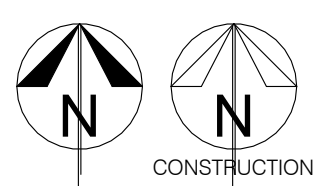
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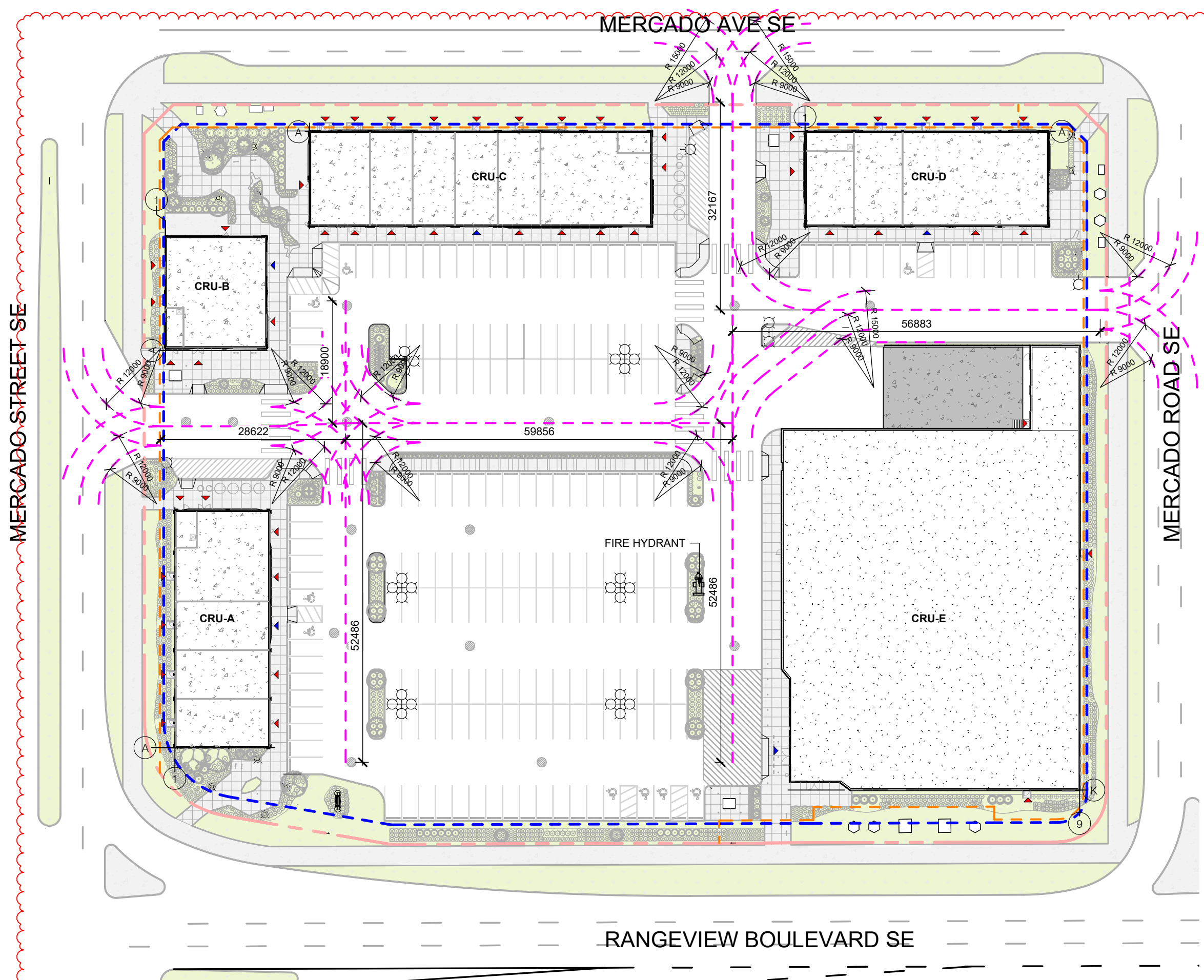
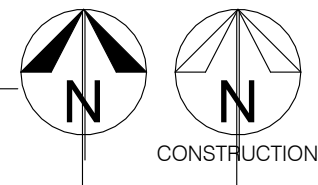
4 WB 67 - TRUCK ROUTE
A1.1 SCALE: 1 : 600



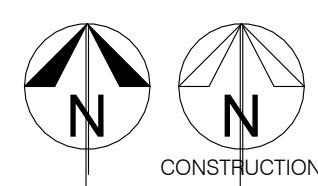
1 SINGLE UNIT TRUCK
A1.1 SCALE: 1 : 600



5 UNDERGROUND WASTE CONTAINER SYSTEM
A1.1 SCALE: 1 : 600



2 FIRE TRUCK ACCESS
A1.1 SCALE: 1 : 600



LEGEND: VEHICLE ACCESS ROUTE PLAN

- CONCRETE HARDSCAPED AREA & CURBWORK
- LANDSCAPED AREA
- PROPERTY LINE
- SETBACK LINE
- URW (UTILITY RIGHT OF WAY)
- FIRE TRUCK ROUTE
- LOADING TRUCK ROUTE
- UNDERGROUND WASTE CONTAINER TRUCK ROUTE
- TRAILER TRUCK ROUTE
- BARRIER-FREE ACCESS CURB CUT (NEW)
- ENTRANCES
- FIRE HYDRANT
- * ALL VEHICLE SWEEP PATHS INCLUSIVE OF 500mm ENVELOPE

FIRE DEPARTMENT ACCESS STANDARD

- ACCEPTABLE ROUTE/STREET SURFACE FINISH**
THE STREET/ROUTE SHALL BE DESIGNED TO SUPPORT 38,556 KG (85,000 LBS.) AND BE FINISHED WITH CONCRETE, HEAVY DUTY ASPHALT OR OTHER HARD-SURFACE APPROVED MATERIAL DESIGNED TO PERMIT ACCESSIBILITY. IT SHALL BE MAINTAINED UNDER ALL WEATHER CONDITIONS. TURFSTONE, STRUCTURAL GRASS OR SIMILAR PRODUCTS ARE NOT ACCEPTABLE FINISHES FOR AN EMERGENCY ACCESS ROUTE SURFACE.
- GRADE**
ACCESS ROUTES SHALL HAVE A GRADE OF NOT MORE THAN 8 PER CENT. THIS IS THE MAXIMUM GRADE AT WHICH CALGARY FIRE DEPARTMENT AERIAL UNITS CAN POSITION AND FUNCTION.
- CONNECTIONS**
ALL ACCESS ROUTES, WHETHER EMERGENCY OR SECONDARY, SHALL BE CONNECTED TO A PUBLIC THOROUGHFARE AND NOT TO A LANE, ALLEY OR PEDESTRIAN PATHWAY UNLESS APPROVED BY THE FIRE MARSHAL.
- STREETS**
ALL STREETS ARE TO BE NINE METRES (9 M) OR MORE IN WIDTH AS DESCRIBED IN THIS STANDARD (ABC 2006 - DEFINITION OF A STREET). STREET MEANS ANY HIGHWAY, ROAD, BOULEVARD, SQUARE OR OTHER IMPROVED THOROUGHFARE 9 M OR MORE IN WIDTH THAT HAS BEEN DEDICATED OR DEEDED FOR PUBLIC USE AND IS ACCESSIBLE TO FIRE DEPARTMENT VEHICLES AND EQUIPMENT.

CFD APPARATUS DIMENSIONS

THE CALGARY FIRE DEPARTMENT CURRENTLY OPERATE THE FOLLOWING APPARATUS:

- ROSENBAUER ENGINE (PERMIT) X H 129", WB 199"
- SMEAL QUINT - L 494" X W 100" X H 147" - WB 239"
- BRONTO HLA - L 558" X W 100" X H 157" - WB 237"
- HEAVY RESCUE - L 455" X W 100" X H 157" - WB 158"
- HAZ - MAT - L 411" X W 100" X H 145" - WB 48"
- MOBILE COMMAND - L 551" X W 100" X H 145" - WB 48"

AMENDED DRAWINGS

DP No **DR-2025-06717** Date Received **Sept 09 2026**

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

SU - SINGLE UNIT TRUCK

- OVERALL LENGTH: 30.020 ft
- OVERALL WIDTH: 8.005 ft
- OVERALL BODY HEIGHT: 11.882 ft
- MIN BODY GROUND CLEARANCE: 1.368 ft
- MAX TRACK WIDTH: 8.005 ft
- LOCK-TO-LOCK TIME: 5.00 s
- MAX STEERING ANGLE (VIRTUAL): 28.46°

MOLOK COLLECTION TRUCK

- OVERALL LENGTH: 38.386 ft
- OVERALL WIDTH: 8.104 ft
- MIN BODY GROUND CLEARANCE: 0.979 ft
- MAX TRACK WIDTH: 8.104 ft
- LOCK-TO-LOCK TIME: 6.00 s
- MAX STEERING ANGLE (VIRTUAL): 54.0°

WB-67 - INTERSTATE SEMI-TRAILER

- OVERALL LENGTH: 8.500 ft
- OVERALL WIDTH: 8.500 ft
- OVERALL BODY HEIGHT: 13.500 ft
- MIN BODY GROUND CLEARANCE: 1.334 ft
- MAX TRACK WIDTH: 8.500 ft
- LOCK-TO-LOCK TIME: 6.00 s
- MAX STEERING ANGLE (VIRTUAL): 28.40°

CALGARY FIRE TRUCK (BRONTO HLA)

SCALE: N.T.S.

3 VEHICLE ELEVATION & INFO
A1.1

ROYOP - 62 MERCADO STREET SE

62 MERCADO ST SE,
CALGARY, AB
LOT 4, BLOCK 148, PLAN 251
0331

25-456



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7	DETAILED REVIEW 2	2026/07/28
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PERMIT

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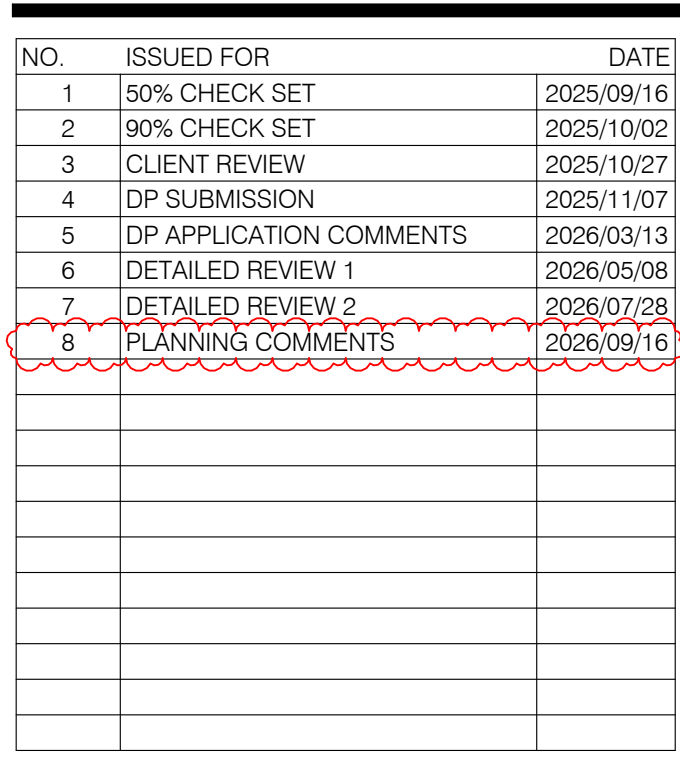
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VEHICLE ACCESS
ROUTE PLAN

DATE 2026.09.16	SCALE As indicated
PROJECT NO. 25-456	SHEET NO. A1.1
DRAWN BY JA, JY	

25-456



AMENDED DRAWINGS
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ABOVE DEVELOPMENT PERMIT NO.

PERMIT

CONSULTANTS

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• architecture

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SITE PHASING PLAN

DATE 2026.09.16	SCALE As indicated
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA, JY	A1.4

A1.4

LEGEND: PHASING SITE PLAN

-  PHASE 1
 PHASE 2
 PHASE 3
 PHASE 4
 PHASE 5
 PHASE 6
 FIRE TRUCK & WASTE TRUCK ROUTE

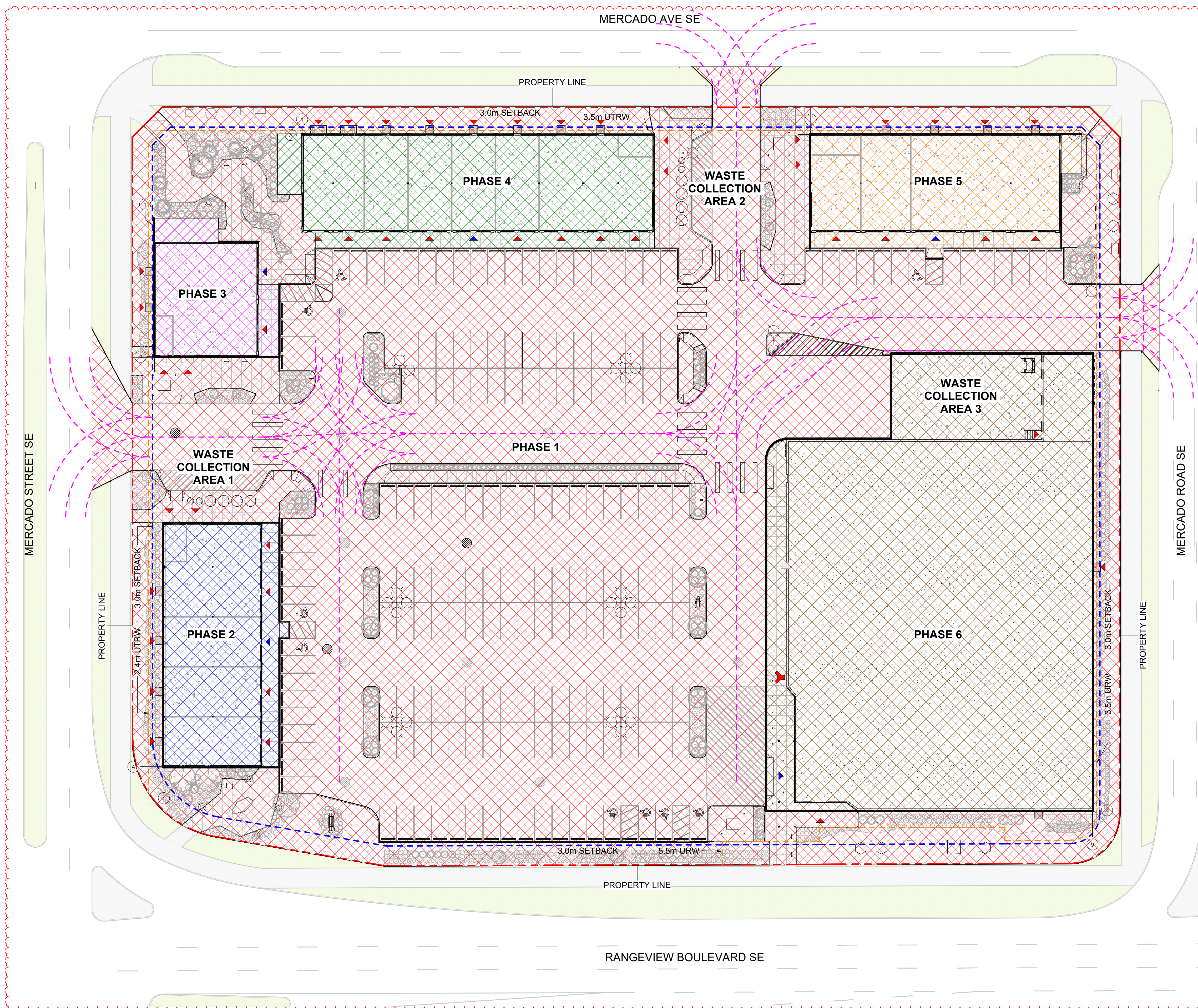
GENERAL NOTES:

- * IMPLEMENTATION OF PHASING PLAN DEPENDANT ON CONSTRUCTION SEASON AND START DATE. ADJACENT LANDSCAPE MAY NOT BE COMPLETED AT TIME OF BUILDING OCCUPANCY OR OVERALL PHASE COMPLETION.**
- * THE ORDER OF CONSTRUCTION OF EACH PHASE OF A CONTIGUOUS BUILDING PROVIDED ITS ALBERTA BUILDING CODE REQUIREMENTS ARE MET PERTAINING TO EXITING, ADJACENT SIDEWALKS, AND FIRE FIGHTING ACCESS.**
- * COMPLETION OF EACH PHASE ENSURES THAT CONTINUOUS FIRE TRUCK ROUTE THROUGHOUT THE DEVELOPMENT IS MAINTAINED THROUGHOUT THE PHASE 1 SITE WORKS COMPLETION ENSURES THAT A CONTINUOUS FIRE TRUCK ROUTE THROUGHOUT THE SITE IS COMPLETED.**
- * BUILDINGS WITHIN A PHASE CAN BE OCCUPIED BEFORE THEIR BUILDING PHASE IN THE SAME PHASE ARE COMPLETED**
- * SEQUENCE OF CONSTRUCTION OF BUILDINGS WITHIN A PARTICULAR PHASE WILL TAKE PLACE AT THE OWNER'S DISCRETION.**
- * PHASE 1 WILL BE COMPLETED FIRST AND THE REMAINING PHASES MAY NOT BE SEQUENTIAL**

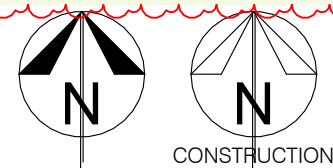
DEVELOPMENT
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SEA

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1 PHASING PLAN
A1.4 SCALE: 1 : 300



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LIMITING DISTANCE (CRU A&B)				
FACADE	LIMITING DISTANCE	EXPOSED BUILDING FACE	PROPOSED	ALLOWABLE OPENINGS
CONST. EAST (CRU A)	12.4m	68 m²	30%	100%
CONST. NORTH (CRU A)	19.3m	170 m²	5%	100%
CONST. SOUTH (CRU A)	39.4m	170 m²	48%	100%
CONST. WEST (CRU A)	33.9m	68 m²	21%	100%
CONST. EAST (CRU B)	31.8m	72 m²	23%	100%
CONST. NORTH (CRU B)	17.9m	82 m²	5%	100%
CONST. SOUTH (CRU B)	141.3m	82 m²	49%	100%
CONST. WEST (CRU B)	12.4m	73 m²	28%	100%

LEGEND: MATERIAL FINISH

ALL MATERIALS TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE SHOP SUBMITTALS AND REVIEW INSTALLATION GUIDELINES.

- E1a FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, STUCCO TEXTURE, COLOUR: OFF-WHITE (RED), TRIM: BLACK
- E1b FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, STUCCO TEXTURE, COLOUR: PAINTED MEDIUM TAN, TRIM: BLACK
- E2a FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, STUCCO TEXTURE, COLOUR: LIGHT RED, TRIM: BLACK
- E2b FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, WOOD GRAIN TEXTURE, COLOUR: WOOD-GRAIN LIGHT, TRIM: COLOUR MATCH
- E3a FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, WOOD GRAIN TEXTURE, COLOUR: WOOD-GRAIN MEDIUM, TRIM: COLOUR MATCH
- E3b FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, SMOOTH TEXTURE, COLOUR: CHARCOAL, TRIM: BLACK
- E4a FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, SMOOTH TEXTURE, COLOUR: OFF-WHITE, TRIM: BLACK
- E5 CURTAIN WALL SYSTEM W/ ENTRY DOORS & FRAMES, COLOUR: BLACK, CLEAR GLASS
- E7 NEW SIGNAGE BY OTHERS - 3/4" PLYWOOD BACKING IF REQUIRED AND POWER AT ALL LOCATIONS. FINAL CONNECTION BY TENANT - REFER TO ELECTRICAL DRAWINGS
- E8 PARAPET CAP FLASHINGS, COLOUR: BLACK
- E9 PAINTED STEEL DOORS, COLOUR: MEDIUM GREY
- E12 EXTERIOR BUILDING LIGHT - REFER TO ELECTRICAL DRAWINGS
- E14 SPLIT FACE CONCRETE BLOCK: COLOUR GREY

NOTE:
RTU - PARAPET TO PROVIDE SCREENING PER REQUIREMENTS OF LUB IP2007 AS TO NOT BE VISIBLE FROM GROUND LEVEL

DEVELOPMENT
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DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
DP No DP2025-06717 Date Received Sept 09 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

ROYOP - 62 MERCADO STREET SE

62 MERCADO ST SE,
CALGARY, AB
LOT 4, BLOCK 148, PLAN 251
0331

25-456



NO.	ISSUED FOR	DATE
1	50% CHECK SET	2025/09/16
2	90% CHECK SET	2025/10/02
3	CLIENT REVIEW	2025/10/27
4	DP SUBMISSION	2025/11/07
5	DP APPLICATION COMMENTS	2026/03/13
6	DETAILED REVIEW 1	2026/05/08
7	DETAILED REVIEW 2	2026/07/28
8	PLANNING COMMENTS	2026/09/16

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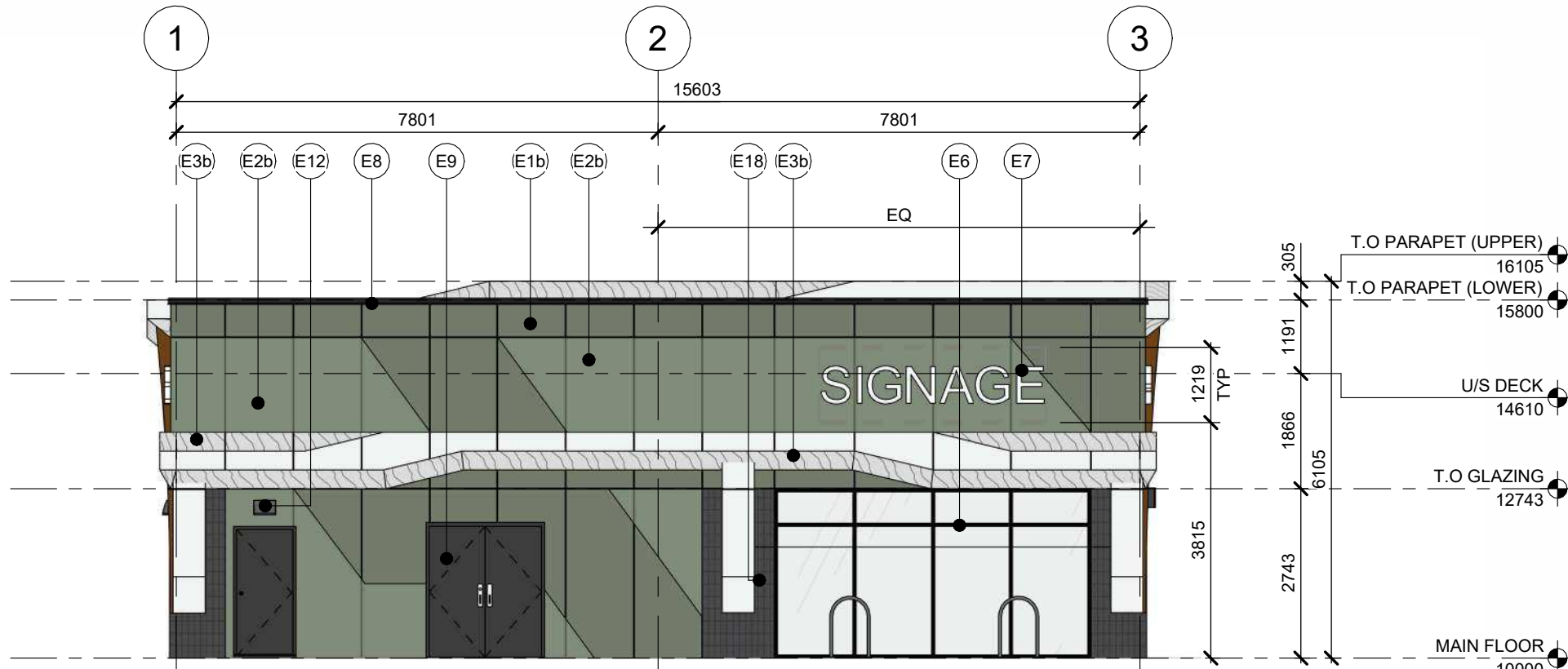
ELEVATIONS (CRU A & B)

DATE 2026.09.16	SCALE As indicated
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA, JY	A4.0



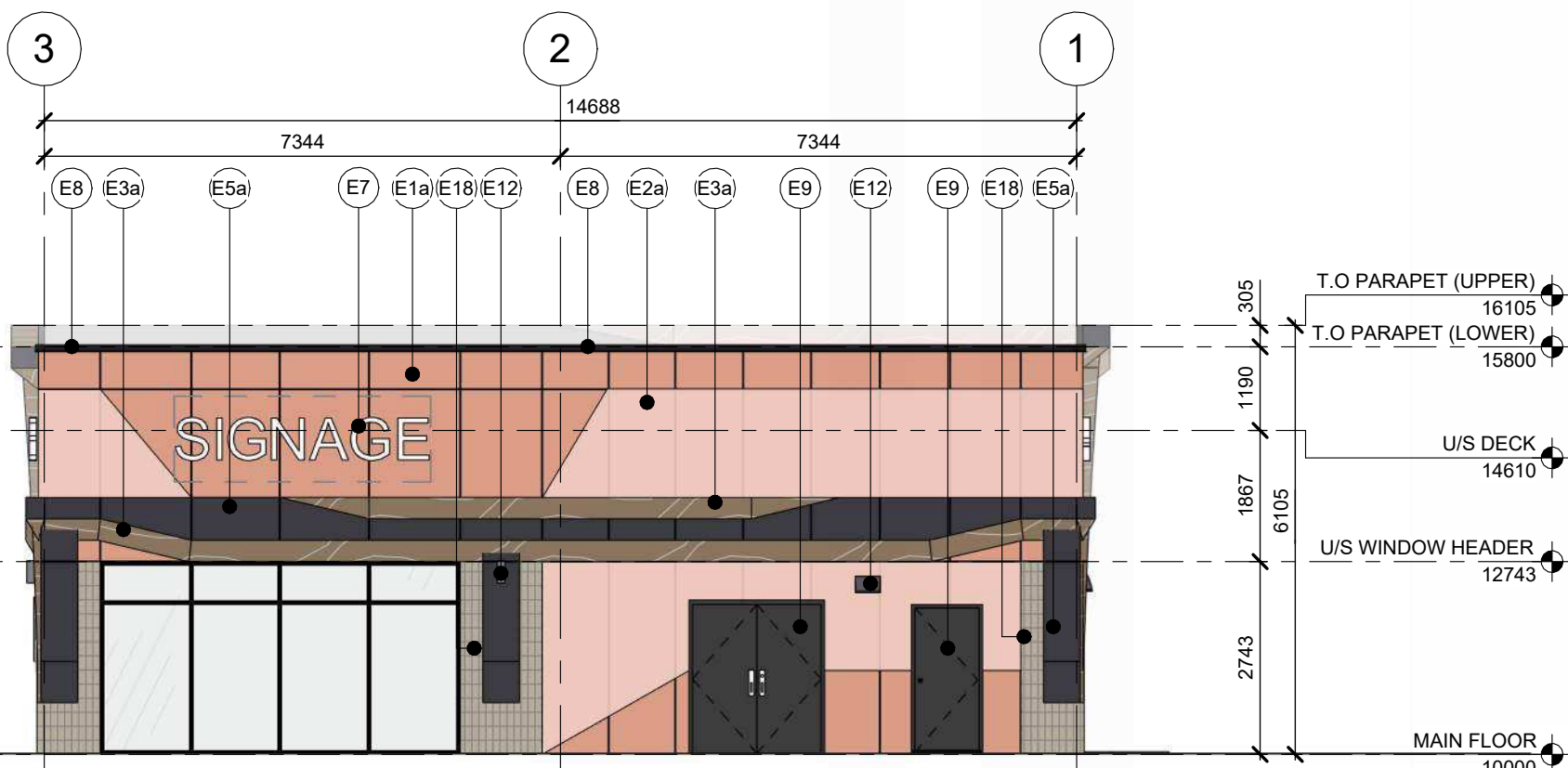
7 WEST BUILDING ELEVATION (CRU A)

A4.0 SCALE: 1 : 100



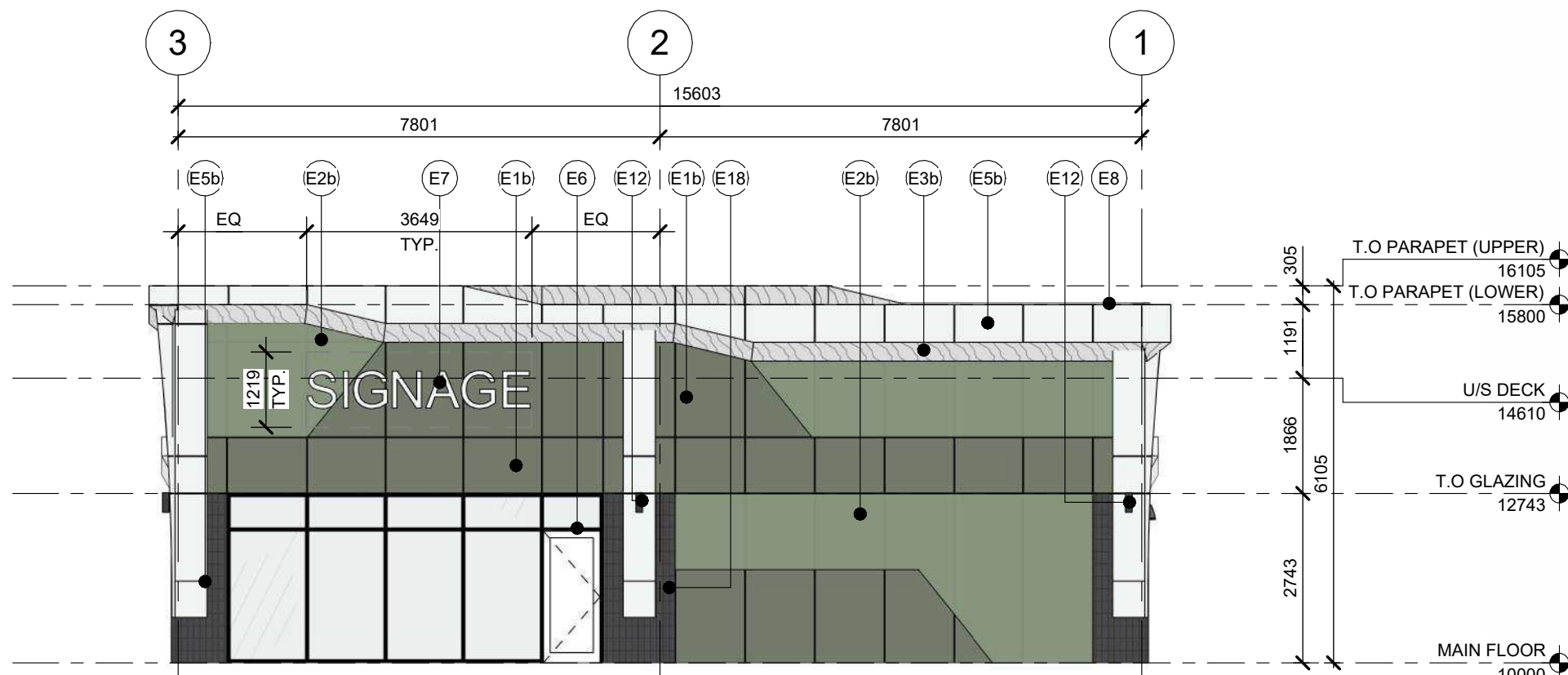
8 WEST BUILDING ELEVATION (CRU B)

A4.0 SCALE: 1 : 100



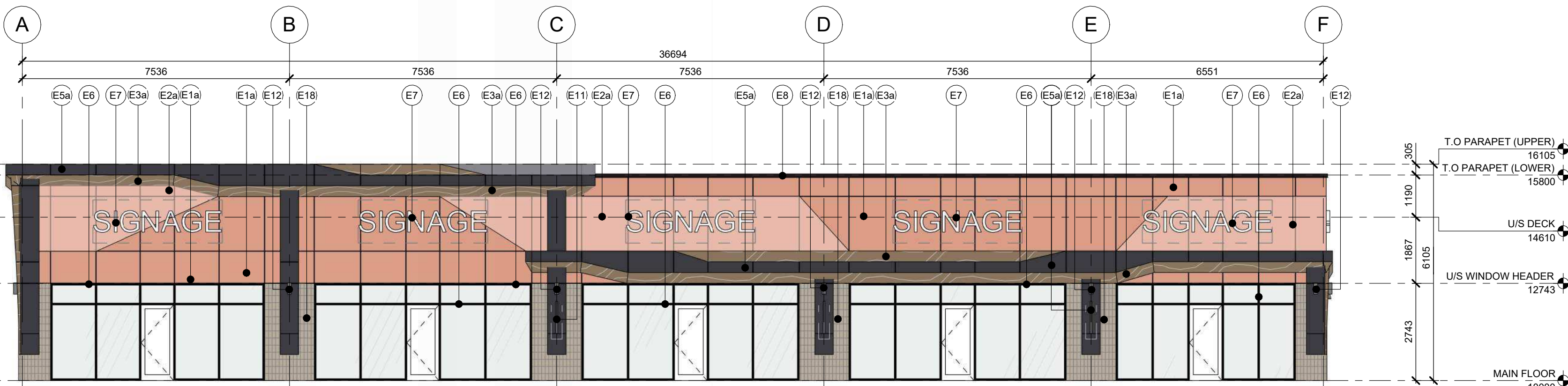
5 EAST BUILDING ELEVATION (CRU A)

A4.0 SCALE: 1 : 100



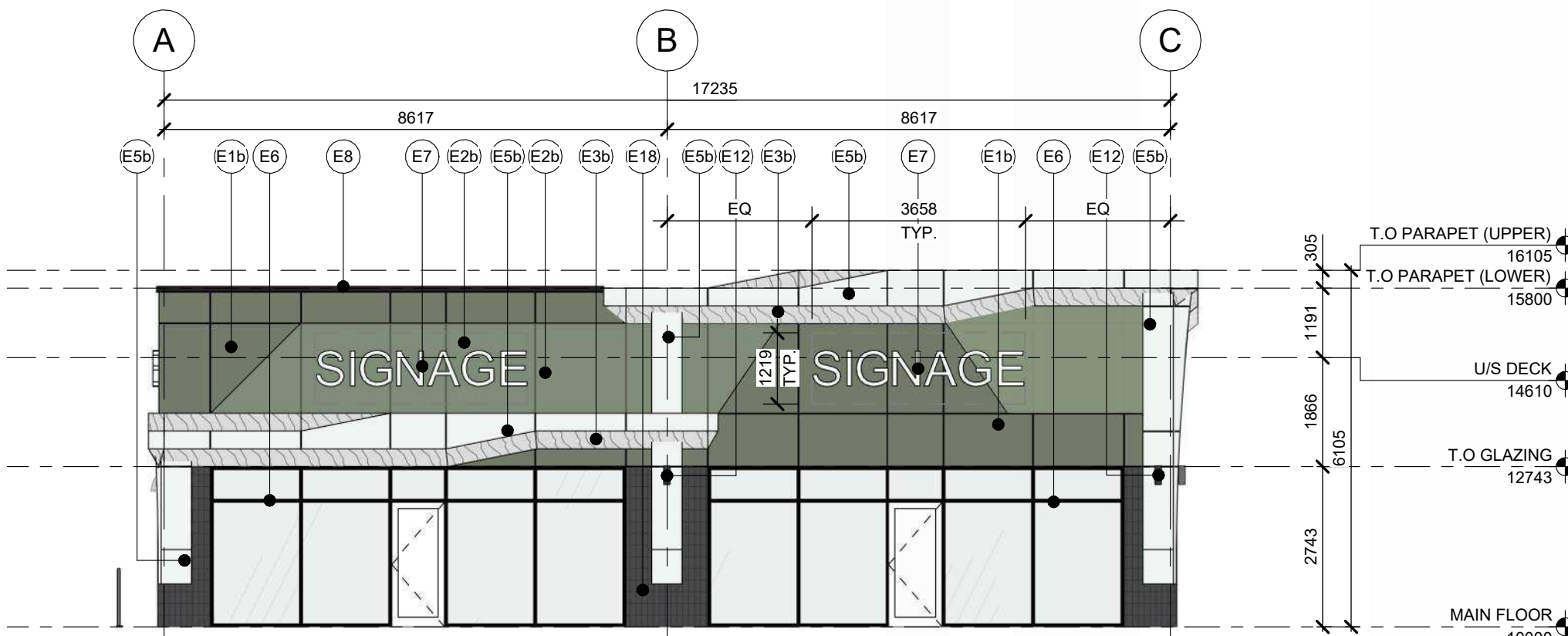
6 EAST BUILDING ELEVATION (CRU B)

A4.0 SCALE: 1 : 100



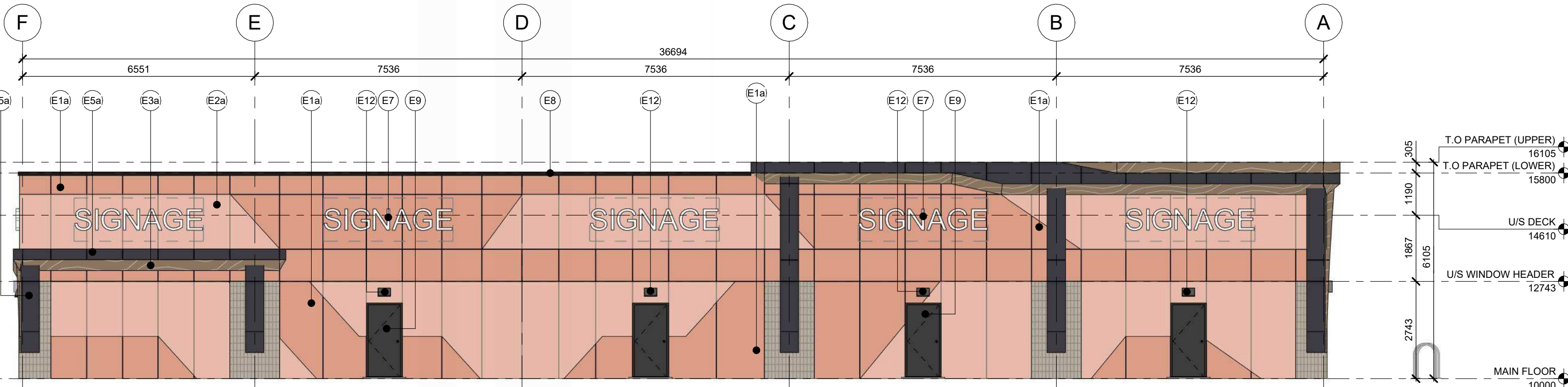
3 SOUTH BUILDING ELEVATION (CRU A)

A4.0 SCALE: 1 : 100



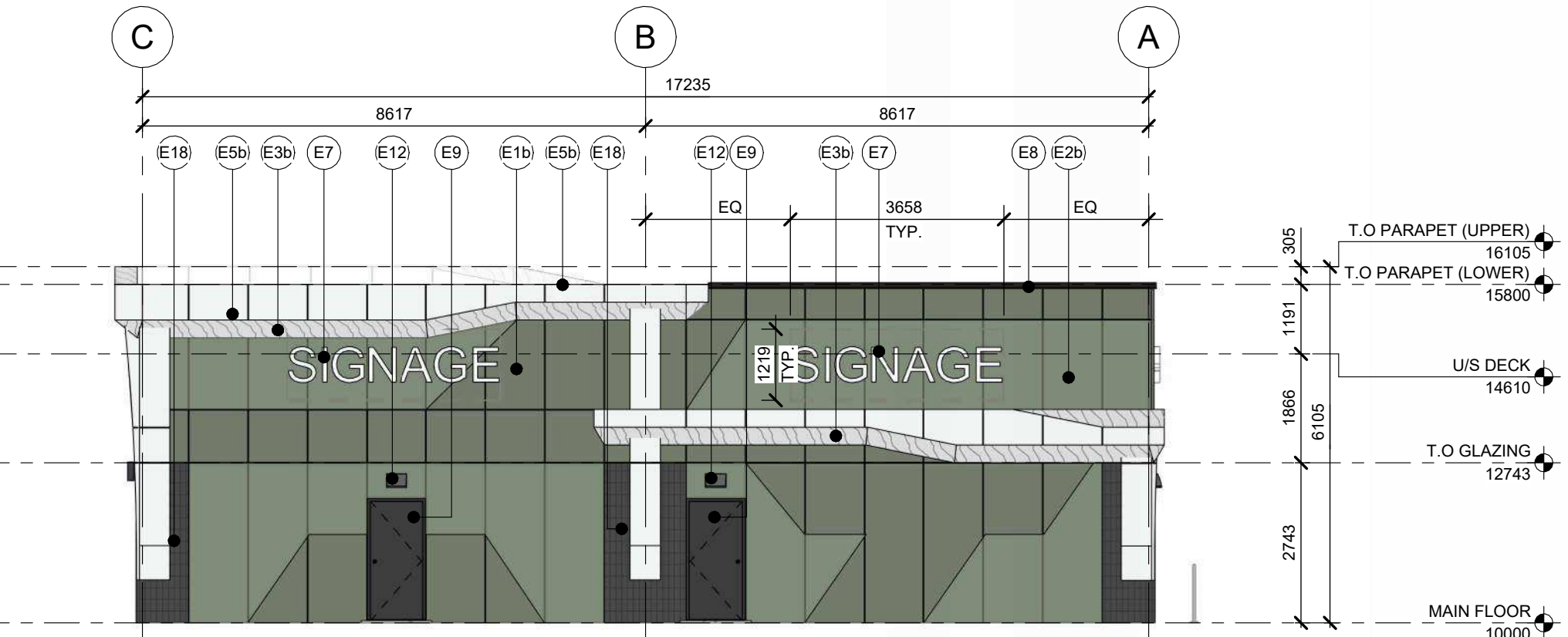
4 SOUTH BUILDING ELEVATION (CRU B)

A4.0 SCALE: 1 : 100



1 NORTH BUILDING ELEVATION (CRU A)

A4.0 SCALE: 1 : 100



2 NORTH BUILDING ELEVATION (CRU B)

A4.0 SCALE: 1 : 100

LEGEND: MATERIAL FINISH	
ALL MATERIALS TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE SHOP SUBMITTALS AND REVIEW INSTALLATION GUIDELINES.	
E1c	FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, STUCCO TEXTURE, COLOUR: PAINTED MEDIUM GREY, TRIM: BLACK
E2c	FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, STUCCO TEXTURE, COLOUR: PAINTED LIGHT BLUE, TRIM: BLACK
E3c	FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, WOOD GRAIN TEXTURE, COLOUR: WOOD-GRAIN LIGHT, TRIM: COLOUR MATCH
E5c	FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, SMOOTH TEXTURE, COLOUR: CHARCOAL, TRIM: BLACK
E6	CURTAIN WALL SYSTEM W/ ENTRY DOORS & FRAMES, COLOUR: BLACK, CLEAR GLASS
E7	NEW SIGNAGE BY OTHERS - 3/4" PLYWOOD BACKING IF REQUIRED AND POWER AT ALL LOCATIONS. FINAL CONNECTION BY TENANT - REFER TO ELECTRICAL DRAWINGS
E8	PARAPET CAP FLASHINGS, COLOUR: BLACK
E9	PAINTED STEEL DOORS, COLOUR: MEDIUM GREY
E12	EXTERIOR BUILDING LIGHT - REFER TO ELECTRICAL DRAWINGS
E18	SPLIT FACE CONCRETE BLOCK, COLOUR GREY
NOTE: RTU - PARAPET TO PROVIDE SCREENING PER REQUIREMENTS OF LUB IP2007 AS NOT TO BE VISIBLE FROM GROUND LEVEL	

AMENDED DRAWINGS

DP No	Date Received
DP2025-06717	Sept 09 2026

**THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.**

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ELEVATIONS (CRU C)

DATE 2026.09.16	SCALE As indicated
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA, JY	A4.1

25-456



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LIMITING DISTANCE (CRU D)				
FACADE	LIMITING DISTANCE	EXPOSED BUILDING FACE	PROPOSED	ALLOWABLE OPENINGS
CONST. EAST (CRU D)	20.4m	69 m²	21%	100%
CONST. NORTH (CRU D)	15.6m	174 m²	5%	100%
CONST. SOUTH (CRU D)	15.5m	175 m²	48%	100%
CONST. WEST (CRU D)	11.8m	68 m²	30%	100%

LEGEND: MATERIAL FINISH	
ALL MATERIALS TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE SHOP SUBMITTALS AND REVIEW INSTALLATION GUIDELINES.	
E19	FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, STUCCO TEXTURE, COLOUR: PAINTED LIGHT TAUPE, TRIM: BLACK
E29	FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, STUCCO TEXTURE, COLOUR: PAINTED LIGHT GREY, TRIM: BLACK
E39	FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, WOOD GRAIN TEXTURE, COLOUR: WOOD-GRAIN MEDIUM, TRIM: COLOUR MATCH
E4	METAL STAIRS, COLOUR: MEDIUM GREY
E59	FIBRE CEMENT CLADDING W/ VERTICAL REVEALS, SMOOTH TEXTURE, COLOUR: OFF-WHITE, TRIM: BLACK
E6	CURTAIN WALL SYSTEM W/ ENTRY DOORS & FRAMES, COLOUR: BLACK, CLEAR GLASS
E7	NEW SIGNAGE BY OTHERS - 3/4" PLYWOOD BACKING IF REQUIRED AND POWER AT ALL LOCATIONS. FINAL CONNECTION BY TENANT - REFER TO ELECTRICAL DRAWINGS
E8	PARAPET CAP FLASHINGS, COLOUR: BLACK
E9	PAINTED STEEL DOORS, COLOUR: MEDIUM GREY
E19	STEEL FRAME CANOPY, COLOUR: CHARCOAL
NOTE: RTU - PARAPET TO PROVIDE SCREENING PER REQUIREMENTS OF LUB IP2007 AS TO NOT BE VISIBLE FROM GROUND LEVEL	

ROYOP - 62 MERCADO STREET SE

62 MERCADO ST SE,
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LOT 4, BLOCK 148, PLAN 251
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25-456



NO.	ISSUED FOR	DATE
1	50% CHECK SET	2025/09/16
2	90% CHECK SET	2025/10/02
3	CLIENT REVIEW	2025/10/27
4	DP SUBMISSION	2025/11/07
5	DP APPLICATION COMMENTS	2026/03/13
6	DETAILED REVIEW 1	2026/05/08
7	DETAILED REVIEW 2	2026/07/28
8	PLANNING COMMENTS	2026/09/16

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RENDERED
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AMENDED DRAWINGS
DP No Date Received
DP2025-06717 Sept 09 2026
THESE DRAWINGS REFER TO THE
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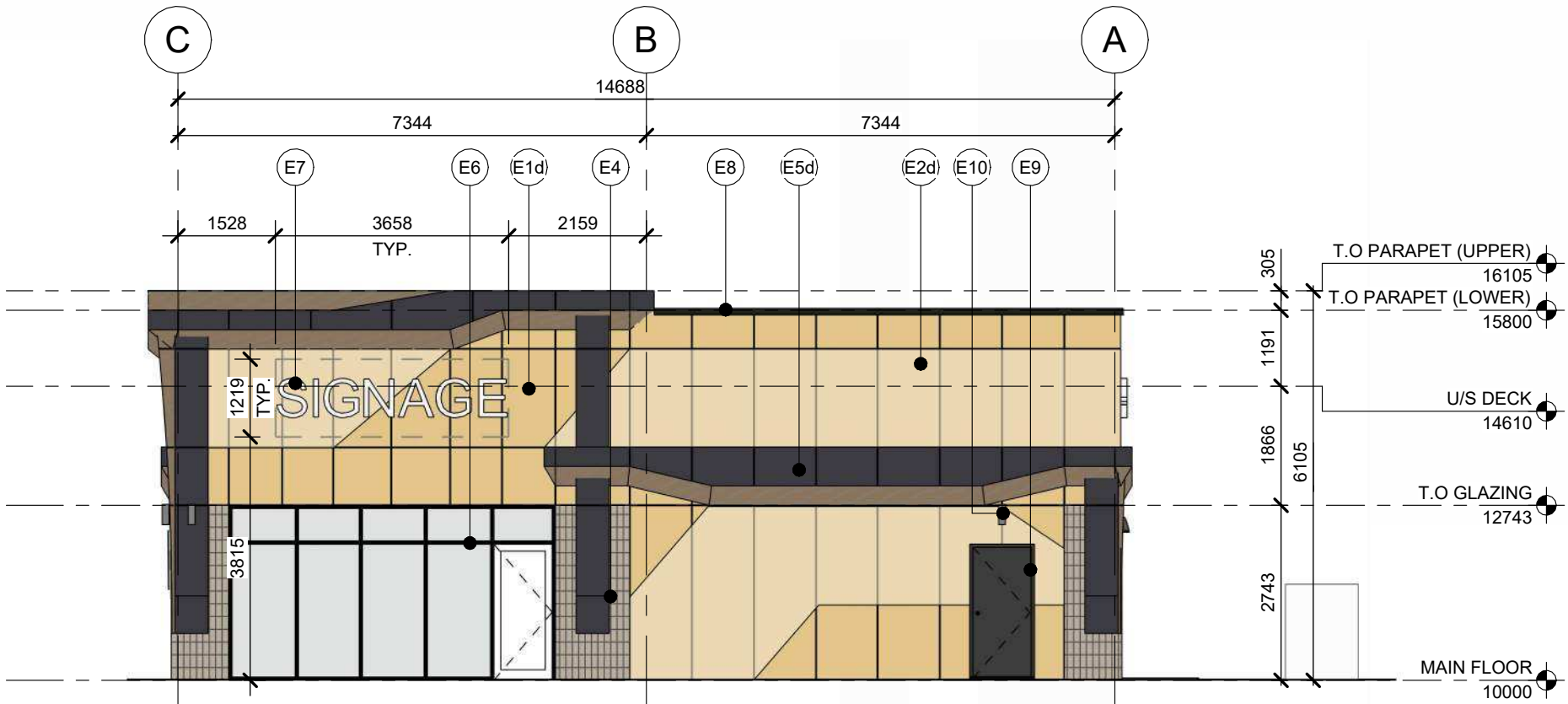
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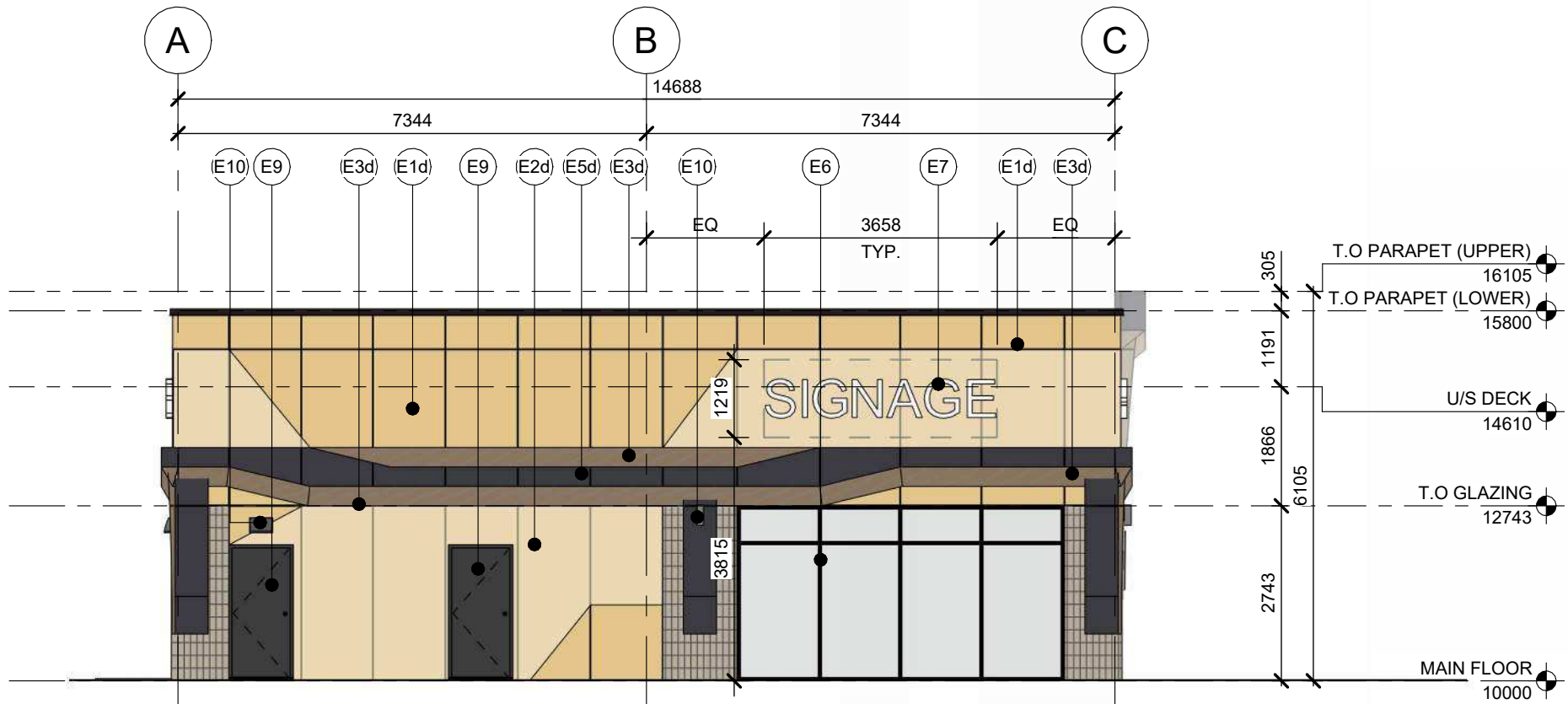
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ELEVATIONS (CRU D)

DATE 2026.09.16	SCALE As indicated
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA, JY	A4.2



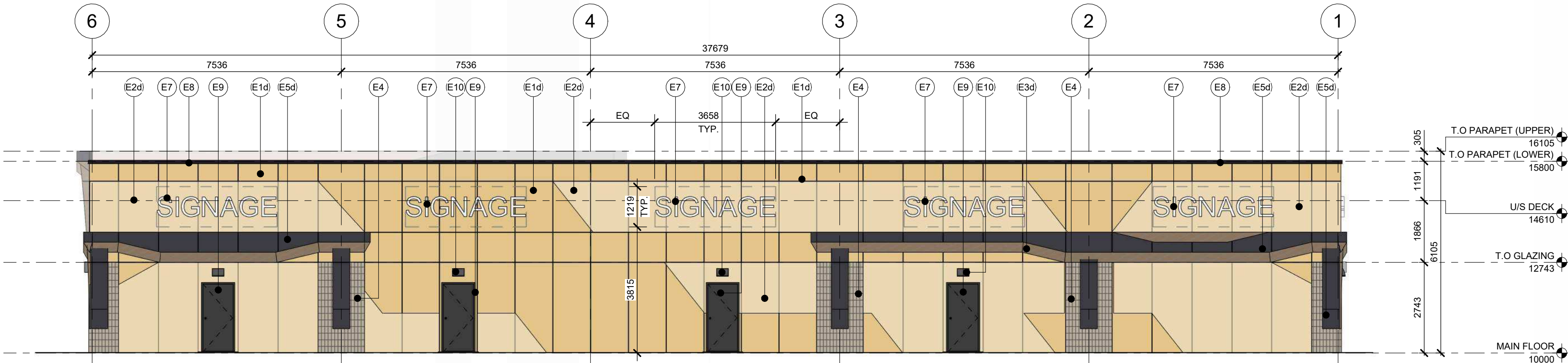
4 EAST BUILDING ELEVATION (CRU D)
A4.2 SCALE: 1 : 100



3 WEST BUILDING ELEVATION (CRU D)
A4.2 SCALE: 1 : 100



2 SOUTH BUILDING ELEVATION (CRU D)
A4.2 SCALE: 1 : 100



1 NORTH BUILDING ELEVATION (CRU D)
A4.2 SCALE: 1 : 100

SEAL

NOTE:
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IP2007 AS TO NOT BE VISIBLE FROM GROUND LEVEL

DISTANCE	EXPOSED BUILDING FACT
27.3m	283
15.5m	378
33.4m	378
15.6m	297

**DEVELOPMENT
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DP No Date Received
DP2025-06717 Sept 09 2026
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DATE 2026.09.16	SCALE As indicated
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA, JY	A4.3

A4.3



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3 SITE PHOTO (W to E)
A6.0



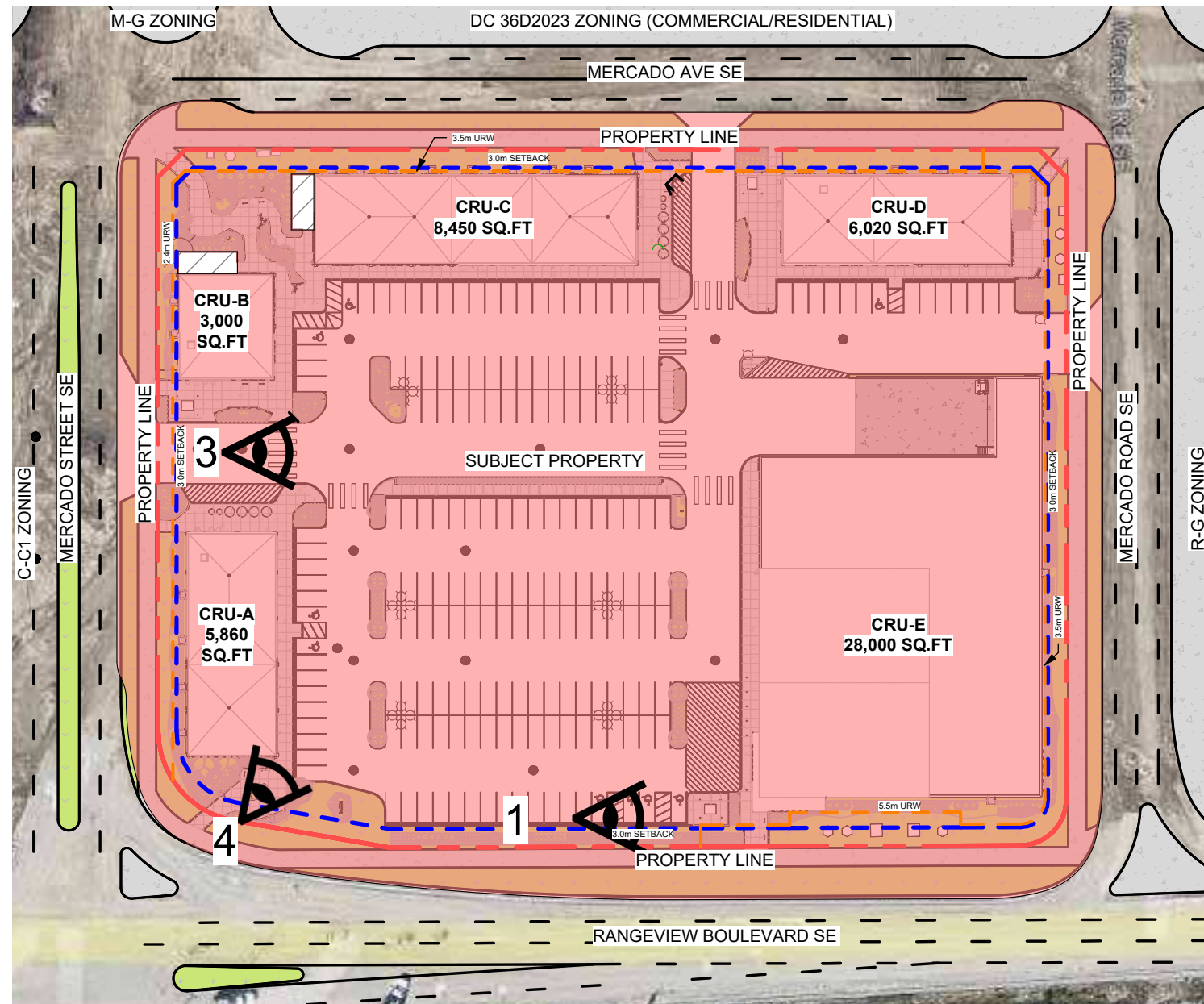
1 SITE PHOTO (S to W)
A6.0



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DP No DP2025-06717 Date Received Sept 09 2026
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4 SITE PHOTO (SW to NE)
A6.0



2 PHOTO KEY PLAN
A6.0

ROYOP - 62 MERCADO
STREET SE

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CALGARY, AB
LOT 4, BLOCK 148, PLAN 251
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25-456



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SITE PHOTOS

DATE 2026.09.16	SCALE As indicated
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA, JY	A6.0

An architectural rendering of a proposed retail building, likely a grocery store, featuring a large glass frontage and a parking lot. The building has a modern design with a combination of light-colored panels and dark vertical accents. The parking lot is paved with dark asphalt and marked with yellow lines. The foreground shows a grassy area and a small circular landscaped spot. The sky is blue with scattered white clouds.



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ROYOP - 62 MERCADO
STREET SE

25-456

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RENDERINGS

DATE 2026.09.16	SCALE
PROJECT NO. 25-456	SHEET NO.
DRAWN BY JA, JY	A6.1