



ENRIGHT

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BELVEDERE SITE C 17 AVE SE

PROPOSED RETAIL DEVELOPMENT

1825 92 St SE AND GARDEN HEIGHTS
PLAN 1858AD, BLOCK 5
CALGARY, AB

24.057P01



**TURNER
FLEISCHER**

67 Lesmill Rd
Toronto, ON, M3B 2T8
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**ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 2
APRIL 13, 2026**

AMENDED DRAWINGS

DP No Date Received
DP2026-00317 April 13, 2026

THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

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STATISTICS

STATISTICS	REQUIRED	PROVIDED
SITE AREA (A+B+C)	± 15.85 AC.	± 6.41 HA.
SITE A	± 1.53 AC.	± 0.62 HA.
SITE A2	± 1.40 AC.	± 0.57 HA.
SITE B	± 3.29 AC.	± 1.33 HA.
SITE C	± 9.60 AC.	± 3.88 HA.
SITE A1	± 1.53 AC.	± 0.62 HA.
RESIDENTIAL BUILDING A1	± 12,496 S.F.	± 12,496 S.F.
(# STOREYS)	8	175 UNITS
SETBACKS	REQUIRED	PROPOSED
FRONT	6M	6.1M
REAR	6M	6.0M
NORTH SIDE	6M	6.0M
SOUTH SIDE	6M	13.4M
COVERAGE		23.63%
SITE A2	± 10,223 S.F.	± 10,223 S.F.
RESIDENTIAL BUILDING A2	± 10,223 S.F.	147 UNITS
(# STOREYS)	8	
SETBACKS	REQUIRED	PROPOSED
FRONT	6M	10.0M
REAR	6M	20.2M
NORTH SIDE	6M	7.3M
SOUTH SIDE	6M	9.7M
COVERAGE		30.87%
SITE B	± 3,290 S.F.	± 1,603 S.F.
BUILDING B1	± 1,726 S.F.	± 1,603 S.F.
BUILDING B2	± 840 S.F.	± 760 S.F.
BUILDING B3	± 400 S.F.	± 502 S.F.
BUILDING B4	± 200 S.F.	± 204 S.F.
TOTAL BUILDING AREA	± 3,226 S.F.	± 3,069 S.F.
SETBACKS	REQUIRED	PROPOSED
FRONT	6M	3.0M
REAR	6M	6.9M
EAST SIDE	6M	6.0M
WEST SIDE	6M	7.5M
COVERAGE		22.27%
SITE C	± 128,304 S.F.	± 11,928 S.F.
BUILDING C1	± 101,155 S.F.	± 9,899 S.F.
UNIT C1.1	± 101,155 S.F.	± 9,899 S.F.
UNIT C1.2	± 12,385 S.F.	± 1,150 S.F.
UNIT C1.3	± 6,000 S.F.	± 597 S.F.
BUILDING C2	± 10,600 S.F.	± 968 S.F.
BUILDING C3	± 10,600 S.F.	± 968 S.F.
TOTAL BUILDING GFA (INC. MEZZ. ME ROOM)	± 130,944 S.F.	± 12,393 S.F.
TOTAL BUILDING GFA (INC. MEZZ. ME ROOM)	± 144,964 S.F.	± 13,470 S.F.
SETBACKS	REQUIRED	PROPOSED
FRONT	6.0M	3.2M
REAR	6.0M	18.9M
EAST SIDE	6.0M	6.1M
WEST SIDE	6.0M	3.0M
PARKING REQUIRED (SITE C)	539 CARS	
RETAIL 4100 S.M.	545 CARS	
PARKING PROVIDED (INC. MEZZ. ME ROOM)	3,500/1000 S.F.	4,221/101 S.M.
PARKING PROVIDED (INC. MEZZ. ME ROOM)	3,760/1000 S.F.	4,051/101 S.M.
COVERAGE		34.67%
OVERALL SITE (A+B+C)	± 19,244 S.F.	± 16,559 S.F.
TOTAL BUILDING AREA	± 19,244 S.F.	± 16,559 S.F.
COVERAGE		31.77%

PHASING LEGEND

- EXTENT OF PHASE 1
- EXTENT OF PHASE 2
- EXTENT OF PHASE 3
- EXTENT OF FUTURE PHASE 4 & 5

SITE PLAN LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAINTED LINES
- PROPOSED LANDSCAPING
- PROPOSED ENTRANCE ARROW
- PROPOSED EXIT ARROW
- PROPOSED SIGNAGE

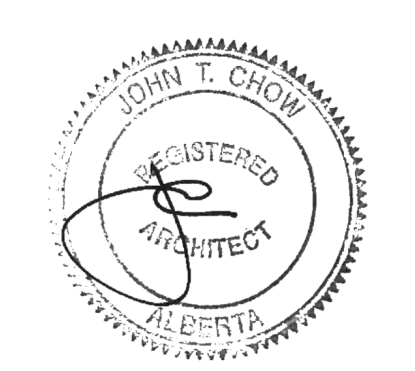
#	DATE	DESCRIPTION	BY
2	2026-04-13	ISSUED FOR DP SUBMISSION 2	AMC
1	2025-12-19	ISSUED FOR DP SUBMISSION 1	AMC



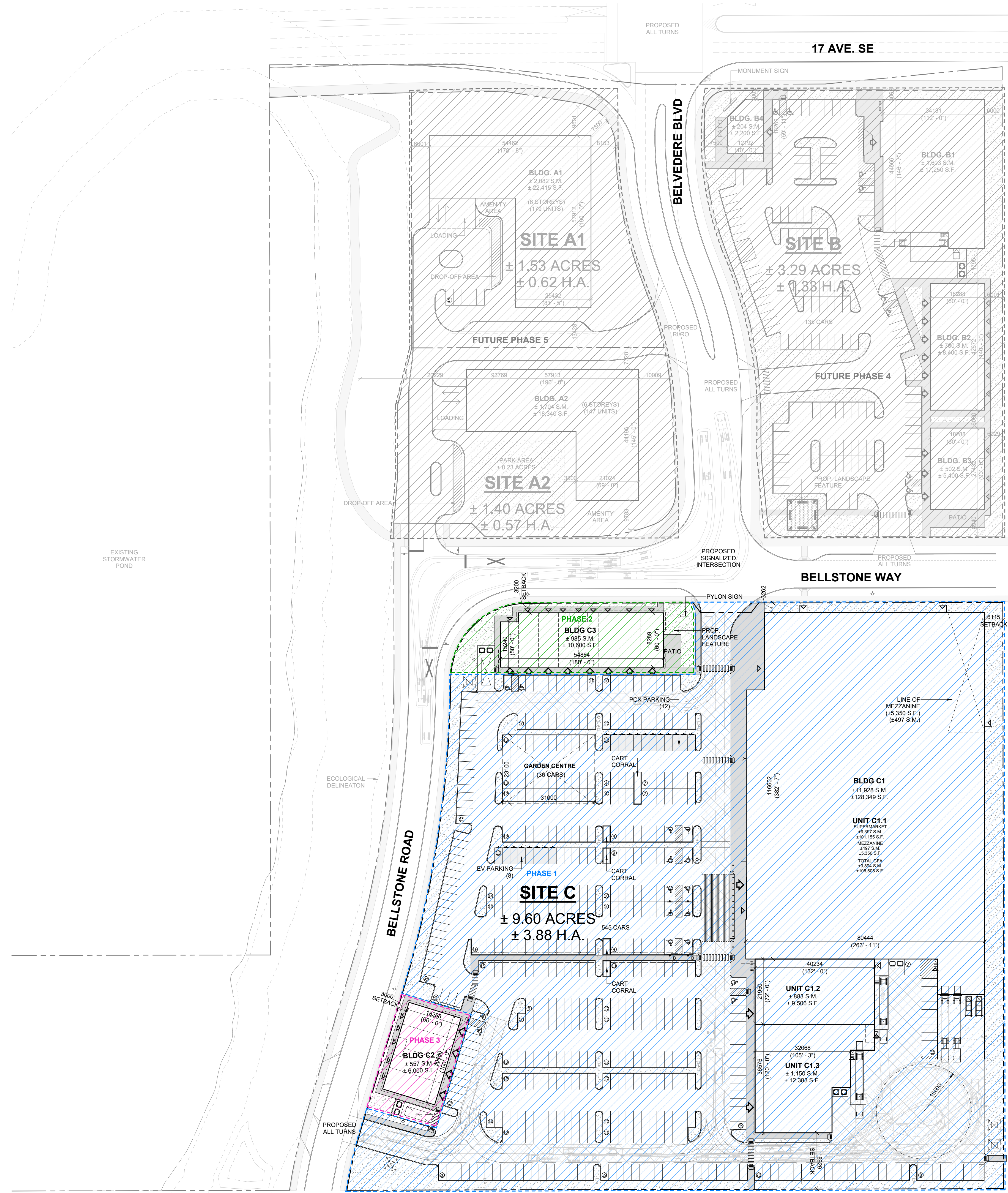
PROJECT
BELVEDERE SITE C
1825 92 St SE AND GARDEN HEIGHTS
PLAN 1858AD, BLOCK 5
CALGARY, AB

OVERALL SITE PHASING PLAN, STATISTICS, & ZONING

PROJECT NO. 24.057P01	PROJECT DATE 2026-04-07
DRAWN BY AMC	CHECKED BY DEM
SCALE 1 : 700	REVISIONS



DRAWING NO. **A001** REV. **2**



1 OVERALL SITE PLAN
A001 1 : 700

S-FUD

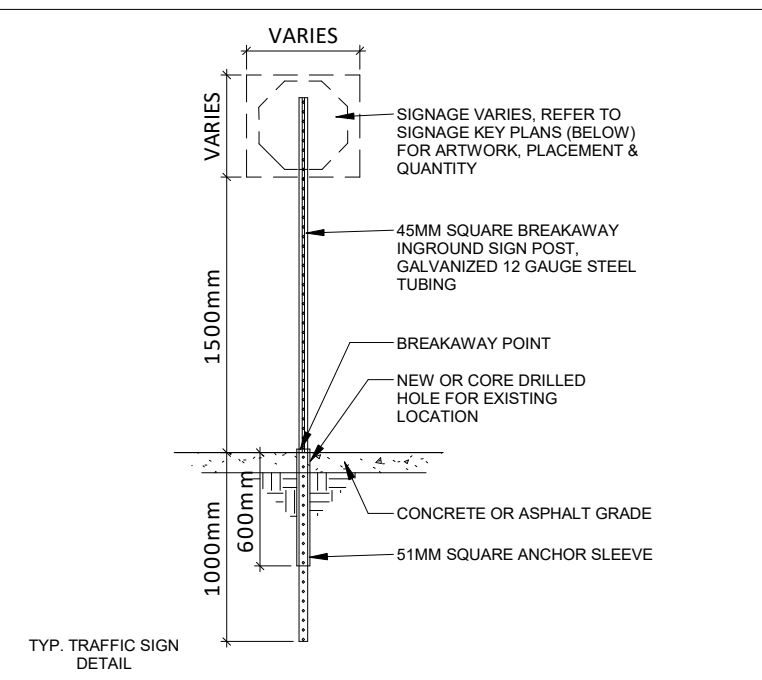
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STATISTICS

PROPOSED ZONING AND REGULATIONS	REQUIRED	PROVIDED SITE C
LAND USE BY-LAW 2207		
MAX. PARCEL AREA	32 HA	± 3.88 HA
BUILDING SETBACK		
MIN. FRONT YARD - NORTH	6.0M	3.3M
MIN. SIDE YARD - EAST	6.0M	6.1M
MIN. SIDE YARD - WEST	6.0M	3.0M
MIN. REAR YARD - SOUTH	6.0M	18.9M
MAX. BUILDING HEIGHT	11M	9.5M
MAX. FLOOR AREA RATIO (FAR)	1.0	0.35
PARKING SPACE		
REGULAR	2.9M X 5.4M	2.6M X 5.4M
MIN. BARRIER-FREE	2.4M X 5.4M	2.4M X 5.4M
MIN. PARKING - SITE C	59 SPACES	54 SPACES
MIN. ACCESSIBLE PARKING - SITE C	8 SPACES	14 SPACES
MIN. DRIVEABLE	7.2M	7.2M
LOADING SPACE DIMENSIONS	3.1M X 9.2M X 4.3M	3.1M X 9.2M X 4.3M
MIN. LOADING SPACES SITE C	1	5
MIN. BICYCLE PARKING	NA	12 SPACES
MIN. LANDSCAPED PARKING	NA	3M

* REPRESENTS NON COMPLIANCE, VARIANCE REQUIRED



SYMBOL	SIGN	DESCRIPTION
A	STOP	"STOP" SIGN R-1 (600x600mm) WHITE REFL. LEGEND & BORDER, RED REFL. BACKGROUND
B	ACCESSIBLE PARKING PERMIT	"ACCESSIBLE PARKING PERMIT" SIGN R-93 (300x450mm) RED REFL. INTERDICTIONARY SYMBOL, BLUE REFL. SYMBOL OF ACCESS & SYMBOL BORDER, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND
C	FIRE ROUTE	"FIRE ROUTE" SIGN 300x450mm RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, WHITE REFL. "FIRE ROUTE" ON BLACK BACKGROUND, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND
D	LOADING ZONE	"LOADING ZONE" SIGN 300x450mm RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND
E	CHARGING STATION	"CHARGING STATION" SIGN ELECTRIC CAR CHARGING ZONE 300x450mm WHITE REFL. BACKGROUND
F	PEDESTRIAN CROSSING	"PEDESTRIAN CROSSING" SIGN (600x750mm) WHITE METAL-REFL. BKG., BLACK BORDER, LEGEND & SYMBOL

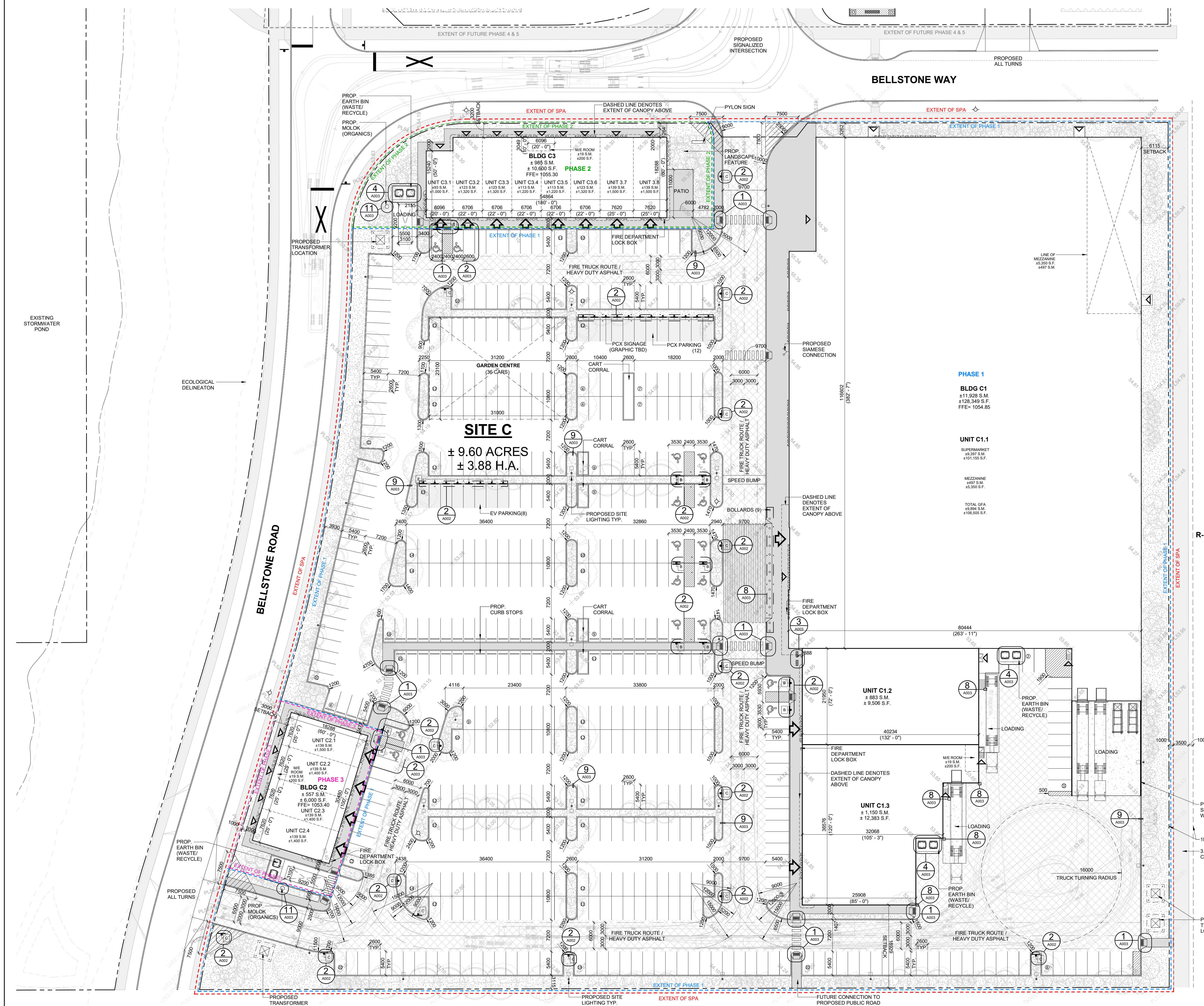
2 SIGN LEGEND

1: 40

PHASING LEGEND	DESCRIPTION
--- (Blue dashed)	EXTENT OF PHASE 1
--- (Green dashed)	EXTENT OF PHASE 2
--- (Pink dashed)	EXTENT OF PHASE 3
--- (Black dashed)	EXTENT OF FUTURE PHASE 4 & 5

SITE PLAN LEGEND

[Pattern]	PROPOSED CONCRETE SIDEWALK	[Symbol]	PROPOSED ENTRANCE
[Pattern]	PROPOSED PAINTED LINES	[Symbol]	PROPOSED EXIT
[Pattern]	PROPOSED LANDSCAPING	[Symbol]	PROPOSED SIGNAGE
[Pattern]	PROPOSED HEAVY DUTY ASPHALT DESIGNED TO SUPPORT 38,556kg/85,000 lbs BY LOAD	[Symbol]	PROPOSED FASCIA SIGNAGE
[Pattern]	PROPOSED CONCRETE PAD	[Symbol]	PROPOSED FIRE HYDRANT



1 ENLARGED SITE PLAN
A002 1: 400

AMENDED DRAWINGS
DP No DP2026-00317 Date Received April 13, 2026
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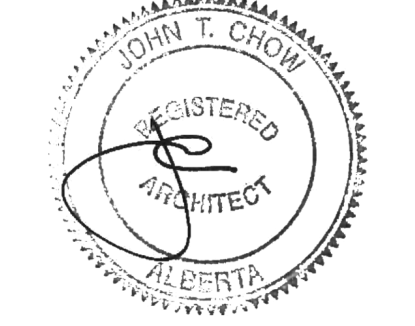
#	DATE	ISSUED FOR	DESCRIPTION	BY
2	2026-04-13	ISSUED FOR DP SUBMISSION 2		AMC
1	2025-12-19	ISSUED FOR DP SUBMISSION 1		AMC



PROJECT
BELVEDERE SITE C
1825 92 St SE AND GARDEN HEIGHTS
PLAN 1858AD, BLOCK 5
CALGARY, AB

DRAWING
ENLARGED SITE PLAN

PROJECT NO.	24.057P01
PROJECT DATE	2026-04-07
DRAWN BY	AMC
CHECKED BY	DEM
SCALE	1: 400



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EXTERIOR FINISH SCHEDULE W IMAGES		
Material Mark	Material Image	Description
EF1a		ARCHITECTURAL BLOCK PRODUCT: SHOULDRICE - ARCHITECTURAL CONCRETE BLOCKS W/ SILL PROFILE: DIMENSIONAL STONE 3 1/2"(W) x 7 1/2"(H) x 15 3/8"(L) (UNLESS NOTED OTHERWISE) COLOUR: COLBY FINISH: SMOOTH MORTAR: SOLOMON 97A SUPER BLACK CONTROL JOINT AND CAULKING COLOUR TO MATCH MASONRY UNIT COLOUR
EF1b		CONCRETE PRECAST SILL PRODUCT: SHOULDRICE CONCRETE SILL PROFILE: 424 SLOPED SILL WITH DRIP EDGE COLOUR: COLBY (COLOUR TO MATCH BLOCK BELOW) FINISH: SMOOTH MORTAR: SOLOMON 97A SUPER BLACK
EF1c		BRICK PRODUCT: BRAMPTON BRICK - DORSET PROFILE: METRIC JUNBO - 3 1/2"(W) x 3 1/2"(H) x 11 3/8"(L) (UNLESS NOTED OTHERWISE) COLOUR: POLAR WHITE FINISH: STANDARD FINISH MORTAR: SOLOMON COLOURS INC - 60A WHITE CAULKING COLOURS TO MATCH MASONRY UNIT COLOUR
EF2a		ALUMINUM COMPOSITE PANELS PRODUCT: ALPOLIC MATTE PROFILE: 2 1/4" ACM SYSTEM W/ 1/2" DRY JOINTS BETWEEN PANELS C/W MATCHING TRIMS/FLASHING COLOUR: BSM SLATE BLACK
EF3		VERTICAL METAL SIDING PRODUCT: VICWEST - BELLARA PLANK SERIES PROFILE: PLANK 90 - 0.59"(D) x 3.64"(H) x 12" (L) FINISH: SIGNATURE MATTE - SMP COATED METAL COLOUR: GREEK VILLA 11168
EF4		ALUMINUM WALL FINIS PRODUCT: MAXIT - FORM EXTERIOR WALL FINIS PROFILE: 2"(W) x 6"(L) COLOUR: CHESTNUT FINISH: STANDARD POWDER COATED PAINT FINISHES (EXTERIOR) FORMALDEHYDE-FREE NOTE: EIFS FINISH TO BE INSTALLED BEHIND ALUMINUM WALL FINIS
EF5		GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR INSULATED VISION GLASS / LOW-E GLAZING, LOW IRON GLAZING
EF6		SPANDREL GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR GLASS UNITS WITH COATING ON SRD SURFACE C/W INSULATED BACKPAN. COLOUR: OPACI-COAT 1-818 BLACK
EF7		H.M. DOORS & FRAMES: PRODUCT: PREFINISHED HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH ADJACENT FINISH
EF8		FASCIA AND SOFFIT - ALUMINUM COMPOSITE PANEL PRODUCT: ALPOLIC MATTE COLOUR: BSM SLATE BLACK
EF9a		PREFINISHED METAL CAP FLASHING: PRE-FINISHED 16 GA. METAL FLASHING COLOUR: BLACK
EF10		EXTERIOR SIGNAGE: SIGNAGE TO BE PROVIDED BY AND INSTALLED BY TENANT. G.C. TO INSTALL 5/8" PLYWOOD BACKING FOR FUTURE MOUNTING OF SIGNAGE. SIGNAGE CONDUIT ROUGH-OUTS TO BE COORDINATED WITH TENANT.
EF11a		EIFS (EXTERIOR INSULATED FINISH SYSTEM); PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: 618 ANTIQUE GRAY FINISH: LYMESTONE
EF11b		EIFS (EXTERIOR INSULATED FINISH SYSTEM); PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: MATCH TO BENJAMIN MOORE RAINFOREST FOLIAGE #2049-10 FINISH: LYMESTONE NOTE: EIFS FINISH TO BE INSTALLED BEHIND ALUMINUM WALL FINIS
EF11c		EIFS (EXTERIOR INSULATED FINISH SYSTEM); PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: 101 SUPER WHITE FINISH: LYMESTONE

AMENDED DRAWINGS
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Date Received: April 13, 2026
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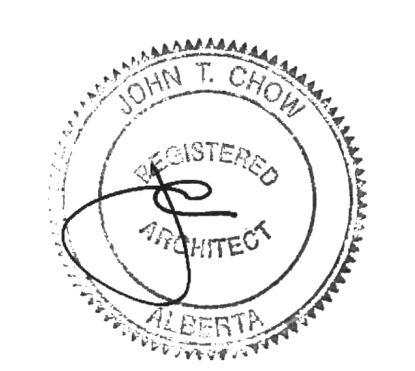
#	DATE	DESCRIPTION	BY
2	2026-04-13	ISSUED FOR DP SUBMISSION 2	AMC
1	2025-12-19	ISSUED FOR DP SUBMISSION 1	AMC



PROJECT
BELVEDERE SITE C
1825 92 ST SE AND GARDEN HEIGHTS
PLAN 1858AD, BLOCK 5
CALGARY, AB

DRAWING
UNIT C1.2 ELEVATIONS

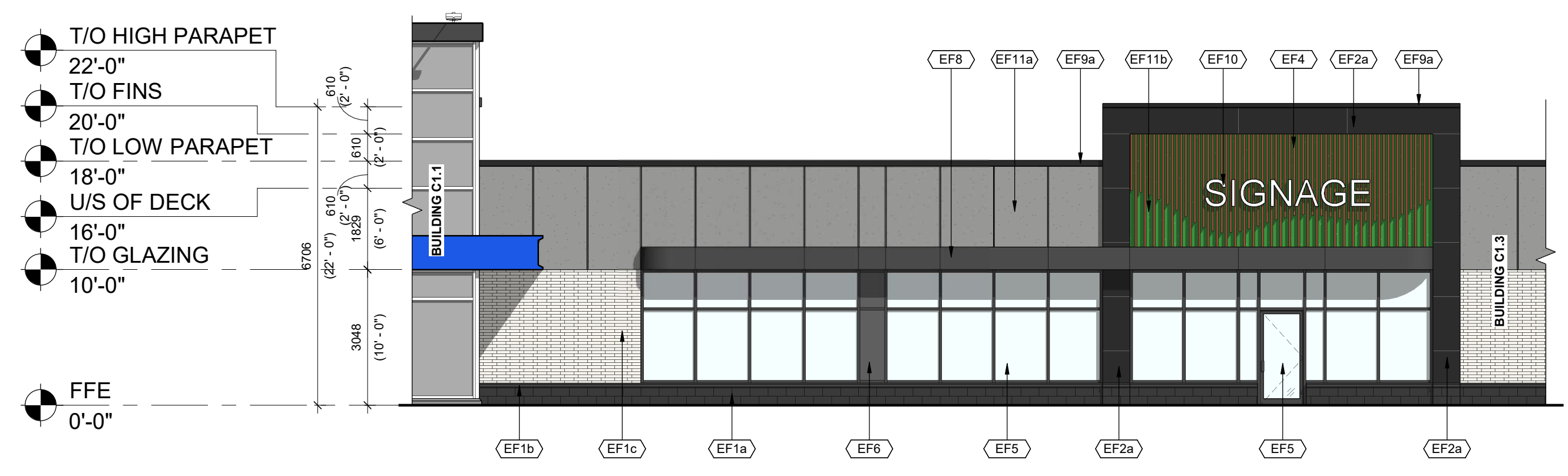
PROJECT NO. 24.057P01	PROJECT DATE 2025-12-12
DRAWN BY AMC	CHECKED BY DEM
SCALE 1:100	



DRAWING NO. **A202-C1.2** REV. **2**



2 UNIT C1.2 EAST ELEVATION
A202-C1.2 1:100

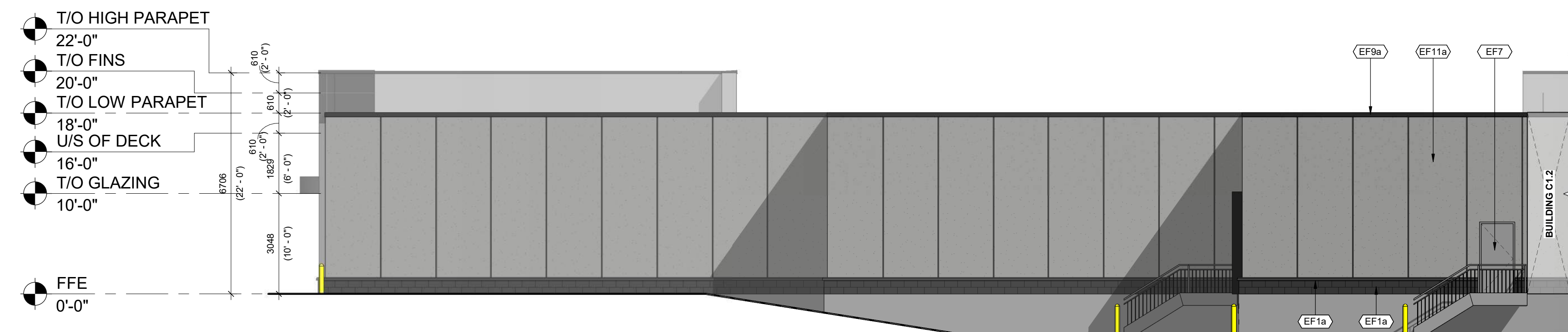


1 UNIT C1.2 WEST ELEVATION
A202-C1.2 1:100

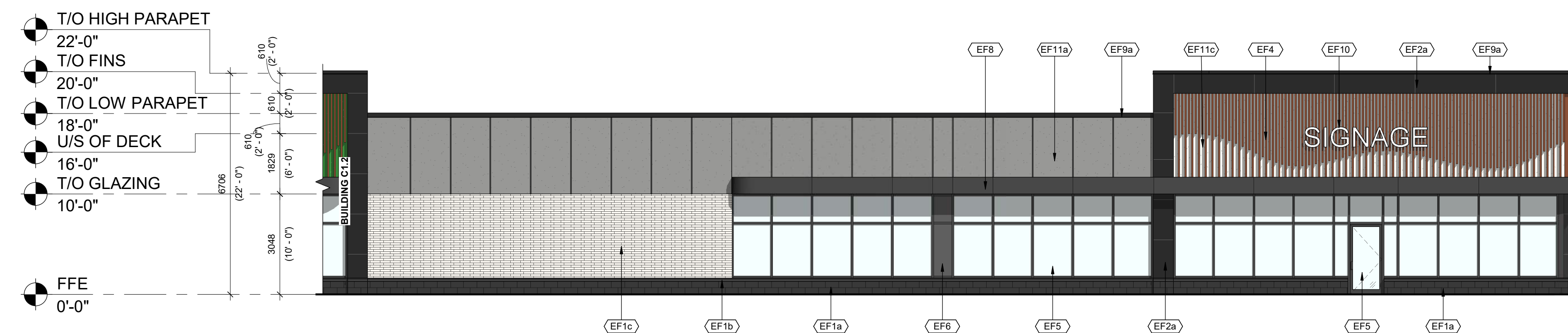
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SCALE 1:100
0m 1m 2m 5m 10m

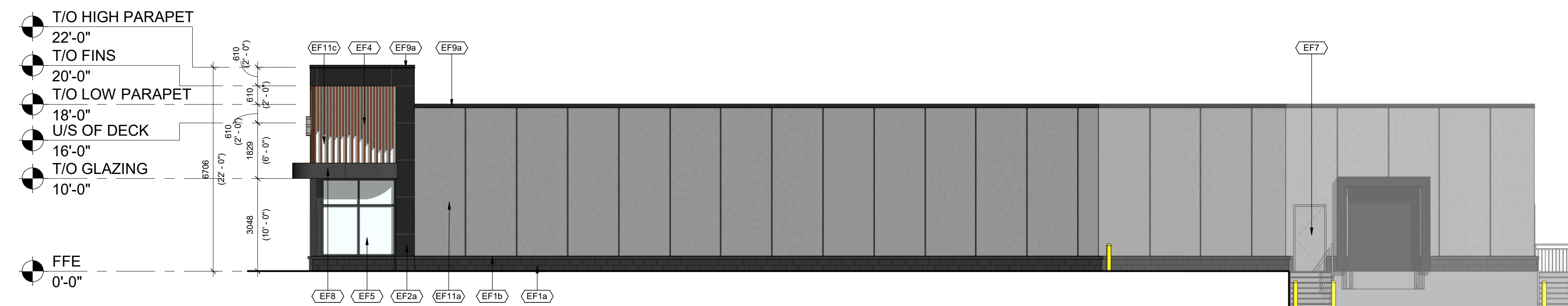
EXTERIOR FINISH SCHEDULE W IMAGES		
Material Mark	Material Image	Description
EF1a		ARCHITECTURAL BLOCK: PRODUCT: SHOULDRICE - ARCHITECTURAL CONCRETE BLOCKS W/ SILL PROFILE: DIMENSIONAL STONE 3 1/2"(W) x 7 1/2"(H) x 15 3/8"(L) (UNLESS NOTED OTHERWISE) COLOUR: COLBY FINISH: SMOOTH MORTAR: SOLOMON 97A SUPER BLACK CONTROL JOINT AND CAULKING COLOUR TO MATCH MASONRY UNIT COLOUR
EF1b		CONCRETE PRECAST SILL: PRODUCT: SHOULDRICE CONCRETE SILL PROFILE: 424 SLOPED SILL WITH DRIP EDGE COLOUR: COLBY (COLOUR TO MATCH BLOCK BELOW) FINISH: SMOOTH MORTAR: SOLOMON 97A SUPER BLACK
EF1c		BRICK: PRODUCT: BRAMPTON BRICK - DORSET PROFILE: METRIC JUNBO - 3 1/2"(W) x 3 1/2"(H) x 11 3/8"(L) (UNLESS NOTED OTHERWISE) COLOUR: POLAR WHITE FINISH: STANDARD FINISH MORTAR: SOLOMON COLOURS INC - 60A WHITE CAULKING COLOURS TO MATCH MASONRY UNIT COLOUR
EF2a		ALUMINUM COMPOSITE PANELS: PRODUCT: ALPOLIC MATTE PROFILE: 2" W/ ACM SYSTEM W/ 1/2" DRY JOINTS BETWEEN PANELS C/W MATCHING TRIMS/FLASHING COLOUR: BSM SLATE BLACK
EF3		VERTICAL METAL SIDING: PRODUCT: VICWEST - BELLARA PLANK SERIES PROFILE: PLANK 90 - 0.59"(D) x 3.64"(H) x 12" (L) FINISH: SIGNATURE MATTE - SMP COATED METAL COLOUR: GREEK VILLA 11168
EF4		ALUMINUM WALL FINIS: PRODUCT: MAXIT - FORM EXTERIOR WALL FINIS PROFILE: 2"(W) x 6"(L) COLOUR: CHESTNUT FINISH: STANDARD POWDER COATED PAINT FINISHES: EXTERIOR FORMALDEHYDE-FREE NOTE: EIFS FINISH TO BE INSTALLED BEHIND ALUMINUM WALL FINIS
EF5		GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR INSULATED VISION GLASS / LOW-E GLAZING, LOW IRON GLAZING
EF6		SPANDREL GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR GLASS UNITS WITH COATING ON SRD SURFACE C/W INSULATED BACKPAN. COLOUR: OPACI-COAT 1-818 BLACK
EF7		H.M. DOORS & FRAMES: PRODUCT: PREFINISHED HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH ADJACENT FINISH
EF8		FASCIA AND SOFFIT - ALUMINUM COMPOSITE PANEL: PRODUCT: ALPOLIC MATTE COLOUR: BSM SLATE BLACK
EF9a		PREFINISHED METAL CAP FLASHING: PRE-FINISHED 16 GA. METAL FLASHING COLOUR: BLACK
EF10		EXTERIOR SIGNAGE: SIGNAGE TO BE PROVIDED BY AND INSTALLED BY TENANT. G.C. TO INSTALL 5/8" PLYWOOD BACKING FOR FUTURE MOUNTING OF SIGNAGE. SIGNAGE CONDUIT ROUGH-OUTS TO BE COORDINATED WITH TENANT.
EF11a		EIFS (EXTERIOR INSULATED FINISH SYSTEM): PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: 618 ANTIQUE GRAY FINISH: LYMESTONE
EF11b		EIFS (EXTERIOR INSULATED FINISH SYSTEM): PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: MATCH TO BENJAMIN MOORE RAINFOREST FOLIAGE #2040-10 FINISH: LYMESTONE NOTE: EIFS FINISH TO BE INSTALLED BEHIND ALUMINUM WALL FINIS
EF11c		EIFS (EXTERIOR INSULATED FINISH SYSTEM): PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: 101 SUPER WHITE FINISH: LYMESTONE



3 UNIT C1.3 EAST ELEVATION
A203-C1.3 1:100



2 UNIT C1.3 WEST ELEVATION
A203-C1.3 1:100



1 UNIT C1.3 SOUTH ELEVATION
A203-C1.3 1:100

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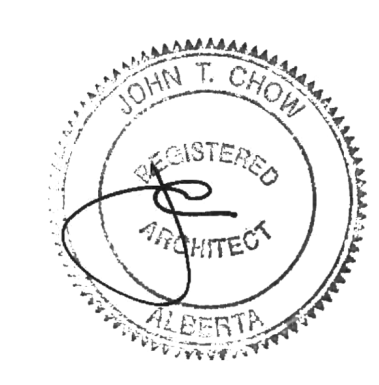
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PROJECT
BELVEDERE SITE C
1825 92 ST SE AND GARDEN HEIGHTS
PLAN 1858AD, BLOCK 5
CALGARY, AB

DRAWING
UNIT C1.3 ELEVATIONS

PROJECT NO. 24.057P01	PROJECT DATE 2025-12-12
DRAWN BY AMC	CHECKED BY DEM
SCALE 1:100	



DRAWING NO. A203-C1.3 REV. 2

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EXTERIOR FINISH SCHEDULE W IMAGES		
Material Mark	Material Image	Description
EF1a		ARCHITECTURAL BLOCK: PRODUCT: SHOULDICE - ARCHITECTURAL CONCRETE BLOCKS W/ SILL PROFILE: DIMENSIONAL STONE 3 1/2"(W) x 7 1/2"(H) x 15 3/8"(L) (UNLESS NOTED OTHERWISE) COLOUR: COLBY FINISH: SMOOTH MORTAR: SOLOMON 97A SUPER BLACK CONTROL JOINT AND CAULKING COLOUR TO MATCH MASONRY UNIT COLOUR
EF1b		CONCRETE PRECAST SILL: PRODUCT: SHOULDICE CONCRETE SILL PROFILE: 424 SLOPED SILL WITH DRIP EDGE COLOUR: COLBY (COLOUR TO MATCH BLOCK BELOW) FINISH: SMOOTH MORTAR: SOLOMON 97A SUPER BLACK
EF1c		BRICK: PRODUCT: BRAMPTON BRICK - DORSET PROFILE: METRIC JUMBO - 3 1/2"(W) x 3 1/2"(H) x 11 3/8"(L) (UNLESS NOTED OTHERWISE) COLOUR: POLAR WHITE FINISH: STANDARD FINISH MORTAR: SOLOMON COLOURS INC - 60A WHITE CAULKING COLOURS TO MATCH MASONRY UNIT COLOUR
EF2a		ALUMINUM COMPOSITE PANELS: PRODUCT: ALPOLIC MATTE PROFILE: 2 1/4" ACM SYSTEM W/ 1/2" DRY JOINTS BETWEEN PANELS C/W MATCHING TRIMS/FLASHING COLOUR: BSM SLATE BLACK
EF3		VERTICAL METAL SIDING: PRODUCT: VICWEST - BELLARA PLANK SERIES PROFILE: PLANK 90 - 0.59"(D) x 3.64"(H) x 12" (L) FINISH: SIGNATURE MATTE - SMP COATED METAL COLOUR: GREEK VILLA 11168
EF4		ALUMINUM WALL FINIS: PRODUCT: MAXXIT - FORM EXTERIOR WALL FINIS PROFILE: 2"(W) x 6"(L) COLOUR: CHESTNUT FINISH: STANDARD POWDER COATED PAINT FINISHES (EXTERIOR) FORMALDEHYDE-FREE NOTE: EIFS FINISH TO BE INSTALLED BEHIND ALUMINUM WALL FINIS
EF5		GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR INSULATED VISION GLASS / LOW-E GLAZING, LOW IRON GLAZING
EF6		SPANDREL GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR GLASS UNITS WITH COATING ON 3RD SURFACE C/W INSULATED BACKPAN. COLOUR: OPACI-COAT 1-818 BLACK
EF7		H.M. DOORS & FRAMES: PRODUCT: PREFINISHED HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH ADJACENT FINISH
EF8		FASCIA AND SOFFIT - ALUMINUM COMPOSITE PANEL: PRODUCT: ALPOLIC MATTE COLOUR: BSM SLATE BLACK
EF9a		PREFINISHED METAL CAP FLASHING: PRE-FINISHED 16 GA. METAL FLASHING COLOUR: BLACK
EF10		EXTERIOR SIGNAGE: SIGNAGE TO BE PROVIDED BY AND INSTALLED BY TENANT. G.C. TO INSTALL 5/8" PLYWOOD BACKING FOR FUTURE MOUNTING OF SIGNAGE. SIGNAGE CONDUIT ROUGH-OUTS TO BE COORDINATED WITH TENANT.
EF11a		EIFS (EXTERIOR INSULATED FINISH SYSTEM): PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: 618 ANTIQUE GRAY FINISH: LYMESTONE
EF11b		EIFS (EXTERIOR INSULATED FINISH SYSTEM): PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: MATCH TO BENJAMIN MOORE RAINFOREST FOLIAGE #2049-10 FINISH: LYMESTONE NOTE: EIFS FINISH TO BE INSTALLED BEHIND ALUMINUM WALL FINIS
EF11c		EIFS (EXTERIOR INSULATED FINISH SYSTEM): PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: 101 SUPER WHITE FINISH: LYMESTONE

AMENDED DRAWINGS
DP No: DP2026-00317
Date Received: April 13, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

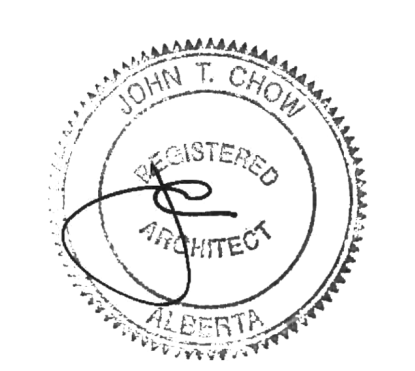
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2	2026-04-13	ISSUED FOR DP SUBMISSION 2	AMC
1	2025-12-19	ISSUED FOR DP SUBMISSION 1	AMC



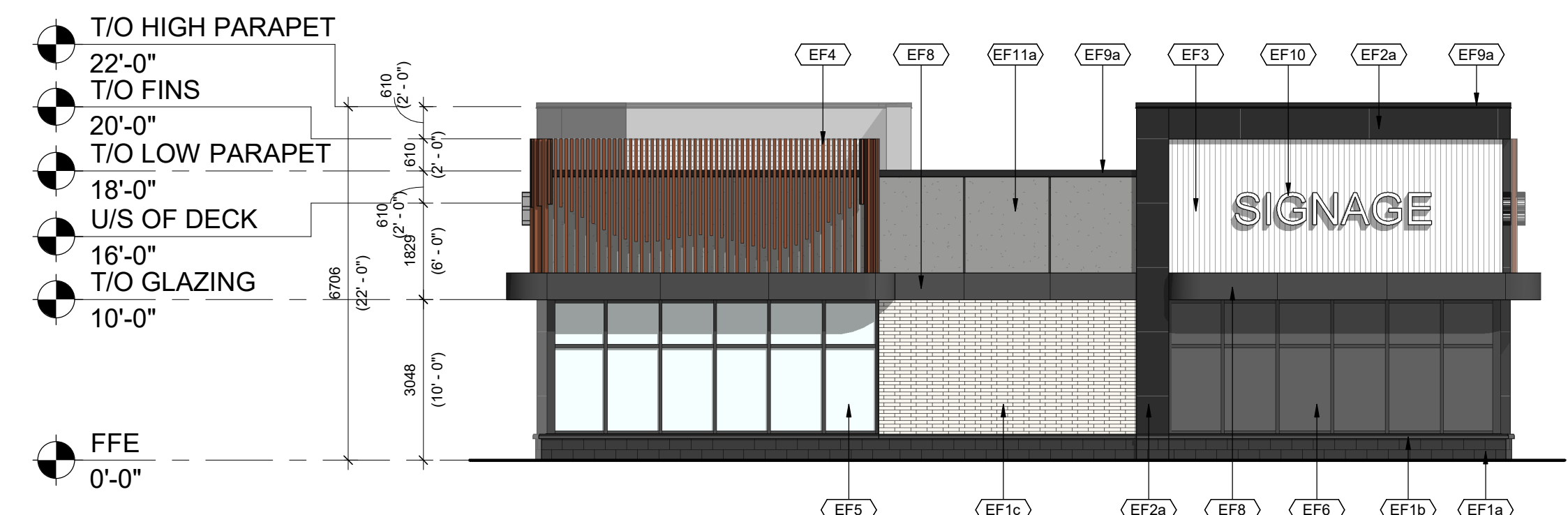
PROJECT
BELVEDERE SITE C
1825 92 St SE AND GARDEN HEIGHTS
PLAN 1858AD, BLOCK 5
CALGARY, AB

DRAWING
BUILDING C2 ELEVATIONS

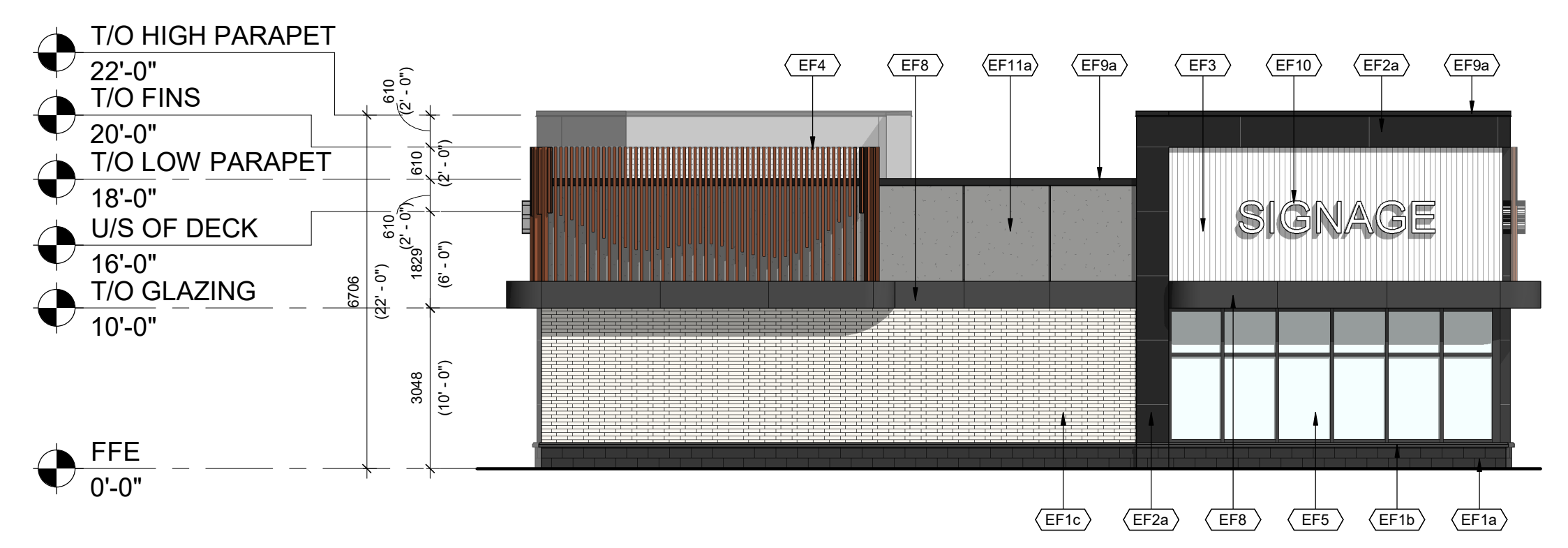
PROJECT NO. 24.057P01	PROJECT DATE 2025-12-12
DRAWN BY AMC	CHECKED BY DEM
SCALE 1:100	



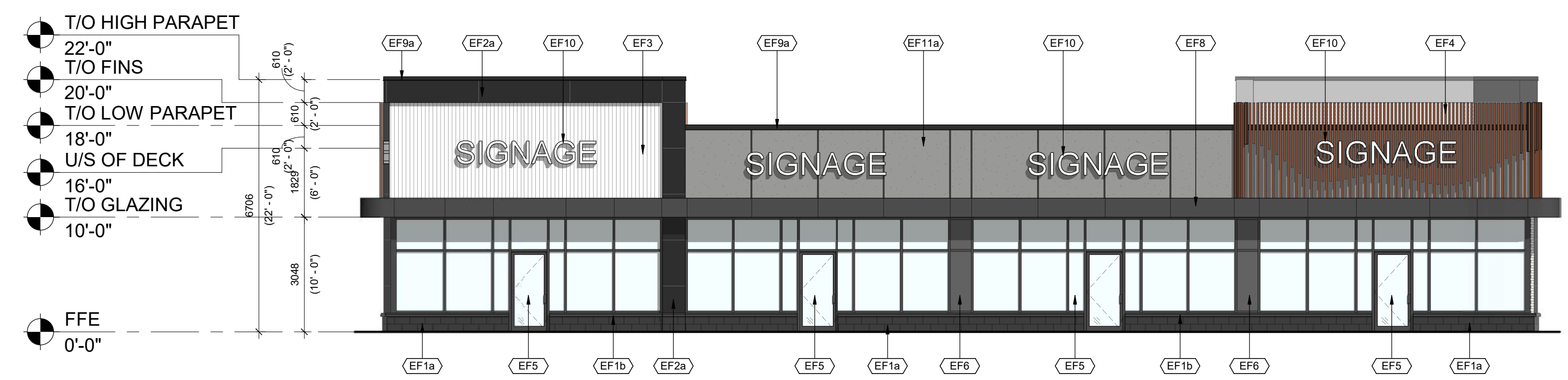
DRAWING NO. **A204-C2** REV. **2**



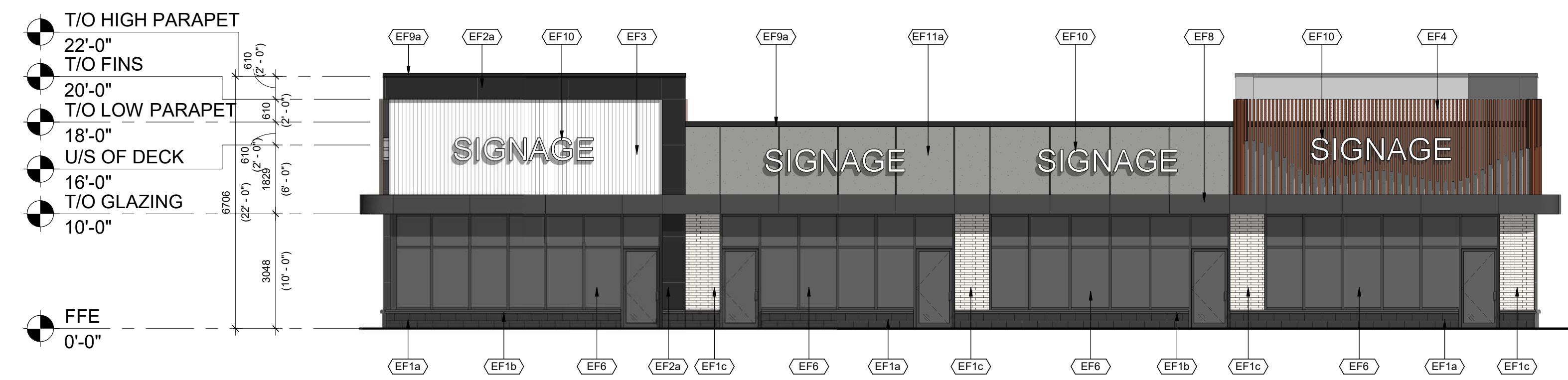
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1:100



3 BUILDING C2 SOUTH ELEVATION
1:100



2 BUILDING C2 EAST ELEVATION
1:100

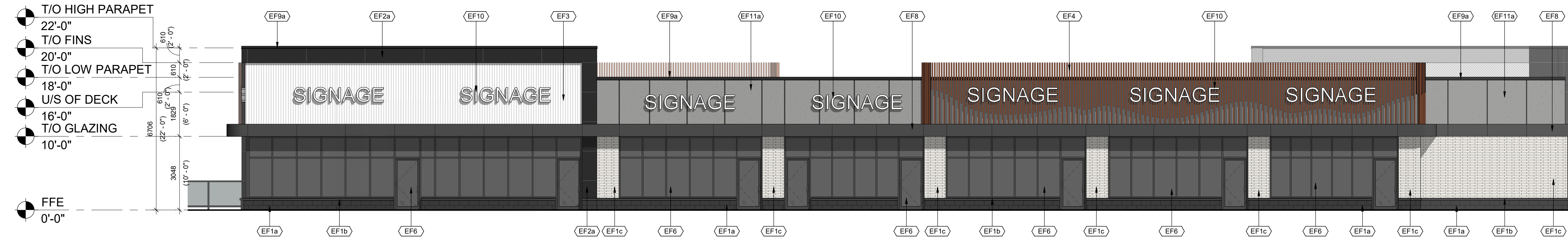


1 BUILDING C2 WEST ELEVATION
1:100

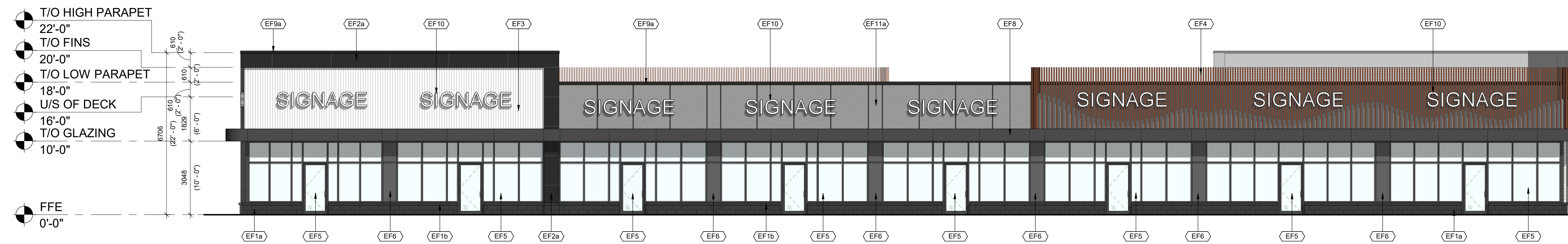
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SCALE 1:100
0m 1m 2m 5m 10m

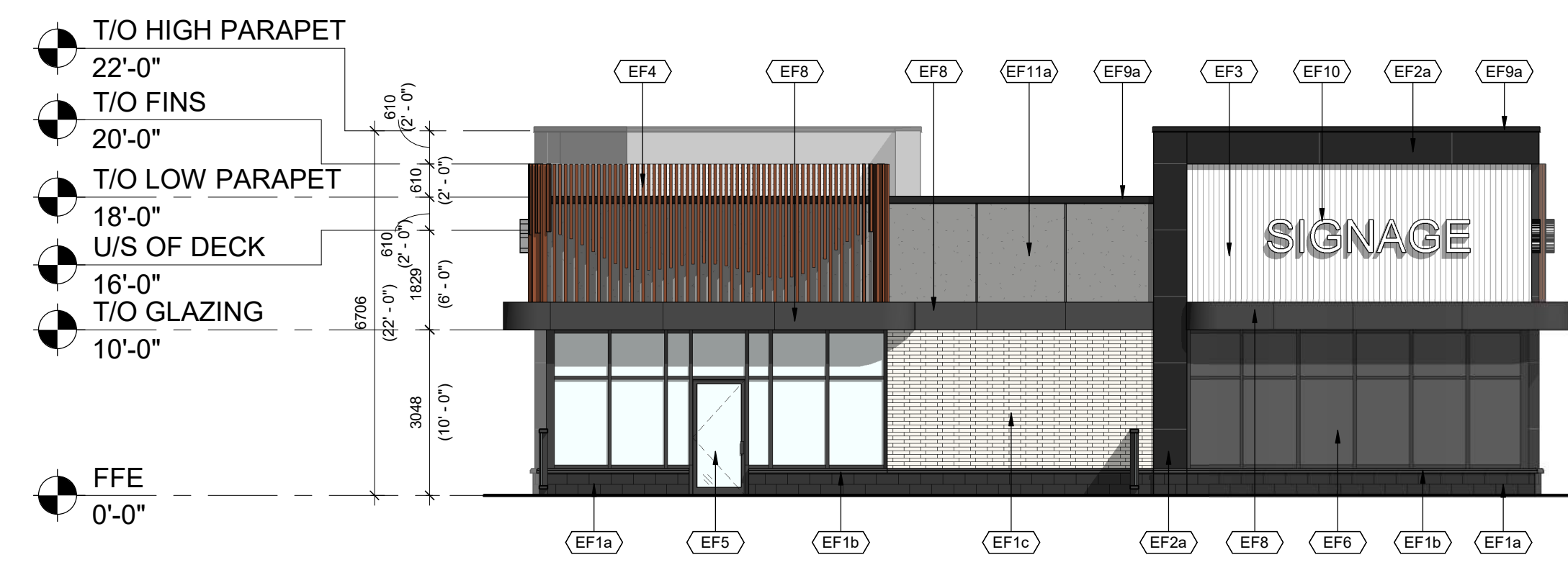
EXTERIOR FINISH SCHEDULE W IMAGES		
Material Mark	Material Image	Description
EF1a		ARCHITECTURAL BLOCK: PRODUCT: SHOULDICE - ARCHITECTURAL CONCRETE BLOCKS W/ SILL PROFILE: DIMENSIONAL STONE 3 1/2"(W) x 7 1/2"(H) x 15 3/8"(L) (UNLESS NOTED OTHERWISE) COLOUR: COLBY FINISH: SMOOTH MORTAR: SOLOMON 97A SUPER BLACK CONTROL JOINT AND CAULKING COLOUR TO MATCH MASONRY UNIT COLOUR
EF1b		CONCRETE PRECAST SILL: PRODUCT: SHOULDICE CONCRETE SILL PROFILE: 424 SLOPED SILL WITH DRIP EDGE COLOUR: COLBY (COLOUR TO MATCH BLOCK BELOW) FINISH: SMOOTH MORTAR: SOLOMON 97A SUPER BLACK
EF1c		BRICK: PRODUCT: BRAMPTON BRICK - DORSET PROFILE: METRIC JUNIOR - 3 1/2"(W) x 3 1/2"(H) x 11 3/8"(L) (UNLESS NOTED OTHERWISE) COLOUR: POLAR WHITE FINISH: STANDARD FINISH MORTAR: SOLOMON COLOURS INC - 60A WHITE CAULKING COLOURS TO MATCH MASONRY UNIT COLOUR
EF2a		ALUMINUM COMPOSITE PANELS: PRODUCT: ALPOLIC MATTE PROFILE: 2" I/A ACM SYSTEM W/ 1/2" DRY JOINTS BETWEEN PANELS C/W MATCHING TRIMS/FLASHING COLOUR: BSM SLATE BLACK
EF3		VERTICAL METAL SIDING: PRODUCT: VICWEST - BELLARA PLANK SERIES PROFILE: PLANK 90 - 0.59"(D) x 3.64"(H) x 12" (L) FINISH: SIGNATURE MATTE - SMP COATED METAL COLOUR: GREEK VILLA 11168
EF4		ALUMINUM WALL FINIS: PRODUCT: MAXXIT - FORM EXTERIOR WALL FINIS PROFILE: 2"(W) x 6"(L) COLOUR: CHESTNUT FINISH: STANDARD POWDER COATED PAINT FINISHES: EXTERIOR FORMALDEHYDE-FREE NOTE: EIFS FINISH TO BE INSTALLED BEHIND ALUMINUM WALL FINIS
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EF11a		EIFS (EXTERIOR INSULATED FINISH SYSTEM): PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: #18 ANTIQUE GRAY FINISH: LYMESTONE
EF11b		EIFS (EXTERIOR INSULATED FINISH SYSTEM): PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: MATCH TO BENJAMIN MOORE RAINFOREST FOLIAGE #2049-10 FINISH: LYMESTONE NOTE: EIFS FINISH TO BE INSTALLED BEHIND ALUMINUM WALL FINIS
EF11c		EIFS (EXTERIOR INSULATED FINISH SYSTEM): PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: 101 SUPER WHITE FINISH: LYMESTONE



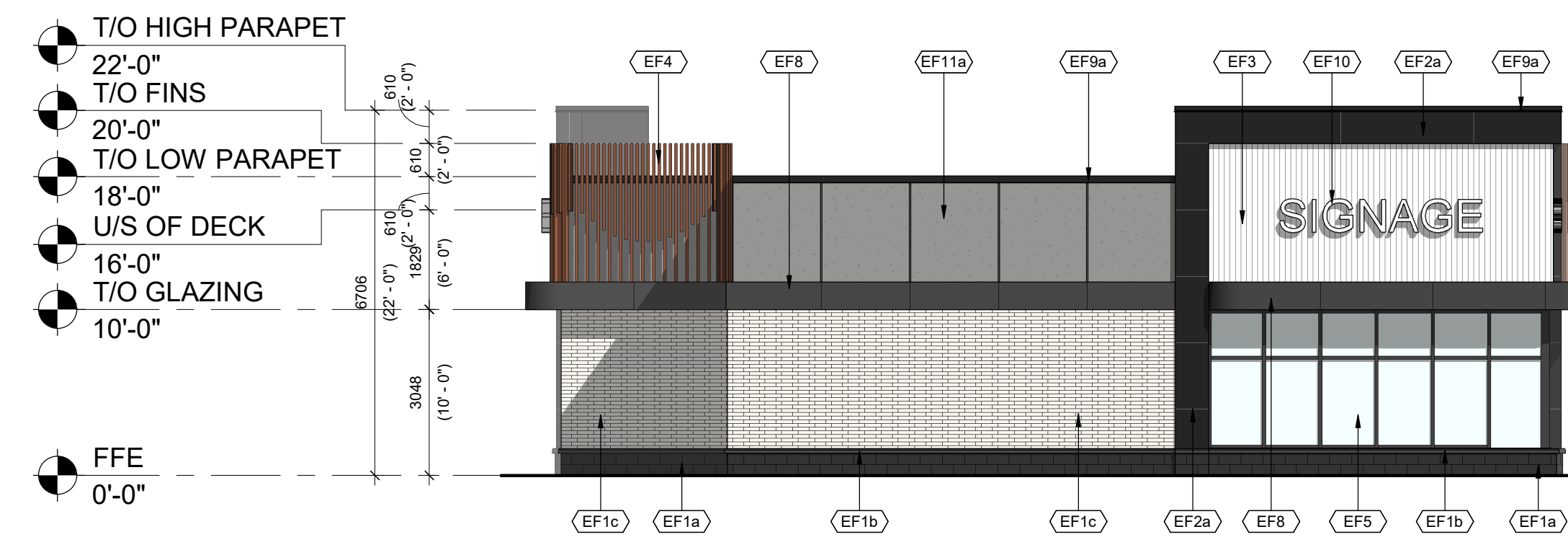
4 BUILDING C3 NORTH ELEVATION
1:100



3 BUILDING C3 SOUTH ELEVATION
1:100



2 BUILDING C3 EAST ELEVATION
1:100



1 BUILDING C3 WEST ELEVATION
1:100

AMENDED DRAWINGS
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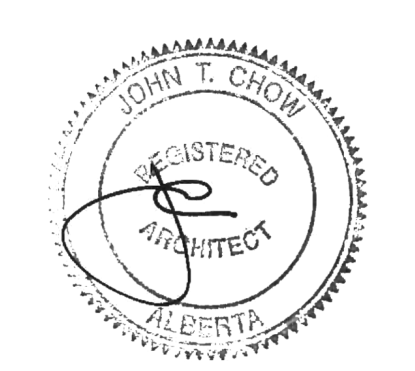
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PROJECT
BELVEDERE SITE C
1825 92 ST SE AND GARDEN HEIGHTS
PLAN 1858AD, BLOCK 5
CALGARY, AB

DRAWING
BUILDING C3 ELEVATIONS

PROJECT NO. 24.057P01	PROJECT DATE 2025-12-12
DRAWN BY AMC	CHECKED BY DEM
SCALE 1:100	





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Issue / revision

1	DEC 19/25	DEVELOPMENT PERMIT
2	APR 10/26	DEVELOPMENT PERMIT REVISIONS

no. date description

no.	date	description
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LANDSCAPE STATISTICS - Site A

City of Calgary Zoning (1P2007 Land Use Bylaw) C-C1 (COMMERCIAL COMMUNITY 1)
 Total Site Area 38,833 sq.m. (9.6 ac.)
 Total Landscape Area Required 2732 sq.m.
 North - 3m East - 5m South Side - 3m West Side - 3m
 Landscape Area Provided (Soft Landscape) 4259 sq.m.
 Landscape Area Provided (Hard Landscape) 2155 sq.m.
 Total Landscape Area Provided 6514 sq.m.

Total Number of Trees Required 83
 North Setback (1/35) 15
 West Setback (1/35) 17
 South Setback (1/35) 18
 East Setback (1/30) 33
 75% Deciduous - 31@50mm. Cal. 31@75mm. Cal. 62
 25% Coniferous - 10@2.0m. Ht., 11@3.0m. Ht. 21
 Number of existing trees on site 0
 Total Number of Shrubs Required - 600mm ht. (2/35sq.m. of required landscape area) 166

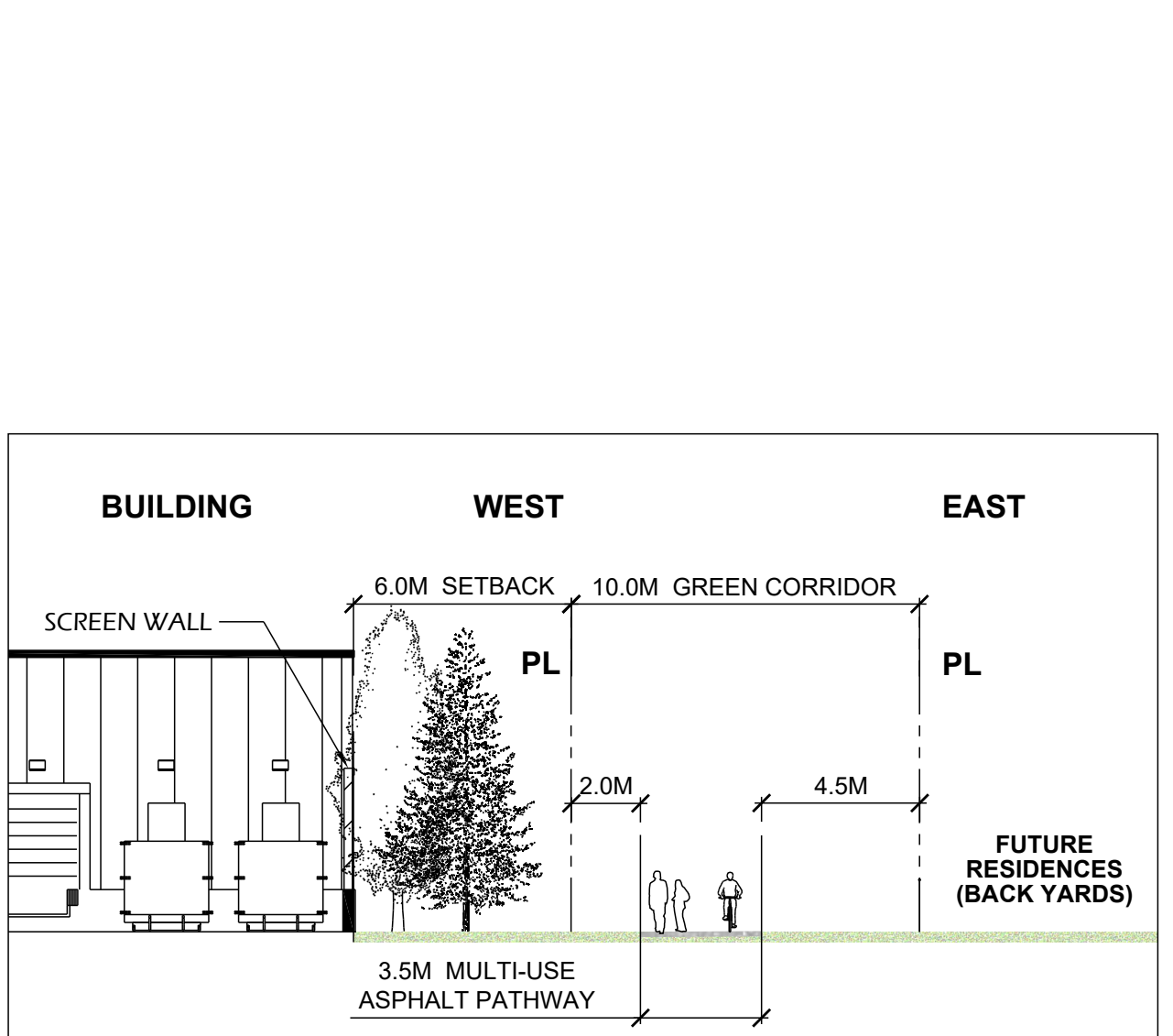
Number of Trees Provided 151
 Landscape Area Trees 65
 Deciduous at 75mm Caliper (50%) 87
 Deciduous at 50mm Caliper (50%) 23
 Coniferous at 2m High (50%) 24
 Coniferous at 3m High (50%) 23
 Total Number of Shrubs Provided 214
 Parking Lot Island Trees Required (1 per row plus 1/15m length of strip) 62
 Total Number of Trees Provided 53
 Total number of Shrubs Required - 600mm ht. 124
 Parking Lot Island Shrubs (2 per row) 214
 Total Number of Shrubs Provided 214

NOTES:
 - ALL PLANTING BEDS TO HAVE 75mm DEPTH BARK CHIP MULCH UNLESS OTHERWISE NOTED
 - ALL SOFT LANDSCAPED AREAS TO BE IRRIGATED w/ AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREES - 75mm Cal. = 65
 Fraxinus pennsylvanica - Green Ash
 Ulmus Americana - Brandon Elm
 Tilia cordata - Little Leaf Linden
- DECIDUOUS ORNAMENTAL TREES - 50mm Cal. = 83
 Acer tataricum ginnala - Amur Maple
 Malus x adstrangens - Flowering Crabapple
 Populus tremula 'Erecta' - Swedish Columnar Aspen
 Populus tremuloides - Trembling Aspen
- CONIFEROUS TREES - 47
 3m - 21, 2m - 20
 Picea pungens - Colorado Spruce
 Pinus ponderosa - Ponderosa Pine
- SHRUBS - 600mm Ht./Spr. = 273
 Berberis - Barberry, Cornus - Dogwood,
 Physocarpus - Ninebark, Potentilla, Prunus - Cherry,
 Salix - Willow Juniperus - Juniper, Pinus - Pine
- PERENNIALS
 Daylily, Karl Foerster Feather Reed Grass
- GRASS AREA
- BARK CHIP MULCH
- CONCRETE SIDEWALK
- BENCH - TENAJ PARK TJB-6. COLOUR- VICTOR RIDGE II WITH WALNUT
- BIKE RACKS - MAGLIN 400 SERIES, SURFACE MOUNT- MATTE BLACK.
- SITE LIGHTING
- HYDRANT

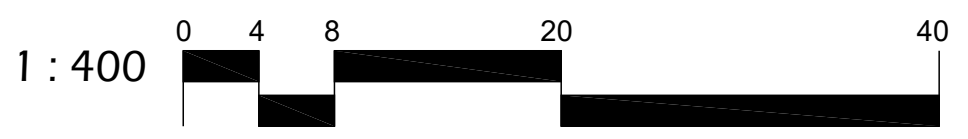
SECTION - A



SECTION - A GREEN CORRIDOR
SCALE 1:200



SITE C - LANDSCAPE PLAN



AMENDED DRAWINGS
 DP No Date Received
 DP2026-00317 April 13, 2026
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PROJECT
 BELVEDERE VILLAGE
 17 AVENUE SE
 CALGARY, ALBERTA

DRAWING
 SITE C
 LANDSCAPE PLAN

PROJECT NO.
740.01.002
 PROJECT DATE
APR 10, 2026
 DRAWN BY
BGG
 CHECKED BY
BGG
 SCALE
1:400



DRAWING NO. DP-L1