



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

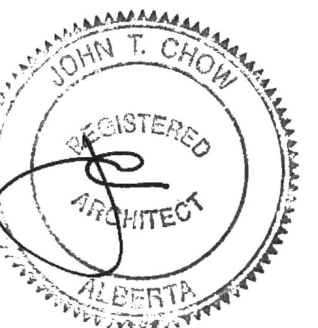


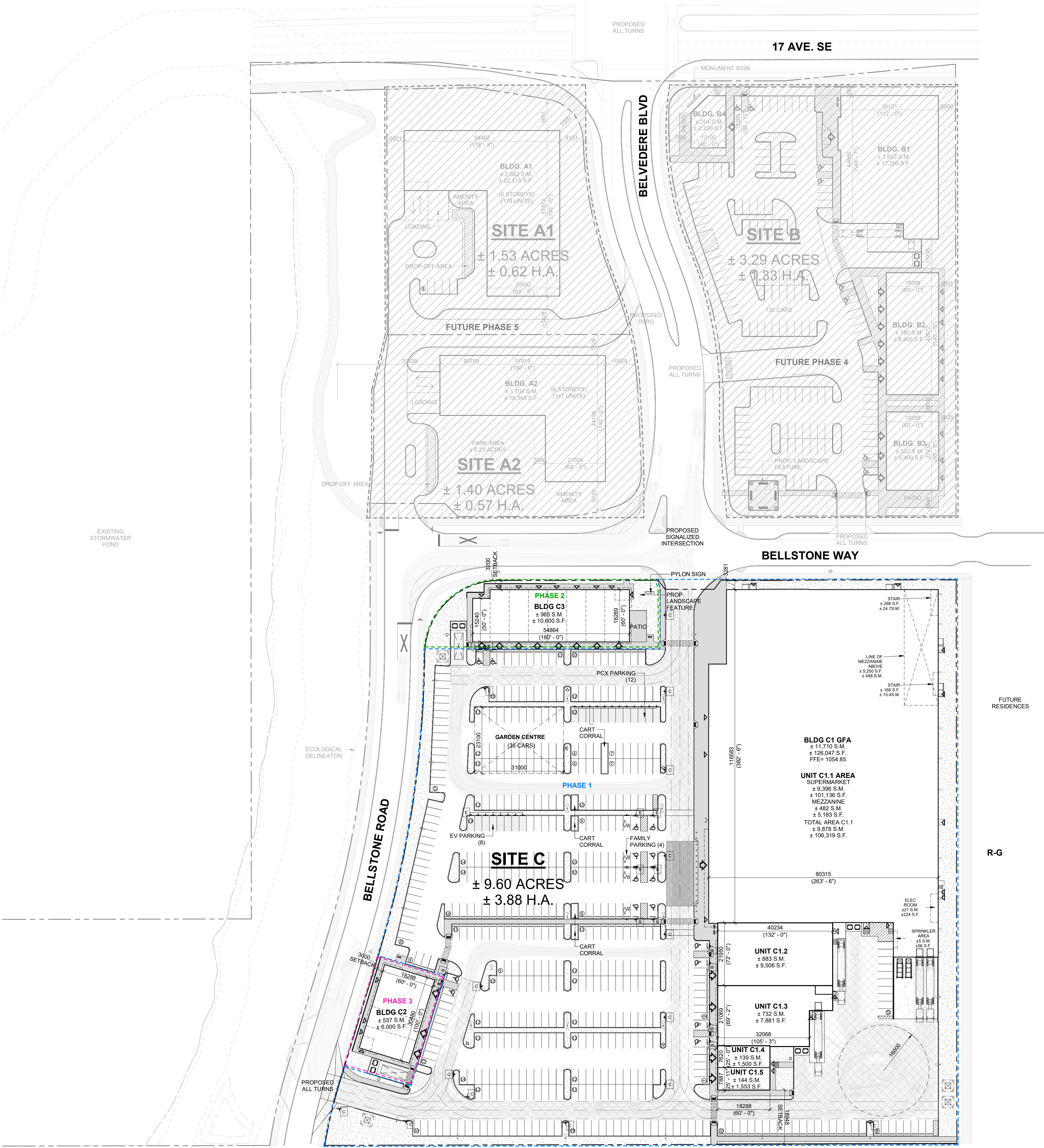
TURNER
FLEISCHER

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Toronto, ON, M3B 2T8
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Phone Number: 416-425-2222 ext 398
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ISSUED FOR DP FINAL SUBMISSION
AUGUST 12, 2026

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





PROPOSED ZONING AND REGULATIONS	C-R21.0B11	
LAND USE BY-LAW 12007	REQUIRED	PROVIDED SITE C
MAX. PARCEL AREA	32 HA.	± 3.88 HA.
BUILDING SETBACK		
MIN. FRONT YARD - NORTH	6.0M	3.2M
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	9.9M
MAX. FLOOR AREA RATIO (FAR)	1.0	0.34
PARKING SPACE		
REGULAR	2.9M X 5.4M	2.9M X 5.4M
MIN. BARRIER-FREE	2.4M X 5.4M	2.4M X 5.4M
MIN. PARKING SITE C	633 SPACES	542 SPACES
MIN. ACCESSIBLE PARKING SITE C	8 SPACES	14 SPACES
MIN. DRIVE ABLE	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	24 SPACES
MIN. LANDSCAPED BUFFER	NA	3M

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 HEAVY DUTY ASPHALT DESIGNED TO SUPPORT 38,556kg/85,000 lbs LOAD
	PROPOSED PAD PREP.
	MOUNTED CURB
	PROPOSED SIAMESE CONNECTION
	PROPOSED ENTRANCE
	PROPOSED EXIT
	PROPOSED SIGNAGE
	PROPOSED FASCIA SIGNAGE
	PROPOSED FIRE HYDRANT
	PROPOSED SITE LIGHTING
	PROPOSED WALL PACK REFER TO ELEC. DWGS.
45 M RADIUS FROM FIRE HYDRANT	

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

TURNER FLEISCHER

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STATISTICS			
SITE AREA (A+B+C)		± 15.91 AC.	± 6.48 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			
RESIDENTIAL BUILDING A1 (6 STOREYS)		± 134,490 S.F.	± 12,495 S.M.
SETBACKS		REQUIRED	PROPOSED
FRONT		6M	6.1M
REAR		6M	6.0M
NORTH SIDE		6M	9.9M
SOUTH SIDE		6M	15.9M
COVERAGE			33.63%
SITE A2			
RESIDENTIAL BUILDING A2 (8 STOREYS)		± 110,040 S.F.	± 10,223 S.M.
SETBACKS		REQUIRED	PROPOSED
FRONT		6M	10.0M
REAR		6M	20.2M
NORTH SIDE		6M	7.3M
SOUTH SIDE		6M	9.7M
COVERAGE			30.07%
SITE B			
BUILDING B1		± 17,250 S.F.	± 1,603 S.M.
BUILDING B2		± 6,200 S.F.	± 574 S.M.
ME ROOM		± 200 S.F.	± 18 S.M.
BUILDING B3		± 5,200 S.F.	± 483 S.M.
ME ROOM		± 200 S.F.	± 18 S.M.
BUILDING B4		± 2,000 S.F.	± 186 S.M.
ME ROOM		± 200 S.F.	± 19 S.M.
TOTAL BUILDING AREA (N.I.C. MEZ. ME ROOM)		± 32,650 S.F.	± 3,033 S.M.
TOTAL BUILDING AREA		± 32,750 S.F.	± 3,079 S.M.
SETBACKS		REQUIRED	PROPOSED
FRONT		6M	3.0M
REAR		6M	9.9M
EAST SIDE		6M	6.0M
WEST SIDE		6M	7.5M
COVERAGE			23.27%
SITE C			
BUILDING C1		± 126,047 S.F.	± 11,710 S.M.
UNIT C1.1		± 106,607 S.F.	± 9,911 S.M.
GROUND FLOOR		± 106,424 S.F.	± 9,938 S.M.
ELECTRICAL ROOM		± 224 S.F.	± 21 S.M.
SPRINKLER AREA		± 56 S.F.	± 5 S.M.
MEZZANINE		± 5,183 S.F.	± 482 S.M.
STAR		± 432 S.F.	± 40 S.M.
UNIT C1.2		± 9,506 S.F.	± 883 S.M.
UNIT C1.3		± 7,881 S.F.	± 732 S.M.
ME ROOM		± 200 S.F.	± 19 S.M.
UNIT C1.4		± 1,500 S.F.	± 139 S.M.
UNIT C1.5		± 1,553 S.F.	± 144 S.M.
BUILDING C2		± 5,800 S.F.	± 539 S.M.
ME ROOM		± 200 S.F.	± 19 S.M.
BUILDING C3		± 16,400 S.F.	± 1,518 S.M.
ME ROOM		± 200 S.F.	± 19 S.M.
TOTAL BUILDING GFA (N.I.C. MEZZ. ME ROOM)		± 137,064 S.F.	± 12,734 S.M.
TOTAL BUILDING GFA (INC. MEZZ. ME ROOM)		± 143,559 S.F.	± 13,337 S.M.
SETBACKS			
FRONT		REQUIRED	PROPOSED
REAR		6.0M	3.2M
EAST SIDE		6.0M	18.9M
WEST SIDE		6.0M	3.0M
PARKING REQUIRED (SITE C)			534 CARS
RETAIL 4100 S.M.			542 CARS
PARKING PROVIDED (N.I.C. MEZZ. ME ROOM)		3,950/1000 S.F.	4,260/100 S.M.
PARKING PROVIDED (INC. MEZZ. ME ROOM)		3,780/1000 S.F.	4,060/100 S.M.
COVERAGE			34.33%
OVERALL SITE (B+C)			
TOTAL BUILDING AREA		± 176,809 S.F.	± 16,408 S.M.
COVERAGE			31.51%

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

4	2026-08-12	ISSUED FOR DP FINAL SUBMISSION	AMC
3	2026-06-26	ISSUED FOR DP SUBMISSION 3	AMC
2	2026-04-13	ISSUED FOR DP SUBMISSION 2	AMC
1	2025-12-19	ISSUED FOR DP SUBMISSION 1	AMC
#	DATE	DESCRIPTION	BY



PROJECT
BELVEDERE SITE C

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

DRAWINGS
OVERALL SITE PHASING PLAN, STATISTICS, & ZONING

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

JOHN T. CHOW
REGISTERED ARCHITECT
ALBERTA

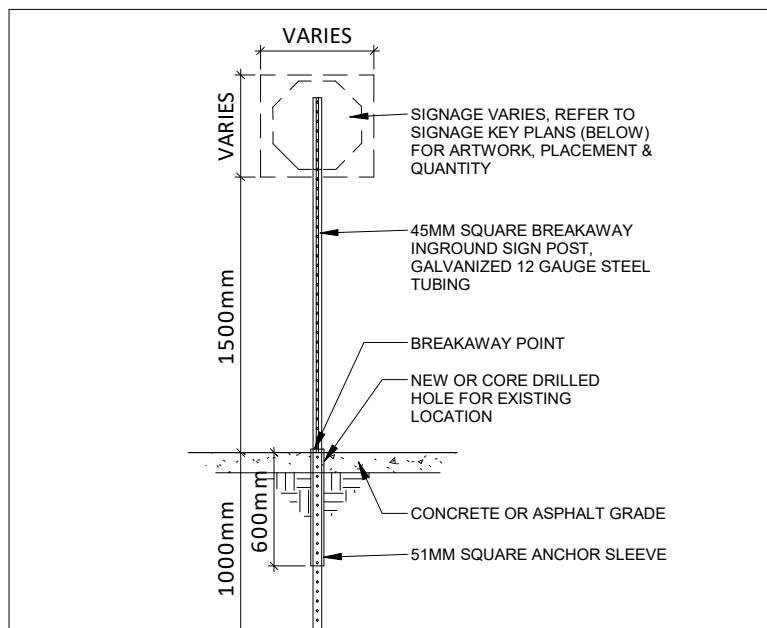
DRAWING NO.
A001
REV.
4

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SITE AREA (A+B+C)	± 15.91 AC	± 4.60 HA
SITE A.1	± 1.53 AC	± 0.42 HA
SITE A.2	± 1.40 AC	± 0.57 HA
SITE B	± 3.28 AC	± 1.33 HA
SITE C	± 9.60 AC	± 3.88 HA
SITE A.1 RESIDENTIAL BUILDING A1 (6 STOREYS)	± 134,490 S.F.	± 12,496 S.M. 179 UNITS
SETBACKS	REQUIRED	PROPOSED
FRONT	6M	8.1M
REAR	6M	6.0M
NORTH SIDE	6M	9.6M
SOUTH SIDE	6M	13.4M
COVERAGE		33.6%
SITE A.2 RESIDENTIAL BUILDING A2 (6 STOREYS)	± 110,040 S.F.	± 10,223 S.M. 147 UNITS
SETBACKS	85' (26.82M)	90' (27.43M)

PROPOSED ZONING AND REGULATIONS LAND USE BYLAW P2007	C-R20 (B11)	
	REQUIRED	PROVIDED SITE C
MAX. PARCEL AREA	3.2 HA	± 3.88 HA
BUILDING SETBACK		
MIN. FRONT YARD - NORTH	6.0M	3.2M
MIN. SIDE YARD - EAST	6.0M	6.1M
MIN. SIDE YARD - WEST	6.0M	3.0M
MIN. REAR YARD - SOUTH	6.0M	18.5M
MAX. BUILDING HEIGHT	11M	0.5M
MAX. FLOOR AREA RATIO (FAR)	10	0.34
PARKING SPACE		
REGULAR	2.8M X 5.4M	2.8M X 5.4M
MIN. BARRIER-FREE	2.4M X 5.4M	2.4M X 5.4M
MIN. PARKING SITE C	533 SPACES	542 SPACES
MIN. ACCESSIBLE PARKING SITE C	8 SPACES	14 SPACES
MIN. DRIVE ASLE	7.2M	7.2M
LOADING SPACE DIMENSIONS	3.1M X 5.2M X 4.3M	3.1M X 5.2M X 4.3M
MIN. LOADING SPACES SITE C	1	5
MIN. BICYCLE PARKING	N/A	24 SPACES
MIN. LANDSCAPED BUFFER	N/A	3M

* REPRESENTS NON COMPLIANCE, VARIANCE REQUIRED



SYMBOL	SIGN	DESCRIPTION
A		"STOP" SIGN R-1 (600x600)mm WHITE REFL. LEGEND & BORDER. WHITE REFL. BACKGROUND
B		"ACCESSIBLE PARKING PERMIT" SIGN R-63 (300x450)mm RED REFL. INTERDUCTORY SYMBOL. BLUE REFL. SYMBOL OF ACCESS SYMBOL BORDER. BLACK SYMBOL. LEGEND & BORDER. WHITE REFL. BACKGROUND
C		"TIRE ROUTE" SIGN (300x450)mm RED REFL. INTERDUCTORY SYMBOL. WHITE REFL. "TIRE ROUTE" ON BLACK BACKGROUND. BLACK LEGEND & BORDER. WHITE REFL. BACKGROUND
D		"LOADING ZONE" SIGN (300x450)mm RED REFL. INTERDUCTORY SYMBOL. BLACK SYMBOL. LEGEND & BORDER. WHITE REFL. BACKGROUND
E		"CHARGING STATION" SIGN ELECTRIC CAR CHARGING ZONE (300x450)mm WHITE REFL. BACKGROUND
F		"PEDESTRIAN CROSSING" SIGN (600x750)mm WHITE RETRO-REFL. BG. BLACK BORDER. LEGEND & SYMBOL

A002 1 : 40

PHASING LEGEND	
— — — —	EXTENT OF PHASE 1
— — — —	EXTENT OF PHASE 2
— — — —	EXTENT OF PHASE 3
— — — —	EXTENT OF FUTURE PHASE 4 & 5

	PROPOSED CONCRETE SIDEWALK		PROPOSED ENTRANCE
	PROPOSED PAINTED LINES		PROPOSED EXIT
	PROPOSED LANDSCAPING		PROPOSED SIGNAGE
	PROPOSED HEAVY DUTY ASPHALT DESIGNED TO SUPPORT 38,350kg/85,000 lbs LOAD		PROPOSED FASCIA SIGNAGE
	PROPOSED PAD PREP.		PROPOSED FIRE HYDRANT
	MOUNTED CURB		PROPOSED SITE LIGHTING
	PROPOSED SIAMESE CONNECTION		PROPOSED WALL PANEL REFER TO ELEC. DWG.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



ENRIGHT

PROJECT **BELVEDERE SITE C**

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

ENLARGED SITE PLAN

PROJECT NO.

24.057P01

2026-04-07

DRAWN BY


CHECKED BY

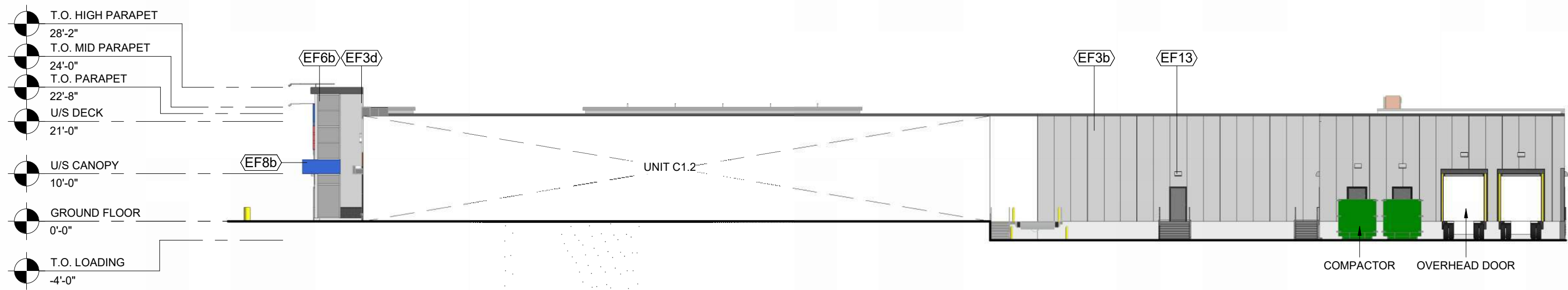
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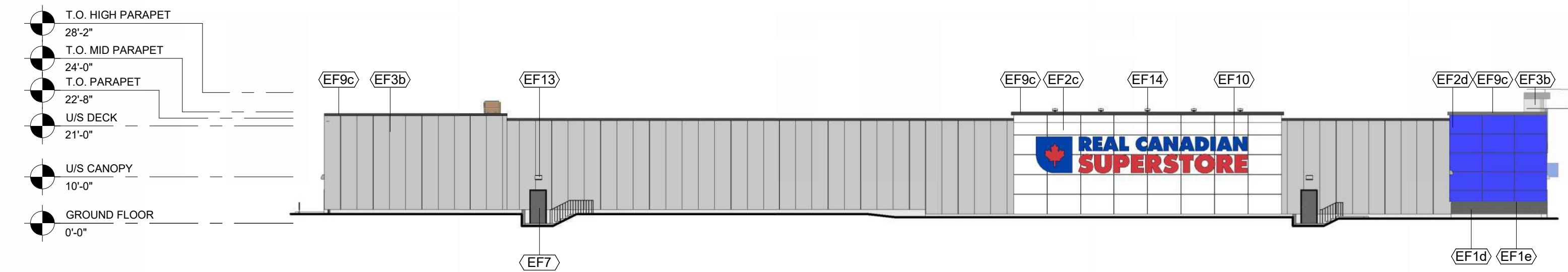
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A002

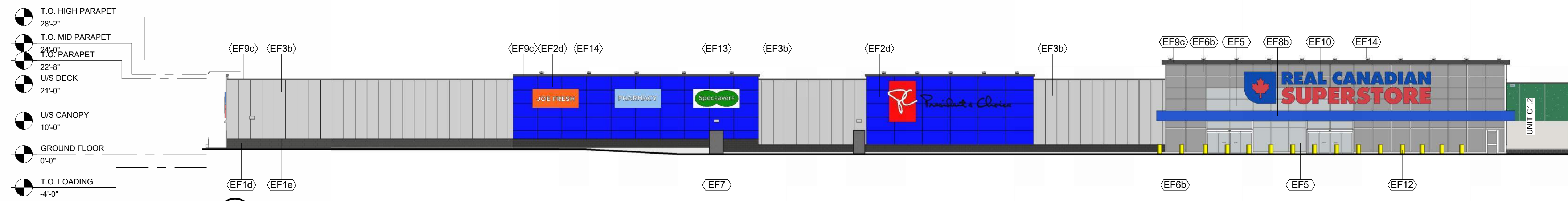
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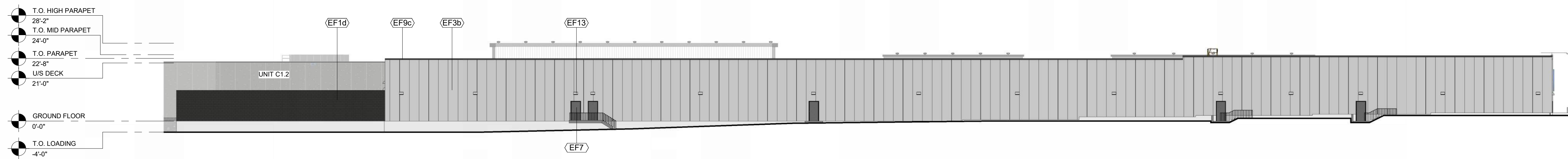
4 SOUTH ELEVATION
DP-A201 1 : 250



1 NORTH ELEVATION
DP-A201 1 : 250



2 WEST ELEVATION
DP-A201 1 : 250



3 EAST ELEVATION
DP-A201 1 : 250



EXTERIOR FINISH SCHEDULE W IMAGES

Material Mark	Material Image	Description
EF1d		ARCHITECTURAL BLOCK: PRODUCT: SHOULICE - ARHITECURAL CONCRETE BLOCK SIZE: 100MM FULL SPLIT FACE COLOUR: #305 CHARCOAL
EF1e		CONCRETE PRECAST SILLS: PRODUCT: EXPOCRETE 100MM SILL BLOCK COLOUR: #305 CHARCOAL
EF2c		ALUMINUM COMPOSITE PANELS: PRODUCT: TBD COLOUR: QC#18317 'WHITE-WHITE' FINISH: TO MATCH BAYCOAT PERSPECTRA SERIES
EF2d		ALUMINUM COMPOSITE PANELS: PRODUCT: TBD FINISH: PPG CORAFLO FINISH COLOUR: DURANAR BLUE UC#81158 'BLUE EXOTIC'
EF3b		INSULATED METAL PANELS: PRODUCT: KINGSPAN INSULATED METAL PANEL SYSTEM COLOUR: PREFINISHED, KINGSPAN COLOUR DOVE GREY
EF3c		VERTICAL CORRUGATED METAL CLADDING: PRODUCT: TBD PROVIDE VENTS AT BACKSIDE OF HIGH PARAPET COLOUR: PERSPECTRA SERIES QC #18317 'WHITE-WHITE', 24 Ga
EF3d		METAL CLADDING: PRODUCT: VIOWEST AD300, TO BE INSTALLED VERTICALLY COLOUR: TO MATCH KINGSPAN DOVE GREY
EF5		GLAZED DOORS AND WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR GLASS INSULATED VISION GLASS / LOW-E GLAZING, LOW IRON GLAZING
EF6b		SPANDREL GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR GLASS UNITS WITH COATING ON 3RD SURFACE C/W INSULATED BACKSPAN COLOUR: GREY
EF8b		FASCIA AND SOFFIT - PRE-FINISHED COMPOSITE METAL CANOPY: PRODUCT: TBD COLOUR: PPG-DURANAR BLUE-UC122217 C/W 5/8" DRY JOINT SYSTEM
EF9c		PREFINISHED METAL CAP FLASHING: TO MATCH (C) PAINTS: OBSIDIAN GLASS - 24GA. GALVANIZED STEEL SHEET. PROFILE TYPE A
EF10		EXTERIOR SIGNAGE: SIGNAGE TO BE PROVIDED BY AND INSTALLED BY TENANT. GC TO INSTALL 5/8" PLYWOOD BACKING FOR FUTURE MOUNTING OF SIGNAGE. SIGNAGE CONDUIT ROUGH OUTS TO BE COORDINATED WITH TENANT.
EF12		BOLLARDS: PRODUCT: SUREGUARD POLYURETHANE 16" BOLLARDS @ 8'-0" A.F.F. COLOUR: TBD
EF13		WALL PACK LIGHT: COLOUR: WHITE
EF14		EBROW LIGHT FIXTURE: COLOUR: GRAPHITE METALLIC

TURNER FLEISCHER

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DEVELOPMENT
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5	2026-04-13	ISSUED FOR DP SUBMISSION 2	AMC
1	2025-12-19	ISSUED FOR DP SUBMISSION 1	EMZ



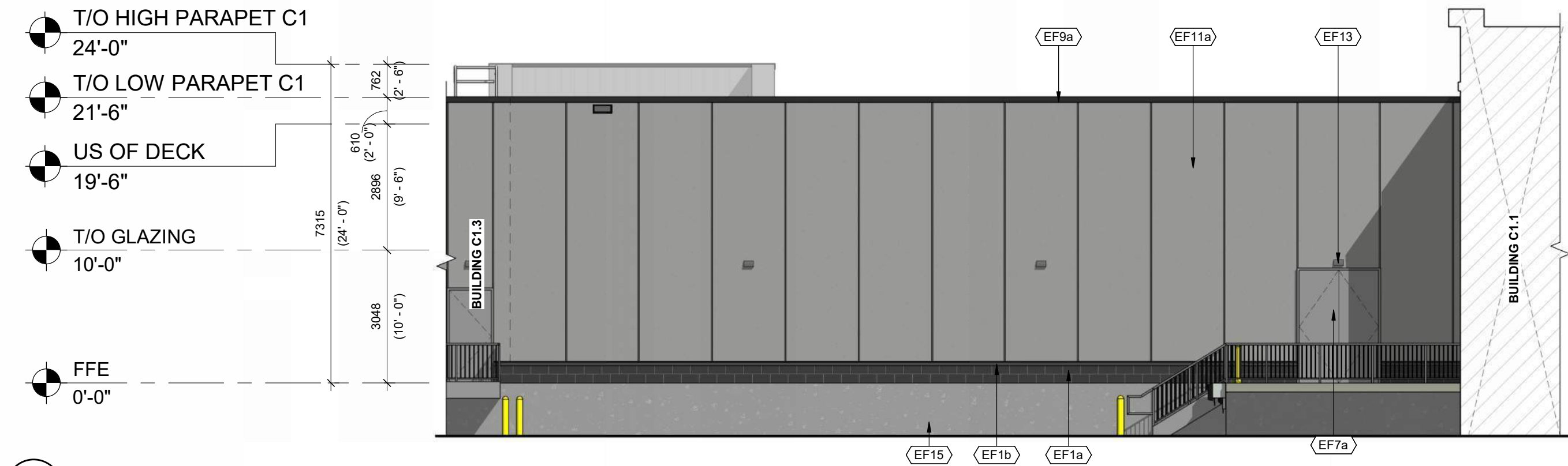
PROJECT
BELVEDERE SITE C

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

DRAWING
UNIT C1.1 ELEVATIONS

PROJECT NO. 24.057P01	
PROJECT DATE 2025-12-19	
DRAWN BY EMZ	
CHECKED BY DEM	
SCALE 1 : 250	

DRAWING NO. DP-A201 REV. 6



2 UNIT C1.2 EAST ELEVATION COLOUR



1 UNIT C1.2 WEST ELEVATION COLOUR

0 m1 m2 m5 m10 m SCALE 1:100		
EXTERIOR FINISH SCHEDULE W IMAGES		
Material: Mark	Material: Image	Description
EF1a		ARCHITECTURAL BLOCK: PRODUCT: SHOULDICE - ARCHITECTURAL CONCRETE BLOCKS 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) 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 - SMP COATED METAL COLOUR: CAMBRIDGE WHITE 50161
EF4		ALUMINIUM WALL FIN: PRODUCT: MAXIT - FORM EXTERIOR WALL FIN PROFILE: 2"(W)x 6"(L) COLOUR: CHESTNUT FINISH: STANDARD POWDER COATED PAINT FINISHES (EXTERIOR) FORMALDEHYDE-FREE NOTE: EIFS FINISH TO BE INSTALLED BEHIND ALUMINIUM WALL FIN
EF5		GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR INSULATED VISION GLASS / LOW-E GLAZING, LOW IRON GLAZING / BIRD-FRIENDLY PATTERN
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
EF7a		H.M. DOORS & FRAMES: PRODUCT: PREFINISHED HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH ADJACENT FINISH
EF7b		SECTIONAL OVERHEAD DOCK DOORS: FINISH: MATTE COLOUR: BLACK
EF8		FASCIA AND SOFFIT - ALUMINUM COMPOSITE PANEL: PRODUCT: ALPOLIC MATTE PROFILE: 2 1/4" ACM SYSTEM W/ 1/2" DRY JOINTS BETWEEN PANELS 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. GC TO INSTALL 5/8" PLYWOOD BACKING FOR FUTURE MOUNTING OF SIGNAGE. SIGNAGE CONDUIT ROUGH-OUTS TO BE COORDINATED WITH TENANT. GC TO PROVIDE DIRECT SEALABLE ACCESS FROM THE INTERIOR OF THE LEASED PREMISES TO ALL EXTERIOR SIGNAGE.
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 ALUMINIUM WALL FIN
EF11c		EIFS (EXTERIOR INSULATED FINISH SYSTEM): PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: 101 SUPER WHITE FINISH: LYMESTONE
EF12		FILLER PANEL: PRODUCT: 1/8" THICK BLACK ANODIZED ALUMINIUM COLOUR: BLACK REFER TO WALL ASSEMBLIES AND WINDOW SCHEDULE
EF13		WALL PACK LIGHT (REAR) REFER TO ELECTRICAL DWG(S) C/W 5/8" EXTERIOR GRADE PLYWOOD BACKING. WHERE INSTALLED IN A FIRE-RATED WALL, USE FIRE-RETARDANT-TREATED PLYWOOD BACKING.
EF14		HIGH PARAPET (ROOF SIDE) - CORRUGATED PRODUCT: AGWAY WALL CLADDING PROFILE: 6-150 F COLOUR: BLACK/NOIR (QC 28262) FINISH: STANDARD
EF15		EXPOSED GRADE BEAM, FINISH: SMOOTH REFER TO STRUCTURAL DWG(S)

TURNER FLEISCHER

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ABOVE DEVELOPMENT PERMIT NO.

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3	2026-06-26	ISSUED FOR DP SUBMISSION 3	AMC
2	2025-04-13	ISSUED FOR DP SUBMISSION 2	AMC
1	2025-12-19	ISSUED FOR DP SUBMISSION 1	AMC
#	DATE	DESCRIPTION	BY

ENRIGHT

PROJECT
PROPOSED RETAIL BUILDING
1825 92 ST SE AND GARDEN HEIGHTS
PLAN 1858AD, BLOCK 5
CALGARY, AB

DRAWING
UNIT C1.2 - ELEVATIONS

PROJECT NO.
24.057P03
PROJECT DATE
2025-12-12
DRAWN BY
AMC
CHECKED BY
DEM
SCALE
1:100

JOHN T. CHOW
REGISTERED
ARCHITECT
ALBERTA

DRAWING NO.
DP-A202
REV.
4

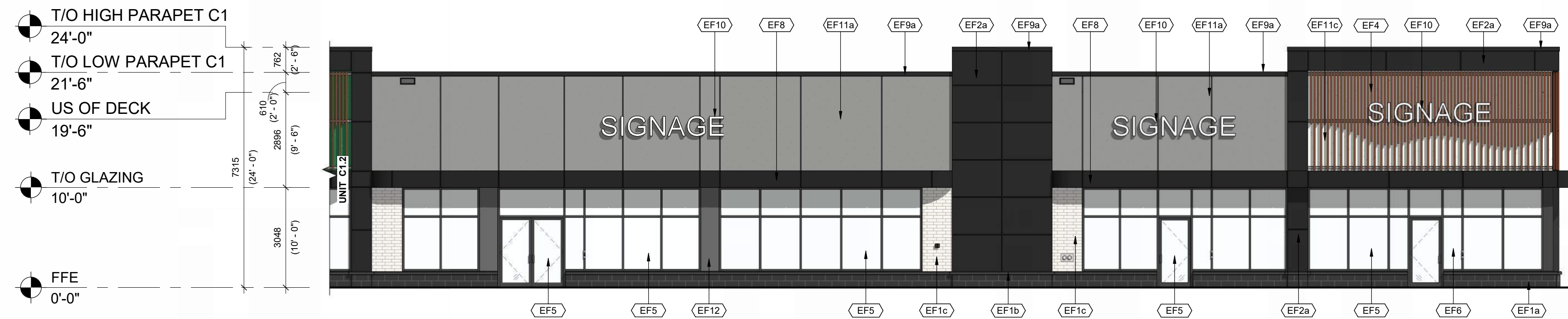
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0 m 1 m 2 m 5 m 10 m
SCALE
1:100

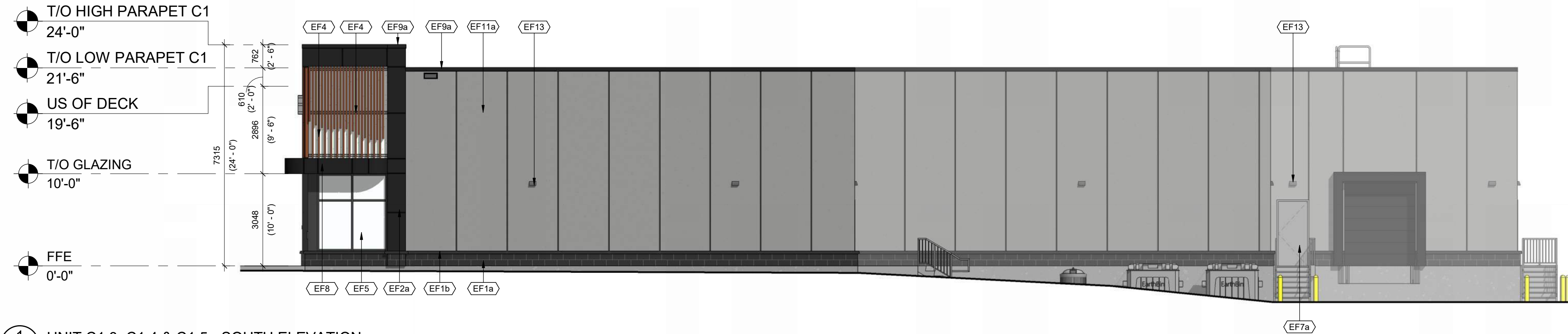
EXTERIOR FINISH SCHEDULE W IMAGES		
Material: Mark	Material: Image	Description
EF1a		ARCHITECTURAL BLOCK: PRODUCT: SHOULDER - ARCHITECTURAL CONCRETE BLOCKS PROFILE: DIMENSIONAL STONE 3 1/2"(W) x 7 1/2"(H) x 15 3/8"(L) (UNLESS NOTED OTHERWISE) COLOUR: COLBY FINISH: SMOOTH MORTAR: SOLOMON 97A SUPER BLACK CONTROL JOINT AND CAULKING COLOUR TO MATCH MASONRY UNIT COLOUR
EF1b		CONCRETE PRECAST SILL: PRODUCT: SHOULDER CONCRETE SILL PROFILE: 424 SLOPED SILL WITH DRIP EDGE COLOUR: COLBY (COLOUR TO MATCH BLOCK) 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 - SMP COATED METAL COLOUR: CAMBRIDGE WHITE 50161
EF4		ALUMINIUM WALL FIN: PRODUCT: MAXIT - FORM EXTERIOR WALL FIN PROFILE: 2"(W)x6"(L) COLOUR: CHESTNUT FINISH: STANDARD POWDER COATED PAINT FINISHES (EXTERIOR) FORMALDEHYDE-FREE NOTE: EIFS FINISH TO BE INSTALLED BEHIND ALUMINIUM WALL FIN
EF5		GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR INSULATED VISION GLASS / LOW-E GLAZING, LOW IRON GLAZING / BIRD-FRIENDLY PATTERN
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
EF7a		H.M. DOORS & FRAMES: PRODUCT: PREFINISHED HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH ADJACENT FINISH
EF7b		SECTIONAL OVERHEAD DOCK DOORS: FINISH: MATTE COLOUR: BLACK
EF8		FASCIA AND SOFFIT - ALUMINIUM COMPOSITE PANEL: PRODUCT: ALPOLIC MATTE PROFILE: 2 1/4" ACM SYSTEM W/ 1/2" DRY JOINTS BETWEEN PANELS COLOUR: BSM SLATE BLACK
EF9a		PREFINISHED METAL CAP FLASHING: PREFINISHED 16 GA. METAL FLASHING COLOUR: BLACK
EF10		EXTERIOR SIGNAGE: SIGNAGE TO BE PROVIDED BY AND INSTALLED BY TENANT. GC TO INSTALL 5/8" PLYWOOD BACKING FOR FUTURE MOUNTING OF SIGNAGE. SIGNAGE CONDUIT ROUGH-OUTS TO BE COORDINATED WITH TENANT. GC TO PROVIDE DIRECT SEALABLE ACCESS FROM THE INTERIOR OF THE LEASED PREMISES TO ALL EXTERIOR SIGNAGE.
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 ALUMINIUM WALL FIN
EF11c		EIFS (EXTERIOR INSULATED FINISH SYSTEM): PRODUCT: EIFS ACRYLIC STUCCO DRYVIT COLOUR: 101 SUPER WHITE FINISH: LYMESTONE
EF12		FILLER PANEL: PRODUCT: 1/8" THICK BLACK ANODIZED ALUMINIUM COLOUR: BLACK REFER TO WALL ASSEMBLIES AND WINDOW SCHEDULE
EF13		WALL PACK LIGHT (REAR) REFER TO ELECTRICAL DWG(S) C/W 5/8" EXTERIOR GRADE PLYWOOD BACKING. WHERE INSTALLED IN A FIRE-RATED WALL, USE FIRE-RETARDANT-TREATED PLYWOOD BACKING.
EF14		HIGH PARAPET (ROOF SIDE) - CORRUGATED METAL SIDING: PRODUCT: AGWAY WALL CLADDING PROFILE: 6-150 F COLOUR: BLACK/NOIR (QC 28262) FINISH: STANDARD
EF15		EXPOSED GRADE BEAM, FINISH: SMOOTH REFER TO STRUCTURAL DWG(S)



3 UNIT C1.3, C1.4 & C1.5 - EAST ELEVATION
DP-A203 1:100



2 UNIT C1.3, C1.4 & C1.5 - WEST ELEVATION
DP-A203 1:100



1 UNIT C1.3, C1.4 & C1.5 - SOUTH ELEVATION
DP-A203 1:100

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
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PROJECT
PROPOSED RETAIL BUILDING

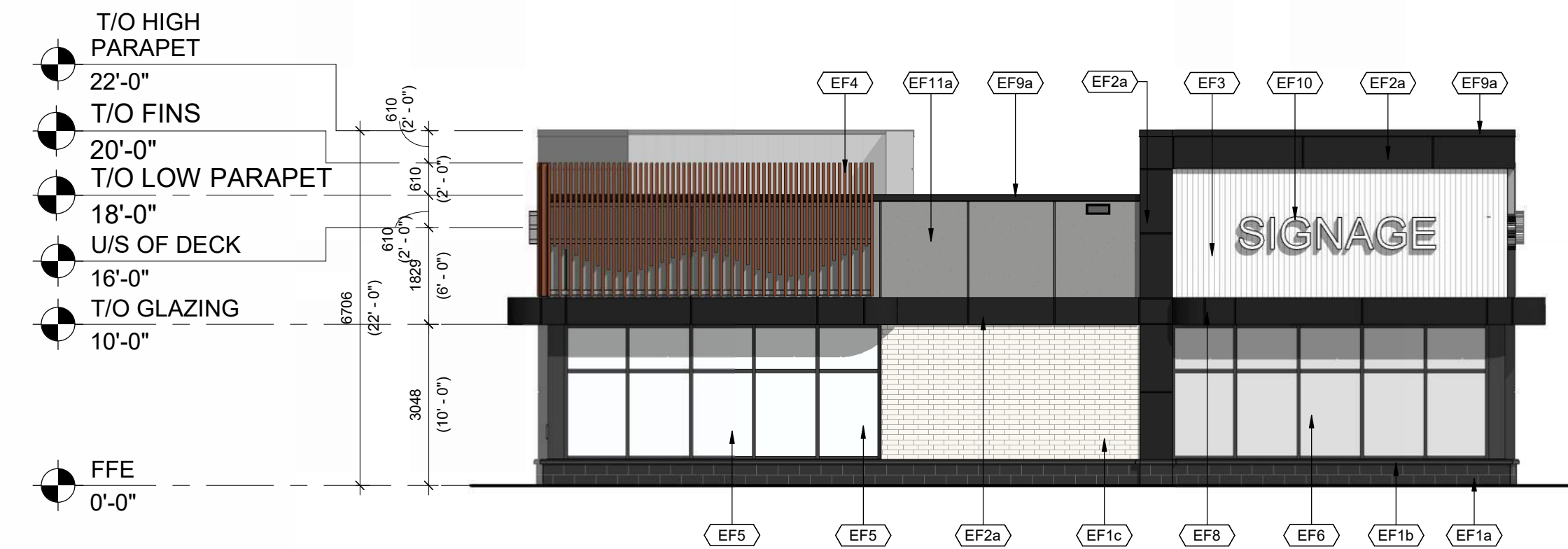
1825 92 ST SE AND GARDEN HEIGHTS
PLAN 1858AD, BLOCK 5
CALGARY, AB

DRAWING
UNIT C1.3, C1.4 & C1.5 - ELEVATIONS

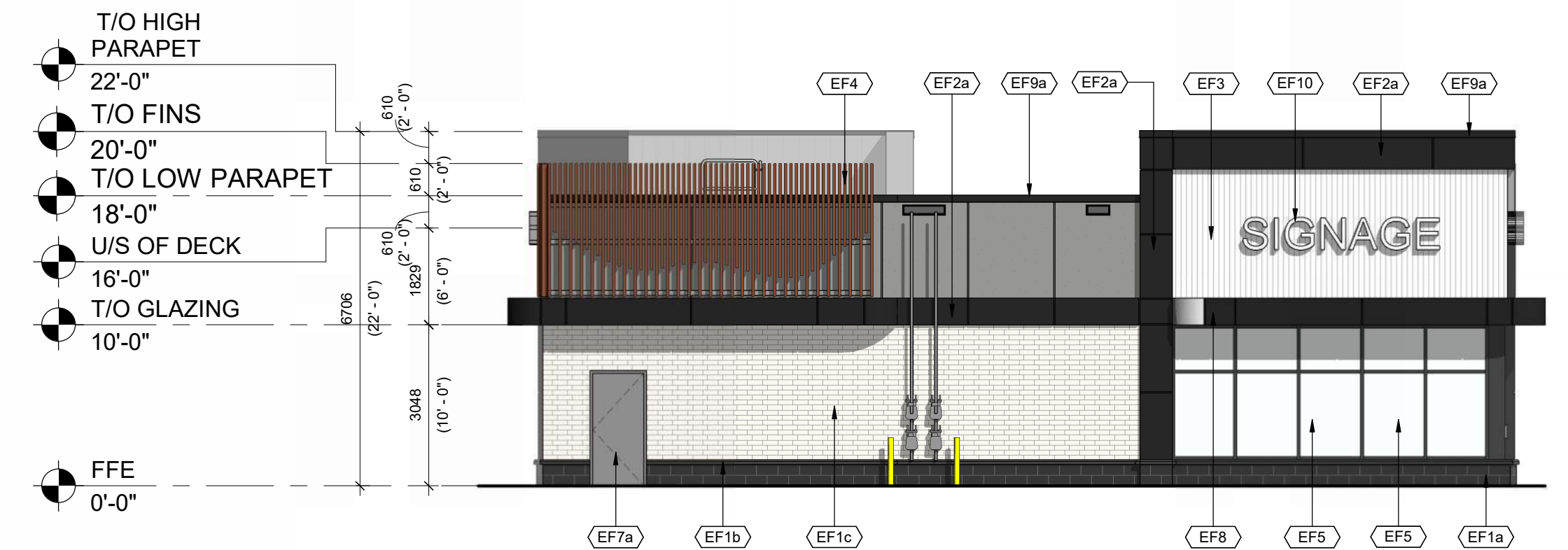
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24.057P03
PROJECT DATE
2025-12-12
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AMC
CHECKED BY
DEM
SCALE
1:100



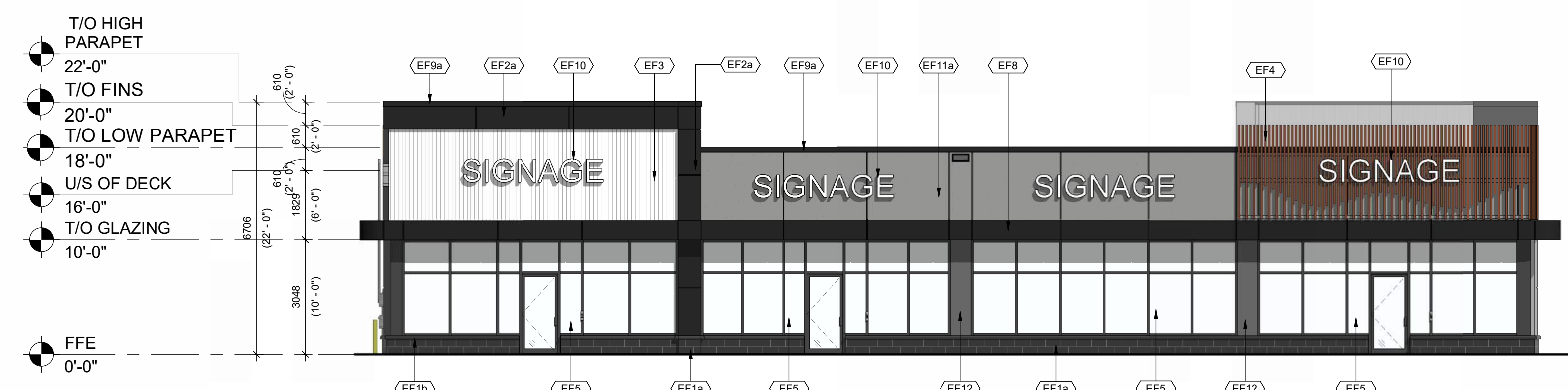
DRAWING NO.
DP-A203
REV.
4



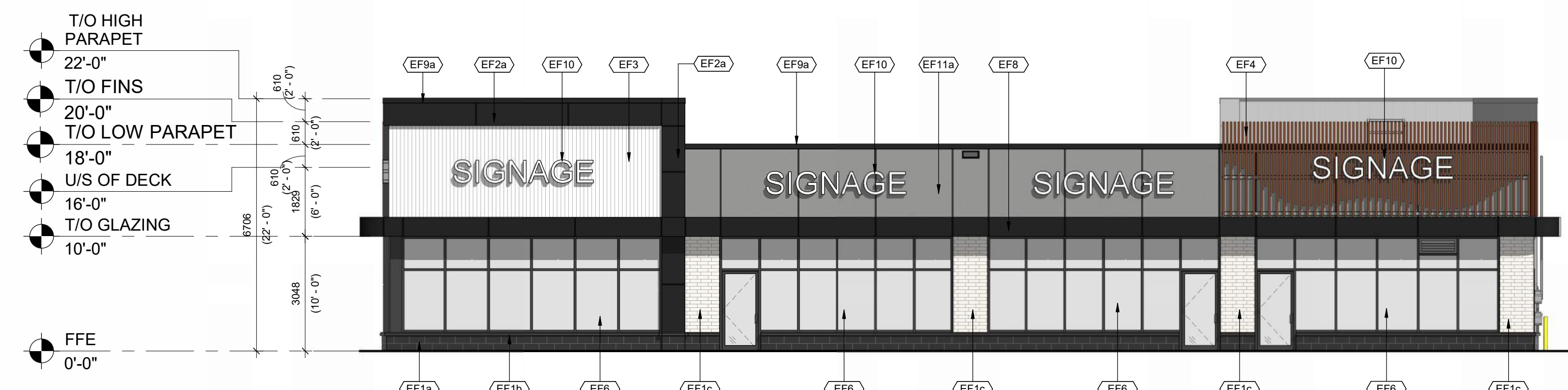
4 BUILDING C2 NORTH ELEVATION
1 : 100



3 BUILDING C2 SOUTH ELEVATION
1 : 100



2 BUILDING C2 EAST ELEVATION
1 : 100



1 BUILDING C2 WEST ELEVATION
1 : 100

EXTERIOR FINISH SCHEDULE W IMAGES		
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EF1a		ARCHITECTURAL BLOCK: PRODUCT: SHOULDRICE - ARCHITECTURAL CONCRETE BLOCKS 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
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EF3		VERTICAL METAL SIDING: PRODUCT: VICWEST - BELLARA PLANK SERIES PROFILE: PLANK 90 - 0.59(D) x 3.64(H) x 12 (L) FINISH: SIGNATURE - SMP COATED METAL COLOUR: CAMBRIDGE WHITE 50/61
EF4		ALUMINUM WALL FINIS: PRODUCT: MAXXIT - FORM EXTERIOR WALL FINIS PROFILE: 2(W)x6(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: 018 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
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EF15		EXPOSED GRADE BEAM, FINISH: SMOOTH REFER TO STRUCTURAL DWG(S)

TURNER FLEISCHER

67 Lesmill Road
Toronto, ON M5B 2T8
T 416 425 2222
turnerfleischer.com

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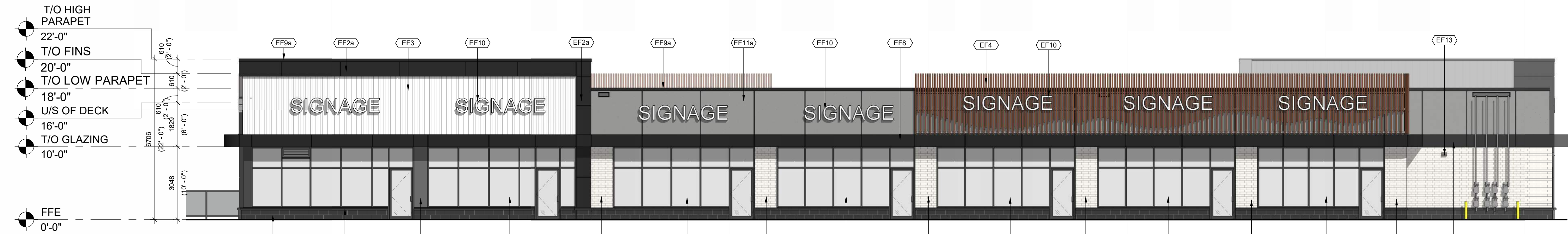
PROJECT
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1825 92 St SE AND GARDEN HEIGHTS
PLAN 1858AD, BLOCK 5
CALGARY, AB

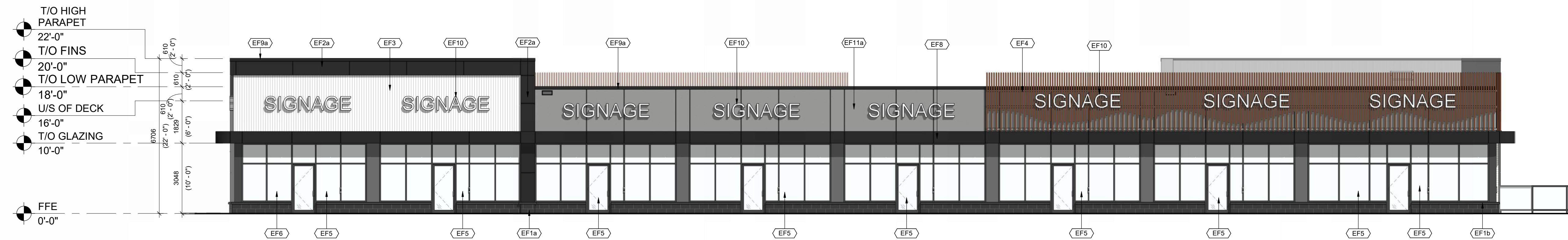
DRAWING
BUILDING C2 - ELEVATIONS

PROJECT NO. 24.057P03	
PROJECT DATE 2025-12-12	
DRAWN BY AMC	
CHECKED BY DEM	
SCALE 1:100	

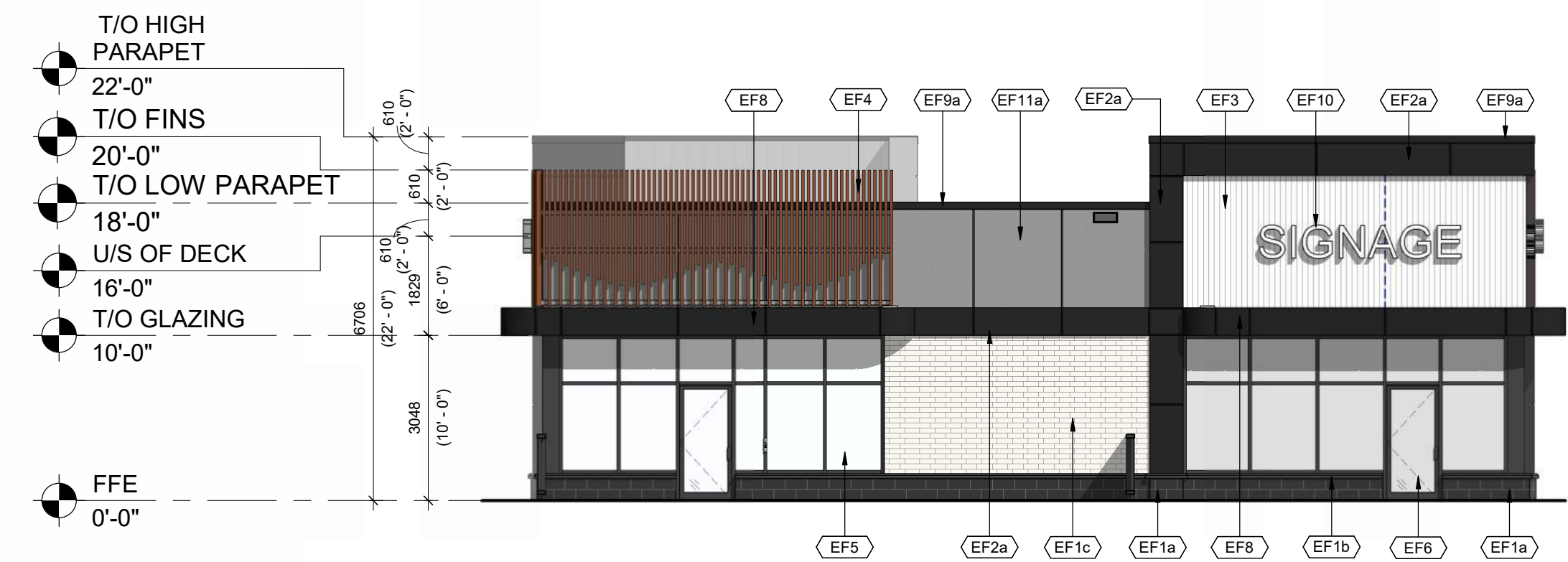
DRAWING NO. DP-A204	REV. 4
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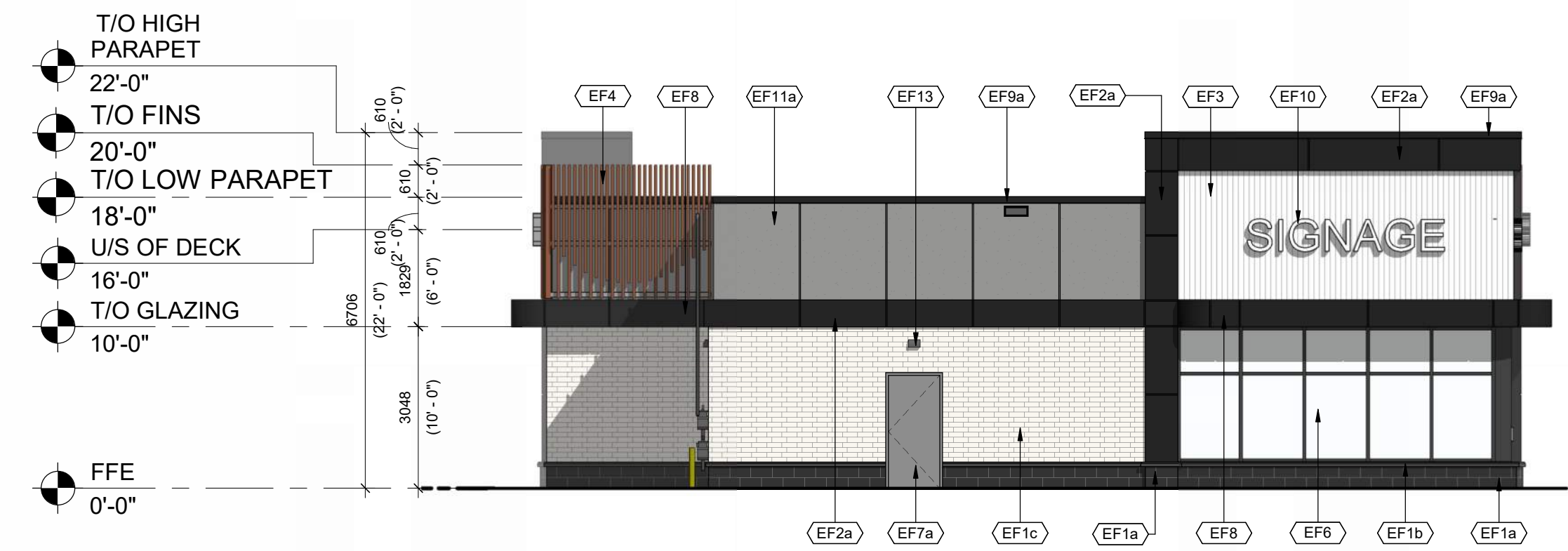
4 BUILDING C3 NORTH ELEVATION
1 : 100



3 BUILDING C3 SOUTH ELEVATION
1 : 100



2 BUILDING C3 EAST ELEVATION
1 : 100



1 BUILDING C3 WEST ELEVATION
1 : 100

EXTERIOR FINISH SCHEDULE W IMAGES		
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EF1a		ARCHITECTURAL BLOCK: PRODUCT: SHOULDRICE - ARCHITECTURAL CONCRETE BLOCKS 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
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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 / BIRD-FRIENDLY PATTERN
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
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EF15		EXPOSED GRADE BEAM, FINISH: SMOOTH REFER TO STRUCTURAL DWG(S)

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DP2026-00317 AUG 13, 2026
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PROJECT
PROPOSED RETAIL BUILDING

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

DRAWING
BUILDING C3 - ELEVATIONS

PROJECT NO. 24.057P03	
PROJECT DATE 2025-12-12	
DRAWN BY AMC	
CHECKED BY DEM	
SCALE 1:100	



SITE C - LANDSCAPE PLAN



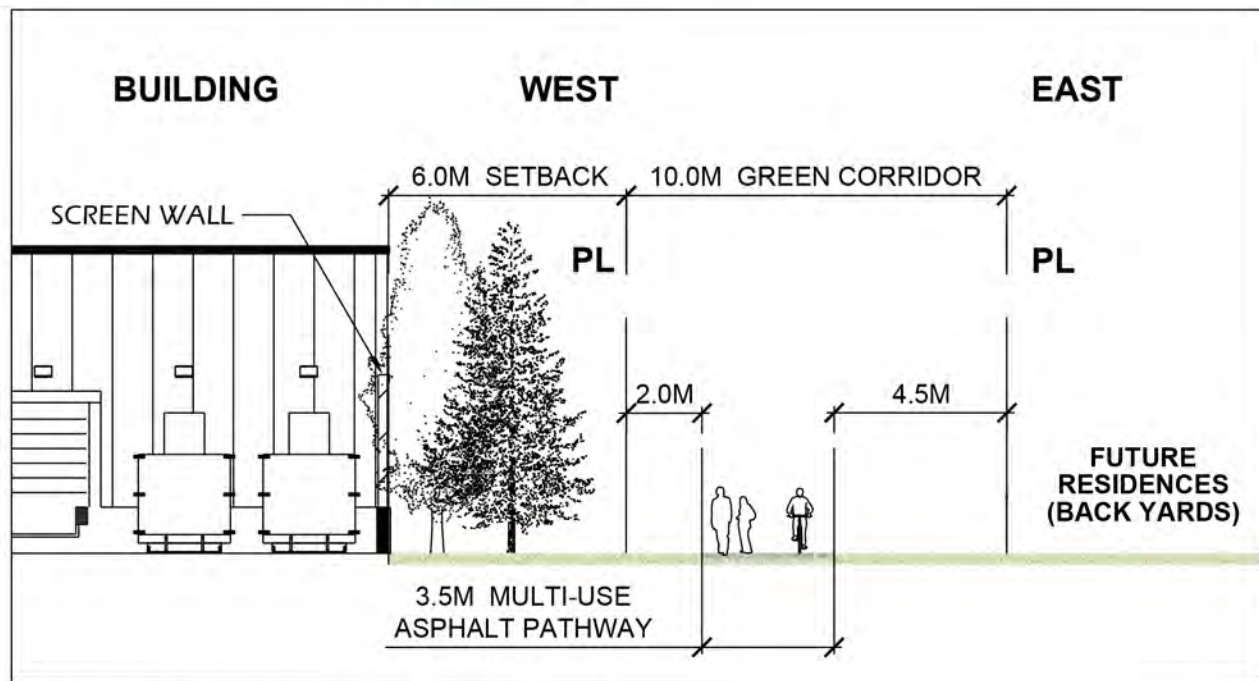
LANDSCAPE STATISTICS - Site A

City of Calgary Zoning (1P2007 Land Use Bylaw)		C-C1 (COMMERCIAL COMMUNITY 1)
Total Site Area	38,833 sq.m. (9.6 ac.)	4463 sq.m.
Total Landscape Area Required	North - 6m East - 5m South Side - 6m West Side - 6m	
Landscape Area Provided (Soft Landscape)	4259 sq.m.	
Landscape Area Provided (Hard Landscape)	2144 sq.m.	
Total Landscape Area Provided	6440 sq.m.	
Tree Requirements		
North Setback (1/35)	30	
West Setback (1/35)	33	
South Setback (1/35)	38	
East Setback (1/30)	27	
Parking Islands (1 per row + 1/15m L of strip)	80	
Total Number of Trees Required	208	
Deciduous / Coniferous Ratio (excludes parking islands)		
75% Deciduous - 48@50mm Cal, 48@75mm Cal	96	
25% Coniferous - 16@2.0m. Ht., 16@3.0m. Ht.	32	
Shrub Requirements (2/35sq.m. of landscape area + 2 per row for parking islands)		
Landscape Area	256	
Parking Islands	126	
Total Number of Shrubs Required	382 (600mm ht)	
Number of existing trees on site		0
Plant Counts - Landscape Areas		
Deciduous at 75mm Caliper (50%)	55	
Deciduous at 50mm Caliper (50%)	54	
Coniferous at 2m High (50%)	23	
Coniferous at 3m High (50%)	23	
Trees Provided - Landscape Areas	155	
Shrubs Provided - Landscape Areas		269
Plant Counts - Parking Islands		
Deciduous at 75mm Caliper (50%)	33	
Deciduous at 50mm Caliper (50%)	6	
Coniferous at 2m High (50%)	12	
Coniferous at 3m High (50%)	6	
Trees Provided - Parking Islands	81	
Shrubs Provided - Parking Islands		251
TOTAL SITE - TREES PROVIDED	236	
TOTAL SITE - SHRUBS PROVIDED	520	

- 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. = 88
 - Fraxinus pennsylvanica - Green Ash
 - Ulmus Americana - Brandon Elm
 - Tilia cordata - Little Leaf Linden
 - Prunus padus commutata - Mayday
- DECIDUOUS ORNAMENTAL TREES - 50mm Cal. = 87
 - Acer tataricum ginnala - Amur Maple
 - Malus x adstringens - Flowering Crabapple
 - Populus tremula 'Erecta' - Swedish Columnar Aspen
 - Populus tremuloides - Trembling Aspen
- CONIFEROUS TREES - 61
 - 3m - 31, 2m - 30
 - Picea pungens - Colorado Spruce
 - Pinus ponderosa - Ponderosa Pine
- SHRUBS - 600mm Ht./Spr. = 520
 - 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 GREEN CORRIDOR
SCALE 1:200

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Issue / revision

1	DEC 19/25	DEVELOPMENT PERMIT
2	APR 10/26	DEVELOPMENT PERMIT REVISIONS
3	JUN 19/26	DEVELOPMENT PERMIT REVISIONS
	Aug 12/26	Revise Tree Count Totals

no.	date	description

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

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

PROJECT
BELVEDERE VILLAGE
17 AVENUE SE
CALGARY, ALBERTA

DRAWING
SITE C
LANDSCAPE PLAN

PROJECT NO.
740.01.002
PROJECT DATE
JUNE 26, 2026
DRAWN BY
BGG
CHECKED BY
BGG
SCALE
1:400

