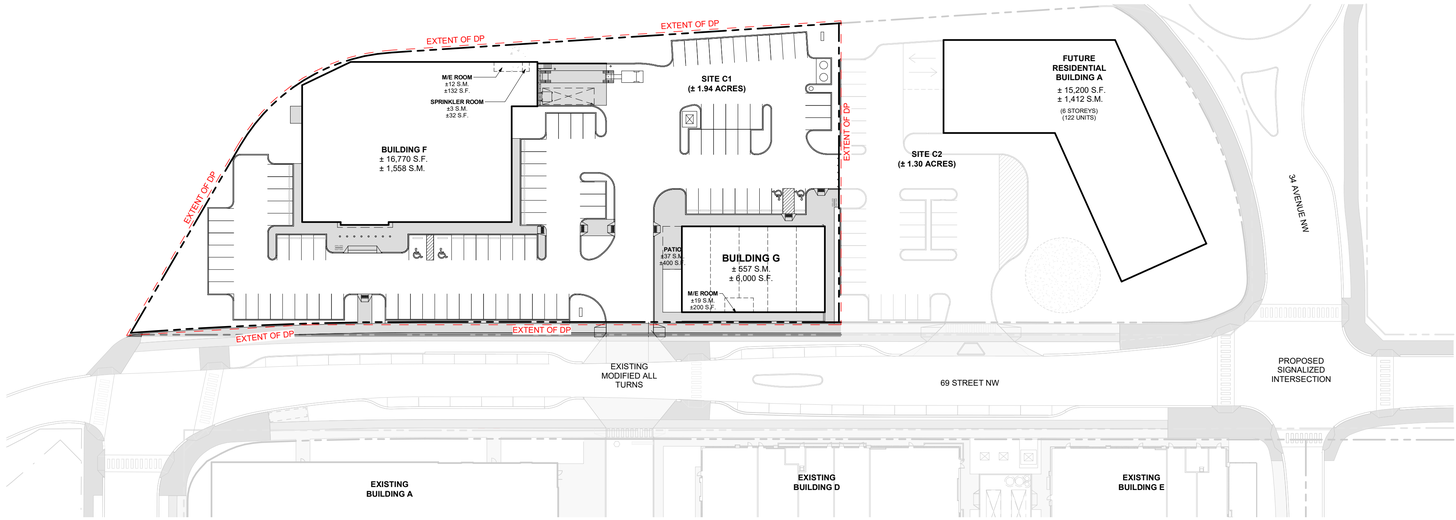


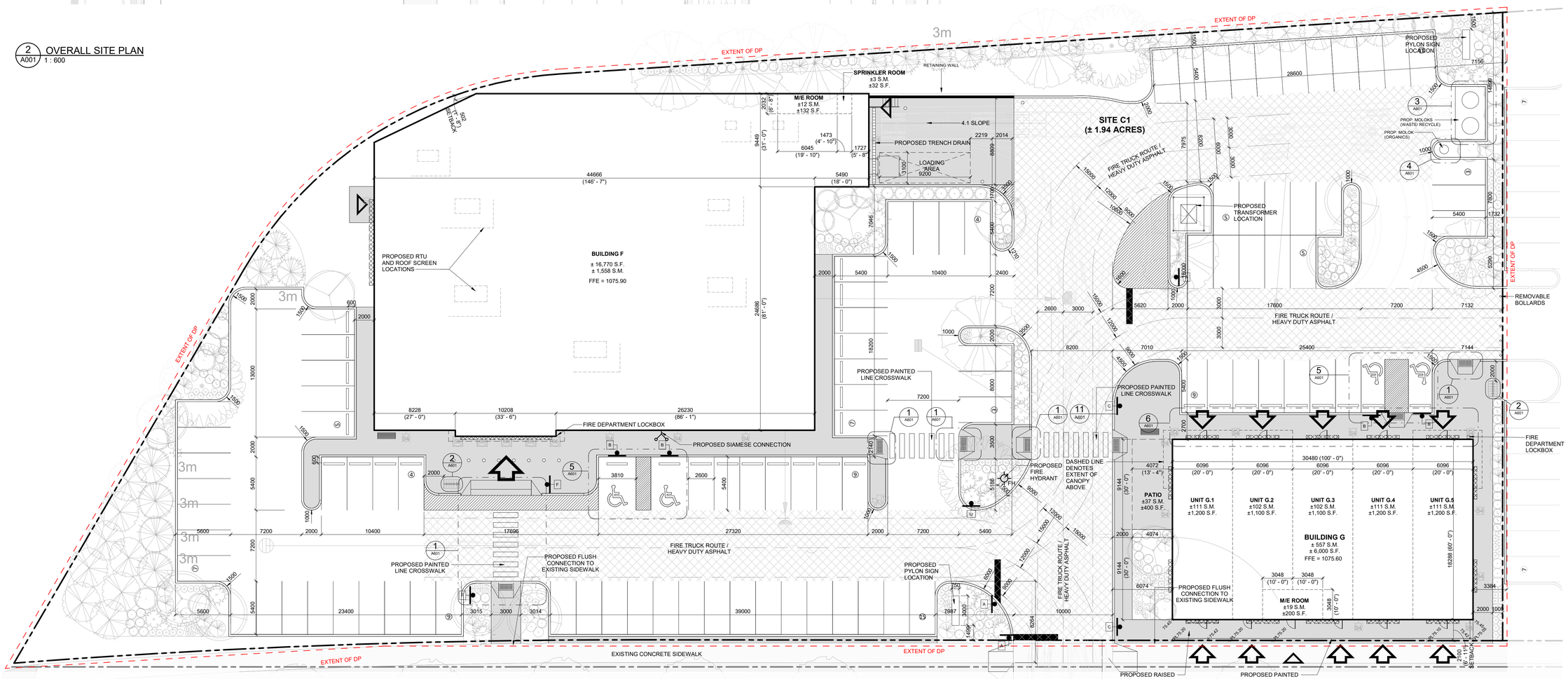
STATISTICS

SITE C - TOTAL	**± 3.24 AC.**	**± 1.31 HA.**
SITE C1 AREA	**± 1.95 AC.**	**± 0.79 HA.**
SITE C2 AREA	**± 1.30 AC.**	**± 0.52 HA.**
SITE C1 AREA	**± 1.95 AC.**	**± 0.79 HA.**
BUILDING F AREA	± 16,770 S.F.	± 1,558 S.M.
BUILDING G AREA	± 6,000 S.F.	± 557 S.M.
TOTAL SITE C1 GFA	± 22,770 S.F.	± 2,115 S.M.
PARKING REQUIRED	3.72 /1000 S.F.	85 CARS 4.00 /100 S.M.
PARKING PROVIDED	4.22 /1000 S.F.	96 CARS 4.54 /100 S.M.
COVERAGE C1		**26.82%**
SITE C2 AREA	**± 1.30 AC.**	**± 0.52 HA.**
RESIDENTIAL BUILDING A (6 STOREYS)	± 15,200 S.F.	± 1,412 S.M. 122 CARS
PARKING PROVIDED	8.03 /1000 S.F.	122 CARS 8.64 /100 S.M.
COVERAGE C2		**26.93%**

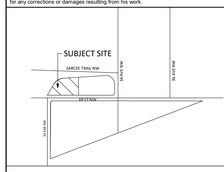
ZONING

LAND USE DISTRICT: DIRECT CONTROL DISTRICT (249D2019)	**REQUIRED**	**PROPOSED**
LAND USE BYLAW: 1P2007		
MINIMUM LOT FRONTAGE (M)	N/A	±150.94
MINIMUM LOT AREA (S.M.)	12.00 HA.	0.79 HA.
MINIMUM FRONT YARD (M)	NOT REQUIRED	1.55M
MINIMUM REAR YARD (M)	NOT REQUIRED	9.52M
MINIMUM INTERIOR SIDE YARD (M)	NOT REQUIRED	3M
MINIMUM EXTERIOR SIDE YARD (M)	NOT REQUIRED	8M
MAXIMUM BUILDING HEIGHT	25M	6.7M
STANDARD PARKING (MIN.)	L 5.5M x W 2.6M	L 5.5M x W 2.6M
BARRIER-FREE PARKING TYPE A (MIN.)	L 5.4M x W 2.4M	L 5.4M x W 2.4M
BARRIER-FREE TRANSFER ISLE (MIN.)	L 5.4M x W 2.4M	L 5.4M x W 2.4M
MINIMUM PARKING (4.0 PER 100 S.M.)	83	96
MINIMUM BARRIER-FREE PARKING	3	3
DRIVE AISLE (MIN.)	7.20M	7.20M
LOADING SPACE DIMENSIONS	3.1M X 9.2M X 4.3M	3.1M X 9.2M X 4.3M
MINIMUM LOADING SPACES	1	1
MINIMUM BICYCLE PARKING	N/A	10
MAXIMUM LOT COVERAGE (%)	N/A	26.82%

2 / A001 OVERALL SITE PLAN
1 : 600



1 / A001 SITE PLAN
1 : 200



SITE PLAN LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAINTED LINES
- PROPOSED LANDSCAPING
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED FIRE HYDRANT
- PROPOSED SIAMESE CONNECTION
- PROPOSED ENTRANCE ARROW
- PROPOSED EXIT ARROW
- PROPOSED SIGNAGE
- PROPERTY LINE
- PROPOSED FASCIA SIGNAGE
- PROPOSED BENCH

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

#	DATE	DESCRIPTION	BY
4	2026-08-21	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 4	MTE
3	2026-06-18	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 3	JJJ
2	2026-05-05	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 2	LBD
1	2026-01-23	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 1	LBD

ENRIGHT

PROJECT
PROPOSED RETAIL DEVELOPMENT

2439 69 Street NW
Plan 1339JK, Block 4
CALGARY, ALBERTA

DRAWING
SITE PLAN

PROJECT NO. 17.039P03
PROJECT DATE 2025-11-26
DRAWN BY LBD
CHECKED BY JJJ
SCALE As indicated

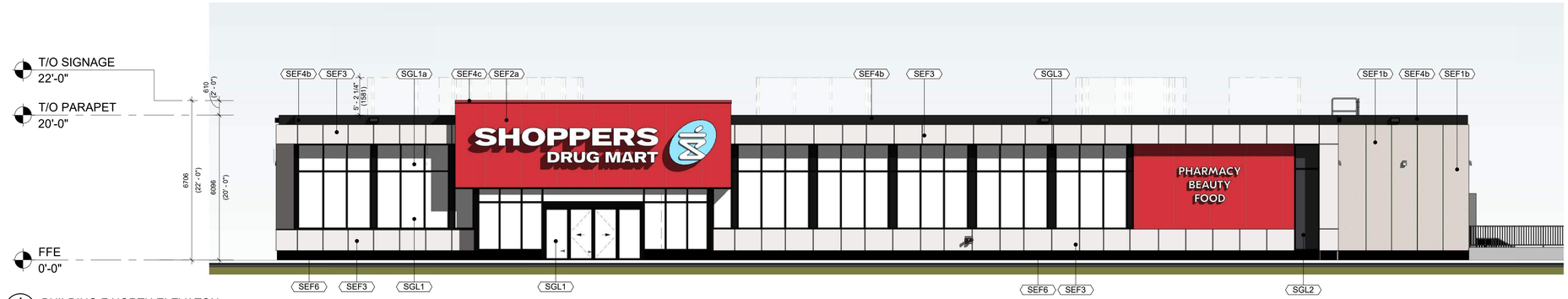
DRAWING NO. A001
REV. 4

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Turner Fleischer Architects Inc.

67 Lesmill Road
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turnerfleischer.com

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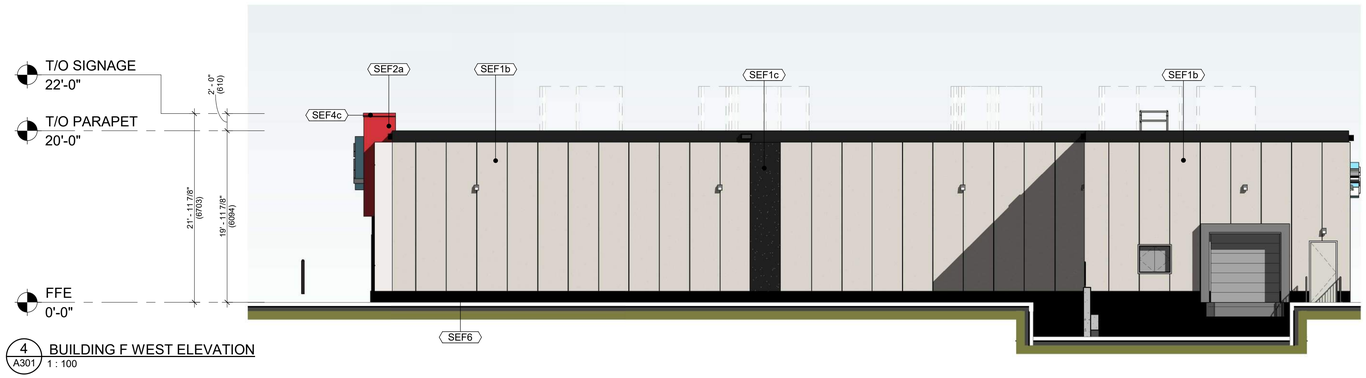
1 A301 BUILDING F NORTH ELEVATON
1 : 100



2 A301 BUILDING F EAST ELEVATION
1 : 100



3 A301 BUILDING F SOUTH ELEVATION
1 : 100



4 A301 BUILDING F WEST ELEVATION
1 : 100

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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EXTERIOR FINISH SCHEDULE

MATERIAL		DESCRIPTION
		EIFS
SEF1a		COLOUR TO MATCH: RED - TBD
SEF1b		COLOUR TO MATCH: HERON PLUME
SEF1c		COLOUR TO MATCH: CHARCOAL - TBD
		PREFINISHED ALUMINUM COMPOSITE PANELS
SEF2a		**AP3 - ALPOLIC COMPOSITE PANEL** BTR RED (4-BTR-50)
		CLADIFY
SEF3		**CLADIFY PANEL SYSTEM** SUPERFICIE BLANC
		MISC. ELEMENTS
SEF4a		**METAL CLADDING PARAPET** WHITE
SEF4b		**PREFIN. ALUM FLASHING** BLACK
SEF4c		**PREFIN. ALUM FLASHING** (RED) - COLOUR TO MATCH: BTR RED (4-BTR-50)
SEF5		**MR2 - METAL SIDING** COLOUR TO MATCH: WHITE WHITE
		CONCRETE FOUNDATION
SEF6		**EXPOSED CONCRETE FOUNDATION** C/W BLACK TINT
		GLAZING
SGL1		**POLY CARBONATE VS ROCK GLASS** VESTIBULE GLAZING- SHAPES PROTECT- HYBRID SECURITY UNITS FRAME TYPE: KAWNEER 1600UT CURTAIN FRAME FRAME COLOUR: BLACK ANODIZED ALUMINUM SINGLE PANE: 3/8" (10 mm) CLEAR POLYCARBONATE AZGARB ARI SEALANT: SILICONE ALTERNATIVE STOREFRONT GLAZING: ROOK GLASS THERMALL BROKEN HYBRID SEALED UNITS, TYPE: NON TINTED FIXED OPAQUE PANEL FRAME TYPE: KAWNEER 1600UT CURTAIN FRAME FRAME COLOUR: BLACK ANODIZED ALUMINUM SINGLE PANE: 3/8" (10mm) ROCKGLASS NOTE: ALL ROCKGLASS GLAZING PANEL TO BE LESS THE 72" WIDE.
SGL1a		**STANDARD GLAZING** STOREFRONT IGU- TOP PANE FRAME TYPE: KAWNEER 1600UT CURTAIN FRAME FRAME COLOUR: BLACK ANODIZED ALUMINUM EXTERIOR GLAZING: 3/8" (10 mm) CLEAR TEMPERED GLASS, AIR SPACE: 5/8" (16mm) AIR-FILLED AIRSPACE, INTERIOR GLAZING: 1/4" (6 mm) CLEAR TEMPERED WITH ENERGY ADVANTAGE ON SURFACE#3 SEALANT: SILICONE SHGC: 0.67; U VALUE OF GLAZING: 1.74
SGL2		**STANDARD SPANDREL** SPANDREL PANEL TYPE: NON TINTED FIXED OPAQUE PANEL FRAME TYPE: KAWNEER 1600UT W/ INSULATED BACK PAN FRAME COLOUR: BLACK ANODIZED ALUMINUM EXTERIOR GLAZING: 6MM CLEAR TEMPERED GLASS WITH OPACI COATING ON SURFACE#2 * OPACI FILM COLOUR - #3-976 BLACK GREY 22Ga INSULATED BACK PAN WITH 4" CURTAINROCK MINERAL WOOL INSULATION
SGL3		**STANDARD FILLER SPANDREL** ALUMINUM PANEL PANEL: 1/8" BLACK ANODIZED ALUMINUM TO MATCH GLAZING FRAME. PROVIDE ALUM. BACKPAN

#	DATE	DESCRIPTION	BY
4	2026-08-21	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 4	MTE
3	2026-08-17	ISSUED FOR 60% REVIEW	WLA
2	2026-05-05	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 2	NAR
1	2026-01-23	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 1	LBD

ENRIGHT

PROJECT
SHOPPERS DRUG MART SHELL

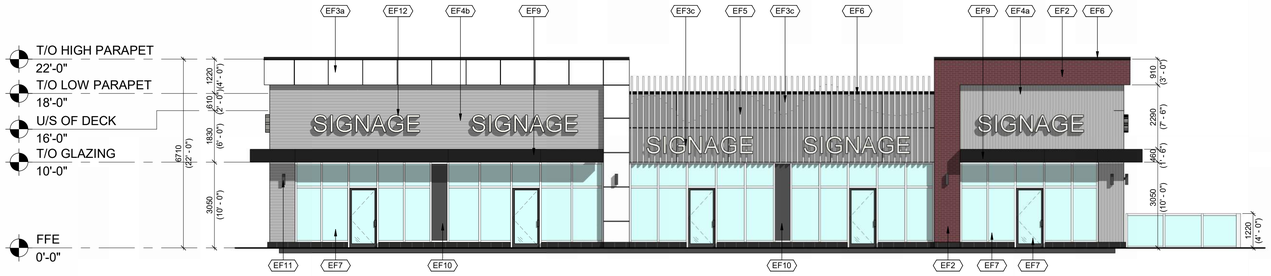
3439 69 Street NW
Plan 1339JK, Block 4
CALGARY, ALBERTA

DRAWING
BUILDING F ELEVATIONS

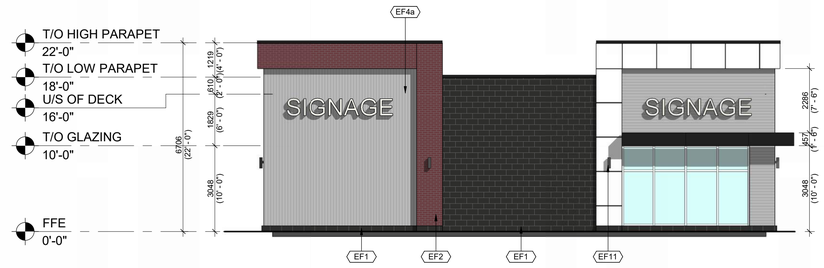
PROJECT NO.	17 039P03
PROJECT DATE	2026-07-13
DRAWN BY	WLA
CHECKED BY	DEM
SCALE	As indicated

JOHN T. CHOW REGISTERED ARCHITECT ALBERTA

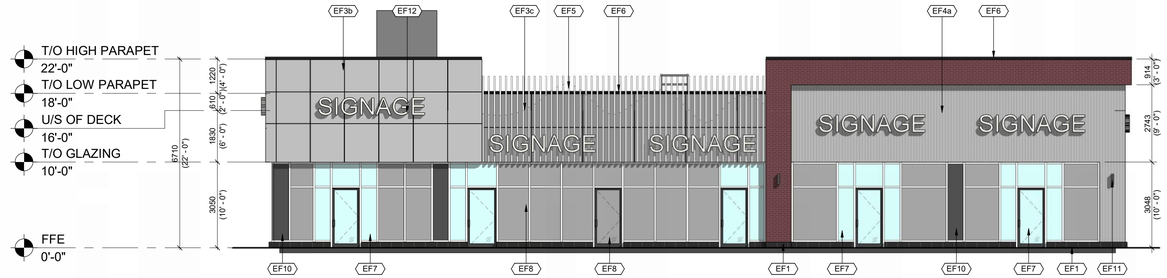
DRAWING NO. A301
REV. 4



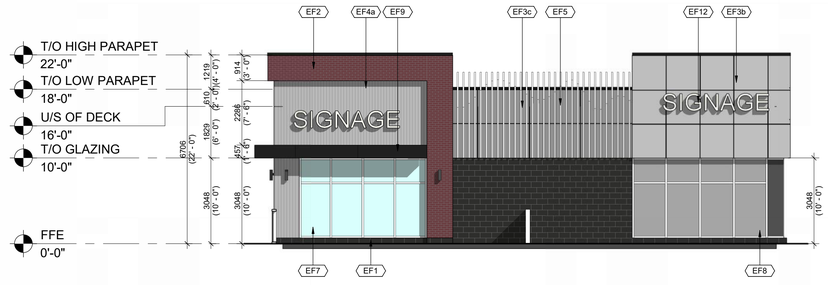
4 A301 BUILDING G NORTH ELEVATION
1 : 100



3 A301 BUILDING G EAST ELEVATION
1 : 100



2 A301 BUILDING G SOUTH ELEVATION
1 : 100



1 A301 BUILDING G WEST ELEVATION
1 : 100

EXTERIOR FINISH SCHEDULE

MATERIAL	MATERIAL IMAGE	DESCRIPTION
EF1		ARCHITECTURAL BLOCK: MANUFACTURER: RICHVALE YORK - CAMBRIDGE STYLE SIZE: 3 1/2" W X 7 1/2" H X 16" L COLOUR: ONYX FINISH: SPLIT FACE MORTAR: SOLOMON COLOURS INC – 97H CONTROL JOINT & CAULKING COLOURS TO MATCH MASONRY UNIT COLOUR.
EF2		BRICK: MANUFACTURER: BRAMPTOM BRICK - ARCHITECTURAL SERIES SIZE: 3 ½" D X 3 1/8" H X 10 1/8" L COLOUR: BROWN FINISH: VELOUR MORTAR: SOLOMON COLORS 44A – DEEP RED CONTROL JOINT AND CAULKING COLOURS TO MATCH MASONRY UNIT COLOUR.
EF3a		ALUMINUM COMPOSITE METAL PANEL: MANUFACTURER: ALPOLIC DRY JOINT SYSTEM COLOUR: RVW WHITE
EF3b		ALUMINUM COMPOSITE METAL PANEL MANUFACTURER: ALPOLIC DRY JOINT SYSTEM COLOUR: MICA PLATINUM
EF3c		ALUMINUM COMPOSITE METAL PANEL: MANUFACTURER: ALPOLIC DRY JOINT SYSTEM COLOUR: HPA HIGH POLISHED ALUMINUM
EF4a		VERITCAL METAL SIDING: MANUFACTURER: VICWEST COLOUR: Z275 GALVANIZED THICKNESS: 22 GAUGE PROFILE: 7/8" CORRUGATED CAULKING: TO MATCH SIDING COLOUR
EF4b		HORIZONTAL METAL SIDING: MANUFACTURER: VICWEST COLOUR: Z275 GALVANIZED THICKNESS: 22 GAUGE PROFILE: 7/8" CORRUGATED CAULKING: TO MATCH SIDING COLOUR
EF5		ALUMINIUM FINS MANUFACTURER: MAXXIT SYSTEMS COLOUR: CUSTOM ELECTROSTATICALLY PAINTED TO MATCH STYLIZED MOUNTAIN PROFILE: TOP IN CLEAR ANODIZED AND BOTTOM IN BLACK ANODIZED
EF6		PREFINISHED METAL FLASHING: PRE-FINISHED 16 GA. METAL FLASHING COLOUR: BLACK
EF7		GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR INSULATED VISION GLASS / LOW-E GLAZING
EF8		SPANDREL GLAZED DOORS AND WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERERED CLEAR GLASS UNITS WITH COATING ON 3RD SURFACE C/W INSULATED BACKPAN. COLOUR: GREY
EF9		METAL CANOPY: COLOUR: BLACK EXPOSED STRUCTURAL STEEL C/W FASCIA WRAPPED IN 1/8" PRE-FINISHED 16 GA. ALUMINUM CLADDING
EF10		ALUMINUM FILLER PANEL: COLOUR: BLACK ANDOZIED MATCH MULLION
EF11		LIGHT FIXTURES EXTERIOR WALL MOUNTED LED BOX REFER TO ELEC. C/W 5/8" EXTERIOR GRADE PLYWOOD BACKING
EF12		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.

TURNER FLEISCHER

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Toronto, ON, M3B 2T8
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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

#	DATE	DESCRIPTION	BY
3	2026-08-21	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 4	LBD
2	2026-05-05	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 2	LBD
1	2026-01-23	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 1	LBD

ENRIGHT

PROJECT
PROPOSED RETAIL DEVELOPMENT

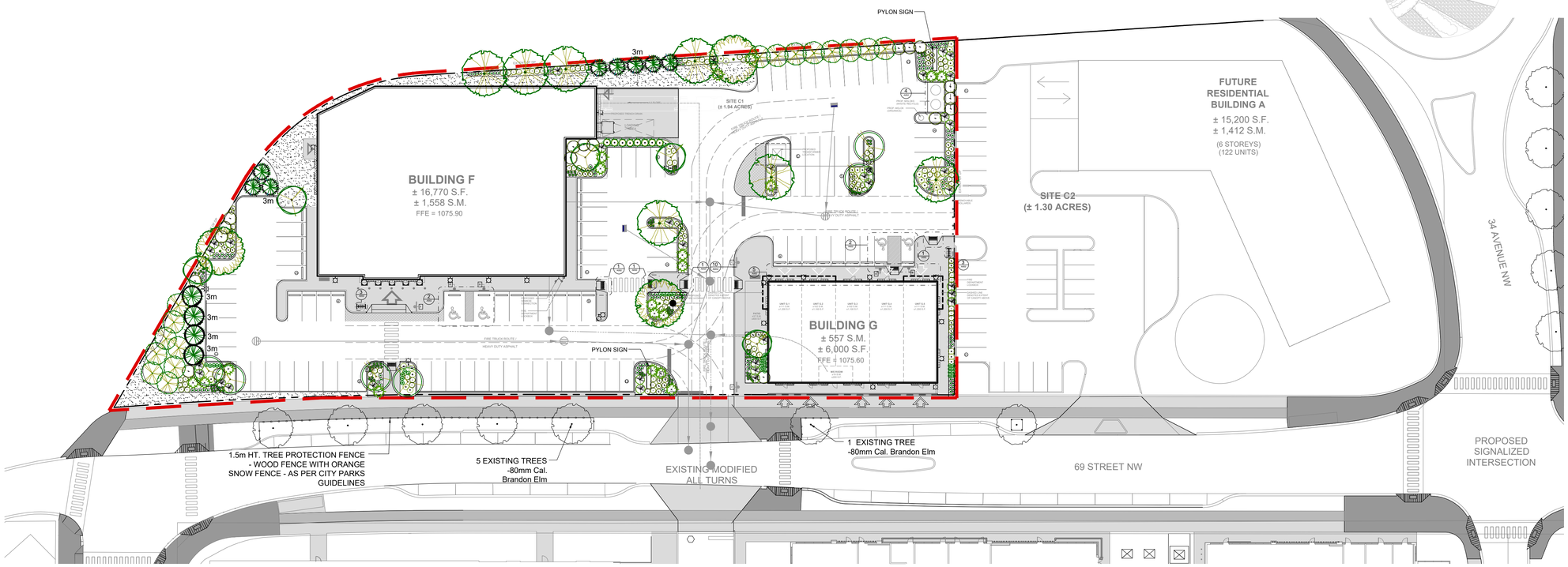
2439 69 Street NW
Plan 1339JK, Block 4
CALGARY, ALBERTA

DRAWING
BUILDING G ELEVATIONS

PROJECT NO.
17.039P03
PROJECT DATE
2026-01-23
DRAWN BY
LBD
CHECKED BY
DEM
SCALE
1 : 100

JOHN T. CHOW REGISTERED ARCHITECT ALBERTA

DRAWING NO.
A301
REV.
3



LANDSCAPE PLAN

1 : 400 (0, 4, 8, 20, 40)

LANDSCAPE STATISTICS - Site C1

CITY OF CALGARY ZONING (1P2007 LAND USE BYLAW)	DIRECT CONTROL
TOTAL SITE AREA	7,878 SQ.M. (1.9 AC.)
TOTAL LANDSCAPE AREA REQUIRED - 0M SETBACKS	0 SQ.M.
LANDSCAPE AREA PROVIDED (SOFT LANDSCAPE)	795 SQ.M.
LANDSCAPE AREA PROVIDED (HARD LANDSCAPE)	672 SQ.M.
TOTAL LANDSCAPE AREA PROVIDED	**1,833** SQ.M.
TOTAL NUMBER OF TREES REQUIRED	41
(1/35 SQ.M. OF SETBACK AREA - 1155 SQ.M.)	
75% DECIDUOUS - 16 @50MM. CAL, 15 @75MM.CAL	31
25% CONIFEROUS - 6 @2.0M. HT., 5 @3.0M. HT.	11
NUMBER OF EXISTING TREES ON SITE	0
TOTAL NUMBER OF SHRUBS REQUIRED - 600MM HT.	
(2/35SQ.M. OF REQUIRED LANDSCAPE AREA)	82
NUMBER OF TREES PROVIDED	**57**
DECIDUOUS AT 75MM CALIPER	20
DECIDUOUS AT 50MM CALIPER	25
CONIFEROUS AT 3M HIGH (50%)	6
CONIFEROUS AT 2M HIGH (50%)	6
TOTAL NUMBER OF SHRUBS PROVIDED	**228**

NOTES:

- ALL PLANTING BEDS TO HAVE 75mm DEPTH BARK CHIP MULCH UNLESS OTHERWISE NOTED
- ALL SOFT LANDSCAPED AREAS TO BE IRRIGATED W/AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL PLANT MATERIALS TO BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

LANDSCAPE LEGEND

DECIDUOUS SHADE TREES - 75MM CAL.= 20
FRAXINUS PENNSYLVANICA - GREEN ASH
POPULUS TREMULOIDES - TREMBLING ASPEN
SORBUS AMERICANA - MOUNTAIN ASH
ULMUS AMERICANA - BRANDON ELM

DECIDUOUS ORNAMENTAL TREES - 50MM CAL. = 25
MALUS X ADSTRINGENS - FLOWERING CRABAPPLE
POPULUS TREMULA 'ERECTA'
- SWEDISH COLUMNAR ASPEN
POPULUS TREMULOIDES - TREMBLING ASPEN
SYRINGA RETICULATA - JAPANESE TREE LILAC

CONIFEROUS TREES - 12
6 @ 3M - 6 @ 2M
PICEA PUNGENS - COLORADO SPRUCE
PINUS PONDEROSA - PONDEROSA PINE

SHRUBS - 600MM HT./SPR. = 228
BERBERIS - BARBERRY, CORNUS - DOGWOOD,
PHYSOCARPUS - NINEBARK, POTENTILLA,
PRUNUS - CHERRY, SALIX - WILLOW
JUNIPERUS - JUNIPER, PINUS - PINE

PERENNIALS
DAYLILY, SAGE, KARL FOERSTER FEATHER
REED GRASS

GRASS AREA - 377 SQ.M.
SOD TO BE DROUGHT TOLERANT GRASS SPECIES.

BARK CHIP MULCH - 779 SQ.M.

CONCRETE SIDEWALK - 689 SQ.M.

BIKE RACKS - MAGLIN 400 SERIES, SURFACE MOUNT- MATTE BLACK.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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turnerfleischer.com

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L.A.West (Calgary) Inc.
Landscape ▪ Architectural ▪ Design ▪ Consultants
467 - 31st Avenue NW, Calgary, AB, T2M 2P5
Off: (403) 233-0921 Fax: (403) 233-0927

issue / revision

no.	date	description
1	DEC 22/25	CLIENT REVIEW
2	JAN 19/26	DEVELOPMENT PERMIT SUBMISSION
3	MAY 5/26	RE-DP SUBMISSION - DP2026-00481
4	JUNE 17/26	RE-DP SUBMISSION - DP2026-00481

ENRIGHT

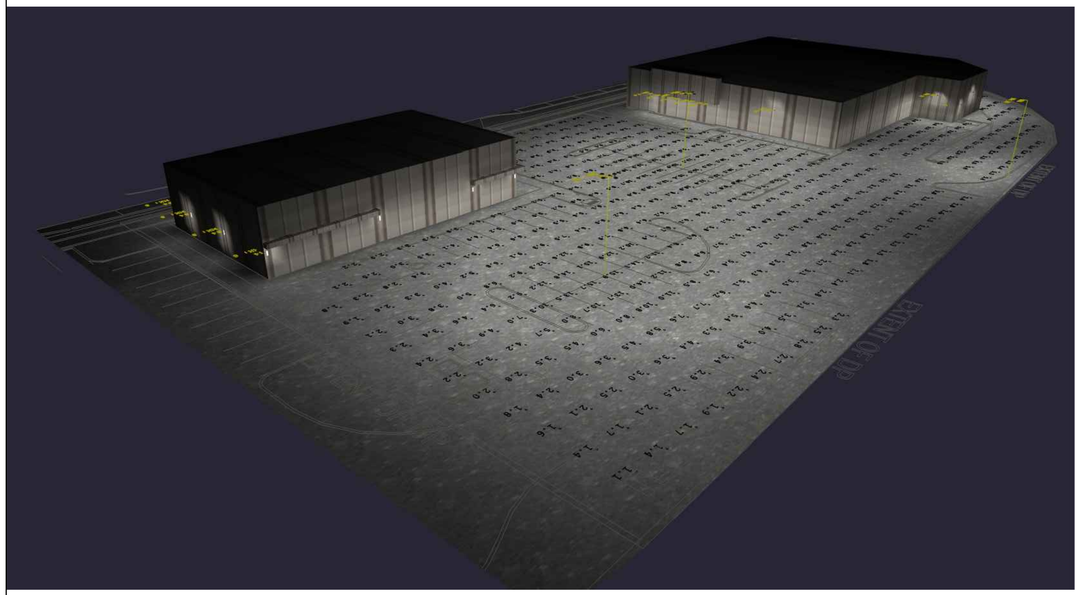
PROJECT
SUNNYSIDE COMMERCIAL
34 AVE NW & 69 ST NW
CALGARY, ALBERTA

DRAWING
SITE C
LANDSCAPE PLAN

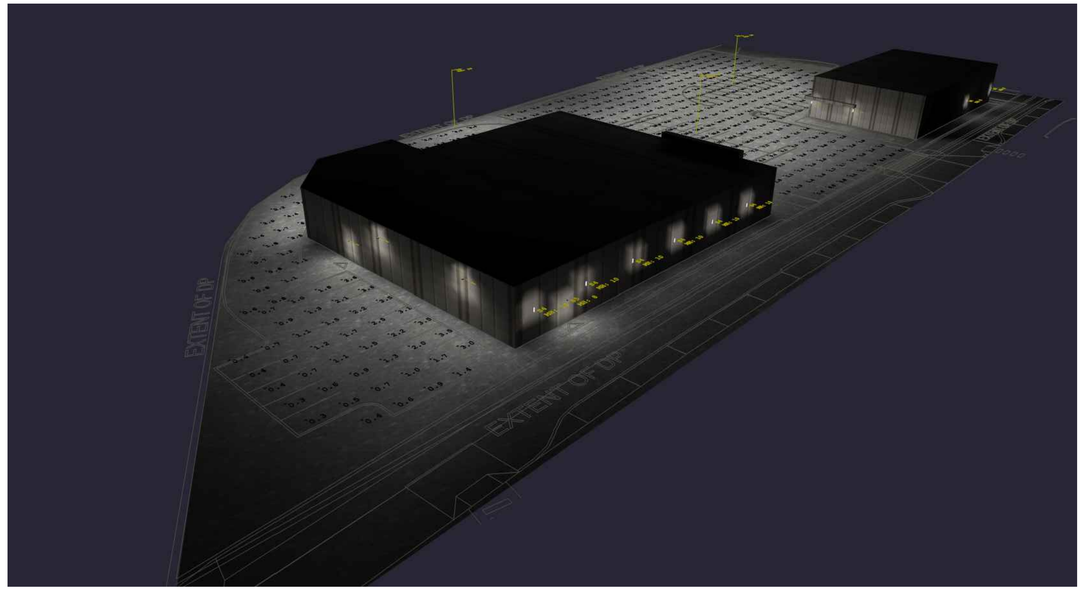
PROJECT NO. 130.189
PROJECT DATE JUNE 17, 2026
DRAWN BY LAB
CHECKED BY BGG
SCALE 1:400

The Alberta Association of Landscape Architects
Barry Gonnelly

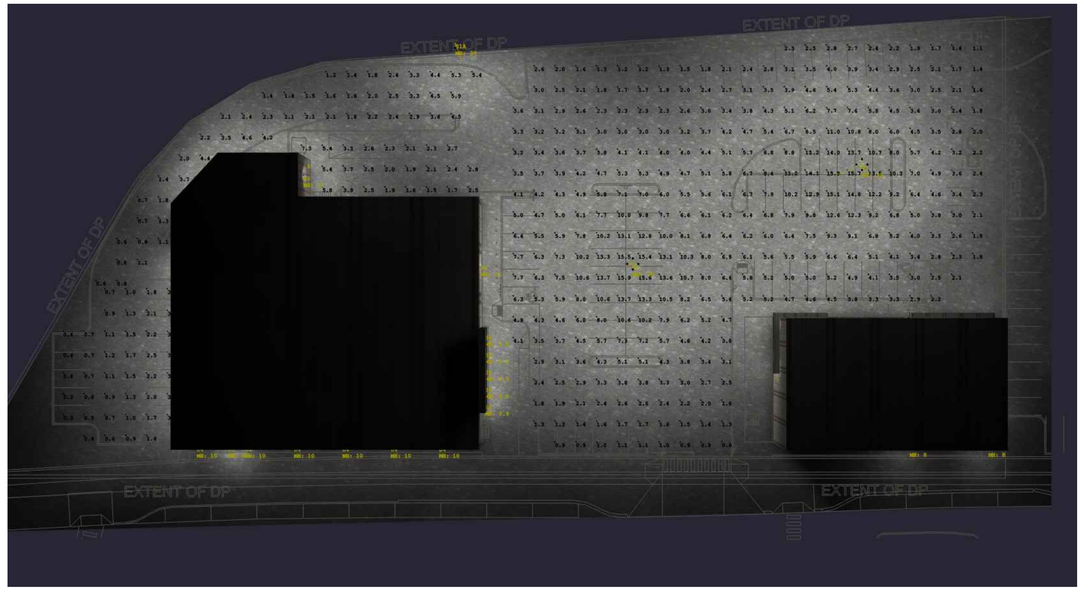
DRAWING NO. DP-L1



02 E401 RENDERING 2
NTS



01 E401 RENDERING 1
NTS



03 E401 RENDERING 3
NTS

EMBE Consulting Engineers Inc.
121 15th AVENUE SE, CALGARY, AB, T2G 1G1
403-460-2277 | info@embeconsulting.ca

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NO.	ISSUED	DATE
1.	COORDINATION	2026-01-20
2.	ISSUED FOR DP	2026-01-23

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

CLIENT
ENRIGHT

PROJECT
BOW RIVER SHOPPING CENTER
34 AVE NW & 69 ST NW
CALGARY, ALBERTA

TITLE
SITE LIGHTING RENDERINGS

PROJECT NUMBER
26002

DRAWING NUMBER
E401

DRAWN/CHECKED
HA/DK