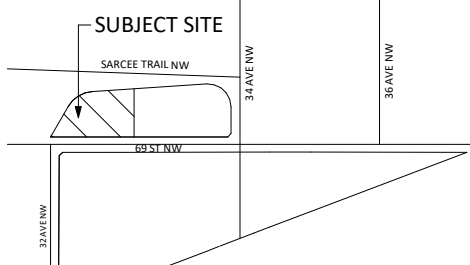


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STATISTICS

SITE C - TOTAL	± 3.24 AC.	± 1.31 HA.
SITE C1 AREA	± 1.94 AC.	± 0.79 HA.
SITE C2 AREA	± 1.30 AC.	± 0.52 HA.
SITE C1 AREA	± 1.94 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
PARKING PROVIDED	4.35 / 1000 S.F.	99 CARS
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.
PARKING PROVIDED	8.03 / 1000 S.F.	122 CARS
COVERAGE C2		26.93%

ZONING

LAND USE DISTRICT: DIRECT CONTROL DISTRICT (DARD2019)	REQUIRED	PROPOSED
LAND USE BYLAW: 192007		
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	±0.50
MINIMUM REAR YARD (M)	NOT REQUIRED	±0.51
MINIMUM INTERIOR SIDE YARD (M)	NOT REQUIRED	±3.00
MINIMUM EXTERIOR SIDE YARD (M)	NOT REQUIRED	±5.00
MAXIMUM BUILDING HEIGHT	25M	6.7M
STANDARD PARKING (MIN.)	1.5 M x W 2.6M	1.5 M x W 2.6M
BARRIER-FREE PARKING TYPE A	1.5 M x W 2.4M	1.5 M x W 2.4M
BARRIER-FREE TRANSFER (MIN.)	1.5 M x W 2.4M	1.5 M x W 2.4M
MINIMUM PARKING (A PER 100 S.M.)	85	99
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	26.46%

SITE PLAN LEGEND

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

2	2025-05-05	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 2	LBD
1	2025-01-23	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 1	LBD
#	DATE	DESCRIPTION	BY



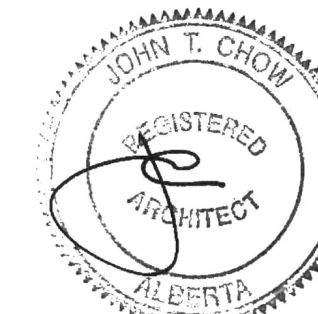
ENRIGHT

PROPOSED RETAIL DEVELOPMENT

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

SITE PLAN

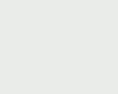
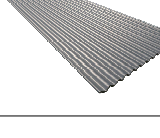
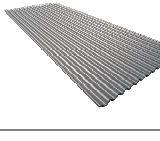
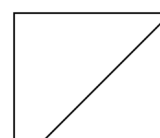
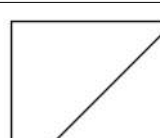
PROJECT NO.	17.039P03
PROJECT DATE	2025-11-26
DRAWN BY	LBD
CHECKED BY	JJJ
SCALE	As indicated



DRAWING NO.	A001	REV.	2
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2 OVERALL SITE PLAN
A001 1: 600

1 SITE PLAN
A001 1: 200

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: BRAMPTON BRICK - ARCHITECTURAL SERIES SIZE: 3 1/2" D X 3 1/8" H X 10 1/8" L COLOUR: BROWN FINISH: VELOUR MORTAR: SOLOMON COLOURS 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		VERTICAL 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		ALUMINUM FINIS 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, TEMPERED CLEAR GLASS UNITS WITH COATING ON 3RD SURFACE CW INSULATED BACKPAN. COLOUR: GREY
EF9		METAL CANOPY: COLOUR: BLACK EXPOSED STRUCTURAL STEEL CW 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. CW 5/8" EXTERIOR GRADE PLYWOOD BACKING
EF12		EXTERIOR SIGNAGE: SIGNAGE TO BE PROVIDED BY AND INSTALLED BY TENANT. GO TO INSTALL 5/8" PLYWOOD BACKING FOR FUTURE MOUNTING OF SIGNAGE. SIGNAGE CONDUIT ROUGH-OUTS TO BE COORDINATED WITH TENANT.

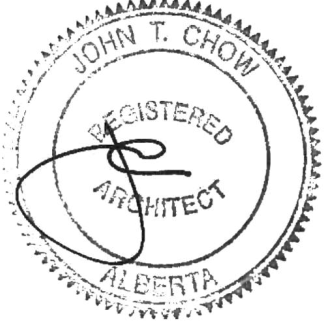
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1	2026-01-23	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 1	LBD
#	DATE	DESCRIPTION	BY



PROJECT
PROPOSED RETAIL DEVELOPMENT

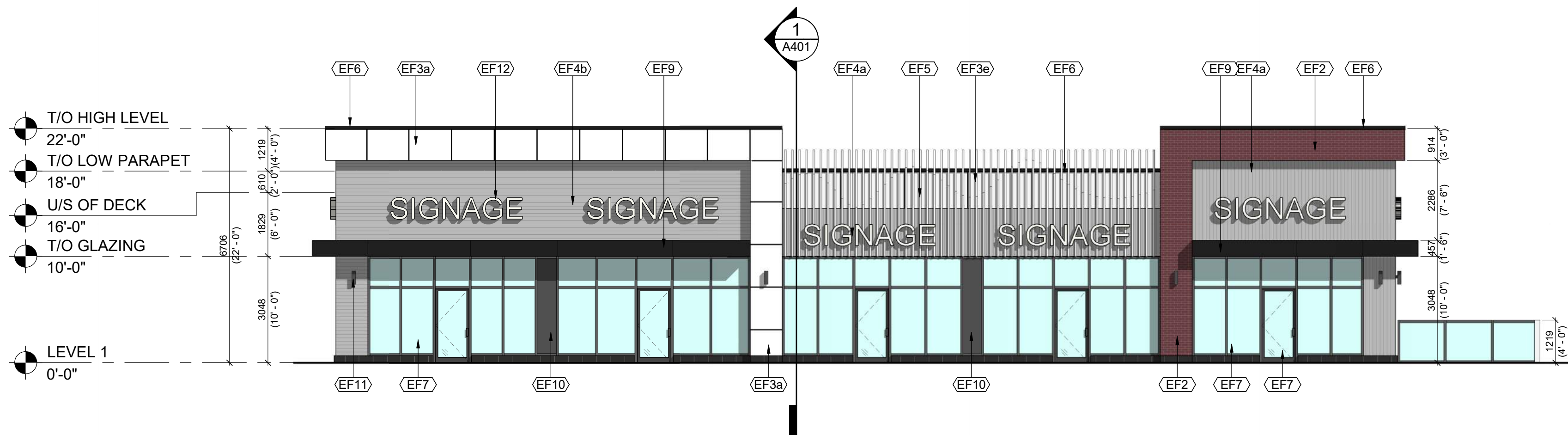
2439 69 Street NW
Plan 1339JK, Block 4
CALGARY, ALBERTA

DRAWING
BUILDING G ELEVATIONS

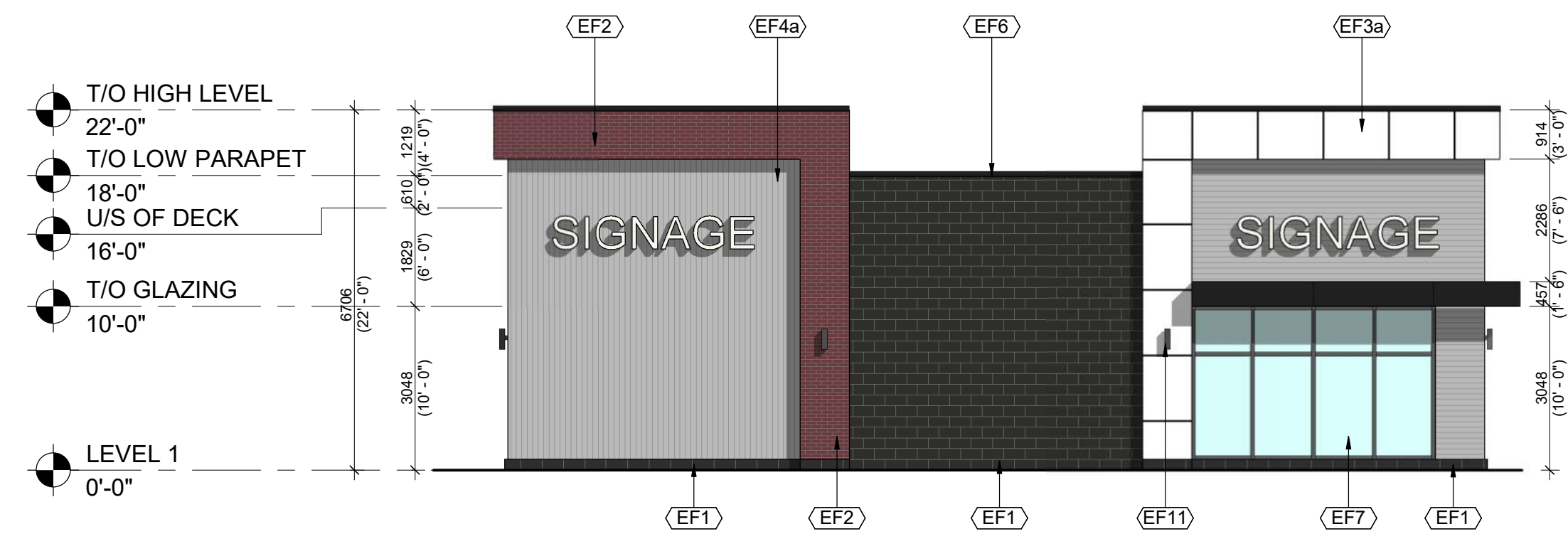
PROJECT NO. 17.039P03	
PROJECT DATE 2026-01-23	
DRAWN BY LBD	
CHECKED BY DEM	
SCALE 1 : 100	

DRAWING NO.
A301

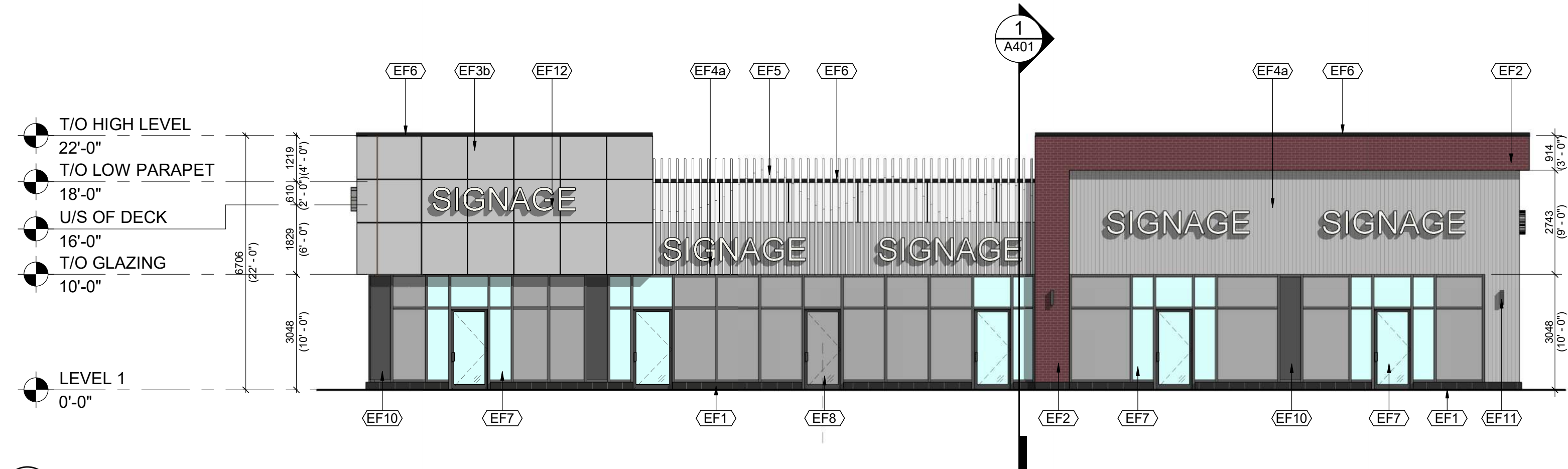
REV.
2



4 BUILDING G NORTH ELEVATION
A301 1 : 100



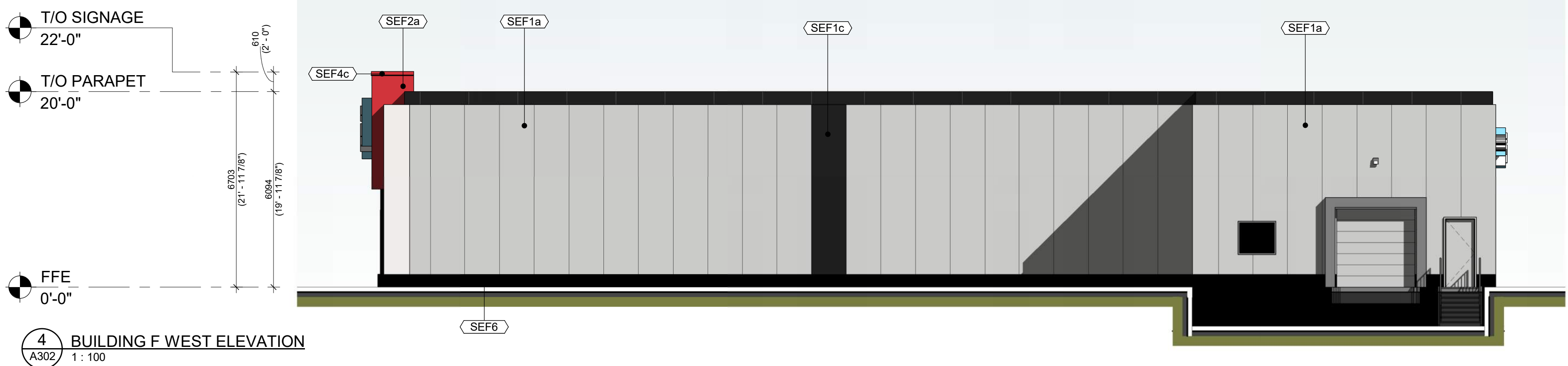
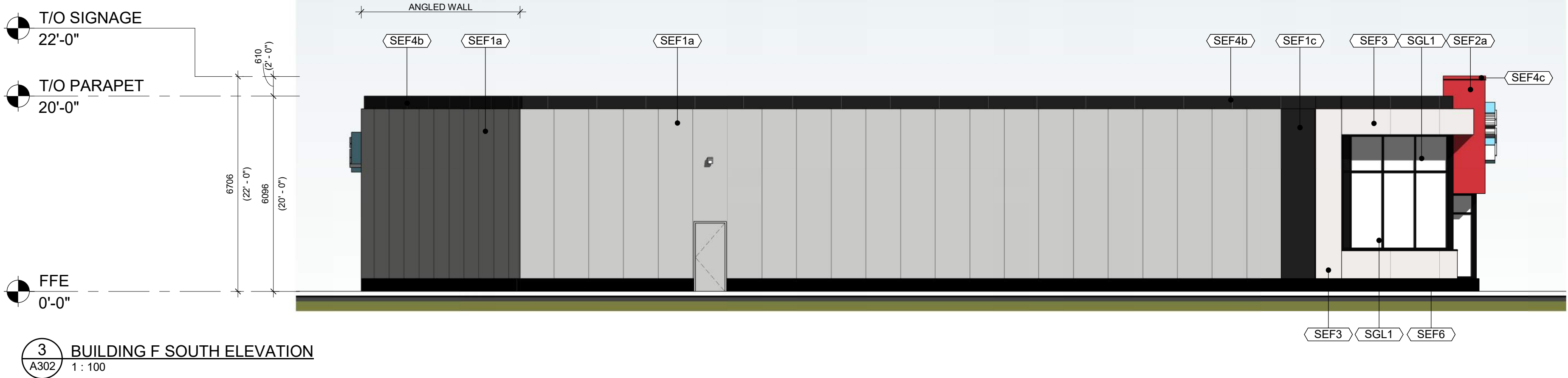
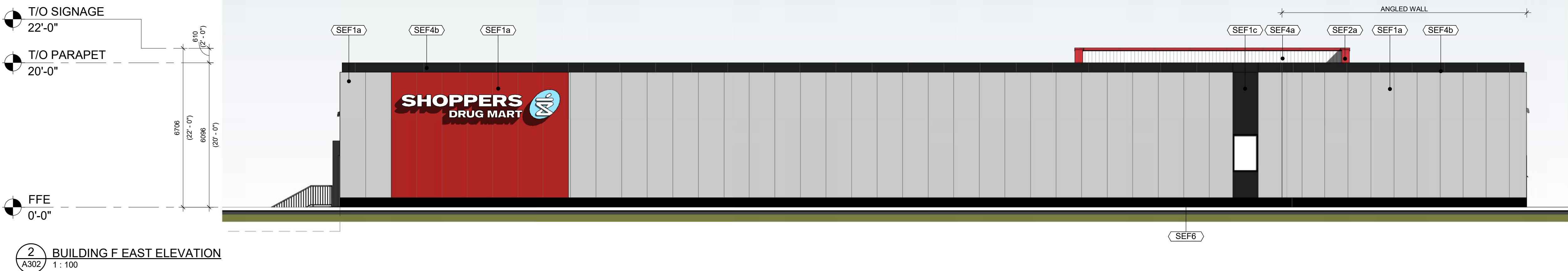
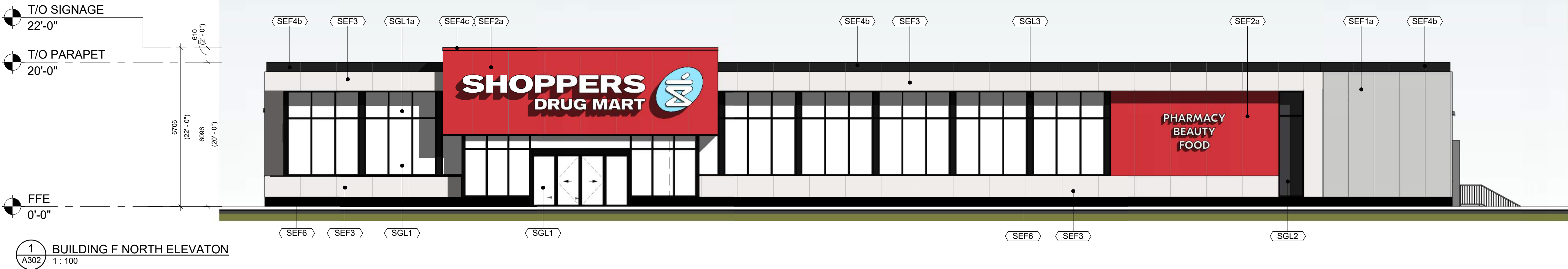
3 BUILDING G EAST ELEVATION
A301 1 : 100



2 BUILDING G SOUTH ELEVATION
A301 1 : 100



1 BUILDING G WEST ELEVATION
A301 1 : 100



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EXTERIOR FINISH SCHEDULE	
MATERIAL	DESCRIPTION
INSULATED METAL PANELS	
(SEF1a)	NORREC METAL PANEL COLOUR TO MATCH: RED - TBD FINISH: EXTERIOR: MICRO-RIBBED INTERIOR: SMOOTH FACE, NO PROFILE
(SEF1b)	NORREC METAL PANEL COLOUR TO MATCH: WHITE - WHITE FINISH: EXTERIOR: MICRO-RIBBED INTERIOR: SMOOTH FACE, NO PROFILE
(SEF1c)	NORREC METAL PANEL COLOUR TO MATCH: BLACK FINISH: EXTERIOR: MICRO-RIBBED INTERIOR: SMOOTH FACE, NO PROFILE OR KINGSSPAN COLOUR: FLUOROPOLYMER LG SR RICH BLACK EXTERIOR: MICRO-RIBBED INTERIOR: SMOOTH, NO PROFILE
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)	M2 - 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 JOISTS AND SEALANT: SILICONE ALTERNATIVE STOREFRONT GLAZING: ROCK 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 GLAZING 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 SURFACES 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 OPAQ COATING ON SURFACES OPAC FILM COLOUR: 49576 BLACK GREY 25ga 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

2	2026-05-05	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 2	NAR
1	2026-01-23	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 1	LBD
#	DATE	DESCRIPTION	BY



PROJECT

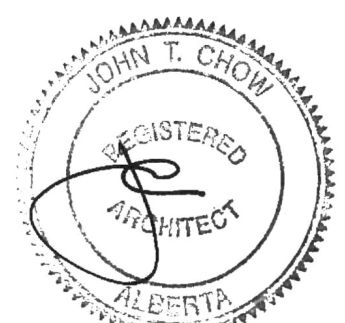
BOW RIVER SHOPPING PLAZA

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

DRAWING

BUILDING F ELEVATIONS

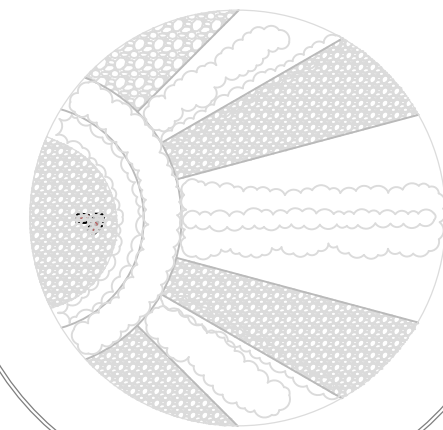
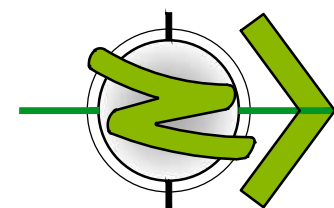
PROJECT NO.
25.325P03
PROJECT DATE
2026-05-05
DRAWN BY
NAR
CHECKED BY
DEM
SCALE
As indicated



DRAWING NO.
A302
REV.
2

1	DEC 22/25	CLIENT REVIEW
2	JAN 19/26	DEVELOPMENT PERMIT SUBMISSION
3	MAY 5/26	RE-DP SUBMISSION - DP2026-00481

no. date description



34 AVENUE NW

PROPOSED
SIGNALIZED
INTERSECTION

69 STREET NW

SITE C1
(± 1.94 ACRES)

SITE C2
(± 1.30 ACRES)

FUTURE
RESIDENTIAL
BUILDING A
± 15,200 S.F.
± 1,412 S.M.
(6 STOREYS)
(122 UNITS)

BUILDING G

BUILDING F

EXISTING MODIFIED
ALL TURNS

1 EXISTING TREE
-80mm Cal. Brandon Elm

5 EXISTING TREES
-80mm Cal.
Brandon Elm

2m x 2m x 1.5m TREE PROTECTION
FENCE - WOOD FENCE WITH
ORANGE SNOW FENCE - AS PER
CITY PARKS GUIDELINES

LANDSCAPE PLAN

1 : 400



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 1,467 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.
25% CONIFEROUS - 6 @ 2M. HT., 5 @ 3M. HT.
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 55
DECIDUOUS AT 75MM CALIPER 16
DECIDUOUS AT 50MM CALIPER 24
CONIFEROUS AT 3M HIGH (50%) 6
CONIFEROUS AT 2M HIGH (50%) 6
TOTAL NUMBER OF SHRUBS PROVIDED 222

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. = 16
FRAXINUS PENNSYLVANICA - GREEN ASH
POPULUS TREMULOIDES - TREMBLING ASPEN
ULMUS AMERICANA - BRANDON ELM
- DECIDUOUS ORNAMENTAL TREES - 50MM CAL. = 27
MALUS X ADSTRINGENS - FLOWERING CRABAPPLE
POPULUS TREMULA 'ERECTA' - SWEDISH COLUMNAR ASPEN
POPULUS TREMULOIDES - TREMBLING ASPEN
SORBUS AMERICANA - MOUNTAIN ASH
SYRINGA RETICULATA - JAPANESE TREE LILAC
- CONIFEROUS TREES - 12
6 @ 3M - 6 @ 2M
PICEA PUNGENS - COLORADO SPRUCE
PINUS PONDEROSA - PONDEROSA PINE
- SHRUBS - 600MM HT./SPR. = 222
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 - 775 SQ.M.
- CONCRETE SIDEWALK - 838 SQ.M.
- BIKE RACKS - MAGLIN 400 SERIES, SURFACE
MOUNT- MATTE BLACK.



PROJECT

SUNNYSIDE COMMERCIAL
34 AVE NW & 69 ST NW

CALGARY, ALBERTA

DRAWING

SITE C
LANDSCAPE PLAN

PROJECT NO.

130.189

PROJECT DATE

MAY 4, 2026

DRAWN BY

LAB

CHECKED BY

BGG

SCALE

1:400

DRAWING NO.

DP-L1

