

DEVELOPMENT PERMIT

5315 17 AVE SE FOREST HILLS PROPOSED UNIT 11 EXPANSION



Blackstone

Commercial Real Estate Services
9705 A Horton Road SW, Calgary AB, T2V2X5
www.blackstonecommercial.com

MARCH 2, 2026



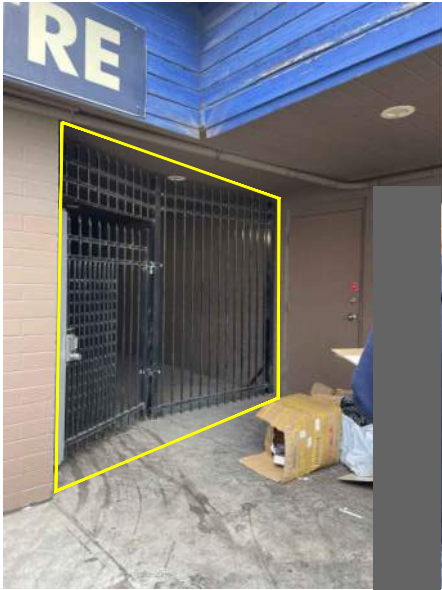
AERIAL PHOTO OF PROPOSED DEVELOPMENT (FRONT)



AERIAL PHOTO OF PROPOSED DEVELOPMENT (REAR)

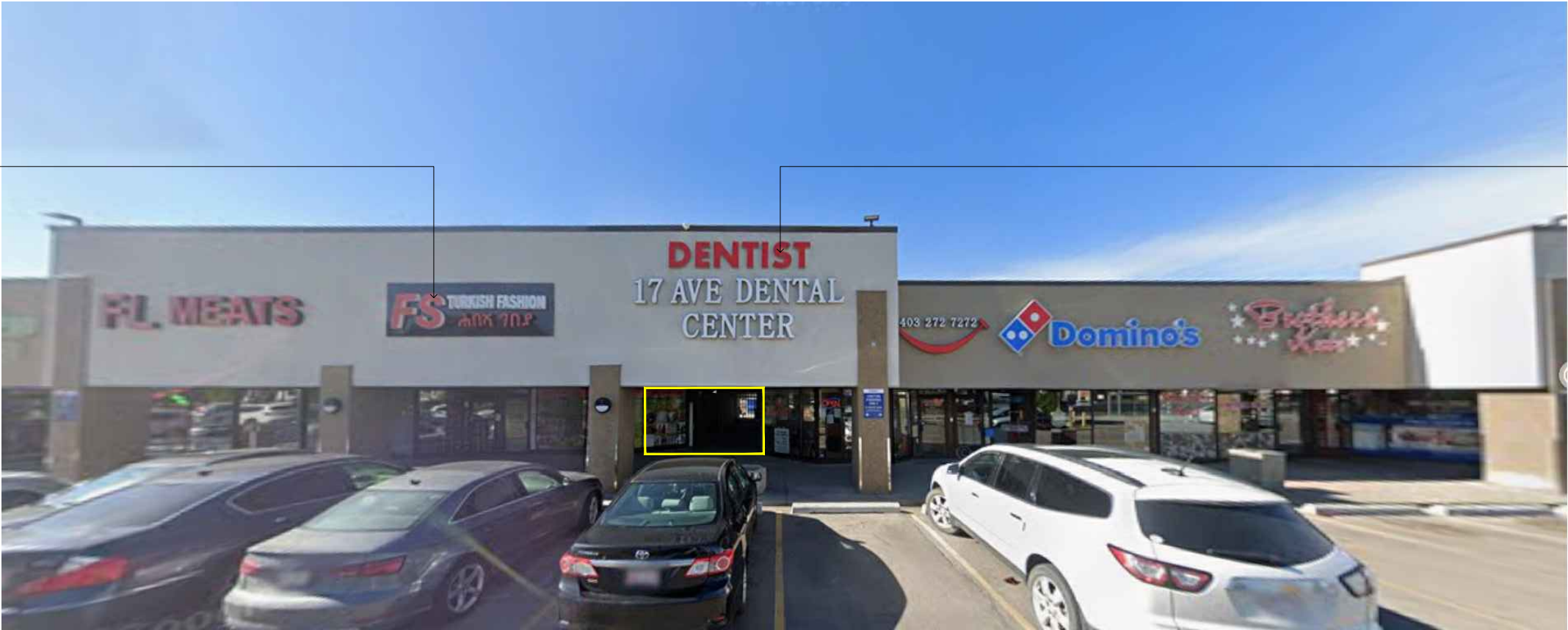


FRONT PHOTO OF PROPOSED DEVELOPMENT



REAR PHOTO OF PROPOSED DEVELOPMENT

SIGN TO BE RETAINED



SIGN TO BE RETAINED

PARTIAL PHOTO OF AREA FOR DEVELOPMENT

SIGN TO BE RETAINED

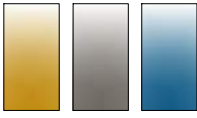


PARTIAL PHOTO OF AREA FOR DEVELOPMENT

SIGN TO BE RETAINED



PARTIAL PHOTO OF AREA FOR DEVELOPMENT



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PROJECT TITLE

PROPOSED UNIT 11 EXPANSION
5315 17 AVE SE FOREST HILLS PLAZA, SE CALGARY , AB

PROJECT INFORMATION:

PROJECT NO. -
DATE: MARCH 2, 2026
DRAWN BY: DMM
CHECKED BY: SO / DT

DISCLAIMER:

ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE BY CONTRACTOR.
ALL DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE PROJECT MANAGERS.
CONTRACTORS ARE TO PREPARE AND SUBMIT SHOP DRAWINGS TO PROJECT MANAGERS FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS.

SHEET CONTENTS

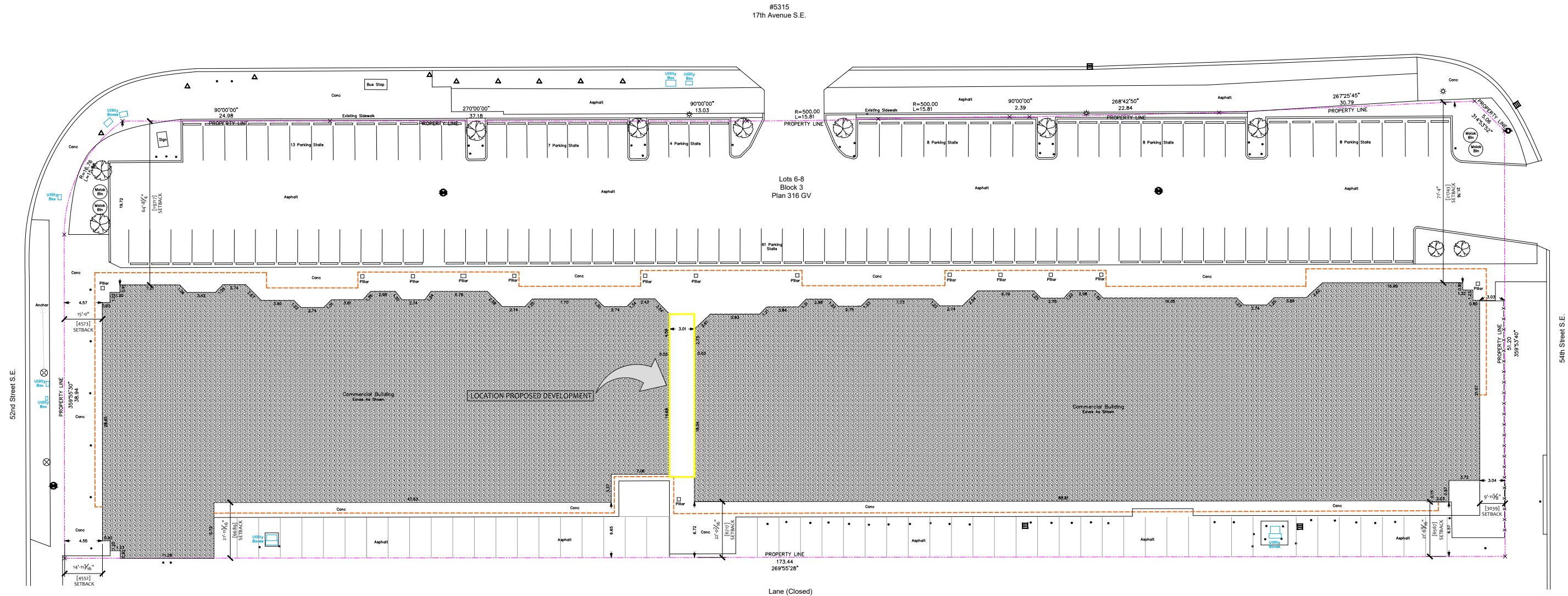
SITE PHOTOS

REVISIONS

NO.	DESCRIPTION	DATE

SHEET

A00.01



MUNICIPAL ADDRESS:

5315 17 Ave SE
Calgary, Alberta

LEGAL DESCRIPTION:

Lots 6–8
Block 3
Plan 316GV

LEGEND:

- Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Power Pole
- Manhole
- Catch Basin
- Light Pole
- Sign
- Fire Hydrant
- Bollard
- Calculation points

- Main Building Hatch
- Detached Garage Hatch
- Tree

- '2F.'—Second Floor
- 'A'—Length of Arc
- 'BC'—Back of Curb
- 'BW'—Back of Walkway
- 'Cant.'—Cantilever
- 'Conc.'—Concrete
- 'Elev.'—Elevation
- 'Enc.'—Encroach(es)
- 'LG'—Lip of Gutter
- 'M.F.'—Main Floor
- 'MFE'—Main Floor Elevation
- 'R'—Radius
- 'R/W'—Right of Way
- 'Ret.'—Retaining
- 'RPE'—Roof Peak Elevation
- 'WB'—Bottom of Wall
- 'WT'—Top of Wall

1

SITE PLAN

A00.02

SCALE

1:500

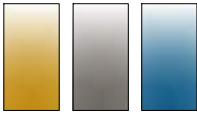
PROJECT INFORMATION

PROPOSED SPACE: Unit 11 Expansion
ADDRESS: 5315 17 AVE SE, CALGARY AB
LEGAL DESCRIPTION: Lots 6,7,8 | Block 3 | Plan 8110033
LAND USE DISTRICT: C-COR3 f2.0 h12
Commercial - Corridor 3
PROPOSED USE: Retail
LEASED AREA: 1,827 sqft. (169.73 sqm.)
(UNIT 11) Existing: 1,182 sqft.
Additional: 645 sqft.

EXISTING BUILDING AREA: 43,470.30 sqft.
PROPOSED BUILDING AREA: 44,115.30 sqft.

PARKING STALLS: 159
BICYCLE STALLS: 0

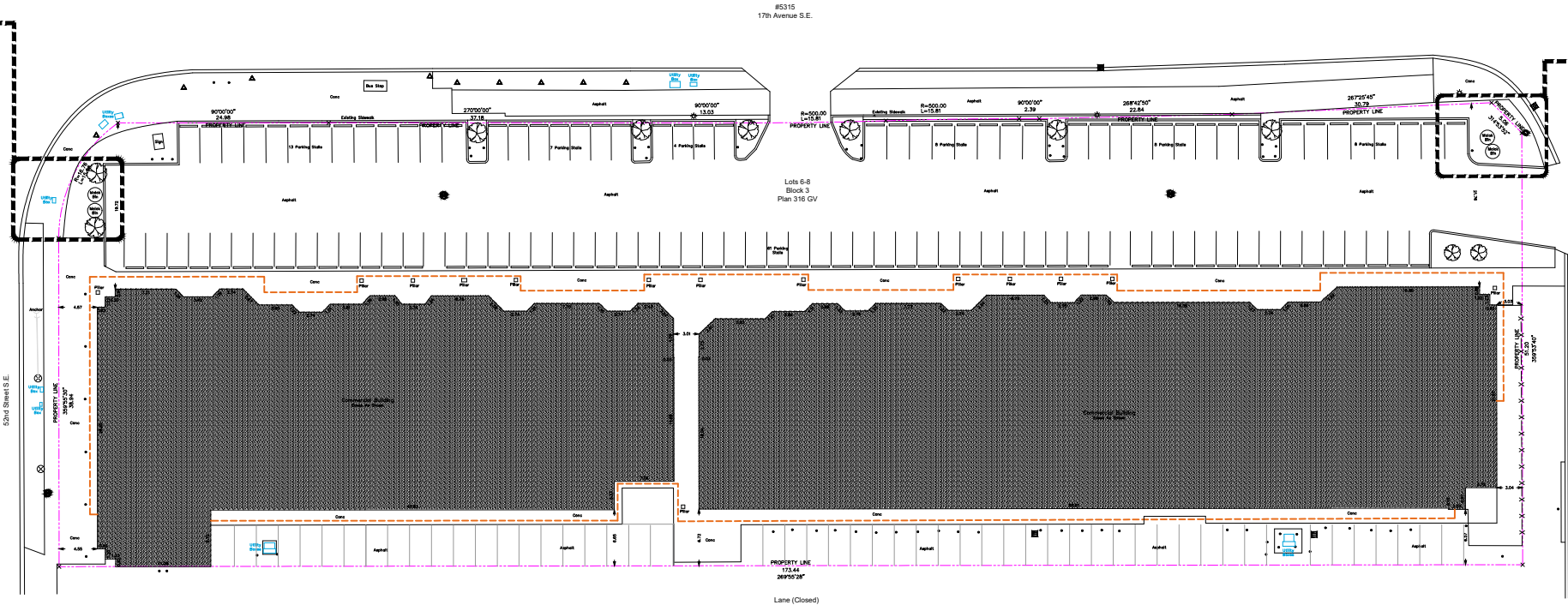
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		DATE: MARCH 2, 2026			DESCRIPTION	
		DRAWN BY: DMM				
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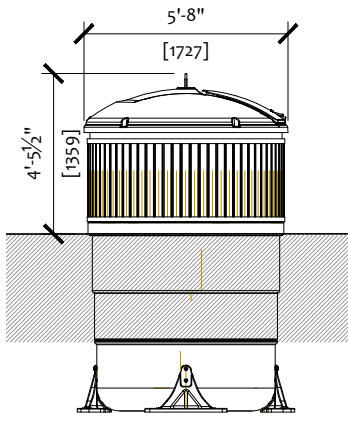
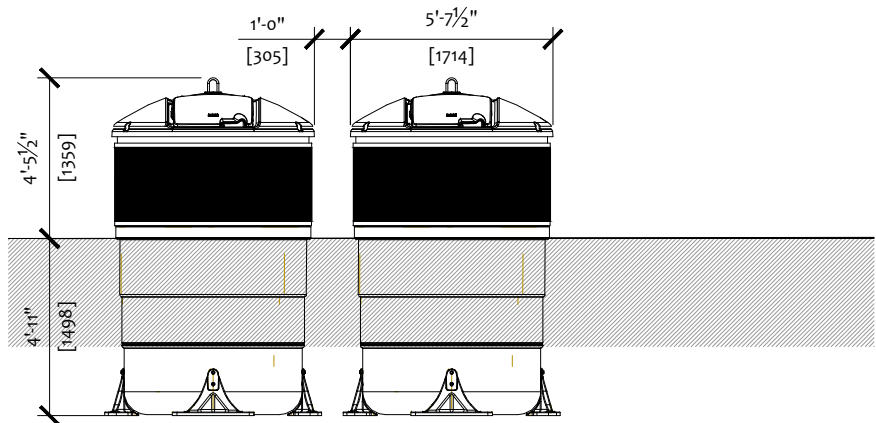
EXISTING LOCATION
OF TWO (2) M5000
SEMI-UNDERGROUND
WASTE CONTAINERS
ONE FOR GARBAGE &
ONE FOR RECYCLING



EXISTING LOCATION
OF TWO (2) M5000
SEMI-UNDERGROUND
WASTE CONTAINERS
ONE FOR GARBAGE &
ONE FOR RECYCLING

MOLOK SPECIFICATIONS:

- MODEL NUMBER: M5000
- CAPACITY: 6.5 CUBIC YARDS / 5,000 LITERS
- LID TYPE: STANDARD
- LID COLOUR: BLACK
- FRAMING: STANDARD MATTE BROWN
- LIFTING BAGS & CONTAINERS: SEMI-HARD



1 TYPICAL FRONT ELEVATION
A-02 SCALE 3/16"=1'

1 TYPICAL SIDE ELEVATION
A-02 SCALE 3/16"=1'

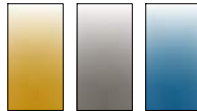


IMAGE REFERENCE 1



IMAGE REFERENCE 2

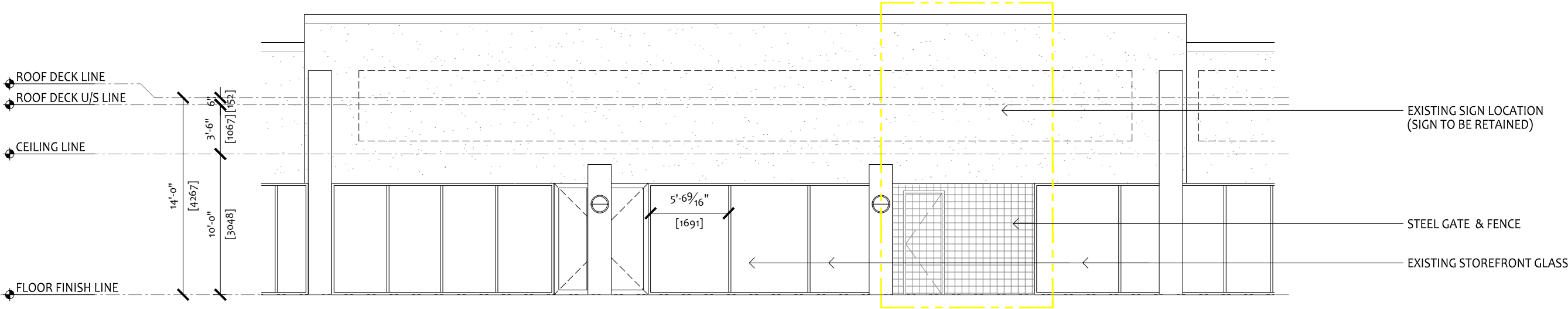
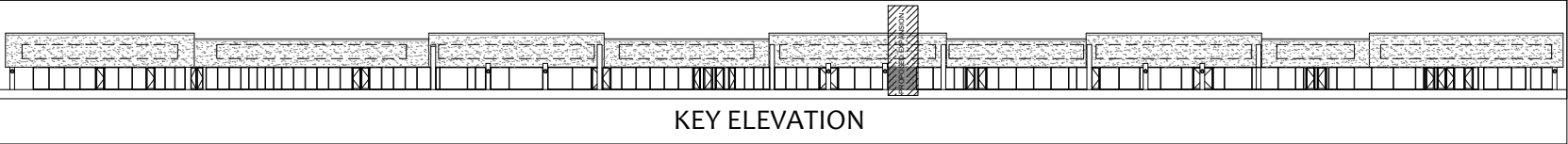
EXISTING WASTE MANAGEMENT PLAN



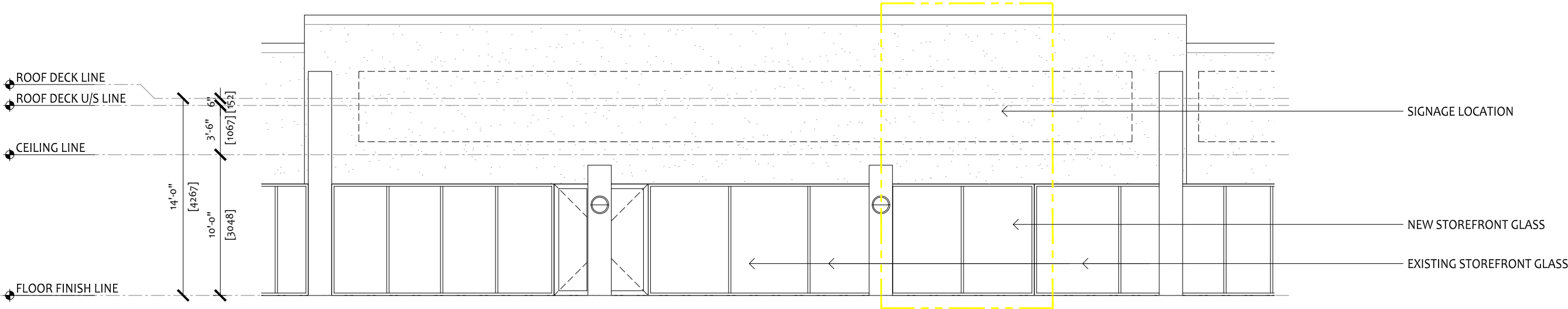
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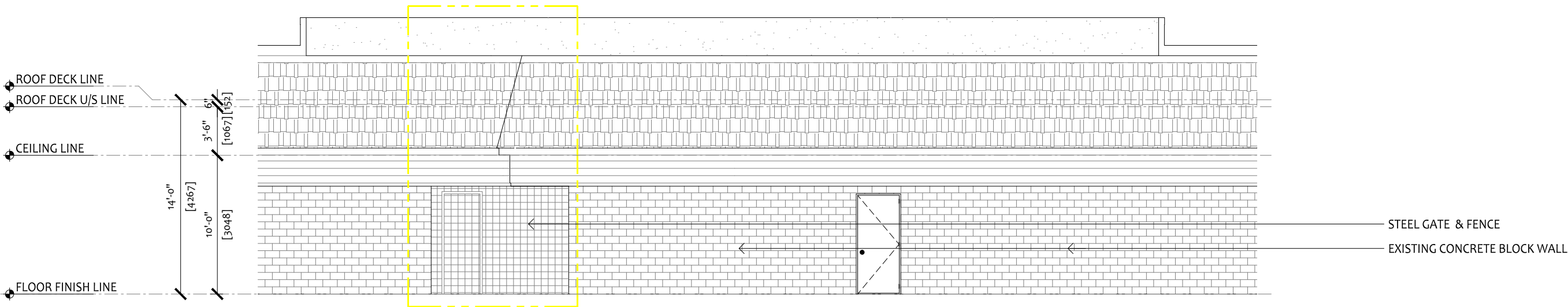
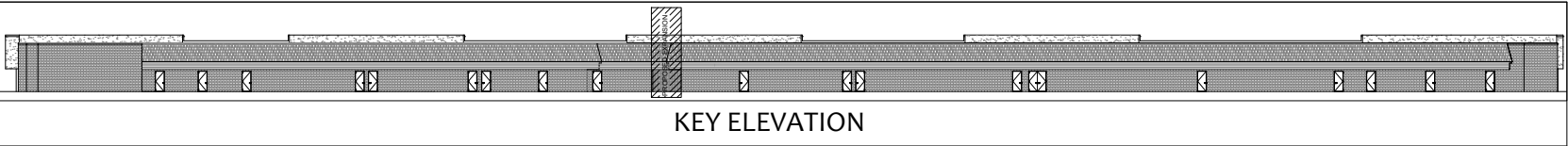
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DATE: MARCH 2, 2026						
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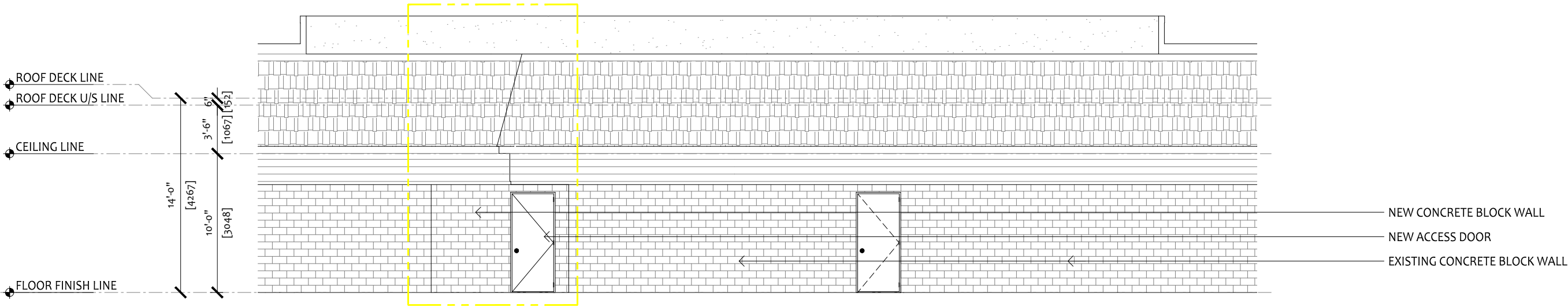
1 EXISTING UNIT 11 & BREEZEWAY FRONT ELEVATION
A02.01 SCALE 1/8"=1'



2 PROPOSED UNIT 11 EXPANSION FRONT ELEVATION
A02.01 SCALE 1/8"=1'



1 EXISTING UNIT 11 & BREEZEWAY REAR ELEVATION
A02.02 SCALE 1/8"=1'



2 PROPOSED UNIT 11 EXPANSION REAR ELEVATION
A02.02 SCALE 1/8"=1'

NO.	DESCRIPTION	DATE