

ECC BOWNESS

ISSUED FOR DEVELOPMENT PERMIT

2026/07/30

PROJECT NUMBER:

26.011

PARCEL ADDRESS:

LEGAL: BLOCK: 4, PLAN: 1339JK
MUNICIPAL: 3439 69 STREET N.W.,
CALGARY, AB

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PROJECT INFORMATION:

PARCEL ADDRESS:

LEGAL: B: 4, P: 1339JK
MUNICIPAL: 3439 69th STREET N.W., CALGARY, AB
COMMUNITY: BOWNESS

PROPOSED GROSS BUILDING AREA:

BUILDING 1	3050.94 SQ.M. / 32,840 SQ.FT.
BUILDING 2	1885.97 SQ.M. / 20,408 SQ.FT.
BUILDING 3	2548.42 SQ.M. / 27,431 SQ.FT.
BUILDING 4	1901.17 SQ.M. / 20,484 SQ.FT.
TOTAL:	9,386 SQ.M. / 101,126 SQ.FT.

BLDG. CLASSIFICATION & TECHNICAL OVERVIEW:

- BASED ON THE NATIONAL BUILDING CODE 2023 (ALBERTA EDITION)
PART 9 SECTION 9.10.14. SPATIAL SEPARATION BETWEEN BUILDINGS.
MAJOR OCCUPANCY GROUP-C WITH UNIT OVER UNIT.

BYLAW REGULATIONS: BYLAW ZONE: DC - BASED ON CC2

BUILDING SETBACKS:

FRONT (WEST)	NOT REQUIRED
SIDE (NORTH)	NOT REQUIRED
REAR (EAST)	NOT REQUIRED
SIDE (SOUTH)	NOT REQUIRED

PARCEL COVERAGE:

PARCEL AREA:	5225 SQ.M. / 56252 SQ.FT.
BUILDING FOOT PRINT:	2647.53 SQ.M. / 5802.16 SQ.FT.
TOTAL PROPOSED:	51%

FLOOR AREA RATIO:

MAXIMUM ALLOWED:	3.0
PROPOSED:	1.95

AMENITY SPACE:

MINIMUM REQUIRED:	NOT REQUIRED
PROPOSED:	NOT REQUIRED

BUILDING HEIGHT:

MAXIMUM:	25.0 M
PROPOSED:	10.65 M

VEHICULAR PARKING:

PROPOSED PARKING STALLS:

RESIDENTS: 60
VISITORS: 3
TOTAL: 63

BICYCLE PARKING:

MINIMUM REQUIRED:
0.5 CLASS 1 BICYCLE STALLS / UNIT
81 UNITS x 0.5 =

41 STALLS REQUIRED
29 STALLS PROVIDED

0.1 CLASS 2 BICYCLE STALLS / UNIT
81 UNITS x 0.1 =

8 STALLS REQUIRED
8 STALLS PROVIDED

WASTE & RECYCLING:

MINIMUM REQUIRED:
0.24 m³ PER UNIT / WEEK
81 UNITS x 0.24 m³ = 19.44 m³ / WEEK
PROVIDED:

WASTE: 1 X 5m³ MOLOK BIN
RECYCLING: 1 X 5m³ MOLOK BIN
ORGANICS: 1 X 1.3m³ MOLOK BIN
TOTAL: 11.3m³
PROPOSING TWICE WEEKLY GARBAGE PICKUP



(ARTISTIC REPRESENTATION ONLY)

RELEASES		
NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	2026.07.30

- ☐ CONSTRUCTION
- ☐ TENDER
- ☐ BUILDING PERMIT
- PROJECT NAME

ECC BOWNESS

MUNICIPAL ADDRESS

3439 69 ST NW

LEGAL ADDRESS

B: 4 P: 1339JK

PROJECT NO.

26.011

DRAWN

LC

DATE

2026-06-26

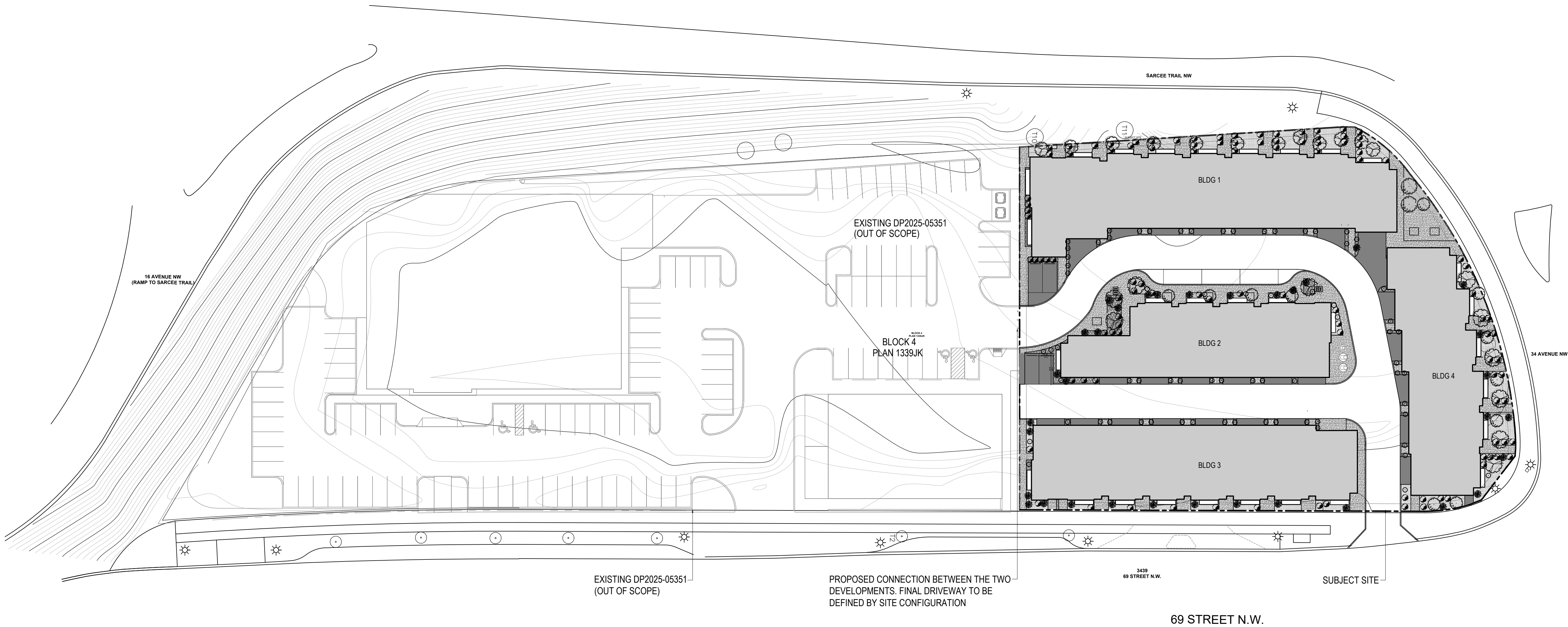
DRAWING TITLE

BLOCK PLAN

DRAWING NUMBER

DP.001

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1 BLOCK PLAN

DP.001 | SCALE: 1/32" = 1'-0"



SITE PHOTO - NORTH



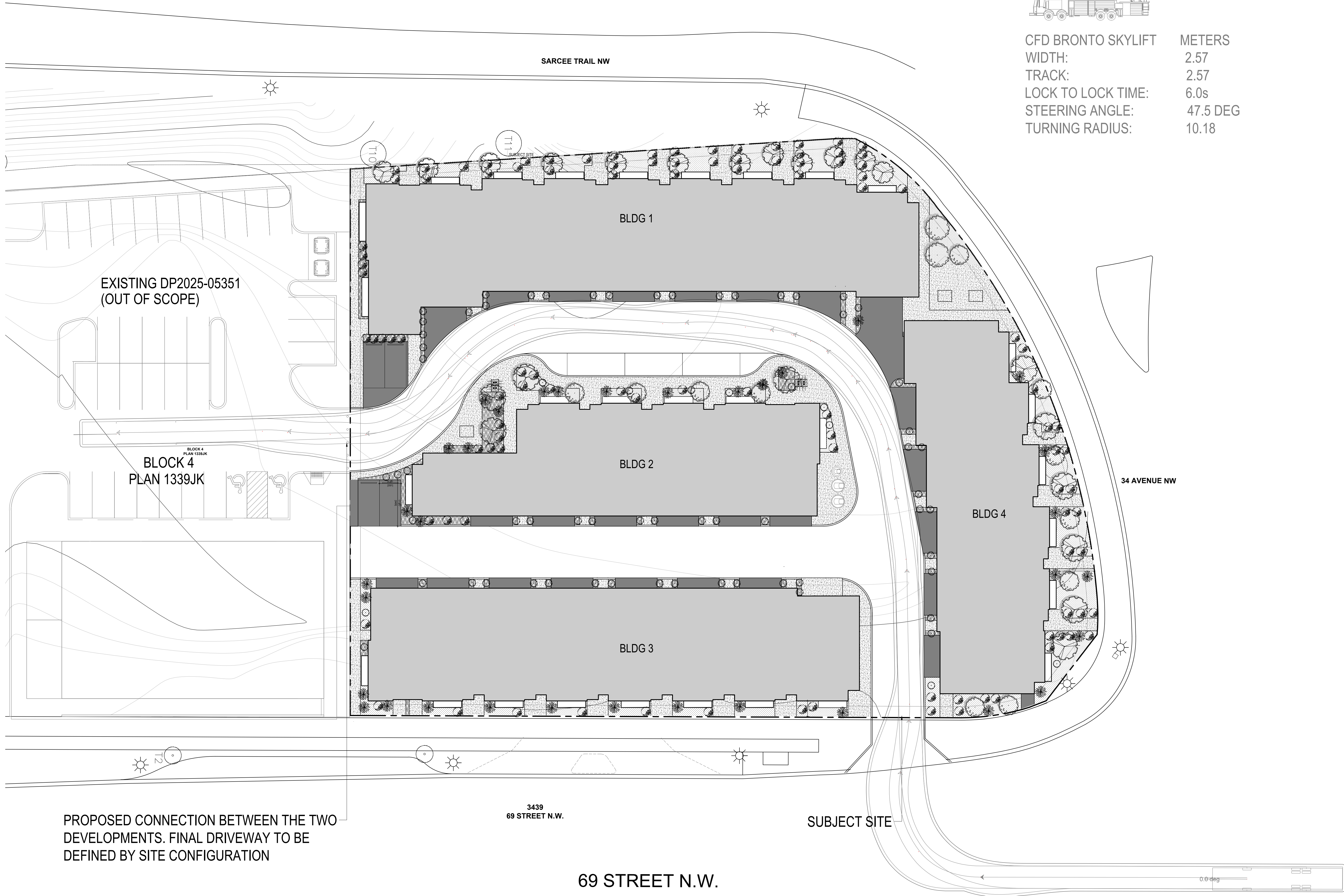
SITE PHOTO - WEST



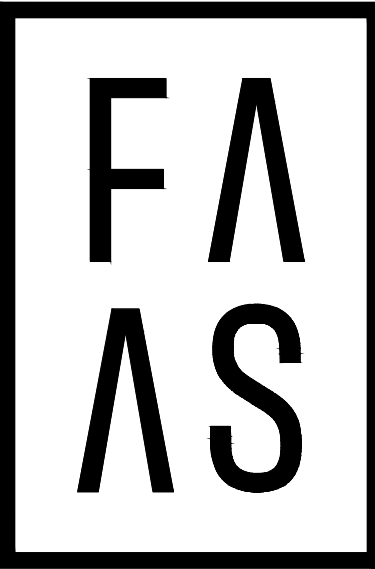
SITE PHOTO - EAST



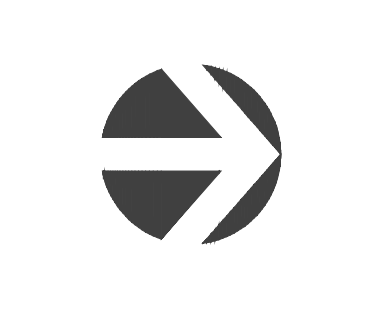
SITE PHOTO - SOUTH



CFD BRONTO SKYLIFT
WIDTH: 2.57 METERS
TRACK: 2.57
LOCK TO LOCK TIME: 6.0s
STEERING ANGLE: 47.5 DEG
TURNING RADIUS: 10.18



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YYYY.MM.DD



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DATE SCALE

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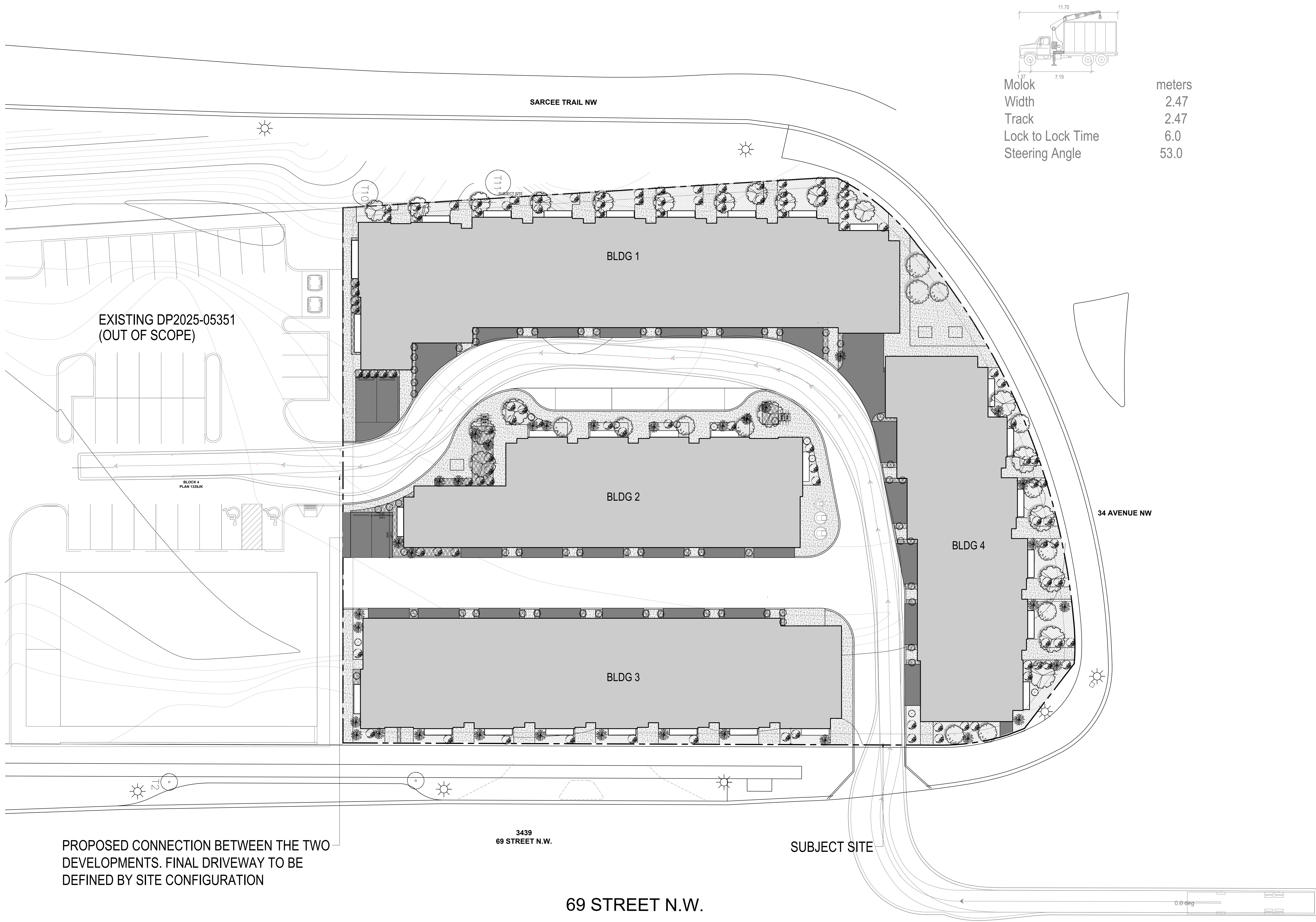
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BLOCK PLAN

DRAWING NUMBER

DP.001

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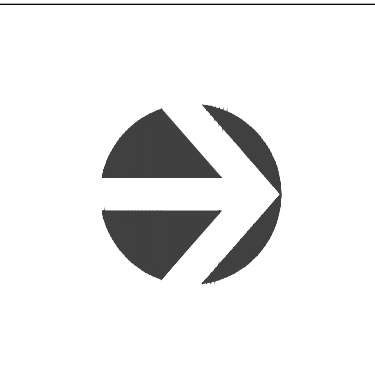


FORMED ALLIANCE ARCHITECTURE STUDIO

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- ☐ TENDER YYYY-MM-DD
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BLOCK PLAN

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SOUTH EAST



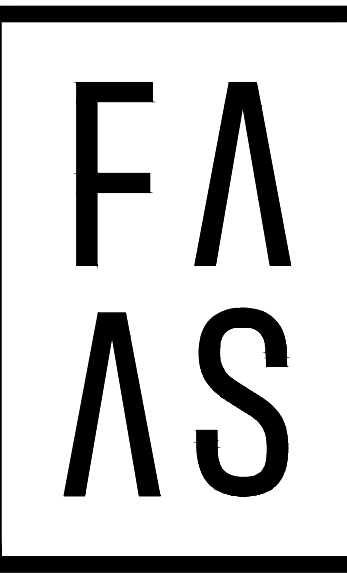
SOUTH WEST



NORTH WEST



NORTH EAST



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[illegible]

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☐ BUILDING PERMIT	YYYY-MM-DD
PROJECT NAME	

ECC BOWNESS

MUNICIPAL ADDRESS	
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LEGAL ADDRESS

PROJECT NO.

DRAWN	CHECKED
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DATE	SCALE
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2000 00 00 1111 11 11	1111 11 11 1111 11 11
DRAWING TITLE	

FINANCIAL STATEMENTS

DRAWING NUMBER

DP.004



FOR REFERENCE
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1. ALL EXISTING STRUCTURES, RETAINING WALLS & LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
2. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
3. REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
4. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
5. PROVIDE EXTERIOR LIGHTING AT ALL FRONT ENTRY AREAS. WALL MOUNTED.
6. HOUSING NUMBER MOUNTED ON EXTERIOR WALL. SITE CONFIRM HEIGHT W/ ARCHITECT PRIOR TO ROUGH-IN & INSTALL.

- | | |
|------|-------------------------------------|
| N.01 | ACCESS TO BASEMENT UNIT |
| N.02 | ACCESS TO MAIN FLOOR UNIT |
| N.03 | ACCESS TO UPPER FLOOR UNIT |
| N.04 | PROPOSED RESIDENTS PARKING STALL |
| N.05 | PROPOSED VISITOR PARKING STALL |
| N.06 | PROPOSED TRANSFORMER LOCATION |
| N.07 | PROPOSED WASTE & RECYCLING LOCATION |
| N.08 | PROPOSED CONCRETE DRIVEWAY |
| N.09 | PROPOSED CONCRETE WALKWAY |
| N.10 | PROPOSED LANDSCAPE |
| N.11 | PROPOSED BICYCLE CLASS 2 LOCATION |
| N.12 | LINE OF BUILDING ABOVE |
| N.13 | PROPOSED ASPHALT ROAD |
| N.14 | PROPOSED WINDOW WELL |
| | EXISTING GEODETIC ELEVATION |
| | PROPOSED GEODETIC ELEVATION |
| | ELECTRICAL METER LOCATION |
| | GAS METER LOCATION |
| | WATER METER LOCATION |
| | SUBJECT SITE PROPERTY LINE |
| | SANITARY LINE |
| | STORM LINE |
| | WATER LINE |
| | GAS LINE |
| | OVERHEAD WIRE |
| | A.G.T. LINE |
| | POWER POLE |
| | POWER ANCHOR |
| | LIGHT POLE |
| | MANHOLE |
| | CATCH BASIN |
| | WATER VALVE |
| | GAS VALVE |
| | SIGN |
| | FIRE HYDRANT |
| | TREE |

[illegible]

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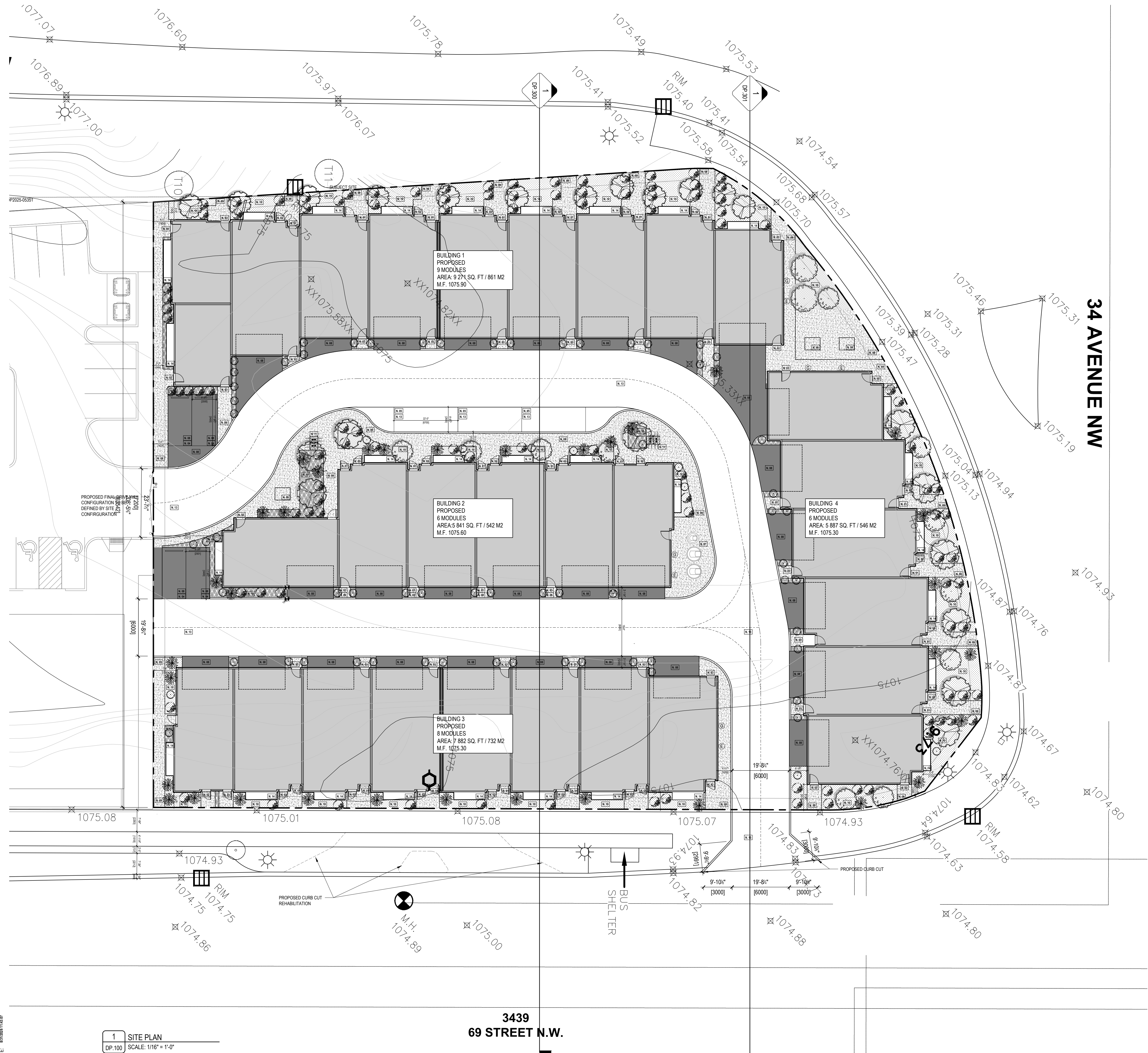
DATE	SCALE
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DRAWING TITLE
SITE PLAN

DRAWING NUMBER

DP.100

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FILE PATH: C:\Users\jlamr\Documents\08.20_26.011 ECC_BOWNESS.dwg
PLOT DATE: 8/21/2025 5:51:07

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CONSTRUCTION

1. PROPOSED NEW CONSTRUCTION
2. PROPOSED BUILDING HEIGHT 10.94M - MAX BUILDING HEIGHT 25M

N.XX	SHEET NOTE DESCRIPTION
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N.01	ADD NOTE
N.02	ADD NOTE

0.0 MATERIAL TAG DESCRIPTION

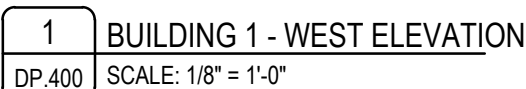
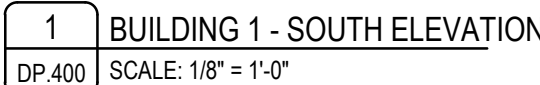
A1.1	JAMES HARDIE PANEL/SMOOTH/ COLOUR = MIDNITE BLACK
A2.1	JAMES HARDIE RUSTIC SERIES/ WOODTONE / COLOUR = SUMMER WHEAT
B - TRIM	
B1.1	HARDIE TRIM MANUF/ PROFILE F' U' N' O / SMOOTH / COLOUR = BLACK
C - PARGING	
C1.1	PARGING / COLOUR = NATURAL GRAY
D - ROOFING	
D1.1	ASPHALT ROOF SHINGLES / COLOUR = BLACK
E - WINDOWS	
E1.1	PVC WINDOW / COLOUR = BLACK
F - DOORS	
F1.1	SWING DOOR / COLOUR = BLACK
F1.2	SLIDING DOOR / COLOUR = BLACK
F2.1	GARAGE DOOR / COLOUR = BLACK
G - GUARDS & RAILINGS	
G1.1	ALUMINUM GUARDRAIL W/ PICKETS / COLOUR = BLACK

H1.1 WALL MOUNTED / COLOUR =

H2.1 SOFFIT MOUNTED / COLOUR =

J - DRAINAGE

J1.1 GUTTER / COLOUR = BLACK



NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	2026.07.30

[illegible]

☐ CONSTRUCTION	YYYY-MM-DD
☐ TENDER	YYYY-MM-DD
☐ BUILDING PERMIT	YYYY-MM-DD
PROJECT NAME	

ECC BOWNESS

MUNICIPAL ADDRESS
3439 69 ST NW

LEGAL ADDRESS
B: 4 P: 1339JK

PROJECT NO. 26.011	
DRAWN	CHECKED
LC	XXXX
DATE	SCALE
2026-06-26	AS NOTED

DRAWING TITLE
ELEVATIONS
BUILDING 1

DRAWING NUMBER

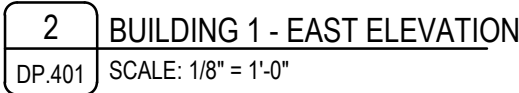
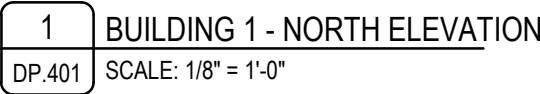
DP.400

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J1.1 GUTTER / COLOUR = BLACK





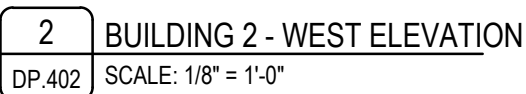
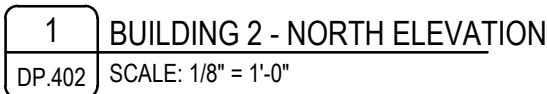
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PROJECT NAME	

DRAWING NUMBER

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J1.1 GUTTER / COLOUR = BLACK



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☐ BUILDING PERMIT YYYY-MM-DD

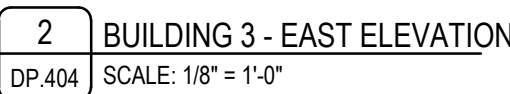
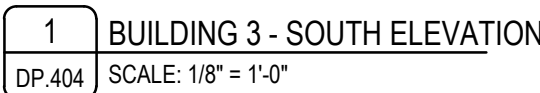
ECC BOWNESS

3439 09 31 NWPROJECT NO.

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☐ CONSTRUCTION	YYYY-MM-DD
☐ TENDER	YYYY-MM-DD
☐ BUILDING PERMIT	YYYY-MM-DD

3439 69 ST NW

LEGAL ADDRESS

PROJECT NO.
26.011

DRAWN	CHECKED
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DATE	SCALE
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DRAWING TITLE
ELEVATIONS
BUILDING 3

DRAWING NUMBER

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1. PROPOSED NEW CONSTRUCTION
2. PROPOSED BUILDING HEIGHT 10.94M - MAX BUILDING HEIGHT 25M

N.XX	SHEET NOTE DESCRIPTION
------	------------------------

N.01 ADD NOTE

N.02 ADD NOTE

0.0	MATERIAL TAG DESCRIPTION
-----	--------------------------

A - FIBER CEMENT

A1.1 JAMES HARDIE PANEL/SMOOTH/ COLOUR = MIDNITE BLACK

A2.1 JAMES HARDIE RUSTIC SERIES / WOODTONE / COLOUR = SUMMER WHEAT

B - TRIM

B1.1	HARDIE TRIM MANUF./ PROFILE 6" U.N.O / SMOOTH / COLOUR = BLACK
------	--

C - PARGING

C1.1 PARGING / COLOUR = NATURAL GRAY

D - ROOFING

D1.1 ASPHALT ROOF SHINGLES / COLOUR = BLACK

E - WINDOW:

E1.1 PVC WINDOW / COLOUR = BLACK

F - DOORS

F1.1 SWING DOOR / COLOUR = BLACK

F1.2 SLIDING DOOR / COLOUR = BLACK

F2.1 GARAGE DOOR / COLOUR = BLACK

G - GUARDS & RAILINGS

G1.1	ALUMINUM GUARDRAIL W/ PICKETS / COLOUR = BLACK
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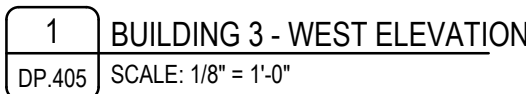
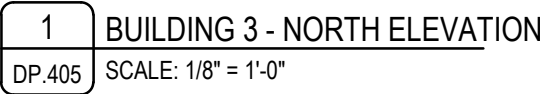
H - LIGHTS

H1.1	WALL MOUNTED / COLOUR =
------	-------------------------

H2.1 SOFFIT MOUNTED / COLOUR =

J - DRAINAGE

J1.1	GUTTER / COLOUR = BLACK
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□ CONSTRUCTION YYYY-MM-DD

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1. PROPOSED NEW CONSTRUCTION
2. PROPOSED BUILDING HEIGHT 10.94M - MAX BUILDING HEIGHT 25M

N.XX	SHEET NOTE DESCRIPTION
------	------------------------

N.01 ADD NOTE

N.02 ADD NOTE

0.0 MATERIAL TAG DESCRIPTION

A - FIBER CEMENT

A1.1 JAMES HARDIE PANEL/SMOOTH/ COLOUR = MIDNITE BLACK

A2.1 JAMES HARDIE RUSTIC SERIES / WOODTONE / COLOUR = SUMMER WHEAT

B - TRIM

B1.1 HARDIE TRIM MANUF./ PROFILE 6" U.N.O / SMOOTH / COLOUR = BLACK

C - PARGING

C11 PARGING / COLOUR = NATURAL GRAY

D. ROOFING

D11 ASPHALT ROOF SHINGLES / COLOUR = BLACK

E. MINOR

511

11

SEIDING BOOK / COLOUR - BLACK

F2.1 GARAGE DOOR / COLOUR = BLACK

G - GUARDS & RAILINGS

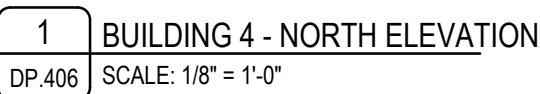
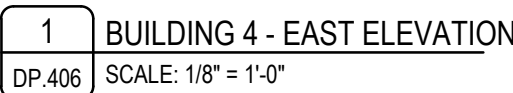
H - LIGHTS

H1.1 WALL MOUNTED / COLOUR =

H2.1 SOFFIT MOUNTED / COLOUR =

J - DRAINAGE

111 GLITTER / COLOUR - BLACK





GENERAL NOTES

- PROPOSED NEW CONSTRUCTION
- PROPOSED BUILDING HEIGHT 10.94M - MAX BUILDING HEIGHT 23M

SHEET NOTES

N.XX	SHEET NOTE DESCRIPTION
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- N.01 ADD NOTE
N.02 ADD NOTE

EXTERIOR FINISH LEGEND

0.0	MATERIAL TAG DESCRIPTION
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A - FIBER CEMENT

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C - PARGING

- C1.1 PARGING / COLOUR = NATURAL GRAY

D - ROOFING

- D1.1 ASPHALT ROOF SHINGLES / COLOUR = BLACK

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J - DRAINAGE

- J1.1 GUTTER / COLOUR = BLACK



FORMED ALLIANCE ARCHITECTURE STUDIO

SEAL

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RELEASES

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DATE

2026-06-26

SCALE

AS NOTED

DRAWING TITLE

ELEVATIONS
BUILDING 4

DRAWING NUMBER

DP.407

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