



ARTIST RENDERING. FOR REFERENCE ONLY.

NORR TRICO- WENTWORTH LANDING - PHASE 1 RESIDENTIAL

1127 85 ST SW and 8888 BOW TR SW, CALGARY, AB

2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Engineers Planners
A Partnership of Corporations
Poon McKenzie Architects (Abertz) Inc. Poon McKenzie Holdings Inc.

Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todola, P. Eng., APEGGA
Chris Pal, P. Eng., APEGGA

DEVELOPMENT PERMIT: DEVELOPMENT PERMIT NO.
NORR PROJECT NUMBER: RZ1124-0021-00
CLIENT PROJECT NUMBER: CLIENT PROJECT NUMBER



AMENDED DRAWINGS
DP No. Date Received
DP2025-03200 FEB 10 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

ISSUE FOR DR3 - Feb 04, 2026

SURVEY	CIVIL	ARCHITECTURE	STRUCTURAL
T.B.D ADDRESS CITY, PROVINCE, POSTAL CODE PHONE NUMBER	RICHVIEW ENGINEERING 203 38th Ave NE SUITE 201 CALGARY, AB, T2E 2M3 +1 403-230-3218	NORR ARCHITECTS & PLANNERS 411 - 1st STREET SE CALGARY, AB, T2G 4Y5 +1 403-264-4000	GLOTMAN-SIMPSON 1661 5TH Ave W VANCOUVER, BC, V6J 1N5 +1 604-734-8822
MECHANICAL	ELECTRICAL	INTERIORS	LANDSCAPE
301 14 St NW CALGARY, AB, T2N 2A1 +1 825-609-6848	301 14 St NW CALGARY, AB, T2N 2A1 +1 825-609-6848	T.B.D ADDRESS CITY, PROVINCE, POSTAL CODE PHONE NUMBER	818 STUDIO 1812 14A St SW CALGARY, AB, T2T 3W6 +1 403-244-8188

PRELIMINARY - NOT FOR CONSTRUCTION

RZ1124-0021

DEVELOPMENT PERMIT

Site Information

LEGAL DESCRIPTION Lot 31 Block 16 Parcel C Plan 61604F

MUNICIPAL ADDRESS 8888, 12th Avenue SW, Calgary, Alberta

COMMUNITY West Springs

LAND USE DISTRICT DC 13502019 Site 3 (M-H1)
Multi-Residential - High Density Low Rise

PROPOSED SUBDIVIDED SITE
8,370 SM | 90,094 SF
0.84 HA | 2.07 AC

Development Statistics

PROPOSED USE(S) Commercial Multi-Residential

PROJECT DESCRIPTION A 6-storey residential development with a single storey below grade parkade

FLOOR AREA RATIO

Minimum 0.00
Maximum 4.00
Proposed 1.67

DENSITY

Minimum 150 units/HA
Maximum n/a
Proposed 164 units/HA

SETBACKS

Minimum To a street 6.00 M Unless per below
To a street 0.00 M Street oriented Multi-Resi Bldg.
To a lane 0.00 M
To another parcel 3.00 M Unless per below
To another parcel 0.00 M Adjoining parcel is:
commercial, industrial, special purpose, or M-C2, M-2, M-H1, M-H2, M-H3 or M-X2

BUILDING HEIGHT

Maximum 26.00 M
Reduced to 10.00 M within 4 M of shared PL
Reduced to 10.00 M within 1.2 M of shared PL
Proposed 23.00 M

SITE COVERAGE

Building Footprint 2,330.71 SM 27.85%
Hard Surfaced Areas
Maximum 4,185.00 SM 50.00%
Proposed 414.00 SM 4.95%
Landscaping
Minimum 4,185.00 SM 50.00%
Proposed 4,537.50 SM 54.21%

AMENITY SPACE

Ratio (Area per Unit)
Minimum 5.0 SM
Proposed 820.0 SM
Private 1,322.0 SM
Common Indoor 6.5 SM
Common Outdoor 390.0 SM
Total 1,787.0 SM

Waste, Recycle & Organics Provision

Calculation Factors		
Volume per Unit:	0.24 CM	0.30 Cu Yds
Bin capacity:	5.00 CM	6.50 Cu Yds
Collections / Week:	2	

VOLUME CALCULATION			
	Ratio	CM	Cu Yds
Building 1			
164 Units	0.24 CM/unit	39.36	51.48
Total		39.36 CM	51.48 Cu Yds

BIN CALCULATION				
	Ratio	SM	No. of Bins	
		Volume	Required	Provided
Waste	20%	7.87	1	1
Recycle	50%	19.68	2	2
Organics	30%	11.81	2	2
Total		39.36 CM	5	5
Deficiency				
Surplus				

STORAGE ROOM CALCULATION				
	Compactor	No. of Bins	Area Required	Area Provided
Waste	0	1	9.0	9.0
Recycle	2	2	18.0	18.0
Organics	2	2	18.0	18.0
Total		5	45.00 SM	45.00 SM
Deficiency				
Surplus				



VIEW 01 FROM 85 ST. SW LOOKING SW



VIEW 02 FROM 85 ST. SW LOOKING NW



VIEW 03 FROM BOW TRL. SW LOOKING NW



VIEW 04 FROM BOW TRL. SW LOOKING NE

Building Areas (Gross)

LEVEL	GROSS FLOOR AREA	SM	SF
Building 1			
Level 1	2,330.7	25,087	
Level 2	2,330.7	25,087	
Level 3	2,330.7	25,087	
Level 4	2,330.7	25,087	
Level 5	2,330.7	25,087	
Level 6	2,330.7	25,087	
Total	13,984.2 SM	150,525 SF	

Building Areas (Gross & Rentable)

LEVEL	GROSS FLOOR AREA	RENTABLE AREA	EFFICIENCY		
	SM	SF	SM	SF	
Building 1					
Level 1	2,330.7	25,087	1,838.9	19,793	78.9%
Level 2	2,330.7	25,087	1,970.1	21,206	84.5%
Level 3	2,330.7	25,087	1,970.1	21,206	84.5%
Level 4	2,330.7	25,087	1,970.1	21,206	84.5%
Level 5	2,330.7	25,087	1,970.1	21,206	84.5%
Level 6	2,330.7	25,087	1,860.2	20,023	79.8%
Total	13,984.2 SM	150,525 SF	11,579.5 SM	124,640 SF	

Vehicle Parking Provision

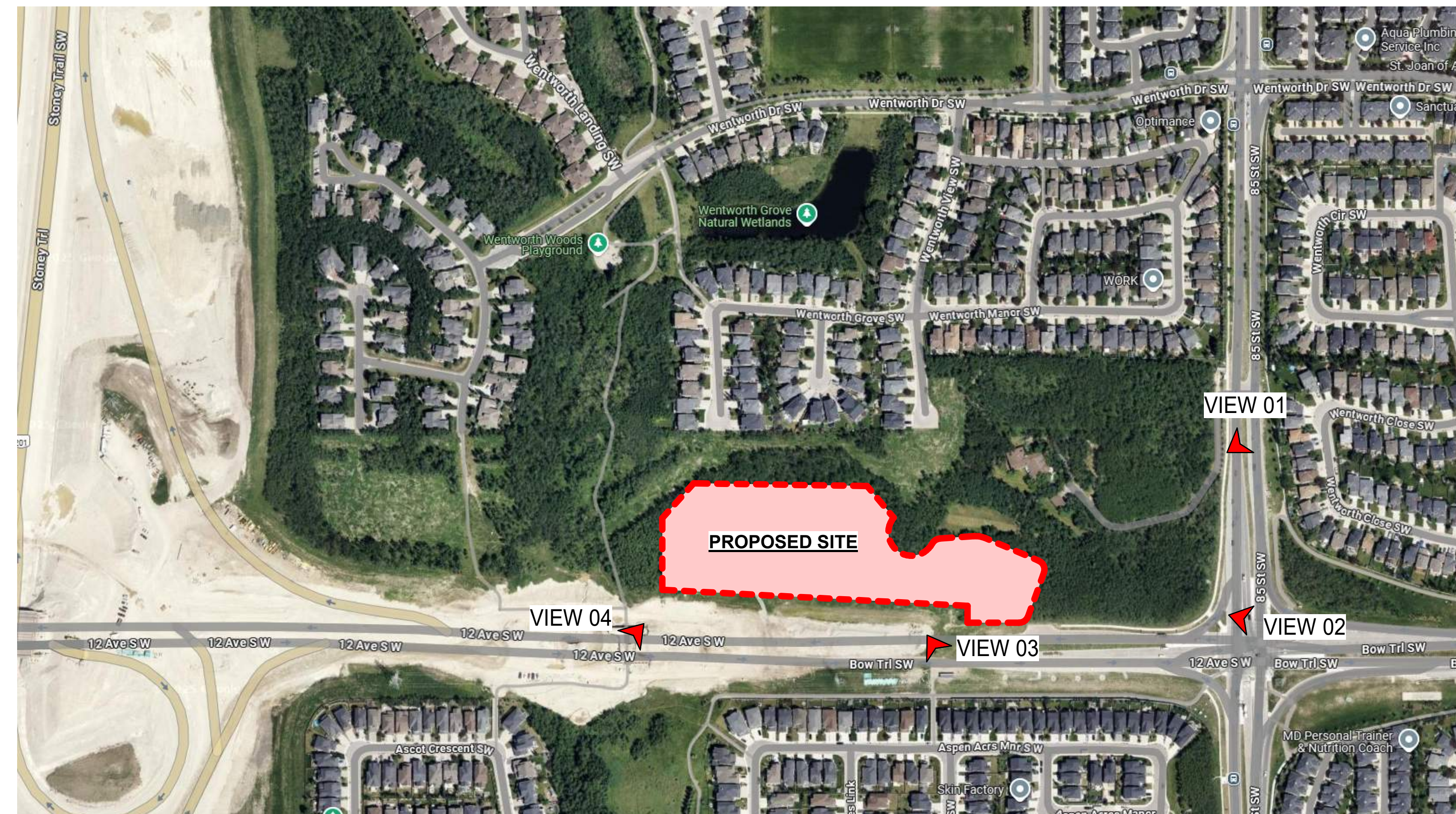
TYPE	REQUIREMENT	REQUIRED	PROVIDED
		STALLS	STALLS
Non-Commercial Stalls			
Resident	0.625 stalls/unit	103	168
Visitor	0.100 stalls/unit	16	17
Total		119	185
Deficiency			0
Surplus			66
Commercial Stalls			
Loading	1.0 stall	1	1

Unit Mix Matrix

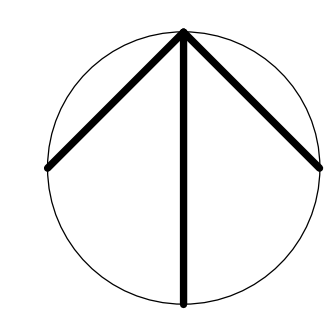
LEVEL	UNIT COUNT			TOTAL
	1 BED	1 BED + DEN	2 BED	
Level 1	8	8	9	25
Level 2	8	9	10	27
Level 3	9	9	10	28
Level 4	9	9	10	28
Level 5	9	9	10	28
Level 6	9	9	10	28
Grand Totals	52	53	59	164
	32%	32%	36%	

Drawing List- Architectural

SHEET NUMBER	SHEET NAME
DP-A00-00	COVER SHEET
DP-A10-01	SITE CONTEXT & STATS
DP-A10-02	OVERALL SITE PLAN
DP-A10-03	ENLARGED RESIDENTIAL SITE PLAN
DP-A10-04	PHASING PLAN
DP-A10-05	SITE WASTE & RECYCLING
DP-A10-06	EMERGENCY ACCESS PLAN
DP-A10-07	RENDERS
DP-A20-01	LEVEL P1 FLOOR PLAN
DP-A20-02	LEVEL 1 OVERALL FLOOR PLAN
DP-A20-03	LEVEL 2 OVERALL FLOOR PLAN
DP-A20-04	LEVEL 3 TYP. OVERALL FLOOR PLAN
DP-A20-05	LEVEL 6 OVERALL FLOOR PLAN
DP-A20-06	OVERALL ROOF PLAN
DP-A40-01	OVERALL BUILDING ELEVATIONS
DP-A40-02	OVERALL BUILDING ELEVATIONS
DP-A42-01	OVERALL BUILDING SECTIONS
DP-A42-02	SITE SECTIONS
DP-A42-03	PARKADE RAMP SECTION



DP SITE CONTEXT KEY MAP
SCALE: 1:1



DATE	ISSUED FOR	REV
2025/05/28	DP Submission	1

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
DP No. DP0225-03290 Date Received FEB 10 2025
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

This drawing has been prepared solely for the use of TRICO HOMES and there are no representations of any kind made by NORR ARCHITECTS & PLANNERS to any party with whom NORR ARCHITECTS & PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
Key Plan

Consultants	
Survey:	T.B.D
Civil:	RICHVIEW ENGINEERING
Architecture:	NORR ARCHITECTS & PLANNERS
Structural:	GLOTMAN-SIMPSON
Mechanical:	
Electrical:	
Interior:	T.B.D
Landscape:	819 STUDIO

Seal(s)

NORR

2300, 411 - 1st Street SE
Calgary, AB, Canada T2G 4Y5
1000 sqm
NORR Architects Engineers Planners
A Partnership of Corporations
Professional Engineers, Architects, Planners, Surveyors, and Landscape Architects
Alberta Professional Engineers Association (A.P.E.A.)
Alberta Professional Architects Association (A.P.A.A.)
Alberta Professional Planners Association (A.P.P.A.)
Alberta Professional Surveyors Association (A.P.S.A.)
Alberta Professional Landscape Architects Association (A.P.L.A.A.)

Project Manager	Drawn
DN	AG/ECG
Project Leader	Checked
EF	DH/EF

Client
TRICO HOMES

Project
TRICO - WENTWORTH LANDING - PHASE 1 RESIDENTIAL
1127 85 ST SW and 8888 BOW TR SW, CALGARY, AB
Drawing Title
SITE CONTEXT & STATS

Scale	1:1
Project No.	RZ1124-0021-00
Drawing No.	DP-A10-01

PRELIMINARY - NOT FOR CONSTRUCTION

2025/05/28 11:57 AM

SITE LEGEND

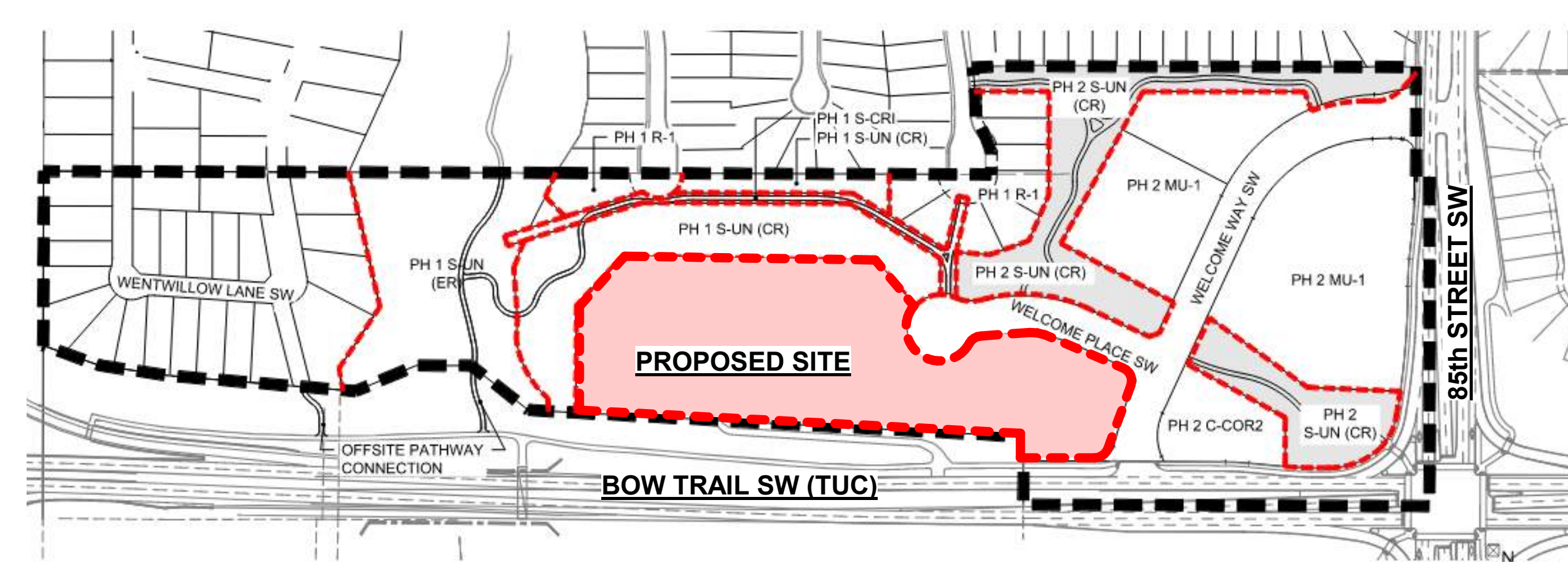
	FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING MIN. 38,500kg (85,000 LBS) LOAD & W/PA 100-TON POINT LOAD OF 517kN OVER 2.0M ² AREA
	UTILITY RIGHT-OF-WAY - REFER TO CIVIL
	LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
	RAISED PLANTER BEDS - REFER TO LANDSCAPE DRAWINGS
	CONCRETE (SIDEWALK / CURB / WALKWAY / PAVERS) - REFER TO LANDSCAPE DRAWINGS
	HEATED CONCRETE RAMP DOWN TO PARKADE CM TROVELED HERRINGBONE FINISH
	ASPHALT
	6\"/>
	LOADING ZONE - ASPHALT WITH CAPACITY TO CARRY THE WEIGHT OF A LOADING TRUCK OF 50,000 kg (110,000 LBS) W/PAK PAINTED ON CONCRETE
	PRINCIPLE ENTRY - WITHIN 15m OF FIRE ACCESS ROUTE (+45m RADIUS FROM FIRE HYDRANT)
	BARRIER-FREE RAMP
	PROPOSED BARRIER-FREE PARKING - SYMBOL PAINTED ON ASPHALT
	BIKE RACK - REFER TO LANDSCAPE DRAWINGS
	1.5m WIDE PAINTED CROSSWALK
	"BARRIER FREE PARKING" SIGN (INSTALLED AT ALL RELEVANT LOCATIONS)
	VISITOR PARKING (INSTALL SIGNAGE AT ALL RELEVANT LOCATIONS)
	"STOP" SIGN, "LOADING ZONE, NO PARKING" SIGN, "LOADING" SIGN
	PROPOSED TRANSFORMER AND CONCRETE PAD - REFER TO ELECTRICAL
	FIRE HYDRANT - PROPOSED / EXISTING LOCATION - REFER TO CIVIL
	DIRECTION OF TRAVEL
	VARIOUS TREES - REFER TO LANDSCAPE
	LIMIT OF CONSTRUCTION DISTURBANCE
	WATER METER, ELECTRIC METER, GAS METER LOCATIONS - REFER TO CIVIL
	MANHOLE / CATCH BASIN / AREA DRAIN - REFER TO CIVIL
	SITE ELECTRICAL MAY REQUIRE CONCRETE BASE - REFER TO ELECTRICAL
	ELECTRICAL VEHICLE (EV) CHARGING STATION - REFER TO ELECTRICAL
	FIRE TRUCK PATH AND FIRE DEPT. ACCESS - TURNING RADIUS AS INDICATED
	PROPERTY LINE - DELINEATES SCOPE OF WORK
	EXTENTS OF PARKADE BELOW GRADE
	PROPOSED / EXISTING WATER LINE - REFER TO CIVIL
	PROPOSED / EXISTING STORM LINE - REFER TO CIVIL
	PROPOSED / EXISTING SANITARY LINE - REFER TO CIVIL
	PROPOSED / EXISTING ELECTRICAL (OH OR UG) - REFER TO CIVIL
	UTILITY RIGHT OF WAY (URW) - REFER TO CIVIL
	EXISTING / OFF-SITE - REFER TO CIVIL / SURVEY
	LINE OF SAVES AT ROOF OVERHANGS
	LINE OF RETAINING WALL
	LINE OF ACCESS ROAD CURBS
	LINE OF THE SAFETY GUARDRAIL ALONG ACCESS ROAD

NOTE:
ALL OF SITE LOCATIONS SHOWN OF EXISTING INFRASTRUCTURE, INCLUDING TREES, EXISTING UG SERVICE LINES, EXISTING ELECTRICAL EQUIPMENT, EXISTING FIRE HYDRANTS, EXISTING BUS ZONES AND EXISTING LIGHTS NOTED FOR REFERENCE ONLY - REFER TO CIVIL DRAWINGS AND SURVEY

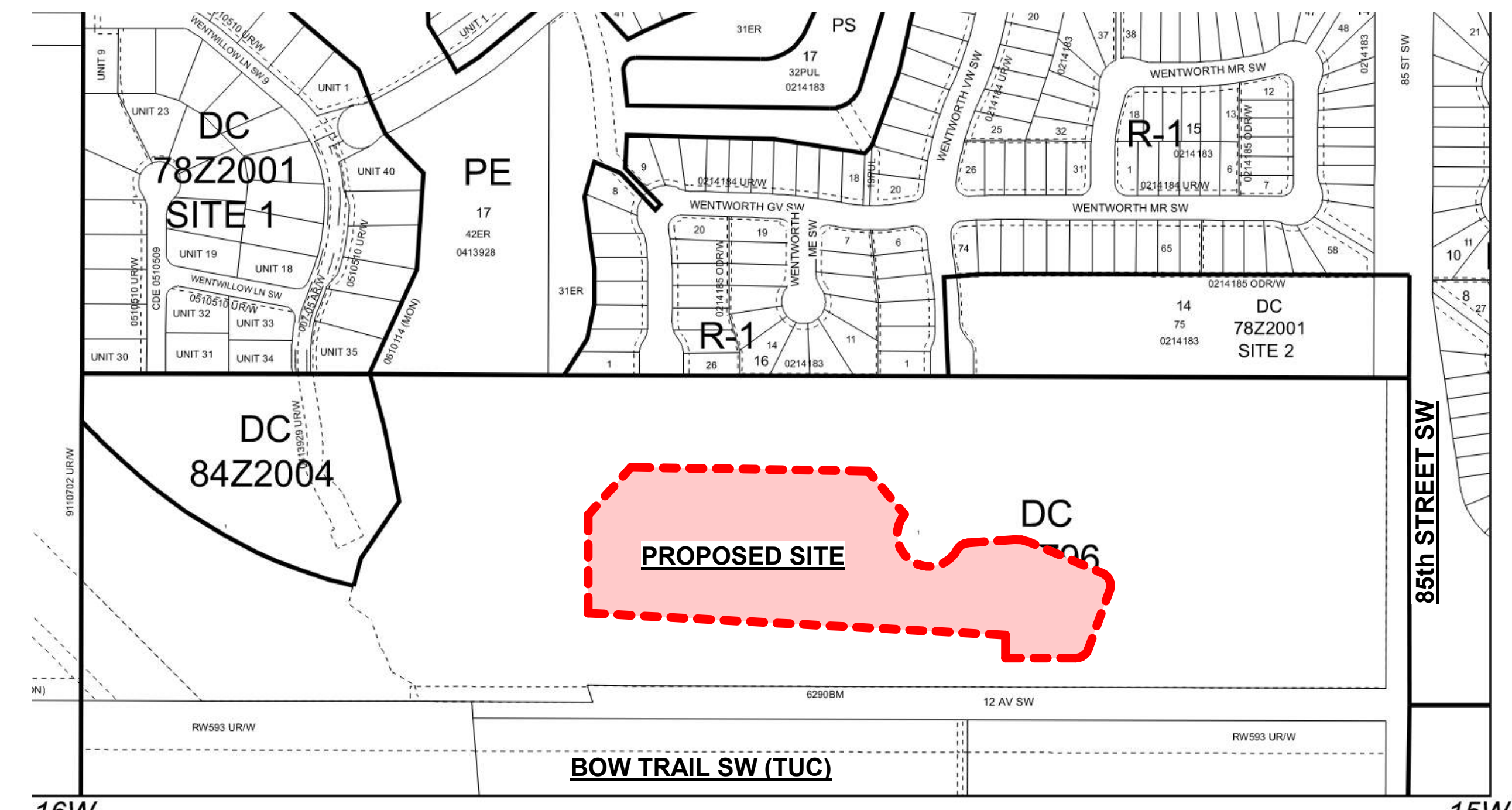
- SITE GENERAL NOTES**
- ALL BUILT ELEMENTS WITHIN PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE
 - WHEEL STOPS TO BE 100mm HIGH AND PLACED 800mm FROM FRONT OF PARKING STALL (TYP.)
 - NO PARKING STALLS SHOULD EXCEED 4% SLOPE IN ANY DIRECTION
 - NO PARKING ANYTIME / FIRE LANE SIGNAGE TO BE POSTED ON INTERNAL ROADWAY ON SITE
 - LANDSCAPE SHOWN FOR REFERENCE ONLY - REFER TO LANDSCAPE DETAILS
 - SITE SIGNAGE DETAILS SHOWN IN LANDSCAPE DRAWINGS
 - FOR PROPOSED SITE LIGHTING - REFER TO ELECTRICAL DRAWINGS
 - SITE SERVICES, PEDESTALS, CONDUITS, UTILITY RIGHT OF WAY AND GRADES SHOWN FOR REFERENCE ONLY - REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS
 - ALL BUILDING AREAS AND COVERAGE CALCULATIONS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY A LAND SURVEYOR REGISTERED IN THE JURISDICTION OF THE PROJECT
 - REFER TO BICYCLE STORAGE SITE DETAIL FOR ADDITIONAL INFORMATION
 - PROPOSED LOCATION FOR FIRE DEPARTMENT CONNECTION (F.D.C.) IS 300 SW AND 15m FROM PRINCIPAL ENTRANCE OF ALL BUILDINGS. INSTALL ON EXTERIOR WALL OF EACH BUILDING IN LOCATION INDICATED
 - ARROWS SHOWN ON ASPHALT INDICATE DIRECTION OF TRAVEL
 - IRRIGATION SYSTEM TO BE SUPPLIED AND INSTALLED BY OWNER'S CONTRACTOR. SEPARATE METERS WILL BE LOCATED AS PER DESIGN, IF REQUIRED
 - CAST IN PLACE EXTENSIVE CONCRETE FIBERS IN WALKWAYS TO BE COMPLETED BY SITE CONTRACTOR. RISERS SHOWN ARE ESTIMATED BASED ON GRADES. ALL RISER COUNTS AND LOCATIONS TO BE CONFIRMED, REFER TO CIVIL
 - PROPOSED LOCATIONS FOR FIRE ALARM CONTROL PANEL AND LOOKBOOK INDICATED
 - UNLESS OTHERWISE SPECIFIED, ALL SURFACE PARKING TO BE DESIGNATED AS VISITOR PARKING
 - REFER TO LANDSCAPE PLANS FOR FINISHES AND MATERIALS SPECIFIED FOR ALL SIDEWALKS AND WALKWAYS
 - INSTALL REGULAR ASPHALT AT PARKING STALL LOCATIONS, HEAVY DUTY ASPHALT WHERE INDICATED
 - AN URBAN FORESTRY TECHNIQUE MUST BE ON SITE DURING EXCAVATION OF ALL PROPOSED SERVICES TO MITIGATE ANY DAMAGE TO EXISTING ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST 3 BUSINESS DAYS IN ADVANCE OF EXCAVATION. IF CANOPIES OR ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREES BECOME UNSTABLE, THE URBAN FORESTRY WILL REQUIRE THEIR REMOVAL USING AN APPROVED AND EMPOWERED TREE CONTRACTOR AT APPLICANT'S EXPENSE, PLUS COMPENSATION FOR THE REMOVED TREES
 - REFER TO CIVIL DRAWINGS FOR LOCATIONS AND SIZING OF TRANSIT ZONES AND TRANSIT PADS



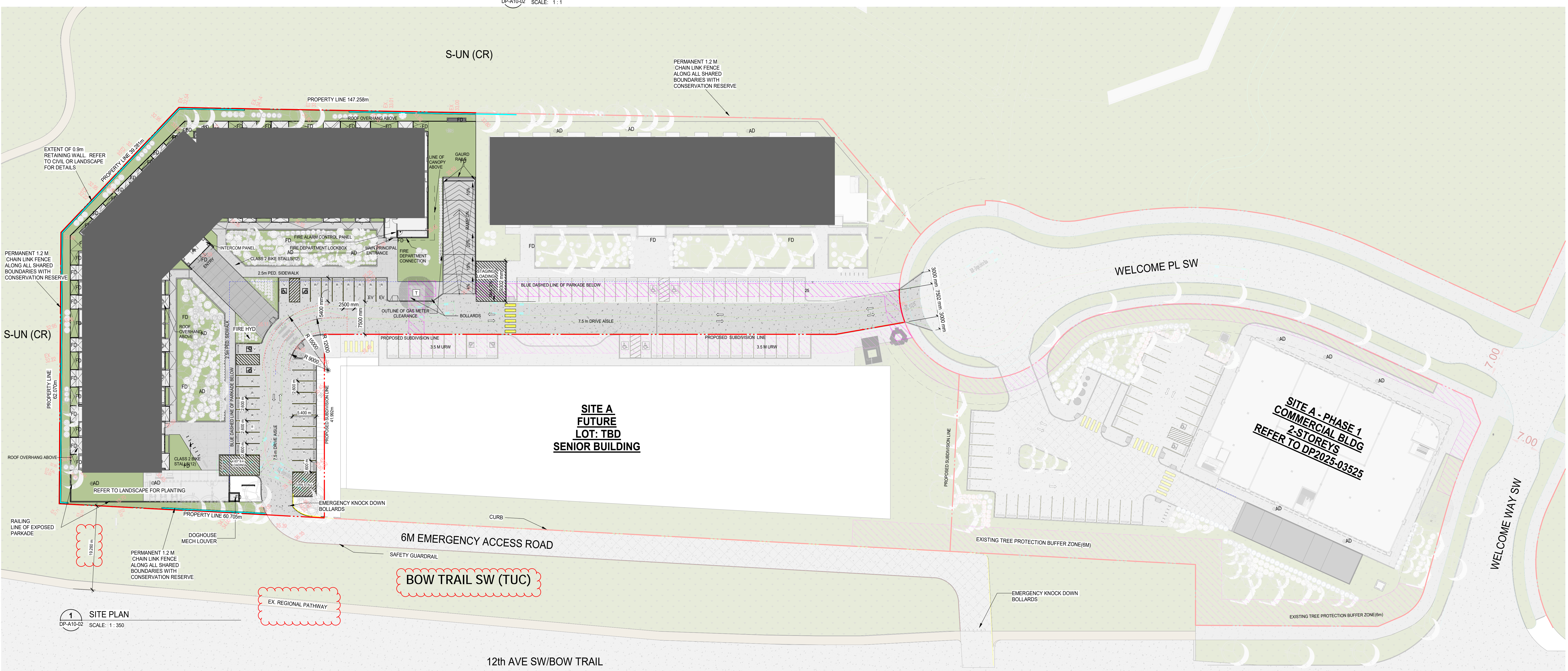
2 DP SITE CONTEXT MAP - SATELLITE VIEW
DP-A10-02 SCALE: 1:1



3 DP LANDUSE BYLAW
DP-A10-02 SCALE: 1:1



4 DP LANDUSE BYLAW KEY PLAN
DP-A10-02 SCALE: 1:1



1 SITE PLAN
DP-A10-02 SCALE: 1:350

DATE	ISSUED FOR	REV
2025/05/28	DP Submission	1
2025/10/15	DRI reply	2

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
DP No: DP2025-03525 Date Received: FEB 10 2025
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

This drawing has been prepared solely for the use of TRICO HOMES and there are no representations of any kind made by NORR ARCHITECTS & PLANNERS to any party with whom NORR ARCHITECTS & PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component	Key Plan
Consultants	Survey: T.B.D. Architecture: RICHVIEW ENGINEERING Structural: NORR ARCHITECTS & PLANNERS Mechanical: GLOTTMAN-SIMPSON Electrical: T.B.D. Landscape: 819 STUDIO

Project Manager	Drawn
Project Leader	Checked
Client	DH/EF
TRICO HOMES	

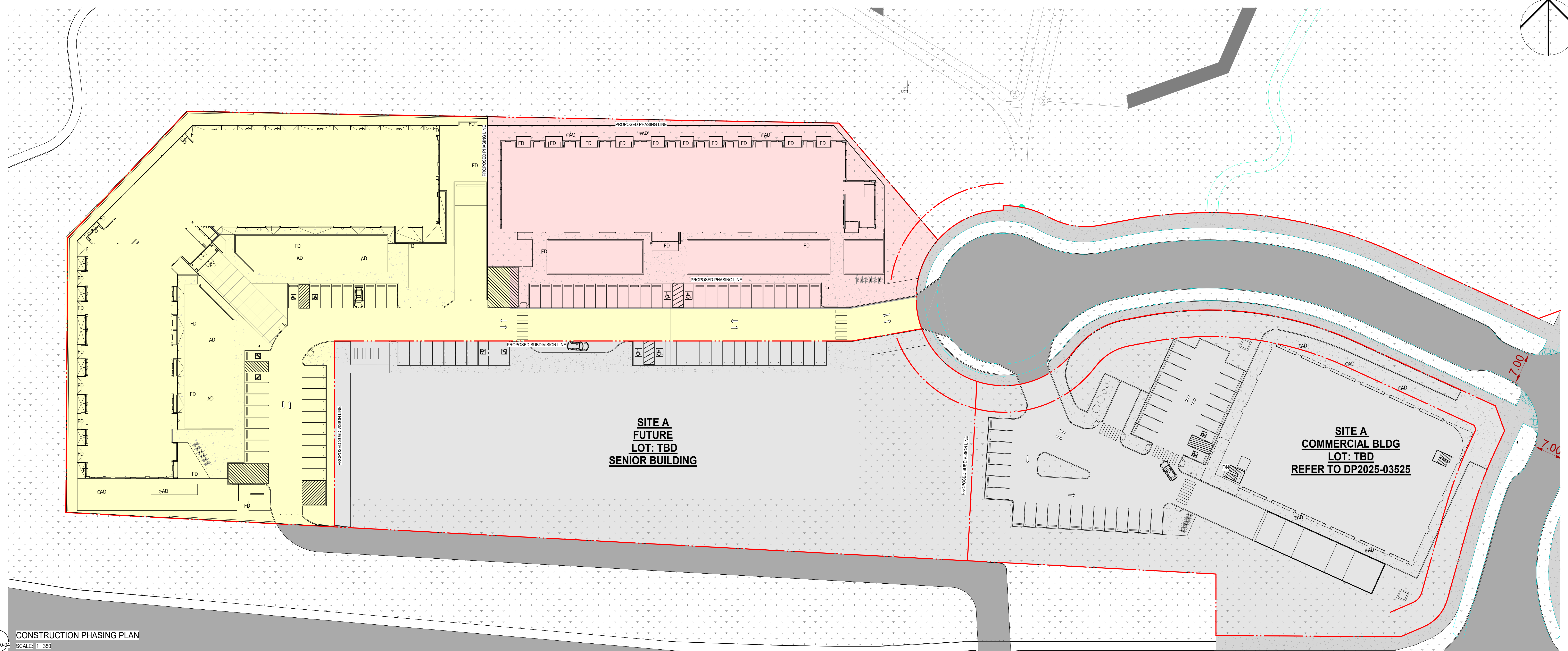
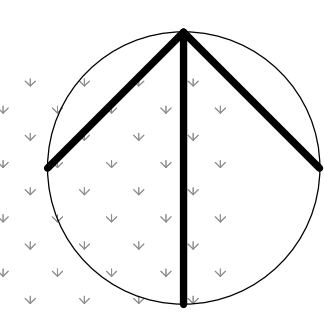
Project	TRICO - WENTWORTH LANDING - PHASE 1 RESIDENTIAL
Drawing Title	1127 85 ST SW and 8888 BOW TR SW, CALGARY, AB OVERALL SITE PLAN

NORR
2300, 411 - 1st Street SE
Calgary, AB, Canada T2G 4Y5
403.243.8888
NORR Architects Engineers Planners
A Partnership of Corporations
A Partnership of Corporations

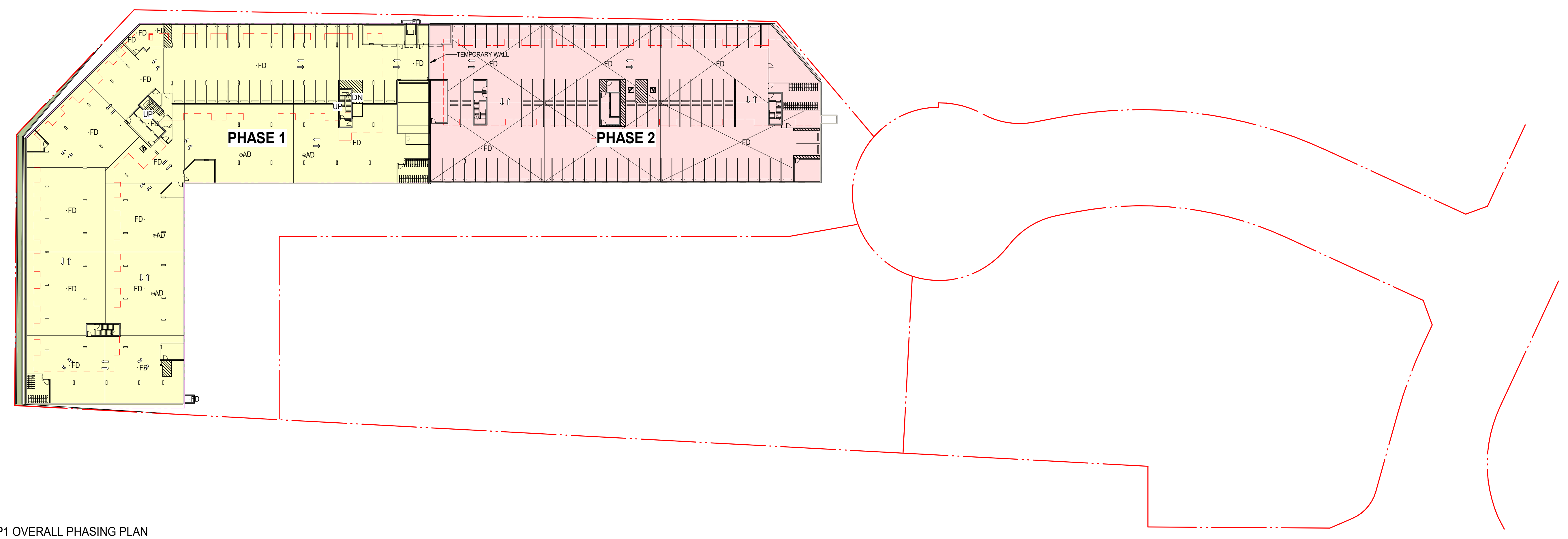
Scale	As indicated
Project No.	RZ1124-0021-00
Drawing No.	DP-A10-02

PRELIMINARY - NOT FOR CONSTRUCTION

2025/11/15 PM



2 CONSTRUCTION PHASING PLAN
 DP-A10-04 SCALE: 1:350



1 P1 OVERALL PHASING PLAN
 DP-A10-04 SCALE: 1:500

PHASING LEGEND

- DEEP SERVICES AND CONNECTION TO EXISTING SERVICES
- ROADWAY (FIRST LIFT OF ASPHALT ONLY), DOES NOT INCLUDE ANY CONCRETE WORK (DRIVEWAYS OR WALKWAYS)
- SHALLOW SERVICES AS REQUIRED

PHASE 01

- SITE A PHASE 1 RESIDENTIAL BUILDING
- SITE A PHASE 1 RESIDENTIAL UNDERGROUND PARKADE
- PARKING

PHASE 01A

- LANDSCAPE SURROUNDING SITE A PHASE 1 RESIDENTIAL BUILDING
- DRIVEWAYS, WALKWAYS, SIDEWALKS INSTALLED

PHASE 02

- SITE A PHASE 2 RESIDENTIAL BUILDING
- SITE A PHASE 2 RESIDENTIAL UNDERGROUND PARKADE

PHASE 02A

- LANDSCAPE SURROUNDING SITE A PHASE 2 RESIDENTIAL BUILDING
- DRIVEWAYS, WALKWAYS, SIDEWALKS INSTALLED

GENERAL NOTES:

1. EACH BUILDING PHASE AND ALL SURROUNDING LANDSCAPING TO BE PHASED INDIVIDUALLY AND IN A RANDOM ORDER, INDEPENDENT OF EACH OTHER.
2. PHASES NOT COMPLETED IN SEQUENTIAL ORDER EXCEPT PHASE 01, 02 & 03.

DATE	ISSUED FOR	REV
2025/05/28	DP Submission	1
2025/10/15	DRT reply	2

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
 DP No: DP2025-03525 Date Received: FEB 10 2025
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

This drawing has been prepared solely for the use of TRICO HOMES and there are no representations of any kind made by NORR ARCHITECTS & PLANNERS to any party with whom NORR ARCHITECTS & PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component	
Key Plan	

Consultants	T.B.D
Survey	RICHVIEW ENGINEERING
Architecture	NORR ARCHITECTS & PLANNERS
Structural	GLOTTMAN-SIMPSON
Mechanical	
Electrical	T.B.D
Interiors	
Landscape	819 STUDIO

Seal(s)

NORR

2300, 411 - 1st Street SE
 Calgary, AB, Canada T2G 4Y5
 403.263.1000

NORR Architects Engineers Planners
 A Partnership of Corporations

Project Manager	DM	Drawn	EEC
Project Leader	EF	Checked	DH/EF

Client
TRICO HOMES

Project
TRICO - WENTWORTH LANDING - PHASE 1 RESIDENTIAL

1127 85 ST SW and 8888 BOW TR SW, CALGARY, AB

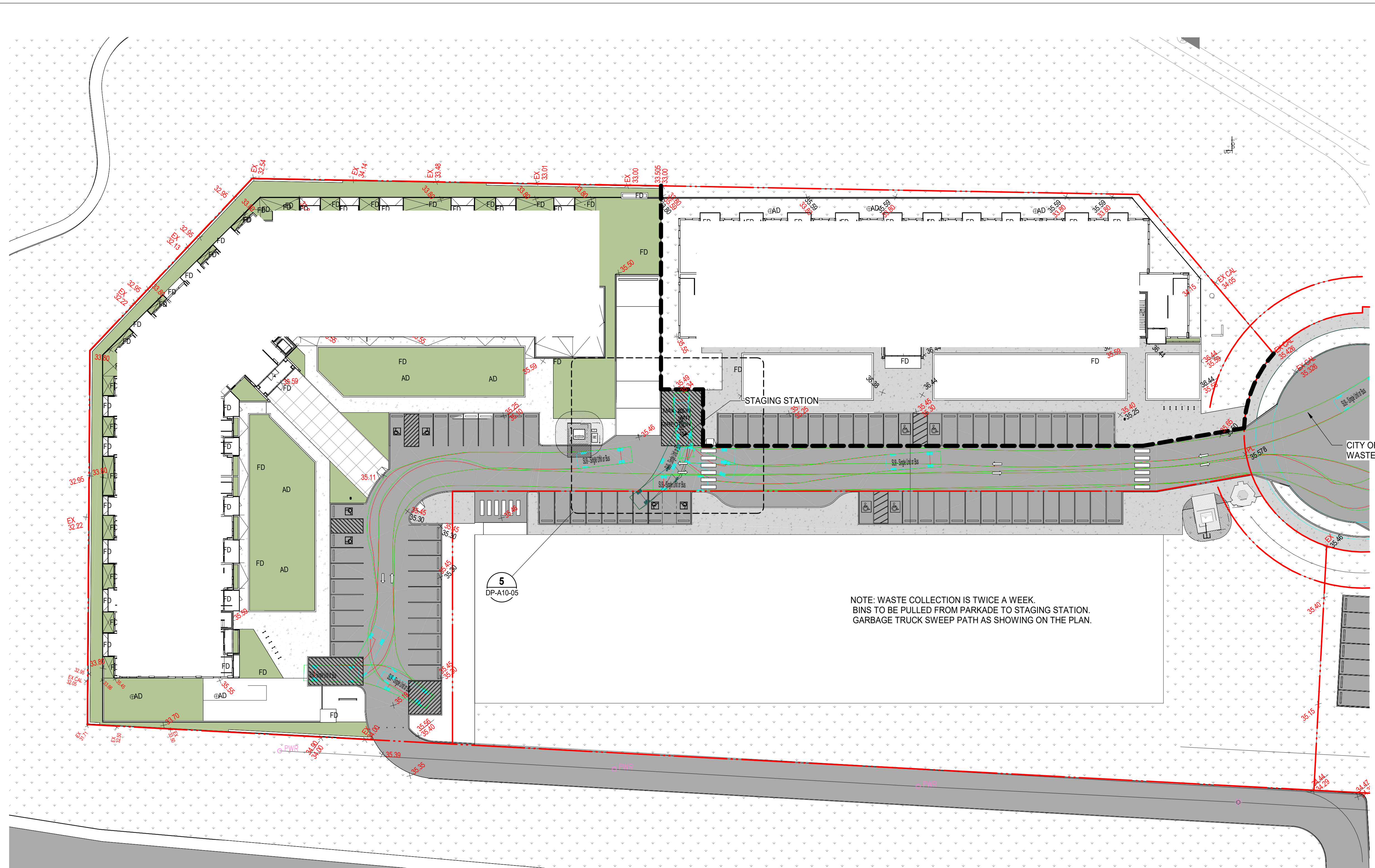
Drawing Title
PHASING PLAN

Scale
 As indicated

Project No.
 RZ1124-0021-00

Drawing No.
DP-A10-04

PRELIMINARY - NOT FOR CONSTRUCTION



1 SWEEP PATH -SU-9
 DP-A10-05 SCALE: 1:350



GARBAGE CONTAINER

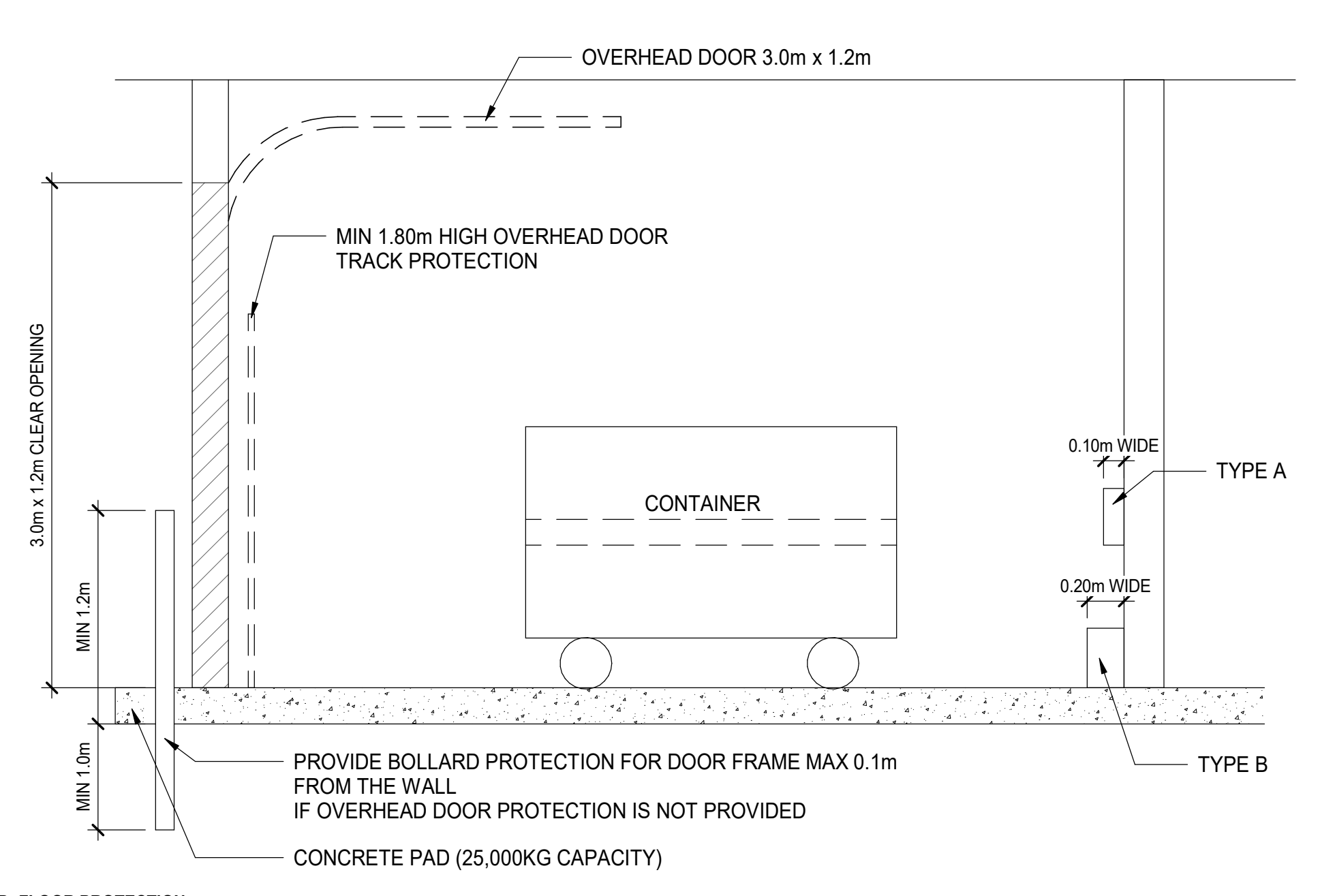


FOOD AND YARD WASTE CONTAINER



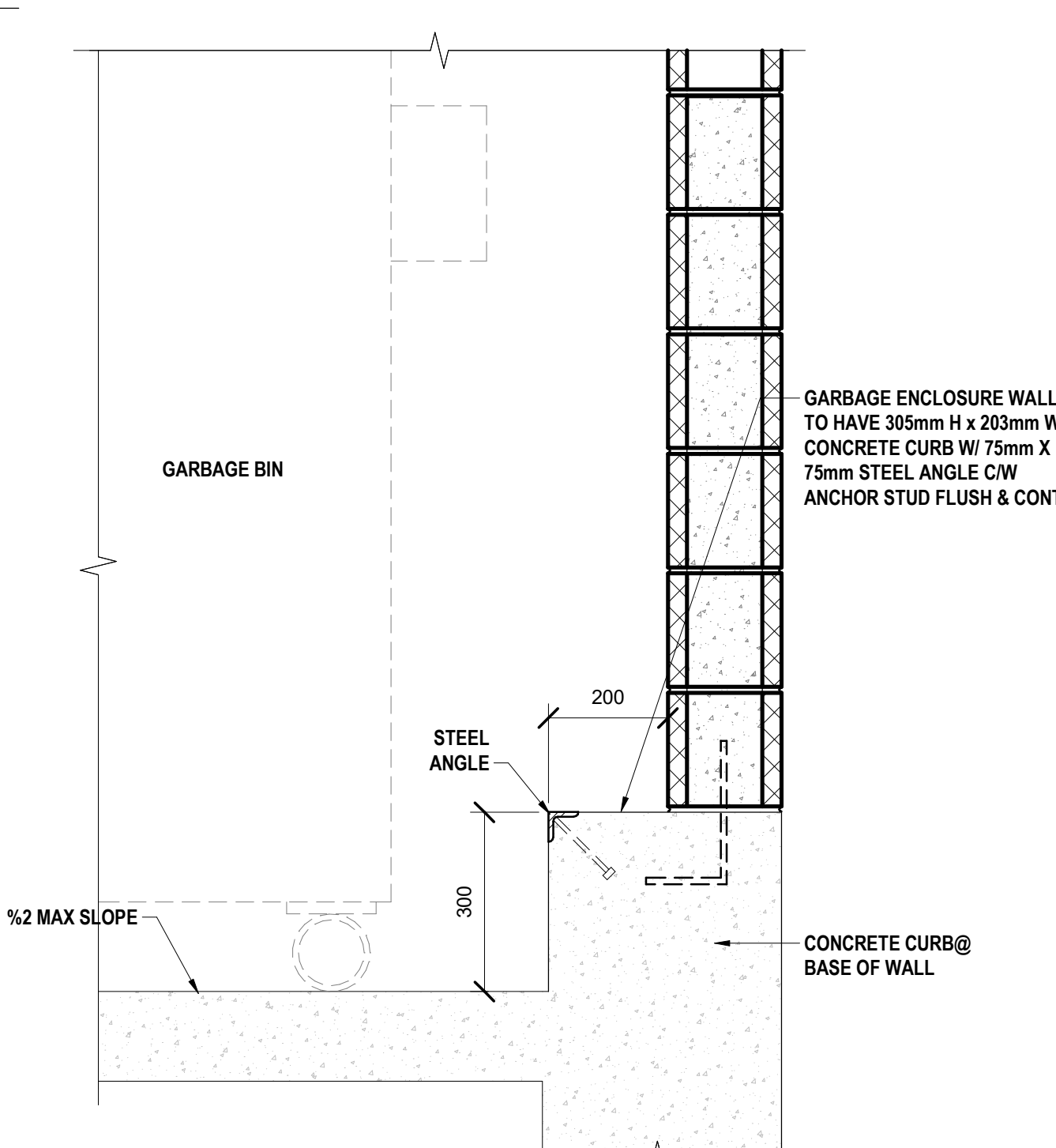
RECYCLABLE MATERIALS CONTAINER

2 WASTE CONTAINERS
 DP-A10-05 SCALE: 1:1

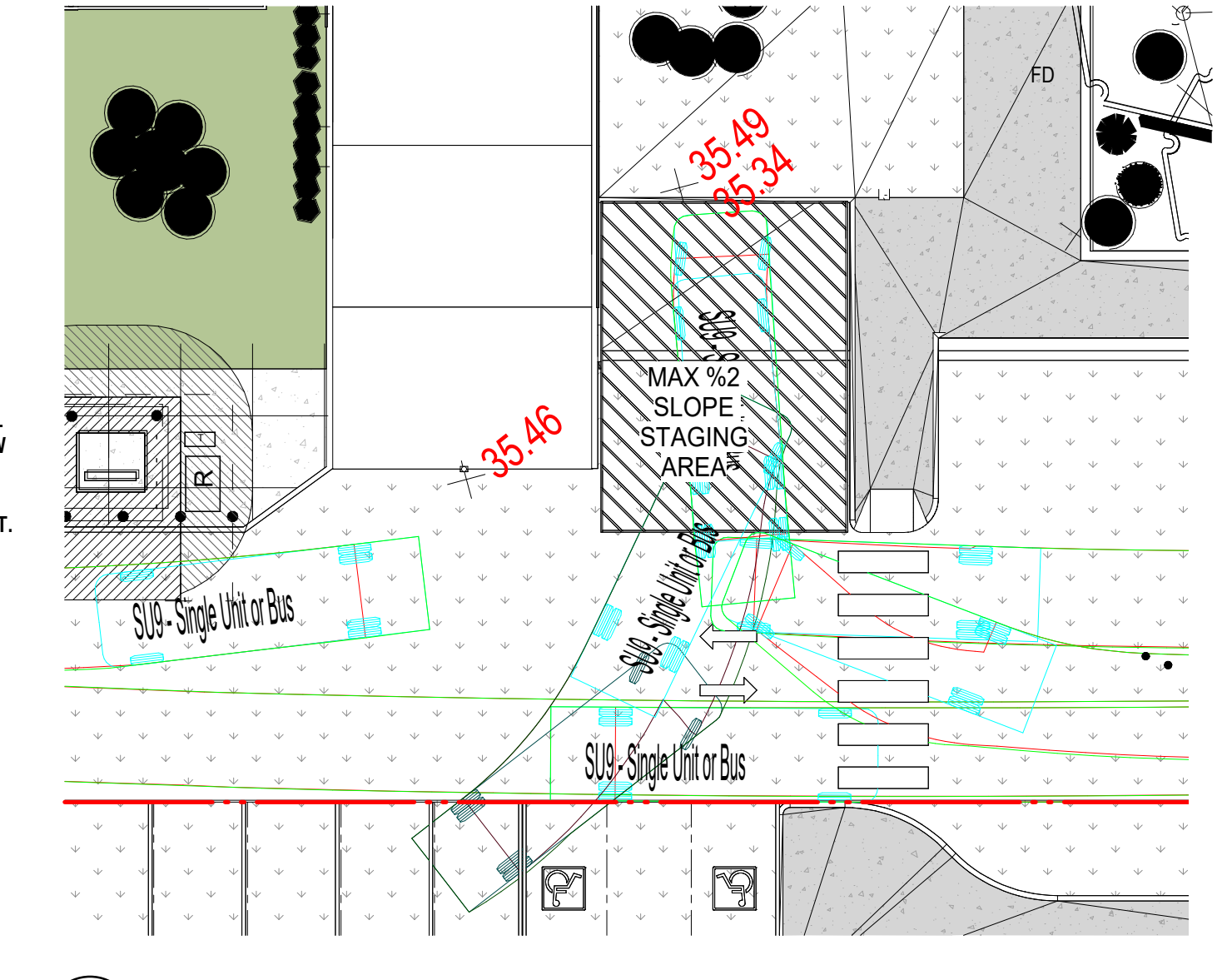


TYPE B: FLOOR PROTECTION
 1. A CONCRETE CURB, 0.3m TALL AND 0.2m WIDE LOCATE AROUND THE INTERIOR PERIMETER OF THE FACILITY WITH AN ANGLE IRON CAPPING THE CONCRETE CORNER/ EDGE.
 2. WHEEL STOPS THAT ARE A MINIMUM OF 0.3m TALL AND 0.2m WIDE AND ATTACHED TO THE GROUND.
 3. BOLLARDS SPACED SO THE CONTAINERS CANNOT HIT THE WALL EITHER STRAIGHTON OR DIAGONALLY WHEN ON WHEELS.
 4. MAX FLOOR SLOPE IS 1/2 IN ANY DIRECTION.

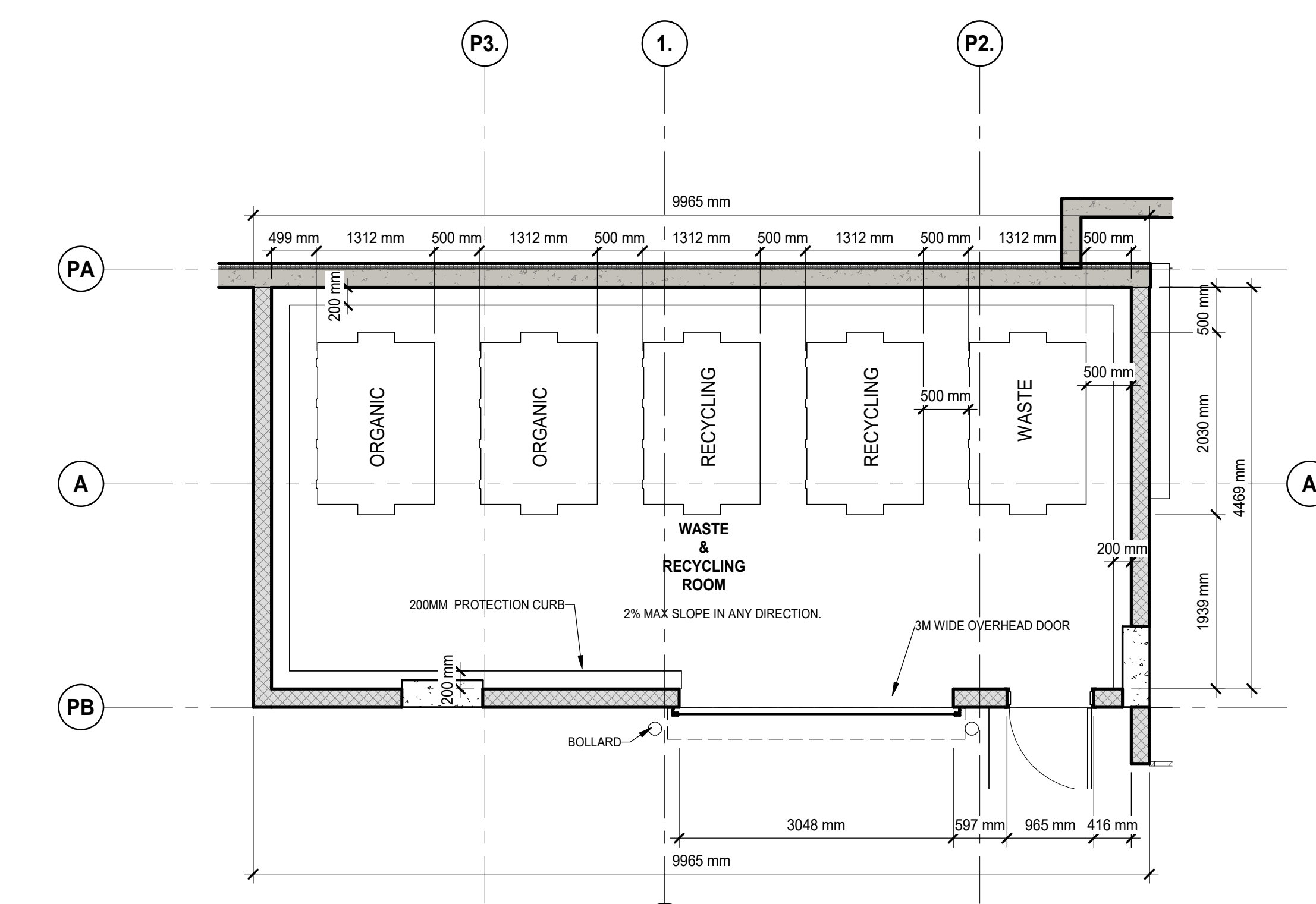
3 WASTE ENCLOSURE DETAILS
 DP-A10-05 SCALE: 1:100



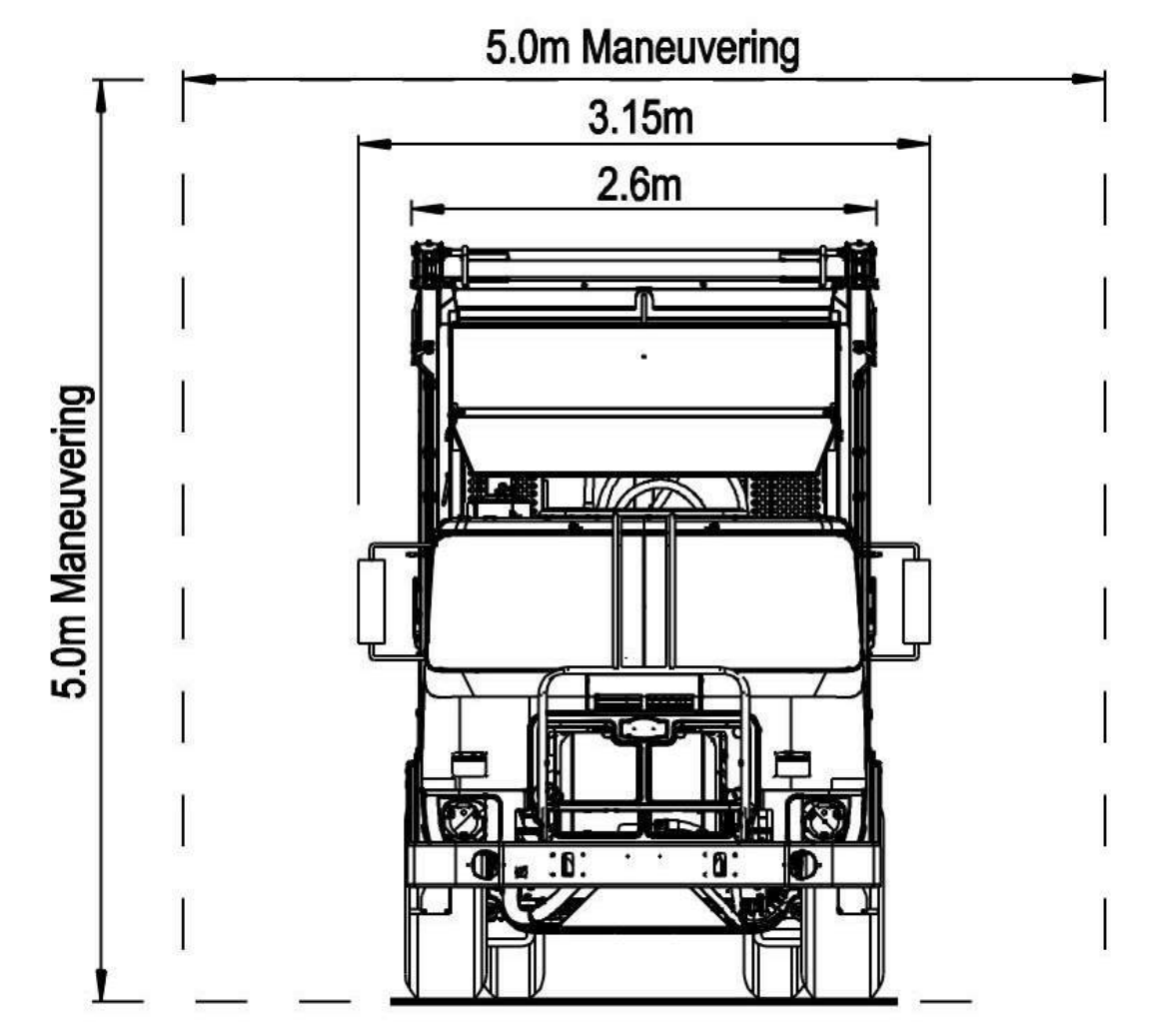
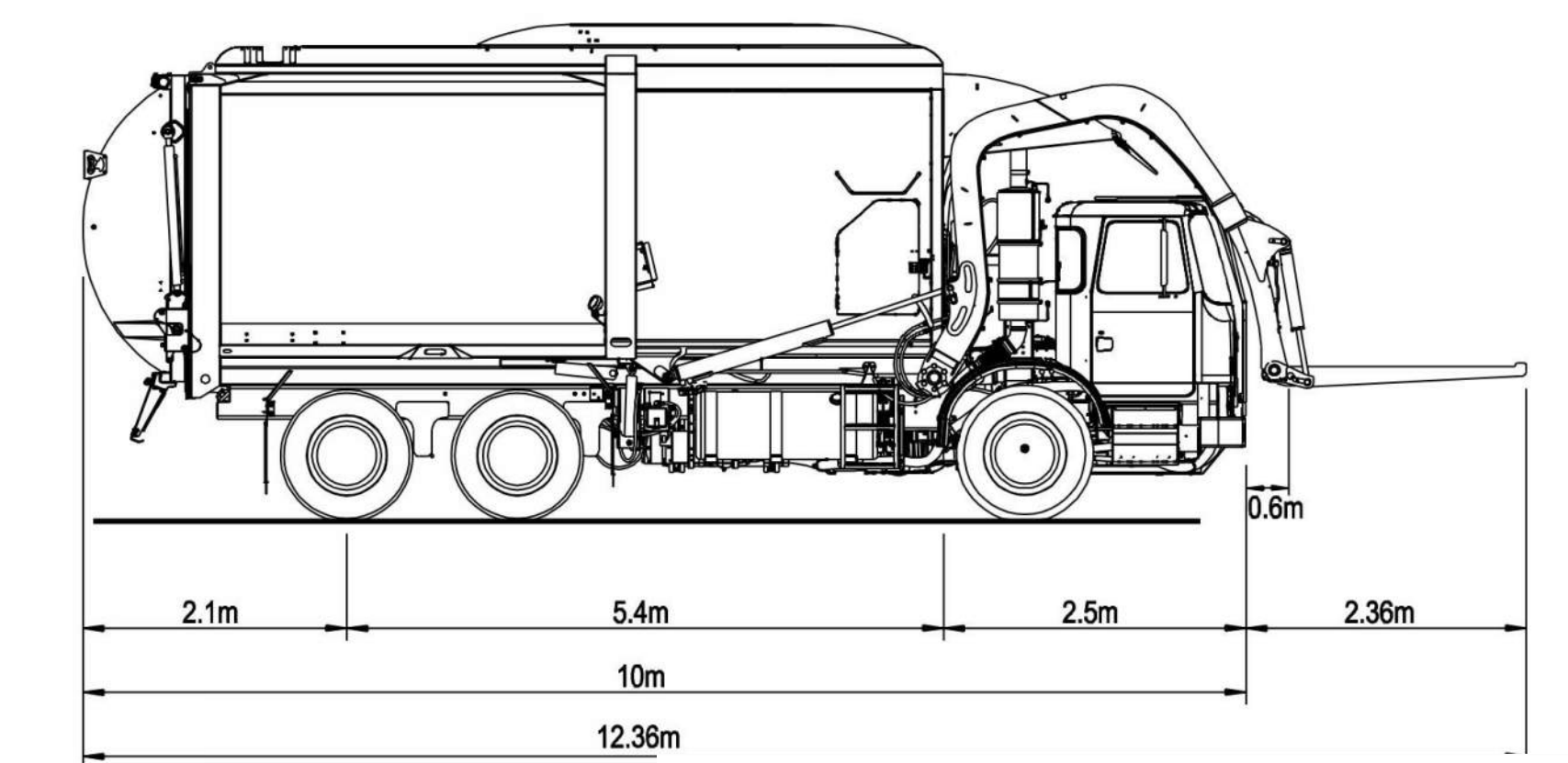
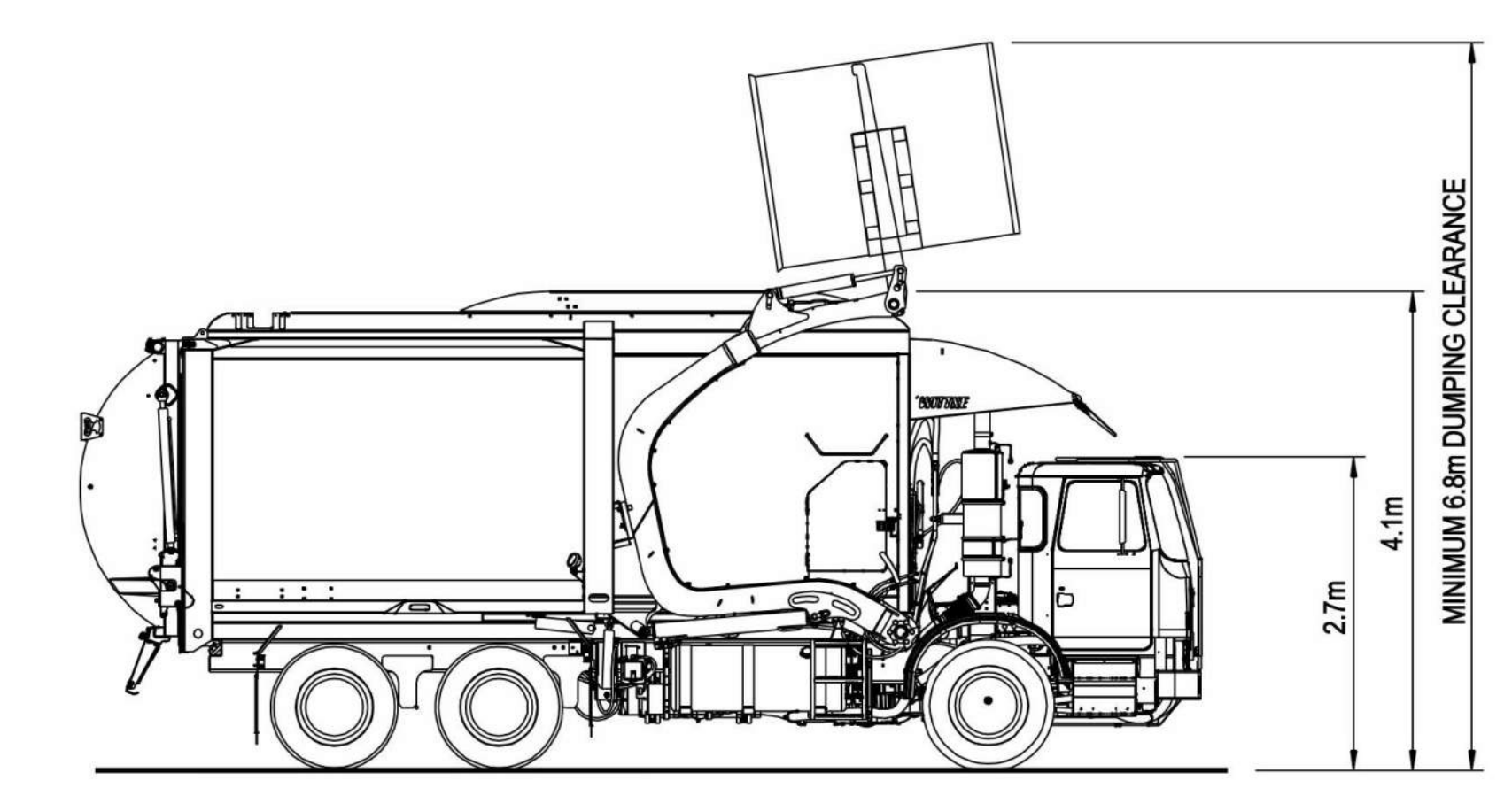
4 WASTE AND RECYCLING CURB DETAIL (TYPE B PROTECTION)
 DP-A10-05 SCALE: 1:10



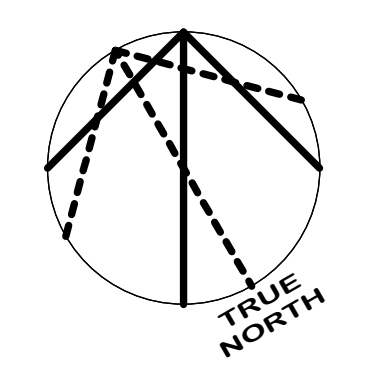
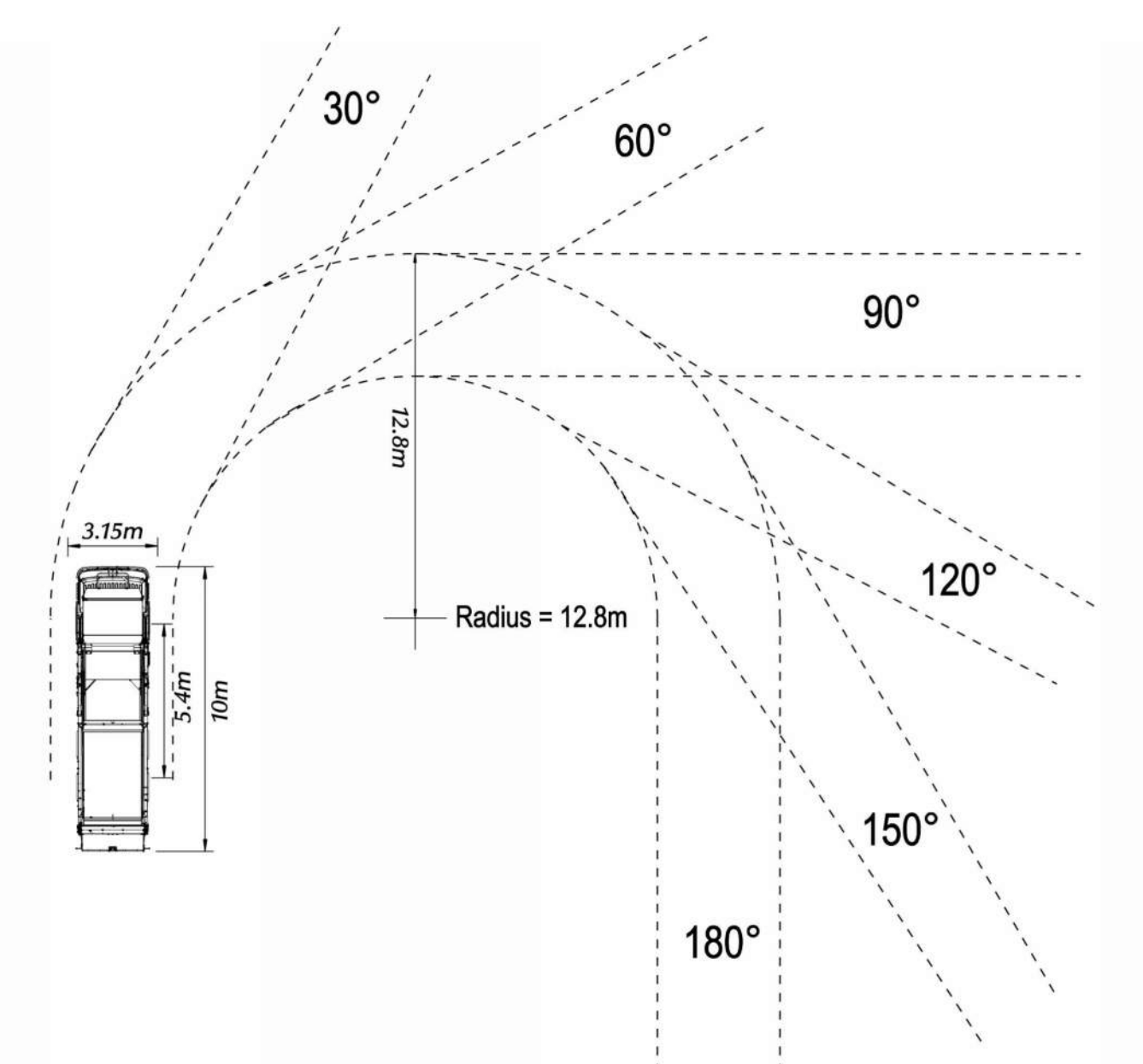
5 STAGING AREA - ENLARGED PLAN
 DP-A10-05 SCALE: 1:175



7 WASTE & RECYCLING ROOM
 DP-A10-05 SCALE: 1:50



6 WASTE COLLECTION VEHICLE FRONT END LOADER
 DP-A10-05 SCALE: 1:5



DATE	ISSUED FOR	REV
2025/05/28	DP Submission	1
2025/10/15	DRI reply	2

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
 DP No. Date Received
 DP2025-03290 FEB 10 2025
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

This drawing has been prepared solely for the use of TRICO HOMES and there are no representations of any kind made by NORR ARCHITECTS & PLANNERS to any party with whom NORR ARCHITECTS & PLANNERS has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component	
Key Plan	

Consultants	T.B.D
Survey	RICHVIEW ENGINEERING
Architecture	NORR ARCHITECTS & PLANNERS
Structural	GLOTMAN-SIMPSON
Mechanical	
Electrical	
Interiors	T.B.D
Landscape	819 STUDIO

Scale(s)	
----------	--

NORR

2300, 411 - 1st Street SE
 Calgary, AB, Canada T2G 4Y5
 403.243.8888

NORR Architects Engineers Planners
 A Partnership of Corporations

Project Manager	DN	Drawn	AG/ECO
Project Leader	EF	Checked	DH/EF

Client
TRICO HOMES

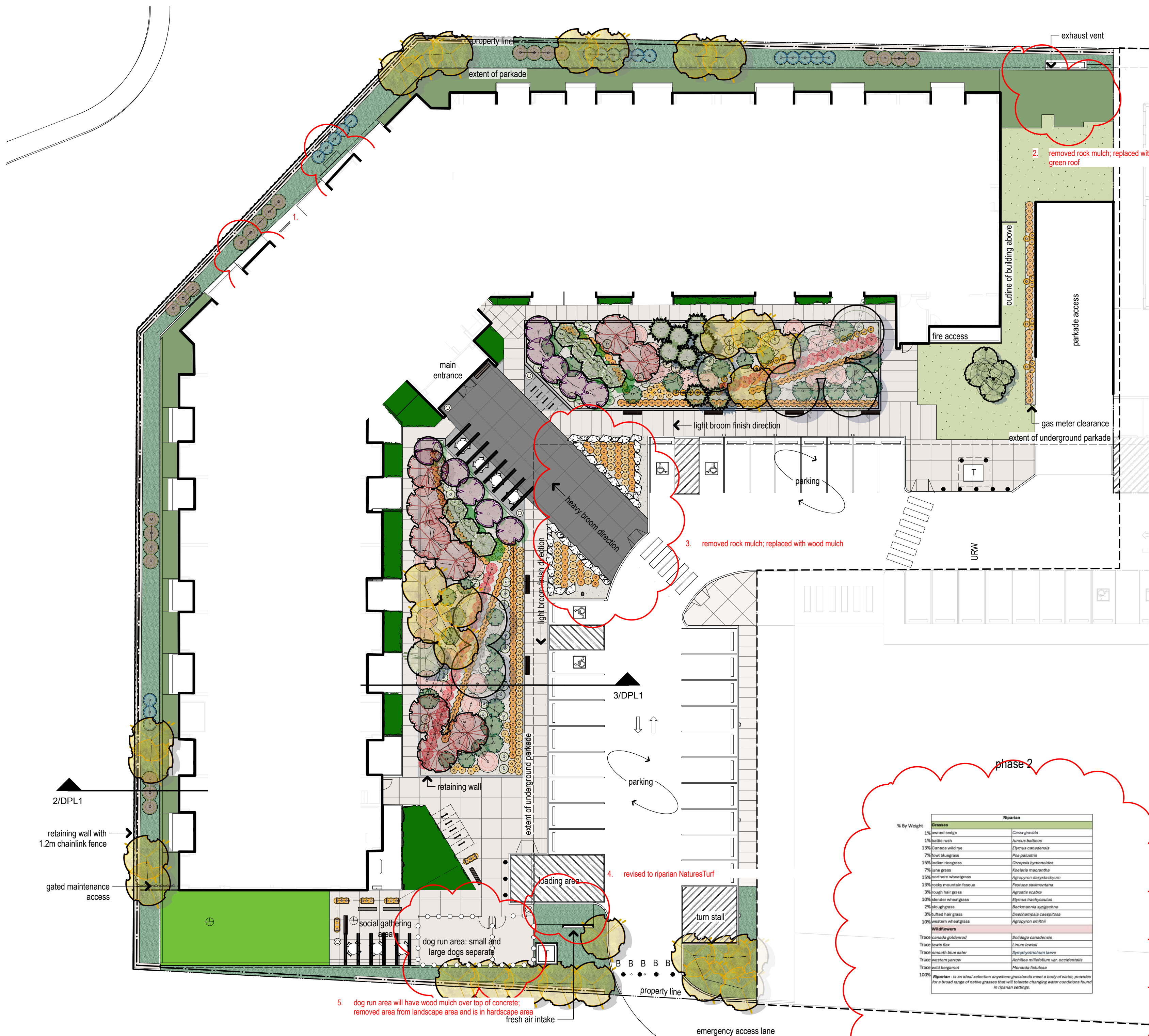
Project
TRICO - WENTWORTH LANDING - PHASE 1 RESIDENTIAL

117 85 ST SW and 8888 BOW TR SW, CALGARY, AB

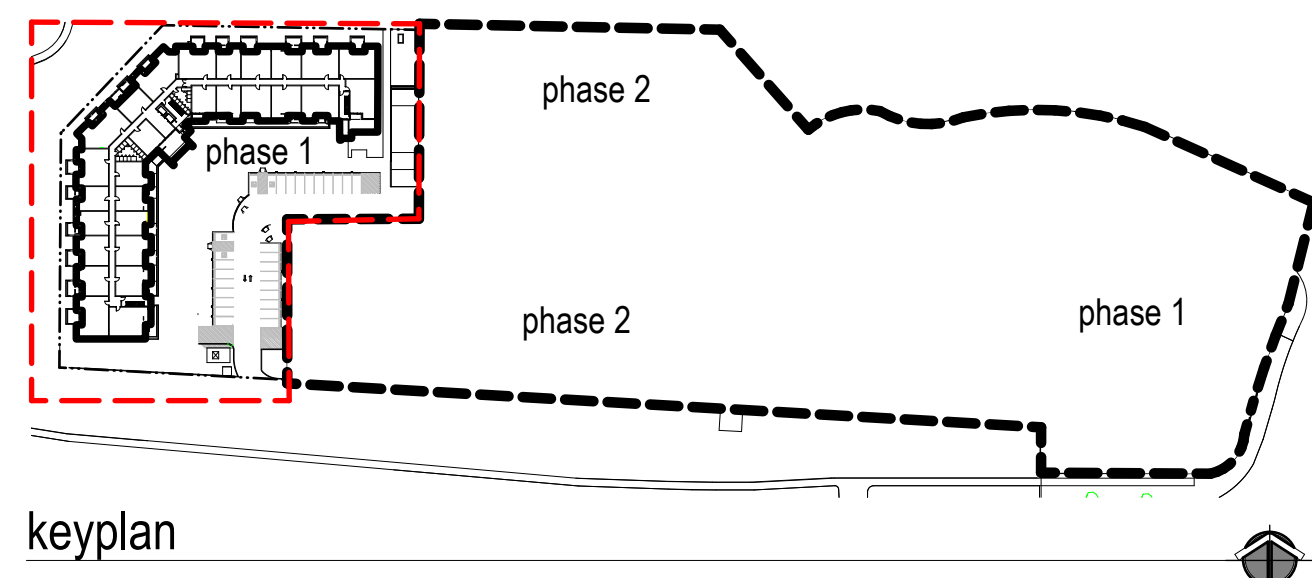
Drawing Title
SITE WASTE & RECYCLING

Scale	As indicated
Project No.	RZ1124-0021-00
Drawing No.	DP-A10-05

PRELIMINARY - NOT FOR CONSTRUCTION

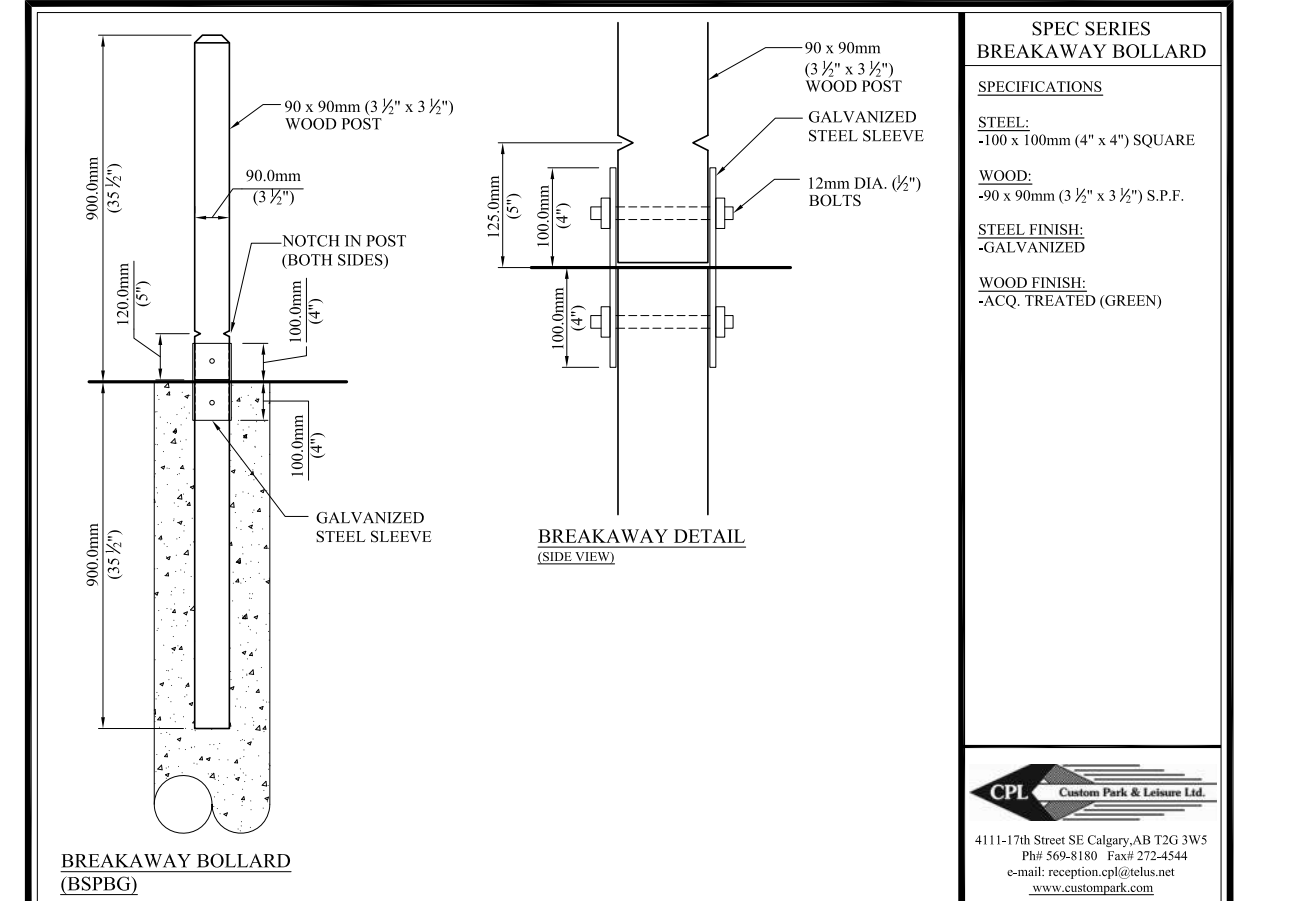


- trees**
- gladiator flowering Crab *Malus 'Durluo'* Qty: 10 50mm caliper balled and burlapped
 - lodgepole pine *Pinus contorta 'var. latifolia'* Qty: 8 2m height
 - lodgepole pine *Pinus contorta 'var. latifolia'* Qty: 7 3m height balled and burlapped
 - midnight schubert chokecherry *Prunus virginiana 'Midnight Schubert'* Qty: 9 75mm caliper balled and burlapped
 - trembling aspen *Populus tremuloides* Qty: 30 75mm caliper balled and burlapped
 - bur oak *Quercus macrocarpa* Qty: 6 75mm caliper balled and burlapped
 - columnar spruce *Picea pungens 'Isoli Fastigiata'* Qty: 4 3m height balled and burlapped
 - paper birch *Betula papyrifera* Qty: 2 50mm caliper balled and burlapped
- shrubs**
- andorra juniper *Juniperus horizontalis 'Plumosa Compacta'* Qty: 53 #5 container 600 mm min height + spread
 - red osier dogwood *Cornus sericea* Qty: 27 #5 container 600mm min height + spread
 - juniper *Juniperus horizontalis* Qty: 19 #5 container 600mm min height + spread
 - lilac *Syringa 'Josee'* Qty: 23 #5 container 600mm min height + spread
 - wood's rose *Rosa woodsii* Qty: 37 #5 container 600 mm min height + spread
 - Snowbelle Mock Orange *Philadelphus x 'Snowbelle'* Qty: 69 #5 container 600mm min height + spread
- perennials**
- karl foerester grass *Calamagrostis acutiflora* Qty: 94 #1 container
 - prairie sky switch grass *Panicum virgatum 'Prairie'* Qty: 238 #1 container
 - northern lights tufted hair grass *Deschampsia cespitosa 'Northern Lights'* Qty: 56 #1 container
- site legend**
- stained concrete with heavy broom finish to demarcate pedestrian crossing
 - stained concrete with smooth trowel finish
 - plain grey concrete with light broom finish
 - riparian Naturesturf see note 6
 - intensive green roof
 - mulch
 - transformer, refer to electrical
 - perennial plantings 110 m2
 - extensive green roof (sun) 125 m2
 - extensive green roof (shade) 195 m2
 - pedestrian connection
 - berm, +/- 1m height
 - breakaway bollard: refer to detail
- site furniture legend**
- pergola structure
 - bike racks (18 stalls total)
 - moveable planter
 - rundle stackable boulders, 18" height; length & width varies up to 5'; Mountaintop Stone Sales
 - bench
 - group seating table
 - waste receptacle

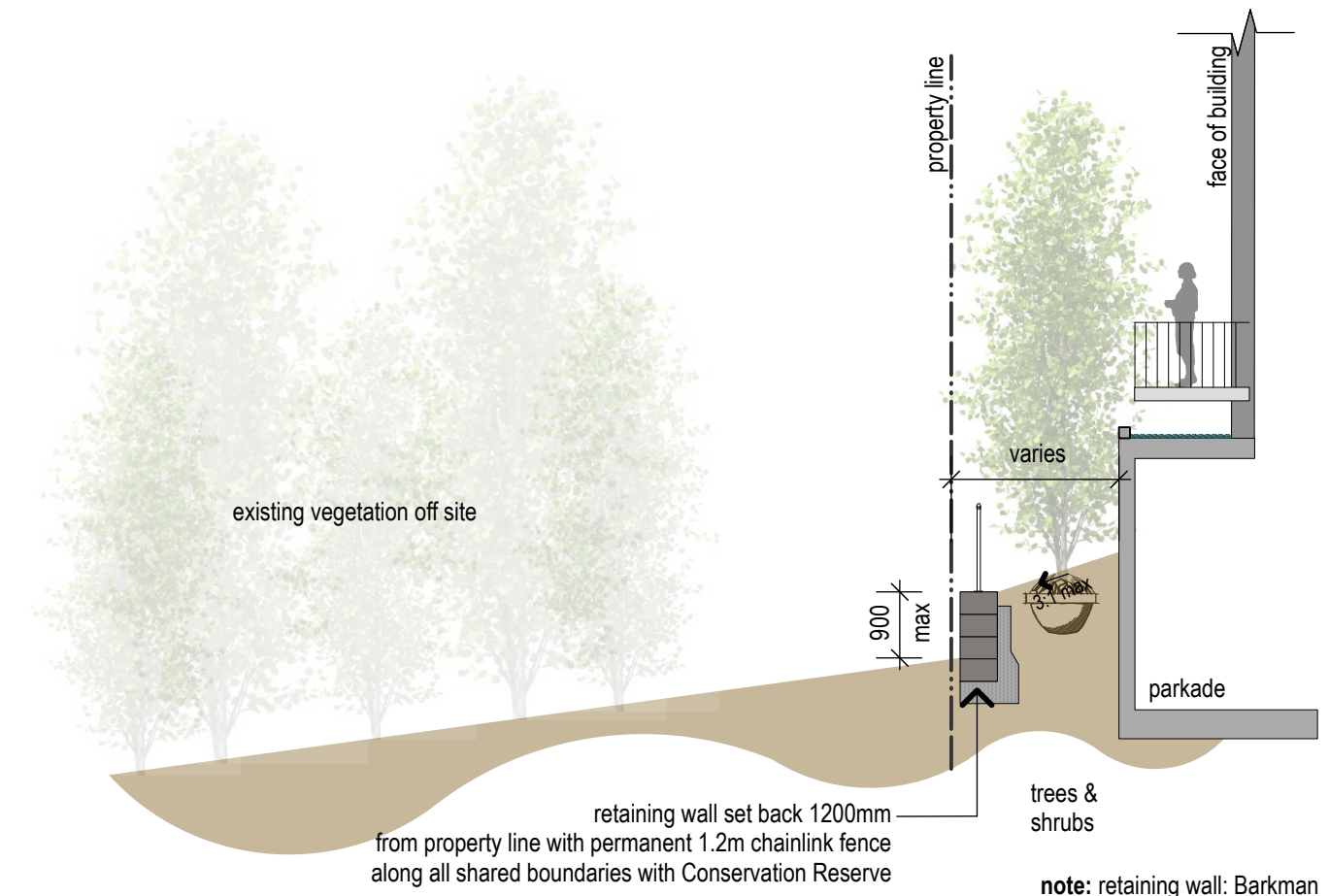


land use bylaw landscape requirements

City Of Calgary Zoning	M-H1	required	provided
landscape area			
total parcel area	m2	7,223.71 m2	2834.00 m2
landscape area required for M-H1 zoning (40% of parcel area)		2,889.48 m2	2834.00 m2
item 556 low water landscaping reduction -3% percentage of low water landscaping achieved		2672.77 m2	2834 m2
			106 %
total landscape area provided			2834.00 m2
total landscape area provided (percentage of total parcel area):			39 %
hard surfaced landscape area (maximum of 40% of provided landscape area)		1,133.60 m2	1,002.66 m2
hard surfaced landscape area provided (percentage of landscape area provided)			35 %
sod area as per item 556 (maximum of 30% of provided landscape area)		850.20 m2	m2
sod area provided (percentage of landscape area provided)			0 %
total number of trees		required	provided
(1/45 m2 of provided landscape area as per option 555)			
number of existing trees on site:		0	63
number of new trees required:		63	76
low water trees required as per item 556 (30% minimum of trees provided)		19	30
deciduous trees (ground level and first floor terrace only)		required	provided
large trees as per item 552 (50% min 75mm cal)		24	45
medium trees as per item 552 (50mm cal)			12
total deciduous trees		47	59
coniferous trees (ground level and first floor terrace only)		required	provided
large trees as per item 552 (50% 3.0m ht min)		10	11
medium trees as per item 552 (2.0m ht min)			8
total coniferous trees		19	19
shrubs (ground level and first floor terrace only)		required	provided
(2/45 m2 of required landscape area as per item 552) (min 600mm height and spread)		126	208
low water shrubs required as per item 556 (30% minimum of shrubs provided)		62	75

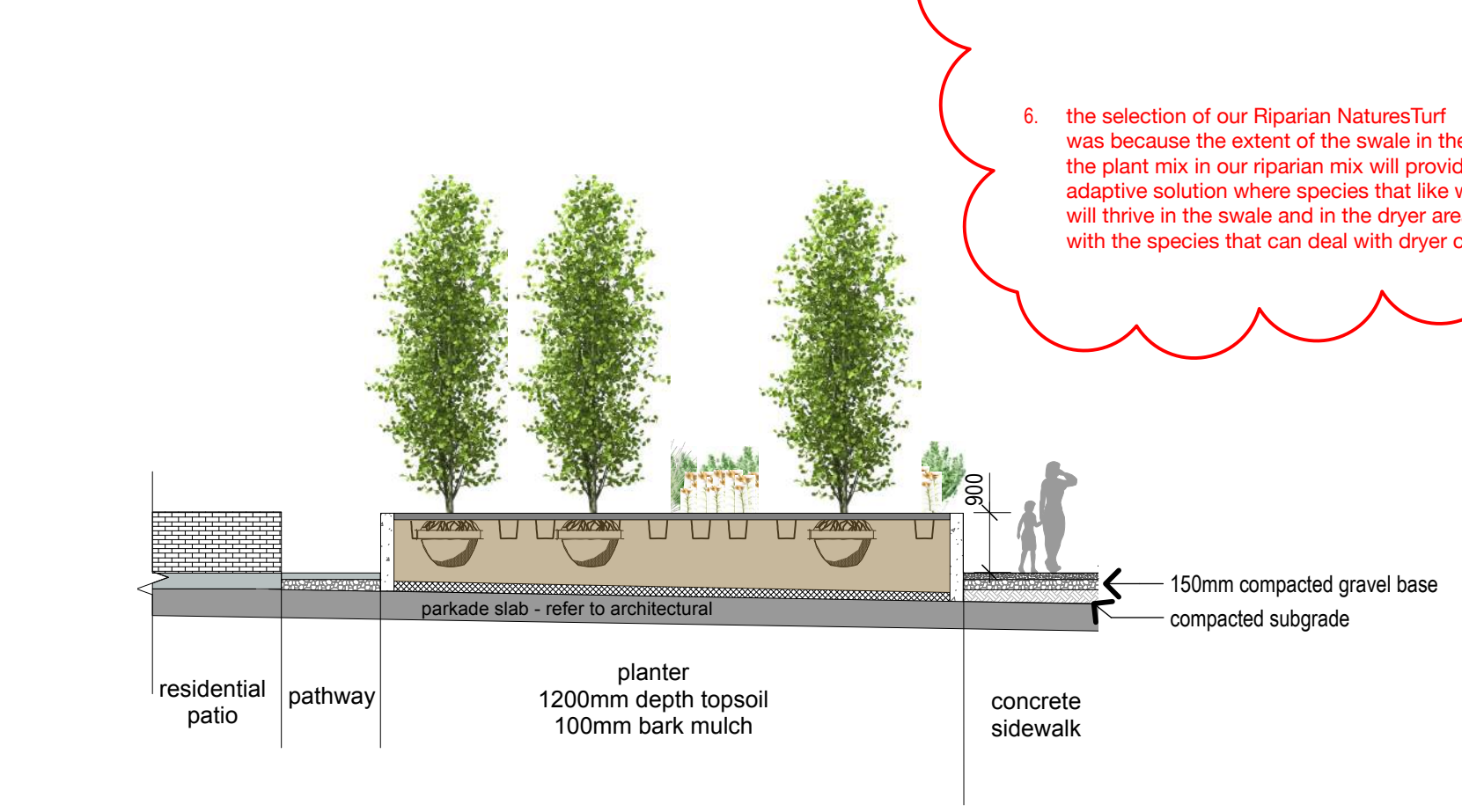


1 landscape plan: phase 1 residential 1:250



2 retaining wall schematic section 1:100

3 front garden schematic section 1:100

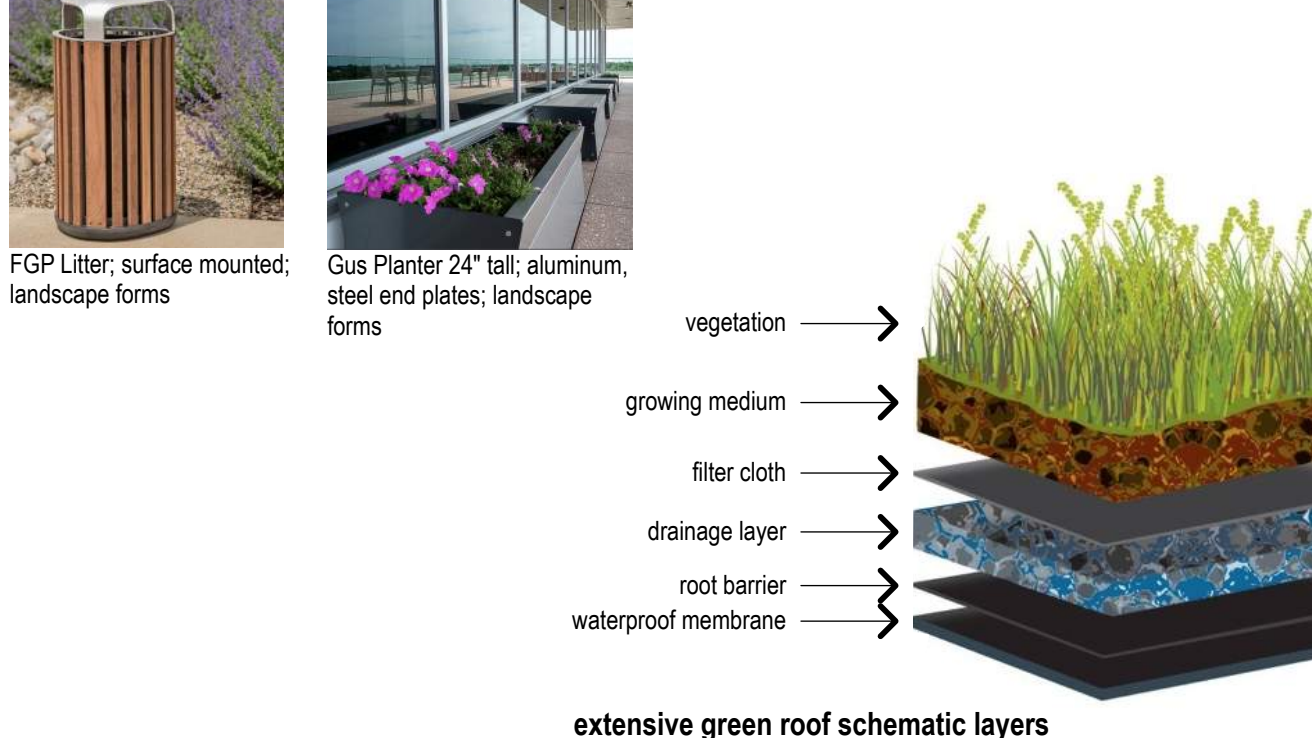


3 front garden schematic section 1:100

site furniture images



site furniture legend



NOT FOR CONSTRUCTION

for review and coordination only

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
 DP No: DP2025-03290 Date Received: FEB 10 2026
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

EIGHT ONE EIGHT STUDIO
 PLANNING + DESIGN COLLABORATIVE
 1812 140 STREET SW CALGARY, AB T2S3W6

number	revision	date	by	approved
4	dr3 added notes	2026-02-04		
3	dr2 review design updates	2025-12-16	clw	
2	revised landscape	2025-10-24	bm	
1	design adjustment - pathway removal	2025-06-19	clw	
7	dr3 review	2026-02-02		
6	dr2 review	2025-12-19		
5	95% tender ready	2025-12-01		
4	issued for 95% draft	2025-11-17		
3	50% CD review	2025-11-03		
2	DR2 draft review	2025-10-14		
1	85% review	2025-05-28		

DRAFT
 for review and coordination only

project
wentworth landing
 phase 1
 8888 12th Avenue SW, Calgary, Alberta

drawing
development permit landscape plan

drawn
 clw /rbm

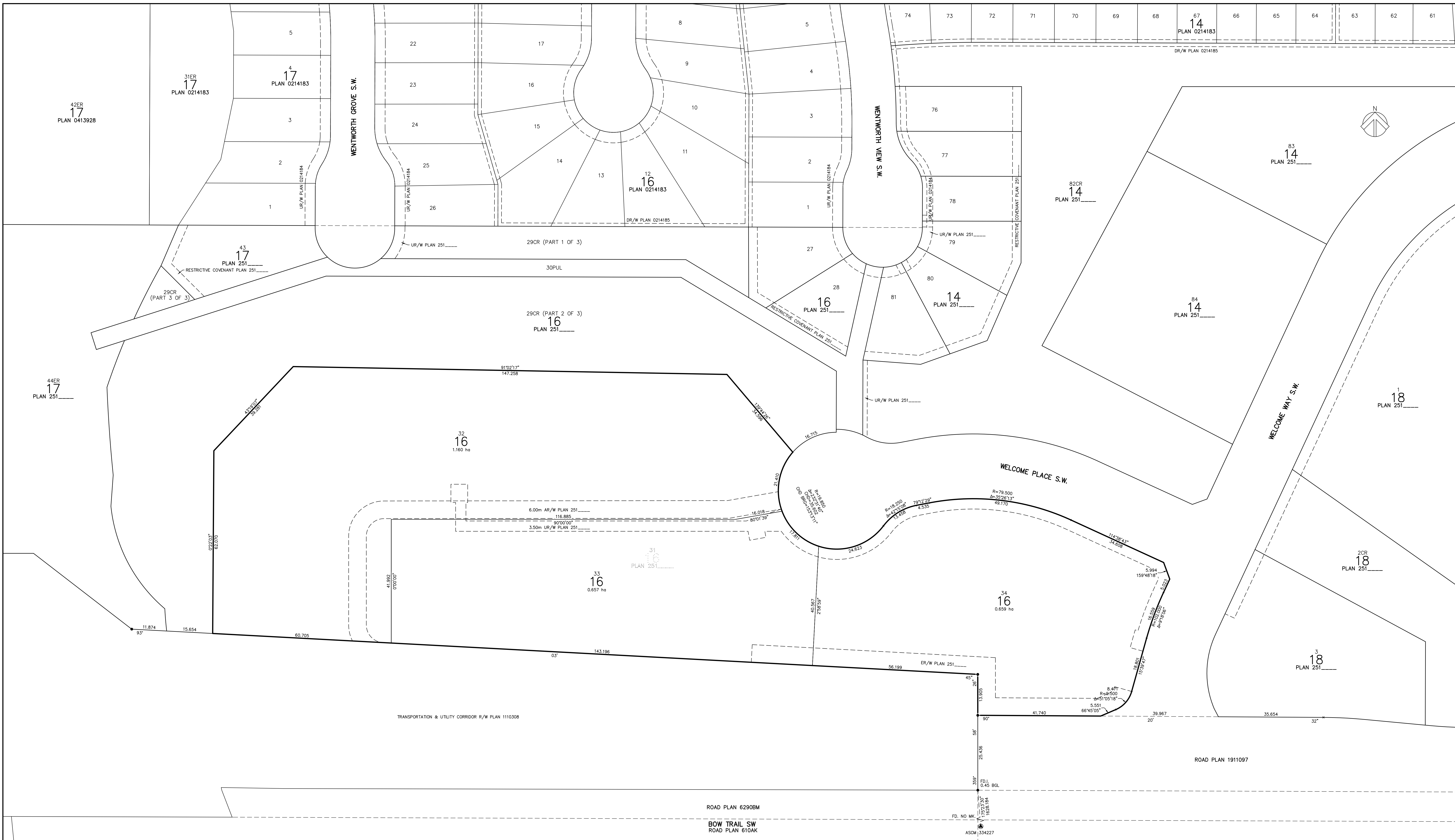
checked
 rbg

date
 2025/05/28

scale
 as noted

approved
 project number
 04120.1

sheet
DPL1



REGISTRAR
LAND TITLES OFFICE
ENTERED AND REGISTERED
ON _____
INSTRUMENT NO. _____
A.D. REGISTRAR _____

WEST SPRINGS
PHASE 2
CALGARY, ALBERTA
PLAN SHOWING SUBDIVISION OF
LOT 31, BLOCK 16, PLAN 251
IN THE
S.E. ¼ SEC. 21, TWP. 24, RGE. 2, W.5M.

SCALE 1:500
METRES 0 5 10 25 50 METRES
2026 RARES G. CARABA, A.L.S.

- NOTES:**
1. Statutory Iron Survey Post found shown thus: ○
 2. Statutory Iron Survey Post, stamped P223, placed shown thus: ○
 3. Alberta Survey Control Marker (ASCM) shown thus: ●
 4. Reference Control Point (<TYPE>) shown thus: ▲
 5. The Geo-Referenced Point coordinates are Northing 5657371.69m and Easting -15067.42m and derived from the Alberta Survey Control Markers shown on this plan.
The Geo-Referenced Point is ASCM 334227 and shown thus: ○ RP
 6. All distances are in metres and decimals thereof.
 7. Distances on curves are arc.
 8. Bearings are grid and are derived from GNSS observations.
(NAD83 Original, 3TM projection, reference meridian -114°, combined factor 0.999712)
 9. This plan contains 3 lots.
 10. Area registered shown outlined thus: _____ and contains within: _____ PARCEL "C", PLAN 6160HF: _____ 2.477 ha

LEGEND:

List of typical abbreviations shown thus:

SEC.	Section	R	Radius
TWP.	Township	Δ	Central Angle of Curve
RGE.	Range	CHD	Chord
W.5M.	West of the 5th Meridian	BRG	Bearing
N.	North	FD.	Found
S.	South	I.	Statutory Iron Survey Post
E.	East	NAD83	North American Datum 1983
W.	West	3TM	3 Degree Transverse Mercator
RP.	Geo-Referenced Point	GNSS	Global Navigation Satellite System
CR	Conservation Reserve	ASCM	Alberta Survey Control Marker
ER	Environmental Reserve		
PUL	Public Utility Lot		
AR/W	Access Right of Way		
DR/W	Overland Drainage Right of Way		
ER/W	Environmental Right of Way		
UR/W	Utility Right of Way		
ha	Hectares		

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
DP No _____ Date Received _____
DP2025-03290 FEB 10 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

SURVEYOR:
RARES G. CARABA, A.L.S. PRELIMINARY
Surveyed between the dates _____ THIS PLAN IS PARTIALLY BASED ON REGISTERED SURVEY PLANS AND IS SUBJECT TO CONTRADICTION.
in accordance with the provisions of the Survey Act.

REGISTERED OWNER:
TRICO DEVELOPMENTS (1990) LTD.

SUBDIVISION AUTHORITY:
NAME: THE CITY OF CALGARY PS: SUB
FILE NO.: _____

LAND TITLES OFFICE SURVEYOR'S REF. NO.: 3028149-200-01 ARCADIS GEOMATICS (CANADA) INC. 3rd FLOOR - 227 11 AVENUE S.W., CALGARY ALAB. 3028149-200-01