



ARTIST RENDERING - FOR REFERENCE ONLY.

NORR TRICO - WENTWORTH LANDING - PHASE 1 COMMERCIAL

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

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

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

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

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

ISSUE FOR DR2 - Feb 23, 2026

DEVELOPMENT
 PERMIT
 DECISION
 RENDERED
 ON THIS PLAN

AMENDED DRAWINGS
 DP No. Date Received
 DP2025-03525 FEB 23 2026
 THESE DRAWINGS REFER TO THE
 ABOVE DEVELOPMENT PERMIT NO.

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

PRELIMINARY - NOT FOR CONSTRUCTION

20250528 10:16:39 AM

Site Information

LEGAL DESCRIPTION	Lot 31 Block 16 Parcel C Plan 6160HF
MUNICIPAL ADDRESS	E.G. 22 Welcome Place SW, Calgary, Alberta
COMMUNITY	West Springs
LAND USE DISTRICT	DC 13502019 Site 3 (M-H1) Multi-Residential - High Density Low Rise
SITE AREA	6,594 SM 70,977 SF 0.66 HA 1.63 AC

Development Statistics

PROPOSED USE(S)	Commercial Multi-Residential
PROJECT DESCRIPTION	A 2 storey commercial development with a single storey below grade parkade

FLOOR AREA RATIO

Minimum	0.00
Maximum	4.00
Proposed	0.48

DENSITY

Minimum	n/a
Maximum	n/a
Proposed	n/a

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
Proposed	10.60 M	within 1.2 M of shared PL

SITE COVERAGE

Building Footprint	1,555.79 SM	23.59%
Hard Surfaced Areas		
Maximum	1,247.00 SM	40.00%
Proposed	840.00 SM	12.74%
Landscaping		
Minimum	2,637.60 SM	40.00%
Proposed	3,117.50 SM	47.28%

AMENITY SPACE

Ratio (Area per Unit)	n/a
Proposed	
Private	n/a
Common Indoor	n/a
Common Outdoor	n/a
Total	0.0 SM

Vehicle Parking Provision

ANTICIPATED USES	GROSS FLOOR AREA		GROSS USABLE FLOOR AREA		EFFICIENCY	REQUIREMENT	REQUIRED STALLS	PROVIDED STALLS
	SM	SF	SM	SF				
Commercial Stalls								
Level 1								
HEALTH CARE-MEDICAL CLINIC SERVICES	960.7	10,341	816.60	8,790	85.00%	4.00 stalls/100m ² GUFA	33	
RETAIL & CONSUMER SERVICES	572.3	6,160	486.46	5,236	85.00%	4.00 stalls/100m ² GUFA	19	
Level 2								
CHILDCARE SERVICES	1536.1	16,534	1305.70	14,054	85.00%	The greater of 1.00 stalls/ 2 employees OR 1.00 stalls/ 10 children	24	
Total							76	86
							Deficiency	0
							Surplus	10
Loading						1.0 stall	1	1

These are all estimated values for LUB calculations only

Bicycle Parking Provision

TYPE	REQUIREMENT	REQUIRED		PROVIDED
		STALLS	STALLS	
Building 1				
Class 1	n/a			0
Class 2	n/a			12
Total		0	12	
		Deficiency		
		Surplus	12	

Building Areas (Gross)

LEVEL	GROSS FLOOR AREA	
	SM	SF
Building 1		
Level 1	1,567.1	16,868
Level 2	1,599.7	17,219
Roof	73.5	791
Total	3,166.8 SM	34,087 SF

Drawing List-Architectural

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



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



1 DP SITE CONTEXT KEY MAP
SCALE: 1:1

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

PRELIMINARY - NOT FOR CONSTRUCTION

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AMENDED DRAWINGS
 DP No: DP2025-03525 Date Received: FEB 23 2026
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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
Civil	NORR ARCHITECTS & PLANNERS
Architecture	
Structural	GLOTMAN-SIMPSON
Mechanical	
Electrical	
Interiors	T.B.D
Landscaping	819 STUDIO

Seal(s)

NORR
 2300, 411 - 1st Street SE
 Calgary, AB, Canada T2G 4Y5
 norr.com
 NORR Architects Engineers Planners
 A Partnership of Corporations
Professional Engineers (Alberta) P. Eng. No. 49254
 Professional Architects (Alberta) P. Arch. No. 49254

Project Manager	Drawn
DH	JAG/REC
Project Leader	Checked
EF	DH/EF

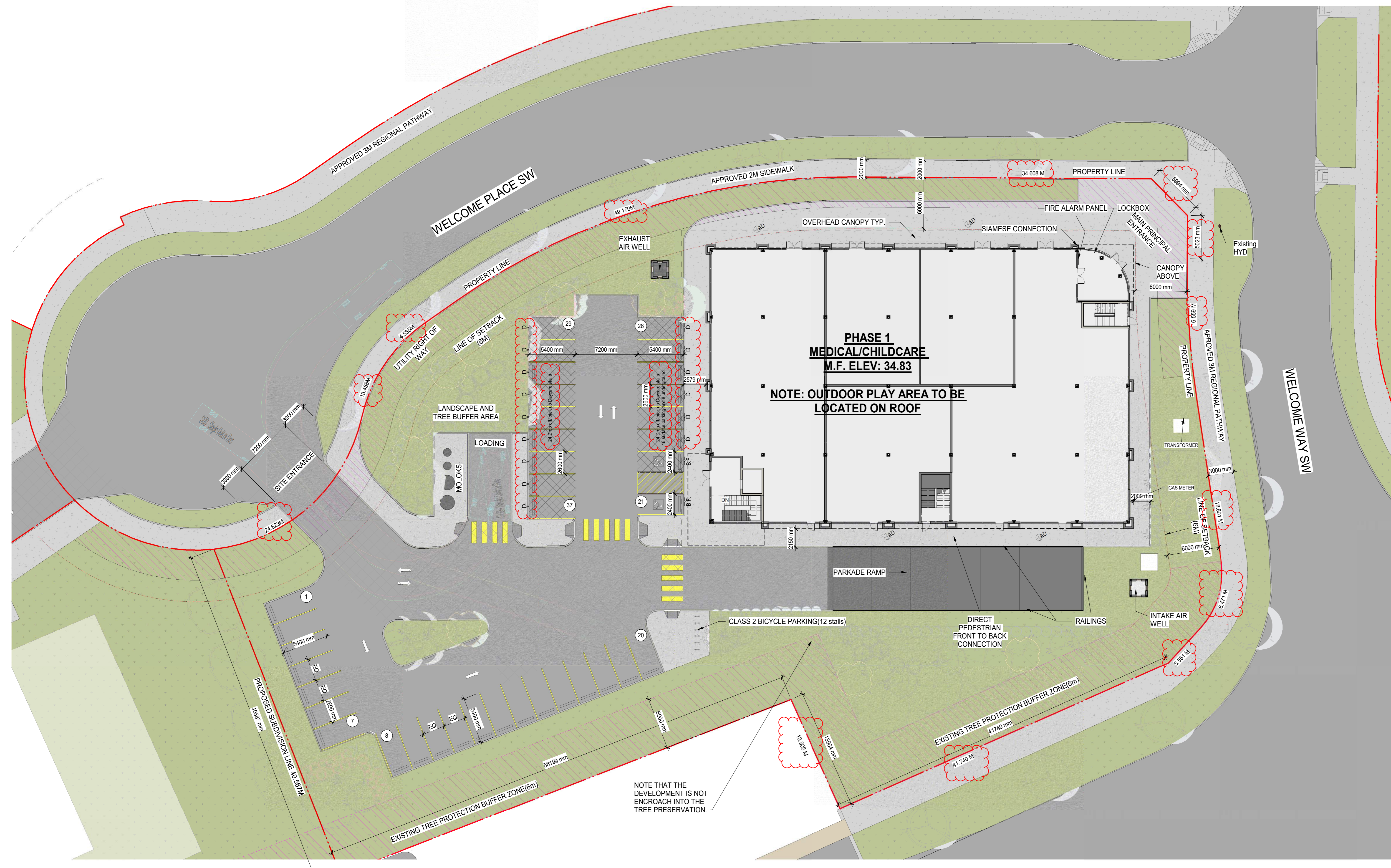
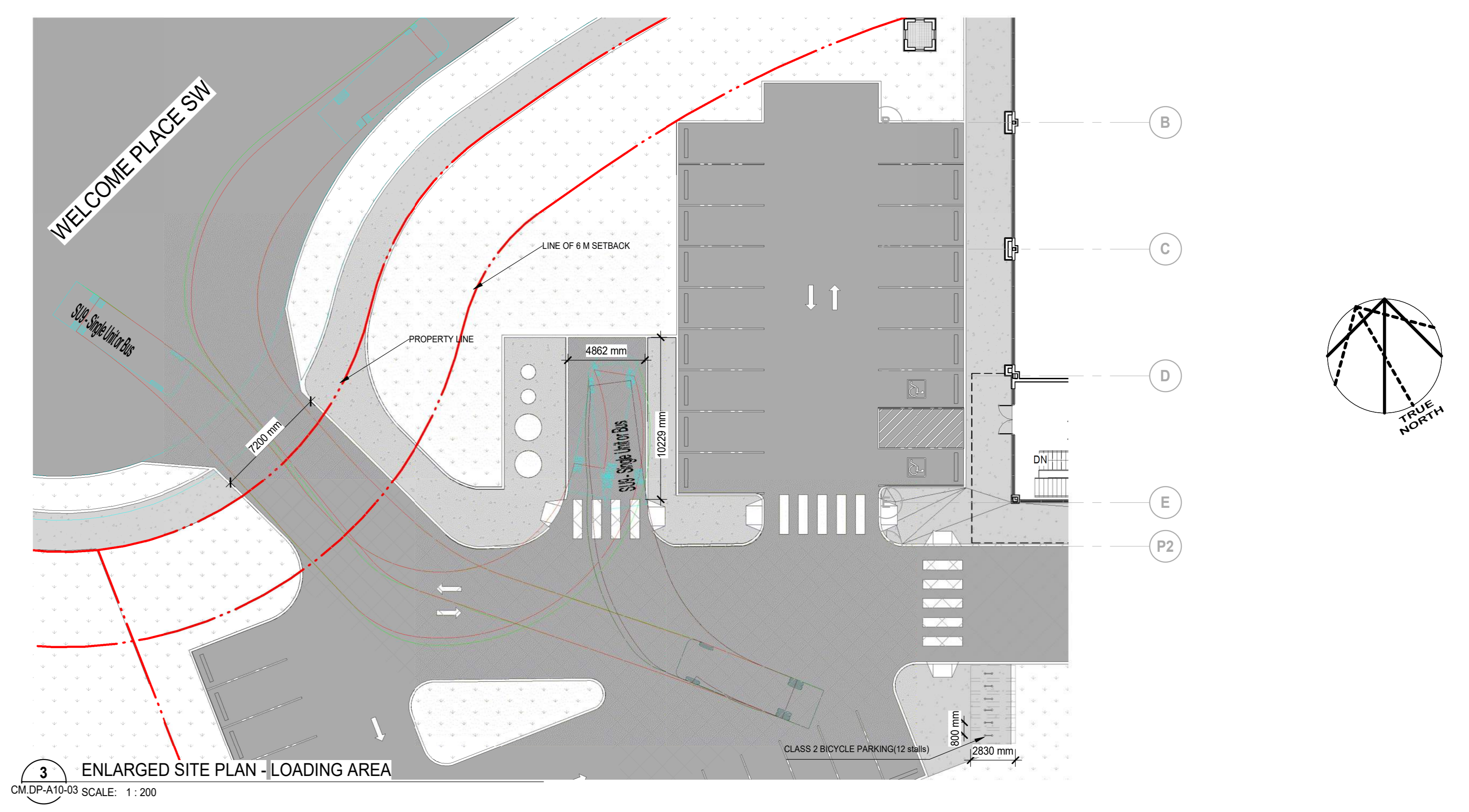
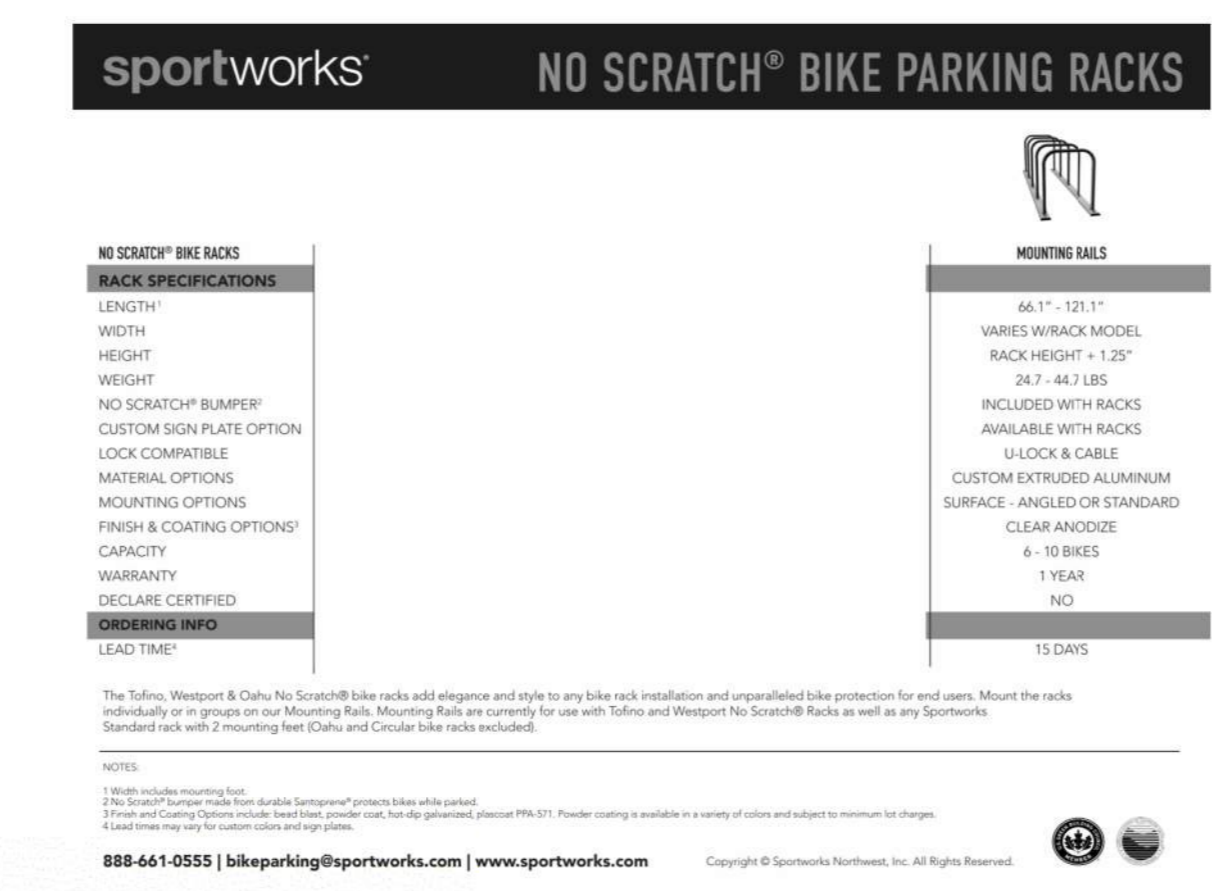
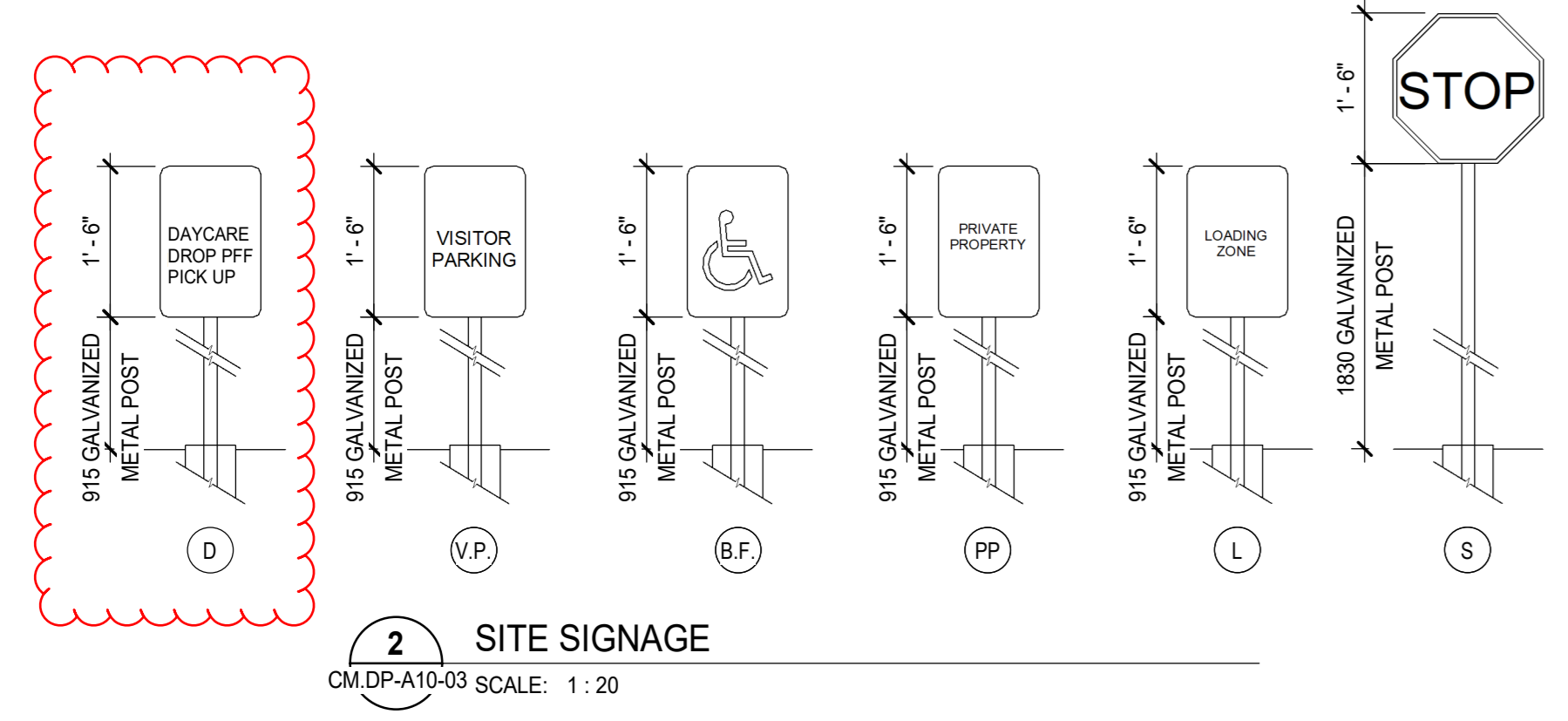
Client
TRICO HOMES

Project
TRICO - WENTWORTH LANDING - PHASE 1 COMMERCIAL
 1127 85 ST SW and 8888 BOW TR SW, CALGARY, AB

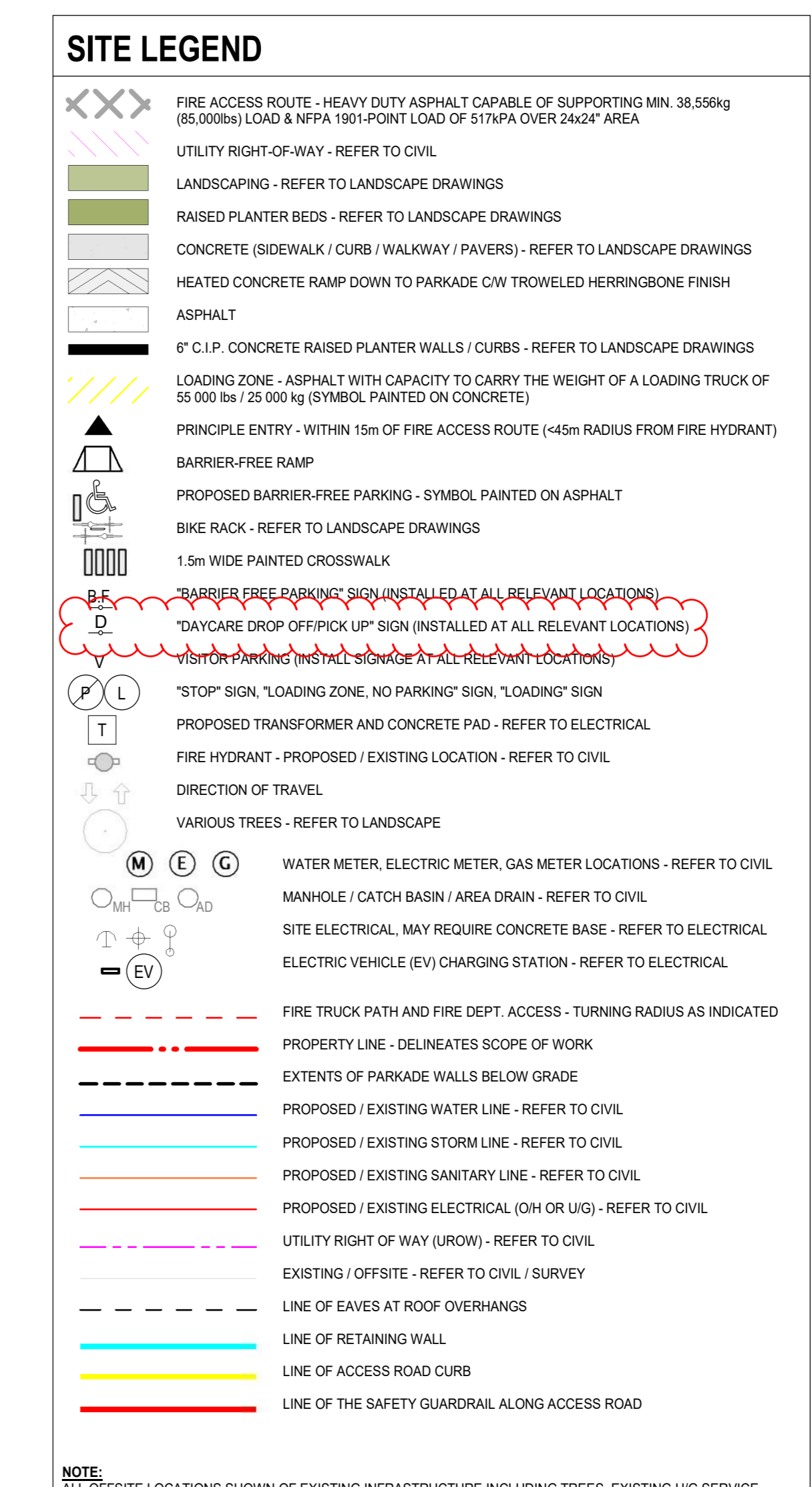
Drawing Title
SITE CONTEXT & STATS

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

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- ### SITE GENERAL NOTES
- ALL BUILT ELEMENTS WITHIN PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE.
 - WHEEL STOPS TO BE 100mm HIGH AND PLACED 600mm 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 DRAWINGS FOR ADDITIONAL DETAILS.
 - SITE SIGNAGE DETAILS SHOWN IN LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS.
 - 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 1500 mm AND 1500 mm 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 EXTERIOR CONCRETE RISERS 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 LOCKBOX 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 TECHNICIAN 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 TREE BECOMES UNSTABLE, THEN URBAN FORESTRY WILL REQUIRE THEIR REMOVAL USING AN APPROVED INCISED TREE CONTRACTOR AT APPLICANTS EXPENSE. PLUS COMPENSATION FOR THE REMOVED TREE(S).
 - REFER TO CIVIL DRAWINGS FOR LOCATIONS AND SIZING OF TRANSIT ZONES AND TRANSIT PADS.



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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:
Interiors: T.B.D.
Landscape: 616 STUDIO

Seal(s)

NORR
2300, 411 - 1st Street SE
Calgary, AB, Canada T2G 4Y5
nor.com

NORR Architects Engineers Planners
A Partnership of Corporations
Professional Corporation
Professional Engineers (P.E.)
Professional Architects (P.A.)
Professional Planners (P.P.)

Project Manager: Drawn: TRICO HOMES
Project Leader: Checked: AAD
Client: EF: Checker

TRICO HOMES

Project: TRICO - WENTWORTH LANDING - PHASE 1 RESIDENTIAL
1127 85 ST SW and 8888 BOW TR SW, CALGARY, AB

Drawing Title: ENLARGED COMMERCIAL SITE PLAN

Scale: As indicated

Project No: RZ1124-0021-00

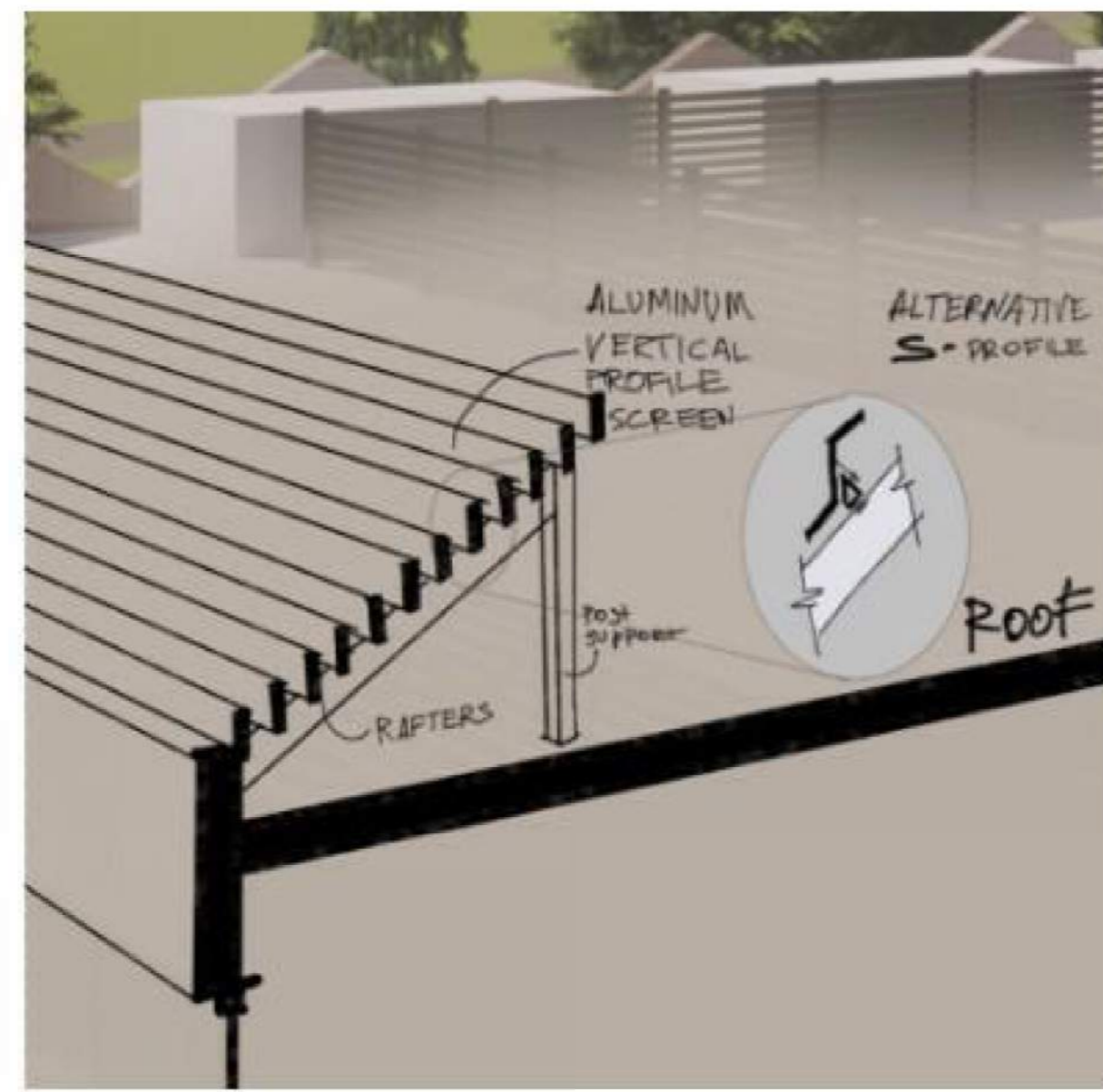
Drawing No: CM-DP-A10-03

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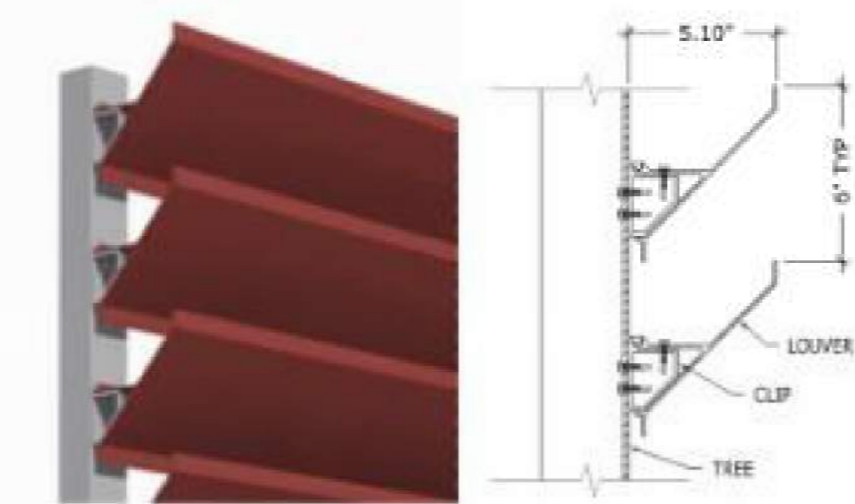
PRELIMINARY - NOT FOR CONSTRUCTION



Roof screening



02 Brick veneer, Hebron Madison



DATE	ISSUED FOR	REV
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4

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Architecture: NORR ARCHITECTS & PLANNERS
Structural: GLOTMAN-SIMPSON
Mechanical:
Electrical: T.B.D
Interiors: T.B.D
Landscape: 616 STUDIO

Seal(s)

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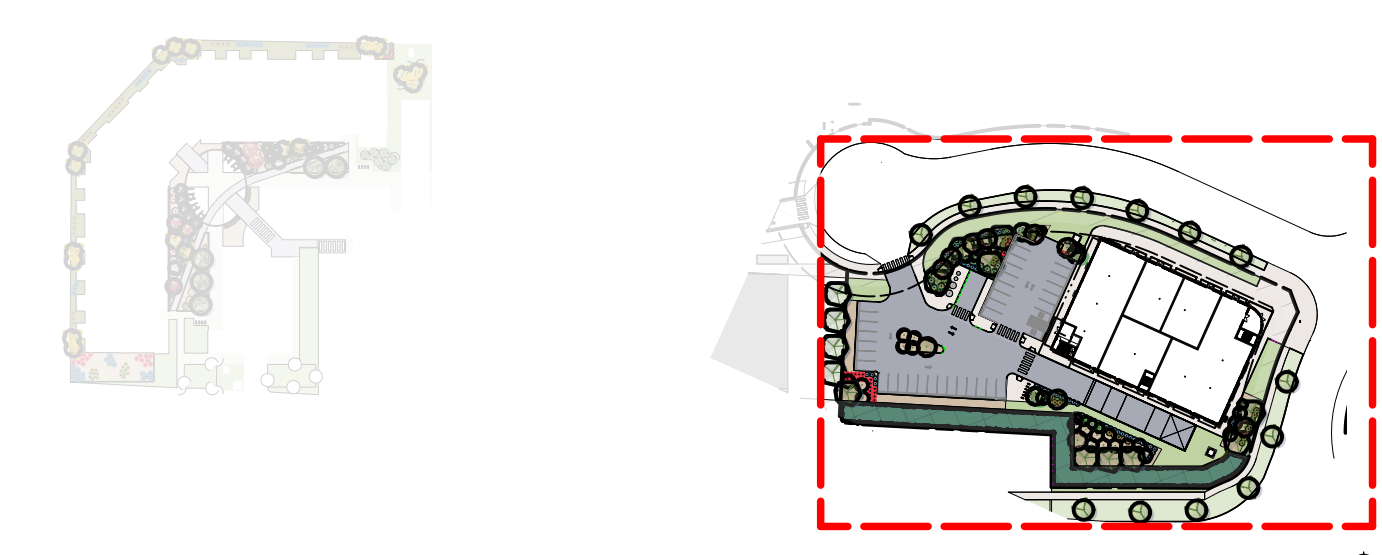
Project Manager	Drawn
DH	AL
Project Leader	Checked
EF	Checker

Client
TRICO HOMES

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

Scale	
Project No.	RZ1124-0021-00
Drawing No.	CM.DP-A10-07

PRELIMINARY - NOT FOR CONSTRUCTION

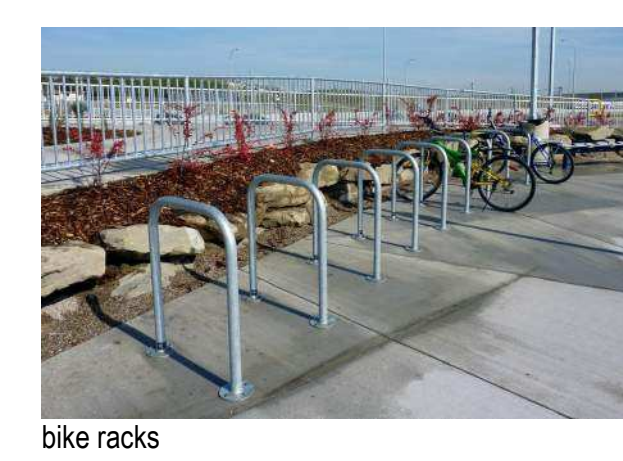
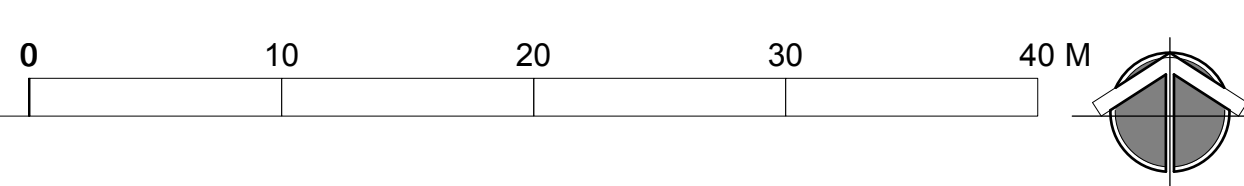


keyplan

land use bylaw landscape requirements		
City Of Calgary Zoning	M-H1	
landscape area	required	provided
total parcel area		6,593.38 m2
landscape area required for M-H1 zoning (40% of parcel area)	2,637.35 m2	2397.50 m2
existing tree protection buffer zone		720 m2
item 556 low water landscaping reduction -3%		
total landscape area required (37% of parcel area)	2,439.55 m2	
total landscape area provided		3117.50 m2
total landscape area provided (percentage of total parcel area):		47 %
hard surfaced landscape area (maximum of 40% of provided landscape area)	1,247.00 m2	840.00 m2
hard surfaced landscape area provided (percentage of landscape area provided)		27 %
soil area as per item 556 (maximum of 30% of required landscape area)	731.87 m2	726.11 m2
total number of trees	required	provided
(1145 m2 of provided landscape area as per option 555, excluding tree protection buffer zone)		
number of existing trees on site:	0	0
number of new trees required:	55	55
low water trees required as per item 556 (30% minimum of trees provided)	17	21
deciduous trees	required	provided
large trees as per item 552 (50% min 75mm cal)	21	20
medium trees as per item 552 (50% min 50mm cal)	21	21
total deciduous trees	41	41
coniferous trees	required	provided
large trees as per item 552 (50% 3.0m ht min)	7	7
medium trees as per item 552 (50% 2.0m ht min)	7	7
total coniferous trees	14	14
shrubs (ground level and first floor terrace only)	required	provided
(2145 m2 of required landscape area as per item 552, excluding tree protection buffer zone) (min 600mm height and spread)	106	186
low water shrubs required as per item 556 (30% minimum of shrubs provided)	56	140

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for review and coordination only
- notes
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 - Do not scale drawings.
 - Refer to Civil drawings for all grading information.
 - All walkways are plain concrete unless noted otherwise.
 - All landscape areas to be irrigated with an automatic underground low-water irrigation system. Water delivery shall be confined to tree and shrub areas. Contractor to ensure irrigation meter is installed and fully operational prior to charging and operating the irrigation system.
 - All planting beds and tree wells to be mulched with bark chip much, to 100 mm depth. Contractor to ensure planting beds extend to drip line of outermost plant materials in planting bed.

1 Commercial Building Siteplan
Scale: 1:300



trees		shrubs		landscape area		tree schedule for the tree protection buffer zone		
	brandon elm <i>Ulmus americana 'Brandon'</i> Qty: 10	75mm caliper balled and burlapped		andorra juniper <i>Juniperus horizontalis 'Plumosa Compacta'</i> Qty: 16	#5 container 500 mm min height + spread		trembling aspen <i>Populus tremuloides</i> Qty: 20	50mm caliper balled and burlapped
	colorado spruce <i>Picea pungens</i> Qty: 3	3m height balled and burlapped		illac <i>Syringa 'Jesse'</i> Qty: 34	#5 container 600 mm min height + spread		baalsam poplar <i>Populus balsamifera</i> Qty: 10	1.5m height balled and burlapped
	paper birch <i>Betula papyrifera</i> Qty: 21	50mm caliper balled and burlapped		juniper <i>Juniperus horizontalis</i> Qty: 90	#5 container 600 mm min height + spread			
	mayday <i>Prunus padus 'commutata'</i> Qty: 10	75mm caliper balled and burlapped		wood's rose <i>Rosa woodsii</i> Qty: 46	#5 container 600 mm min height + spread			
	lodgepole pine <i>Pinus contorta 'var. latifolia'</i> Qty: 4	3m height balled and burlapped	perennials					
	bakeri blue spruce <i>Picea pungens 'Baker'</i> Qty: 7	2m height balled and burlapped		karl foerster feather reed grass <i>Calamagrostis Aleutica</i> Qty: 16	#2 container			

EIGHT ONE EIGHT STUDIO
PLANNING + DESIGN COLLABORATIVE
1812 14th STREET SW CALGARY, AB T2T3W6

number	revision	date	by	approved
15	civil base update (grading)	2025-10-02		
14	civil base update (DSSP)	2025-09-26		
13	arch base update	2025-09-17		
12	arch base update	2025-08-05		
11	arch base update	2025-07-01		
10	civil base update (DSSP)	2025-06-09		
9	arch base update	2025-06-05		
8	civil base update	2025-05-23		
7	arch base update	2025-05-12		
6	arch base update	2025-04-28		
5	arch base update	2025-04-21		
4	arch base update	2025-04-07		
3	arch base update	2025-03-12		
2	arch base update	2025-01-31		
1	arch base update	2025-01-29		

number	revision	date	by	approved
7	issued for DR2	2026-01-15		
6	issued for DR2	2026-01-14		
5	issued for DP	2025-12-18		
4	for landscape estimation	2025-11-03		
3	issued for DR	2025-09-29		
2	issued for DR	2025-09-26		
1	development permit	2025-06-12		

project
wentworth landing
phase 1 commercial site
1127 85 ST SW & 8888 BOW TR SW

drawing
wentworth landing development
permit landscape plan

drawn	checked	date	approved
rr	ibm	2026-01-15	rbg
			project number
			04120.1
			sheet
			DPL1.0
			scale as noted

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