



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	2.8

**DENSITY**

Minimum	150 units/HA
Maximum	n/a
Proposed	282 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, MH1, MH2, MH3 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	24.20 M

**SITE COVERAGE**

Building Footprint	1,695.60 SM	42.24%
Hard Surfaced Areas		
Maximum	802.80 SM	40.00%
Proposed	Refer to Landscape drawings	
Landscaping		
Minimum	2,007.00 SM	50.00%
Proposed	Refer to Landscape drawings	

**AMENITY SPACE**

Ratio (Area per Unit)	5.0 SM
Minimum	565.0 SM
Proposed	
Private	1,007.9 SM
Common Indoor	
Common Outdoor	
Total	1,007.9 SM

**TRICO WENTWORTH**  
RZ1124-0021  
DEVELOPMENT PERMIT

Building Areas (Gross) Building Areas (Gross & Rentable) - PHASE 2

LEVEL	GROSS FLOOR AREA		LEVEL	GROSS FLOOR AREA		RENTABLE AREA		EFFICIENCY
	SM	SF		SM	SF	SM	SF	
<b>Building</b>								
Level 1	1,695.6	18,251	Level 1	1,695.6	18,251	1,418.4	15,267	83.6%
Level 2	1,677.0	18,051	Level 2	1,677.0	18,051	1,466.8	15,788	87.5%
Level 3	16,696.0	179,714	Level 3	16,696.0	179,714	16,485.8	177,451	98.7%
Level 4	16,696.0	179,714	Level 4	16,696.0	179,714	16,485.8	177,451	98.7%
Level 5	16,696.0	179,714	Level 5	16,696.0	179,714	16,485.8	177,451	98.7%
Level 6	16,696.0	179,714	Level 6	16,696.0	179,714	16,485.8	177,451	98.7%
<b>Total</b>	<b>70,156.6 SM</b>	<b>755,159 SF</b>	<b>Total</b>	<b>70,156.6 SM</b>	<b>755,159 SF</b>	<b>68,828.3 SM</b>	<b>740,860 SF</b>	

Vehicle Parking Provision

TYPE	REQUIREMENT	REQUIRED	PROVIDED
		STALLS	STALLS
<b>Non-Commercial Stalls</b>			
Resident	0.625 stalls/unit	71	113
Visitor	0.100 stalls/unit	11	12
<b>Total</b>		<b>82</b>	<b>125</b>
Deficiency		0	
Surplus		43	
<b>Commercial Stalls</b>			
Loading	1.0 stall	1	1

Unit Mix Matrix

LEVEL	UNIT COUNT				
	1 BED	1 BED +	2 BED	3 BED	TOTAL
Level 1	6	7	5	0	18
Level 2	6	9	4	0	19
Level 3	6	9	4	0	19
Level 4	6	9	4	0	19
Level 5	6	9	4	0	19
Level 6	6	9	4	0	19
<b>Grand Totals</b>	<b>36</b>	<b>52</b>	<b>25</b>	<b>0</b>	<b>113</b>
	32%	46%	22%	0%	

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**

Building	Ratio	CM	Cu Yds
Building 1			
113 Units	0.24 CM/unit	27.12	35.47
<b>Total</b>	<b>27.12 CM</b>	<b>35.47 Cu Yds</b>	

BIN CALCULATION

Ratio	SM	No. of Bins		
		Required	Provided	
Waste	20%	5.42	1	1
Recycle	50%	13.56	2	2
Organics	30%	8.14	1	1
<b>Total</b>		<b>27.12 CM</b>	<b>4</b>	<b>4</b>
Deficiency				
Surplus				

STORAGE ROOM CALCULATION

	Compactor	No. of Bins	SM	
			Area Required	Area Provided
Waste	0	1	9.0	19.0
Recycle	0	1	9.0	9.0
Organics	0	1	9.0	9.0
<b>Total</b>	<b>3</b>		<b>27.00 SM</b>	<b>37.00 SM</b>
Deficiency				
Surplus				10

Bicycle Parking Provision

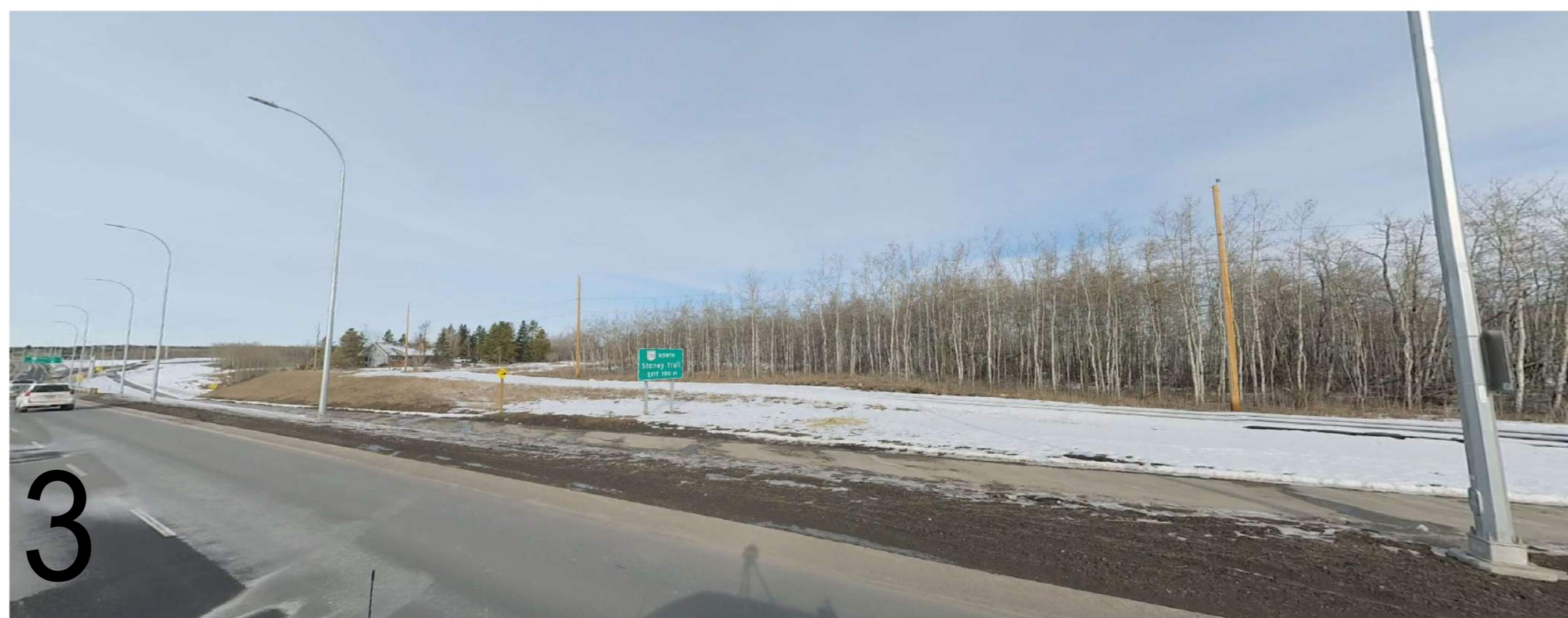
TYPE	REQUIREMENT	REQUIRED	PROVIDED
		STALLS	STALLS
<b>Building 1</b>			
Class 1	0.50 stalls/unit	57	70
Class 2	0.10 stalls/unit	11	12
<b>Total</b>		<b>68</b>	<b>82</b>
Deficiency			
Surplus			14



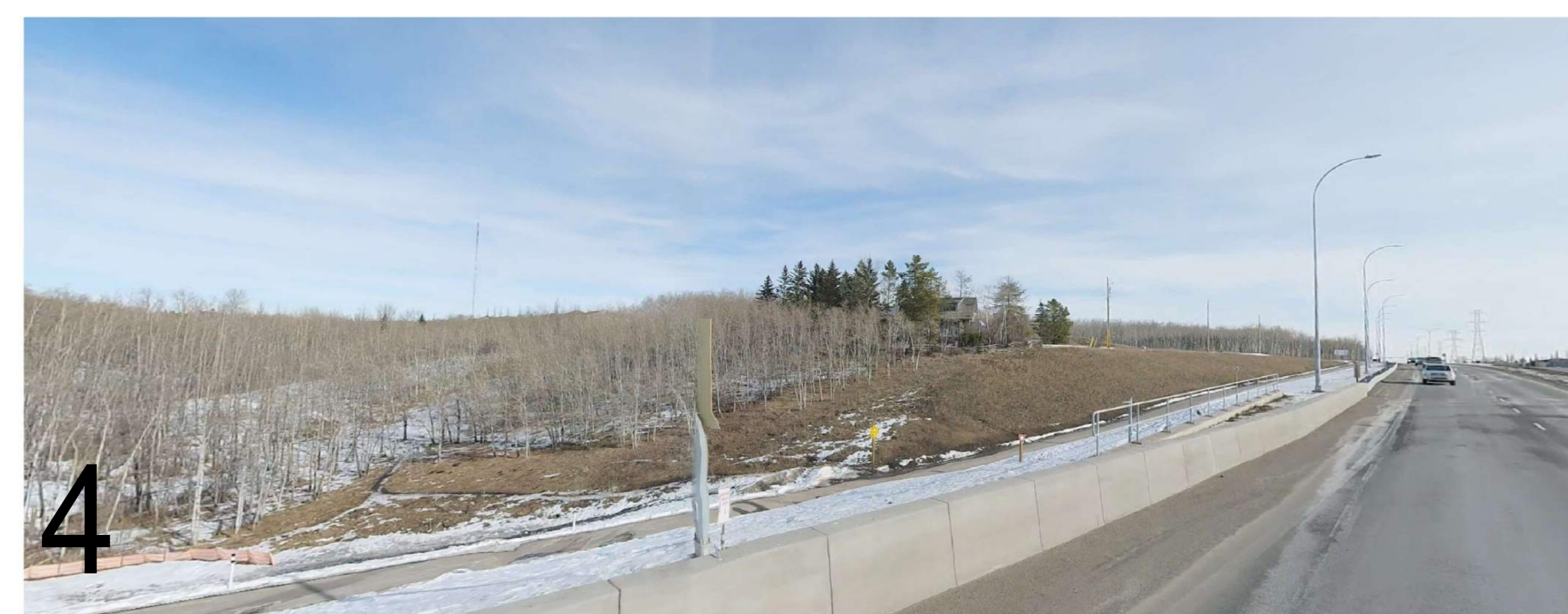
VIEW 01 FROM 85 ST. SW LOOKING SW



VIEW 02 FROM 85 ST. SW LOOKING NW



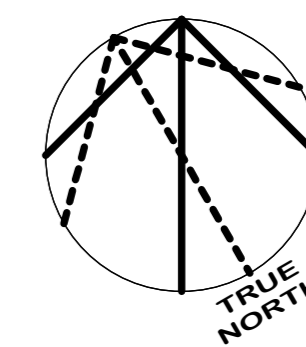
VIEW 03 FROM BOW TRL. SW LOOKING NW



VIEW 04 FROM BOW TRL. SW LOOKING NE



DP SITE CONTEXT KEY MAP  
SCALE: 1:1



**AMENDED DRAWINGS**  
DIP No: DP2025-04404 Date Received: NOV 25 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:  
Interiors: T.B.D  
Landscape: 616 STUDIO

Seal(s)

**NORR**  
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norr.com  
NORR Architects Engineers Planners  
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Jonathan Hughes, Architect, SAIA, OAA, ABC, ASLA, AIA, AIAPE  
Alicia Young, P.Eng., OPEQA  
Chris Hill, P.Eng., OPEQA

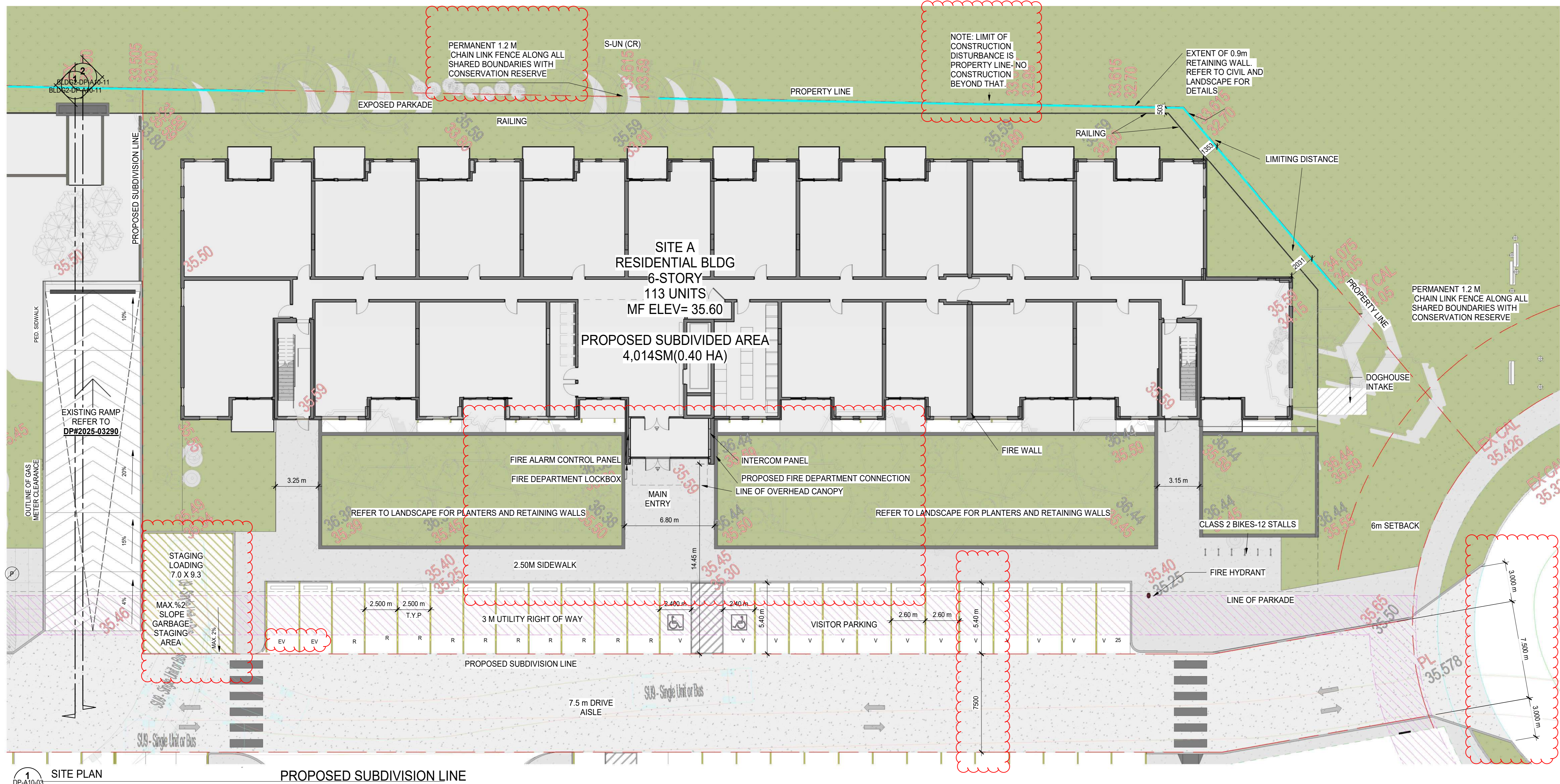
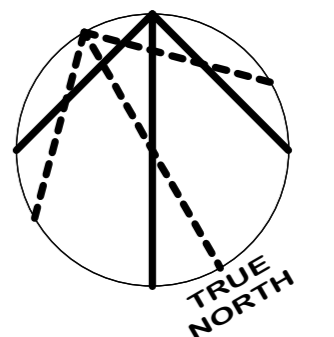
Project Manager: Drawn  
DH: Author  
Project Leader: Checked  
EF: Checker  
Client: **TRICO HOMES**

Project: **TRICO - WENTWORTH LANDING - PHASE 2 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 BLDG2**

PRELIMINARY - NOT FOR CONSTRUCTION





**SITE PLAN**  
SCALE: 1:150  
PROPOSED SUBDIVISION LINE

**SITE GENERAL NOTES**

1. ALL BUILT ELEMENTS WITHIN PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE
2. WHEEL STOPS TO BE 100mm HIGH AND PLACED 800mm FROM FRONT OF PARKING STALL (TYP.)
3. NO PARKING STALLS SHOULD EXCEED 4% SLOPE IN ANY DIRECTION
4. NO PARKING ANYTIME / FIRE LANE SIGNAGE TO BE POSTED ON INTERNAL ROADWAY ON SITE
5. LANDSCAPE SHOWN FOR REFERENCE ONLY - REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS
6. SITE SIGNAGE DETAILS SHOWN IN LANDSCAPE DRAWINGS
7. FOR PROPOSED SITE LIGHTING - REFER TO ELECTRICAL DRAWINGS
8. SITE SERVICES, PEDESTALS, CONDUITS, UTILITY RIGHT OF WAY AND GRADES SHOWN FOR REFERENCE ONLY - REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS
9. ALL BUILDING AREAS AND COVERAGE CALCULATIONS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY A LAND SURVEYOR REGISTERED IN THE JURISDICTION OF THE PROJECT
10. REFER TO BICYCLE STORAGE SITE DETAIL FOR ADDITIONAL INFORMATION
11. PROPOSED LOCATION FOR FIRE DEPARTMENT CONNECTION (F.D.C.) IS 3m SW AND 15m FROM PRINCIPAL ENTRANCE OF ALL BUILDINGS. INSTALL ON EXTERIOR WALL OF EACH BUILDING IN LOCATION INDICATED
12. ARROWS SHOWN ON ASPHALT INDICATE DIRECTION OF TRAVEL
13. IRRIGATION SYSTEM TO BE SUPPLIED AND INSTALLED BY OWNER'S CONTRACTOR. SEPARATE METERS WILL BE LOCATED AS PER DESIGN, IF REQUIRED
14. 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
15. PROPOSED LOCATIONS FOR FIRE ALARM CONTROL PANEL AND LOCKBOX INDICATED
16. UNLESS OTHERWISE SPECIFIED, ALL SURFACE PARKING TO BE DESIGNATED AS VISITOR PARKING
17. REFER TO LANDSCAPE PLANS FOR FINISHES AND MATERIALS SPECIFIED FOR ALL SIDEWALKS AND WALKWAYS
18. INSTALL REGULAR ASPHALT AT PARKING STALL LOCATIONS, HEAVY DUTY ASPHALT WHERE INDICATED
19. 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 INDEFINITE TREE CONTRACTOR AT APPLICANT'S EXPENSE, PLUS COMPENSATION FOR THE REMOVED TREES.
20. REFER TO CIVIL DRAWINGS FOR LOCATIONS AND SIZING OF TRANSIT ZONES AND TRANSIT PADS.

**SITE LEGEND**

- FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING MIN. 38,559kg (85,000) LOAD & 180 TONN LOAD OF 51000 OVER 2400' 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 CIV. TROVELED HERRINGBONE FINISH ASPHALT
- C/P CONCRETE RAISED PLANTER WALLS / CURBS - REFER TO LANDSCAPE DRAWINGS
- LOADING ZONE - ASPHALT WITH CAPACITY TO CARRY THE WEIGHT OF A LOADING TRUCK OF 55 000 kg / 25 000 kg (SYMBOL PAINTED ON CONCRETE)
- BARRIER-FREE 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
- 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
- ELECTRIC 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 WALLS 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 / OFFSITE - REFER TO CIVIL / SURVEY
- LINE OF EAVES AT ROOF OVERHANGS
- LINE OF RETAINING WALL
- LINE OF ACCESS ROAD CURB
- LINE OF THE SAFETY GUARDRAIL ALONG ACCESS ROAD

**NOTE:**  
ALL OFFSITE 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

**AMENDED DRAWINGS**  
DIP No: DP2025-04404 Date Received: NOV 25 2025  
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**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)

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NORR STRUCTURAL  
NORR MECHANICAL  
NORR ELECTRICAL  
NORR INTERIORS  
NORR LANDSCAPE

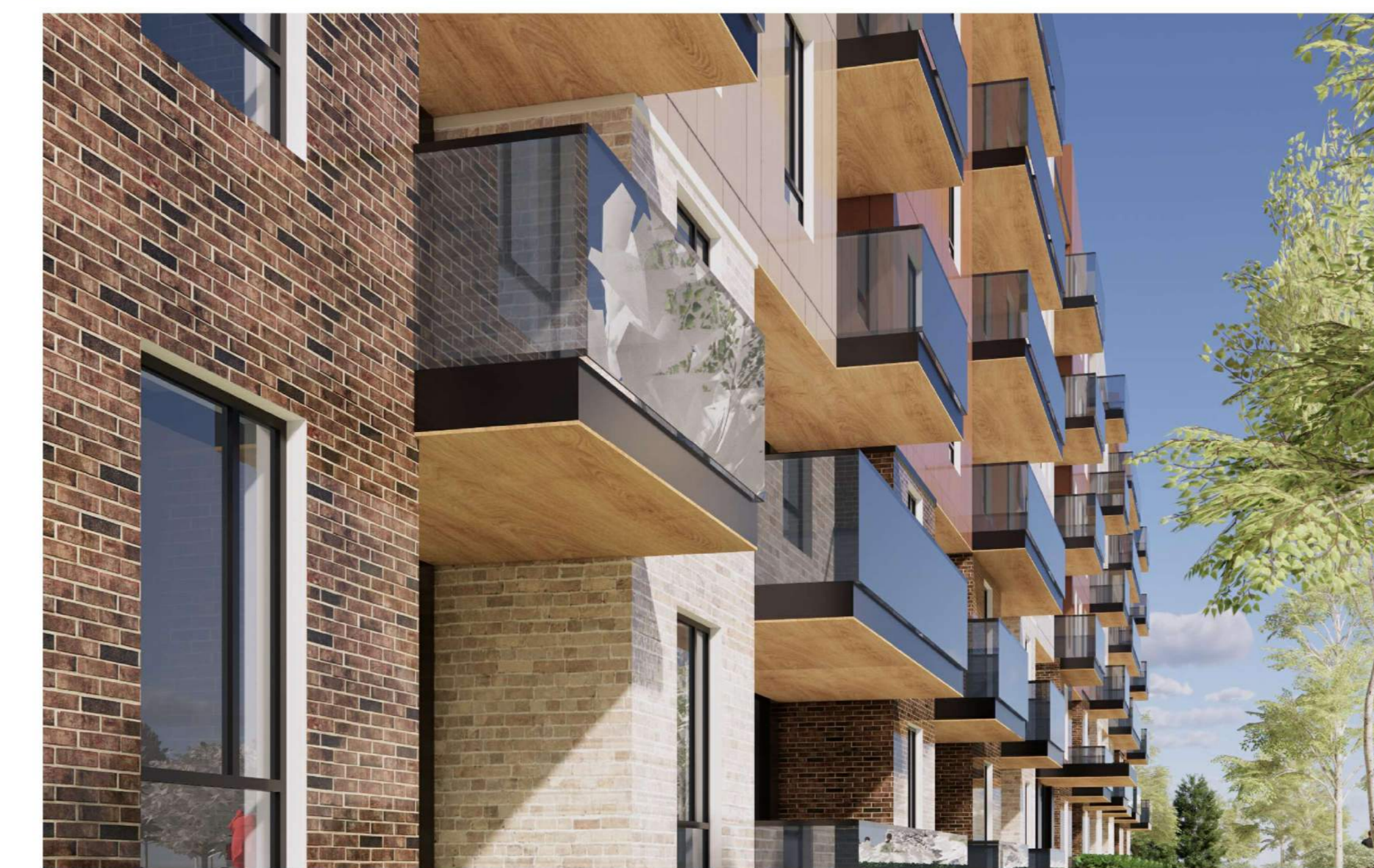
**Project Manager** Drawn  
**DH** Author  
**Project Leader** Checked  
**EF** Checker

**Client**  
**TRICO HOMES**

**Project**  
**TRICO - WENTWORTH LANDING - PHASE 2 RESIDENTIAL**  
1127 85 ST SW and 8888 BOW TR SW, CALGARY, AB  
**Drawing Title**  
**ENLARGED RESIDENTIAL SITE PLAN**

**Scale**  
As indicated  
**Project No.**  
RZ1124-0021-00  
**Drawing No.**  
DP-A10-03 BLDG2

PRELIMINARY - NOT FOR CONSTRUCTION



AMENDED DRAWINGS  
DIP No: DP2025-04404 Date Received: NOV 25 2025  
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Mechanical:  
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Seal(s)

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Alicia Young, P.Eng., OPECA  
Chris Lee, P.Eng., APECA

Project Manager: DMH Drawn: DMH  
Project Leader: EF Checked: EF  
Client: TRICO HOMES

Project: TRICO - WENTWORTH LANDING - PHASE 2 RESIDENTIAL  
1127 85 ST SW and 8888 BOW TR SW, CALGARY, AB

Drawing Title: RENDERS

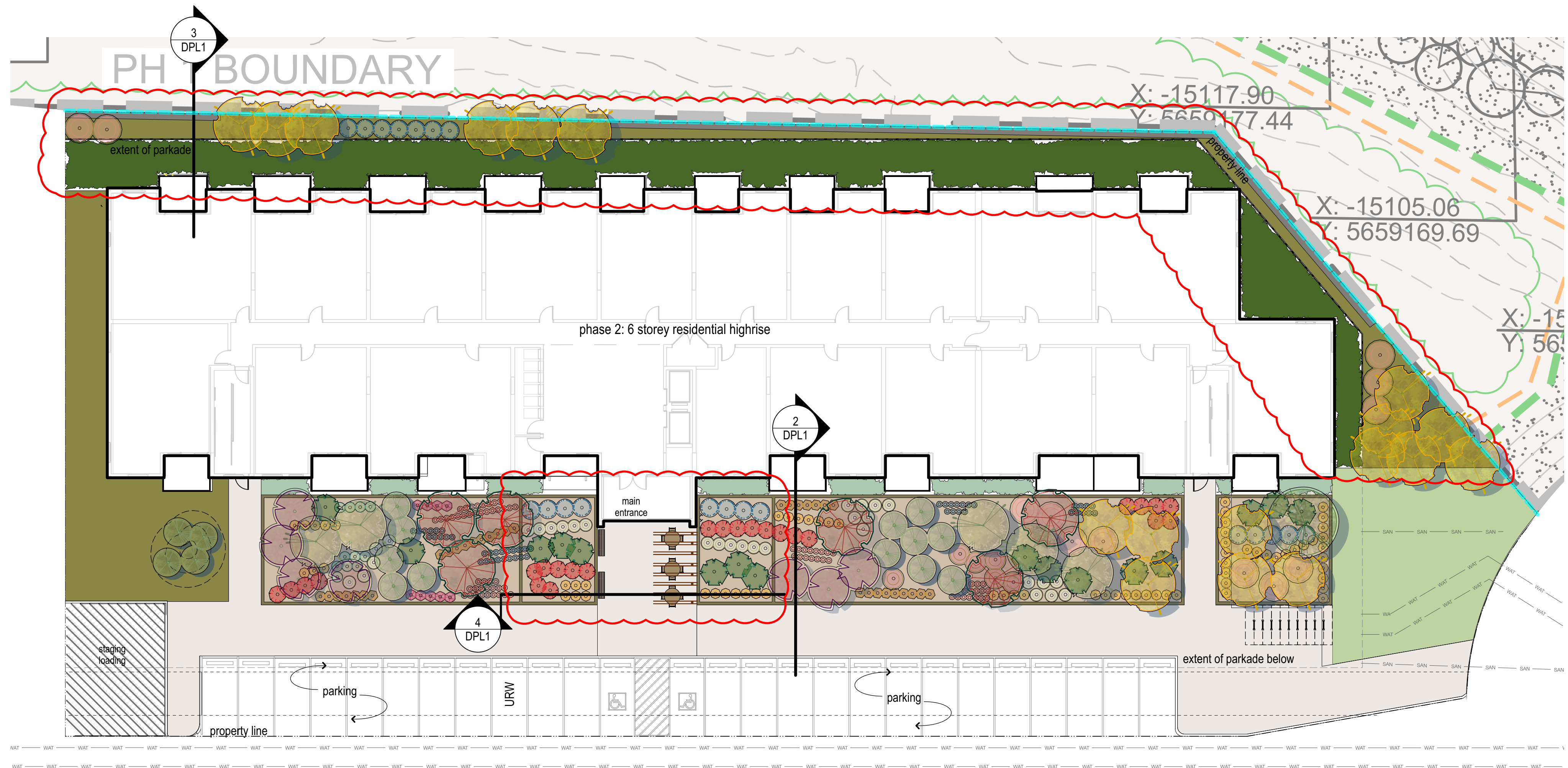
Project No.: RZ1124-0021-00

Drawing No.: DP-A10-09 BLDG2

PRELIMINARY - NOT FOR CONSTRUCTION







1 landscape plan: phase 2 residential  
1:200

**trees**

	<b>bur oak</b> <i>Quercus macrocarpa</i> Qty: 1	75mm caliper balled and burlapped
	<b>columnar colorado spruce</b> <i>Picea pungens 'Fastigiata'</i> Qty: 16	3m height balled and burlapped
	<b>midnight schubert chokecherry</b> <i>Prunus virginiana 'Midnight Schubert'</i> Qty: 6	50mm caliper balled and burlapped
	<b>trembling aspen</b> <i>Populus tremuloides</i> Qty: 18	75mm caliper balled and burlapped
	<b>thunderchild flowering crabapple</b> <i>Malus 'Thunderchild'</i> Qty: 7	50mm caliper balled and burlapped
	<b>paper birch</b> <i>Betula papyrifera</i> Qty: 5	50 mm caliper balled and burlapped

**shrubs**

	<b>andorra juniper</b> <i>Juniperus horizontalis 'Plumosa Compacta'</i> Qty: 16	#5 container 900 mm min height + spread
	<b>red osier dogwood</b> <i>Cornus sericea</i> Qty: 12	#5 container 600mm min height + spread
	<b>juniper</b> <i>Juniperus horizontalis</i> Qty: 20	#5 container 600mm min height + spread
	<b>ilac</b> <i>Syringa 'Josee'</i> Qty: 6	#5 container 600mm min height + spread
	<b>nannyberry</b> <i>Viburnum lentago</i> Qty: 9	#5 container 600mm min height + spread
	<b>wood's rose</b> <i>Rosa woodsii</i> Qty: 25	#5 container 600 mm min height + spread
	<b>snowbelle mock orange</b> <i>Philadelphus x 'Snowbelle'</i> Qty: 30	#5 container 600mm min height + spread

**perennials**

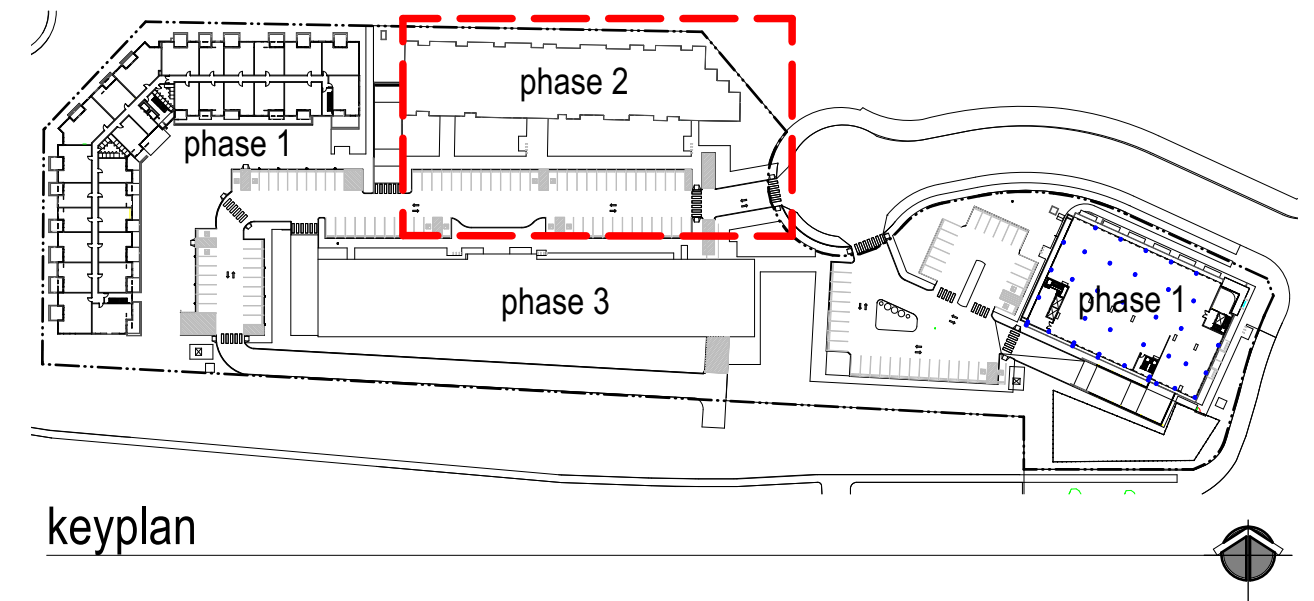
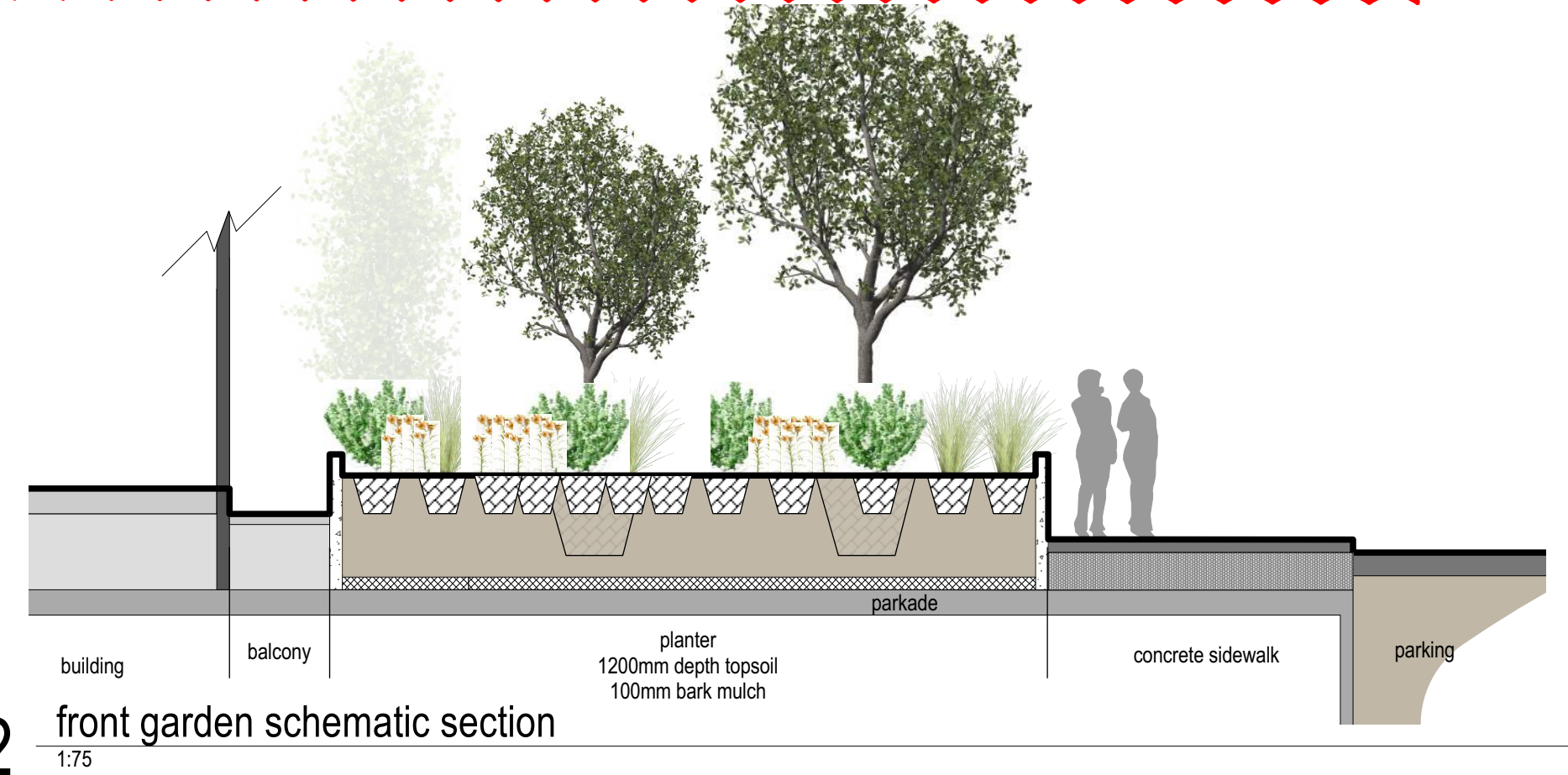
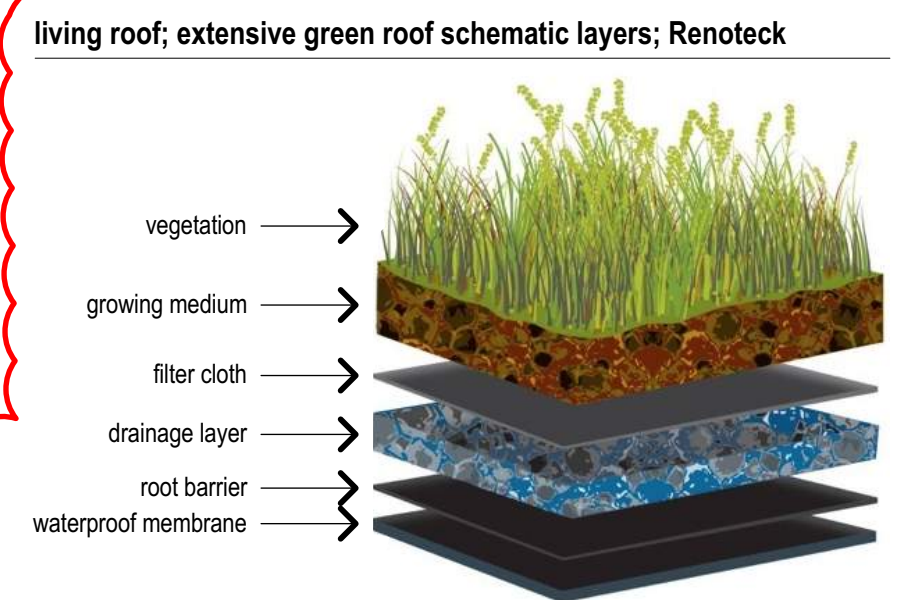
	<b>Perennial Flax</b> <i>Linum perenne 'Saphyr'</i> Qty: 49	#2 container
	<b>blue oat grass</b> <i>Helictotrichon sempervirens</i> Qty: 11	#2 container
	<b>Walker's Low Catmint</b> <i>Nepeta x faassenii 'Walker's Low'</i> Qty: 73	#2 container
	<b>karl foerster grass</b> <i>Calamagrostis acutiflora</i> Qty: 69	#2 container
	<b>prairie sky switch grass</b> <i>Panicum virgatum 'Prairie'</i> Qty: 33	#2 container

**site furniture**

	pergola structure
	bike racks
	bench
	picnic table with seating

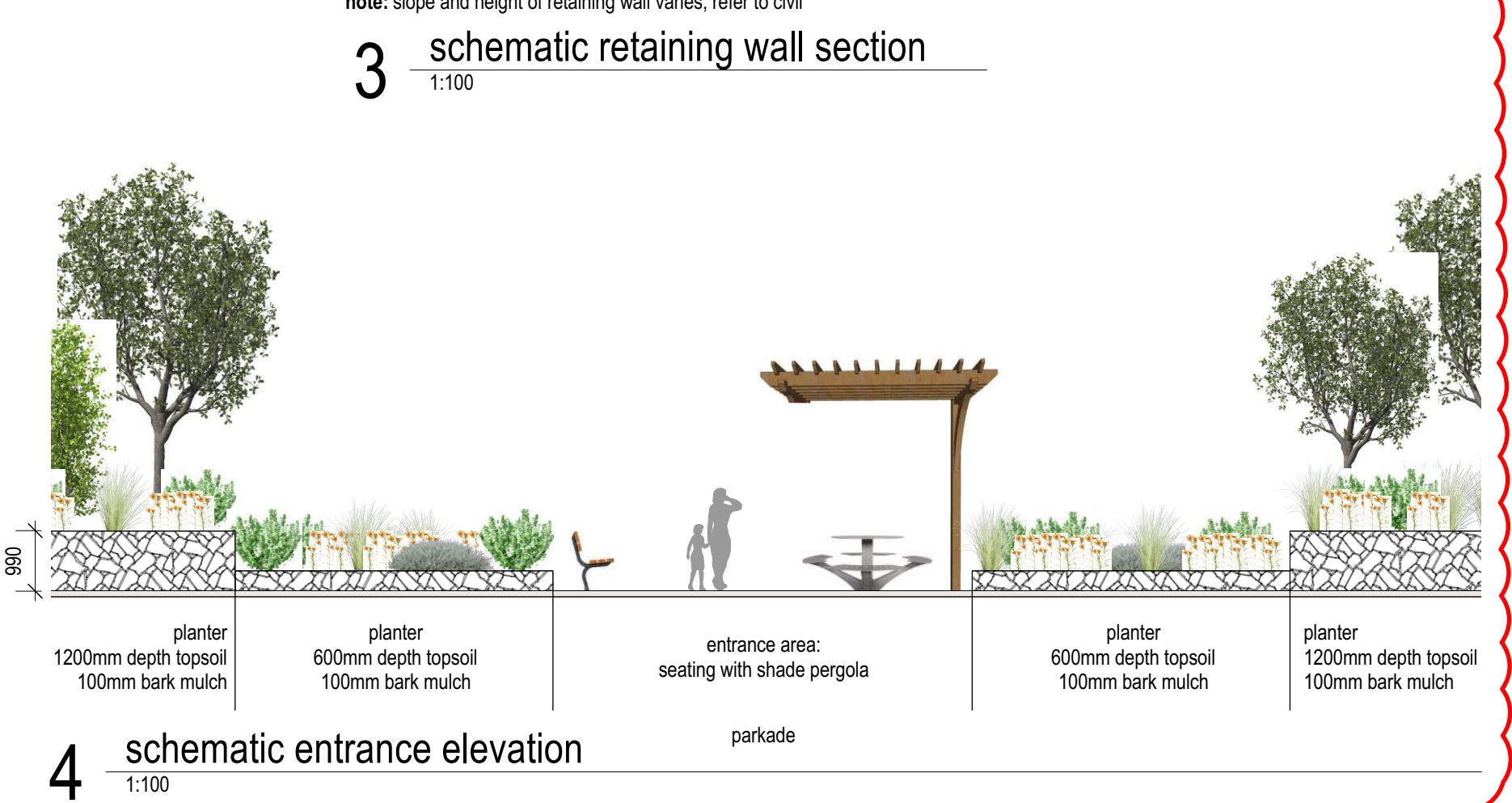
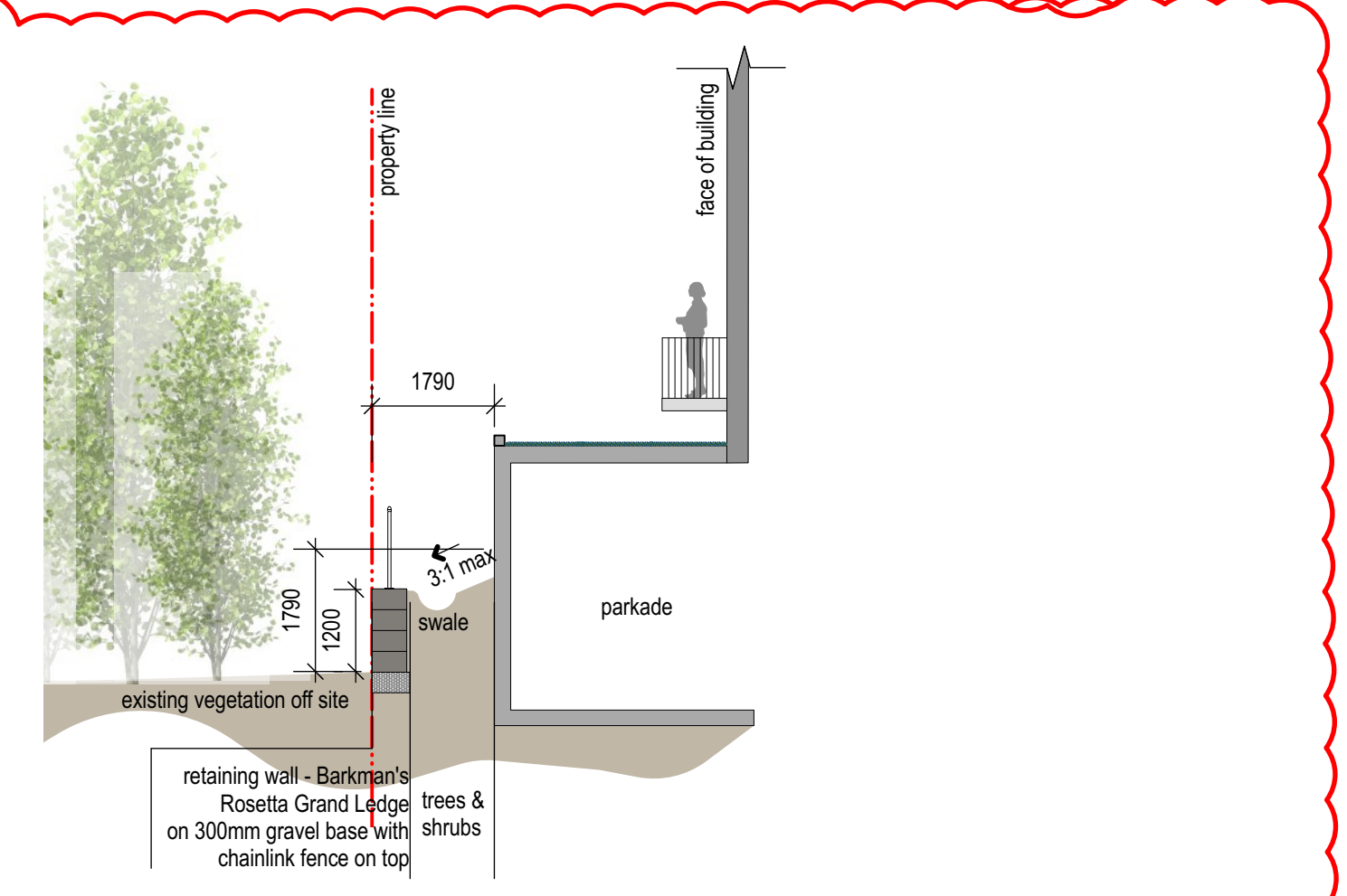
**site legend**

	decorative concrete paving		NaturesTurf, EcoLogic Horticulture
	plain grey concrete paving		City of Calgary Native seed mix, EcoLogic Horticulture
	berm (+/- 1-2 m height)		perennial plantings
	temporary construction fence		extensive green roof (shade)



**land use bylaw landscape requirements**

City Of Calgary Zoning	M-H1	
landscape area	required	provided
<b>total parcel area</b>	<b>3,947.05 m2</b>	<b>1882.94 m2</b>
landscape area required for M-H1 zoning (40% of parcel area)	1,578.82 m2	
Item 556 low water landscaping reduction -3%		
landscape provided - ground level:		1,882.94 m2
landscape provided - first floor terrace:		0.00 m2
landscape provided - ground level and first floor terrace combined:		1,882.94 m2
landscape area provided at grade (percentage of total parcel area):		100 %
landscape provided - fourth floor terrace:		0.00 m2
<b>total landscape area provided</b>		<b>1882.94 m2</b>
total landscape area provided (percentage of total parcel area):		48 %
hard surfaced landscape area (maximum of 40% of provided landscape area)	753.18 m2	534.99 m2
hard surfaced landscape area provided (percentage of landscape area provided)		28 %
sod area as per item 556 (maximum of 30% of provided landscape area)	564.88 m2	148.95 m2
<b>total number of trees (ground level and first floor terrace only)</b>	<b>required</b>	<b>provided</b>
(145 m2 of provided landscape area as per option 555)		
number of existing trees on site:	0	
number of new trees required:	46	53
low water trees required as per item 556 (30% minimum of trees provided)	16	7
<b>deciduous trees (ground level and first floor terrace only)</b>	<b>required</b>	<b>provided</b>
large trees as per item 552 (50% min 75mm cal)	18	19
medium trees as per item 552 (50% min 50mm cal)	18	17
total deciduous trees	36	
<b>coniferous trees (ground level and first floor terrace only)</b>	<b>required</b>	<b>provided</b>
large trees as per item 552 (50% 3.0m ht min)	7	16
medium trees as per item 552 (50% 2.0m ht min)	7	
total coniferous trees	13	16
<b>shrubs (ground level and first floor terrace only)</b>	<b>required</b>	<b>provided</b>
(2/45 m2 of required landscape area as per item 552) (min 600mm height and spread)	84	118
low water shrubs required as per item 556 (30% minimum of shrubs provided)	25	55



**NOT FOR CONSTRUCTION**  
for review and coordination only

- notes**
- This drawing is copyright © 818 studio ltd., and shall not be reproduced, revised, transmitted and / or utilized by any third party outside of the Owner without written permission from 818 studio ltd.
  - 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 watered and / or utilized by any third party outside of the Owner without written permission from 818 studio ltd.
  - 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.

**AMENDED DRAWINGS**  
DP No: DP2025-04404  
Date Received: NOV 25 2025  
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

**EIGHT ONE EIGHT STUDIO**  
PLANNING + DESIGN COLLABORATIVE

number	revision	date	by	approved
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3	d1 response			2025-11-24
2	development permit			2025-07-28
1	90% review			2025-07-22
issued for				date (y.m.d)

project  
**wentworth landing phase 2**  
8888 12th avenue sw, calgary, alberta

drawing  
**landscape plan**

drawn	checked	date	scale	approved	project number	sheet
clw	rbg	2025 07 16	as noted	rbg	04120.1	<b>DPL1</b>