



ARTIST RENDERINGS. FOR REFERENCE ONLY.

# NORR

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

NORR Architects Engineers Planners  
 A Partnership of Corporations  
From McMoran Architects (sBarb) Inc. From McMoran Holdings Inc.

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

# TOWNLET - SITE 3

CALGARY, ALBERTA, CANADA

DEVELOPMENT PERMIT: ISSUED FOR DEVELOPMENT PERMIT

NORR PROJECT NUMBER: RZ1124-0046

APRIL 20, 2026



REAL ESTATE DEVELOPMENT & CONSTRUCTION

## CLIENT

**JAYMAN LIVING**  
 200, 3132 - 118TH AVENUE SE  
 CALGARY, AB, T2Z 3X1  
 403 258 3772

## CONSTRUCTION MANAGER

**CENTRON GROUP**  
 104 - 8826 BLACKFOOT TRAIL SE  
 CALGARY, AB, T2J 3J1  
 403 252 1120

## ARCHITECTURE

**NORR**  
 2300, 411 - 1<sup>st</sup> STREET SE  
 CALGARY, AB, T2G 4Y5  
 403 264 4000

## INTERIORS

**TBC**  
 2300, 411 - 1<sup>st</sup> STREET SE  
 CALGARY, AB, T2G 4Y5  
 403 264 4000

## STRUCTURAL

**ENTUITIVE**  
 150 9<sup>th</sup> AVENUE SW, SUITE 1610  
 CALGARY, AB, T2P 3H9  
 403 879 1270

## LANDSCAPE

**EIGHT ONE EIGHT**  
 1812 14a STREET SW  
 CALGARY, AB, T2T 3W6  
 403 244 8188

## MECHANICAL

**SMITH + ANDERSEN**  
 1205, 330 5<sup>th</sup> AVENUE SW  
 CALGARY, AB, T2P 0L4  
 403 261 8897

## CIVIL

**URBAN SYSTEMS**  
 101-134 11<sup>th</sup> Avenue SE  
 CALGARY, AB, T2G 0X5  
 403 451 3633

## ELECTRICAL

**SMITH + ANDERSEN**  
 1205, 330 5<sup>th</sup> AVENUE SW  
 CALGARY, AB, T2P 0L4  
 403 261 8897

## SURVEY

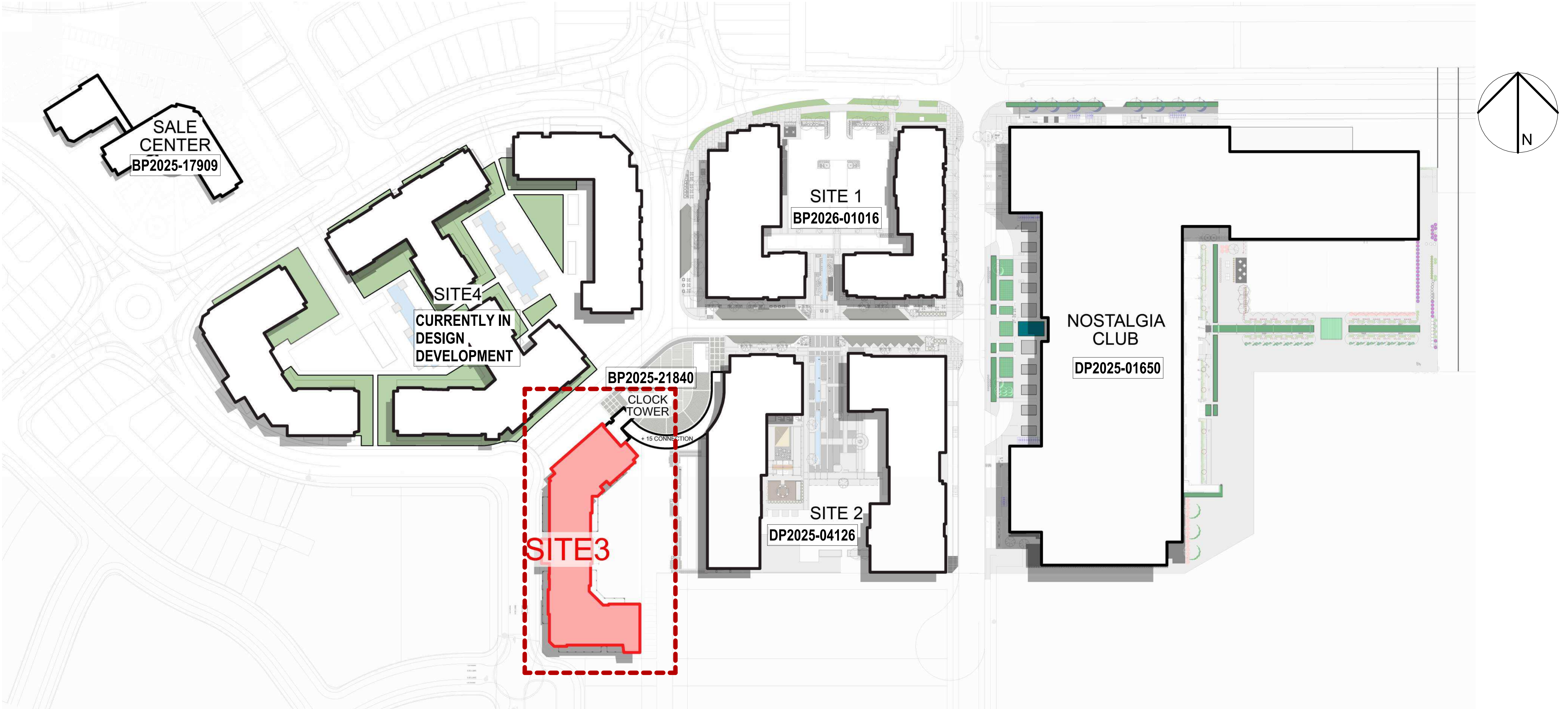
**URBAN SYSTEMS**  
 101-134 11<sup>th</sup> Avenue SE  
 CALGARY, AB, T2G 0X5  
 403 451 3633

## AMENDED DRAWINGS

DP No	Date Received
DP2026-01975	2026-04-22

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DATE	ISSUED FOR	REV
2026-04-20	FOR DP SUBMISSION	1



**Site Information**

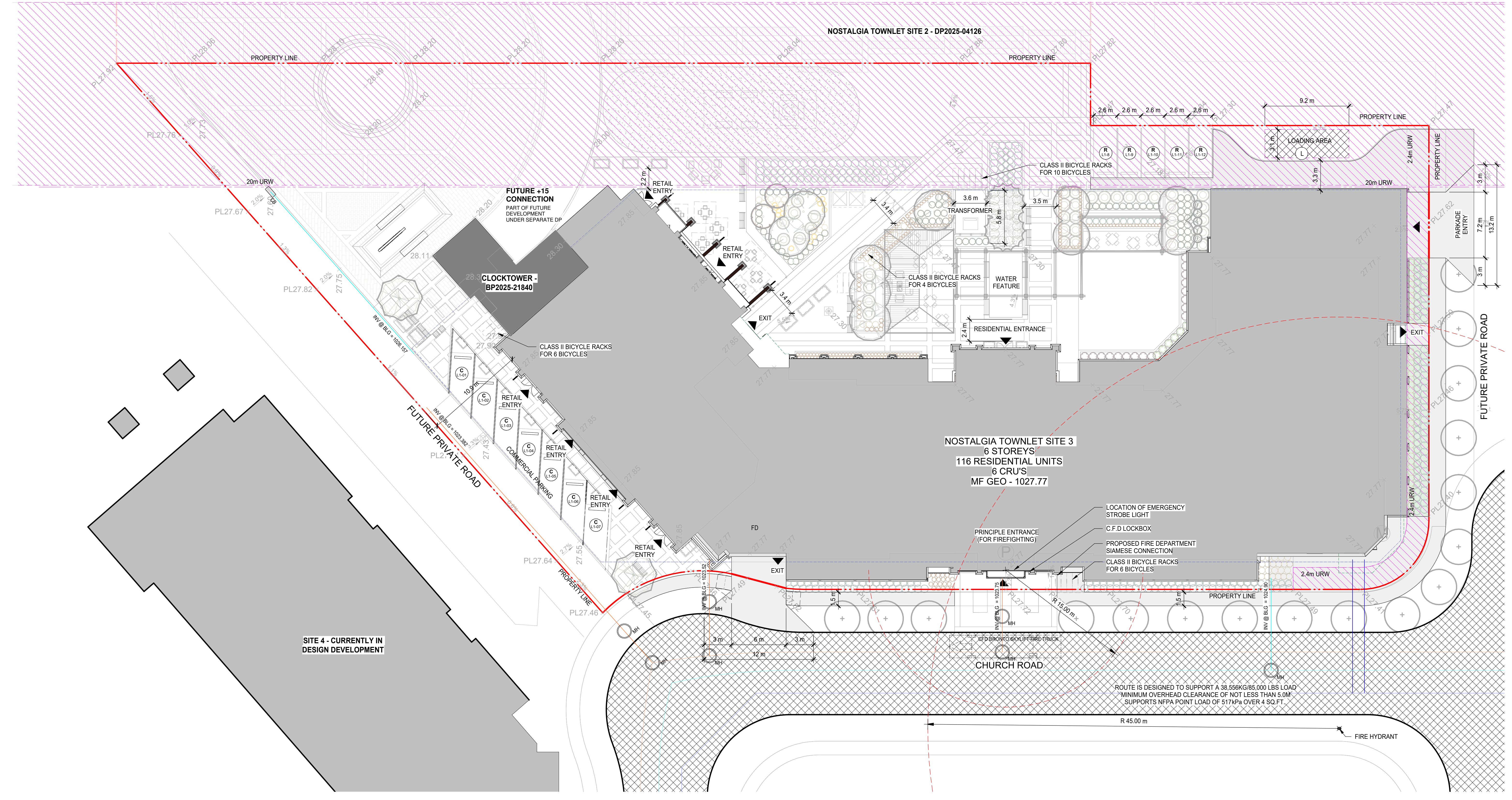
LAND USE DISTRICT	DIRECT CONTROL DISTRICT	DC (M.U.2)
LEGAL DESCRIPTION		
MUNICIPAL ADDRESS		
COMMUNITY	NOSTALGIA	
SITE AREA	6,514 SM	70,116 SF

**Development Statistics**

PROPOSED USE	6 Storey Mixed Use with 5 Retail Stores at grade and 116 Residential units between levels G1 to G6	
DENSITY	Proposed 116 units/hectare	
DENSITY / SITE COVERAGE	Site 3	2,240 SM 34.4%
LANDSCAPE COVERAGE	SEE LANDSCAPE DRAWINGS	
AMENITY AREA		
Indoor	TBD	TBD
Outdoor	TBD	TBD
Private / Balcony		0 SF
Total	0	
SETBACKS	BYLAW REQ.	PROJ. PROPOSED
WEST	0.0 M	0.0 M
SOUTH	0.0 M	N/A
NORTH	0.0 M	3.00 M
EAST	0.0 M	0.0 M
BUILDINGS HEIGHT	BYLAW REQ.	PROJ. PROPOSED
Overall Proposed Max Height	25.00 M	25.90 M
FLOOR AREA RATIO	FAR	SM
Maximum Allowed	TBD	TBD
Proposed	1.99	12,946.59

**AMENDED DRAWINGS**  
 DP No **DP2026-01975** Date Received **2026-04-22**  
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2 SITE CONTEXT  
SCALE: NTC



- SITE PLAN NOTES**
- REGULAR ASPHALT ON PARKING STALLS
  - REGULAR CONCRETE ON GARAGE APPROACH
  - WHEEL STOPS TO BE 100mm HIGH AND PLACED 600mm FROM FRONT OF PARKING STALL (V.S.)
  - NO PARKING ANYTIME AT LOADING STALL
  - REFER TO CIVIL DRAWINGS FOR SERVICING AND GRADING
  - REFER TO LANDSCAPE DRAWINGS FOR DETAILS

- GENERAL NOTES**
- REFER TO LANDSCAPE PLANS FOR EXISTING AND PROPOSED TREES, SIDEWALKS AND FEATURES
  - REFER TO LIGHTING PLAN FOR SITE LIGHTING LAYOUT AND DETAILS. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY.
  - REFER TO DP10-003 FOR WASTE & RECYCLING DRAWINGS AND DETAILS
  - ALL PROPERTY LINES ARE EXISTING AND ALL ELEMENTS WITHIN PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE
  - NO SURFACE PARKING (VISITORS INCLUDED) SHALL EXCEED 4% SLOPE IN ANY DIRECTION
  - ALL INFORMATION ABOUT SERVICES, UTILITY RIGHT OF WAY AND GRADING IS PROVIDED & EXTERIOR STEPS BY CIVIL ENGINEER AND IT'S SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. IF THERE IS ANY DISCREPANCY AND FOR ADDITIONAL INFORMATION REFER TO CIVIL DRAWINGS.
  - THIS DEVELOPMENT PERMIT DRAWING AND NOTED AREA CALCULATION IS FOR GENERAL REFERENCE ONLY. ALL BUILDINGS AREAS ARE APPROXIMATE AND ARE TO BE CONFIRMED BY A LAND SURVEYOR REGISTERED IN THE JURISDICTION OF THE PROJECT.

- SITE LEGEND**
- ▲ PRINCIPAL ENTRY
  - C COMMERCIAL PARKING
  - R RESIDENTIAL PARKING
  - V VISITOR PARKING
  - EV ELECTRICAL VEHICLE READY
  - ♿ BARRIER FREE PARKING
  - B.F. BARRIER FREE PARKING SIGNAGE
  - VIS VISITOR PARKING SIGNAGE
  - Ⓟ NO PARKING ANY TIME / FIRELANE
  - Ⓢ STOP SIGN
  - Ⓜ TRANSFORMER & CONC. PAD
  - Ⓜ FIRE HYDRANT EXISTING (E.) & PROPOSED (P.)
  - ASPHALT FINISH
  - PROPERTY LINE
  - URW
  - BUILDING / PROJECTION ABOVE
  - LINE OF BUILDING BELOW
  - PROPOSED / EXISTING WATER LINE - REFER TO CIVIL
  - PROPOSED / EXISTING STORM LINE - REFER TO CIVIL
  - PROPOSED / EXISTING SANITARY LINE - REFER TO CIVIL
  - PROPOSED / EXISTING ELECTRICAL - REFER TO CIVIL

NORR to any party with whom NORR has not entered into a contract.

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Project Component  
**DESIGN DEVELOPMENT**

Key Plan

Consultants  
 Architecture: NORR  
 Structural: ENTULIVE  
 Mechanical: SMITH + ANDERSEN  
 Electrical: SMITH + ANDERSEN  
 Interiors: TBC  
 Landscape: EIGHT ONE EIGHT  
 Survey: URBAN SYSTEMS  
 Civil: URBAN SYSTEMS

Seal(s)

JOINT FIRM  
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 Issued by  
 THE ALBERTA ASSOCIATION OF ARCHITECTS  
 Certificate No. AED18004

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 Allan Tamm, P. Eng., J.P.R.C.  
 Chris Hill, P. Eng., J.P.R.C.

Project Manager	Drawn
W.Woodcock	HG
Project Leader	Checked
F.Aris	RD

Client  
**Jayman Living**

Project  
**Nostalgia TOWNLET**

Drawing Title  
**TOWNLET - SITE 3**

Drawing Title  
**SITE LOCATION/SITE PLAN**

Scale  
**As indicated**

Project No.  
**RZ1124-0046**

Drawing No.  
**DP-10-01**



**MATERIAL LEGEND**


- A1 MATERIAL: GLASS  
COLOR: CLEAR  
LOCATION: Window Panels
- A2 MATERIAL: GLASS  
COLOR: CLEAR  
LOCATION: Door Frames
- A3 MATERIAL: SPANDELE  
COLOR: LIGHT BLUE - RGB (138,165,192)  
COLOR: WHITE
- A4 MATERIAL: " " TRIM  
COLOR: WHITE  
LOCATION: DOORS & WINDOWS
- A5 MATERIAL: METAL  
COLOR: BLACK - RGB (0,0,0)  
LOCATION: Window Frame
- A6 MATERIAL: " " DOOR FRAME  
COLOR: BLACK
- A7 "NOT IN USE (SITE 1)
- A8 "NOT IN USE (SITE 1)
- A9 MATERIAL: PREFINISHED METAL CORNICE  
COLOR: DARK BLACK - RGB (0,0,0)
- A10 MATERIAL: SOLAR PANELS
- A11 MATERIAL: STANDING SEAM METAL ROOFING  
COLOR: BLACK - RGB (0,0,0)  
LOCATION: Roof
- A12 MATERIAL: PRE-FINISHED ALUMINUM  
COLOR: OFF WHITE - RGB (230,230,230)  
LOCATION: Balcony Railing
- A13 MATERIAL: PRE-FINISHED ALUMINUM  
COLOR: DARK BLACK - RGB (0,0,0)  
LOCATION: Balcony Railing
- P1 "NOT IN USE (SITE 1)
- P2 "NOT IN USE (SITE 1)
- P3 "NOT IN USE (SITE 1)
- P4 MATERIAL: PANELLING  
COLOR: DARK BLACK - RGB (0,0,0)
- P5 "NOT IN USE (SITE 1)
- P6 "NOT IN USE (SITE 1)
- P7 MATERIAL: PANELLING  
COLOR: LIGHT GRAY - RGB (176,176,176)
- S1 MATERIAL: STUCCO  
COLOR: LIGHT GRAY-RGB (204,204,204)
- S2 MATERIAL: STUCCO  
COLOR: WARM GRAY-RGB (228, 222, 218)
- S3 MATERIAL: STUCCO  
COLOR: WARM GRAY - RGB (182,178,173)
- B1 "NOT IN USE (SITE 1)
- B2 "NOT IN USE (SITE 1)
- B3 "NOT IN USE (SITE 1)
- B4 "NOT IN USE (SITE 1)
- B5 MATERIAL: STONE  
COLOR: ALBERTA SANDSTONE Random Rubble Installation
- B6 MATERIAL: BRICK  
COLOR: PEWTER
- B7 MATERIAL: BRICK  
COLOR: OXYA IRONSPOT SMOOTH
- C1 MATERIAL: CONCRETE  
COLOR: GREY - RGB (161,148,142)
- 22 EMERGENCY SCUPPER
- 23 MATERIAL: COLOR:  
LOCATION: Entrance Logo

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**DESIGN DEVELOPMENT**  
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Electrical: SMITH + ANDERSEN  
Interiors: TBC  
Landscape: EIGHT ONE EIGHT  
Survey: URBAN SYSTEMS  
Civil: URBAN SYSTEMS

Seal(s)  


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CERTIFICATE NO. A221952  
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Member of the Alliance of Architects, Engineers, Planners and Surveyors of Alberta  
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Alicia Young, P.Eng., P.F.C.S. A.P.C.S.A.  
Chris Lee, P.Eng., A.P.C.S.A.

Project Manager W. Woodcock	Drawn SD
Project Leader F. Aris	Checked RD

Client  
**Jayman Living**

Project  
**Nostalgia TOWNLET**

**TOWNLET - SITE 3**

Drawing Title  
**BUILDING ELEVATIONS**

Scale  
As indicated

Project No.  
RZ1124-0046

Drawing No.  
**DP-30-01**



**2 SOUTH ELEVATION**  
SCALE: 1:150

- P5 MATERIAL: GLASS  
COLOR: CLEAR
- S7 MATERIAL: STUCCO  
COLOR: WARM GRAY - RGB (228,222,218)
- S8 MATERIAL: STUCCO  
COLOR: LIGHT GRAY - RGB (204,204,204)
- P10 MATERIAL:  
COLOR:  
LOCATION: Entrance Logo
- B13 MATERIAL: STONE  
COLOR: ALBERTA SANDSTONE Random Rubble Installation
- B14 MATERIAL: BRICK  
COLOR: PEWTER
- B15 MATERIAL: BRICK  
COLOR: OXYA IRONSPOT SMOOTH
- C16 MATERIAL: CONCRETE  
COLOR: GREY - RGB (161,148,142)
- S17 MATERIAL: STUCCO  
COLOR: WARM GRAY - RGB (182,178,173)
- B18 MATERIAL: BRICK  
COLOR: DOVE TAIL
- B19 MATERIAL: BRICK  
COLOR: OBSIDIAN
- B20 MATERIAL: BRICK  
COLOR: OXYA IRONSPOT SMOOTH



**1 WEST ELEVATION**  
SCALE: 1:150

**AMENDED DRAWINGS**  
DP No Date Received  
DP2026-01975 2026-04-22  
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1 NORTH ELEVATION  
DP-30-02  
SCALE: 1:150

### MATERIAL LEGEND

- A1 MATERIAL: GLASS  
COLOR: CLEAR  
LOCATION: Window Panels
- A2 MATERIAL: GLASS  
COLOR: CLEAR  
LOCATION: Door Frames
- A3 MATERIAL: SPANDREL  
COLOR: LIGHT BLUE - RGB (138,165,192)  
COLOR: WHITE
- A4 MATERIAL: " " TRIM  
COLOR: WHITE  
LOCATION: DOORS & WINDOWS
- A5 MATERIAL: METAL  
COLOR: BLACK - RGB (0,0,0)  
LOCATION: Window Frame
- A6 MATERIAL: " DOOR FRAME  
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- S1 MATERIAL: STUCCO  
COLOR: LIGHT GRAY-RGB (204,204,204)
- S2 MATERIAL: STUCCO  
COLOR: WARM GRAY-RGB (228, 222, 218)
- S3 MATERIAL: STUCCO  
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- B6 MATERIAL: BRICK  
COLOR: PEWTER
- B7 MATERIAL: BRICK  
COLOR: OYYS RAINSPOT SMOOTH
- C1 MATERIAL: CONCRETE  
COLOR: GREY - RGB (151,148,142)
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- 23 MATERIAL:  
COLOR:  
LOCATION: Entrance Logo

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Client

Project

TOWNLET - SITE 3

Drawing Title

**BUILDING ELEVATIONS**

Scale

As indicated

Project No.

RZ1124-0046

Drawing No.

**DP-30-02**

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COLOR:  
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2 EAST ELEVATION  
DP-30-02  
SCALE: 1:150