

**CLIENT:**

INTERCARE CORPORATE GROUP INC.  
501-5920 MACLEOD TRAIL SW  
CALGARY AL T2H 0K2  
(403)255-4969

**CONSULTANTS:**

**ARCHITECTS:**  
COLLABOR8 ARCHITECTURE & DESIGN (ALBERTA) INC.  
300 - 73 WATER STREET  
VANCOUVER BC V6B 1A1  
(604)687-3390  
203 - 1010 1 AVENUE NE  
CALGARY AL T2E 7W7  
(403)233-8443

**CIVIL:**

JUBILEE ENGINEERING CONSULTANTS LTD.  
3702 EDMONTON TRAIL N.E.  
CALGARY AL T2E 3P4  
(403)276-1001

**ELECTRICAL:**

M & B ELECTRICAL CONSULTING ENGINEERS  
2300 - 715 - 5TH AVENUE SW  
CALGARY AL T2P 2X6  
(403)262-7400

**LANDSCAPE:**

EIGHT ONE EIGHT STUDIO  
200 - 1604 10 AVENUE SW  
CALGARY AL T3C 0J5  
(403)244-8188

**SURVEYOR:**

TRONNES GEOMATICS INC.  
6135 - 10TH STREET SE  
CALGARY AL T2H 2Z9  
(403)207-0303

**TRANSPORTATION:**

BUNT & ASSOCIATES ENGINEERING INC.  
113 - 334 11 AVENUE SE  
CALGARY AL T2G 0Y2  
(587)349-7576

**DRAWING LIST:**

**ARCHITECTURAL:**

- A0 COVER
- A0.1 CONTEXT PLAN & SITE IMAGES
- A0.2 SHADOW STUDY
- A0.3 3D IMAGES
- A01.1 MASTER PLAN
- A01.2 PHASE 1 SITE PLAN
- A01.3 DELIVERY VEHICLE TURNING RADIUS
- A01.4 WASTE COLLECTION VEHICLE TURNING RADIUS
- A01.5 FIRE TRUCK VEHICLE TURNING RADIUS
- A02.1 P2 PARKING PLAN
- A02.2 P1 PARKING PLAN
- A02.3 GROUND FLOOR PLAN
- A02.4 2ND FLOOR PLAN
- A02.5 3RD TO 7TH FLOOR PLAN
- A02.6 8TH & 9TH FLOOR PLAN
- A02.7 ROOF PLAN
- A03.1 RESIDENT ROOM PLANS
- A04.1 ELEVATIONS
- A04.2 ELEVATIONS
- A05.1 BUILDING SECTIONS

**CIVIL:**

- SP1 SITE SERVICING PLAN
- SP2 SITE GRADING PLAN

**ELECTRICAL:**

- EO-00 ELECTRICAL COVER SHEET
- EO-01 ELECTRICAL SITE PLAN
- EO-02 SITE LIGHTING CALCULATION PLAN

**LANDSCAPE:**

- L1 LANDSCAPE PLAN

**SURVEYOR:**

X

**TRAFFIC:**

- TRANSPORTATION IMPACT ASSESSMENT REPORT



**PHASE 1 & 2 SITE DATA:**

**LEGAL ADDRESS:**

LOT 2, BLOCK 14, PLAN 151 3271  
N.E. 1/4 SEC. 25, TWP. 25, RGE. 2, W. 5 M.

**CIVIC ADDRESS:**

12855 KINCORA GATE N.W., CALGARY AL

**ZONING:**

M-H2d385 MULTI-RESIDENTIAL  
-HIGH DENSITY, MEDIUM RISE

**LOT AREA:**

18,394sm (1.839ha)(4.54ac)

**F.A.R.:**

PERMITTED: 5 X 18,394sm = 91,970sm

**PROPOSED:**

PROPOSED LTC-1: 24,462sm/263,310sf  
FUTURE-1: 23,990sm/258,231sf  
FUTURE-2: 13,681sm/147,257sf  
62,133sm/668,798sf  
62,133sm/18,394sm = 3.4

**COVERAGE:**

PERMITTED: N/A

**PROPOSED:**

PROPOSED LTC-1: 3,156sm/ 33,971sf  
FUTURE-1: 2,584sm/ 27,814sf  
FUTURE-2: 1,306sm/ 14,058sf  
7,046sm/ 75,843sf  
6,826sm/18,394sm = 37%

**DENSITY:**

PERMITTED: MAX. 385 UNITS/ha  
1,839 x 385 = 708 UNITS

**PROPOSED:**

PROPOSED LTC-1: 288 UNITS (9 STY. BLDG.)  
FUTURE-RESID.1: 206 UNITS (12 STY. BLDG.)  
FUTURE-RESID.2: 105 UNITS (12 STY. BLDG.)  
599 UNITS

**PROPOSED LTC-1 G.F.A.:**

GRD FLOOR: 2,399sm/ 25,823sf 0 BEDS  
2ND FLOOR: 2,786sm/ 29,988sf 36 BEDS  
3RD FLOOR: 2,794sm/ 30,074sf 36 BEDS  
4TH FLOOR: 2,794sm/ 30,074sf 36 BEDS  
5TH FLOOR: 2,794sm/ 30,074sf 36 BEDS  
6TH FLOOR: 2,794sm/ 30,074sf 36 BEDS  
7TH FLOOR: 2,794sm/ 30,074sf 36 BEDS  
8TH FLOOR: 2,763sm/ 29,741sf 36 BEDS  
9TH FLOOR: 2,763sm/ 29,741sf 36 BEDS  
TOTAL: 24,681sm/265,663sf 288 BEDS

**U/G PARKING GARAGE:**

P1: 2,851sm/30,688sf  
P2: 1,343sm/14,456sf  
3,969sm/45,144sf

**FUTURE-1 G.F.A.:**

GRD FLOOR: 2,584sm/ 27,814sf  
2ND FLOOR: 1,946sm/ 20,947sf  
3RD FLOOR: 1,946sm/ 20,947sf  
4TH FLOOR: 1,946sm/ 20,947sf  
5TH FLOOR: 1,946sm/ 20,947sf  
6TH FLOOR: 1,946sm/ 20,947sf  
7TH FLOOR: 1,946sm/ 20,947sf  
8TH FLOOR: 1,946sm/ 20,947sf  
9TH FLOOR: 1,946sm/ 20,947sf  
10TH FLOOR: 1,946sm/ 20,947sf  
11TH FLOOR: 1,946sm/ 20,947sf  
12TH FLOOR: 1,946sm/ 20,947sf  
TOTAL: 23,990sm/258,231sf

**FUTURE-2 G.F.A.:**

GRD FLOOR: 1,306sm/ 14,058sf  
2ND FLOOR: 1,125sm/ 12,109sf  
3RD FLOOR: 1,125sm/ 12,109sf  
4TH FLOOR: 1,125sm/ 12,109sf  
5TH FLOOR: 1,125sm/ 12,109sf  
6TH FLOOR: 1,125sm/ 12,109sf  
7TH FLOOR: 1,125sm/ 12,109sf  
8TH FLOOR: 1,125sm/ 12,109sf  
9TH FLOOR: 1,125sm/ 12,109sf  
10TH FLOOR: 1,125sm/ 12,109sf  
11TH FLOOR: 1,125sm/ 12,109sf  
12TH FLOOR: 1,125sm/ 12,109sf  
TOTAL: 13,681sm/147,257sf

**HEIGHT:**

MAX. PERMITTED: 50m  
PROPOSED (PHASE 1): +/-36m  
PROPOSED (PHASE 2): +/-42m  
AVERAGE GRADE:  
61.80 + 58.40 + 58.00 + 61.00 + 66.00  
+ 66.15 + 61.50 = 432.85/7 = 61.83

**SETBACKS:**

PERMITTED: PROPOSED:  
SIDE 6m 6m min.  
FRONT 6m 6m min.  
REAR 6m 6m min.

**PHASE 1 PARKING:**

**VEHICLE PARKING: (AREA 1)**

**BYLAW REQUIREMENT:**

LTC: 1 STALL / 3 RESIDENTS

**REQUIRED:**

PROPOSED LTC-1: 288 BEDS/3 = 96 STALLS

**PROVIDED:**

PROPOSED LTC-1:  
U/G-P1 65 STALLS  
U/G-P2 33 STALLS  
SURFACE 2 STALLS  
100 STALLS

**BICYCLE PARKING: (AREA 1)**

EMPLOYEES PER SHIFT: 150 PERSONS  
PARKING SPACES PROVIDED: 100 SPACES

**CLASS 1: (INDOOR/SECURE)**

REQUIRED: NO REQUIREMENT  
PROPOSED: 150 X .05 = 8 SPACES

**CLASS 2: (OUTDOOR U-RACK)**

REQUIRED: NO REQUIREMENT  
PROPOSED: 100 X .05 = 5 SPACES

**BUILDING CLASSIFICATION:**

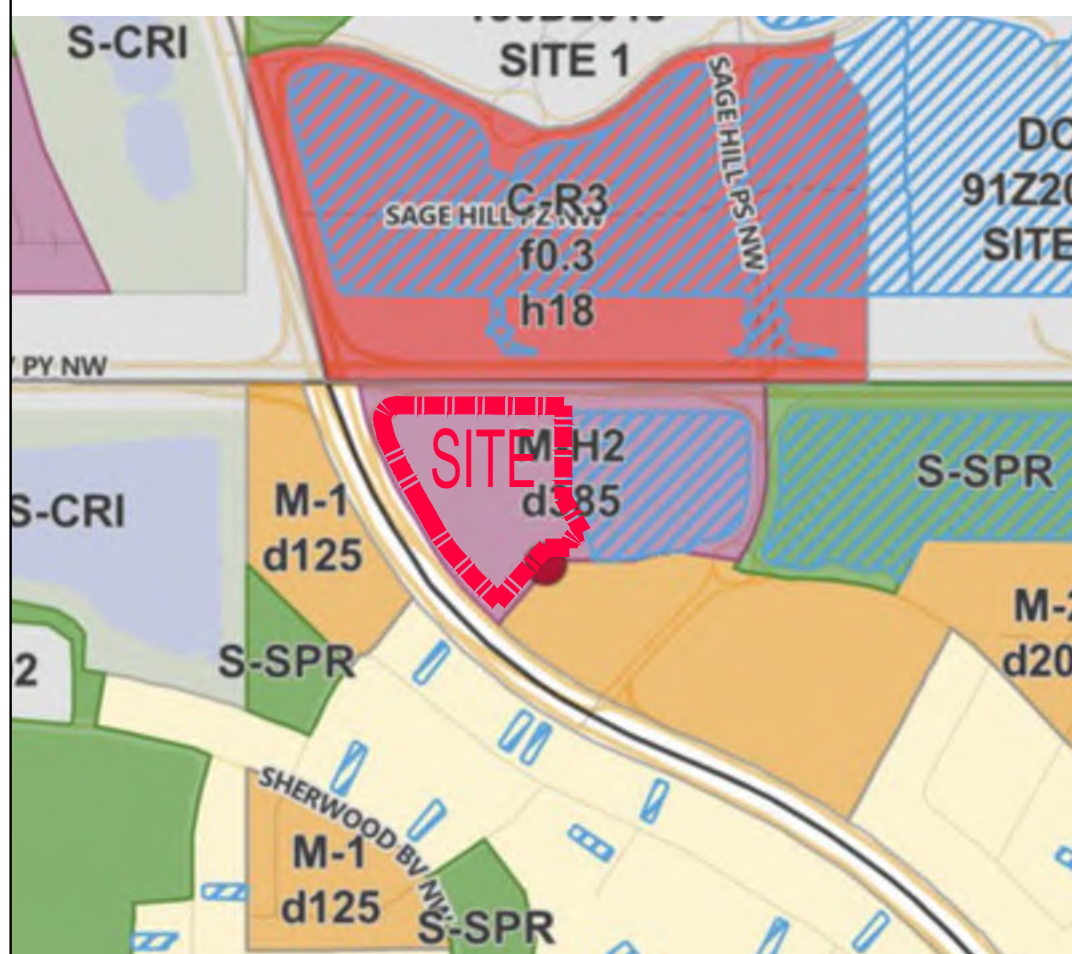
ALBERTA NBC EDITION

3.2.2.38. GROUP B, DIV. 2, ANY HEIGHT, ANY AREA  
NON-COMBUSTIBLE CONSTRUCTION, SPRINKLERED  
F.R.R.:  
FLOORS 2 HR.  
L.B. SUPPORT 2 HR.  
ROOF 0 HR.

3.2.2.23. GROUP A, DIV. 2, ANY HEIGHT, ANY AREA  
NON-COMBUSTIBLE CONSTRUCTION, SPRINKLERED  
F.R.R.:  
FLOORS 2 HR.  
L.B. SUPPORT 2 HR.  
ROOF 0 HR.

3.2.2.82. GROUP F3, DIV. 3, ANY HEIGHT, ANY AREA  
NON-COMBUSTIBLE CONSTRUCTION, SPRINKLERED  
F.R.R.:  
FLOORS 2 HR.  
L.B. SUPPORT 2 HR.  
ROOF 0 HR.

3.1.2.1. MAJOR OCCUPANCY CLASSIFICATION  
B2-A2 2 HR.  
F3-B2 2 HR.  
F3-A2 1 HR.



2 KEY PLAN ZONING MAP

© Copyright Reserved. This drawing and design are, and at all times remain, the property of Collabor8 Architecture + Design (Alberta) Inc., and can be reproduced only with written consent.

This drawing must not be scaled. Contractors shall verify all dimensions prior to commencement of work, and all omissions and discrepancies shall be reported to the architect.

ISSUED FOR:	DATE	DESCRIPTION
#	2026 04 22	DEVELOPMENT PERMIT

#	DATE	DESCRIPTION
REVISIONS		
SEAL		



CLIENT: INTERCARE CORPORATE GROUP INC.

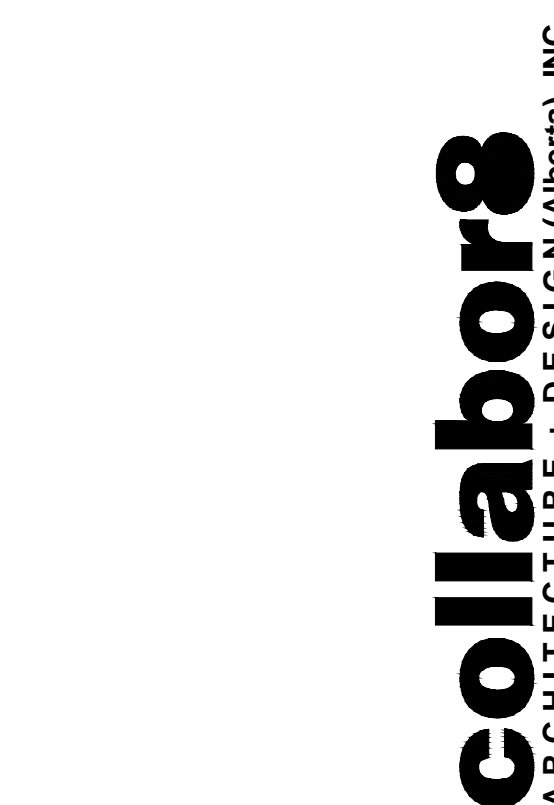
PROJECT:

**KINCORA CARE HOME**  
12855 KINCORA GATE N.W., CALGARY AL

VANCOUVER  
t 604.687.3390  
e info@8bc.ca  
o 300-73 Water St.  
Vancouver, BC Canada V6B 1A1

DATE: MM/DD/YY  
SCALE: N/A  
DRAWN BY:  
SHEET TITLE:

**COVER**



Project Number

ISS REV. DRAWING No:

A0



VIEW 01



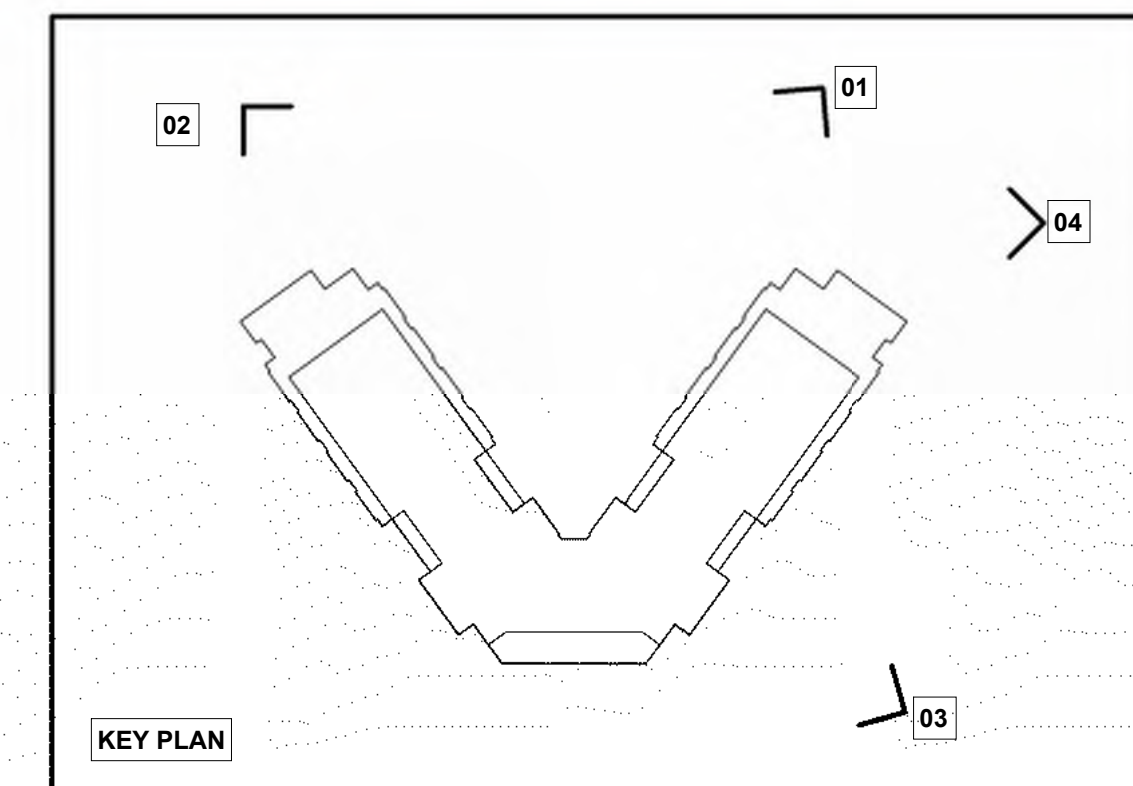
VIEW 02



VIEW 03



VIEW 04



© Copyright Reserved.  
This drawing and design are, and at all times remain, the property of Collabor8 Architecture + Design (Alberta) Inc., and can be reproduced only with written consent.  
This drawing must not be scaled. Contractors shall verify all dimensions prior to commencement of work, and all omissions and discrepancies shall be reported to the architect.

**ISSUED FOR DEVELOPMENT PERMIT**

#	DATE	DESCRIPTION
1.	4/22/2026	DEVELOPMENT PERMIT

#	DATE	DESCRIPTION
REVISIONS		



CLIENT NAME: **INTERCARE CORPORATE GROUP INC.**

PROJECT:

**KINCORA SENIORS' CARE FACILITY**  
12855 KINCORA GATE N.W.,  
CALGARY AL

**VANCOUVER**  
t 604.687.3390  
e info@cb8c.ca  
309-73 Water St  
Vancouver, BC Canada V6B 1A1

DATE: 4/22/2026  
SCALE:  
DRAWN BY: SB  
SHEET TITLE:

**3D IMAGES**

**collabor8**  
ARCHITECTURE + DESIGN (ALBERTA) INC.

PROJECT No: Project Number

JSS REV. DRAWING No:

**A0.3**

SYMONS VALLEY PARKWAY N.W.

© Copyright Reserved.  
 This drawing and design are, and at all times remain, the property of Collabor8 Architecture + Design (Alberta) Inc., and can be reproduced only with written consent.  
 This drawing must not be scaled. Contractors shall verify all dimensions prior to commencement of work, and all omissions and discrepancies shall be reported to the architect.

#	DATE	DESCRIPTION
1.	2026-04-22	DEVELOPMENT PERMIT

#	DATE	DESCRIPTION
REVISIONS		
SEAL		



CLIENT  
 2026-04-24  
**INTERCARE  
 CORPORATE  
 GROUP INC.**

PROJECT:

**KINCORA CARE  
 HOME**  
 12855 KINCORA GATE N.W.,  
 CALGARY AL

VANCOUVER  
 1 604.687.3390  
 info@cbdc.ca  
 300-73 Water St  
 Vancouver, BC Canada V6B 1A1

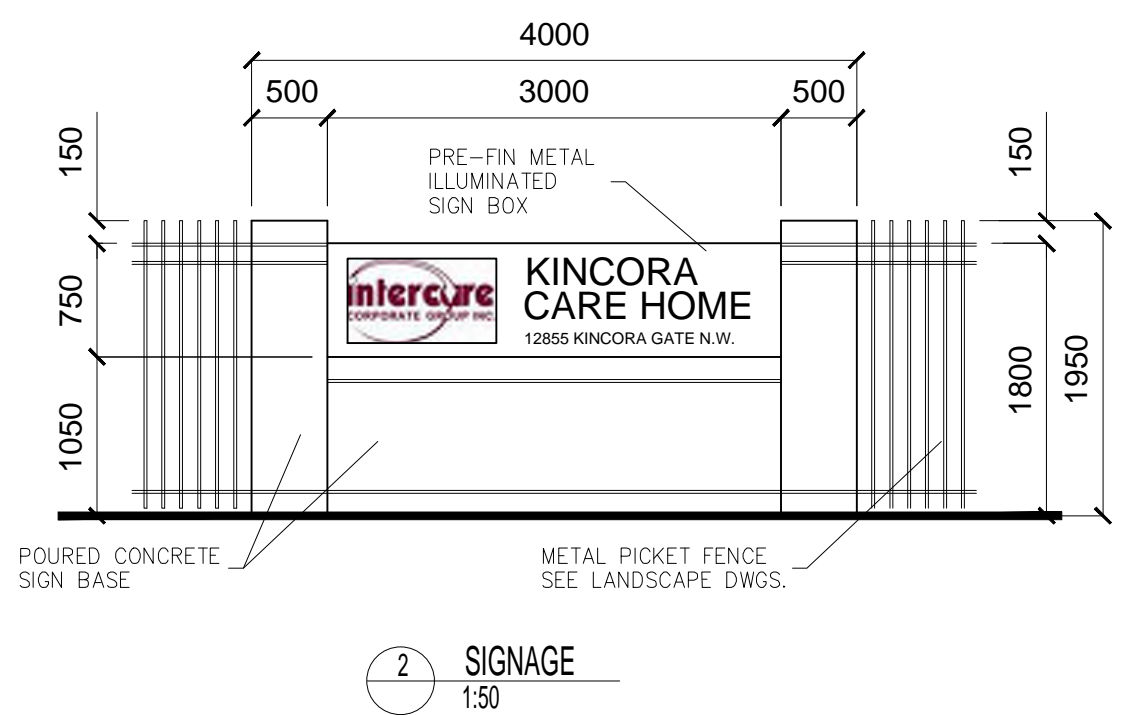
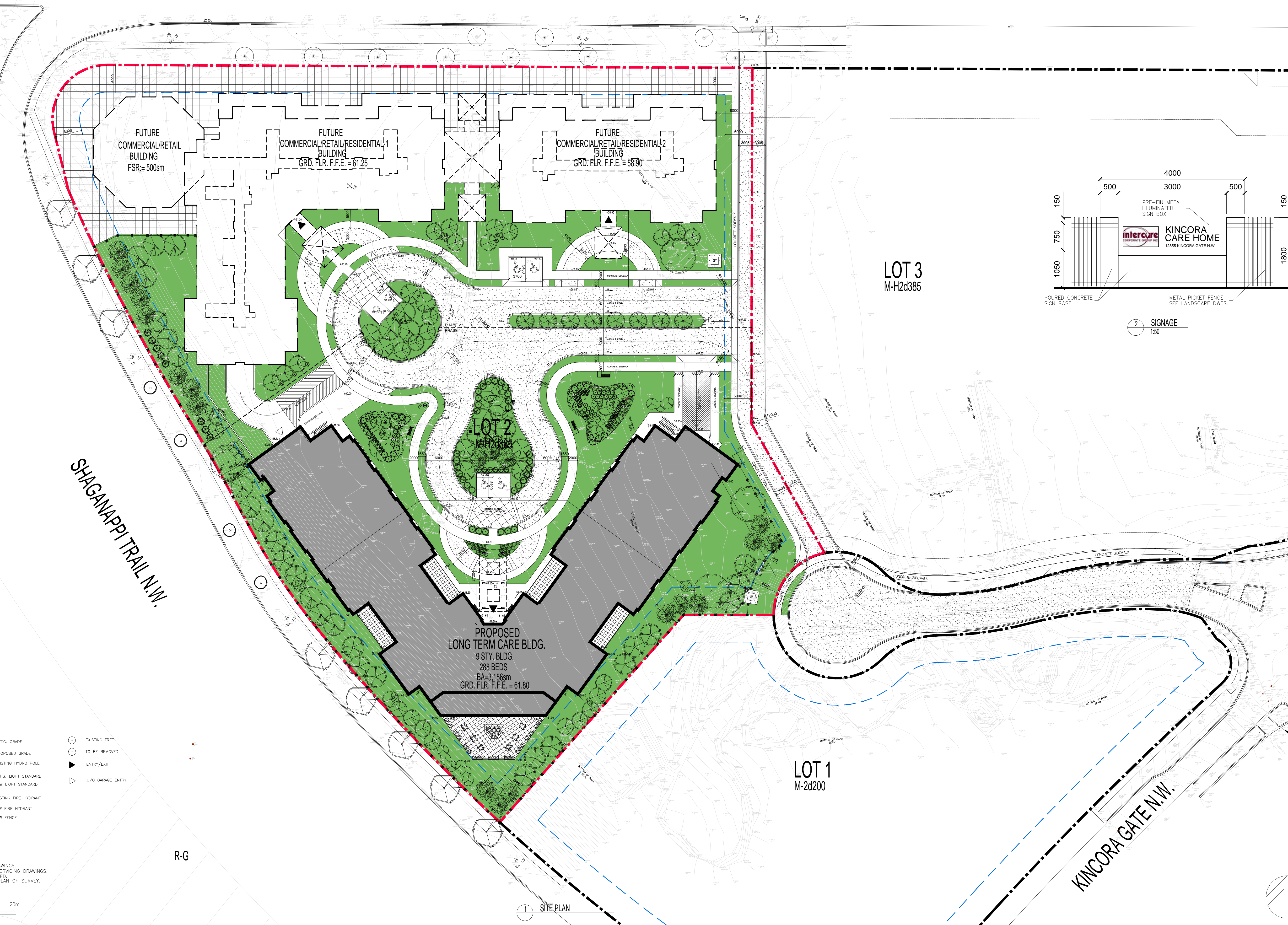
DATE: MM/DD/YY  
 SCALE: 1:400  
 DRAWN BY:  
 SHEET TITLE:

**LOT 2  
 SITE PLAN**

**collabor8**  
 ARCHITECTURE + DESIGN (Alberta) INC.

ISS	REV.	DRAWING No:

Project Number  
**A01.1**



M-1d125

SHAGANAPI TRAIL N.W.

R-G

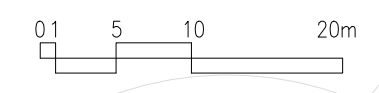
LOT 1  
 M-2d200

LOT 3  
 M-H2d385

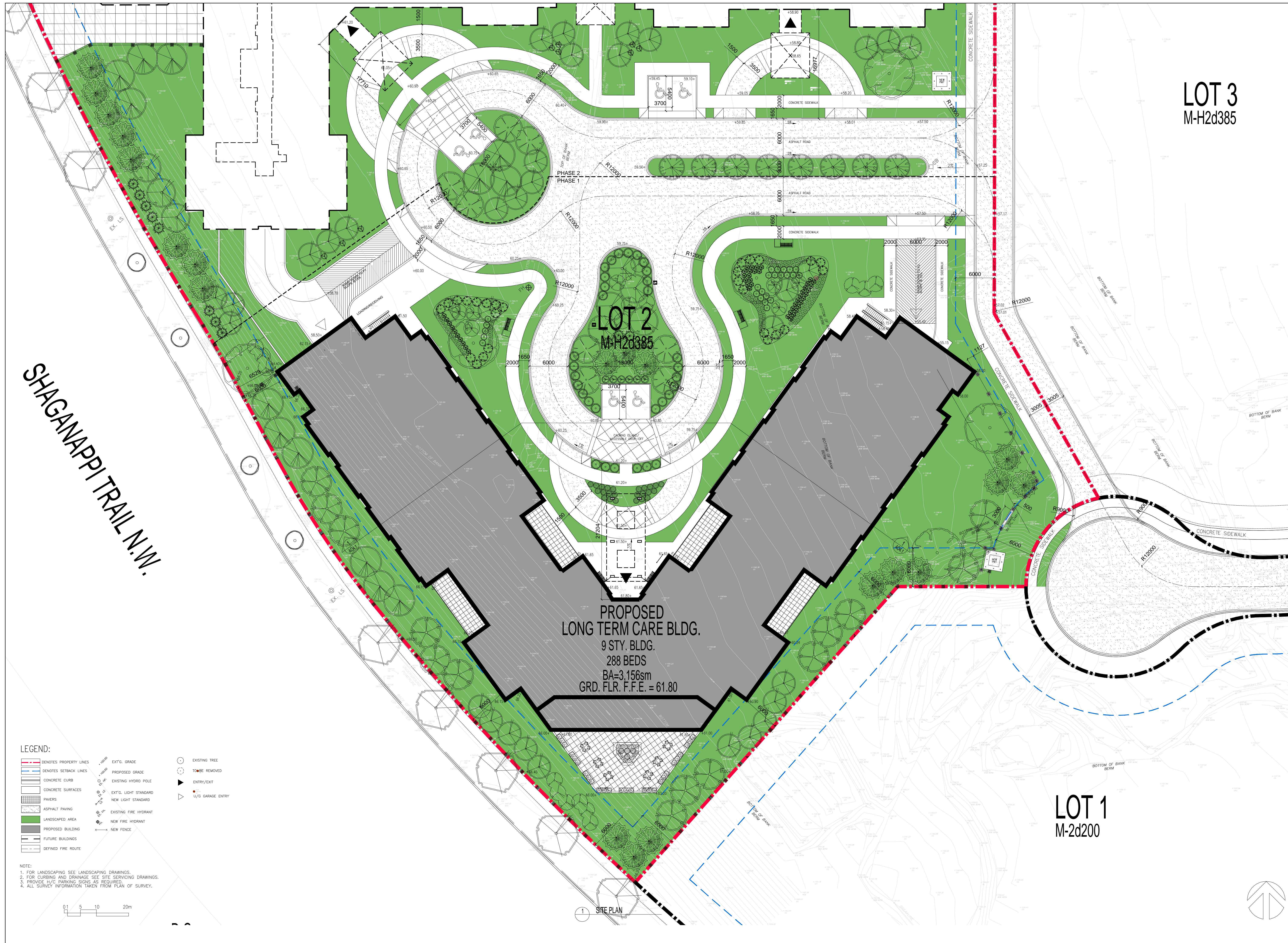
**LEGEND:**

DENOTES PROPERTY LINES	EXT'G. GRADE	EXISTING TREE
DENOTES SETBACK LINES	PROPOSED GRADE	TO BE REMOVED
CONCRETE CURB	EXISTING HYDRO POLE	ENTRY/EXIT
CONCRETE SURFACES	EXT'G. LIGHT STANDARD	U/G GARAGE ENTRY
PAVERS	NEW LIGHT STANDARD	
ASPHALT PAVING	EXISTING FIRE HYDRANT	
LANDSCAPED AREA	NEW FIRE HYDRANT	
PROPOSED BUILDING	NEW FENCE	
FUTURE BUILDINGS		
DEFINED FIRE ROUTE		

NOTES:  
 1. FOR LANDSCAPING SEE LANDSCAPING DRAWINGS.  
 2. FOR CURBING AND DRAINAGE SEE SITE SERVICING DRAWINGS.  
 3. PROVIDE H/C PARKING SIGNS AS REQUIRED.  
 4. ALL SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY.



1 SITE PLAN



© Copyright Reserved.  
This drawing and design are, and at all times remain, the property of Collabor8 Architecture + Design (Alberta) Inc., and can be reproduced only with written consent.

This drawing must not be scaled. Contractors shall verify all dimensions prior to commencement of work, and all omissions and discrepancies shall be reported to the architect.

ISSUED FOR:  
# DATE DESCRIPTION  
1. 2026-04-22 DEVELOPMENT PERMIT

**LOT 3**  
M-H2d385

REVISIONS  
SEAL

CLIENT  
2026-04-24  
**INTERCARE  
CORPORATE  
GROUP INC.**

PROJECT:

**KINCORA CARE  
HOME**

**12855 KINCORA GATE N.W.,  
CALGARY AL**

VANCOUVER  
t 604.687.3390  
e info@coll8bc.ca  
o 300 - 73 Water St.  
Vancouver, BC Canada V6B 1A1

DATE: MM/DD/YY  
SCALE: 1:250  
DRAWN BY:  
SHEET TITLE:

**PART LOT 2  
SITE PLAN**

**collabor8**  
ARCHITECTURE + DESIGN (ALBERTA) INC.

PROJECT No: Project Number  
ISS REV. DRAWING No:  
**A01.2**

**ISSUED FOR DEVELOPMENT PERMIT**

#	DATE	DESCRIPTION
1.	4/22/2026	DEVELOPMENT PERMIT

#	DATE	DESCRIPTION
REVISIONS		
SEAL		



CLIENT NAME:  
**INTERCARE CORPORATE GROUP INC.**

PROJECT:

**KINCORA SENIORS' CARE FACILITY**  
 12855 KINCORA GATE N.W.,  
 CALGARY AL

**VANCOUVER**  
 604.687.3390  
 info@coll8bc.ca  
 300-13 Water St  
 Vancouver, BC Canada V6B 1A1

DATE: 4/22/2026  
 SCALE: 1/16" = 1'-0"  
 DRAWN BY: SB  
 SHEET TITLE:

**NORTH BUILDING ELEVATIONS**



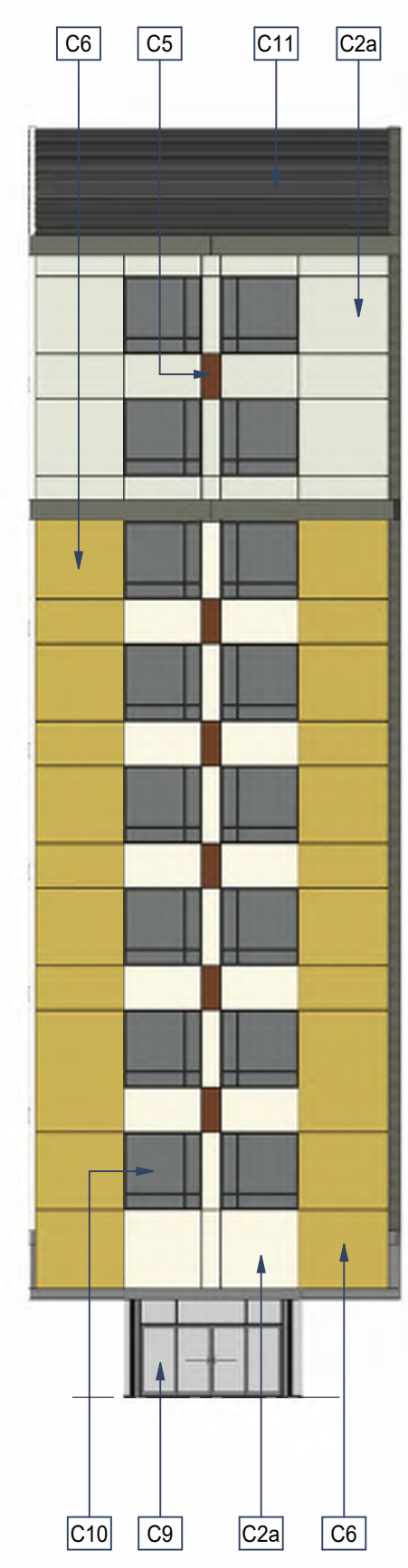
PROJECT No: Project Number

ISS REV. DRAWING No:

**A04.1**



**1 NORTH-EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"



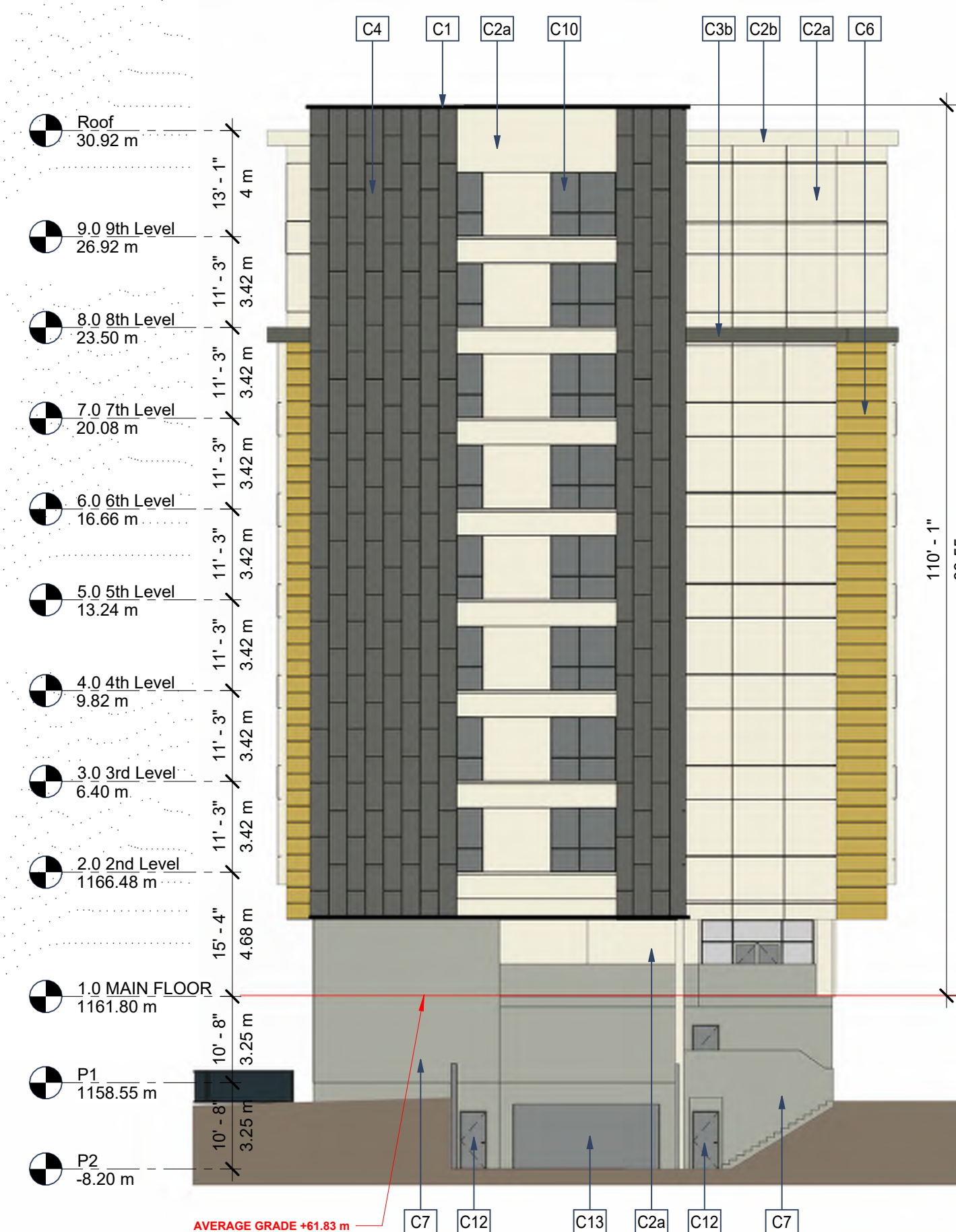
**2 NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



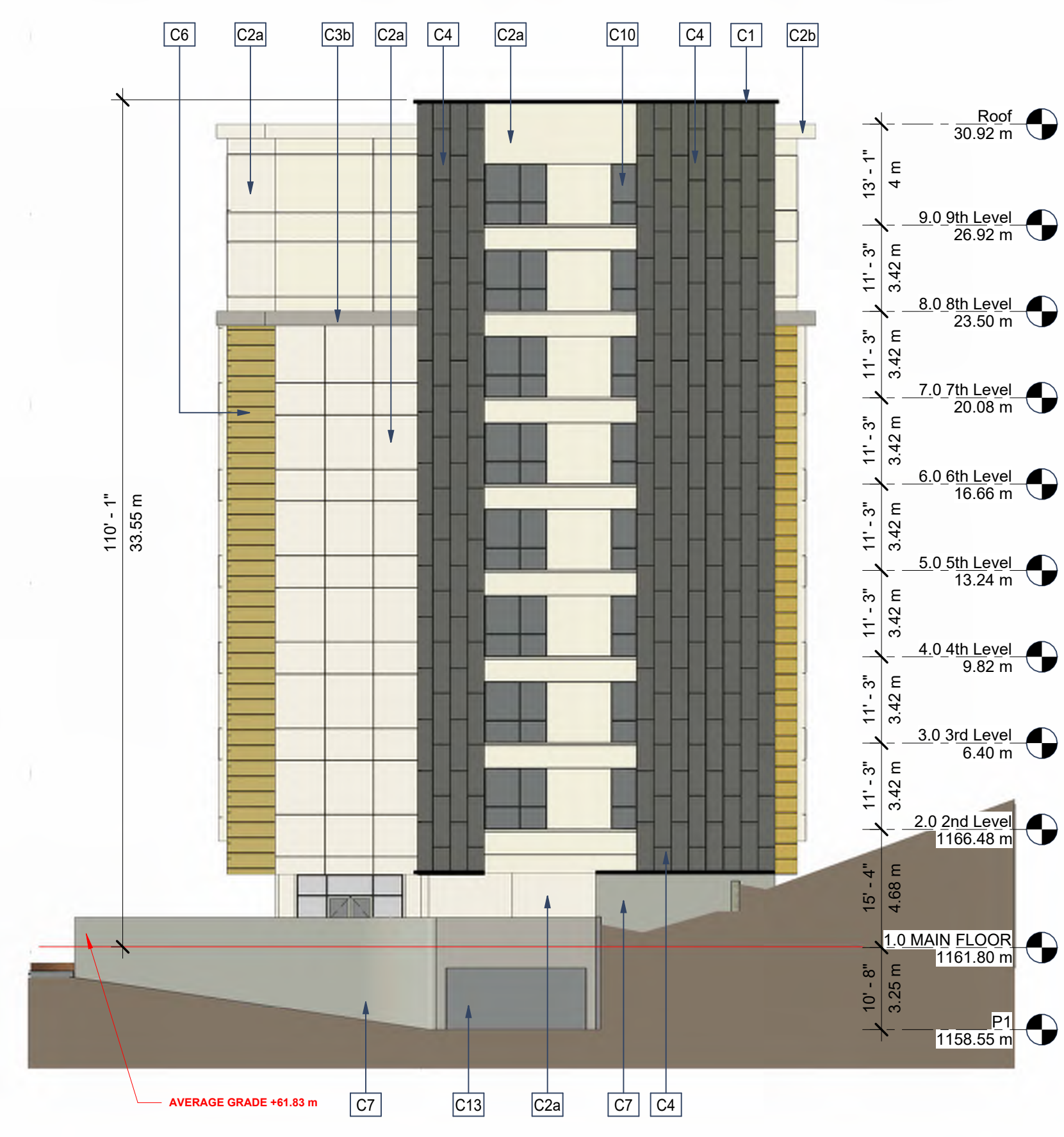
**3 NORTH-WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"

**MATERIAL BOARD**

<p><b>C1 - METAL FLASHING</b> VICWEST - COLOUR BLACK</p>	<p><b>C2a - CEMENTITIOUS PANEL</b> JAMES HARDIE COLOUR WHITE</p>	<p><b>C3a - CEMENTITIOUS PANEL</b> JAMES HARDIE COLOUR GREY</p>	<p><b>KEYNOTES</b></p> <p>C1 METAL FLASHING VICWEST COLOUR BLACK</p> <p>C2a CEMENTITIOUS PANEL JAMES HARDIE COLOUR WHITE</p> <p>C2b CEMENTITIOUS FASCIA JAMES HARDIE COLOUR WHITE</p> <p>C3a CEMENTITIOUS PANEL JAMES HARDIE COLOUR GREY</p> <p>C3b CEMENTITIOUS FASCIA JAMES HARDIE COLOUR GREY</p> <p>C4 METAL SIDING COLOUR DARK GREY</p> <p>C5 CEMENTITIOUS PANEL JAMES HARDIE COLOUR SIENNA</p> <p>C6 CEMENTITIOUS PANEL JAMES HARDIE COLOUR CREAM</p> <p>C7 CONCRETE FACED INSULATION COLOUR LIGHT GREY</p> <p>C8 GLAZED ALUMINUM GUARD DARK GREY FIBREGLASS STOREFRONT FRAMES</p> <p>C9 DARK GREY FIBREGLASS STOREFRONT FRAMES</p> <p>C10 DARK GREY FIBREGLASS WINDOW FRAMES</p> <p>C11 PAINTED HVAC EQUIPMENT COLOUR WHITE</p> <p>C12 PAINTED METAL DOOR</p> <p>C13 PAINTED METAL O/H DOOR</p> <p>C14 METAL PLANK (ALL SOFFITS) COLOUR WOODGRAIN</p>
<p><b>C4 - METAL SIDING</b> COLOUR DARK GREY</p>	<p><b>C2b - CEMENTITIOUS FASCIA</b> JAMES HARDIE COLOUR WHITE</p>	<p><b>C3b - CEMENTITIOUS FASCIA</b> JAMES HARDIE COLOUR GREY</p>	
<p><b>C5 - CEMENTITIOUS PANEL</b> JAMES HARDIE COLOUR SIENNA</p>	<p><b>C6 - CEMENTITIOUS PANEL</b> JAMES HARDIE COLOUR CREAM</p>	<p><b>C7 - CONCRETE FACED INSULATION</b> COLOUR LIGHT GREY</p>	
<p><b>C14 - METAL PLANK (ALL SOFFITS)</b> COLOUR WOODGRAIN</p>	<p><b>C11 - PAINTED HVAC EQUIPMENT</b></p>		



**4 NORTH-EAST (END)**  
 SCALE: 1/16" = 1'-0"



**5 NORTH-WEST (END)**  
 SCALE: 1/16" = 1'-0"

© Copyright Reserved.  
 This drawing and design are, and at all times remain, the property of Collabor8 Architecture + Design (Alberta) Inc., and can be reproduced only with written consent.  
 This drawing must not be scaled. Contractors shall verify all dimensions prior to commencement of work, and all omissions and discrepancies shall be reported to the architect.

**ISSUED FOR DEVELOPMENT PERMIT**

#	DATE	DESCRIPTION
1.	4/22/2026	DEVELOPMENT PERMIT

#	DATE	DESCRIPTION
REVISION		
SEAL		



CLIENT: 2026-04-24  
**INTERCARE CORPORATE GROUP INC.**

PROJECT:

**KINCORA SENIORS' CARE FACILITY**  
 12855 KINCORA GATE N.W.,  
 CALGARY AL

**VANCOUVER**  
 604.687.3390  
 info@collabor8.ca  
 309-73 Water St  
 Vancouver, BC Canada V6B 1A1

DATE: 4/22/2026  
 SCALE: 1/16" = 1'-0"  
 DRAWN BY: SB  
 SHEET TITLE:

**SOUTH BUILDING ELEVATIONS**

**collabor8**  
 ARCHITECTURE + DESIGN (ALBERTA) INC.

PROJECT No: Project Number

ISS REV. DRAWING No:

**A04.2**



**1 SOUTH-WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"



**2 SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"

**MATERIAL BOARD**

<b>C1 - METAL FLASHING</b> VICWEST - COLOUR BLACK	<b>C2a - CEMENTITIOUS PANEL</b> JAMES HARDIE COLOUR WHITE	<b>C3a - CEMENTITIOUS PANEL</b> JAMES HARDIE COLOUR GREY	<b>KEYNOTES</b> C1 METAL FLASHING VICWEST COLOUR BLACK C2a CEMENTITIOUS PANEL JAMES HARDIE COLOUR WHITE C2b CEMENTITIOUS FASCIA JAMES HARDIE COLOUR WHITE C3a CEMENTITIOUS PANEL JAMES HARDIE COLOUR GREY C3b CEMENTITIOUS FASCIA JAMES HARDIE COLOUR GREY C4 METAL SIDING COLOUR DARK GREY C5 CEMENTITIOUS PANEL JAMES HARDIE COLOUR SIENNA C6 CEMENTITIOUS PANEL JAMES HARDIE COLOUR CREAM C7 CONCRETE FACED INSULATION COLOUR LIGHT GREY C8 GLAZED ALUMINUM GUARD C9 DARK GREY FIBREGASS STOREFRONT FRAMES C10 DARK GREY FIBREGASS WINDOW FRAMES C11 PAINTED HVAC EQUIPMENT C14 METAL PLANK (ALL SOFFITS) COLOUR WOODGRAIN
<b>C4 - METAL SIDING</b> COLOUR DARK GREY	<b>C2b - CEMENTITIOUS FASCIA</b> JAMES HARDIE COLOUR WHITE	<b>C3b - CEMENTITIOUS FASCIA</b> JAMES HARDIE COLOUR GREY	
<b>C5 - CEMENTITIOUS PANEL</b> JAMES HARDIE COLOUR SIENNA	<b>C6 - CEMENTITIOUS PANEL</b> JAMES HARDIE COLOUR CREAM	<b>C11 - PAINTED HVAC EQUIPMENT</b>	
<b>C7 - CONCRETE FACED INSULATION</b> COLOUR LIGHT GREY	<b>C14 - METAL PLANK (ALL SOFFITS)</b> COLOUR WOODGRAIN		

**3 SOUTH-EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"

