

ARTIST RENDERING. FOR REFERENCE ONLY.

TRICO - WENTWORTH LANDING - PHASE 1 COMMERCIAL

22 WELCOME PLACE SW.CALGARY, AB

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

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

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

DEVELOPMENT PERMIT: DP2025-03290
NORR PROJECT NUMBER: RZ1124-0021-00
CLIENT PROJECT NUMBER: CLIENT PROJECT NUMBER

ISSUED FOR REVISED DP - OCTOBER 08, 2026

SURVEY	CIVIL	ARCHITECTURE	STRUCTURAL
ARCADIS 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 ENGINEER PLANNERS** 411 - 1st STREET SE CALGARY, AB, T2G 4Y5 +1 403-264-4000	**GLOTMAN-SIMPSON** 1661 5TH Ave W VANVOUVER, BC, V6J 1N5 +1 604-734-8822
MECHANICAL	**ELECTRICAL**	**INTERIORS**	**LANDSCAPE**
EMBE CONSULTING 301 14 St NW CALGARY, AB, T2N 2A1 +1 825-609-6848	**EMBE CONSULTING** 301 14 St NW CALGARY, AB, T2N 2A1 +1 825-609-6848	**NORR ARCHITECTS ENGINEER PLANNERS** 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

10/8/2026 10:29:55 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 135D2019 Site 3 (M-H1) Multi-Residential – High Density Low Rise	
SITE AREA	6,594 SM 0.66 HA	70,977 SF 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, MH2, 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	10.60 M	

SITE COVERAGE		
Building Footprint	1,555.79 SM	23.59%
Hard Surfaced Areas		
Maximum	1,247.00 SM	40.00%
Proposed	840.00	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
Minimum	n/a
Proposed	
Private	n/a
Common Indoor	n/a
Common Outdoor	n/a
Total	0.0 SM

Vehicle Parking Provision

	ANTICIPATED USES	TENANT FLOOR AREA SM	TENANT FLOOR AREA SF	USABLE FLOOR AREA SM	USABLE FLOOR AREA SF	EFFICIENCY	REQUIREMENT	REQUIRED STALLS	PROVIDED STALLS
Commercial Stalls									
Level 1	HEALTH CARE-MEDICAL CLINIC SERVICES	960.7	10,341	816.60	8,790	85.00%	4.00 stalls/100m² GUFA	33	
	RETAIL & CONSUMER SERVICES	541.0	5,823	486.46	5,236	89.92%	4.00 stalls/100m² GUFA	19	
Level 2	CHILDCARE SERVICES(288 children)	1536.1	16,534	1305.70	14,054	85.00%	The greater of 1.00 stalls/ 2 employees OR 1.00 stalls/ 10 children	29	
							Total	81	86
							Deficiency		0
							Surplus		5
Loading							1.0 stall	1	1

These are all estimated values for LUB calculations only

Bicycle Parking Provision

TYPE	REQUIREMENT	REQUIRED STALLS	PROVIDED 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	GROSS FLOOR AREA SF
Building 1		
Level 1	1,567.1	16,868
Level 2	1,609.1	17,320
Roof	75.1	808
Total	3,176.2 SM	34,188 SF

Drawing List- Architectural

SHEET NUMBER	SHEET NAME
CM.DP-A00-00	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	PARKADE 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

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Project Component

Key Plan

Consultants

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Civil:	RICHVIEW ENGINEERING
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Landscape:	818 STUDIO

Seal(s)

ERIN FAULKNER
2026-10-08
ARCHITECT
IFDP
ALBERTA

JOINT FIRM
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Project Manager DH	Drawn AAQ/EEO
Project Leader EF	Checked DH/EF

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TRICO HOMES

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TRICO - WENTWORTH LANDING - PHASE 1 COMMERCIAL
22 WELCOME PLACE 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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Autodesk Docs://Trico_Bowen Landing/NR_RZ1124-0021_TRICO_WENTWORTH_P1_CMDV.rvt

SITE LEGEND

- FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING MIN. 38.556kg (85,000lbs) LOAD & NFPA 190 - POINT LOAD OF 517KPA OVER 24x24" AREA
- UTILITY RIGHT-OF-WAY - REFER TO CIVIL
- LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
- RAISED PLANTER BEDS - REFER TO LANDSCAPE DRAWINGS
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- "STOP" SIGN, "LOADING ZONE, NO PARKING" SIGN, "LOADING" SIGN
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- 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
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- LINE OF THE SAFETY GUARDRAIL ALONG ACCESS ROAD

NOTE:
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SITE GENERAL NOTES

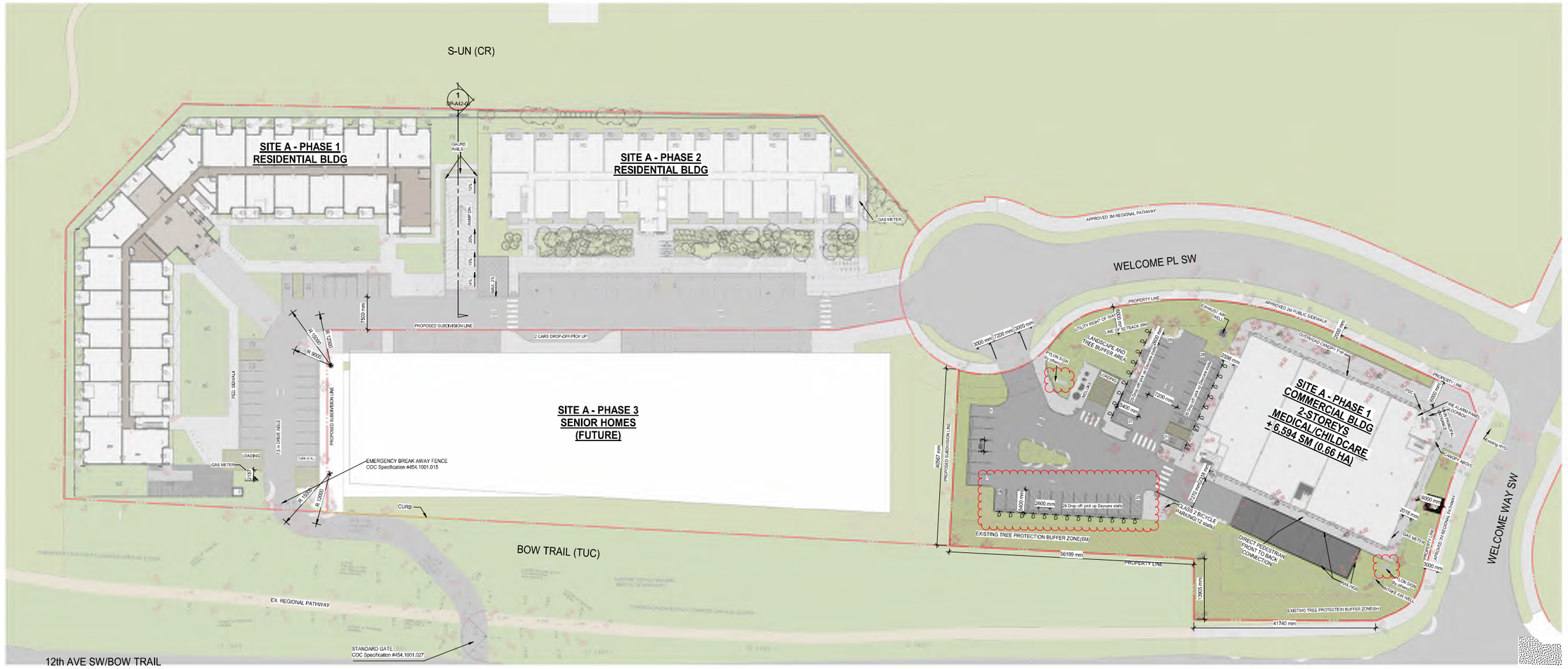
1. ALL BUILT ELEMENTS WITHIN PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE
2. WHEEL STOPS TO BE 100mm HIGH AND PLACED 600mm FROM FRONT OF PARKING STALL (TYP.)
3. NO PARKING STALLS SHOULD EXCEED 4% SLOPE IN ANY DIRECTION
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11. PROPOSED LOCATION FOR FIRE DEPARTMENT CONNECTION (F.D.C.) IS B/W 3m 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
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20. REFER TO CIVIL DRAWINGS FOR LOCATIONS AND SIZING OF TRANSIT ZONES AND TRANSIT PADS.



3 CM.DP-A10-02 DP LANDUSE BYLAW KEY PLAN Copy 1 SCALE: 1 : 2



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



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

DATE	ISSUED FOR	REV
2025/05/28	DP Submission	1
2025/10/15	DR1 reply	2
2026/02/02	DR2 reply	3

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Project Manager: DH	Drawn: AAQ
Project Leader: EF	Checked: Checker

Client
TRICO HOMES

Project
TRICO- WENTWORTH LANDING - THE SUMMIT PHASE 1
22 WELCOME PLACE SW, CALGARY, AB

Drawing Title
OVERALL SITE PLAN

Scale: As indicated

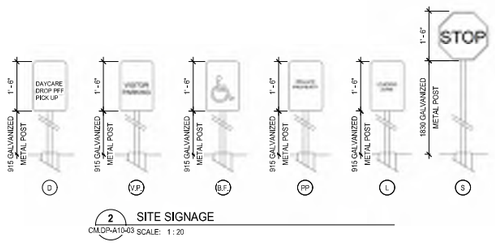
Project No.: RZ1124-0021-00

Drawing No.: **CM.DP-A10-02**

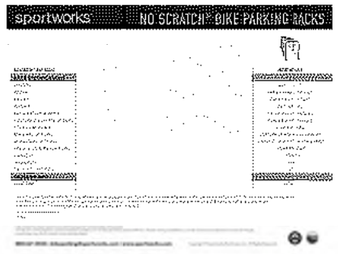
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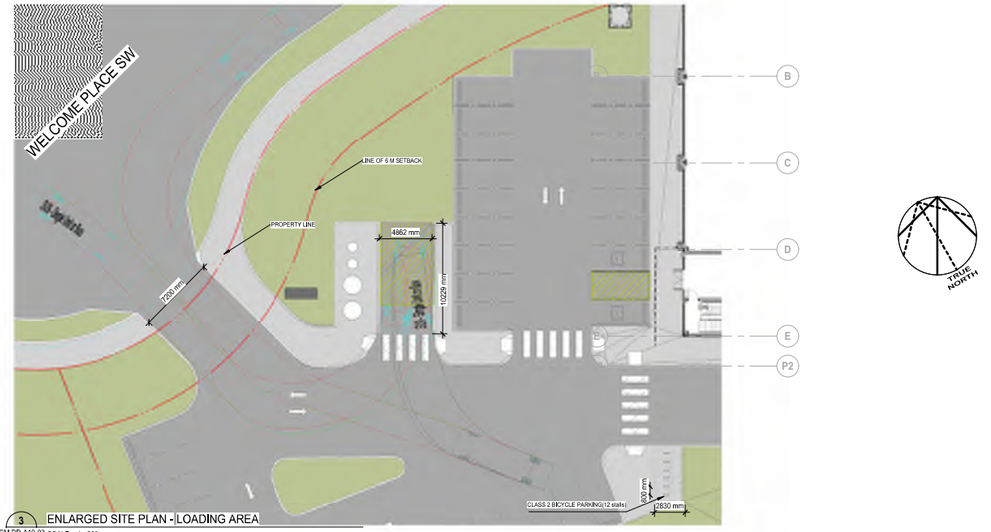
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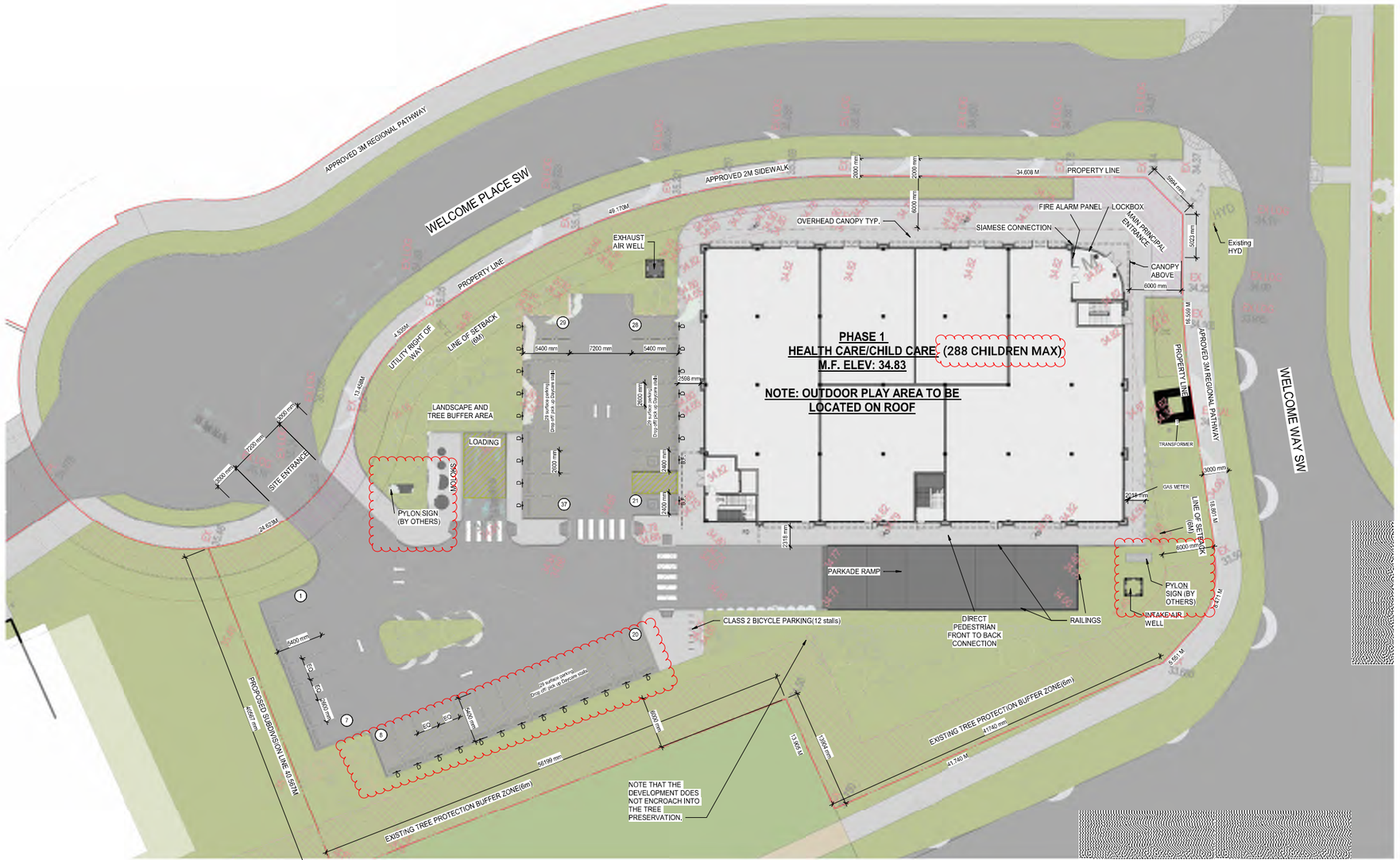


2 SITE SIGNAGE
CM.DP-A10-03 SCALE: 1 : 20





3 ENLARGED SITE PLAN - LOADING AREA
CM.DP-A10-03 SCALE: 1 : 200



1 ENLARGED COMMERCIAL BUILDING SITE PLAN
CM.DP-A10-03 SCALE: 1 : 200

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1. ALL BUILT ELEMENTS WITHIN PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE
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Certificate No. AFC10504

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

NORR Architects Engineers Planners
A Partnership of Corporations

Project Manager	Drawn
DH	AAQ
Project Leader	Checked
EF	Checker

Client
TRICO HOMES

Project
TRICO- WENTWORTH LANDING - THE SUMMIT PHASE 1
22 WELCOME PLACE 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



4 EAST ELEVATION
CM.DP-A40-01 SCALE: 1 : 100



3 WEST ELEVATION
CM.DP-A40-01 SCALE: 1 : 100



2 SOUTH ELEVATION
CM.DP-A40-01 SCALE: 1 : 100



1 NORTH ELEVATION
CM.DP-A40-01 SCALE: 1 : 100

MATERIALS LEGEND

01 MATERIAL: FIBRE CEMENT PANEL
MANUFACTURER: JAMES HARDIE
COLOR: COBLE STONE

02 MATERIAL: THIN BRICK VENEER
MANUFACTURER: HEBRON BRICK
COLOR: MADISON

03 MATERIAL: FIBRE CEMENT PANEL
MANUFACTURER: JAMES HARDIE
COLOR: KHAKI BROWN

04 MATERIAL: FIBRE CEMENT PANEL
MANUFACTURER: JAMES HARDIE
COLOR: COUNTRYLANE RED

05 MATERIAL: ALUMINUM ENTRANCE DOORS
MANUFACTURER: T.B.D
COLOR: BLACK

06 MATERIAL: METAL CLAD PVC WINDOW
MANUFACTURER: T.B.D
COLOR: BLACK

07 MATERIAL: BALCONY GUARDRAIL GLASS SYSTEM
MANUFACTURER: T.B.D
COLOR: BLACK HARDWARE, CLEAR GLASS

08 MATERIAL: ALUMINUM SOFFIT
MANUFACTURER: LUX
COLOR: HEMLOCK

09 MATERIAL: PRE-FINISHED ALUMINUM (FLASHING)
MANUFACTURER: T.B.D
COLOR: TO MATCH FACADE

10 MATERIAL: ALUMINUM TRELLIS
MANUFACTURER: TBD
COLOR: COBBLESTONE

11 MATERIAL: EXPOSED CONCRETE WALL FINISH
MANUFACTURER: T.B.D
COLOR: GREY

12 MATERIAL: METAL CLADDING
MANUFACTURER: T.B.D
COLOR: BLACK, MATTE

13 MATERIAL: FIBRE CEMENT PANEL
MANUFACTURER: JAMES HARDIE
COLOR: BLACK

14 MATERIAL: ALUMINUM STORE FRONT FRAMING
MANUFACTURER: T.B.D
COLOR: BLACK

15 MATERIAL: METAL CLADDING (FASCIA)
MANUFACTURER: T.B.D
COLOR: BLACK, MATTE

16 MATERIAL: METAL CLADDING (REVEALS)
MANUFACTURER: T.B.D
COLOR: BLACK, MATTE

17 MATERIAL: METAL ROOFING
MANUFACTURER: T.B.D
COLOR: BLACK

18 MATERIAL: ALUMINUM TUBING
MANUFACTURER: T.B.D
COLOR: BLACK ANODIZED
SIGN ATTACHMENT RAIL (REFER TO DET.A5.)

MATERIALS BOARD







DATE	ISSUED FOR	REV
2025/05/25	DP Submission	1
2025/10/15	DR1 REPLY	2
2026-01-16	DR2 REPLY	3
2026-03-04	BP REVIEW	4
2026-03-18	BUILDING PERMIT	5
2026-04-10	BP REVISIONS	6
2026-05-21	FOUNDATION IFC	7

WENTWORTH LANDING

This drawing has been prepared solely for the use of TRICO COMMUNITIES and there are no representations of any kind made by NORR ARCHITECTS ENGINEERS PLANNERS to any party with whom NORR ARCHITECTS ENGINEERS 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:	RIGHVIEW ENGINEERING
Architecture:	NORR ARCHITECTS ENGINEERS PLANNERS
Structural:	GLOTMAN-SIMPSON
Mechanical:	EMBE CONSULTING ENGINEERS INC
Electrical:	EMBE CONSULTING ENGINEERS INC
Interiors:	T.B.D.
Landscape:	818 STUDIO

Seal(s)

ERIN PAULINE SHEPPARD
2026-10-08
ARCHITECT
PROFESSIONAL ENGINEER
ALBERTA

JOINT FIRM
NORR Architects Engineers Planners
Issued by
THE ALBERTA ASSOCIATION OF ARCHITECTS
Certificate No. AEC10504

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Chris Pal, P.Eng, APEGA

Project Manager: GM	Drawn: SA/AAQ
Project Leader: RR	Checked: Checker

Client
TRICO COMMUNITIES

Project
TRICO- WENTWORTH LANDING - PHASE 1 COMMERCIAL
E,G, 22 WELCOME PLACE SW, CALGARY, ALBERTA

Drawing Title
COMMERCIAL BUILDING OVERALL ELEVATIONS

Scale: As indicated

Project No.: RZ1124-0021-00

Drawing No.: **CM.DP-A40-01**

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