

LANDUSE BYLAW SUMMARY

PROJECT TYPE:	QSR (QUICK SERVICE RESTAURANT) (TENANT:A&W)
LAND USE DISTRICT	C-C1 COMMERCIAL COMMUNITY 1 DISTRICT
MUNICIPAL ADDRESS	380 CANYON MEADOWS DRIVE SE CALGARY, ALBERTA
LEGAL DESCRIPTION	LOT 3, BLOCK 1, PLAN 9111088

PROJECT STATISTICS:

	EXISTING	PROPOSED
SITE AREA:	20,153 M²	20,153 M²
GROSS FLOOR AREA:	5,099 M²	5,099 (EXISTING)+ 212 (NEW BUILDING)= 5311 M²
SITE COVERAGE:	18%	19%
FAR:	0.25	0.26
BUILDING HEIGHT MAX:	5.00M/8.40M	7.5M

PARKING INFO:

NOTES :

- EXISTING STALLS TO REMAIN : SIZES AND COUNTS REQUESTED TO BE GRANDFATHERLY (330 STALLS)

- LAND USE BYLAW STALL SIZE REQUIREMENT:

90 DEGREE PARKING:

AISLE WIDTH MINIMUM: 7.2M
STALL DEPTH: 5.4M
STALL WIDTH: 2.6M
WHEEL STOPS: 0.6M FROM FRONT OF STALL

LOADING STALL:

WIDTH: 3.1M
DEPTH: 9.2M
HEIGHT: 4.3M

- PROPOSED PARKING / LOADING STALL SIZE:

90 DEGREE PARKING:

AISLE WIDTH MINIMUM: 7.2M
STALL DEPTH: 5.5M
SURPLUS OF 0.1M
STALL WIDTH: 2.75M
SURPLUS OF 0.15M
WHEEL STOPS: 0.6M FROM FRONT OF STALL

LOADING STALL:

WIDTH: 5.3M
SURPLUS OF 2.2M
DEPTH: 11.0M
SURPLUS OF 1.8M
HEIGHT: N/A (NOTHING ABOVE IT)

PARKING CALCULATION:

	EXISTING	DEMOLISH	PROPOSED
STALLS	330	35	317 OVERALL (22 NEW STALLS INCLUDING 2 BARRIER FREE)
LOADING STALL	N/A	N/A	1 NEW

STACKING STALLS
(INBOUND OUTBOUND):

9 STALLS (8 INBOUND 1 OUTBOUND)

BICYCLE STALLS INFO:

LUB: PART 7, DIV.4, 755; PART 4, DIV. 2, 278

	EXISTING	REQUIRED	PROPOSED
CLASS 1	0	0	0
CLASS 2	0	2	2



CONTEXT PLAN

Drawings List	
Sheet Name	Sheet Number
COVER PAGE	A000
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OVERALL PROPOSED SITE PLAN	A101
PROPOSED SITE & LANDSCAPE PLAN	A102
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PROPOSED FLOOR PLAN	A104
ELEVATIONS	A106
ELEVATIONS	A107
SECTIONS	A109



380 CANYON MEADOWS DRIVE SE
CALGARY, ALBERTA

Project: 2026-06 LAW
Phase: DP | |

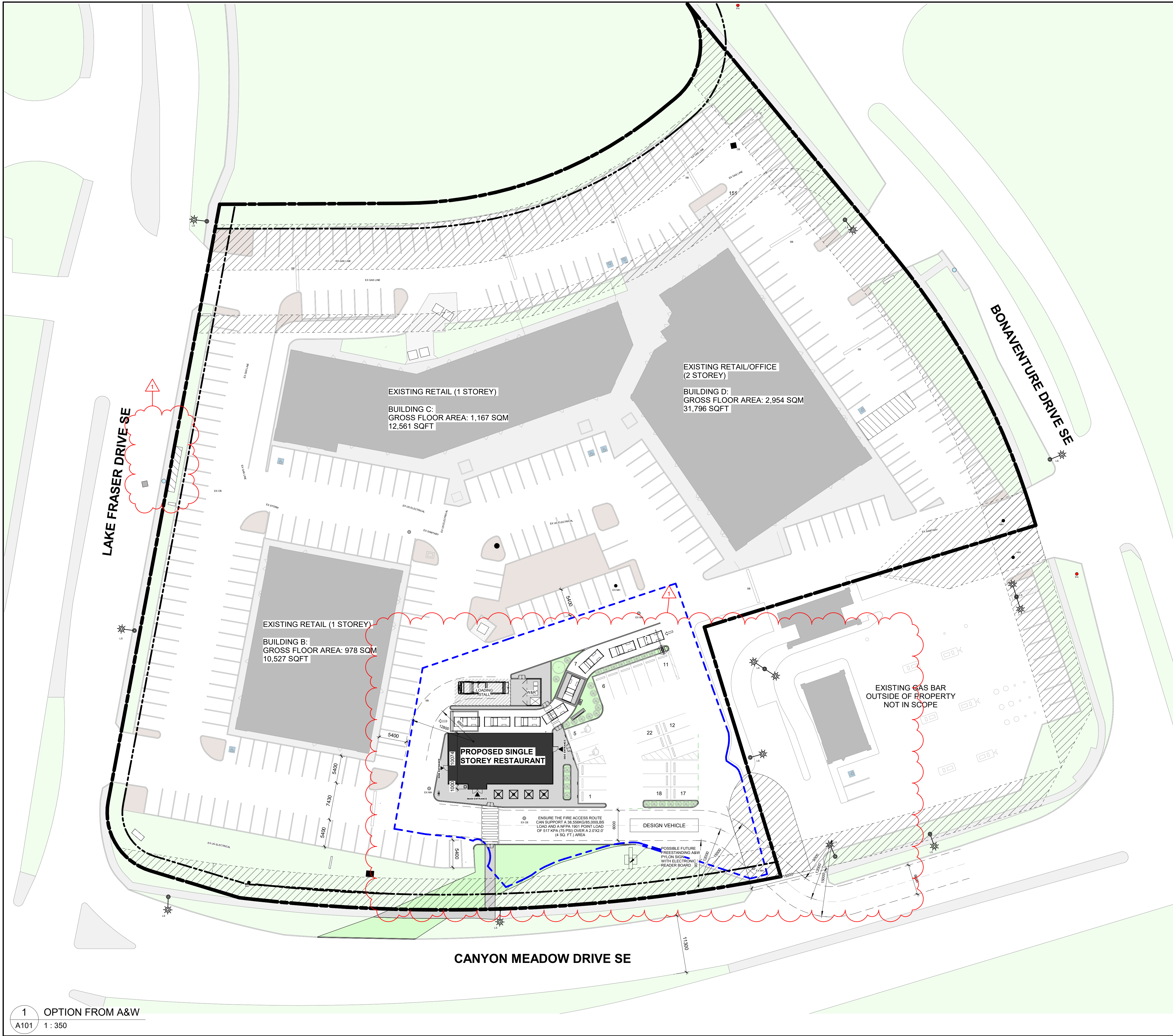
AMENDED DRAWINGS
DP No Date Received
DP2026-03428 SEP 11 2026
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Lansdowne A&W

RENDERING IS FOR CONCEPTUAL PURPOSES ONLY. REFER TO FOLLOWING DRAWING PACKAGE.



- 9/11/2026 3:14:27 PM



EXISTING SITE LEGEND

- EXISTING GRAVEL LANDSCAPE BED
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING ASPHALT
- EXISTING PAINTED LINES / SPEED BUMP
- PROPOSED SOFT LANDSCAPE. PROVIDE LOW WATER IRRIGATION SYSTEM
- EXISTING BUILDING ON SITE
- EXISTING UNDERGROUND UTILITY
- RIGHT OF WAY
- DEMOLITION

- APPROX AREA OF CONSTRUCTION
- UNDERGROUND UTILITY (REFER TO SURVEY)
- SETBACK LINE
- PROPERTY LINE

- PRAIRIE GRASS LANDSCAPING



- LS LIGHT STANDARD
- FH FIRE HYDRANT
- MH MAN HOLE
- CB CATCH BASIN
- SB SPEED BUMP
- SPEED BUMP

DEMOLITION NOTES:

- EXISTING CURB TO BE REMOVED
- EXISTING PARKING STALL TO BE REMOVED
- EXISTING SPEED BUMP TO BE REMOVED
- EXISTING HARD / SOFT / GRAVEL BED TO BE REMOVED

PROJECT INFORMATION:

PROJECT TYPE: QSR (QUICK SERVICE RESTAURANT)
(TENANT: A&W)

LAND USE DISTRICT: C-C1 COMMERCIAL COMMUNITY 1 DISTRICT

ADDRESS: 380 CANYON MEADOWS DRIVE SE CALGARY ALBERTA

LEGAL DESCRIPTION: LOT 3, BLOCK 1, PLAN 911088

PROJECT PARKING INFO:

LAND USE BYLAW STALL SIZE REQUIREMENT:

90 DEGREE PARKING:

- aisle width minimum: 7.2M
- stall depth: 5.4M
- stall width: 2.6M
- wheel stops: 0.6M FROM FRONT OF STALL

LOADING STALL:

- width: 3.1M
- depth: 9.2M
- height: 4.3M

EXISTING STALLS TO REMAIN : SIZES AND COUNTS REQUESTED TO BE GRANDFATHERED

PROPOSED PARKING / LOADING STALL SIZE:

90 DEGREE PARKING:

- aisle width minimum: 7.2M
- stall depth: 5.5M
- surplus of 0.1M
- stall width: 2.75M
- surplus of 0.15M
- wheel stops: 0.6M FROM FRONT OF STALL

LOADING STALL:

- width: 5.9M
- surplus of 2.8M
- depth: 11.623M
- surplus of 2.423M
- height: N/A (NOTHING ABOVE IT)

PARKING CALCULATION:

EXISTING STALLS ON SITE WITHIN PROPERTY LINE: 330 STALLS
REMOVED STALLS : 35 STALLS

NEW STACKING STALLS (INBOUND OUTBOUND):
9 STALLS (8 INBOUND 1 OUTBOUND)

NEW PARKING STALLS TOTAL: 22 STALLS
BARRIER FREE STALLS: 2
NON BARRIER FREE STALLS: 20

NEW LOADING STALL: 1

REST OF EXISTING SITE TO SHARE STALLS

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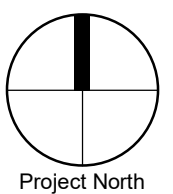
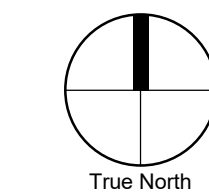
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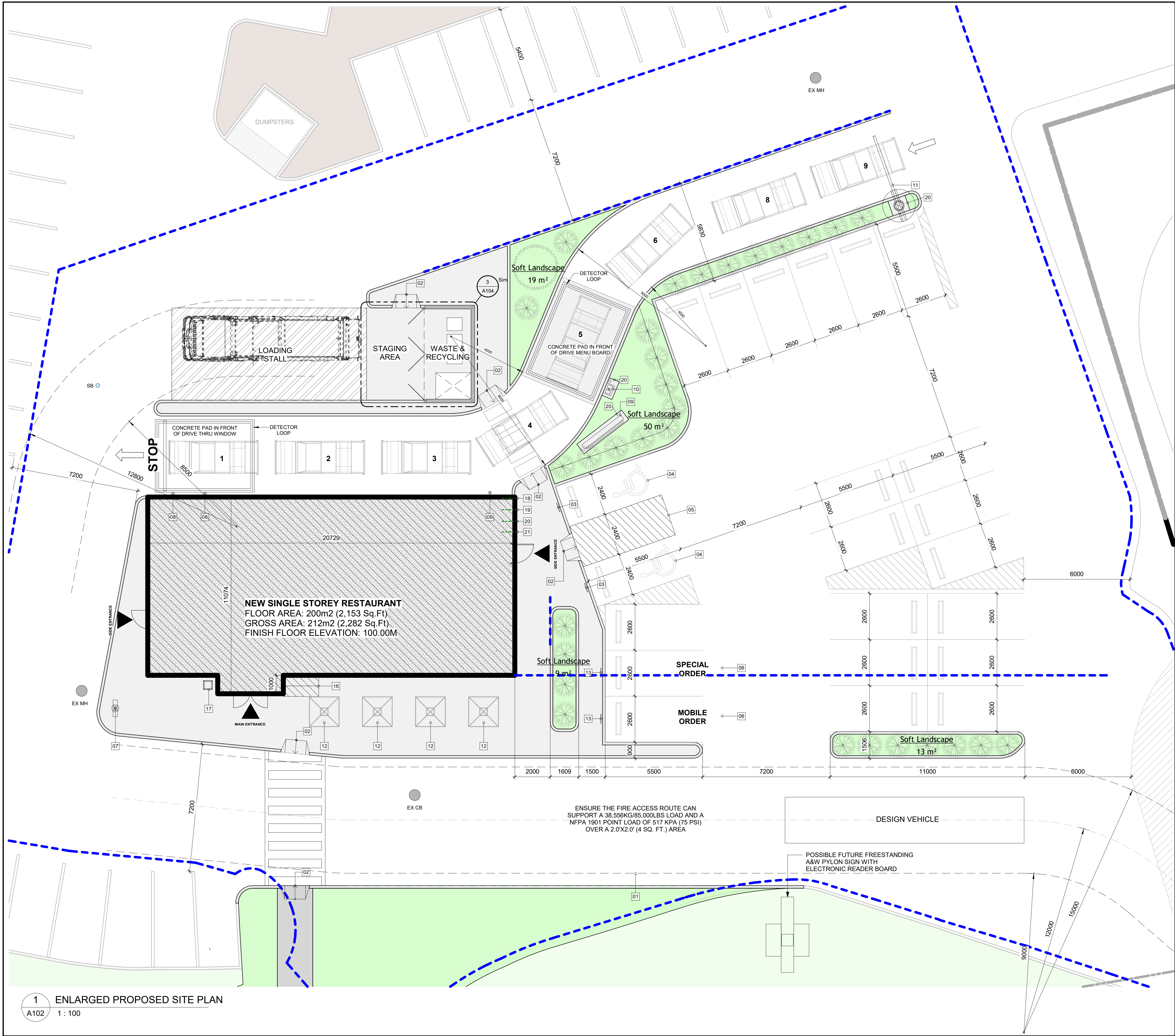
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380 CANYON MEADOWS DRIVE SE
CALGARY, ALBERTA

OVERALL
PROPOSED SITE
PLAN

Project:	2026-06 LAW
Date:	06/10/24
Drawn by:	Author
Checked by:	Checker
Scale:	As indicated

A101



EXISTING SITE LEGEND

- EXISTING GRAVEL LANDSCAPE BED
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING ASPHALT
- EXISTING PAINTED LINES / SPEED BUMP
- PROPOSED SOFT LANDSCAPE. PROVIDE LOW WATER IRRIGATION SYSTEM
- EXISTING BUILDING ON SITE
- EXISTING UNDERGROUND UTILITY RIGHT OF WAY
- DEMOLITION

- APPROX AREA OF CONSTRUCTION
- UNDERGROUND UTILITY (REFER TO SURVEY)
- SETBACK LINE
- PROPERTY LINE

- PRAIRIE GRASS LANDSCAPING
- MID-SIZED TREE
- DEMOLITION NOTE

- LS LIGHT STANDARD
- FH FIRE HYDRANT
- MH MAN HOLE
- CB CATCH BASIN
- SB SPEED BUMP
- SPEED BUMP

DEMOLITION NOTES:

- EXISTING CURB TO BE REMOVED
- EXISTING PARKING STALL TO BE REMOVED
- EXISTING SPEED BUMP TO BE REMOVED
- EXISTING HARD / SOFT / GRAVEL BED TO BE REMOVED

SYMBOL

- 01 FIRE ROUTE.
- 02 BARRIER FREE CURB RAMP.
- 03 ACCESSIBILITY PARKING SIGN.
- 04 ACCESSIBILITY PAVEMENT MARKING.
- 05 SHARED ACCESS AISLE.
- 06 MOBILE / SPECIAL ORDER PAVEMENT MARKING.
- 07 ILLUMINATED DIRECTIONAL LOT SIGN.
- 08 BOLARD.
- 09 MENU BOARD.
- 10 SPEAKER POST.
- 11 DRIVE THRU GATEWAY W/ LOGO AND HEIGHT RESTRICTING ENTRY BAR.
- 12 EXTERNAL TABLE WITH UMBRELLA.
- 13 MOBILE / SPECIAL ORDER PARKING SIGN
- 14 MULCH AREA
- 15 PROPOSED 1 CLASS 1 BIKE CAGE
- 16 PROPOSED 2 CLASS 2 BIKE STALLS
- 17 TRASH BIN
- 18 PROPOSED GAS CONNECTION LOCATION
- 19 PROPOSED WATER CONNECTION LOCATION
- 20 PROPOSED ELECTRICAL CONNECTION LOCATION
- 21 PROPOSED TELE/COM CONNECTION LOCATION

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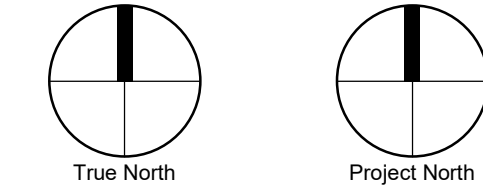
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380 CANYON MEADOWS DRIVE SE
CALGARY, ALBERTA

PROPOSED SITE
& LANDSCAPE
PLAN

Project: 2026-06 LAW
Date: 06/10/24
Drawn by: Author
Checked by: Checker
Scale: As indicated

A102

1 ENLARGED PROPOSED SITE PLAN
A102 1 : 100

MATERIAL LEGEND

MATERIAL LEGEND

TAG	DESCRIPTION
EF.1	SPEC: EXTERIOR INSULATION AND FINISH SYSTEMS MANUFACTURE: DRYVIT COLOUR: TO MATCH BENJAMIN MOORE HORIZON (OC-53)
EF.2	SPEC: EXTERIOR INSULATION AND FINISH SYSTEMS MANUFACTURE: DRYVIT COLOUR: TO MATCH BENJAMIN MOORE SEED BROWN (2096-10)
EF.3	SPEC: EXTERIOR INSULATION AND FINISH SYSTEMS MANUFACTURE: DRYVIT COLOUR: TO MATCH BENJAMIN MOORE RACCOON FUR-2126-20
EF.4	SPEC: EXTERIOR INSULATION AND FINISH SYSTEMS MANUFACTURE: DRYVIT COLOUR: TO MATCH BENJAMIN MOORE RUMBA ORANGE 2014-20
EF.5	SPEC: EXTERIOR INSULATION AND FINISH SYSTEMS MANUFACTURE: DRYVIT COLOUR: ONYX-2133-10
EP.1	EXTERIOR SOLID DOORS & FRAMES (EXTERIOR SIDE ONLY) SPEC: INDUSTRIAL GRADE OIL BASE PAINT MANUFACTURE: BENJAMIN MOORE COLOUR: BLACK JACK 2133-20 GLOSS
EP.2	BOLLARDS SPEC: INDUSTRIAL GRADE OIL BASE PAINT MANUFACTURE: BENJAMIN MOORE COLOUR: TO MATCH RUMBA ORANGE 2014-20 OR PANTONE 165
FL.1	FLASHING AT WINDOWS SPEC: PREFINISHED SHEET METAL MANUFACTURE: AGWAY COLOUR: BLACK QC 28262
FL.2	PARAPET CAP FLASHING SPEC: PREFINISHED SHEET METAL MANUFACTURE: AGWAY COLOUR: BRIGHT WHITE QC 28783
1	CANOPY
2	A & W SIGNAGE
3	DRIVE-THRU/PICKUP WINDOW SIGNAGE
4	DRIVE-THRU/PICKUP SIGN - PIN-MOUNTED LETTERS



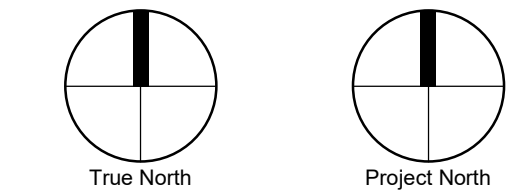
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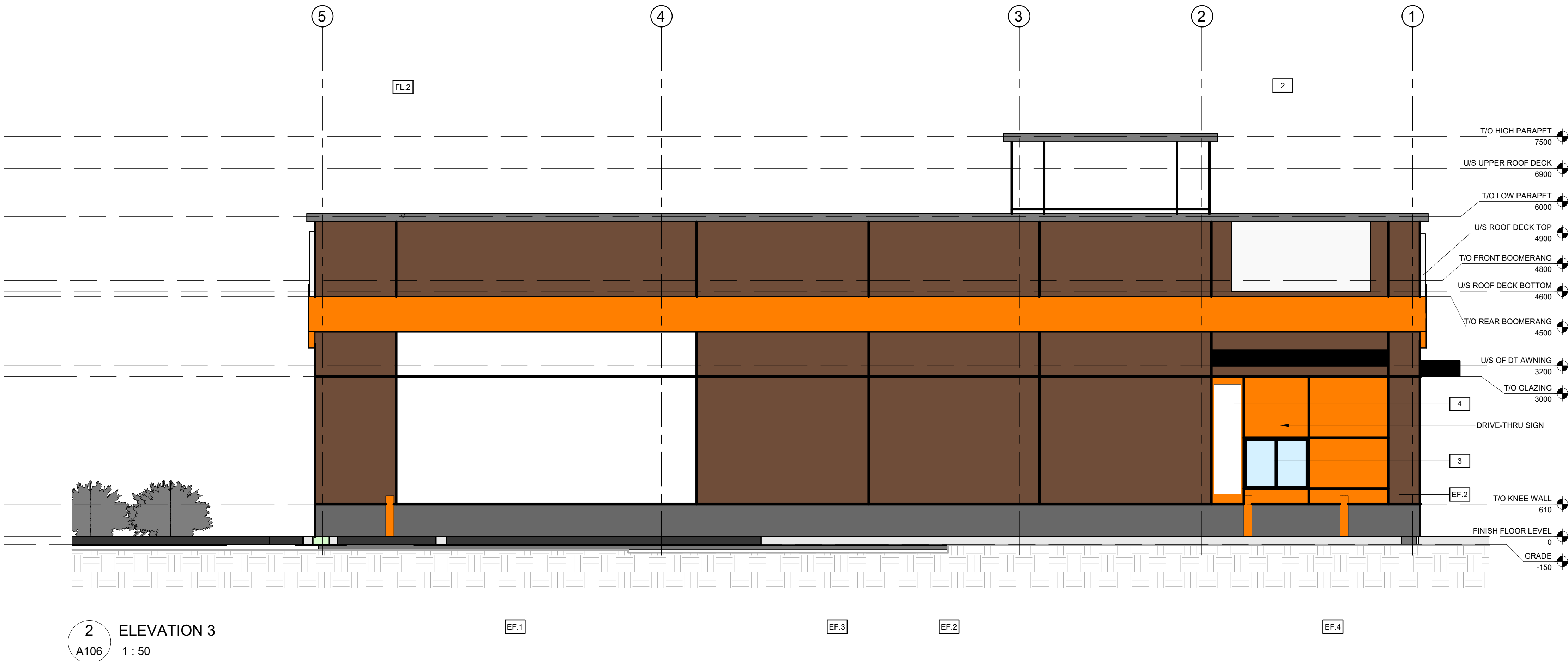
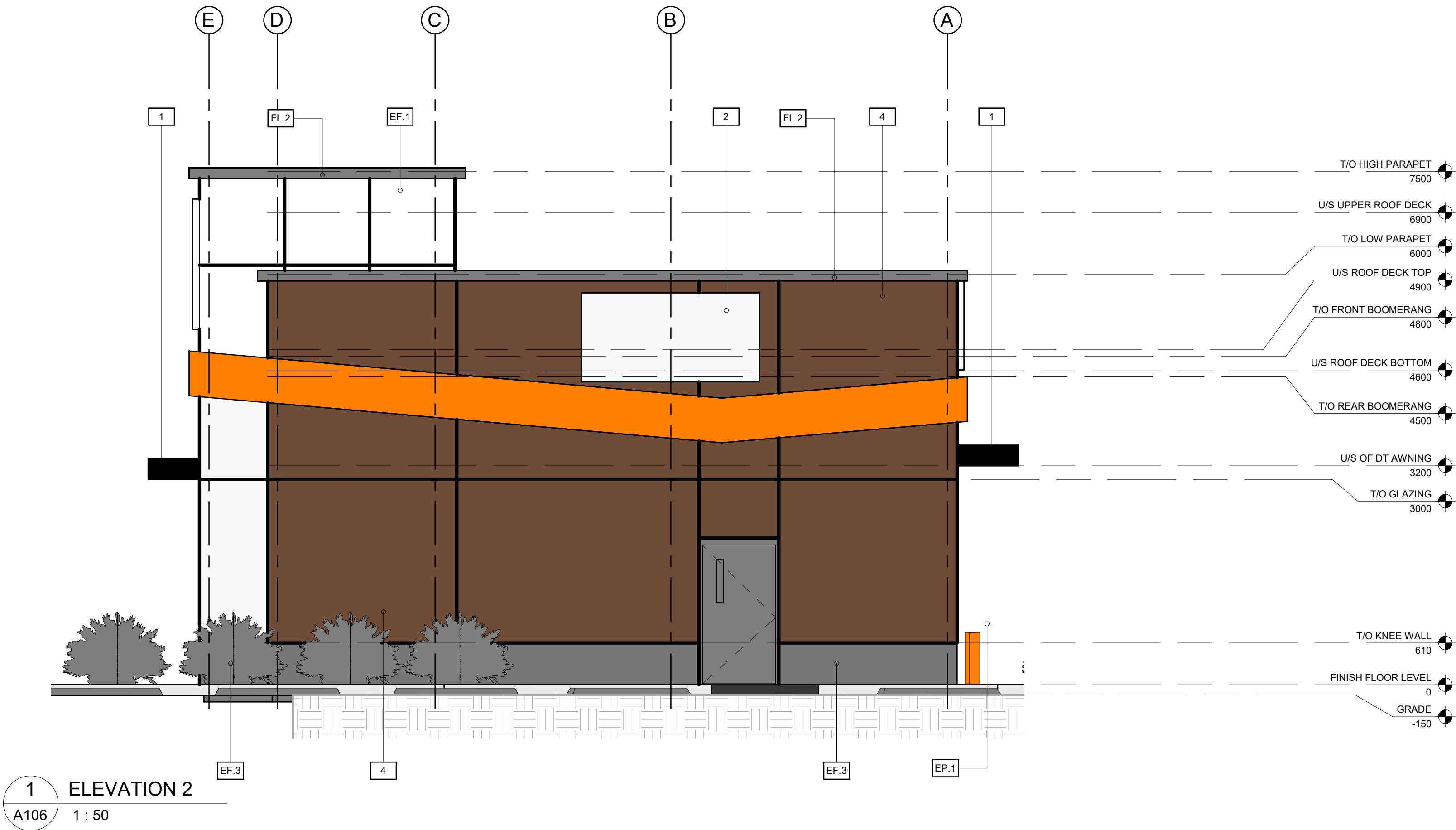
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380 CANYON MEADOWS DRIVE SE
CALGARY, ALBERTA

ELEVATIONS

Project:	2026-06 LAW
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Drawn by:	Author
Checked by:	Checker
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A106



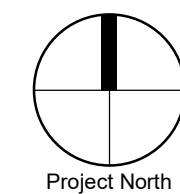
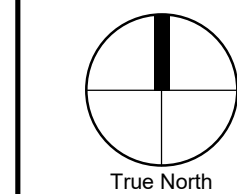
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380 CANYON MEADOWS DRIVE SE
CALGARY, ALBERTA

ELEVATIONS

Project: 2026-06 LAW
Date: 04/06/26
Drawn by: Author
Checked by: Checker
Scale: 1 : 50

A107

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1 ELEVATION 4
A107 1 : 50



2 ELEVATION 1
A107 1 : 50