

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: 6.5M
SURPLUS OF 3.9M
DEPTH: 12.5M
SURPLUS OF 7.1M
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	1	1



CONTEXT PLAN

Drawings List	
Sheet Name	Sheet Number
COVER PAGE	A000
GENERAL NOTES	A001
OVERALL DEMO PLAN SITE PLAN	A100
OVERALL PROPOSED SITE PLAN	A101
PROPOSED SITE & LANDSCAPE PLAN	A102
PROPOSED FLOOR PLAN	A104
ELEVATIONS	A106
ELEVATIONS	A107
SECTIONS	A109



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

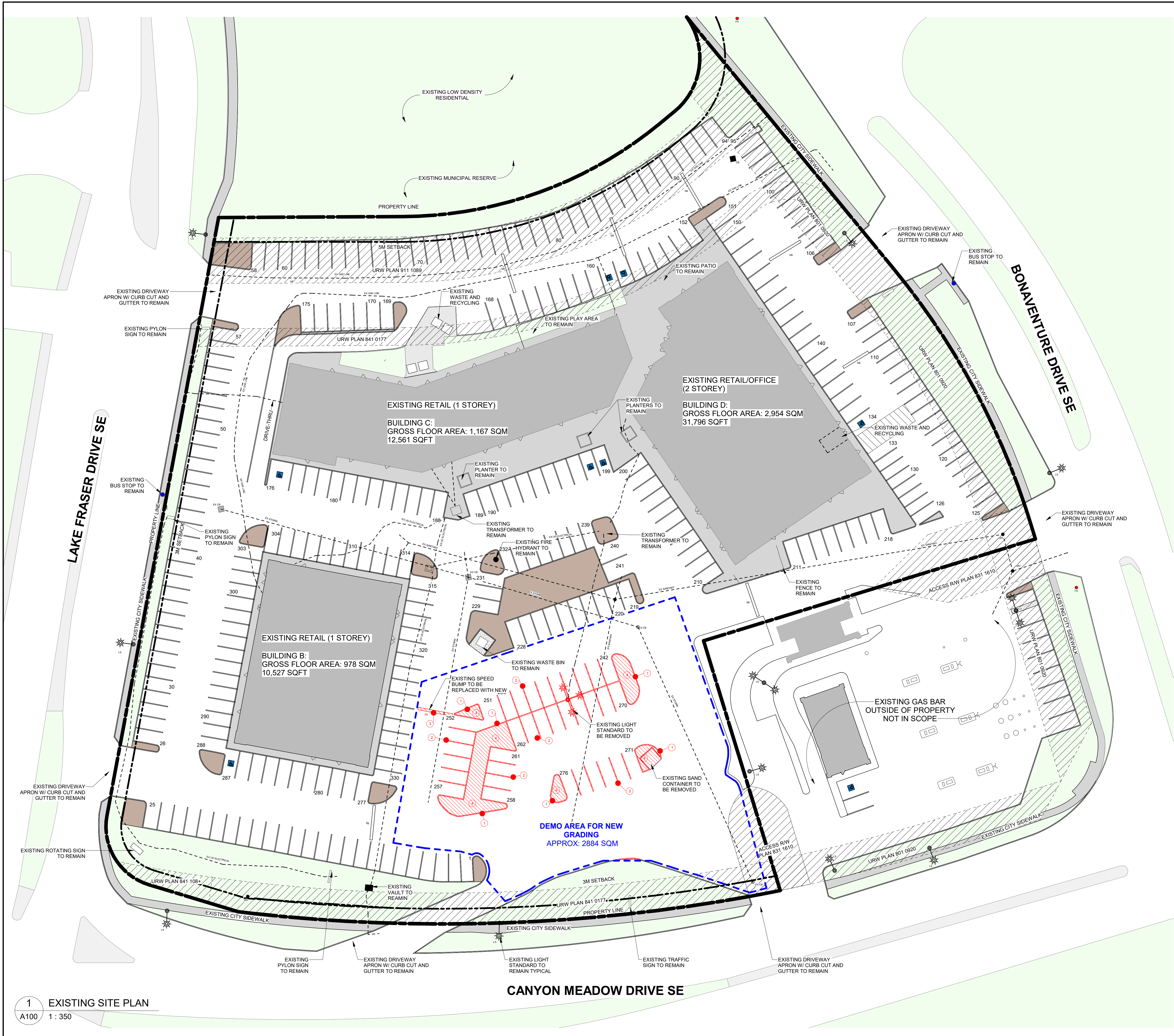


380 CANYON MEADOWS DRIVE SE
CALGARY, ALBERTA

Project: 2026-06 LAW
Phase: DP | |

AMENDED DRAWINGS
DP No Date Received
DP2026-03428 JUL 13 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

Lansdowne A&W



1 EXISTING SITE PLAN
A100 1 : 350

- EXISTING SITE LEGEND**
- EXISTING GRAVEL LANDSCAPE BED
 - EXISTING CURB
 - EXISTING SIDEWALK
 - EXISTING ASPHALT
 - EXISTING PAINTED LINES / SPEED BUMP
 - EXISTING SOFT LANDSCAPE
 - EXISTING BUILDING ON SITE
 - EXISTING UNDERGROUND UTILITY RIGHT OF WAY
 - DEMOLITION

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

- 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

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:
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STALL WIDTH: 2.6M
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HEIGHT: 4.3M

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SURPLUS OF 0.1M
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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

CYNC
ARCHITECTURE
INC.

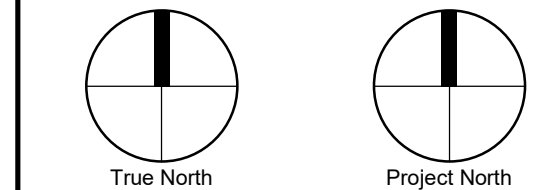
Client:

Consultant:

Seal:

AMENDED DRAWINGS
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#	Revision	Date

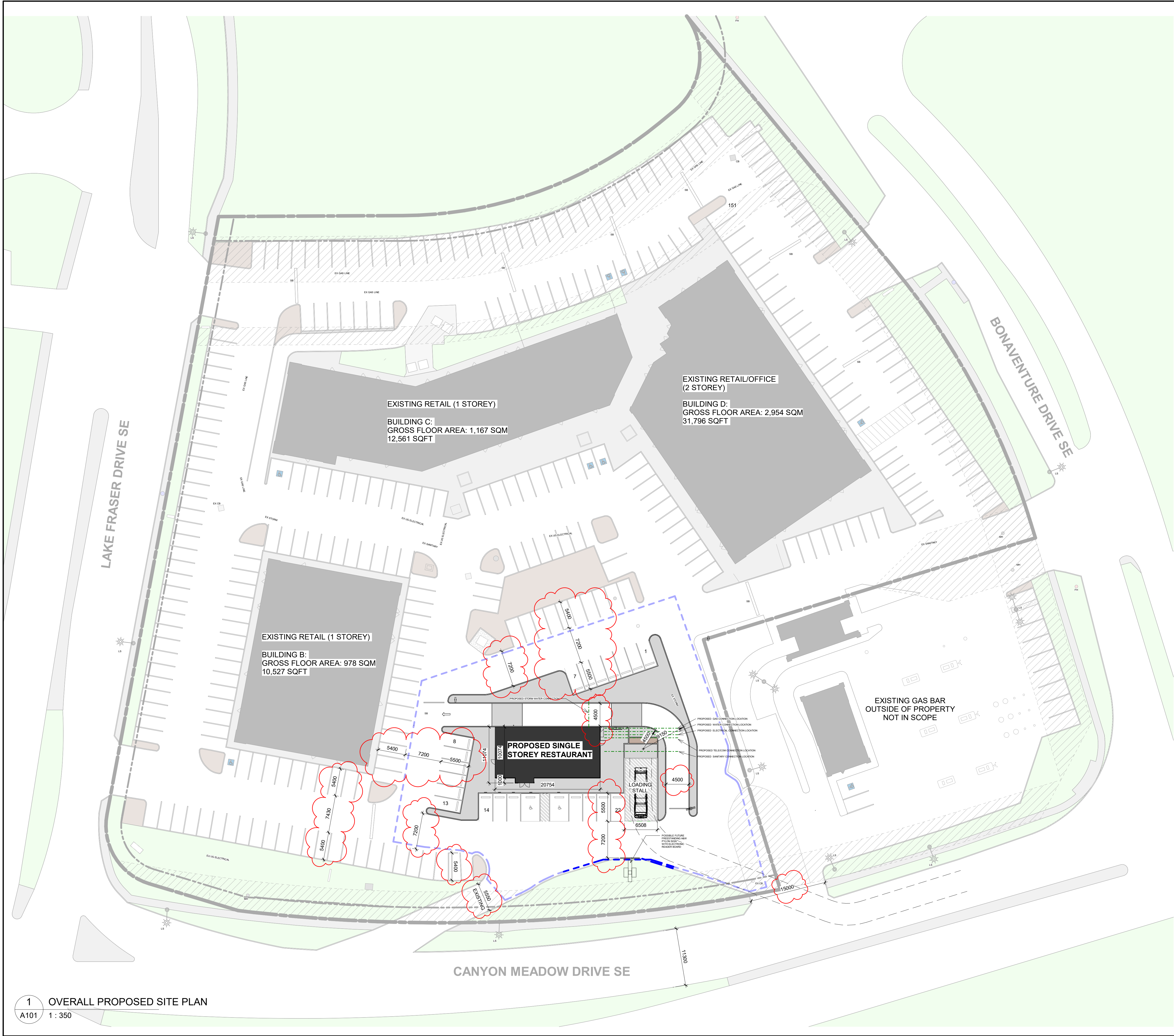
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380 CANYON MEADOWS DRIVE SE
CALGARY, ALBERTA

OVERALL DEMO
PLAN SITE PLAN

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

A100



1 OVERALL PROPOSED SITE PLAN
A101 1 : 350

- EXISTING SITE LEGEND**
- EXISTING GRAVEL LANDSCAPE BED
 - EXISTING CURB
 - EXISTING SIDEWALK
 - EXISTING ASPHALT
 - EXISTING PAINTED LINES / SPEED BUMP
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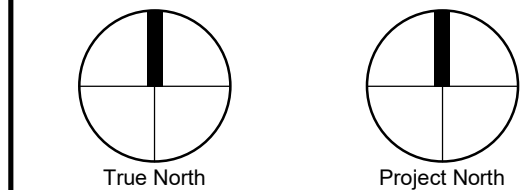
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1	Revision	Date

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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

MATERIAL LEGEND

MATERIAL LEGEND

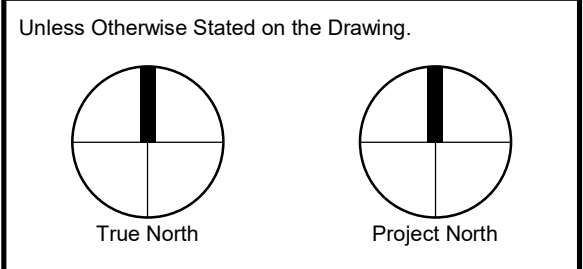
TAG	DESCRIPTION
EF.1	SPEC: EXTERIOR INSULATION AND FINISH SYSTEMS MANUFACTURE: DRYVIT COLOUR: TO MATCH BENJAMIN MOORE HORIZON (OC-53)
EF.2	SPEC: EXTERIOR INSULATION AND FINISH SYSTEMS MANUFACTURE: DRYVIT COLOUR: TO MATCH BENJAMIN MOORE SEED BROWN (2096-10)
EF.3	SPEC: EXTERIOR INSULATION AND FINISH SYSTEMS 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



Client:

Consultant:

Seal:



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380 CANYON MEADOWS DRIVE SE
CALGARY, ALBERTA

ELEVATIONS

Project: 2026-06 LAW

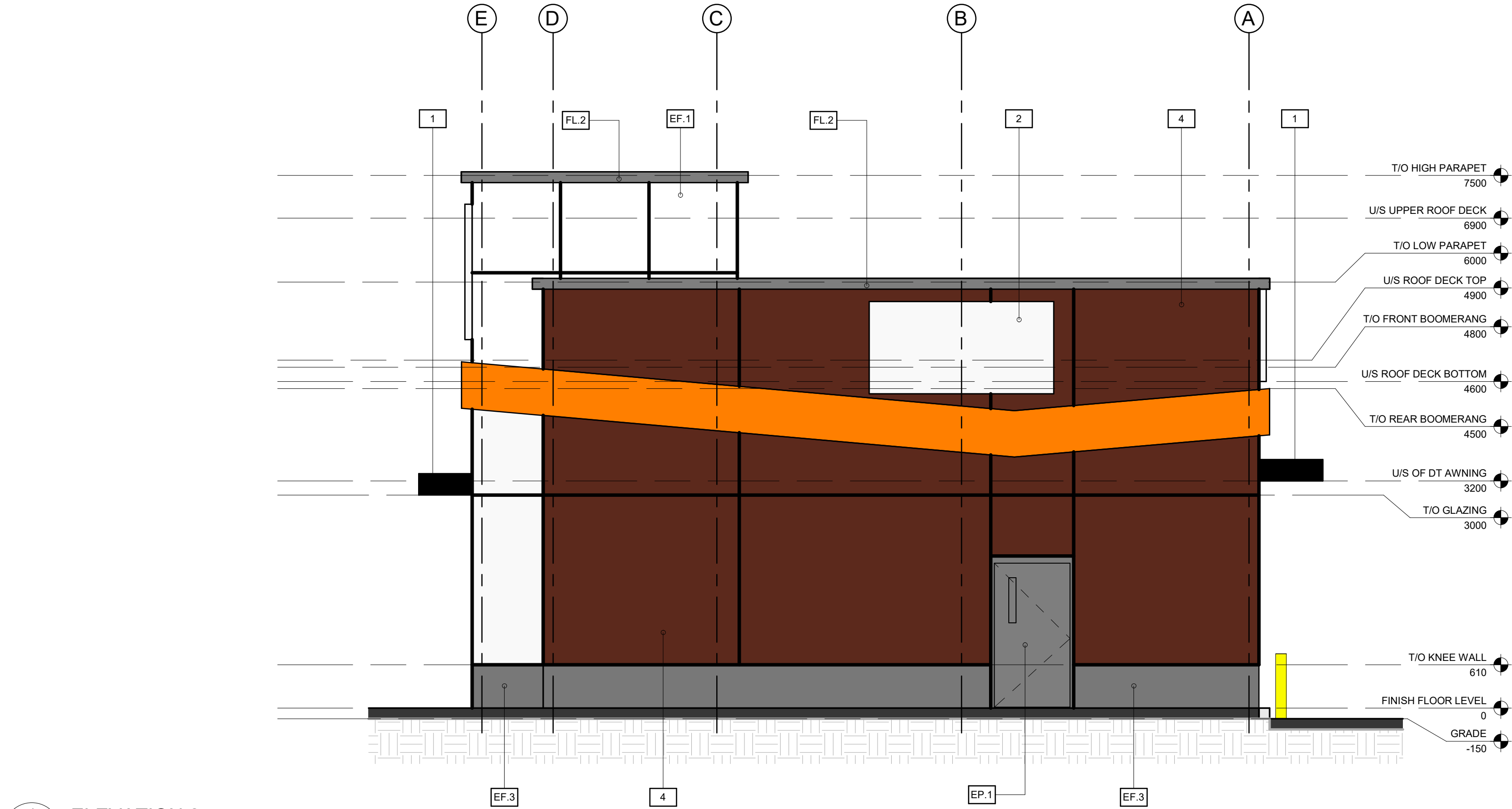
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Drawn by: Author

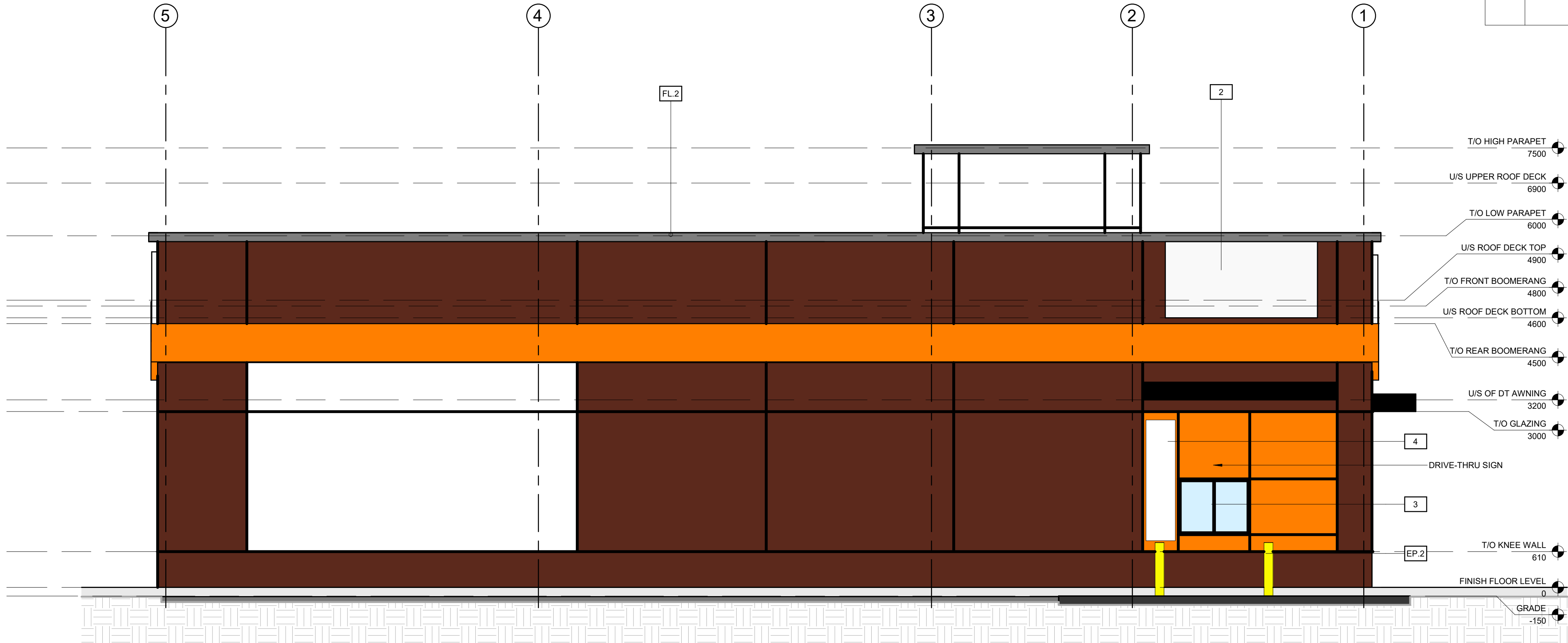
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A106



1 ELEVATION 2
A106 1 : 50



2 ELEVATION 3
A106 1 : 50

