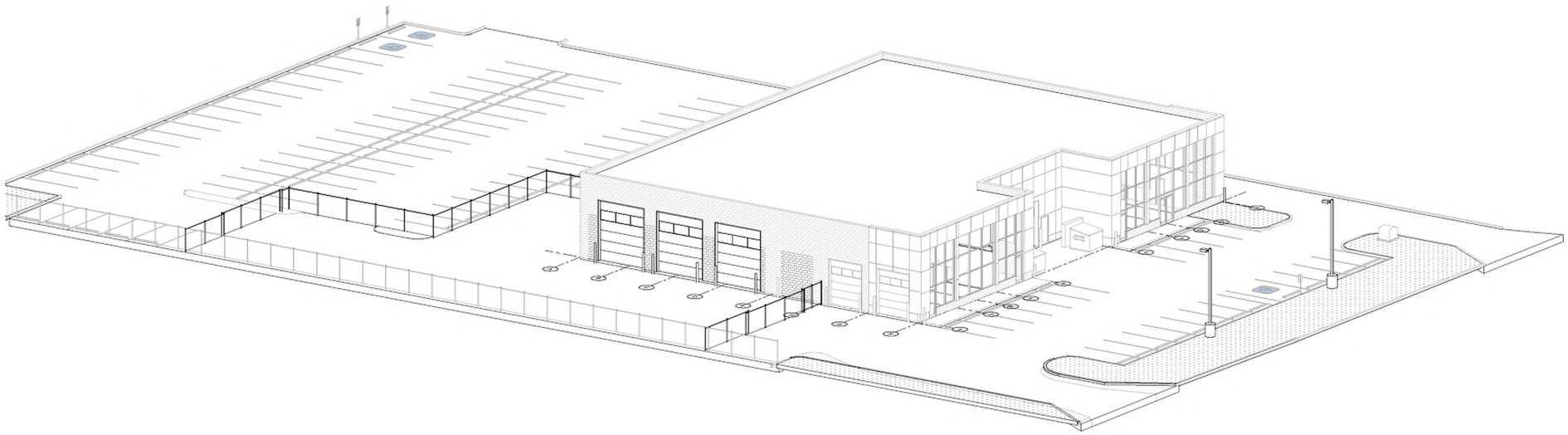
COCA-COLA CALGARY FLEET

ISSUED FOR DP
(2026-10-29)

NOT FOR CONSTRUCTION



CLIENT

CIMA+/CCCBL
3851 23 St NE, Calgary, AB T2E 6T2
https://cokecanada.com/

ARCHITECTURAL

Zeidler Architecture Inc.
300 - 640 8 Avenue SW, Calgary, Alberta
zeidler.com

STRUCTURAL

CIMA+
6815 8 St NE #300, Calgary, AB T2E 7H7
https://www.cima.ca/en/office/calgary-downtown/

MECHANICAL

CIMA+
6815 8 St NE #300, Calgary, AB T2E 7H7
https://www.cima.ca/en/office/calgary-downtown/

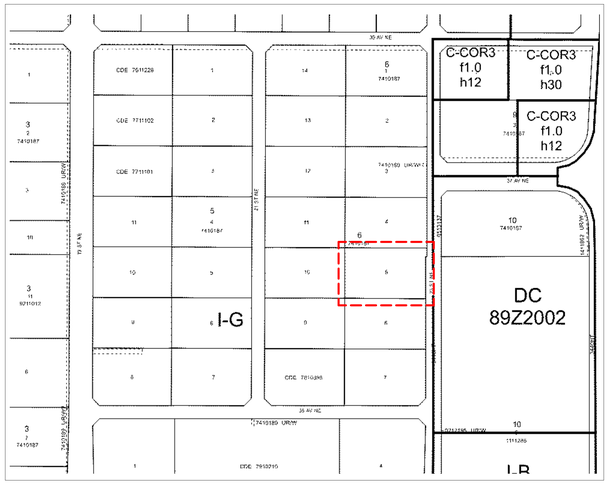
ELECTRICAL

BdB Engineers
Unit 11, 4905 102nd Avenue SE, Calgary, AB T2C 2X7
https://bdbengineers.com/

CIVIL

CIMA+
6815 8 St NE #300, Calgary, AB T2E 7H7
https://www.cima.ca/en/office/calgary-downtown/

Note: Artistic rendering only. Refer to plans and elevations for final design.



INDUSTRIAL LAND USE MAP

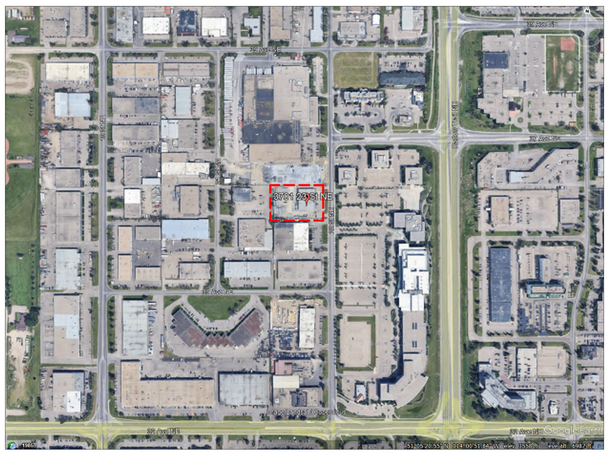
PROJECT INFORMATION

OWNER: Coca-Cola Canada Bottling Limited
DP APPLICANT: Zeidler Architecture Inc.
MUNICIPAL ADDRESS: 3701 - 23 STREET NORTHEAST, CALGARY, ALBERTA T2E 6T2
LEGAL ADDRESS: Plan:7410187;Block:6;Lot:5
PARCEL AREA: 6,879 m2, 74,052 sqft, 1.70 ac
LANDUSE BYLAW: CITY OF CALGARY LAND USE BYLAW (1P2007)
ZONING (EXISTING): DIVISION 2: INDUSTRIAL - GENERAL (I-G) DISTRICT
ZONING (PROPOSED): INDUSTRIAL - GENERAL (I-G) DISTRICT (NO CHANGE)
GENERAL DESCRIPTION: Coca-Cola Fleet Maintenance
PRINCIPAL USES / FLOOR: INDUSTRIAL/ FLEET MAINTENANCE/ AUTOMOTIVE REPAIR/ INDUSTRIAL LIGHT

CLAUSE	REQUIREMENT	PROVIDED
FLOOR AREA RATIO (F.A.R.): (911)	FAR 1.0	EXISTING (NO CHANGE) FAR 0.23
SETBACKS: 915-917	FRONT SETBACK: 4.0 METERS REAR SETBACK: 1.2 METERS SIDE SET BACK: 1.2 METERS	AS PER REQUIREMENTS
BUILDING HEIGHT (912)	MAX. BUILDING HEIGHT: 18.0m	EXISTING (UNCHANGED)
MOTOR VEHICLE PARKING REQUIREMENTS: (151)	INDUSTRIAL LIGHT -IG NO MINIMUM REQUIREMANTS 136 EXISTING STALLS	REMOVED 30 PROVIDED 108



3D DIGITAL CALGARY CONTEXT



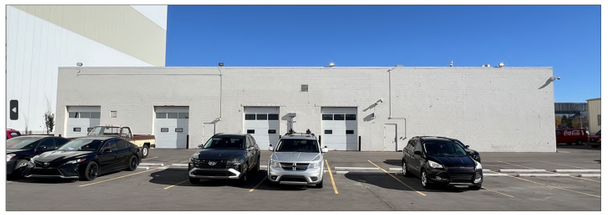
SITE AERIAL IMAGE



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION

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NO.	ISSUE/ REVISION	DATE
1	ISSUED FOR DP	2026-11-06

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PROJECT
COKE CALGARY FLEET

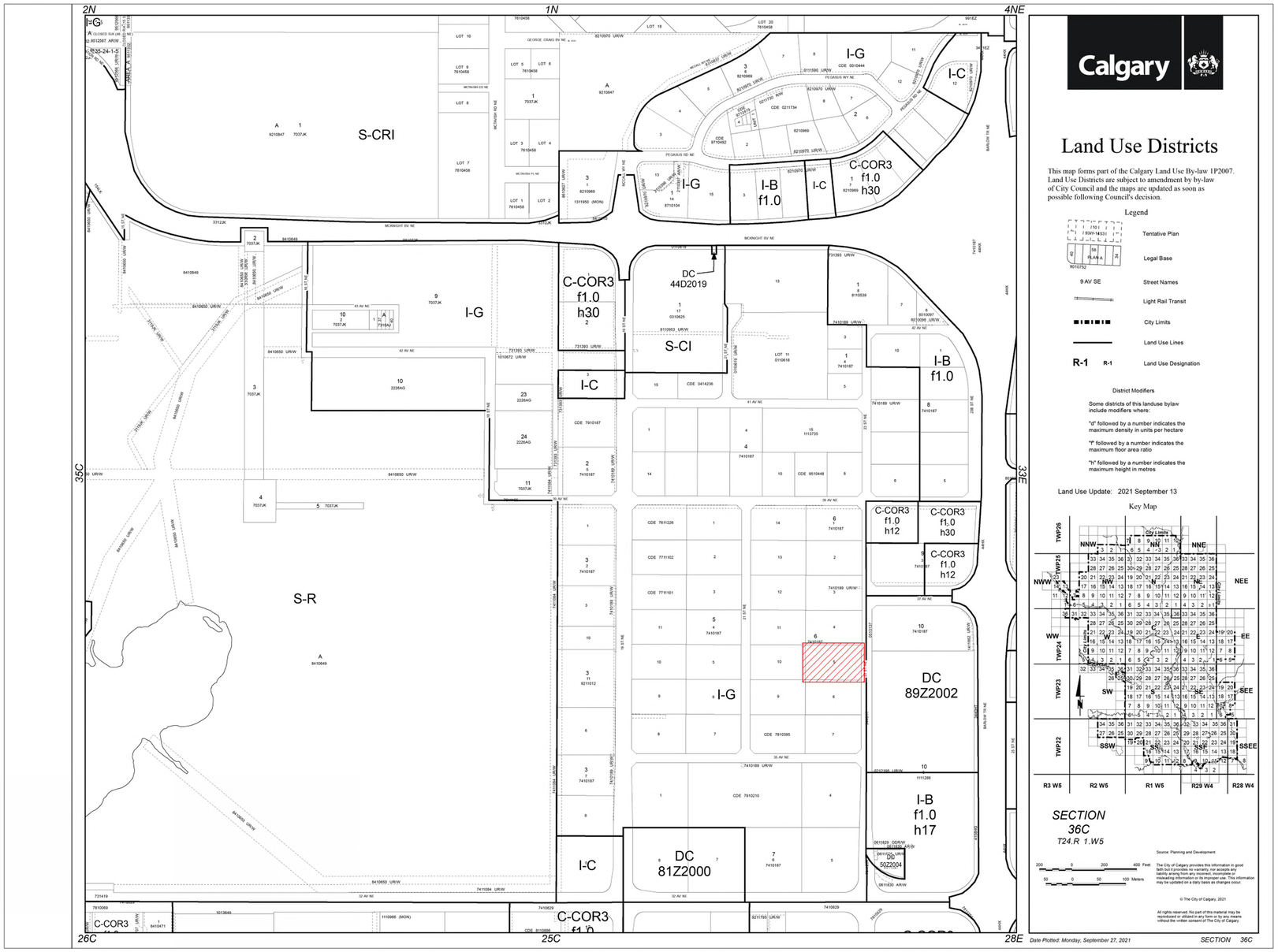
PROJECT ADDRESS
3701 - 23 STREET NORTHEAST
CALGARY, ALBERTA T2E 6T2
PLAN:7410187; BLOCK:6; LOT 5

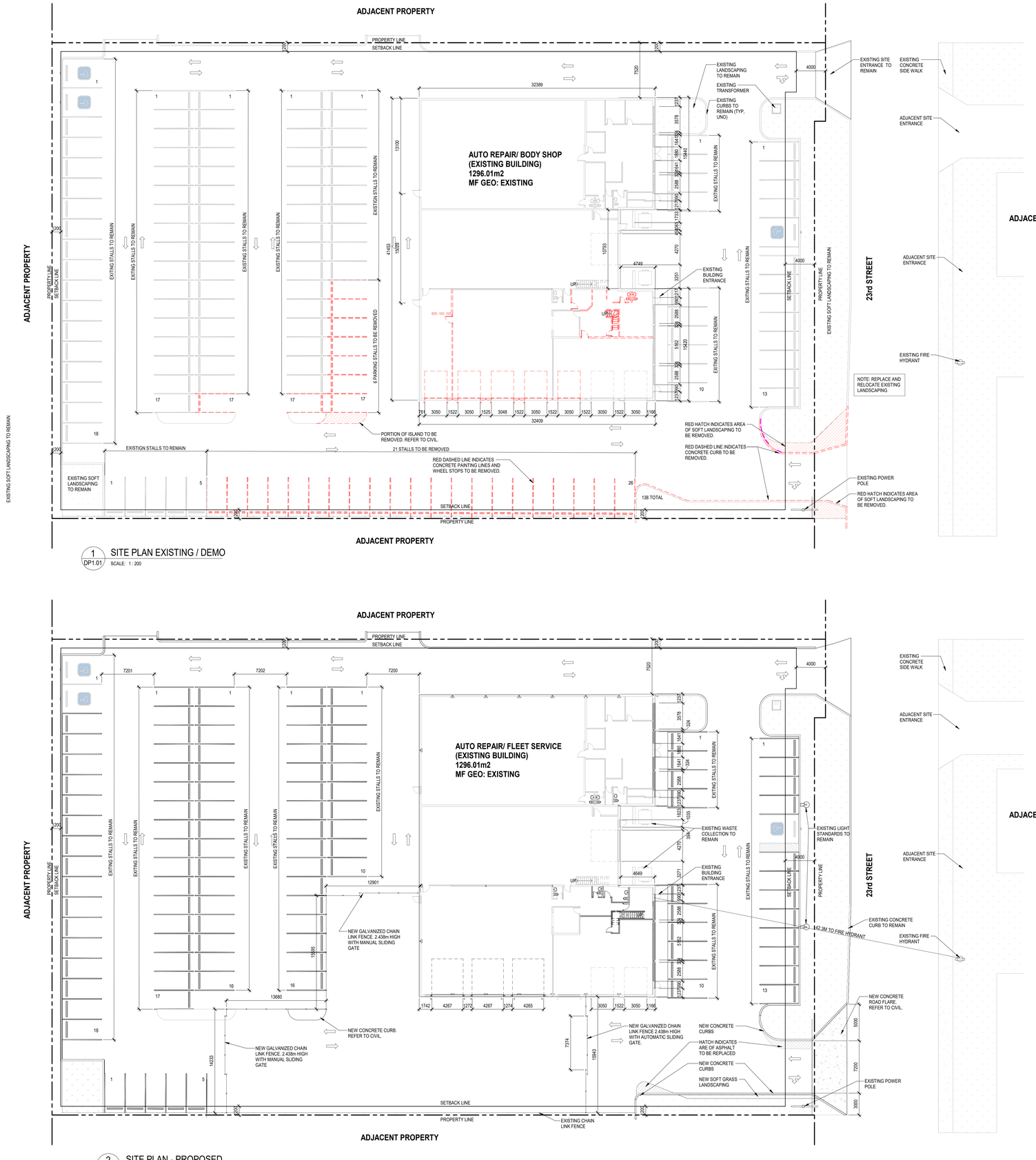
TITLE
PROJECT INFORMATION

PROJECT NO.	SCALE	DRAWN	CHECKED
B26-20061		Author	Checker

DRAWING NO. DP0.01
REVISION NO. 1

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2N
1N
4NE
35C
26C
25C
28E
S-CRI
S-R
S-CI
I-G
I-C
I-B
f1.0
C-COR3
f1.0
h30
C-COR3
f1.0
h12
C-COR3
f1.0
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44D2019
DC
89Z2002
DC
81Z2000
DC
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h17
I-C
I-G
I-C
C-COR3
f1.0
h30
C-COR3
f1.0
h12



1 SITE PLAN EXISTING / DEMO
DP1.01 SCALE: 1 : 200

2 SITE PLAN - PROPOSED
DP1.01 SCALE: 1 : 200

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SEAL

PROJECT

COKE CALGARY FLEET

PROJECT ADDRESS

3701 - 23 STREET NORTHEAST
CALGARY, ALBERTA T2E 6T2

PLAN:7410187; BLOCK:6; LOT 5

TITLE

SITE PLAN EXISTING/ DEMO & PROPOSED

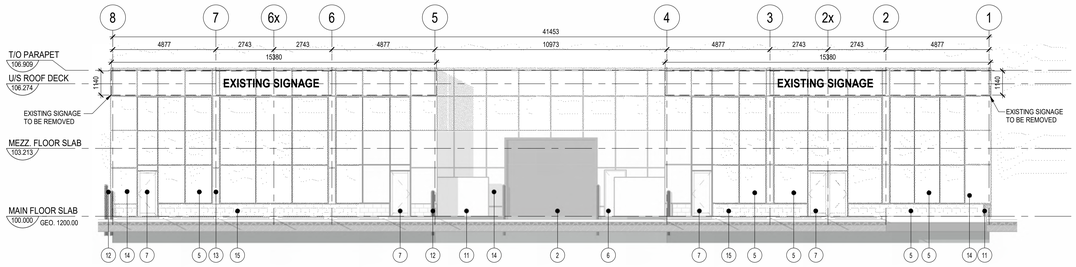
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B26-20061	As indicated	Author	Checker

DRAWING NO. DP1.01

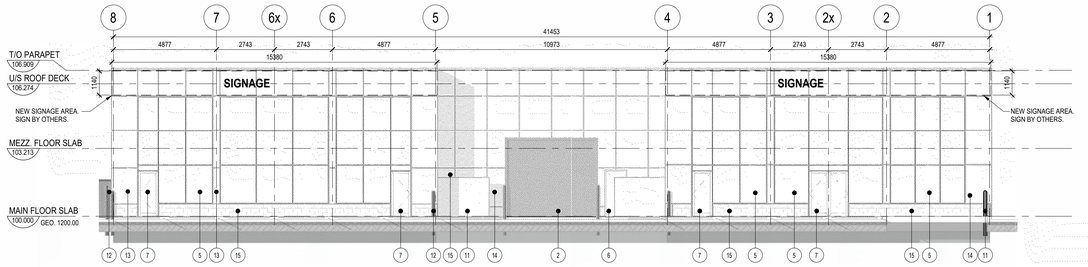
REVISION NO. 1

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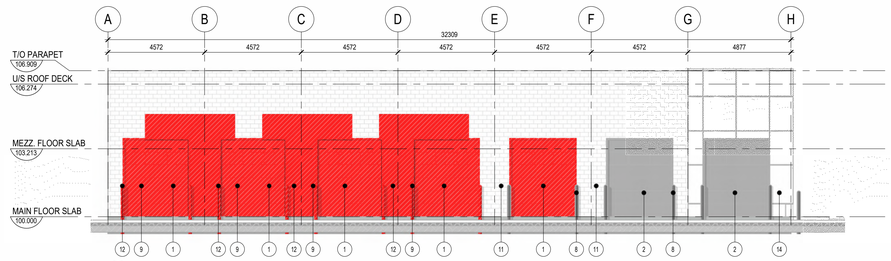
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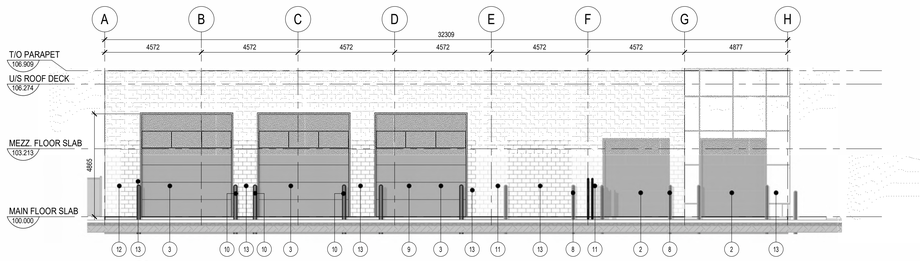
4 DP3.01 EAST ELEVATION EXISTING/ DEMO
SCALE: 1 : 100



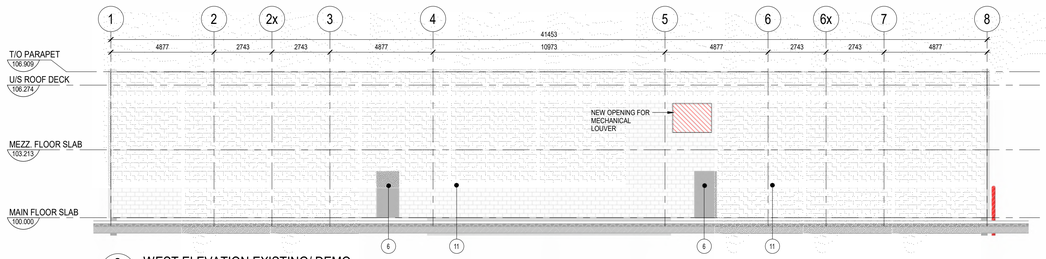
8 DP3.01 EAST ELEVATION PROPOSED
SCALE: 1 : 100



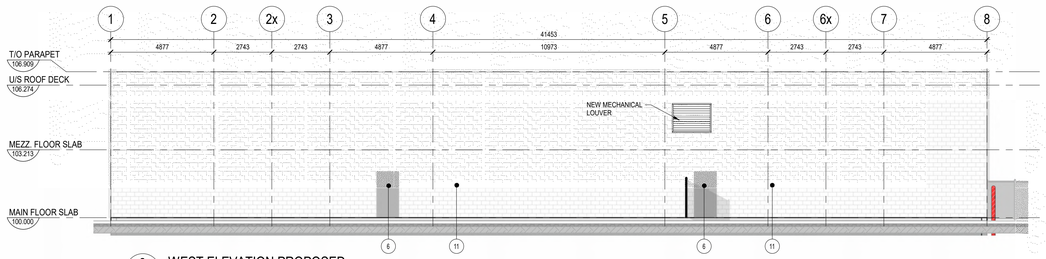
3 DP3.01 SOUTH ELEVATION EXISTING/ DEMO
SCALE: 1 : 100



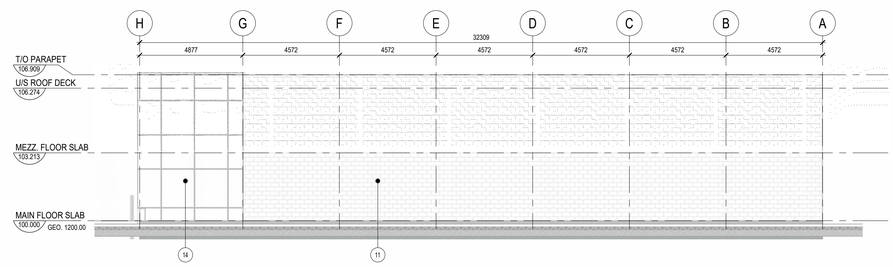
7 DP3.01 SOUTH ELEVATION PROPOSED
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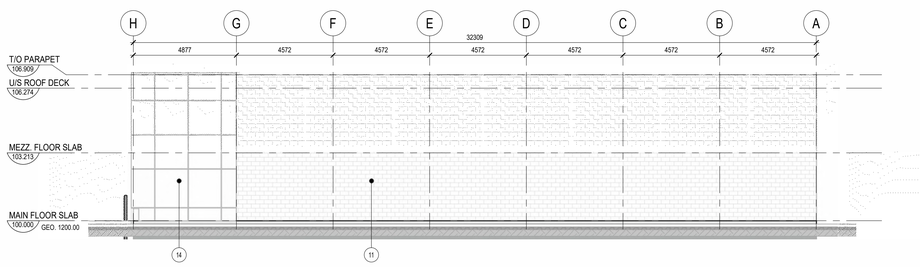
2 DP3.01 WEST ELEVATION EXISTING/ DEMO
SCALE: 1 : 100



6 DP3.01 WEST ELEVATION PROPOSED
SCALE: 1 : 100



1 DP3.01 NORTH ELEVATION EXISTING/ DEMO
SCALE: 1 : 100



5 DP3.01 NORTH ELEVATION PROPOSED
SCALE: 1 : 100

EXTERIOR LEGEND

1. EXISTING O.H. DOOR TO BE REMOVED
2. EXISTING O.H. DOOR TO REMAIN
3. NEW OH DOOR
4. EXISTING O.H. DOOR TO REMAIN
5. EXISTING STORE FRONT GLAZING TO REMAIN
6. EXISTING HOLLOW METAL DOOR TO REMAIN
7. EXISTING STORE FRONT DOOR TO REMAIN
8. EXISTING STEEL BOLLARD TO REMAIN
9. EXISTING STEEL BOLLARD TO BE REMOVED
10. NEW STEEL BOLLARD
11. EXISTING BLOCK WALL TO REMAIN
12. EXISTING BLOCK WALL TO BE REMOVED
13. NEW BLOCK WALL INFILL - TO MATCH EXISTING COLOUR TO MATCH EXISTING (WHITE)
14. EXISTING METAL PANEL TO REMAIN (WHITE)
15. NEW HOLLOW METAL DOOR - COLOUR TO MATCH EXISTING DOORS.

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PROJECT

COKE CALGARY FLEET

PROJECT ADDRESS

3701 - 23 STREET NORTHEAST
CALGARY, ALBERTA T2E 6T2

PLAN;7410187; BLOCK;6; LOT 5

TITLE

EXISTING/ DEMO ELEVATIONS AND NEW ELEVATIONS

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B26-20061	1 : 100	Author	Checker

DRAWING NO. DP3.01

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