# This is a **contextual** application

# What's the difference?

**The information below came from the Land Use Bylaw, please visit for more information.**




**vs.**




## **Contextual Semi-detached** dwellings

These types of homes are classified as a **permitted use** and can only exist in developed areas. A permitted use means the building meets specific **Use Rules** and building design requirements that follow all the Land Use Bylaw rules. Because no relaxations can be requested and the property meets all the criteria, The City and the public **CANNOT** provide comments.

Who can comment on the application:

- ✗ The City
- ✗ The public

## **Semi-detached** dwellings

These types of homes are classified as a **discretionary use** in developed areas. Relaxations on Land Use Bylaw Rules can be requested by applicants. A discretionary use means The City and the public **CAN** comment on the use of the building and how the design may impact or align with policies and the community context, i.e. setbacks, height, size, etc.

Who can comment on the application:

- ✓ The City
- ✓ The public

**Tip: Anytime you see the word 'contextual,' it will be a permitted use = no comments, no relaxations.**

**Contextual Semi-detached** dwellings applications follow a strict set of rules, are restricted in size and placement based on the neighbouring properties and cannot propose any relaxations of the Land Use Bylaw. As part of the application process, The City completes a review on all applications to determine if all the contextual rules are being met.

**What if the application does not meet the rules?**
If the application does not meet the contextual rules, The City informs the applicant that they can change their application to meet the rules or the application will become a discretionary use **Semi-detached** dwellings which would allow The City and the public to comment.



The City has reviewed this application and determined that it meets the contextual rules.

**These plans and renderings are presented on the Development Map for information only without the ability to provide commentary.**

Learn more at:
**Calgary.ca/development**

20-0006340-8322



# PROPOSED SEMI-DETACHED
# 516 32 AVE N.E.
# CALGARY, AB.

ISSUED FOR DEVELOPMENT PERMIT
FEBRUARY 12, 2026

PRIME DESIGN SOLUTIONS

T: +1.403.681.2365
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PROPOSED
SEMI-DETACHED

PROJECT NO. 0001

REVISIONS

| No. | Description | YY-MM-DD |
|---|---|---|
| 1 | IFCR | 25-11-25 |

COVER PAGE

SCALE:

A0.0

DATE: 2025-09-02

DRAWN BY: M.O.



2 3D VIEW 1



1 3D VIEW 2

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REVISIONS

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3D VISUALIZATION

SCALE:

A0.1

DATE: 2025-09-02

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1 3D VIEW 3



2 3D VIEW 4

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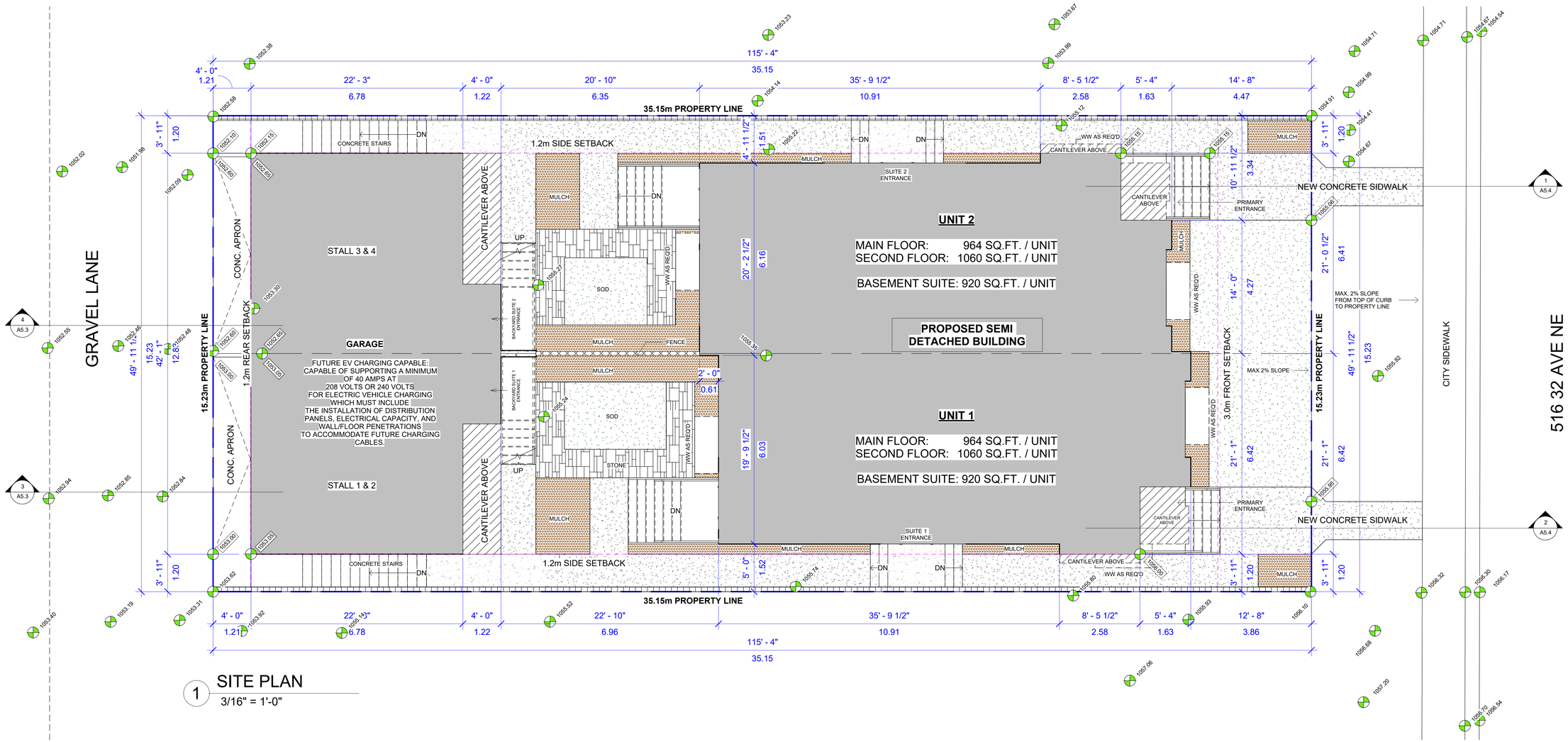
3D VISUALIZATION

SCALE:

A0.2

DATE: 2025-09-02

DRAWN BY: M.O.




1 SITE PLAN
3/16" = 1'-0"

| GRADE LEGEND | |
|---|---|
| XXXX.XX | EXISTING GRADE |
| XXXX.XX | PROPOSED GRADE |

**LOT COVERAGE**

| | |
|---|---|
| SITE AREA: | 5762 ft² (535 m²) (0.0535 Ha) |
| NO OF UNITS: | 2 |
| DENSITY: | 75 Units/ Hectare |
| BUILDING FOOTPRINT: | 1929 ft² |
| GARAGE FOOTPRINT: | 995 ft² |
| TOTAL LOT COVERAGE: | 2,924 ft² |
| LOT COVERAGE % : | 50.75% (MAX. 60% PERMITTED) |

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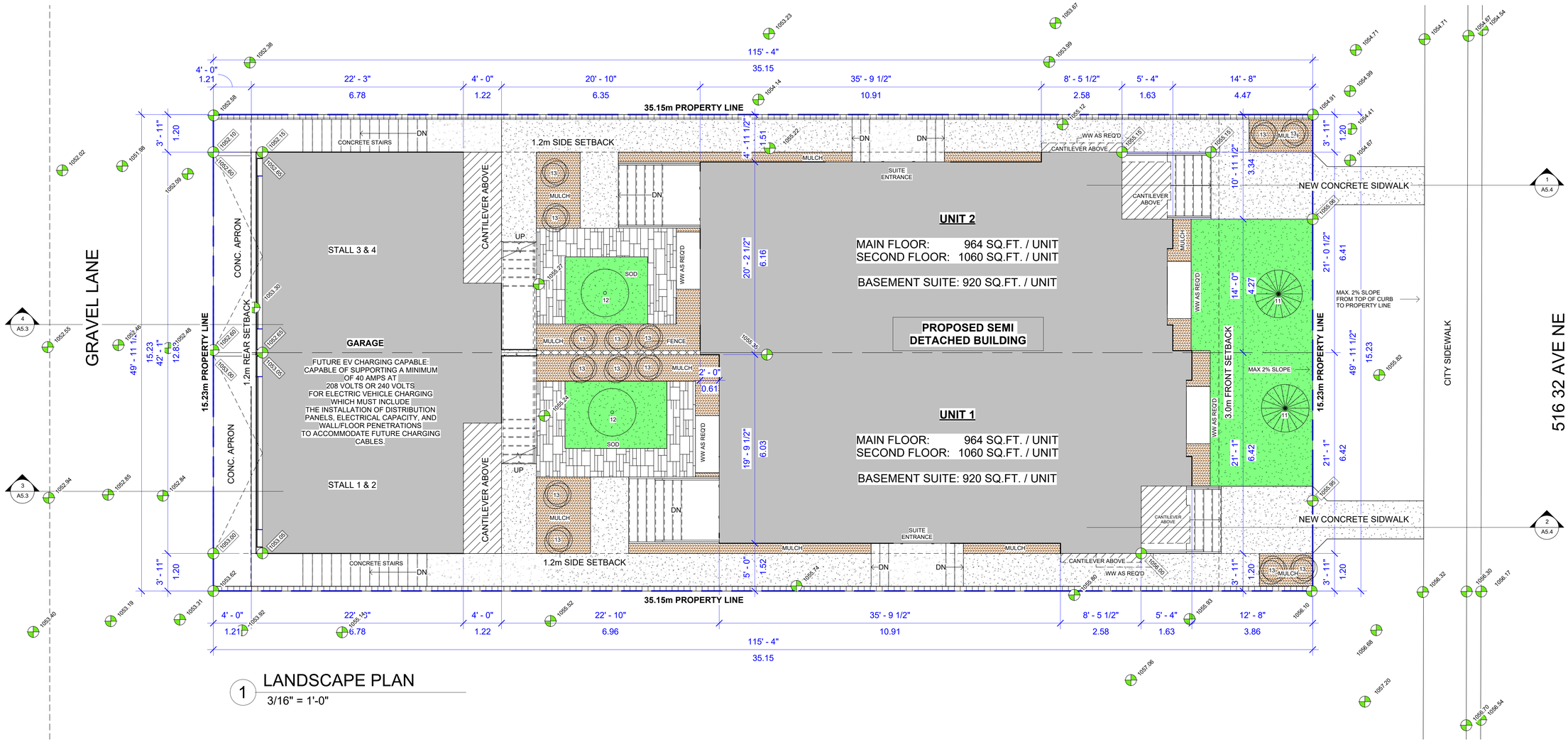
SITE PLAN

SCALE: 3/16" = 1'-0"

A1.1

DATE: 2025-09-02

DRAWN BY: M.O.




# 1 LANDSCAPE PLAN

3/16" = 1'-0"

## LANDSCAPING MATERIALS

- CONCRETE
- STONE TILES
- SOD
- MULCH

NOTE: A MINIMUM OF 300MM TOPSOIL IS PROPOSED TO BE USED FOR ALL ABSORBENT LANDSCAPING AREAS ON / WITHIN THE PROPOSED SITE / DEVELOPMENT.

NOTE: LOW WATER IRRIGATION SYSTEM LOW WATER IRRIGATION SYSTEM IS PROVIDED. IRRIGATION IS CONFINED TO TREES AND SHRUBS. TREES AND SHRUBS ARE LOW WATER.

## PLANTING LEGEND

| | | |
|---|---|---|
| | NEW LOW WATER CONIFEROUS TREE 85MM CALIPER 1M CANOPY 4M HEIGHT | PICEA PUNGENS (BLUE SPRUCE) |
| 12 | NEW LOW WATER DECIDUOUS TREE 85MM CALIPER 1M CANOPY 1M HEIGHT | PRUNUS VIRGINIANA VAR. MELANOCARPA CHOKECHERRY |
| 13 | NEW LOW WATER SHRUB 0.6M CANOPY 0.6M HEIGHT | AMELANCHIER ALNIFOLIA SASKATOON BERRY |

## LOT COVERAGE

| | |
|---|---|
| SITE AREA: | 5762 ft² (535 m²) (0.0535 Ha) |
| NO OF UNITS: | 2 |
| DENSITY: | 75 Units/ Hectare |
| BUILDING FOOTPRINT: | 1929 ft² |
| GARAGE FOOTPRINT: | 995 ft² |
| TOTAL LOT COVERAGE: | 2,924 ft² |
| LOT COVERAGE %: | 50.75% (MAX. 60% PERMITTED) |
| **TOTAL LANDSCAPED AREA** | |
| **MULCH** | **- 366 SF** |
| **SOD** | **- 465 SF** |
| **SOFT LANDSCAPING** | **=831 SF** |
| **CONCRETE** | **- 962 SF** |
| **STONE** | **- 179 SF** |
| **HARD LANDSCAPING** | **=1,141 SF** |
| **TOTAL LANDSCAPED AREA** | **= 1,972 (34%)** |

TOTAL LANDSCAPED AREA - 183 SQM
4 NEW TREES AND 16 NEW SHRUBS PROVIDED

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# PROPOSED SEMI-DETACHED

516 32 AVE N.E.
CALGARY, AB.

516 32 AVE NE

PROJECT NO. 0001

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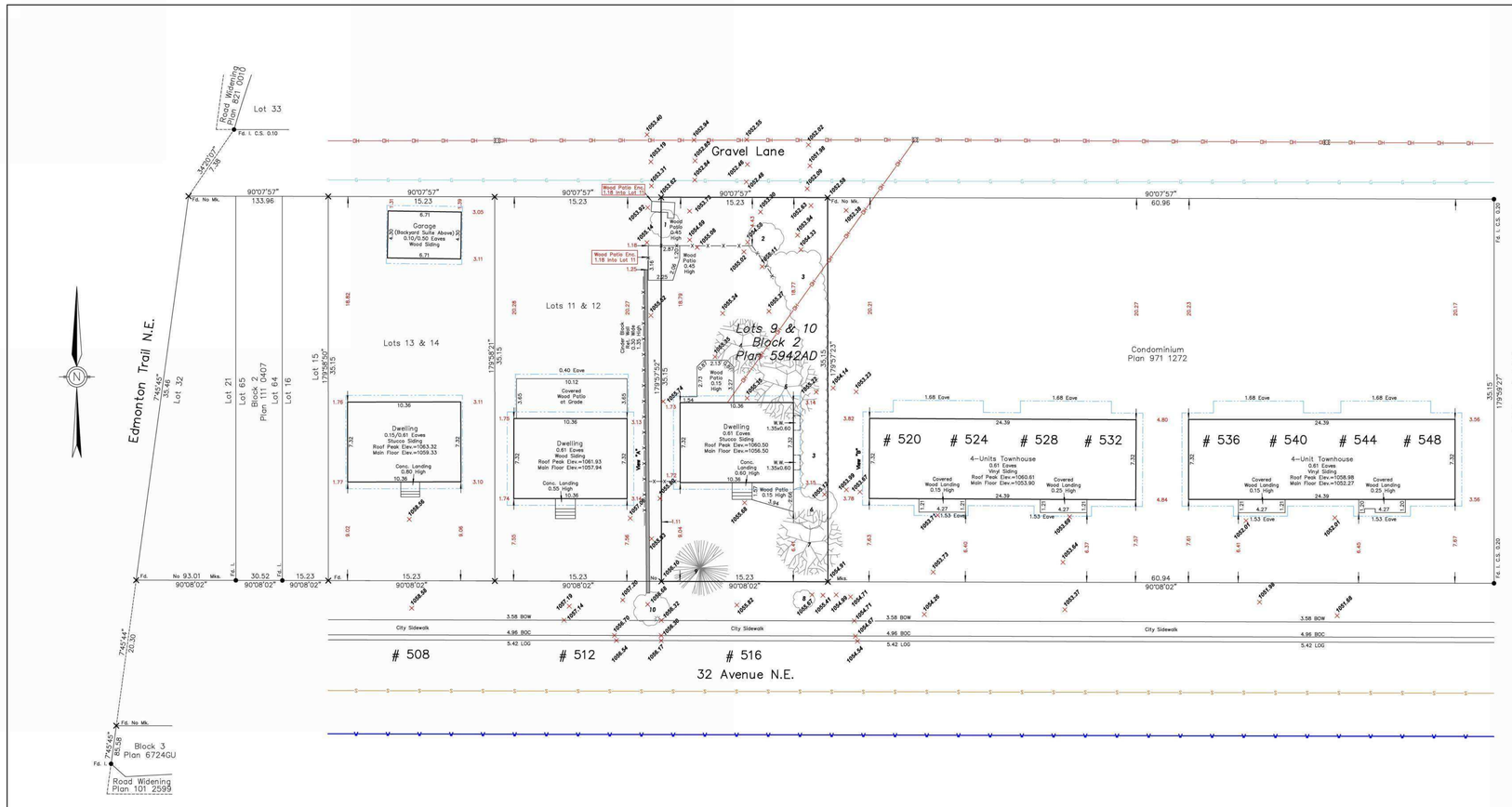
LANDSCAPE PLAN

SCALE: 3/16" = 1'-0"

A1.2

DATE: 2025-09-02

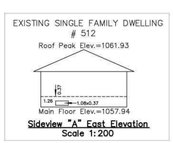
DRAWN BY: M.O.







**Streetscape**
Scale 1:200




**Sideview "A" East Elevation**
Scale 1:200




**Sideview "B" West Elevation**
Scale 1:200

# DEVELOPMENT PERMIT PLAN

**LEGAL DESCRIPTION:** Lots 9 & 10
Block 2
Plan 5942AD

**MUNICIPAL ADDRESS:** 516 32 Avenue N.E.
Calgary, Alberta

**DATE OF SURVEY:** November 3rd, 2025.

**LEGEND**

Elevations are shown thus: 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 143388 Elev.=1044.20
Distances are in metres and decimals thereof.
Bearings are Grid (3TM–114W) and Derived from GNSS Observations.
Found Iron Posts are shown thus: _____
Drill Holes are shown thus: _____
Found Iron Bars are shown thus: _____
Magnetic Nails are shown thus: _____
Calculation points are shown thus: _____
Fire Hydrants are shown thus: _____
Water Valves are shown thus: _____
Gas Valves are shown thus: _____
Power Poles are shown thus: _____
Manholes are shown thus: _____
Lamp Standards are shown thus: _____
Street Signs are shown thus: _____
Property lines are shown thus: _____
Utility Right of Ways are shown thus: ___
Eaves are shown thus: _____
Fences are shown thus: _____
Streetlight Cables are shown thus: _____
Underground Electrical lines shown thus: ___
Stormline are shown thus: _____
Sanitaryline are shown thus: _____
Combined Storm/Sanitary are shown thus: _____
Telephone Lines are shown thus: _____
Waterline are shown thus: _____
Gasline are shown thus: _____
Overhead Electrical lines shown thus: ___

All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

**NOTE:**
Title information is based on the C. of T. 091 386 803 which was searched on the 6th day of November, 2025, and is subject to:
Zoning Regulations No.: 771 147 064

**ABBREVIATIONS**

A–––Arc Length
Acc.–––Accessory
A/C–––Air Conditioner
Bldg–––Building
BOC–––Back of Curb
BOW–––Back of Walk
Calc.–––Calculated
Cant.–––Cantilever
Conc.–––Concrete
C.S.–––Countersunk
DH–––Drill Hole
Enc.–––Encroaches
Fd.–––Found
I.–––Iron Post
I.B.–––Iron Bar
LOG–––Lip of Gutter
M.A.–––Maintenance Access
Mk.–––Mark
M.N.–––Magnetic Nail
O.D.–––Overland Drainage
R–––Radius
Reg.–––Registration
Ret.–––Retaining
R/W–––Right of Way
W/O–––Walkout Basement
W.W.–––Window Well

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One–Call: 1–800–242–3447

--- denotes Coniferous
--- denotes Deciduous
--- denotes Bush

**Tree Schedule**

| Tree No. | Tree Type | Trunk Dia. | Canopy Dia | Height |
|---|---|---|---|---|
| 1 | Bush | --- | 2.50 | 2.00 |
| 2 | Bush | --- | 3.00 | 3.00 |
| 3 | Bush | --- | 3.00 | 4.00 |
| 4 | Deciduous | 0.40 | 5.00 | 5.50 |
| 5 | Deciduous | 0.45 | 6.00 | 7.00 |
| 6 | Bush | --- | 4.00 | 4.00 |
| 7 | Deciduous | 0.30 | 6.00 | 6.00 |
| 8 | Bush | --- | 1.80 | 1.70 |
| 9 | Coniferous | 0.40 | 5.00 | 7.50 |
| 10 | Bush | --- | 3.00 | 0.90 |

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 273 ARC SURVEYS LTD.

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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403–277–1272
Fax: 403–277–1275
www.arcsurveys.ca

Surveyed: JV | Drawn: JW/JW | Checked by: JG | Scale:1:200 | File No.: 254568

## EXISTING BLOCK PLAN
1" = 20'-0"

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# PROPOSED SEMI-DETACHED
516 32 AVE N.E.
CALGARY, AB.

PROJECT NO. 0001

REVISIONS

| No. | Description | YY-MM-DD |
|---|---|---|
| 1 | IFCR | 25-11-25 |

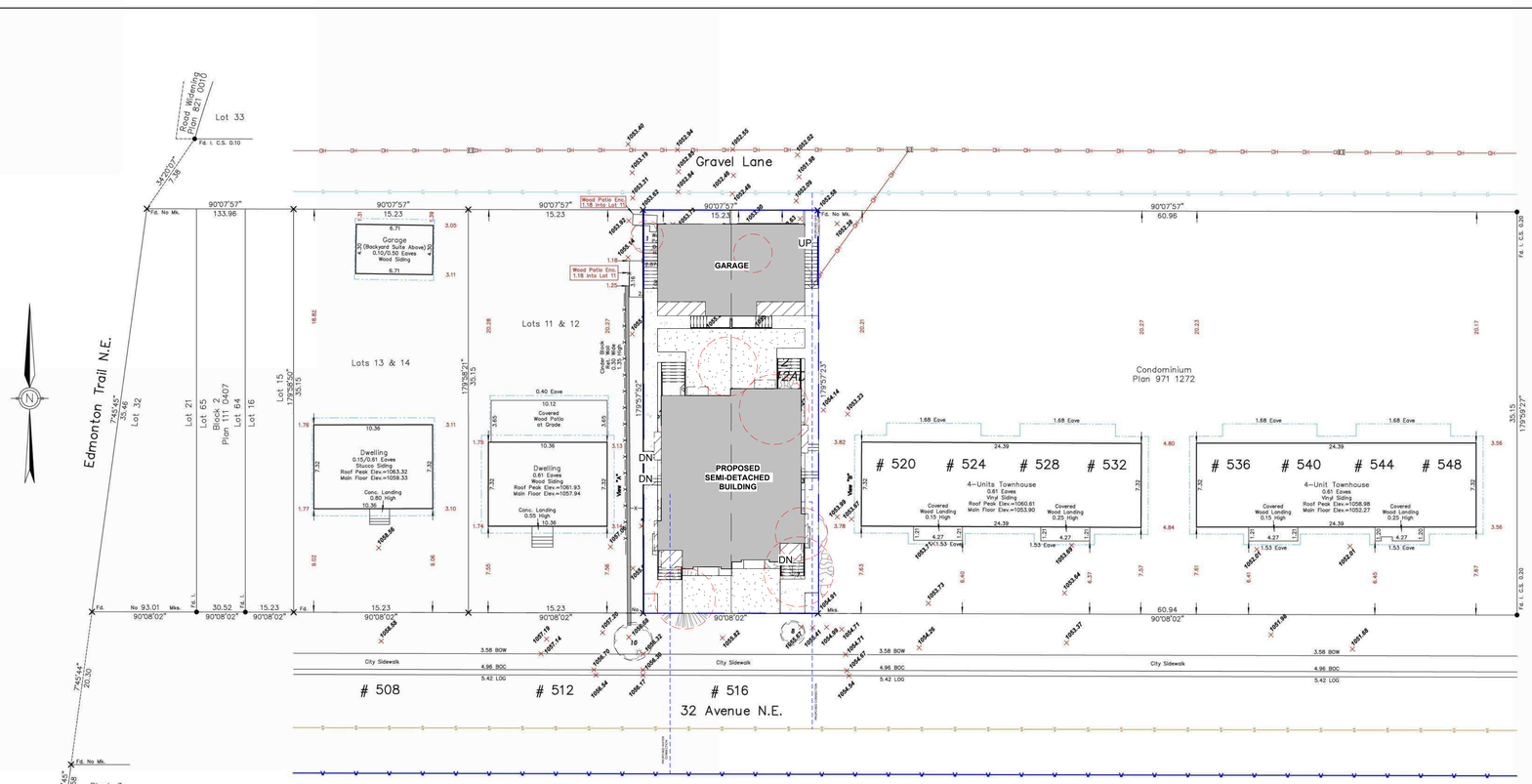
EXISTING BLOCK PLAN

SCALE: 1" = 20'-0"

A1.3

DATE: 2025-09-02

DRAWN BY: M.O.




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--- denotes Coniferous
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--- denotes Bush

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|---|---|---|---|---|---|
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| TO BE REMOVED | 2 | Bush | ---- | 3.00 | 3.00 |
| TO BE REMOVED | 3 | Bush | ---- | 3.00 | 4.00 |
| TO BE REMOVED | 4 | Deciduous | 0.40 | 5.00 | 5.50 |
| TO BE REMOVED | 5 | Deciduous | 0.45 | 6.00 | 7.00 |
| TO BE REMOVED | 6 | Bush | ---- | 4.00 | 4.00 |
| TO BE REMOVED | 7 | Deciduous | 0.30 | 6.00 | 6.00 |
| REMAIN AS IS | 8 | Bush | ---- | 1.80 | 1.70 |
| TO BE REMOVED | 9 | Coniferous | 0.40 | 5.00 | 7.50 |
| REMAIN AS IS | 10 | Bush | ---- | 3.00 | 0.90 |




**Streetscape**
**Scale 1:200**




**Sideview "A" East Elevation**
**Scale 1:200**




**Sideview "B" West Elevation**
**Scale 1:200**

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Surveyed: JV | Drawn: JW/JW | Checked by: JG | Scale: 1:200 | File No.: 254568

## PROPOSED BLOCK PLAN
1" = 20'-0"

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PROPOSED BLOCK PLAN

SCALE: 1" = 20'-0"

A1.4

DATE: 2025-09-02

DRAWN BY: M.O.

| MATERIAL LEGEND | |
|---|---|
| NO | DESCRIPTION |
| | |
| 1 | ACRYLIC STUCCO: OFF WHITE |
| 2 | ACRYLIC STUCCO: DARK GRAY |
| 3 | HARDIE BOARD SIDING: GREY |
| 4 | HARDIE BOARD SIDING: DARK GREY |
| 5 | STONE VENEER: DARK GREY |
| 6 | ASPHALT SHINGLES - COLOR: BLACK |
| 7 | SMART BOARD TRIM |
| 8 | CONCRETE |
| 9 | STONE VENEER: WHITE |




## 2 SOUTH ELEVATION

3/8" = 1'-0"

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SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

A3.1

DATE: 2025-09-02

DRAWN BY: M.O.

| MATERIAL LEGEND | |
|---|---|
| NO | DESCRIPTION |
| | |
| 1 | ACRYLIC STUCCO: OFF WHITE |
| 2 | ACRYLIC STUCCO: DARK GRAY |
| 3 | HARDIE BOARD SIDING: GREY |
| 4 | HARDIE BOARD SIDING: DARK GREY |
| 5 | STONE VENEER: DARK GREY |
| 6 | ASPHALT SHINGLES - COLOR: BLACK |
| 7 | SMART BOARD TRIM |
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1 NORTH ELEVATION
3/8" = 1'-0"


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# PROPOSED SEMI-DETACHED

516 32 AVE N.E.
CALGARY, AB.

PROJECT NO. 0001

REVISIONS

| No. | Description | YY-MM-DD |
|---|---|---|
| 1 | IFCR | 25-11-25 |
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NORTH ELEVATION

SCALE: 3/8" = 1'-0"

A3.2

DATE: 2025-09-02

DRAWN BY: M.O.

| MATERIAL LEGEND | |
|---|---|
| NO | DESCRIPTION |
| | |
| 1 | ACRYLIC STUCCO: OFF WHITE |
| 2 | ACRYLIC STUCCO: DARK GRAY |
| 3 | HARDIE BOARD SIDING: GREY |
| 4 | HARDIE BOARD SIDING: DARK GREY |
| 5 | STONE VENEER: DARK GREY |
| 6 | ASPHALT SHINGLES - COLOR: BLACK |
| 7 | SMART BOARD TRIM |
| 8 | CONCRETE |
| 9 | STONE VENEER: WHITE |




1 EAST ELEVATION
3/8" = 1'-0"

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EAST ELEVATION

SCALE: 3/8" = 1'-0"

A3.3

DATE: 2025-09-02

DRAWN BY: Author

| MATERIAL LEGEND | |
|---|---|
| NO | DESCRIPTION |
| | |
| 1 | ACRYLIC STUCCO: OFF WHITE |
| 2 | ACRYLIC STUCCO: DARK GRAY |
| 3 | HARDIE BOARD SIDING: GREY |
| 4 | HARDIE BOARD SIDING: DARK GREY |
| 5 | STONE VENEER: DARK GREY |
| 6 | ASPHALT SHINGLES - COLOR: BLACK |
| 7 | SMART BOARD TRIM |
| 8 | CONCRETE |
| 9 | STONE VENEER: WHITE |




1 WEST ELEVATION
3/8" = 1'-0"

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WEST ELEVATION

SCALE: 3/8" = 1'-0"

A3.4

DATE: 2025-09-02

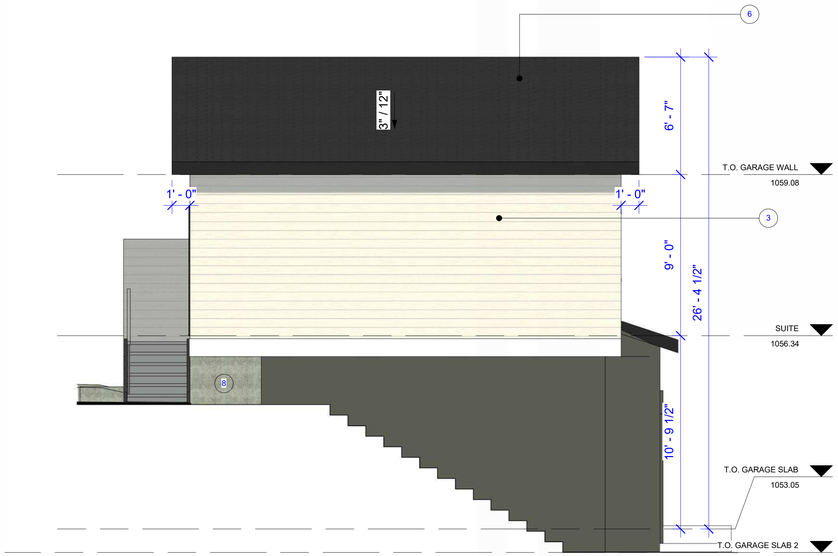
DRAWN BY: Author

| MATERIAL LEGEND | |
|---|---|
| NO | DESCRIPTION |
| 1 | ACRYLIC STUCCO: OFF WHITE |
| 2 | ACRYLIC STUCCO: DARK GRAY |
| 3 | HARDIE BOARD SIDING: GREY |
| 4 | HARDIE BOARD SIDING: DARK GREY |
| 5 | STONE VENEER: DARK GREY |
| 6 | ASPHALT SHINGLES - COLOR: BLACK |
| 7 | SMART BOARD TRIM |
| 8 | CONCRETE |
| 9 | STONE VENEER: WHITE |



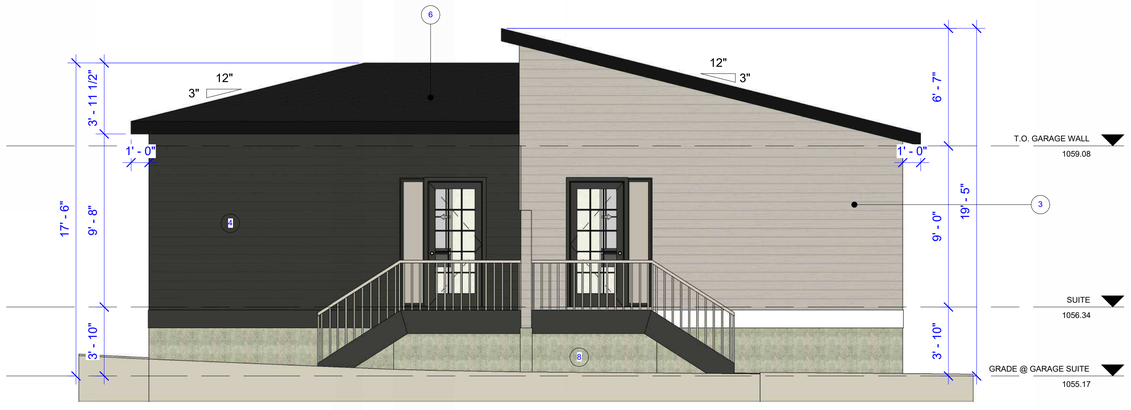

## 1 GARAGE ELEVATION 1

1/4" = 1'-0"



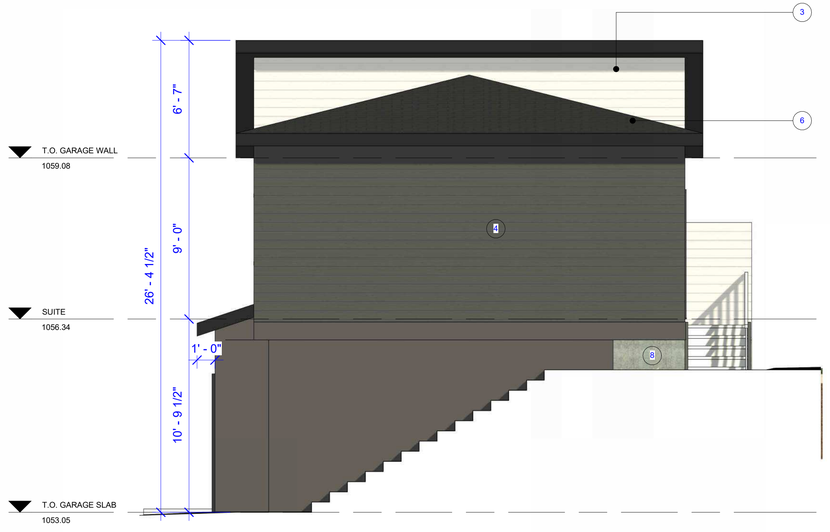

## 3 GARAGE ELEVATION 3

1/4" = 1'-0"




## 2 GARAGE ELEVATION 2

1/4" = 1'-0"




## 4 GARAGE ELEVATION 4

1/4" = 1'-0"

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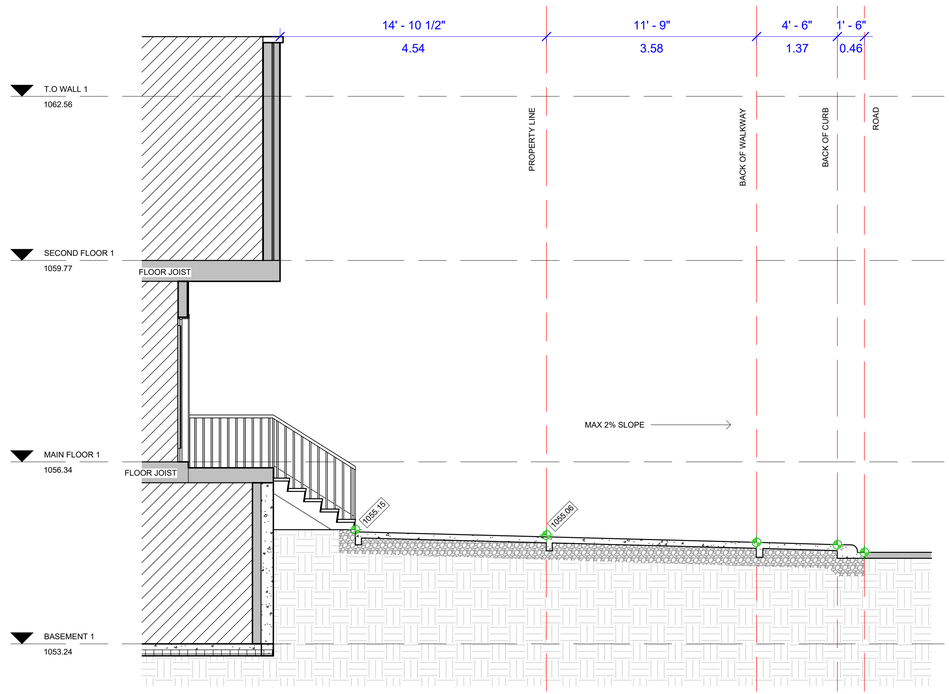
GARAGE

SCALE: 1/4" = 1'-0"

A5.2

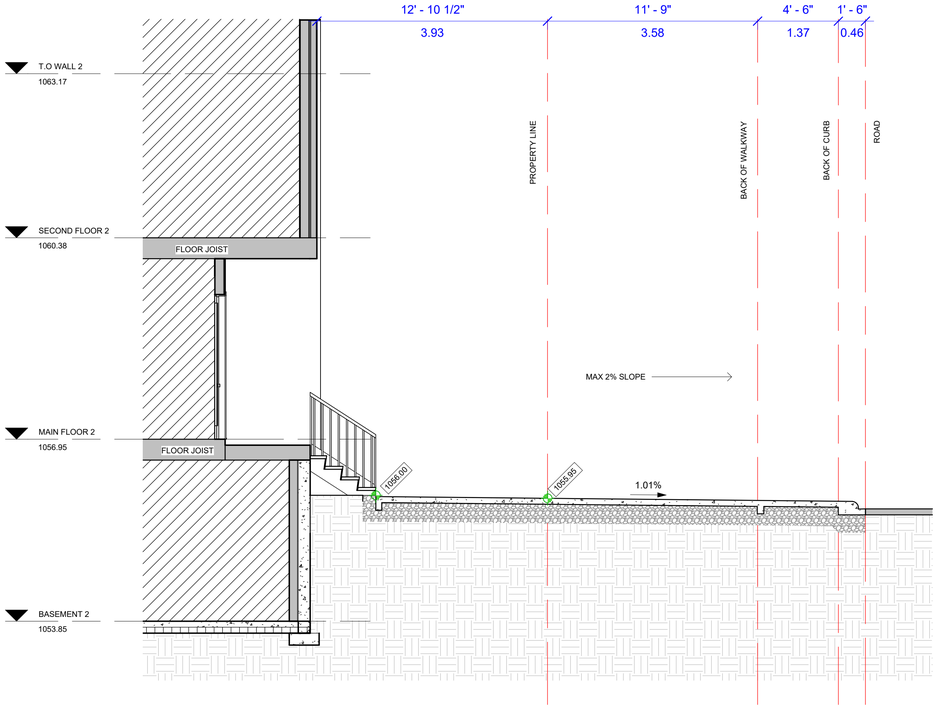
DATE: 2025-09-02

DRAWN BY: Author




1 BOULEVARD SECTION 1

1/4" = 1'-0"




2 BOULEVARD SECTION 2

1/4" = 1'-0"

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BOULEVARD CROSS-SECTIONS

SCALE: 1/4" = 1'-0"

A5.4

DATE: 2025-09-02

DRAWN BY: Author



1 NORTH VIEW FROM LANE



2 SOUTH VIEW FROM 516 32 AVE NE



3 SOUTH EAST VIEW FROM 516 32 AVE NE

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SITE PHOTOS

SCALE:

A6.1

DATE: 2025-09-02

DRAWN BY: M.O.