

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 Single Detached Dwelling

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

Single Detached Dwelling

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 Single Detached dwelling 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?

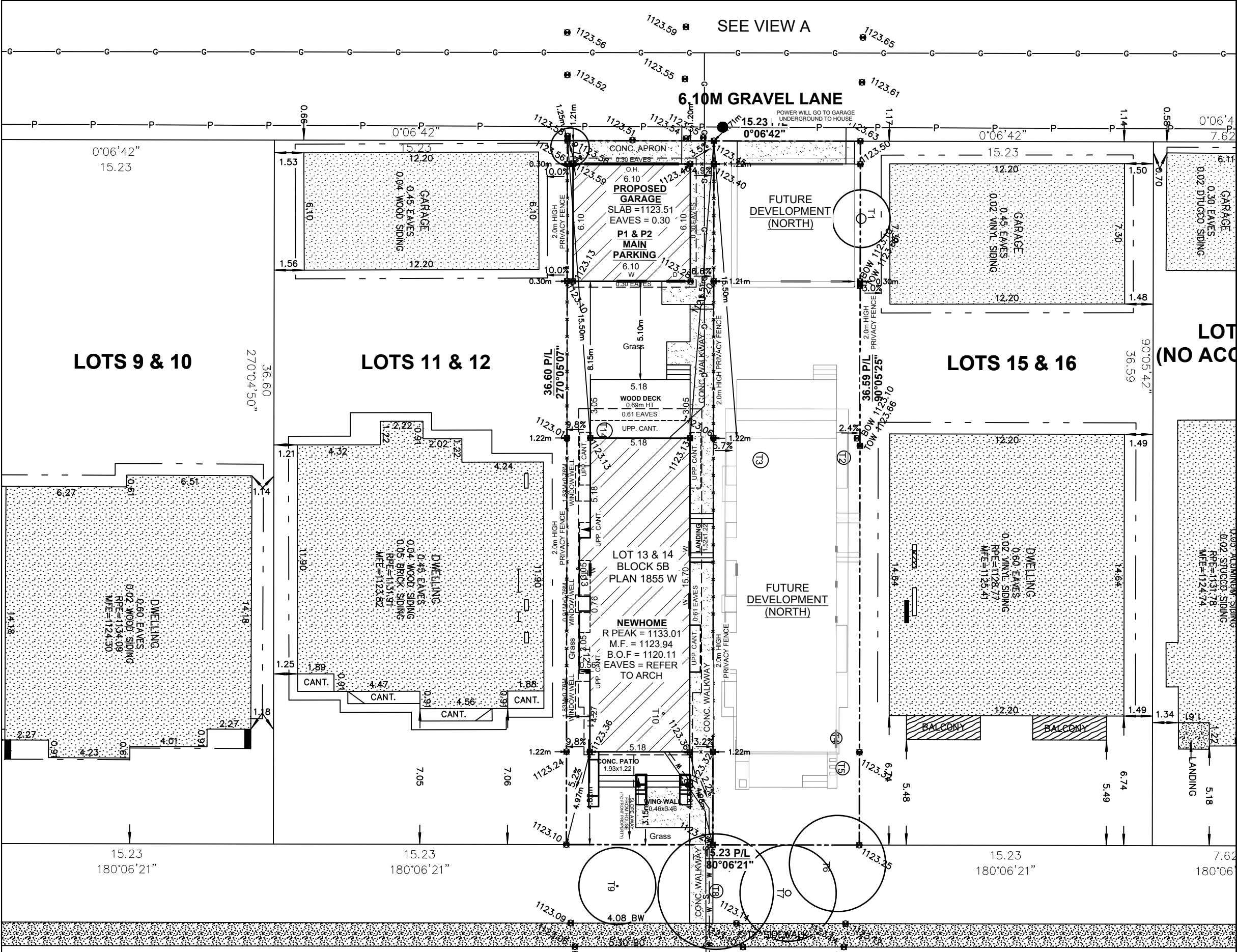
If the application does not meet the contextual rules, The City informs the applicant that they can change their application to meet the rules or the application will become a discretionary use **Single Detached** dwelling which would allow The City and the public to comment.

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





SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: = 1000.00 METRES. (GEODETIC) DISTANCES ARE IN METRES AND DECIMALS THEREOF. ELEVATIONS ARE REFERRED TO GEODETIC DATUM AND ARE DERIVED FROM ASCMS 55269 AND 179085. ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING. WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT. THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

	denotes Calculation points
	denotes Water Valve
	denotes Gas Valve
	denotes Manhole
	denotes Tree
	denotes Power Pole
	denotes Sign
	denotes Light Standard
	denotes Fence
	denotes Sanitary Line
	denotes Storm Line
	denotes Water Line
	denotes Gas Line
	denotes Electrical Line
	denotes A.G.T Line
	denotes Utility Right of Way Line
	denotes Property Line
	denotes Door
	denotes Main Floor Windows
	denotes Second Floor Windows
	denotes Basement Floor Windows
	denotes Shed Hatch
	denotes Detached Garage Hatch
	denotes Main Building Hatch
	denotes Concrete and Asphalt Hatch
	denotes Wood Hatch

'Cant.' denotes Cantilevers
'Enc.' denotes Encroach(es)
'BW' denotes Back of Walkway
'BOW' denotes Bottom of Wall

'Conc.' denotes Concrete
'Ret.' denotes Retaining
'BC' denotes Back of Curb
'TOW' denotes Top of Wall

Disclaimer
The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R-CG Residential
Grade Oriented Infill

SCALE 1: 200

LEGAL DESCRIPTION:
Lot 13 & 14
Block 5B
Plan 1855 W

MUNICIPAL ADDRESS:
2415 32 ST SW
Calgary, Alberta (South)

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)
LOT SIZE: 278.570 SQ M
HOUSE SIZE: 87.902 SQ M
COVERED PORCH: 0.00 SQ M
CANT.: 3.406 SQ M
GARAGE: 37.161 SQ M
WING WALL: 0.289 SQ M

= 125.352/278.570
= 44.99%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24/03/2026	DP SITEPLAN	A.R.
02.			
03.			
04.			

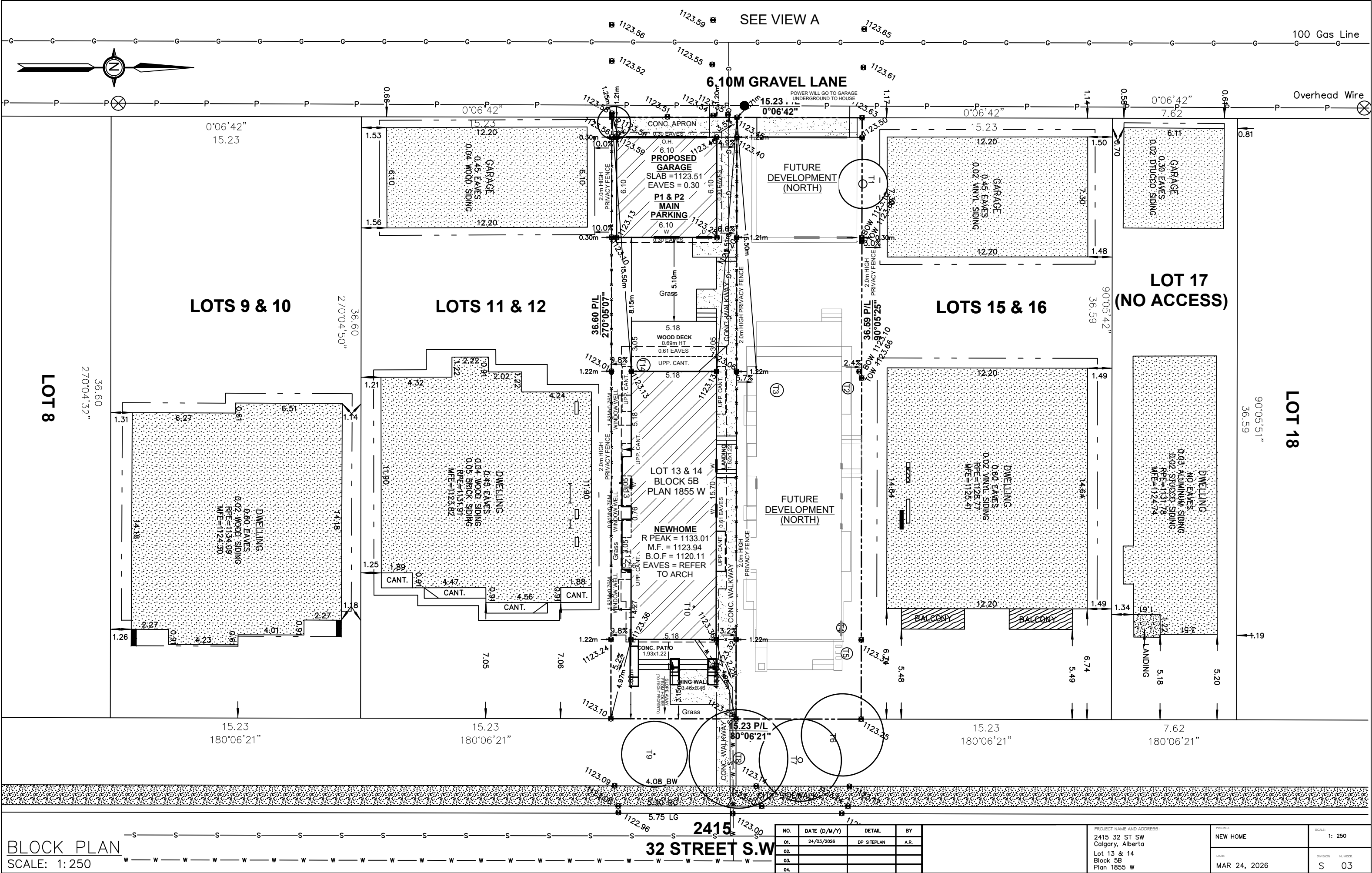
PROJECT NAME AND ADDRESS:
2415 32 ST SW
Calgary, Alberta
Lot 13 & 14
Block 5B
Plan 1855 W

PROJECT:
NEW HOME

DATE:
MAR 24, 2026

SCALE:
1: 200

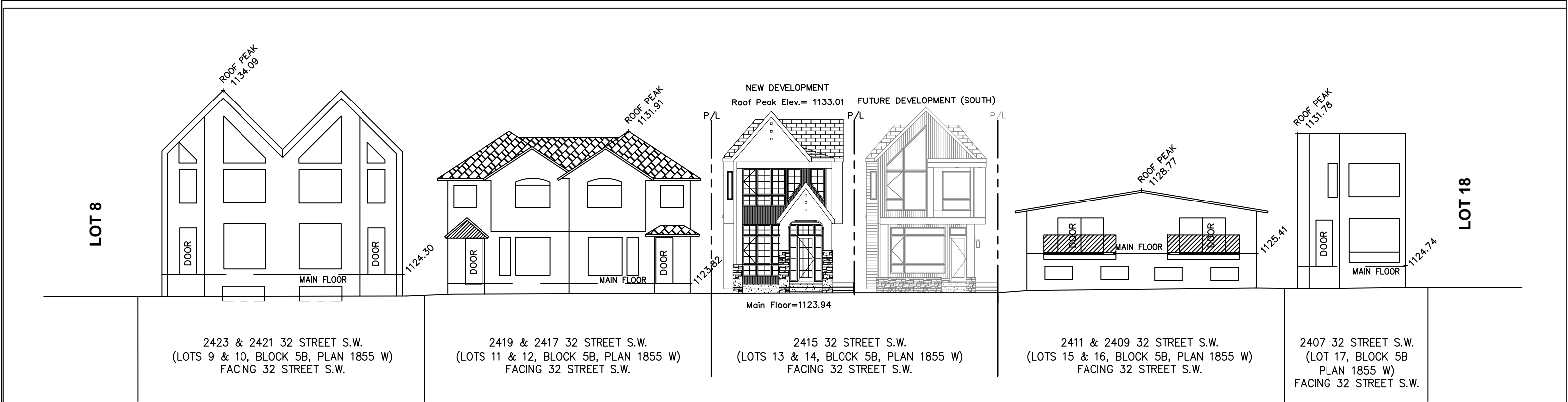
DIVISION NUMBER:
S 01



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24/03/2026	DP SITEPLAN	A.R.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS: 2415 32 ST SW Calgary, Alberta Lot 13 & 14 Block 5B Plan 1855 W		PROJECT: NEW HOME	SCALE: 1: 250
DATE: MAR 24, 2026		DIVISION:	NUMBER: 03



STREETSCAPE
SCALE: 1:200

EAST STREETSCAPE

NEW HOME SQFT.

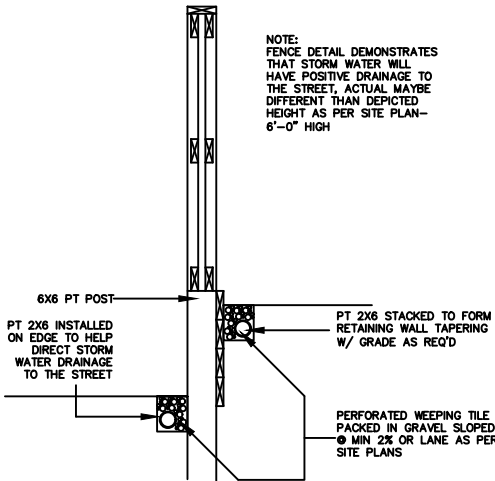
	NEW HOME
GARAGES	400.00 SQ FT
BASEMENT	897.50 SQ FT
MAIN FLOOR	946.17 SQ FT
UPPER FLOOR	1033.83 SQ FT
TOTAL	1980.00 SQ FT

NOTES-

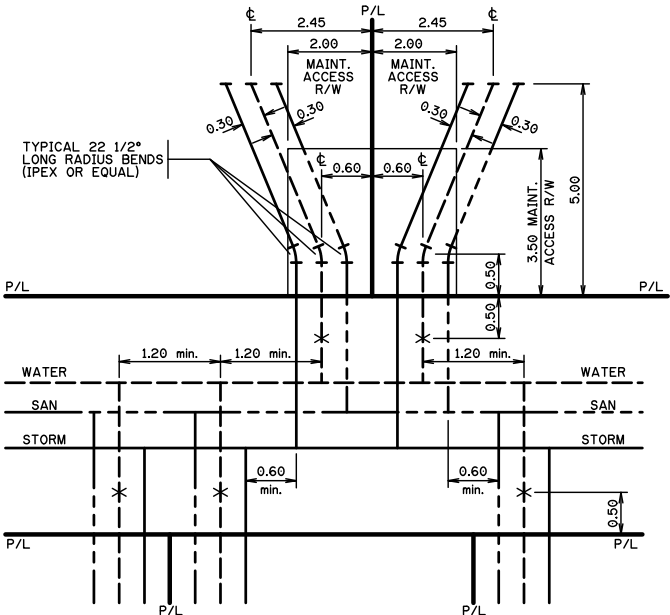
1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
7. THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22½ DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.10	3.00	5.00	On Property Line	To Be Removed
T2	Deciduous	0.70	10.00	6.00	In Subject Property	To Be Removed
T3	Coniferous	0.80	7.00	12.00	In Subject Property	To Be Removed
T4	Deciduous	0.60	10.00	8.00	In Subject Property	To Be Removed
T5	Deciduous	0.70	12.00	8.00	In Subject Property	To Be Removed
T6	Bush	—	5.00	3.00	In City Property	To Be Removed
T7	Coniferous	0.30	5.00	9.00	In City Property	To Stay
T8	Coniferous	0.70	6.00	9.00	In City Property	To Be Removed
T9	Deciduous	0.08	4.00	3.00	In City Property	To Stay
T10	Coniferous	0.10	3.00	5.00	In Subject Property	To Be Removed
T11	Bush	—	6.00	4.00	In Subject Property	To Be Removed
T12	Deciduous	0.10	4.00	5.00	In Subject Property	To Be Removed
T13	Deciduous	0.10	4.00	5.00	In Subject Property	To Be Removed
T14	Deciduous	0.80	10.00	8.00	In Subject Property	To Be Removed
T15	Bush	—	2.00	3.00	On Property Line	To Be Removed



FENCE SECTION DETAIL
SCALE: NTS



TRENCH DETAIL
SCALE: 1:200

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03.			
04.			

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2415 32 ST SW
Calgary, Alberta
Lot 13 & 14
Block 5B
Plan 1855 W

PROJECT:
NEW HOME
DATE:
MAR 24, 2026

SCALE:
AS SHOWN
DIVISION
NUMBER
S 02



LIST OF DRAWINGS

A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front & Rear Elevations
A-2.1	Right Elevation
A-2.2	Left Elevation
A-4.0	Garage Plan
A-4.1	Garage Elevation 1
A-4.2	Garage Elevation 2
A-4.3	Garage Section



PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/03/2026	DP PLANS	A.R.
02.	--	--	--
03.	--	--	--
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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

FLOOR AREA

BASEMENT	= 909.50 SQ. FT.
MAIN	= 946.17 SQ. FT.
UPPER	= 1033.83 SQ. FT.
TOTAL	= 1980.00 SQ. FT.

PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-03-24 1:50:03 PM

PROJECT NAME:
2415 32 St SW (SOUTH)
CALGARY, ALBERTA

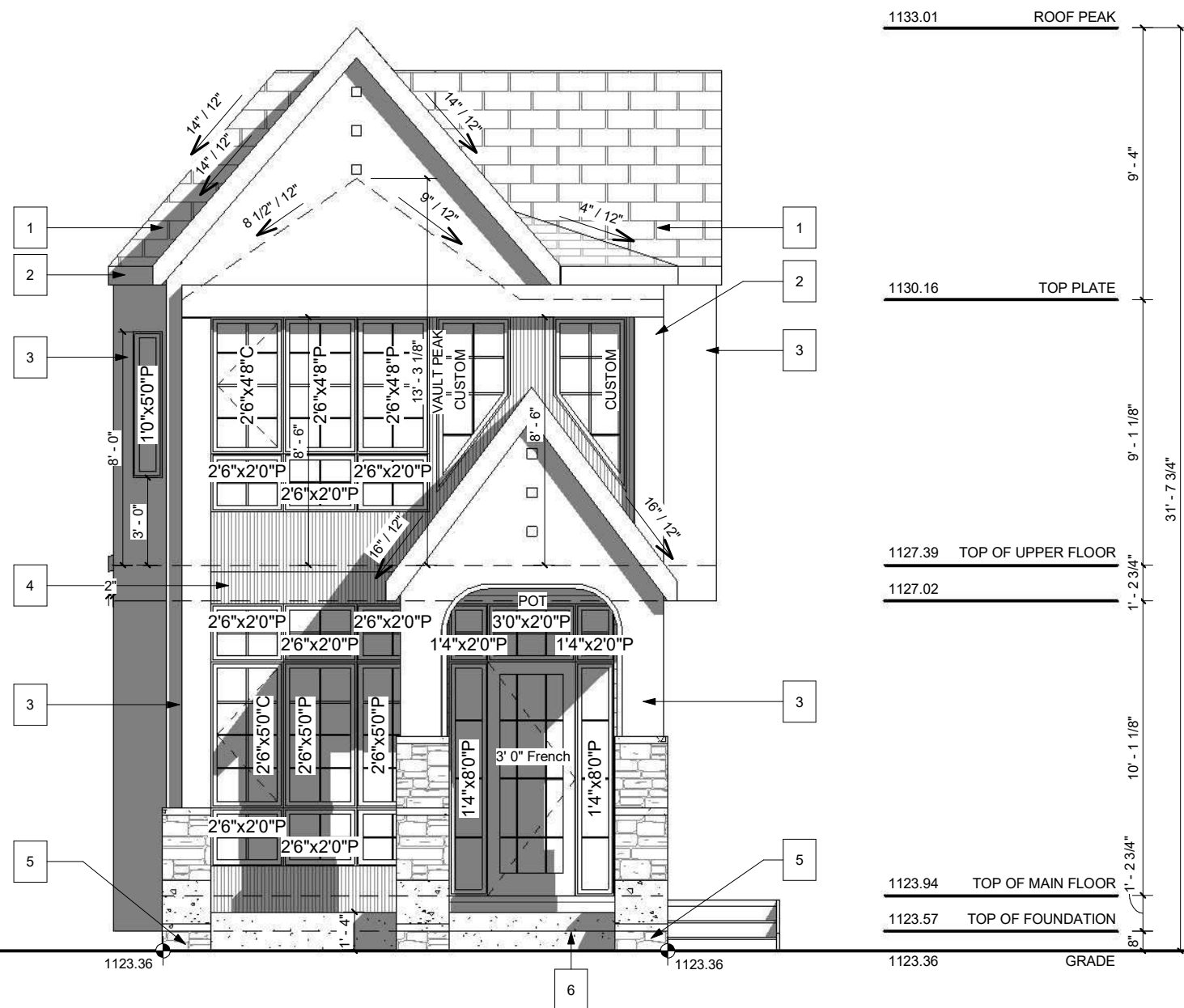
DESIGNER: JT	JOB #: 184-26
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SCALE: AS SHOWN	SHEET: A-0.0
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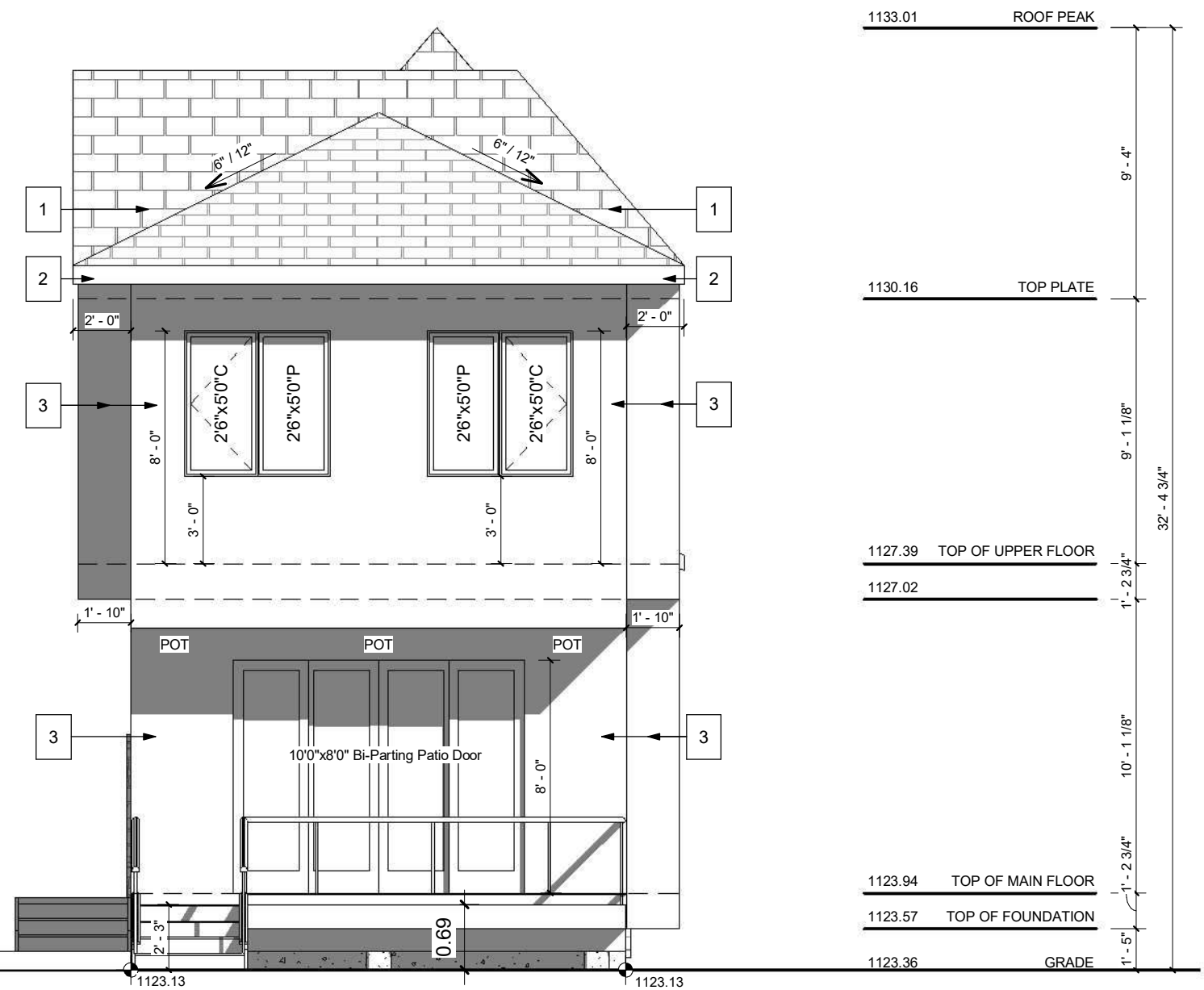
EXTERIOR FINISHES:

- | | | | | | |
|---|------------------------------|---|------------------------|---|------------------|
| 1 | ASPHALT SHINGLE | 4 | BOARD & BATTEN - BLACK | 7 | CONCRETE PARGING |
| 2 | 8" ALUMNIMUM FASCIA | 5 | STONE - GRAY | | |
| 3 | SMOOTH STUCCO FINISH - WHITE | 6 | CAST-IN-PLACE CONCRETE | | |

VENTED SOFFIT NOTES:
 -VENTED SOFFIT (FRONT AND BACK)
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
 -NON VENTED SIDES SOFFIT IF WITHIN 1.2m
 (SOFFIT ARE PRE-FIN ALUM)



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



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

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
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PROJECT:

NEW HOME

STATUS:

—

SIGNATURES:

6. ☒ X

PRINTED: 2026-03-24 1:50:07 PM



PROJECT NAME:

2415 32 St SW (SOUTH)
CALGARY, ALBERTA

DESIGNER:
JT

IOB #: 184-26

SCALE:
AS SHOWN

SHEET:
A-2.0

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

8" ALUMNIMUM FASCIA
- 3

SMOOTH STUCCO
FINISH - WHITE
- 4

BOARD & BATTEN -
BLACK
- 5

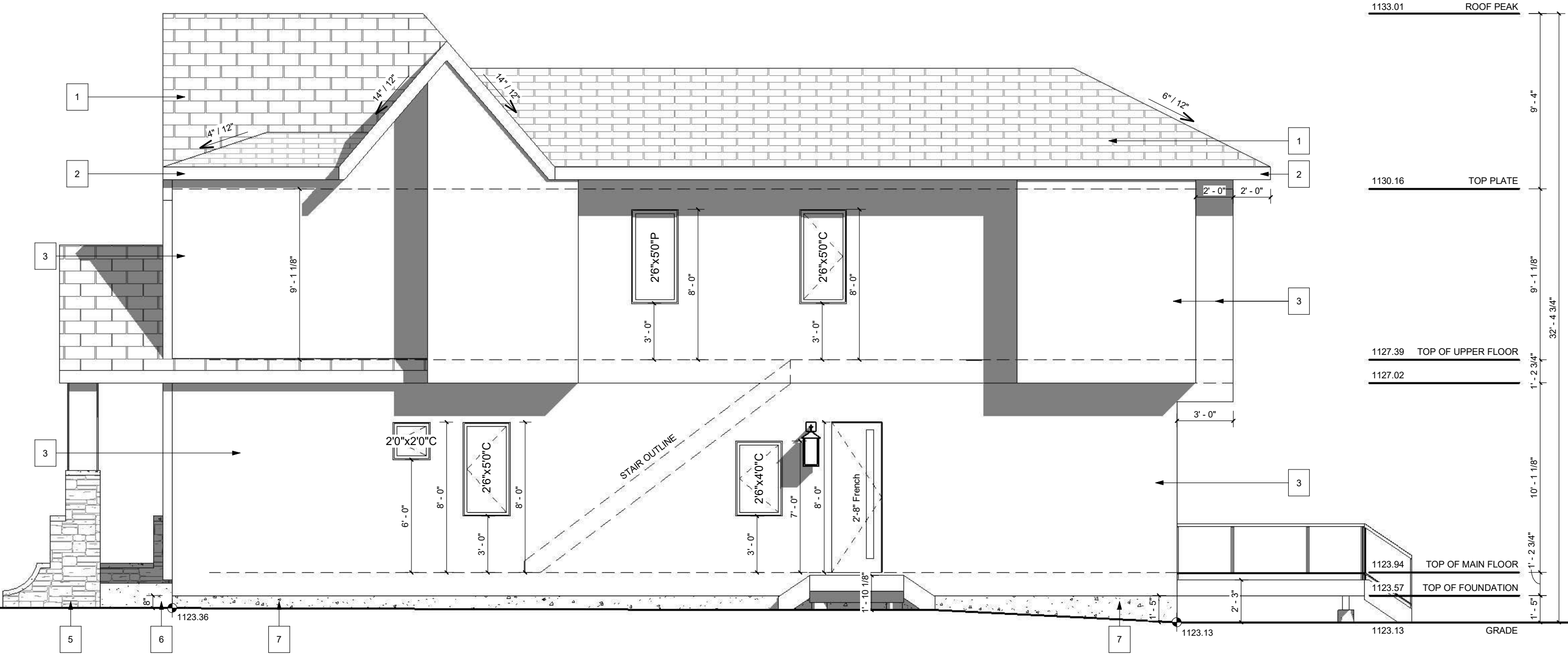
STONE - GRAY
- 6

CAST-IN-PLACE CONCRETE
- 7

CONCRETE PARGING

VENTED SOFFIT NOTES:

- VENTED SOFFIT (FRONT AND BACK)
- VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
- NON VENTED SIDES SOFFIT IF WITHIN 1.2m
- (SOFFIT ARE PRE-FIN ALUM)



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

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NO.	DATE(D/M/Y)	DETAIL	BY
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04.	--	--	--
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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-03-24 1:50:07 PM



PROJECT NAME:

2415 32 St SW (SOUTH)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

184-26

SCALE:

AS SHOWN

SHEET:

A-2.1

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

8" ALUMNIMUM FASCIA
- 3

SMOOTH STUCCO
FINISH - WHITE
- 4

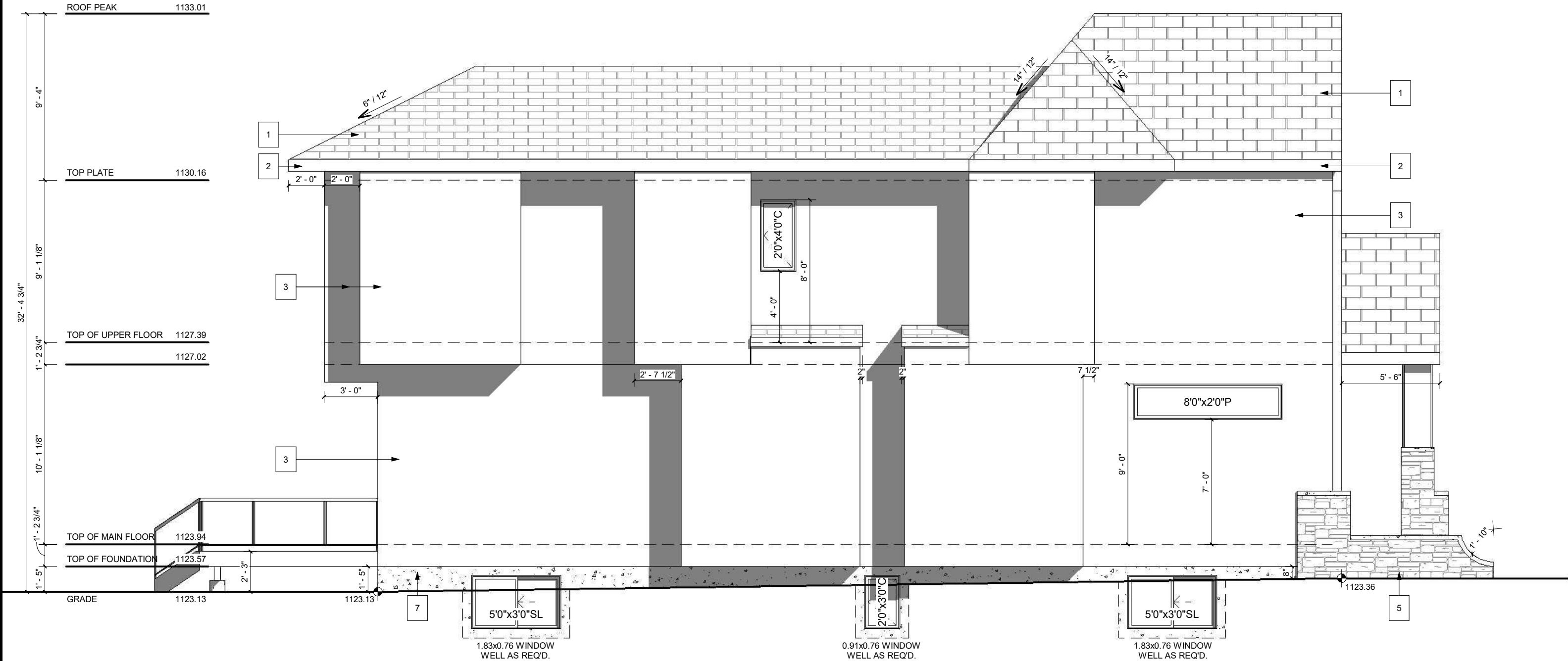
BOARD & BATTEN -
BLACK
- 5

STONE - GRAY
- 6

CAST-IN-PLACE CONCRETE
- 7

CONCRETE PARGING

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)



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

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-03-24 1:50:08 PM



PROJECT NAME:

2415 32 St SW (SOUTH)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

184-26

SCALE:

AS SHOWN

SHEET:

A-2.2

EXTERIOR FINISHES:

- 1

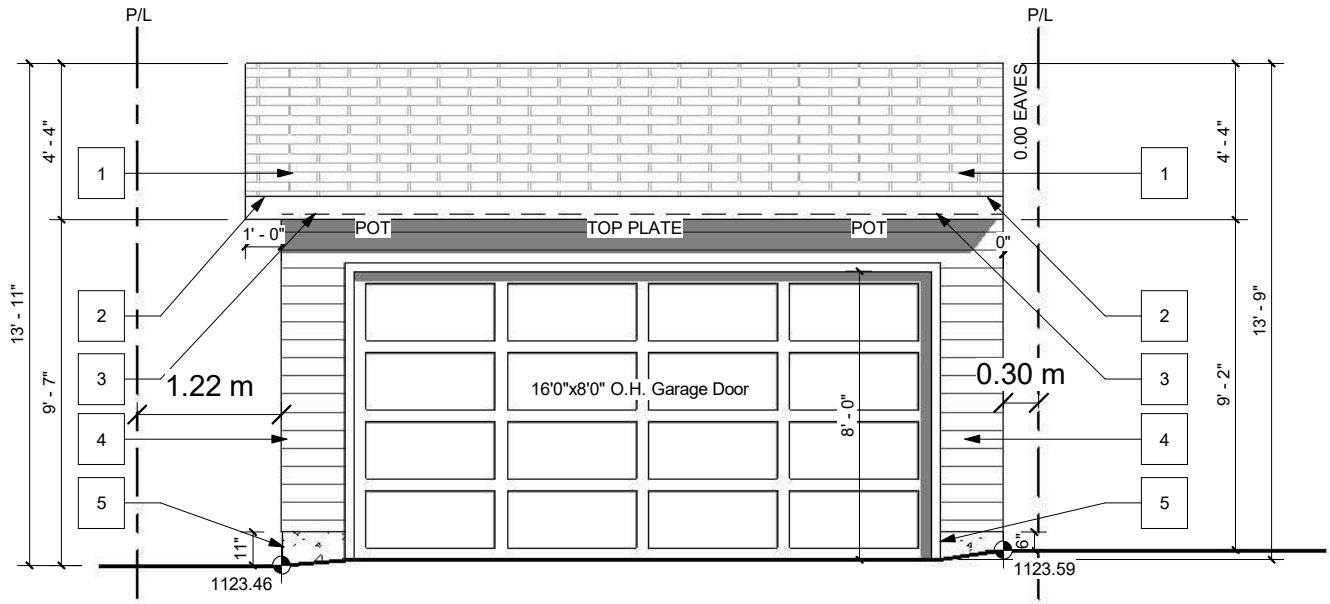
ASPHALT SHINGLES
- 2

8" ALUMINUM FASCIA
- 3

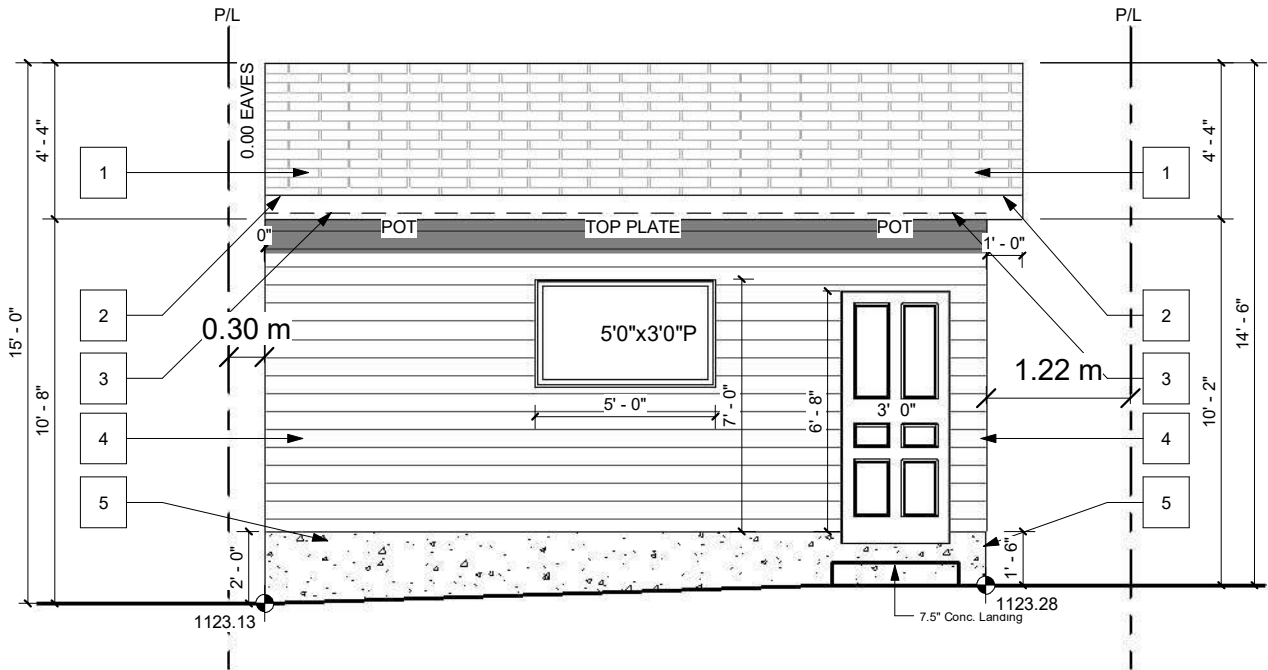
ALUMINUM SOFFIT
- 4

HARDIE FINISH
- 5

CONC. PARGING



GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



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



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NEW HOME

STATUS:

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SIGNATURES:

X _____

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2415 32 St SW (SOUTH)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

184-26

SCALE:

AS SHOWN

SHEET:

A-4.1

EXTERIOR FINISHES:

- 1

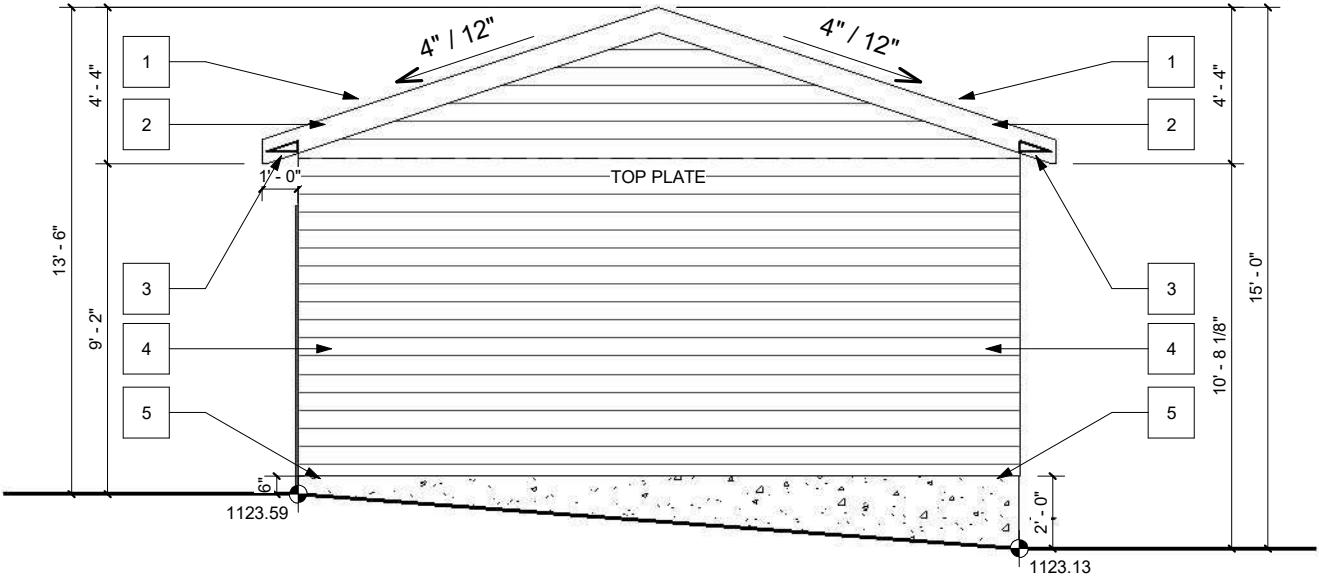
ASPHALT SHINGLES
- 2

8" ALUMINUM FASCIA
- 3

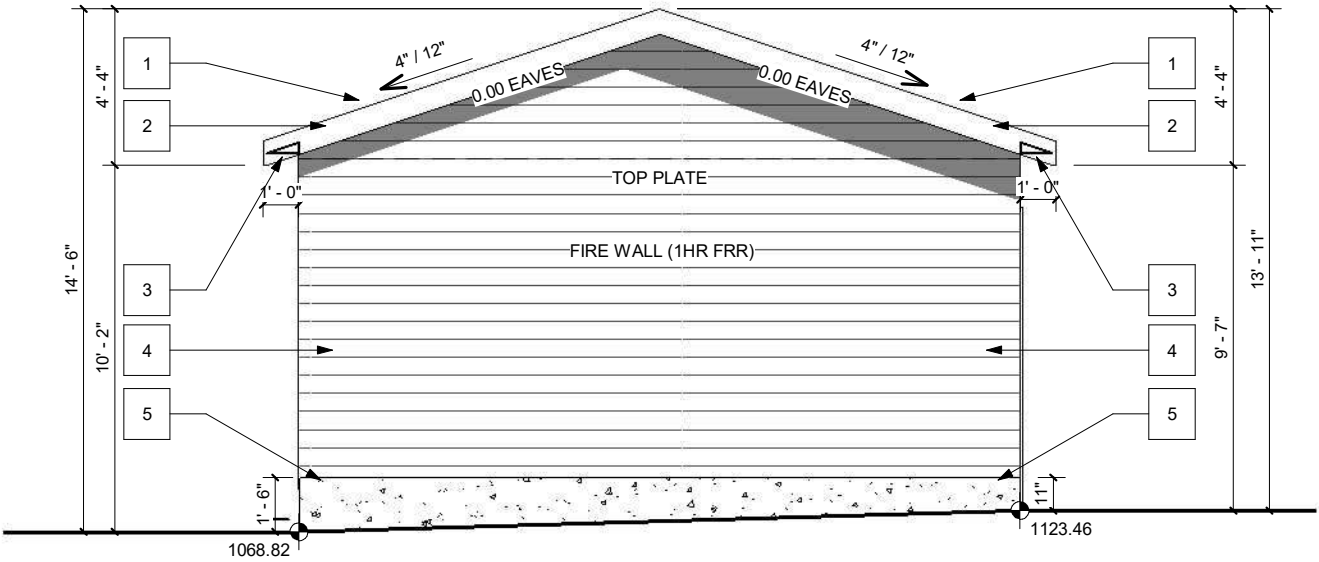
ALUMINUM SOFFIT
- 4

HARDIE FINISH
- 5

CONC. PARGING



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



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



JTA DESIGN + PERMITS

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ISSUES:

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03.	--	--	--
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05.	--	--	--

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X _____

PRINTED: 2026-03-24 1:50:09 PM

PROJECT NAME:

2415 32 St SW (SOUTH)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

184-26

SCALE:

AS SHOWN

SHEET:

A-4.2