This is a **contextual** application

What's the difference?

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



Permitted use

vs.



Discretionary use

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

20-0006340-8322





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 Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
A-4.0	Garage Plan
A-4.1	Garage Elevations
A-4.2	Garage Section

FLOOR AREA

BASEMENT = 1479.00 SQ. FT.

MAIN = 1363.75 SQ. FT.
UPPER = 1259.25 SQ. FT.

TOTAL = 2623.00 SQ. FT.





PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	25/03/2026	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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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: 2026-05-14 12:05:08 PM

PROJECT NAME:
512 7 Street N.E.
Calgary, AB

DESIGNER:	JOB #:
JT	35 - 26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	BRICK FINISH AS SPEC'D.
2	8" ALUMNIMUM FASCIA	6	CONC. PARGING
3	STUCCO FINISH - WHITE	7	PRECAST CONCRETE
4	SMART BOARDS & BATTENS - BLACK		



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

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)

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	25/03/2026	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
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: 2026-05-14 12:05:11 PM

PROJECT NAME:
512 7 Street N.E.
Calgary, AB

DESIGNER:	JOB #:
JT	35 - 26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	BRICK FINISH AS SPEC'D.
2	8" ALUMNIMUM FASCIA	6	CONC. PARGING
3	STUCCO FINISH - WHITE	7	PRECAST CONCRETE
4	SMART BOARDS & BATTENS - BLACK		

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)



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	25/03/2026	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: --

SIGNATURES:
X _____

PRINTED: 2026-05-14 12:05:12 PM

PROJECT NAME:
512 7 Street N.E.
Calgary, AB

DESIGNER:	JOB #:
JT	35 - 26
SCALE:	SHEET:
AS SHOWN	A-2.1

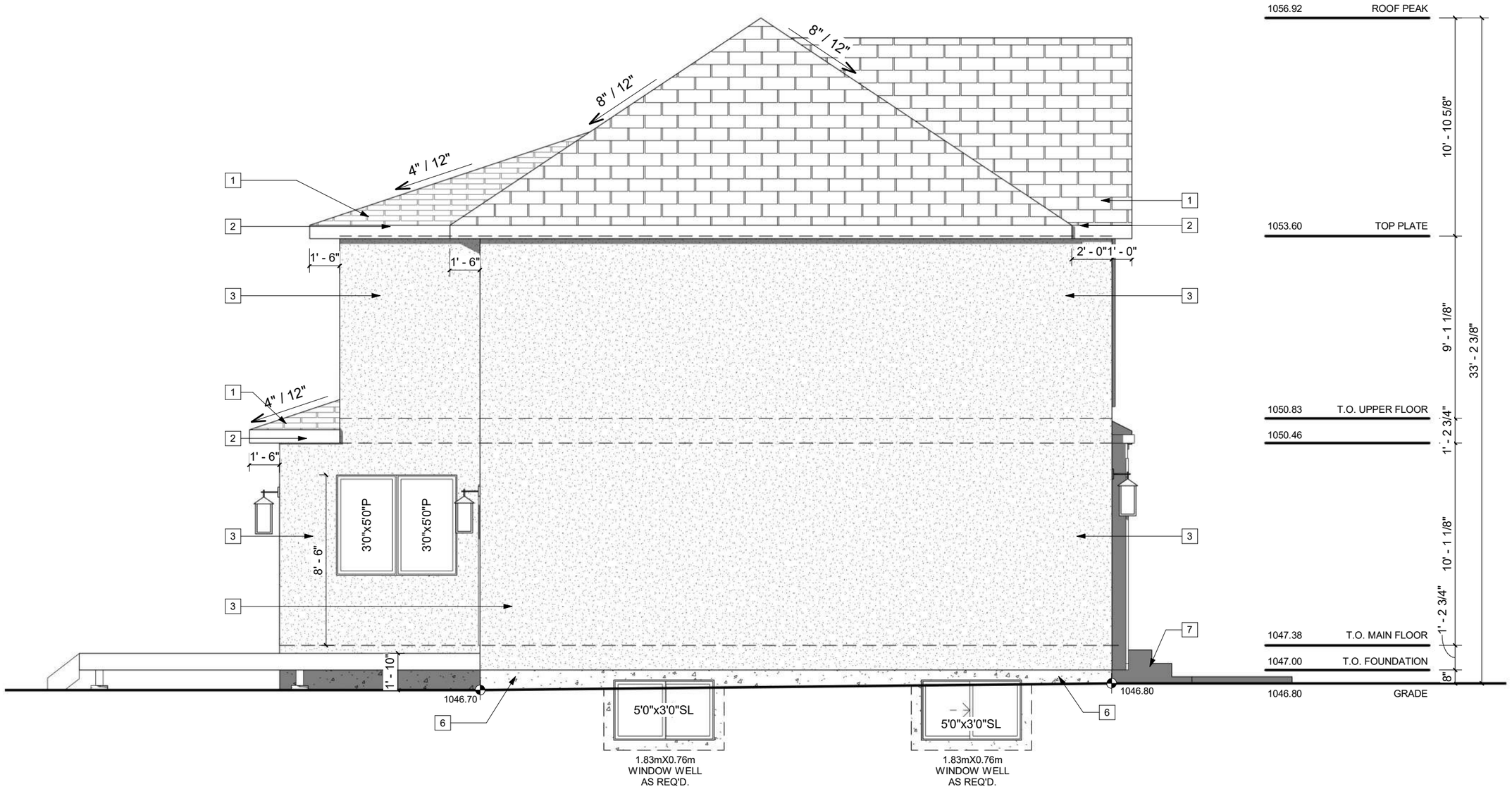
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	BRICK FINISH AS SPEC'D.
2	8" ALUMNIMUM FASCIA	6	CONC. PARGING
3	STUCCO FINISH - WHITE	7	PRECAST CONCRETE
4	SMART BOARDS & BATTENS - BLACK		

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)

WINDOW CALCULATION
@ 5.38m
WALL AREA = 195.49 SQ. FT.
WINDOW AREA = 30.92 SQ. FT.
TOTAL: 30.92 / 195.49 = 15.82%

WINDOW CALCULATION
@1.21m
WALL AREA = 708.56 SQ. FT.
WINDOW AREA = 4.39 SQ. FT.
TOTAL: 4.39 / 708.56 = 0.62%



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	25/03/2026	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: --

SIGNATURES:
X _____

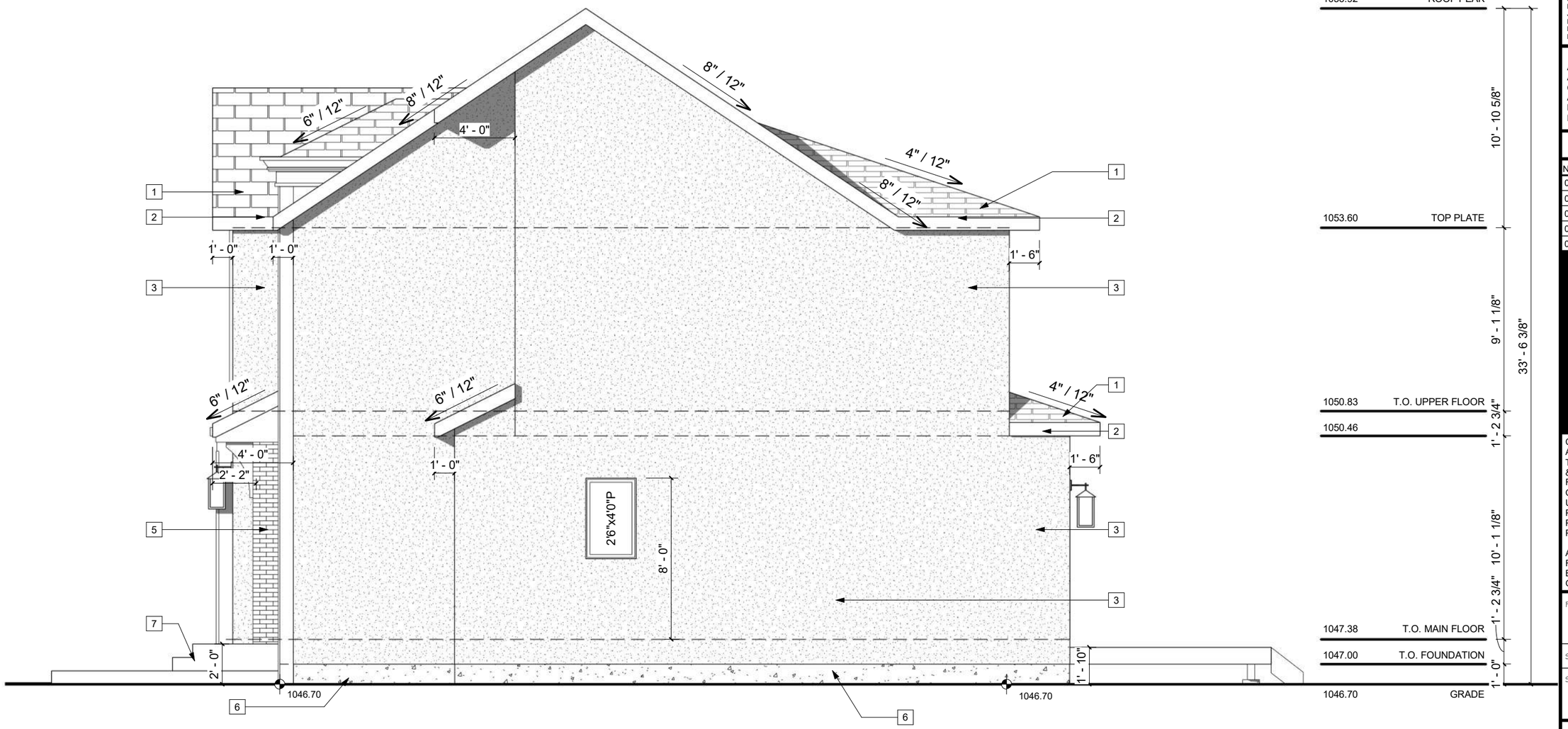
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PROJECT NAME:
512 7 Street N.E.
Calgary, AB

DESIGNER:	JOB #:
JT	35 - 26
SCALE:	SHEET:
AS SHOWN	A-2.2

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	BRICK FINISH AS SPEC'D.
2	8" ALUMNIMUM FASCIA	6	CONC. PARGING
3	STUCCO FINISH - WHITE	7	PRECAST CONCRETE
4	SMART BOARDS & BATTENS - BLACK		



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

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)

WINDOW CALCULATION
WALL AREA = 592.26 SQ. FT.
WINDOW AREA = 10.55 SQ. FT.
TOTAL: 10.55 / 592.26 = 1.78%

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	25/03/2026	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: --

SIGNATURES:
X _____

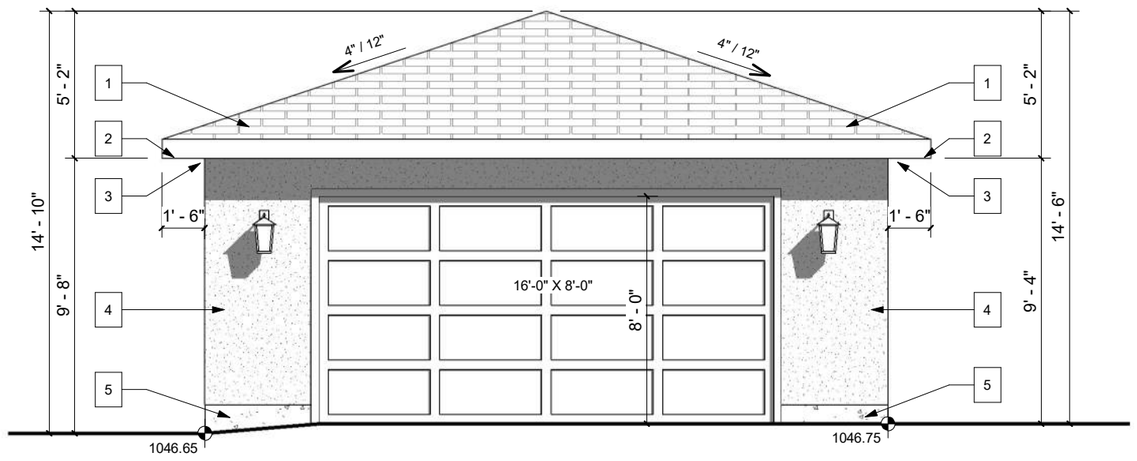
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PROJECT NAME:
512 7 Street N.E.
Calgary, AB

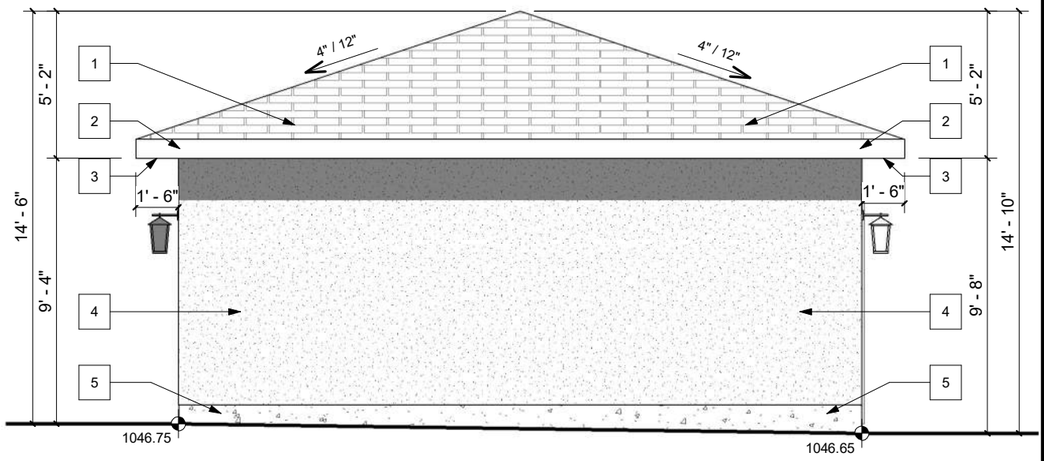
DESIGNER:	JOB #:
JT	35 - 26
SCALE:	SHEET:
AS SHOWN	A-2.3

EXTERIOR FINISHES:

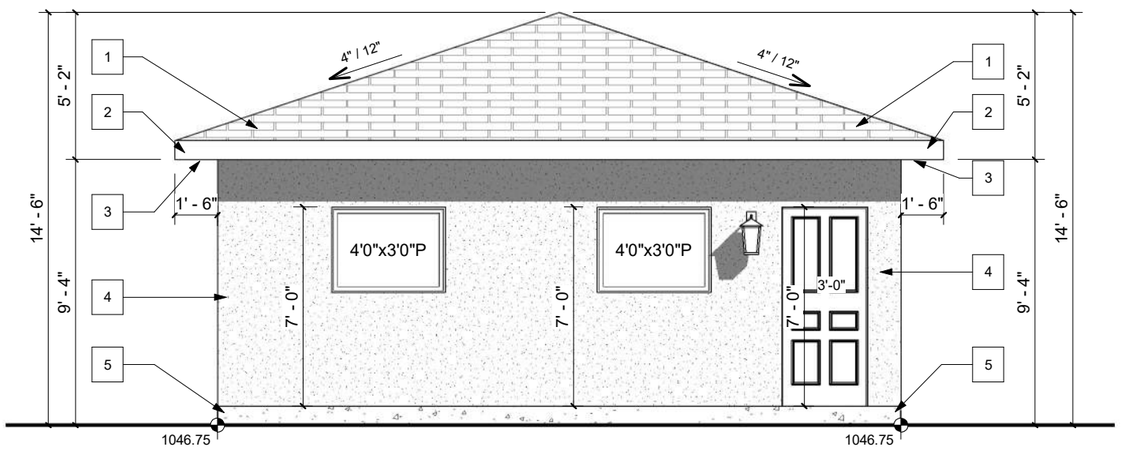
1 ASPHALT SHINGLES | 2 8" ALUMNIMUM FASCIA | 3 ALUMINUM EAVE'S | 4 STUCCO FINISH | 5 CONC. PARGING



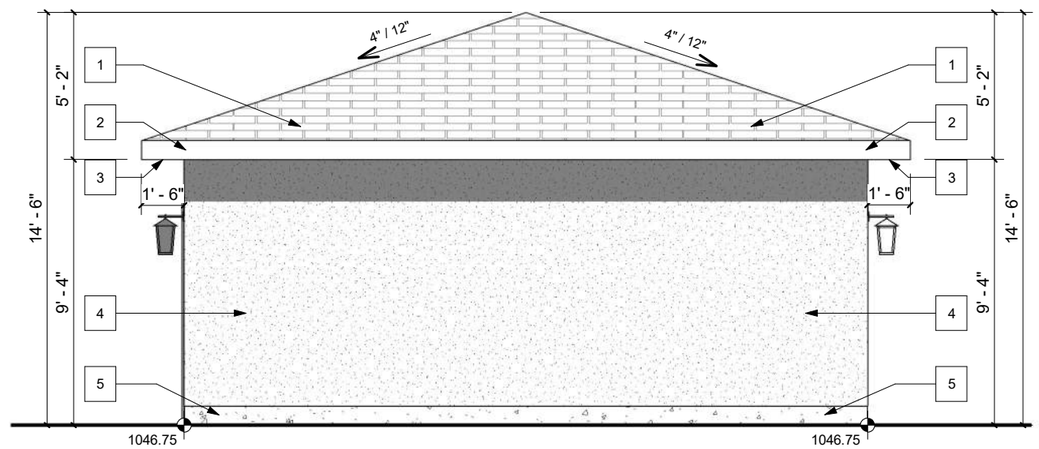
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



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



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



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	25/03/2026	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: --

SIGNATURES:

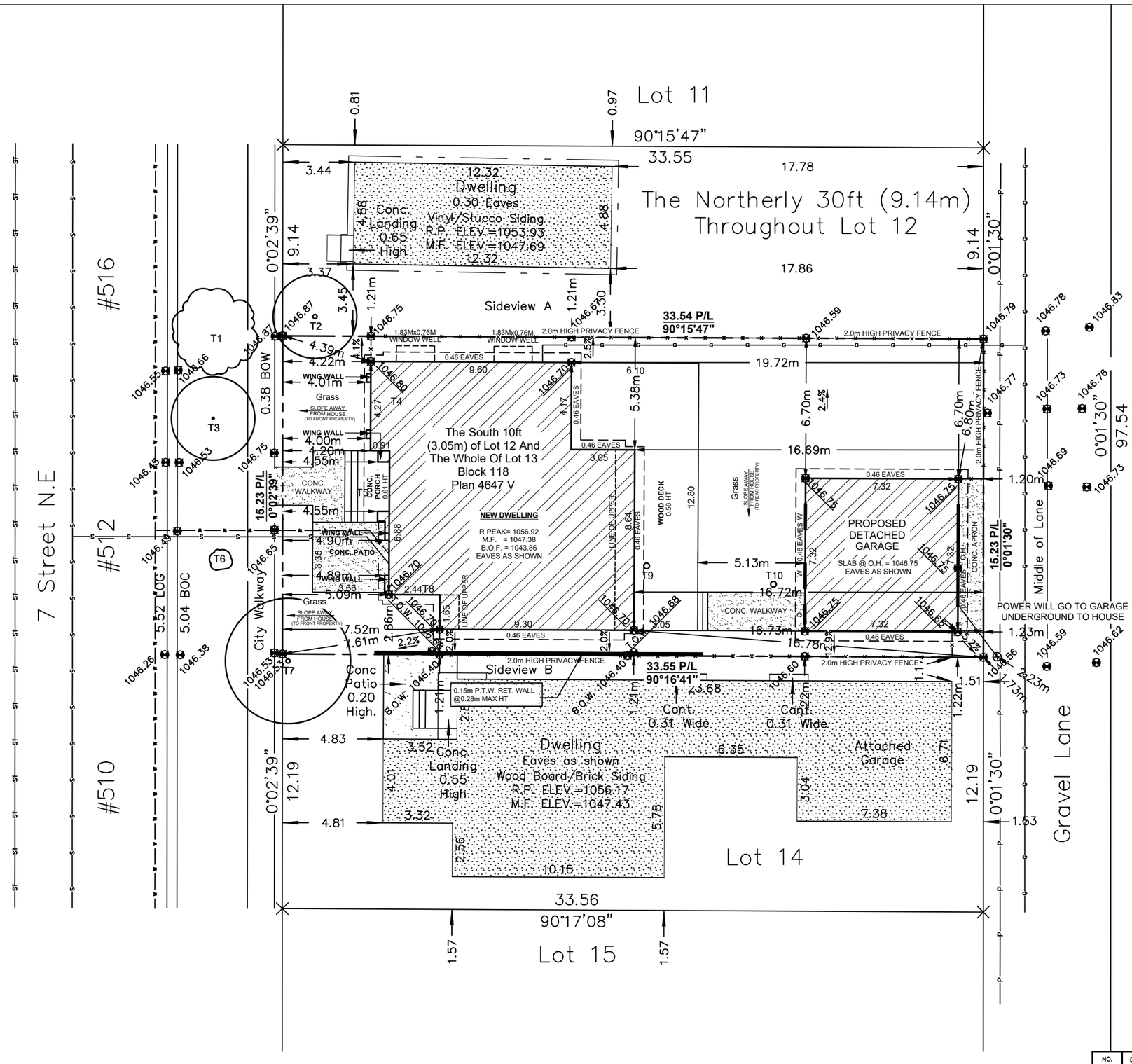
X _____

PRINTED: 2026-05-14 12:05:14 PM

PROJECT NAME:
512 7 Street N.E.
Calgary, AB

DESIGNER:	JOB #:
JT	35 - 26
SCALE:	SHEET:
AS SHOWN	A-4.1

SITE PLAN



SITE PLAN

SCALE: 1:200

LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 140368
ASCM 140368 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:

South 10FT Of Lot 12 And Whole Of Lot 13
Block 118
Plan 4647 V

MUNICIPAL ADDRESS:

512 - 7th STREET N.E.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 510.852 SQ M
HOUSE: 137.404 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
WING WALL: 1.105 SQ M
GARAGE: 53.512 SQ M

TOTAL: 192.021/510.852 = 37.59%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	25/03/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

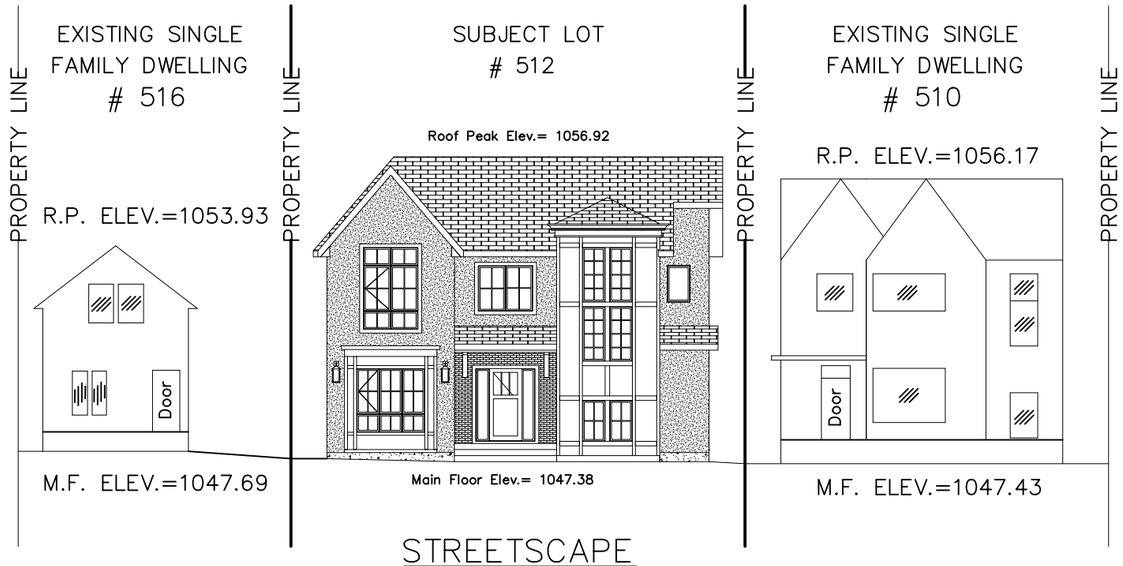
PROJECT NAME AND ADDRESS:
512 7th STREET NE
Calgary, Alberta
South of Lot 12 & Whole of Lot 13
Block 118
Plan 4647 V

PROJECT: NEW HOME

DATE: MAR 25, 2026

SCALE: 1: 200

DIVISION: S NUMBER: 01

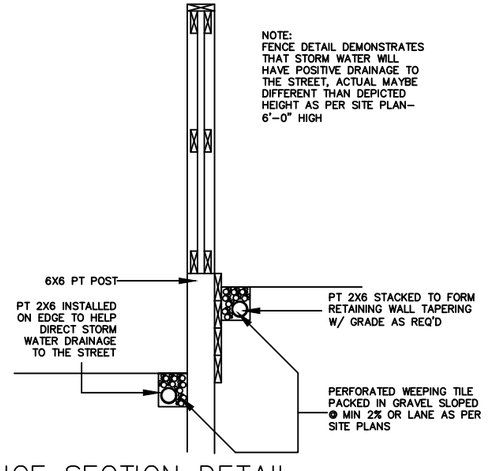


STREETSCAPE

SCALE: 1:200

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Bush	–	2.50	4.00	In City Property	To Stay
T2	Deciduous	0.20	4.00	2.50	In Adjacent Property	To Stay
T3	Deciduous	0.10	4.00	5.00	In City Property	To Stay
T4	Bush	–	2.00	2.00	In Subject Property	To Be Removed
T5	Bush	–	2.00	2.00	In Subject Property	To Be Removed
T6	Bush	–	1.00	1.70	In City Property	To Stay
T7	Deciduous	0.20	6.00	5.00	In Adjacent Property	To Stay
T8	Bush	–	2.00	2.00	In Subject Property	To Be Removed
T9	Deciduous	0.20	5.00	5.00	In Subject Property	To Be Removed
T10	Deciduous	0.20	5.00	5.00	In Subject Property	To Be Removed



FENCE SECTION DETAIL

SCALE: NTS

NEW HOME SQFT:

	AREA
BASEMENT	1479.00 SQ FT
MAIN FLOOR	1363.75 SQ FT
UPPER FLOOR	1259.25 SQ FT
TOTAL AREA	2623.00 SQ FT

NO.	DATE (D/M/Y)	DETAIL	BY
01.	25/03/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
512 7th STREET NE
Calgary, Alberta

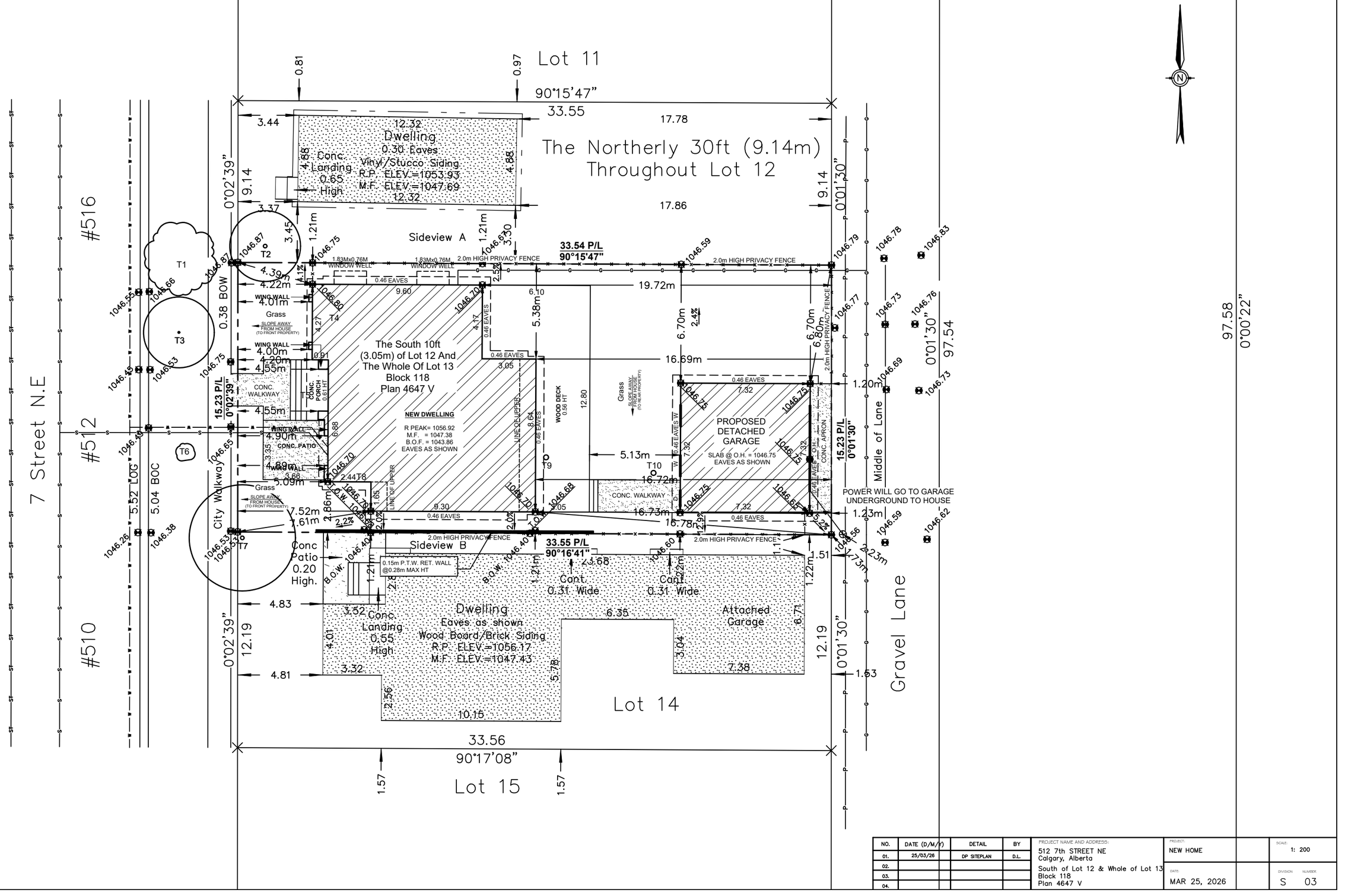
South of Lot 12 & Whole of Lot 13
Block 118
Plan 4647 V

PROJECT: NEW HOME

SCALE: AS SHOWN

DATE: MAR 25, 2026

DIVISION: S NUMBER: 02



BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	25/03/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
512 7th STREET NE
Calgary, Alberta
South of Lot 12 & Whole of Lot 13
Block 118
Plan 4647 V

PROJECT: NEW HOME

DATE: MAR 25, 2026

SCALE: 1: 200

DIVISION: S NUMBER: 03