

# 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**





LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor 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-3.0	Garage Plan
A-3.1	Garage Elevations 1
A-3.2	Garage Elevations 2
A-3.3	Garage Section

**FLOOR AREA - UNIT #1 & 1B**

BASEMENT	= 935.17 SQ. FT.
MAIN	= 928.17 SQ. FT.
UPPER	= 1031.17 SQ. FT.
<b>TOTAL</b>	<b>= 1959.34 SQ. FT.</b>

**FLOOR AREA - UNIT #2**

BASEMENT	= 935.17 SQ. FT.
MAIN	= 928.17 SQ. FT.
UPPER	= 1032.08 SQ. FT.
<b>TOTAL</b>	<b>= 1960.25 SQ. FT.</b>

PROJECT NOTES:

DO NOT SCALE DRAWINGS.  
DRAWINGS ARE TO BE READ IN CONJUNCTION 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.	08/04/2026	DP PLAN	S.W.
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.

PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:  
X \_\_\_\_\_

PRINTED: 2026-04-15 6:13:22 PM

PROJECT NAME:  
2623 Cochrane Road N.W.  
CALGARY, AB

DESIGNER: JT JOB #: 210 - 26

SCALE: AS SHOWN SHEET: A-0.0

**EXTERIOR FINISHES:**

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 STUCCO - WHITE
- 4 SMOOTH STUCCO - WHITE
- 5 SMOOTH STUCCO - DARK GREY / BLACK
- 6 BRICK FINISH - WHITE
- 7 CONC. PARGING
- 8 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)

**PROJECT NOTES:**

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PROJECT: **SEMI DETACHED**

STATUS: -

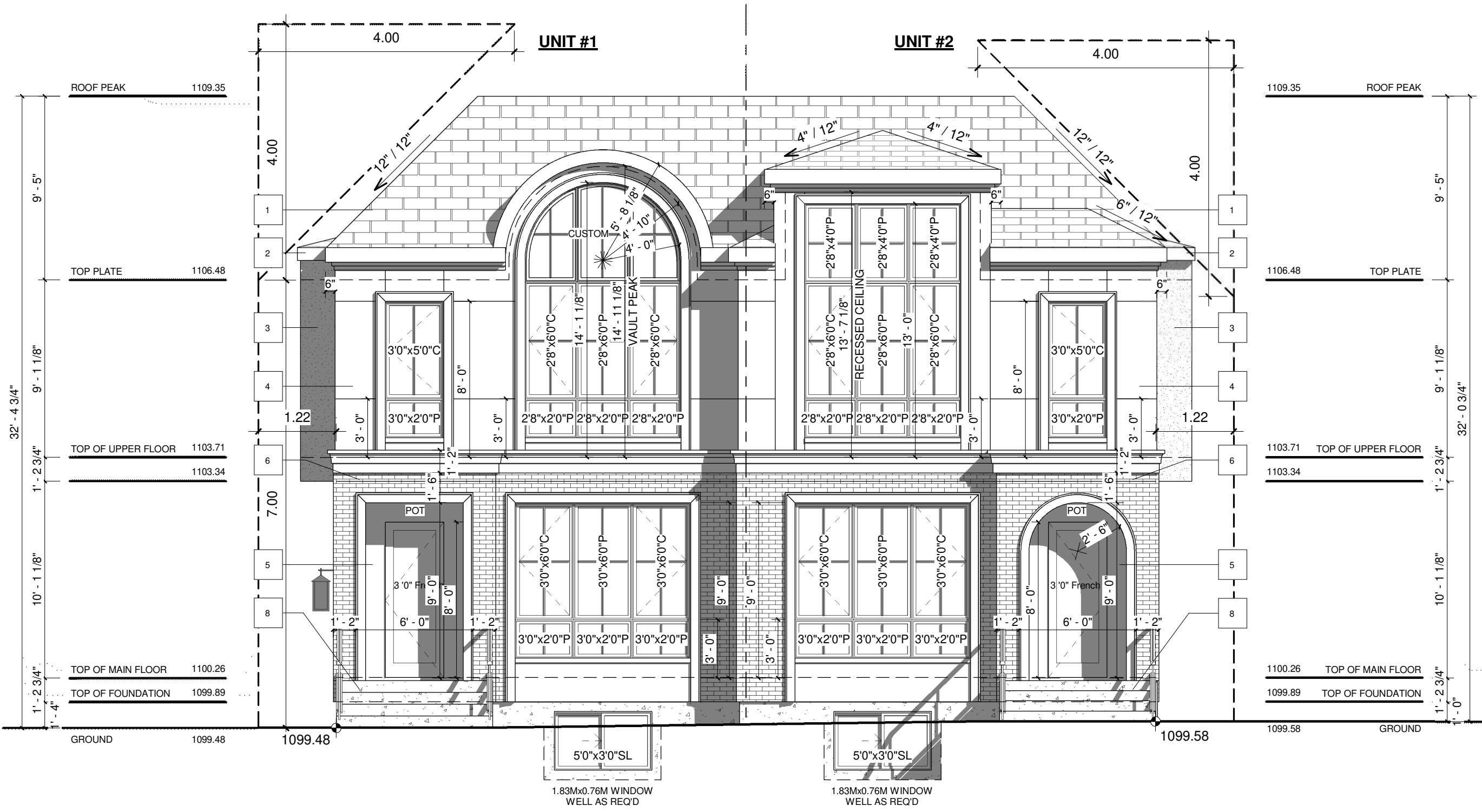
SIGNATURES:  
X \_\_\_\_\_

PRINTED: 2026-04-15 6:13:24 PM

PROJECT NAME:  
2623 Cochrane Road N.W.  
CALGARY, AB

DESIGNER: JT      JOB #: 210 - 26

SCALE: AS SHOWN AS SHOWN      SHEET: A-2.0



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

**EXTERIOR FINISHES:**

- |                         |                                     |
|-------------------------|-------------------------------------|
| 1 ASPHALT SHINGLES      | 5 SMOOTH STUCCO - DARK GREY / BLACK |
| 2 8" ALUMINUM FASCIA    | 6 BRICK FINISH - WHITE              |
| 3 STUCCO - WHITE        | 7 CONC. PARGING                     |
| 4 SMOOTH STUCCO - WHITE | 8 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)

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PROJECT: **SEMI DETACHED**

STATUS: -

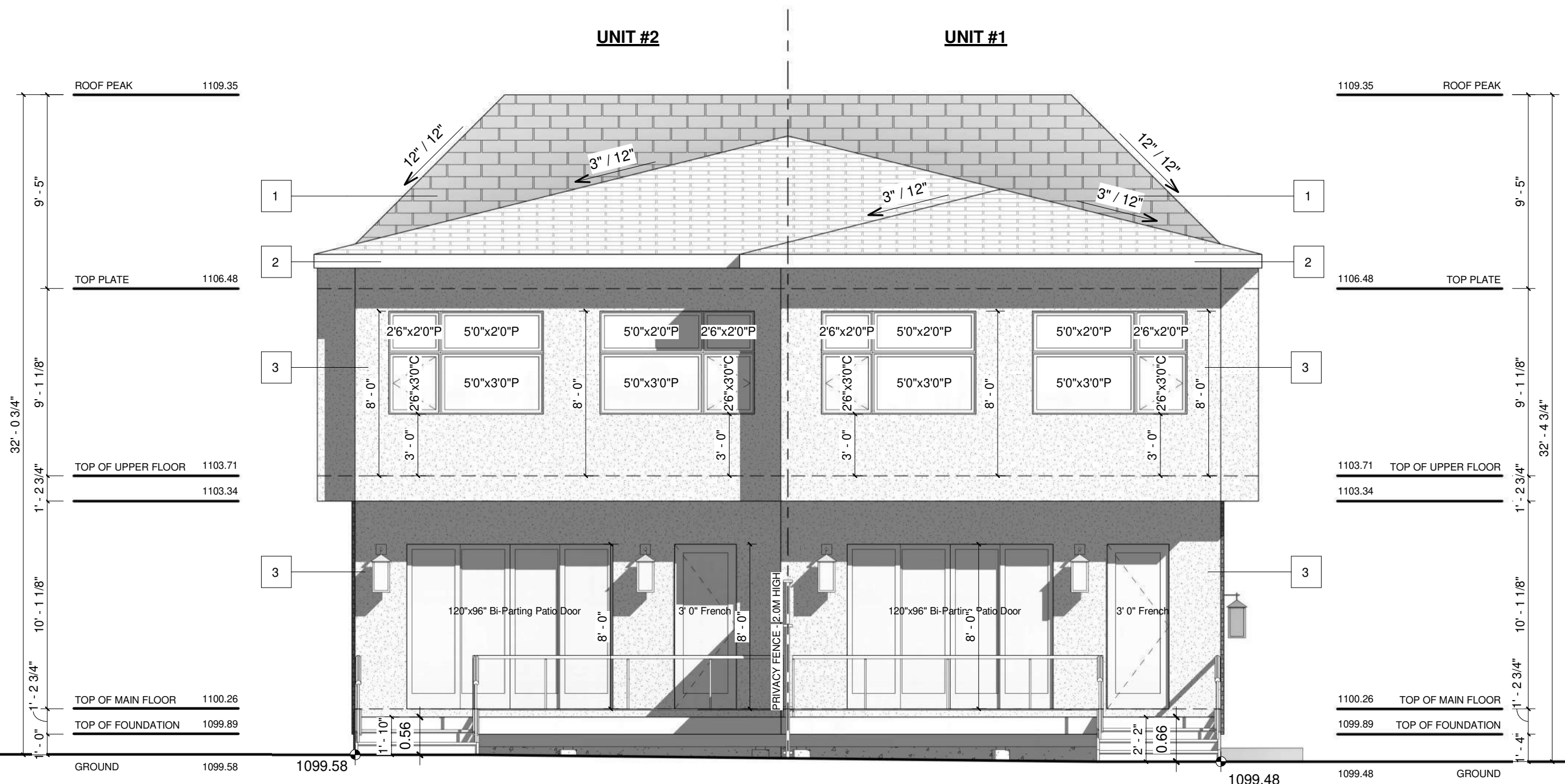
SIGNATURES:  
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PRINTED: 2026-04-15 6:13:26 PM

PROJECT NAME:  
2623 Cochrane Road N.W.  
CALGARY, AB

DESIGNER: JT JOB #: 210 - 26

SCALE: AS SHOWN AS SHOWN SHEET: A-2.1



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

**EXTERIOR FINISHES:**

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 STUCCO - WHITE
- 4 SMOOTH STUCCO - WHITE
- 5 SMOOTH STUCCO - DARK GREY / BLACK
- 6 BRICK FINISH - WHITE
- 7 CONC. PAVING
- 8 CAST IN PLACE CONCRETE

**WINDOW CALCULATION**  
 WALL AREA = 1068.20 SQ. FT.  
 WINDOW AREA = 51.32 SQ. FT.  
 TOTAL: 51.32 / 1068.20 = 4.80%

**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)

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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:  
 X \_\_\_\_\_

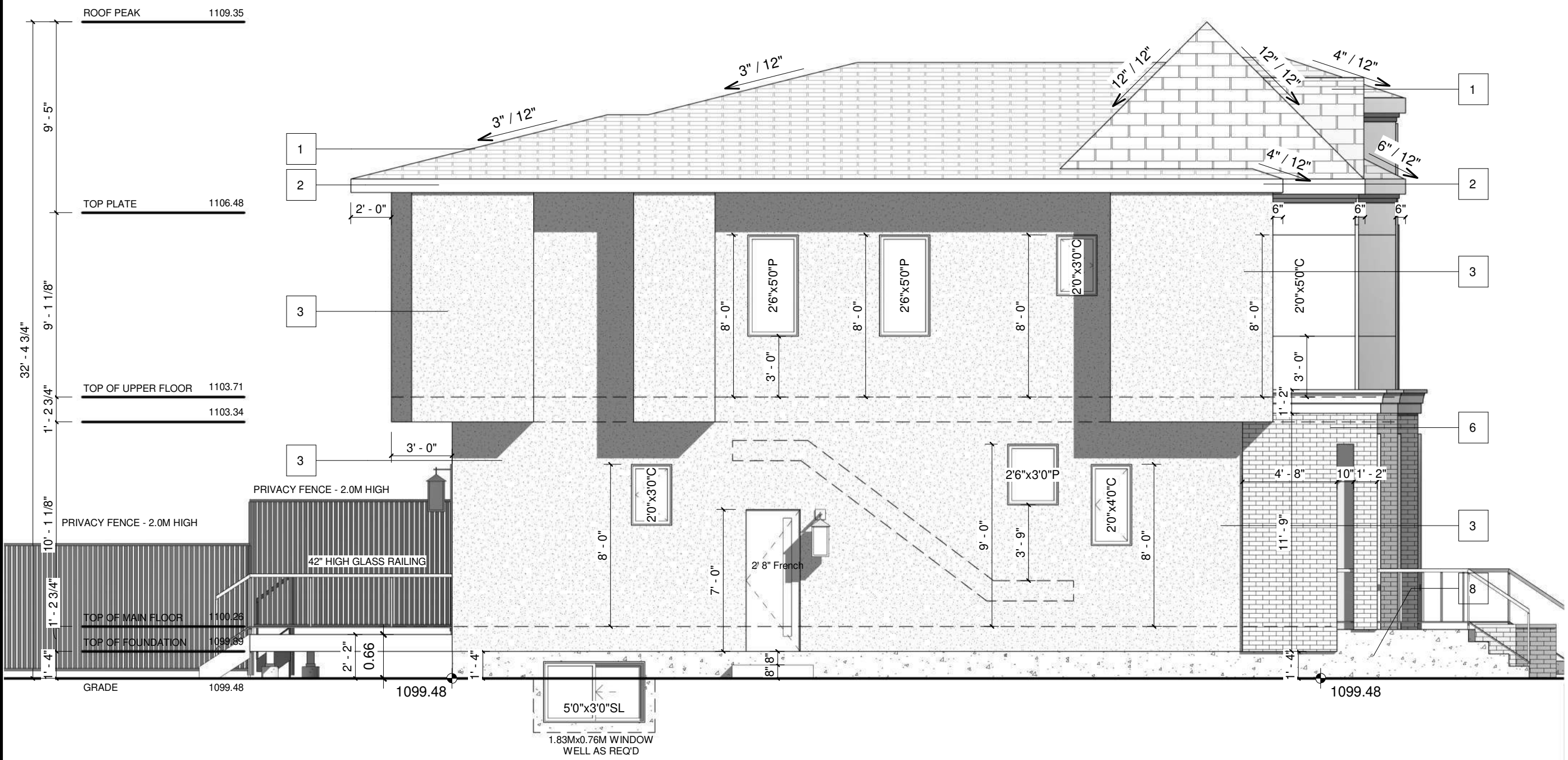
PRINTED: 2026-04-15 6:13:28 PM

PROJECT NAME:  
 2623 Cochrane Road N.W.  
 CALGARY, AB

DESIGNER: JT      JOB #: 210 - 26

SCALE: AS SHOWN AS SHOWN      SHEET: A-2.2

**UNIT #1**



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

**EXTERIOR FINISHES:**

- |                         |                                     |
|-------------------------|-------------------------------------|
| 1 ASPHALT SHINGLES      | 5 SMOOTH STUCCO - DARK GREY / BLACK |
| 2 8" ALUMINUM FASCIA    | 6 BRICK FINISH - WHITE              |
| 3 STUCCO - WHITE        | 7 CONC. PARGING                     |
| 4 SMOOTH STUCCO - WHITE | 8 CAST IN PLACE CONCRETE            |

**WINDOW CALCULATION**  
 WALL AREA = 1014.43 SQ. FT.  
 WINDOW AREA = 53.75 SQ. FT.  
 TOTAL: 53.75 / 1014.43 = 5.30%

**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  
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**ISSUES:**

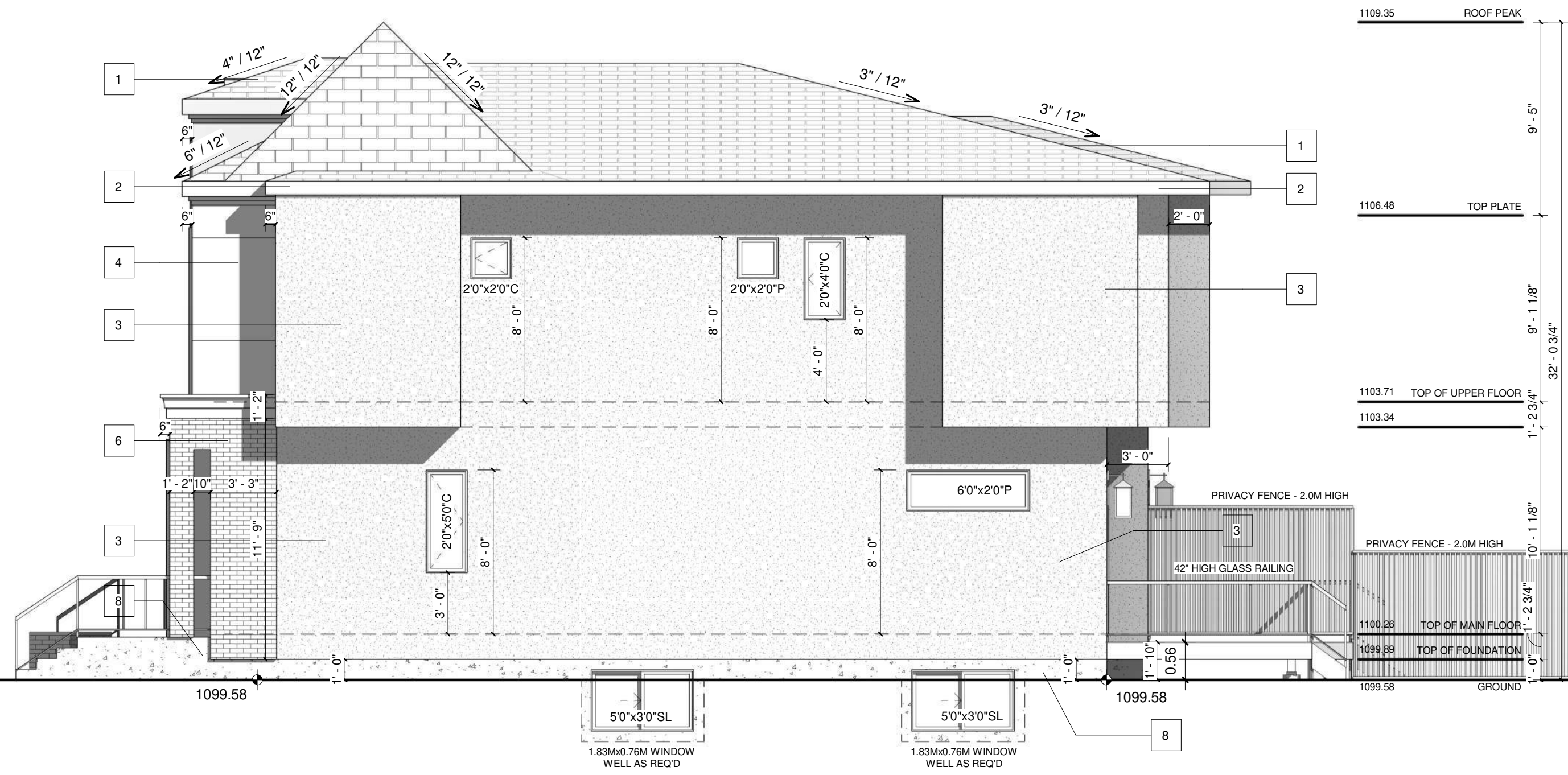
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03.	--	--	--
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PROJECT:	SEMI DETACHED
STATUS:	-
SIGNATURES:	X _____
PRINTED:	2026-04-15 6:13:30 PM
PROJECT NAME:	2623 Cochrane Road N.W. CALGARY, AB
DESIGNER:	JT
JOB #:	210 - 26
SCALE:	AS SHOWN AS SHOWN
SHEET:	A-2.3

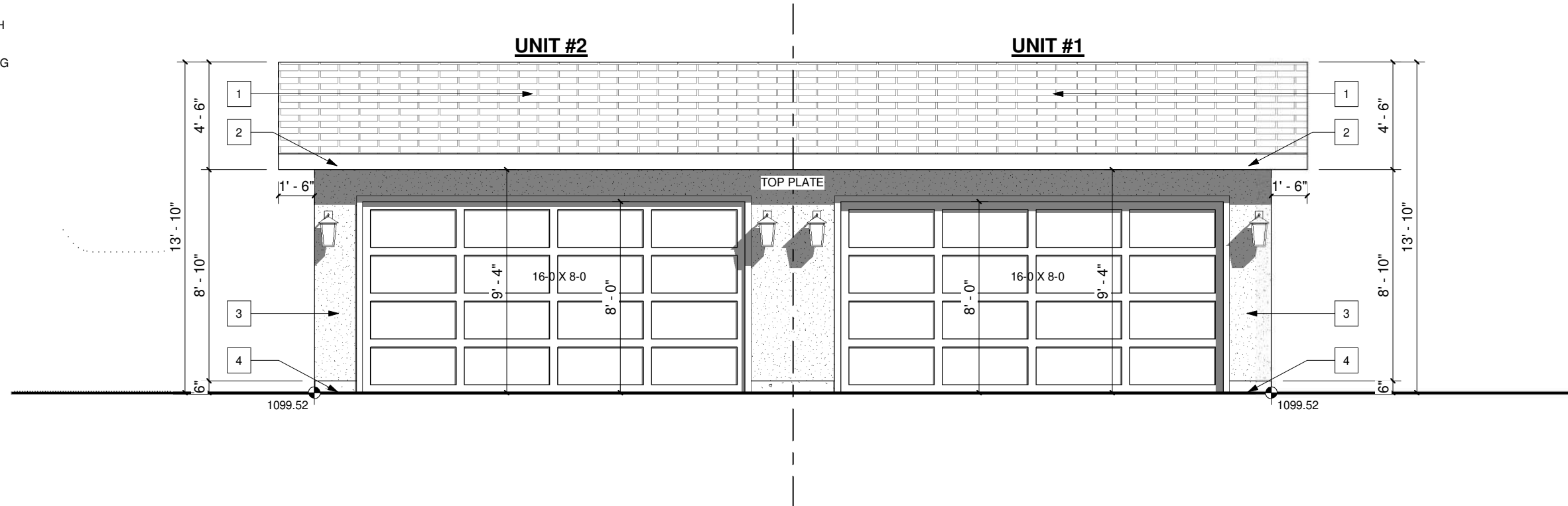
**UNIT #2**



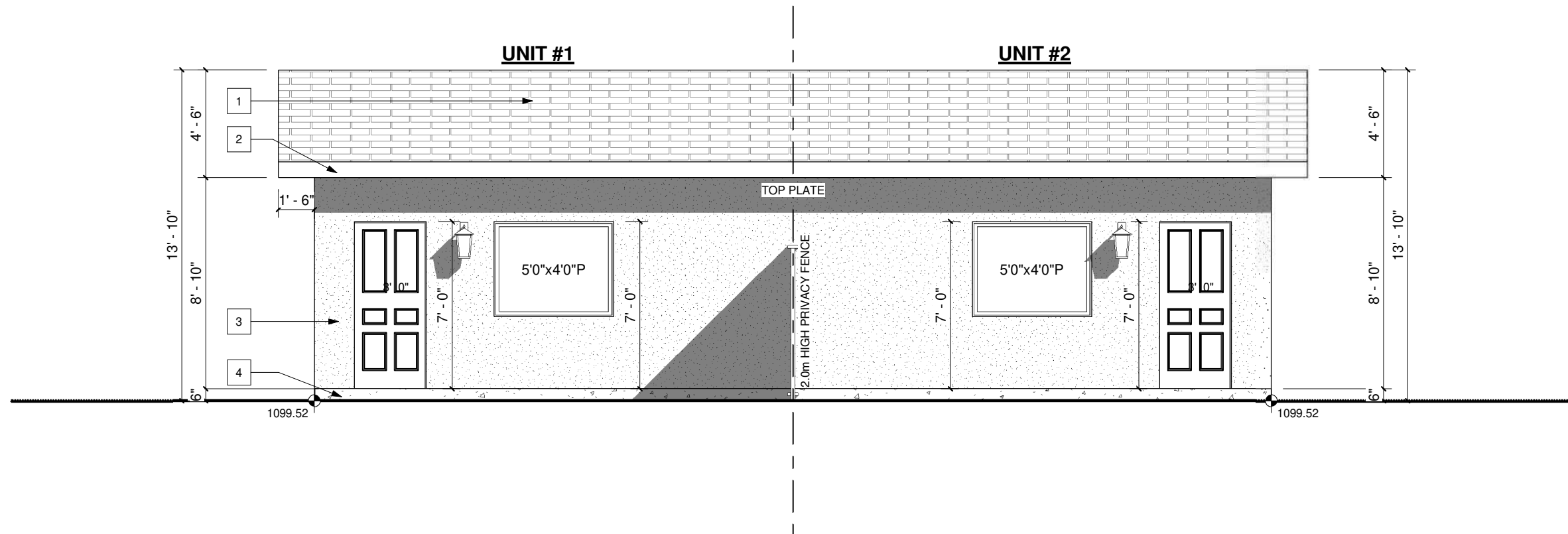
**RIGHT ELEVATION**  
 SCALE: 3/16" = 1'-0"

**EXTERIOR FINISHES:**

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM EAVES
- 3 STUCCO FINISH
- 4 CONC. PAVING



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



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

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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES: X \_\_\_\_\_

PRINTED: 2026-04-15 6:13:30 PM

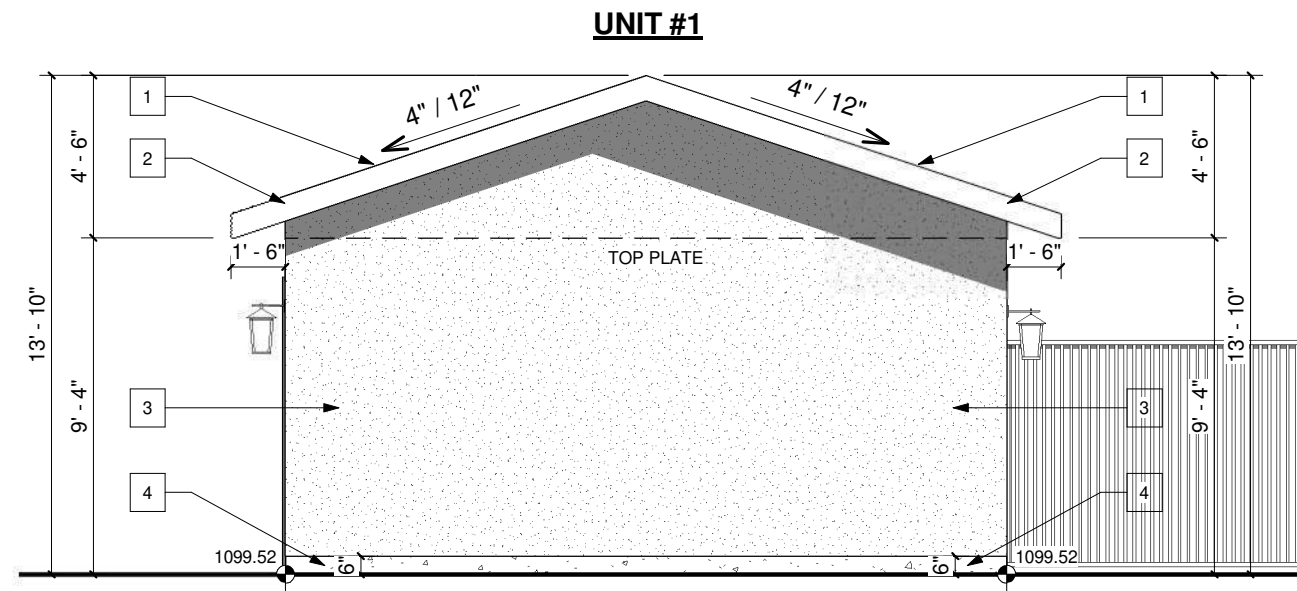
PROJECT NAME: 2623 Cochrane Road N.W. CALGARY, AB

DESIGNER: JT JOB #: 210 - 26

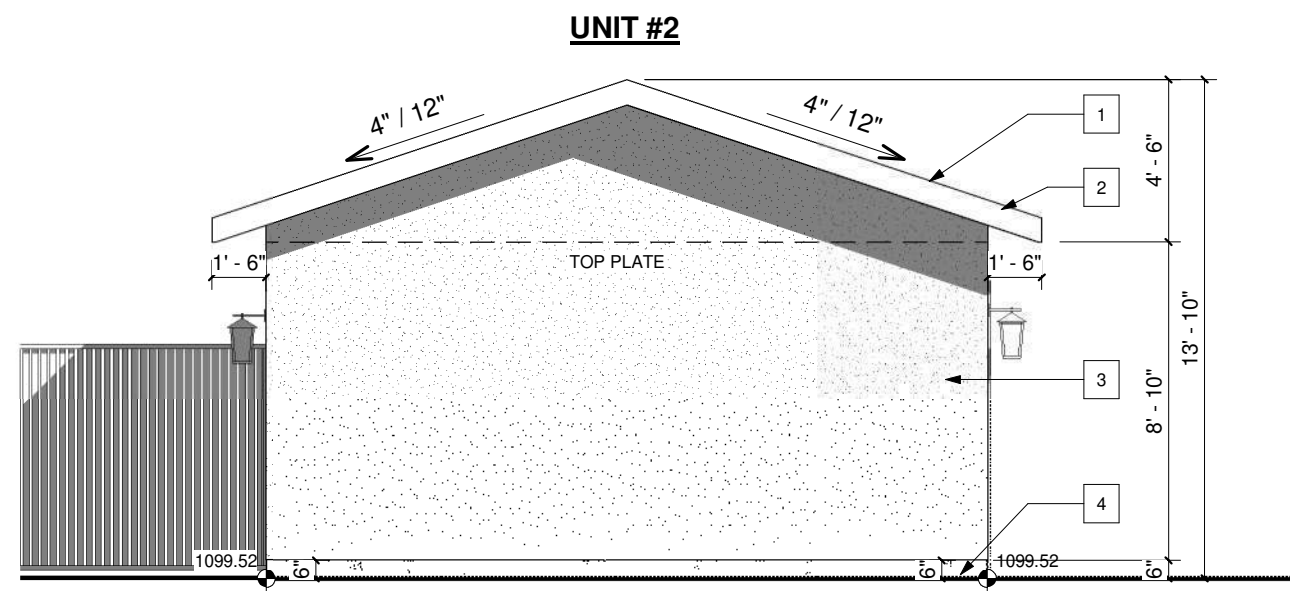
SCALE: AS SHOWN SHEET: A-3.1

**EXTERIOR FINISHES:**

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM EAVES
- 3 STUCCO FINISH
- 4 CONC. PARGING



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



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

PROJECT NOTES:

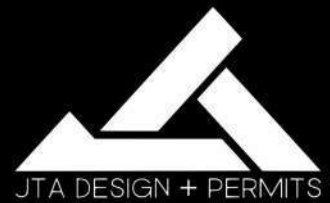
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STATUS: -

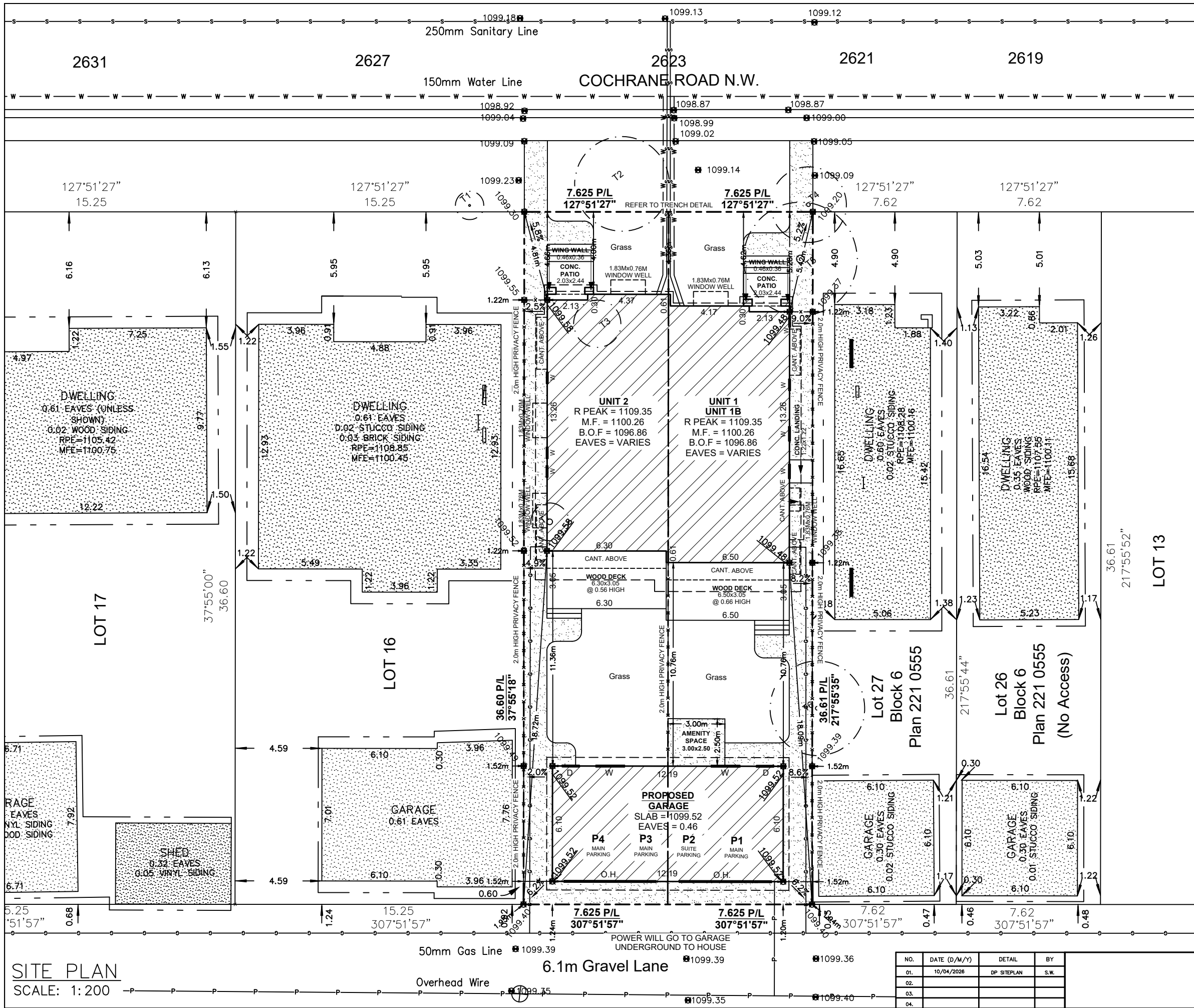
SIGNATURES:  
X \_\_\_\_\_

PRINTED: 2026-04-15 6:13:31 PM

PROJECT NAME:  
2623 Cochrane Road N.W.  
CALGARY, AB

DESIGNER: JT JOB #: 210 - 26

SCALE: AS SHOWN SHEET: A-3.2



# SITE PLAN

- LEGEND**
- ELEVATIONS ARE SHOWN THUS:  $\blacksquare$  = 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:
- $\blacksquare$  ----- denotes Calculation points
  - $\blacksquare$  ----- denotes Water Valve
  - $\blacklozenge$  ----- denotes Gas Valve
  - $\odot$  ----- denotes Manhole
  - $\odot$  ----- denotes Tree
  - $\bullet$  ----- denotes Power Pole
  - $\triangle$  ----- denotes Sign
  - $\odot$  ----- denotes Light Standard
  - X-X- denotes Fence
  - S ----- denotes Sanitary Line
  - ST ----- denotes Storm Line
  - W ----- denotes Water Line
  - G ----- 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

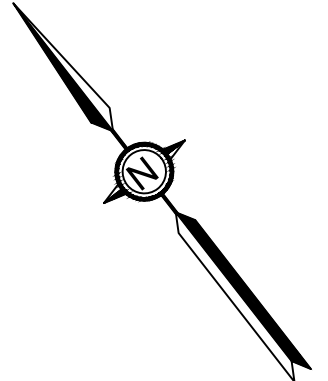
**SCALE** 1:200

**LEGAL DESCRIPTION:**  
 Lot 15  
 Block 6  
 Plan 907 GS  
**MUNICIPAL ADDRESS:**  
 2623 COCHRANE RD N.W.  
 Calgary, Alberta

**LOT COVERAGE DETAIL: UNIT#1**  
 (SINGLE LOT AND HOUSE)

LOT SIZE: 557.754 SQ M  
 HOUSE SIZE: 172.459 SQ M  
 COVERED PORCH: 1,301 SQ M  
 CANT.: 0.000 SQ M  
 GARAGE: 74.322 SQ M  
 WING WALL: 0.650 SQ M

= 248.732/557.754  
 = 44.60%



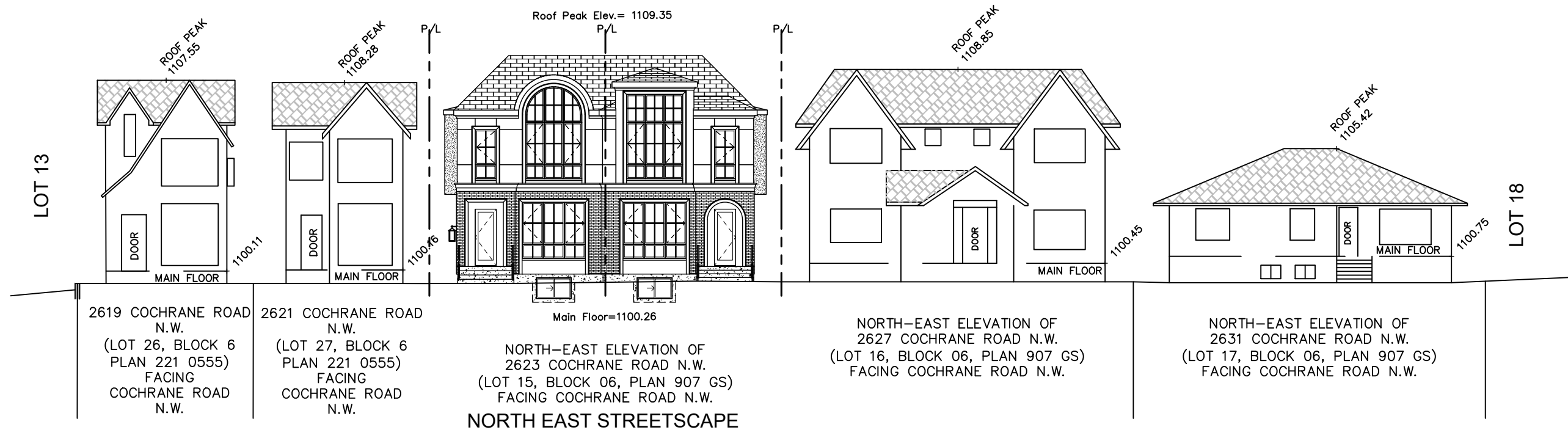
# SITE PLAN

SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	10/04/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:	SCALE:
2623 COCHRANE RD N.W. Calgary, Alberta	1:200
Lot 15 Block 6 Plan 907 GS	
DATE:	DIVISION NUMBER
MAR 05, 2026	S 01





**STREETSCAPE**  
SCALE: 1:200

**NEW HOME SQFT.**

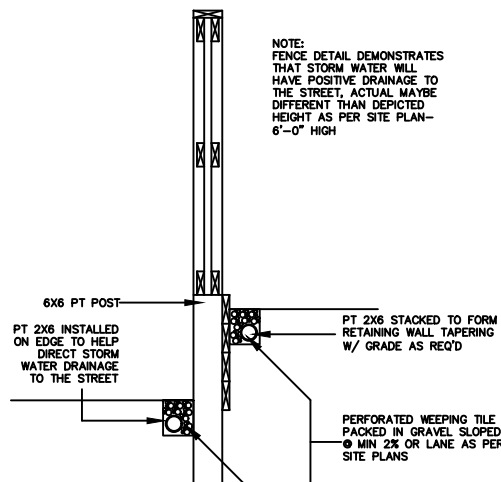
	UNIT #1 & 1B	UNIT #2
GARAGES	400.00 SQ FT	400.00 SQ FT
BASEMENT	935.17 SQ FT	935.17 SQ FT
MAIN FLOOR	928.17 SQ FT	928.17 SQ FT
UPPER FLOOR	1031.17 SQ FT	1032.08 SQ FT
TOTAL	1959.34 SQ FT	1960.25 SQ FT

**NOTES-**

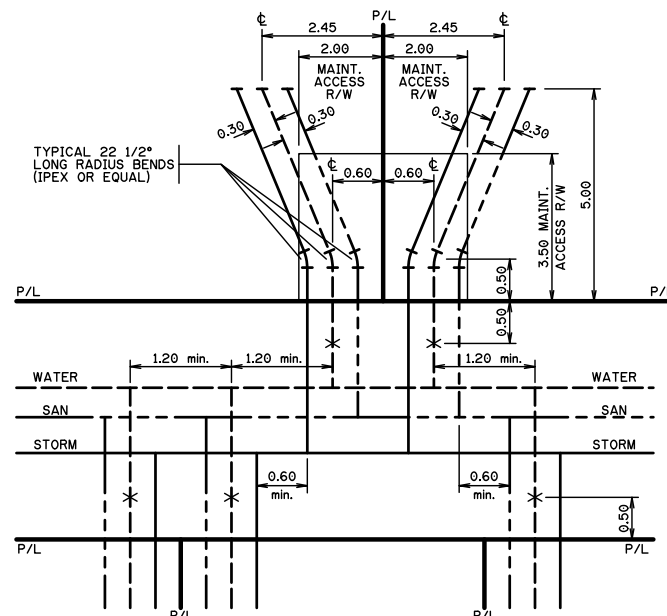
1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
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	1.50	2.50	In City Property	To Stay
T2	Bush	-	5.00	3.00	On Property Line	To Be Removed
T3	Bush	-	2.50	1.50	In Subject Property	To Be Removed
T4	Deciduous	0.20	4.00	4.00	In City Property	To Be Removed
T5	Deciduous	0.40	6.00	5.00	In Subject Property	To Be Removed
T6	Deciduous	0.20	5.00	6.00	In Adjacent Property	To Stay
T7	Deciduous	0.30	2.00	3.00	In Subject Property	To Be Removed



**FENCE SECTION DETAIL**  
SCALE: NTS



**TRENCH DETAIL**  
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	10/04/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
2623 COCHRANE RD N.W. Calgary, Alberta	NEW HOME	AS SHOWN
Lot 15 Block 6 Plan 907 GS	DATE: MAR 05, 2026	DIVISION NUMBER: S 02