

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

SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: \bullet = 1090.00 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:

- \bullet ----- denotes Calculation points
- \boxtimes ----- 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
 '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:

Lots 33 & 34
 Block 48
 Plan 3241 FQ

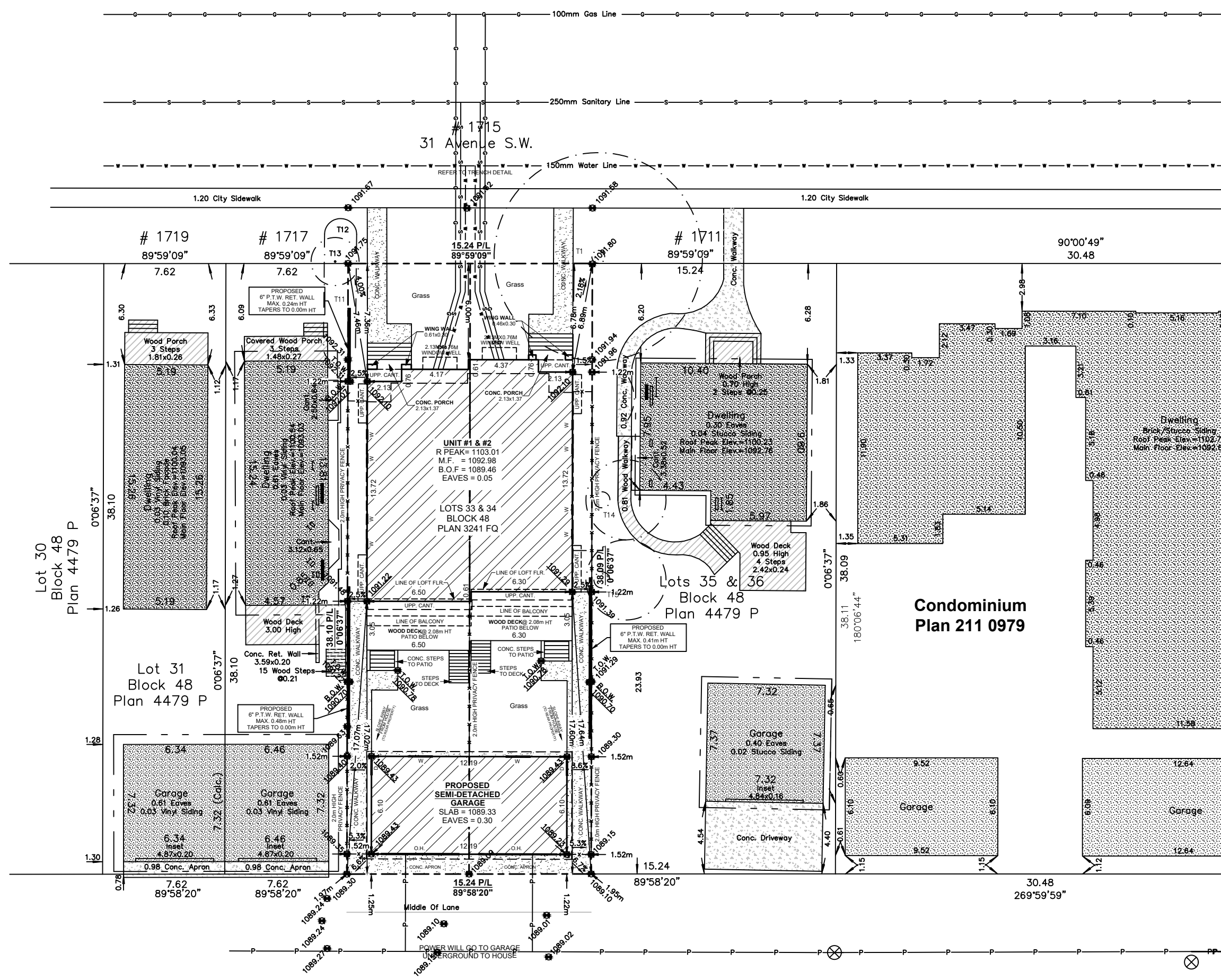
MUNICIPAL ADDRESS:

1715 - 31 Ave S.W.
 Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE) **LOT COVERAGE DETAIL:** (UNIT #2) **LOT COVERAGE DETAIL:** (UNIT #1)

LOT SIZE: 580.488 SQ M HOUSE SIZE: 182.214 SQ M COVERED PORCH: 3.252 SQ M CANT.: 0.000 SQ M GARAGE: 74.322 SQ M WING WALL: 0.646 M	LOT SIZE: 290.251 SQ M HOUSE SIZE: 91.107 SQ M COVERED PORCH: 1.626 SQ M CANT.: 0.000 SQ M GARAGE: 37.161 SQ M WING WALL: 0.368 SQ M	LOT SIZE: 290.237 SQ M HOUSE SIZE: 91.107 SQ M COVERED PORCH: 1.626 SQ M CANT.: 0.000 SQ M GARAGE: 37.161 SQ M WING WALL: 0.279 SQ M
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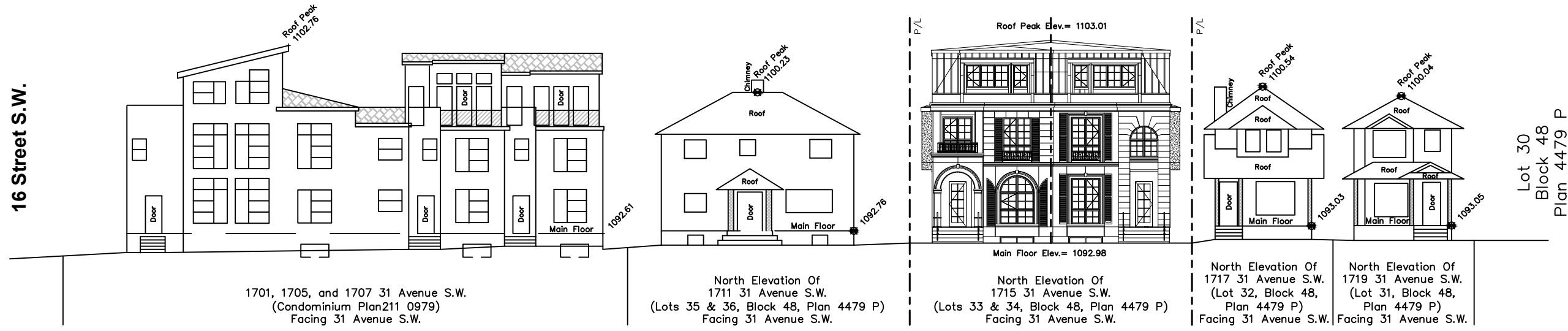
= 260.434/580.488 = 44.86%	= 130.262/290.251 = 44.88%	= 130.173/290.237 = 44.85%
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SITE PLAN

SCALE: 1:200

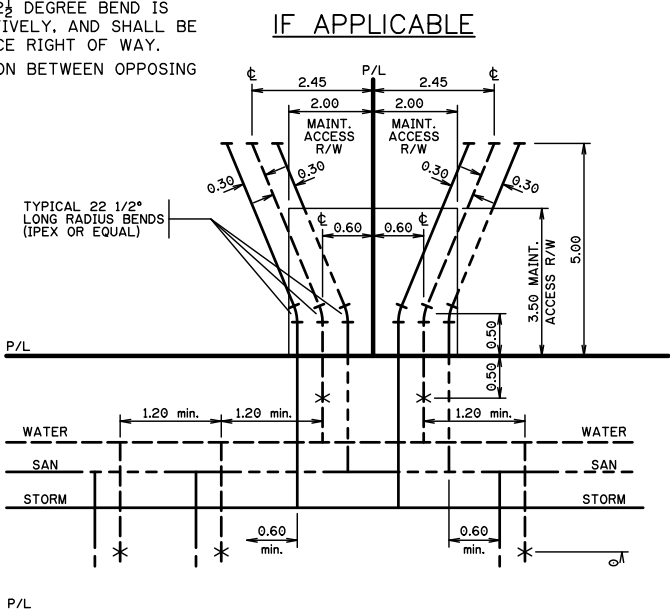
NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	20.04.2024	DP SITEPLAN	K.C.	1715 - 31 Ave S.W. Calgary, Alberta	SEMI-DETACHED	1: 200
02.				Lots 33 & 34 Block 48 Plan 3241 FQ	DATE:	DIVISION NUMBER
03.					Apr. 20, 2026	S 01
04.						



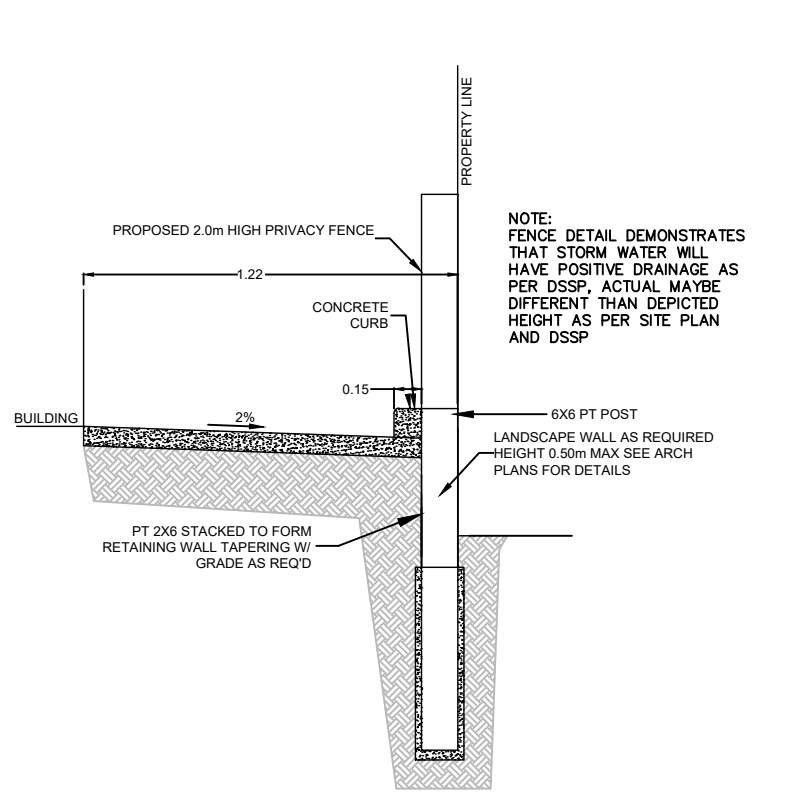
North Streetscape

STREETSCAPE DETAIL
SCALE: 1:250

- 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.



TRENCH DETAIL
SCALE: 1:200



FENCE SECTION DETAIL
SCALE: NTS

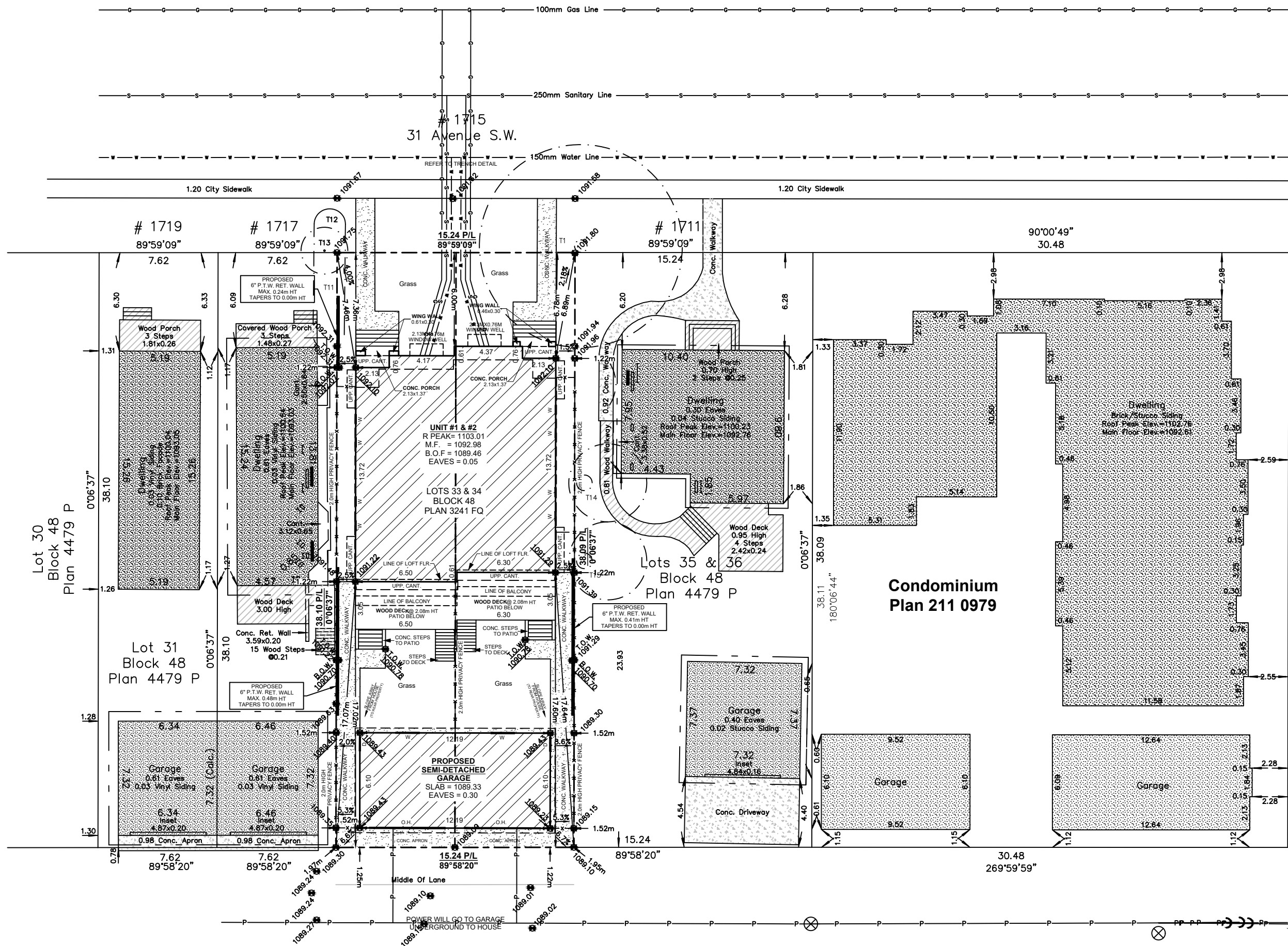
SEMI-DETACHED SQFT:

	UNIT #1	UNIT #2
BASEMENT	998.17 SQ FT	998.17 SQ FT
MAIN FLOOR	980.67 SQ FT	980.67 SQ FT
UPPER FLOOR	1093.25 SQ FT	1093.25 SQ FT
LOFT FLOOR	905.50 SQ FT	905.50 SQ FT
TOTAL AREA	2979.42 SQ FT	2979.42 SQ FT

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.80	15.0	15.0	In City Property	To Stay
T2	Bush	---	5.0	3.0	In Subject Property	To Be Removed
T3	Bush	---	5.0	8.0	In Subject Property	To Be Removed
T4	Coniferous	0.40	8.0	15.0	In Subject Property	To Be Removed
T5	Coniferous	0.55	7.0	0.15	In Subject Property	To Be Removed
T6	Deciduous	0.20	4.0	8.0	In Subject Property	To Be Removed
T7	Deciduous	0.30	4.0	7.0	In Subject Property	To Be Removed
T8	Deciduous	0.20	6.0	10.0	In Subject Property	To Be Removed
T9	Deciduous	1.00	4.0	8.0	In Subject Property	To Be Removed
T10	Deciduous	1.00	4.0	8.0	In Subject Property	To Be Removed
T11	Bush	---	2.0	2.0	In Subject Property	To Be Removed
T12	Bush	---	2.0	2.0	In City Property	To Stay
T13	Coniferous	0.10	3.0	8.0	In City Property	To Stay
T14	Deciduous	1.00	6.0	5.0	In Adjacent Property	To Stay
T15	Deciduous	1.00	6.0	5.0	In Adjacent Property	To Stay

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	20.04.2024	DP SITEPLAN	K.C.	1715 - 31 Ave S.W. Calgary, Alberta	SEMI-DETACHED	1: 200
02.				Lots 33 & 34 Block 48		
03.				Plan 3241 FQ		
04.					DATE: Apr. 20, 2026	DIVISION NUMBER: S 02



BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	20.04.2024	DP SITEPLAN	K.C.	1715 - 31 Ave S.W. Calgary, Alberta	SEMI-DETACHED	1: 200
02.				Lots 33 & 34 Block 48 Plan 3241 FQ	DATE:	DIVISION NUMBER
03.					Apr. 20, 2026	S 03
04.						



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	Loft Floor Plan
A-1.5	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 Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Section

PROJECT NOTES:

FLOOR AREA - UNIT #1

BASEMENT	=	998.17 SQ. FT.
MAIN	=	980.67 SQ. FT.
UPPER	=	1093.25 SQ. FT.
LOFT	=	905.50 SQ. FT.
TOTAL	=	2979.42 SQ. FT.

FLOOR AREA - UNIT #2

BASEMENT	=	998.17 SQ. FT.
MAIN	=	980.67 SQ. FT.
UPPER	=	1093.25 SQ. FT.
LOFT	=	905.50 SQ. FT.
TOTAL	=	2979.42 SQ. FT.

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.	16.04.26	DP	K.C.
02.	--	--	--
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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT: **SMS ASSOCIATES INC**

STATUS: -

SIGNATURES:
 X _____

PRINTED: 2026-04-16 1:11:36 PM

PROJECT NAME:
 1715 - 31 Ave SW
 CALGARY, ALBERTA

DESIGNER: JT	JOB #: 105-26
SCALE: AS SHOWN	SHEET: A-0.0

EXTERIOR FINISHES:

- | | | | |
|---|------------------------------|---|---|
| 1 | TORCH ON ROOF | 5 | BOARD & BATTEN FINISH - DARK GRAY/BLACK |
| 2 | 6" ALUMINUM FASCIA | 6 | SMOOTH STUCCO - DARK GRAY/BLACK |
| 3 | SMOOTH STUCCO FINISH - WHITE | 7 | CONC. PARGING |
| 4 | STUCCO FINISH - WHITE | 8 | CAST IN PLACE CONCRETE |

NOTE:

-SEMI-FLUSH WINDOW HEADERS TO BE DESIGNED TO ACCOMMODATE CUSTOM WINDOWS

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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03.	--	--	--
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PROJECT: SMS ASSOCIATES INC

STATUS: -

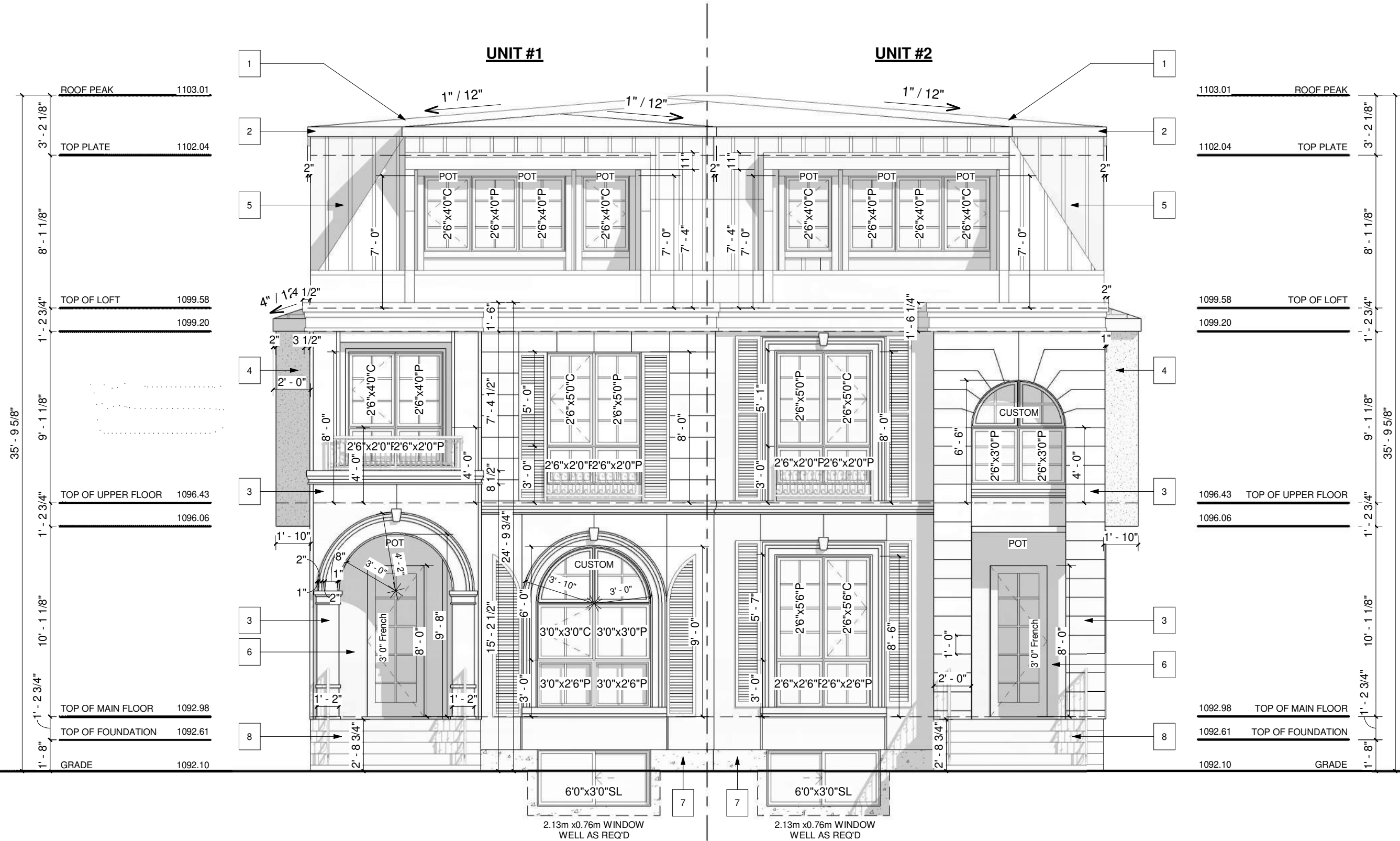
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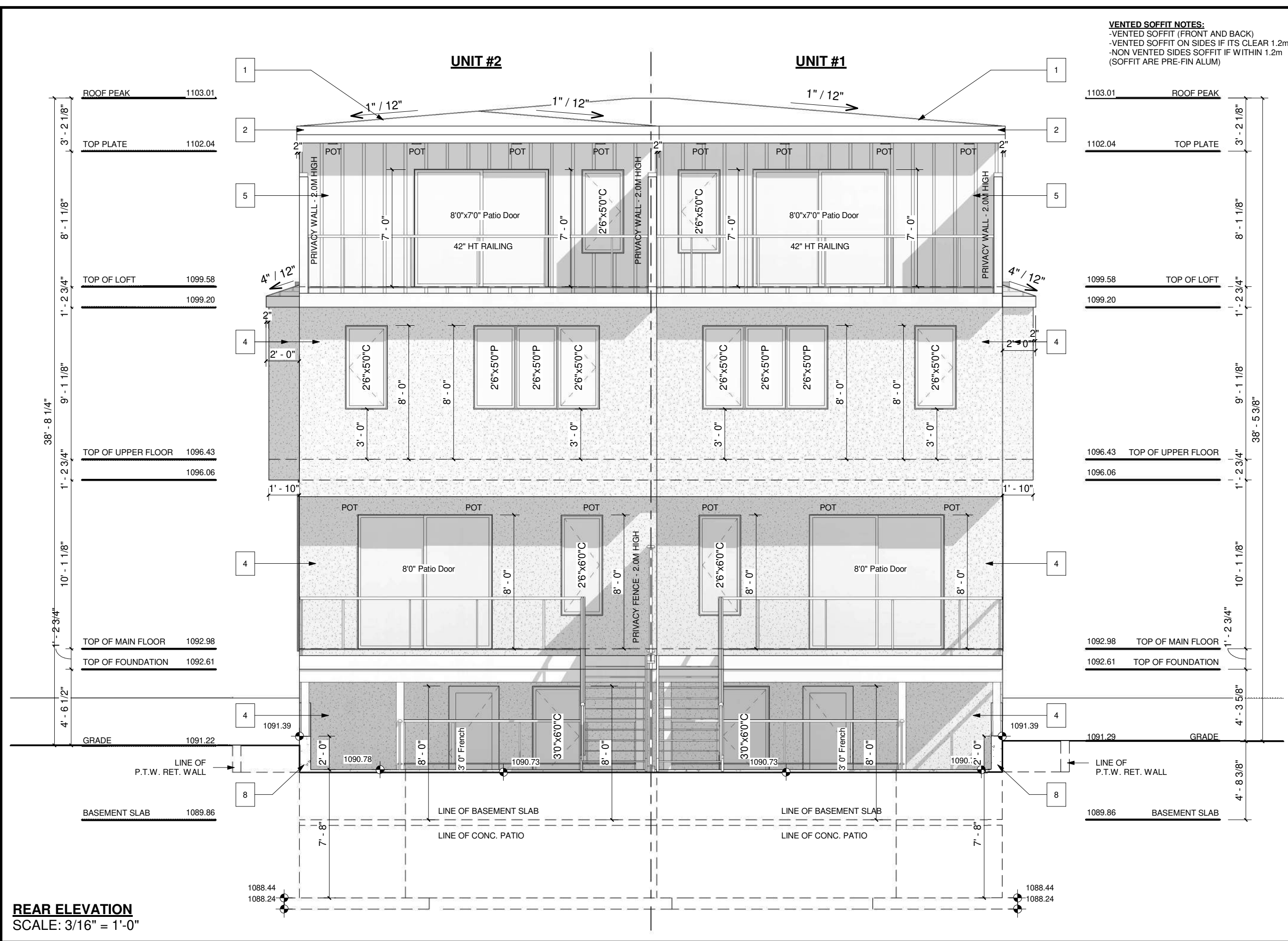
PROJECT NAME:
 1715 - 31 Ave SW
 CALGARY, ALBERTA

DESIGNER: JT JOB #: 105-26

SCALE: AS SHOWN SHEET: A-2.0



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



VENTED SOFFIT NOTES:
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03.	--	--	--
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PROJECT:
SMS ASSOCIATES INC

STATUS: -

SIGNATURES:
 X _____

PRINTED: 2026-04-16 1:11:48 PM

PROJECT NAME:
 1715 - 31 Ave SW
 CALGARY, ALBERTA

DESIGNER: JT JOB #: 105-26

SCALE: AS SHOWN SHEET: A-2.1

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

UNIT #1

WINDOW CALCULATION
 WALL AREA = 1545.82 SQ. FT.
 WINDOW AREA = 47.57 SQ. FT.
 TOTAL: 47.57 / 1545.82 = 3.08%

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)

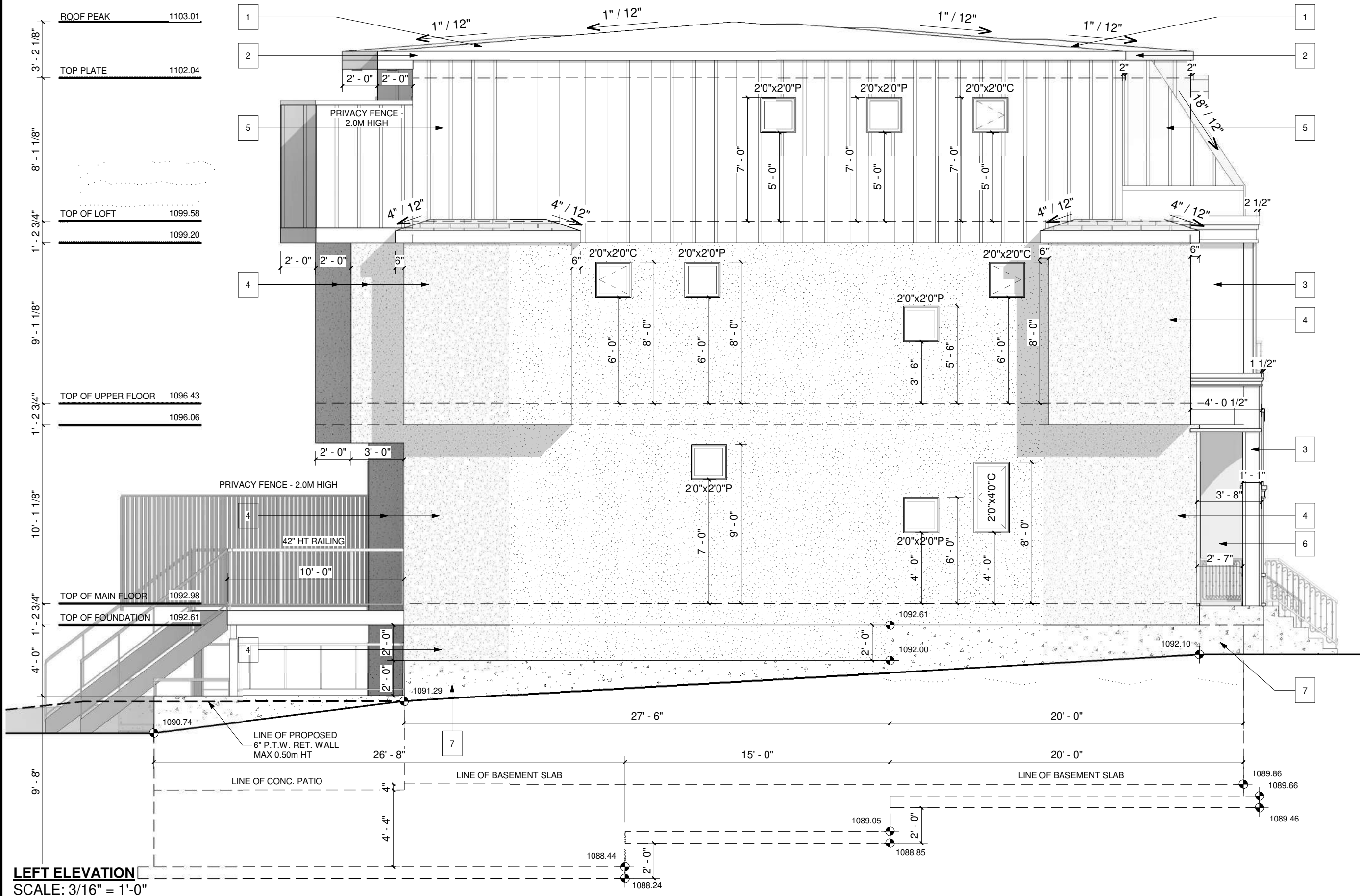
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LEFT ELEVATION
 SCALE: 3/16" = 1'-0"



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PROJECT: SMS ASSOCIATES INC

STATUS: -

SIGNATURES:
 X _____

PRINTED: 2026-04-16 1:11:53 PM

PROJECT NAME:
 1715 - 31 Ave SW
 CALGARY, ALBERTA

DESIGNER: JT	JOB #: 105-26
SCALE: AS SHOWN	SHEET: A-2.2

UNIT #1

WINDOW CALCULATION
 WALL AREA = 1550.73 SQ. FT.
 WINDOW AREA = 47.57 SQ. FT.
 TOTAL: 47.57 / 1550.73 = 3.07%

VENTED SOFFIT NOTES:
 -VENTED SOFFIT (FRONT AND BACK)
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 (SOFFIT ARE PRE-FIN ALUM)

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PROJECT: **SMS ASSOCIATES INC**

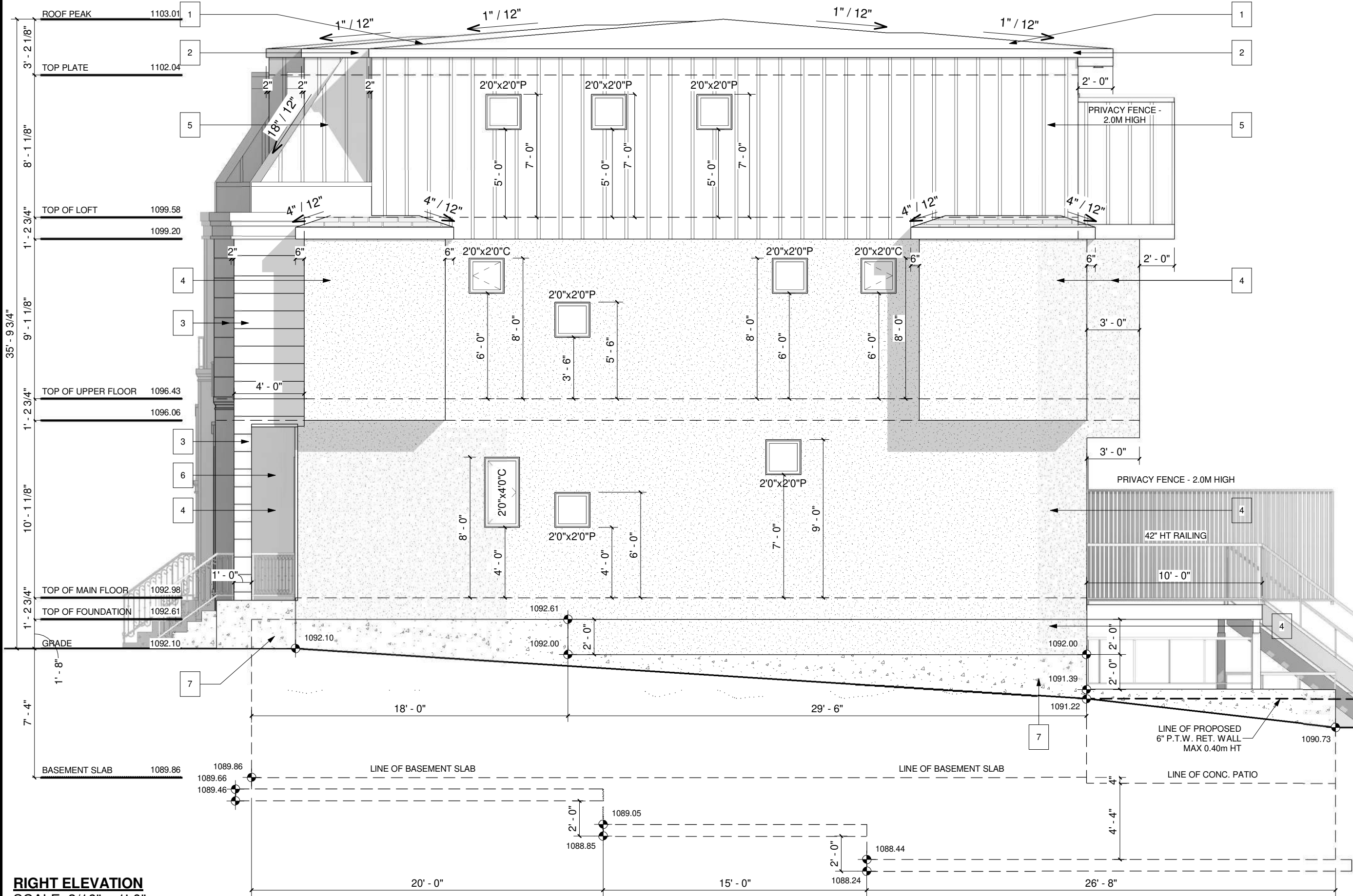
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SIGNATURES:
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PRINTED: 2026-04-16 1:11:58 PM

PROJECT NAME:
 1715 - 31 Ave SW
 CALGARY, ALBERTA

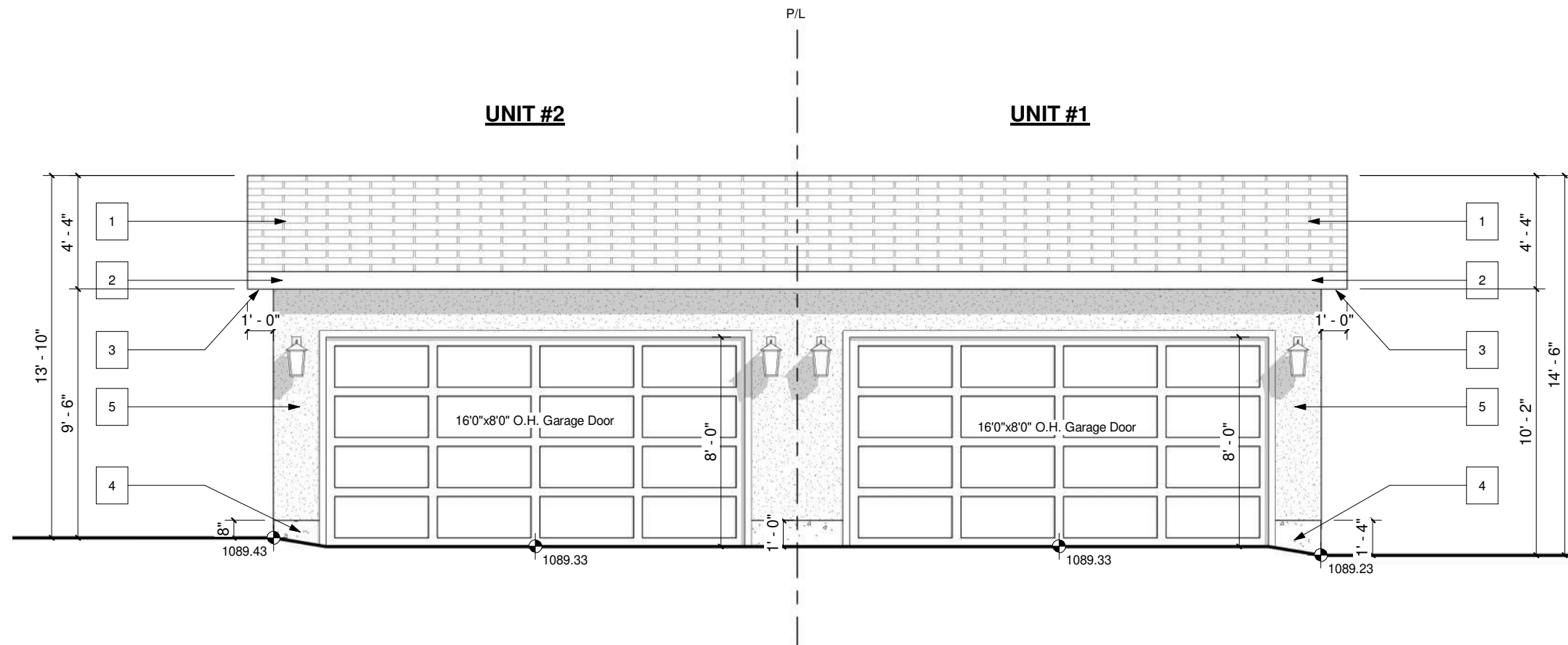
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SCALE: AS SHOWN	SHEET: A-2.3



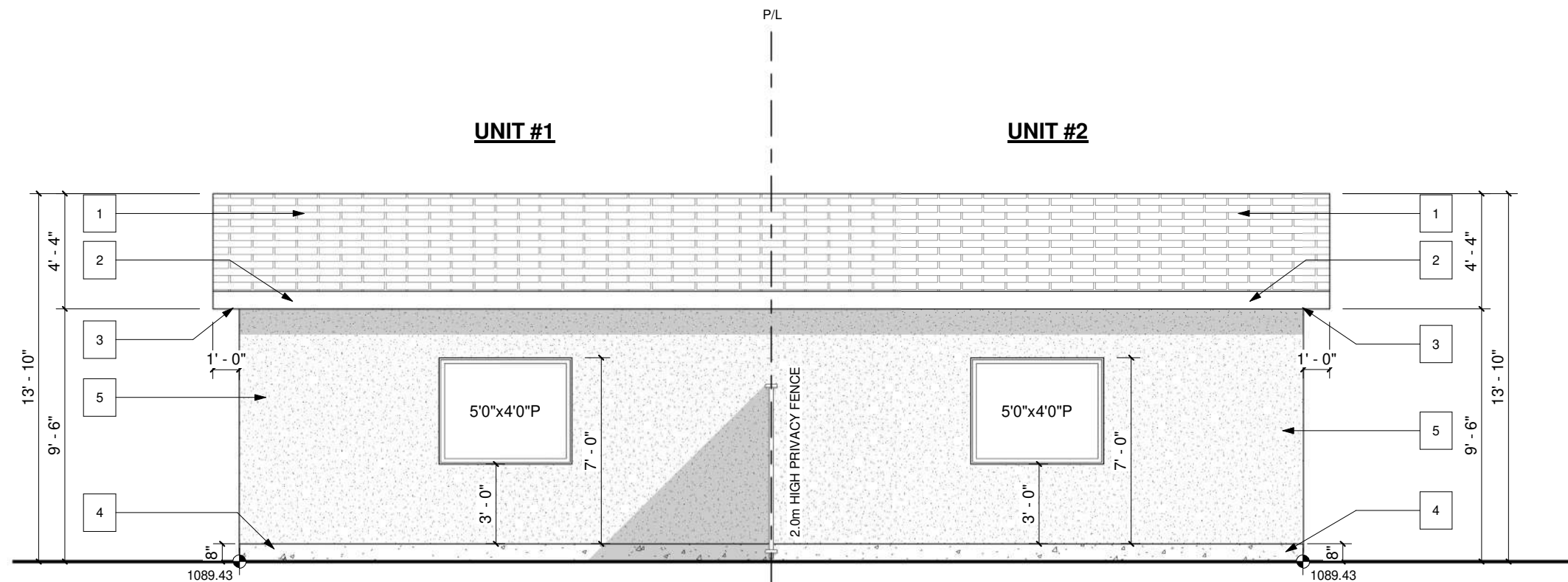
RIGHT ELEVATION
 SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

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



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



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

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PROJECT:
SMS ASSOCIATES INC

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-04-16 1:12:00 PM

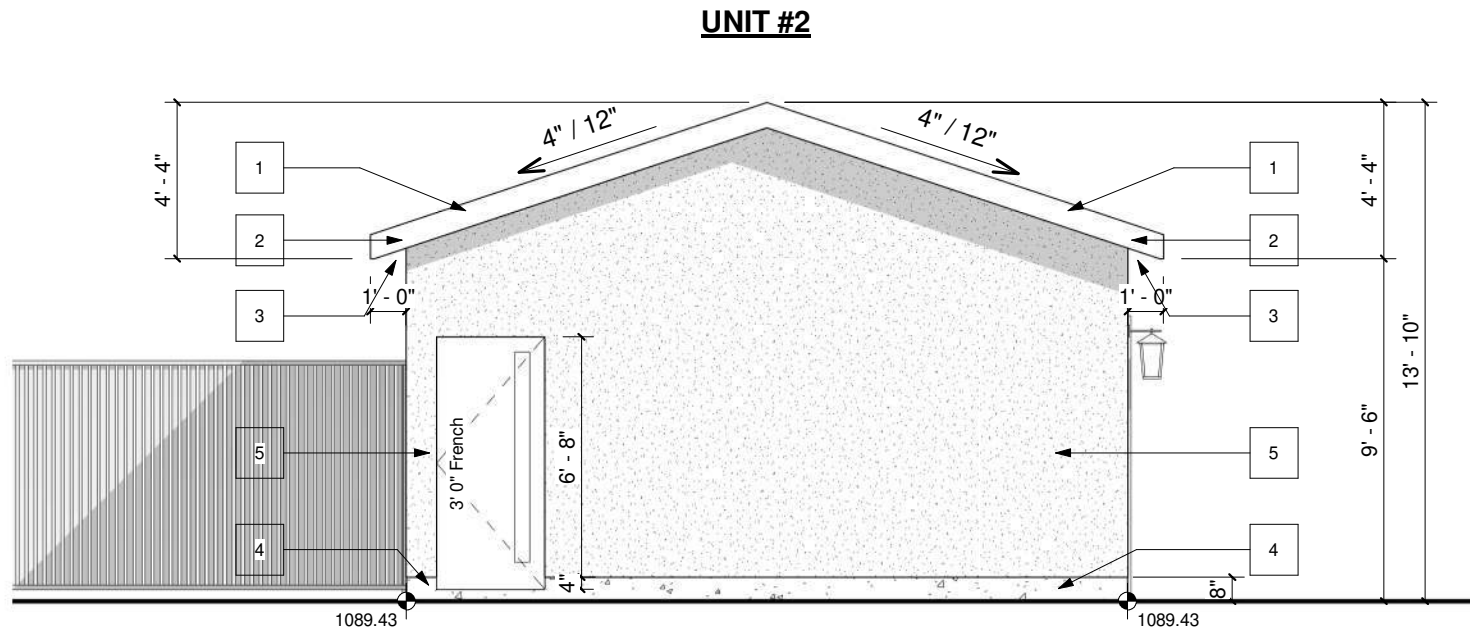
PROJECT NAME:
1715 - 31 Ave SW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 105-26

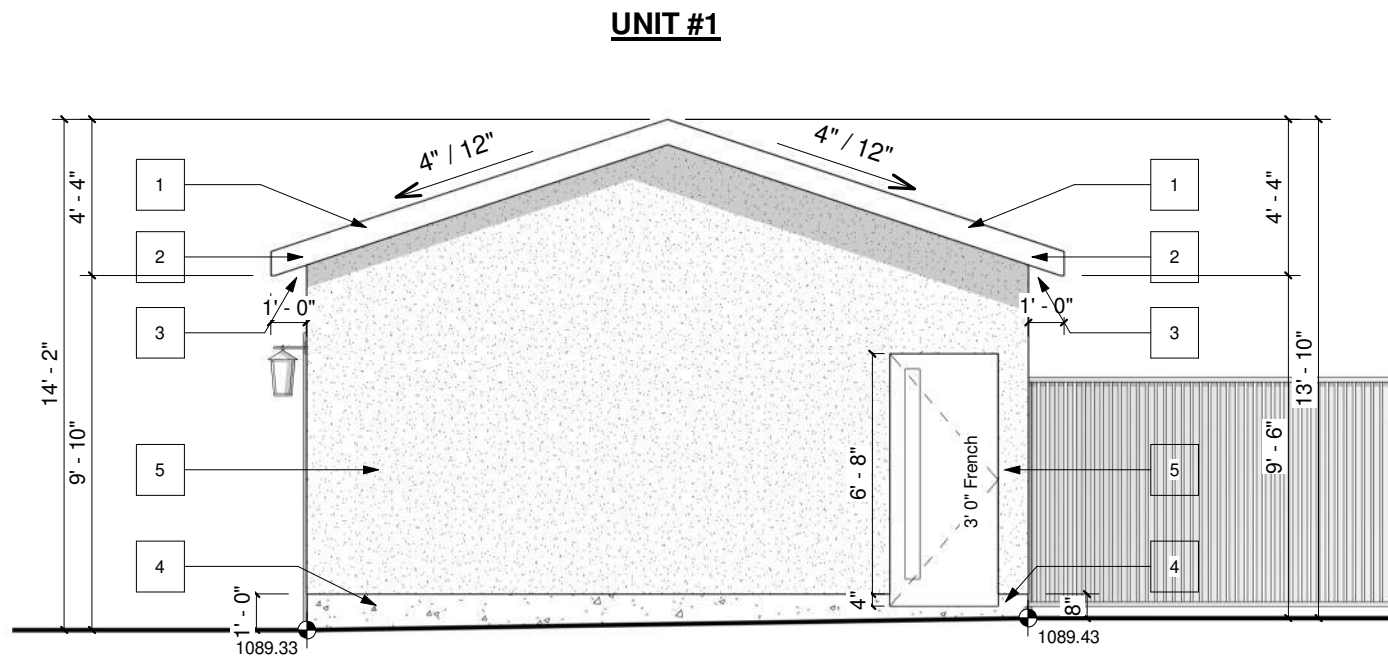
SCALE: AS SHOWN SHEET: A-3.1

EXTERIOR FINISHES:

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



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



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

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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ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	16.04.26	DP	K.C.
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:
SMS ASSOCIATES INC

STATUS: -

SIGNATURES:
X _____

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PROJECT NAME:
1715 - 31 Ave SW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 105-26

SCALE: AS SHOWN SHEET: A-3.2