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 & 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

FLOOR AREA

BASEMENT	= 1003.50 SQ.FT.
MAIN	= 1040.78 SQ. FT.
UPPER	= 1099.33 SQ. FT.
TOTAL	**= 2140.11 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.	01/05/26	DP PLANS	A.R.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

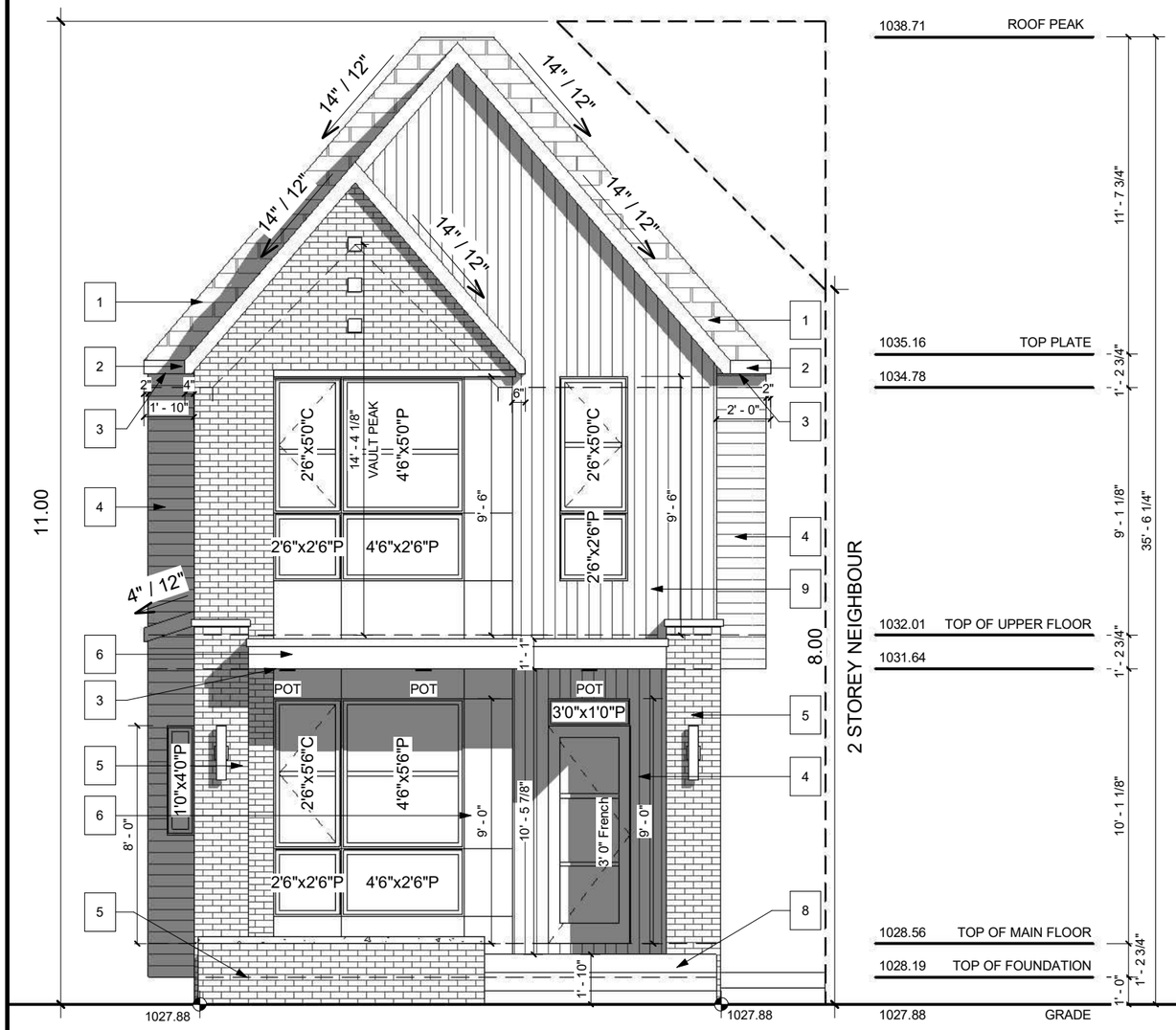
PRINTED: 2026-05-05 11:36:33 AM

PROJECT NAME:
635 - 36 ST SW (NORTH)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	235 - 26
SCALE:	SHEET:
AS SHOWN	A-0.0

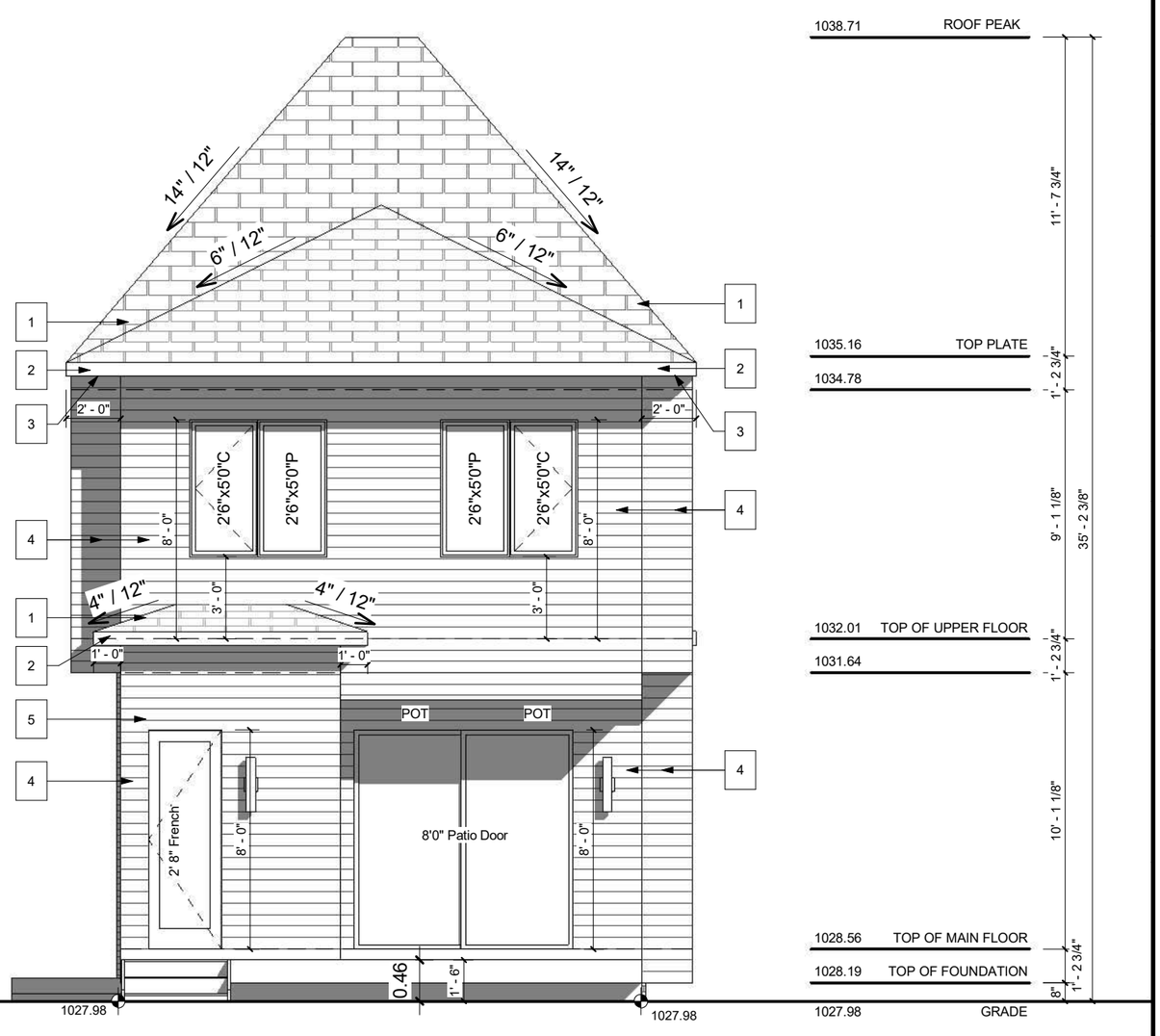
EXTERIOR FINISHES:

1	ASPHALT SHINGLE	4	HARDIE FINISH - BLACK	7	CONCRETE PARGING
2	6" ALUMINUM FASCIA	5	BRICK MASONRY - RED	8	CAST-IN-PLACE CONCRETE
3	ALUMINUM SOFFIT	6	SMART BOARD - BLACK	9	VERTICAL HARDIE FINISH - 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)



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

PROJECT NOTES:

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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.	01/05/26	DP PLANS	A.R.
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: 2026-05-05 11:36:36 AM

JTA DESIGN + PERMITS

PROJECT NAME:
635 - 36 ST SW (NORTH)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	235 - 26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLE	4	HARDIE FINISH - BLACK	7	CONCRETE PARGING
2	6" ALUMINUM FASCIA	5	BRICK MASONRY - RED	8	CAST-IN-PLACE CONCRETE
3	ALUMINUM SOFFIT	6	SMART BOARD - BLACK	9	VERTICAL HARDIE FINISH - BLACK

WINDOW CALCULATION
WALL AREA = 0000.00 SQ. FT.
WINDOW AREA = 00.00 SQ. FT.
TOTAL: 00.00/0000.00 = 0.00%

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"

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.	01/05/26	DP PLANS	A.R.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
PRINTED: 2026-05-05 11:36:37 AM

JTA DESIGN + PERMITS

PROJECT NAME:
635 - 36 ST SW (NORTH)
CALGARY, ALBERTA

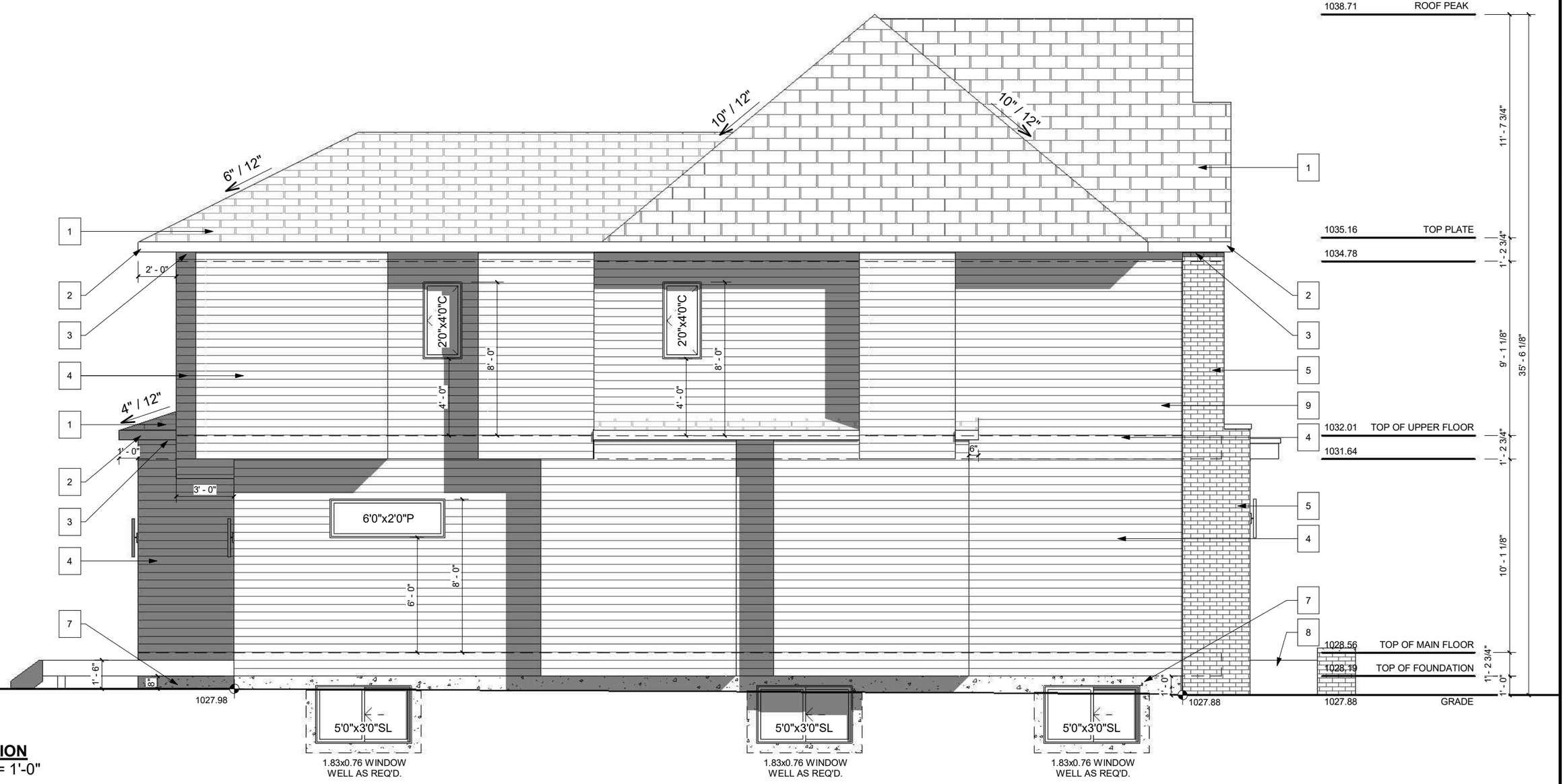
DESIGNER:	JOB #:
JT	235 - 26
SCALE: AS SHOWN	SHEET: A-2.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLE	4	HARDIE FINISH - BLACK	7	CONCRETE PARGING
2	6" ALUMINUM FASCIA	5	BRICK MASONRY - RED	8	CAST-IN-PLACE CONCRETE
3	ALUMINUM SOFFIT	6	SMART BOARD - BLACK	9	VERTICAL HARDIE FINISH - BLACK

WINDOW CALCULATION
WALL AREA = 0000.00 SQ. FT.
WINDOW AREA = 00.00 SQ. FT.
TOTAL: 00.00/0000.00 = 0.00%

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"

PROJECT NOTES:

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03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME
STATUS: -
SIGNATURES: X _____
PRINTED: 2026-05-05 11:36:37 AM

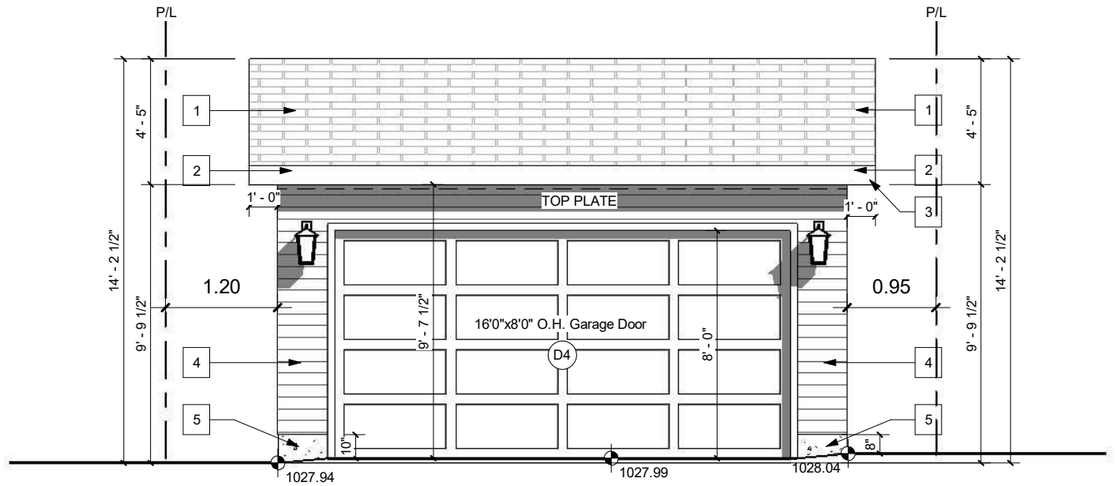
JTA DESIGN + PERMITS

PROJECT NAME:
635 - 36 ST SW (NORTH)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	235 - 26
SCALE: AS SHOWN	SHEET: A-2.2

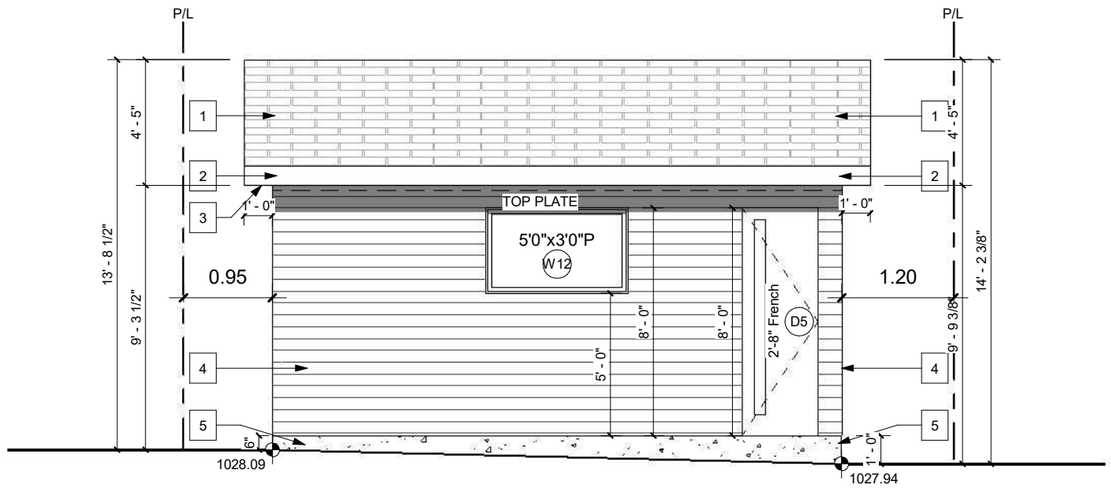
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	2	8" ALUMINUM FASCIA	3	ALUMINUM SOFFIT	4	HARDIE BOARD - BLACK	5	CONC. PARGING



GARAGE FRONT - BACK LANE

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



GARAGE REAR

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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
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03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:

X _____

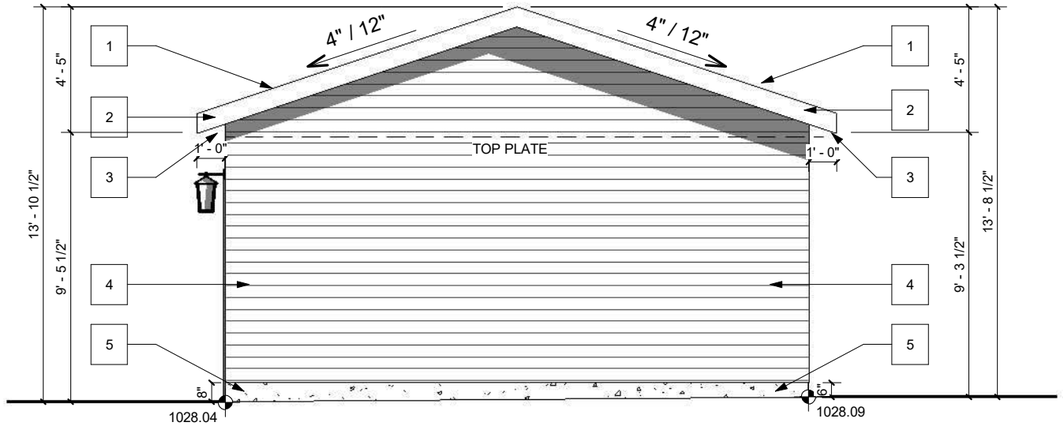
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PROJECT NAME:
635 - 36 ST SW (NORTH)
CALGARY, ALBERTA

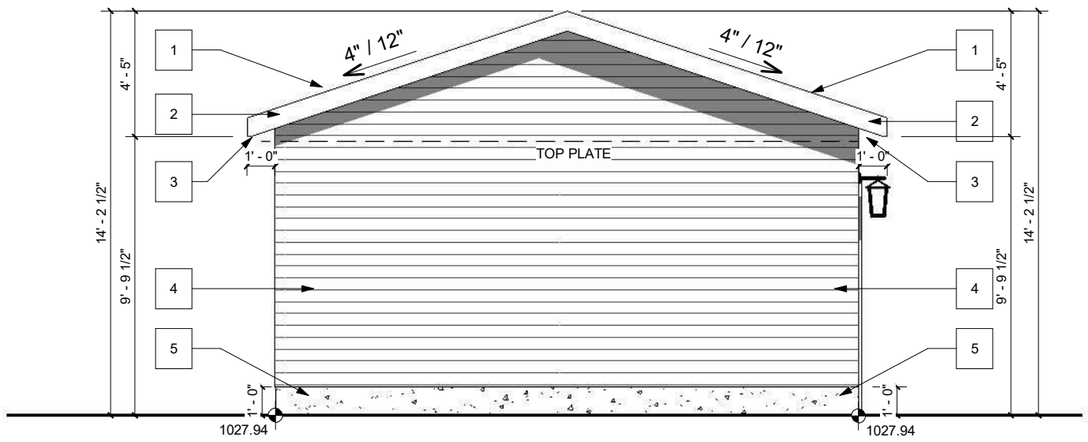
DESIGNER:	JOB #:
JT	235 - 26
SCALE:	SHEET:
AS SHOWN	A-4.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	2	8" ALUMINUM FASCIA	3	ALUMINUM SOFFIT	4	HARDIE BOARD - BLACK	5	CONC. PARGING



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



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

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	01/05/26	DP PLANS	A.R.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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PROJECT: NEW HOME

STATUS: -

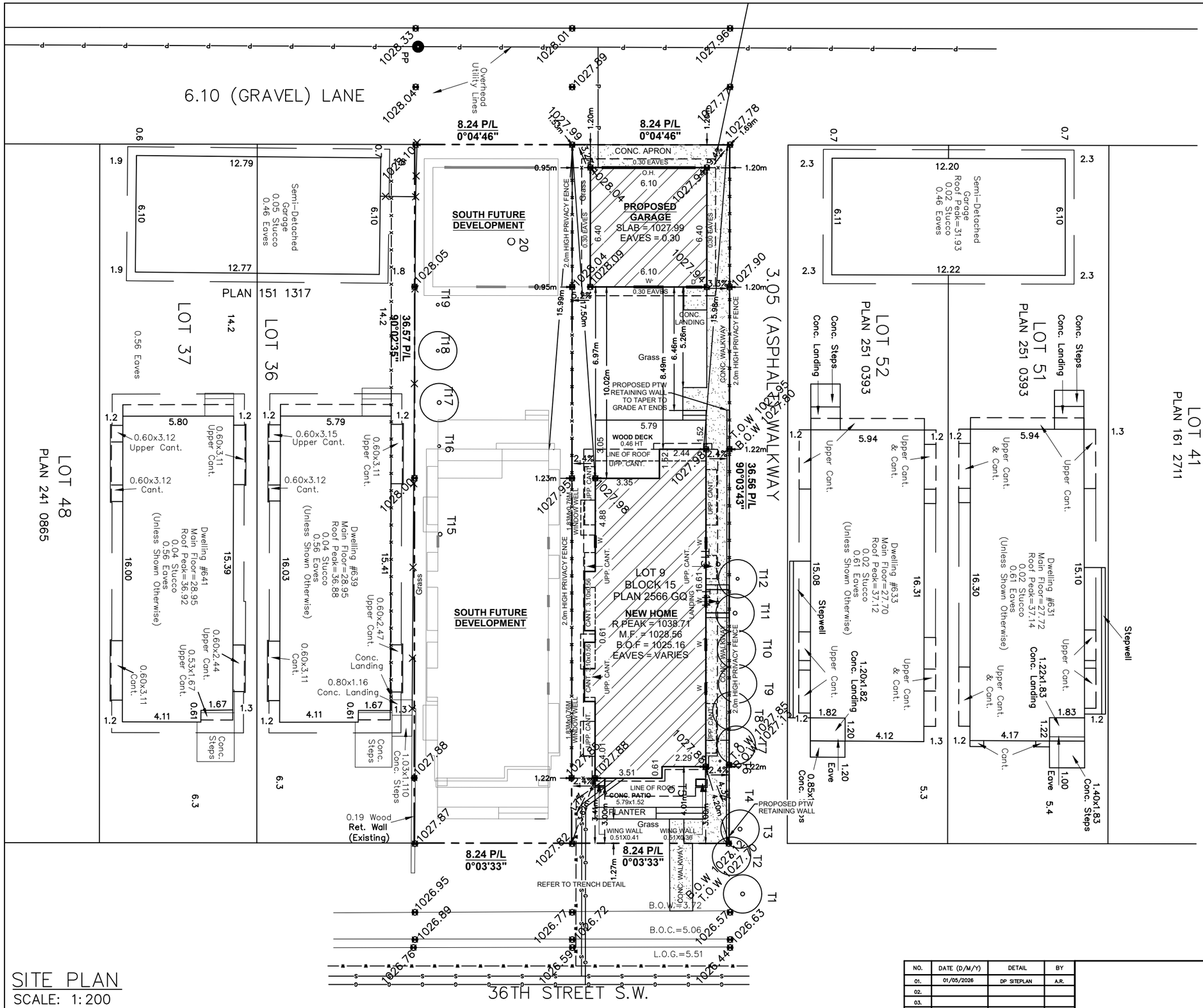
SIGNATURES:

X _____

PRINTED: 2026-05-05 11:36:38 AM

PROJECT NAME:
635 - 36 ST SW (NORTH)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	235 - 26
SCALE:	SHEET:
AS SHOWN	A-4.2



SITE PLAN
SCALE: 1:200

SITE PLAN

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 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 9
Block 15
Plan 2566 GQ

MUNICIPAL ADDRESS:

635 36 ST SW (NORTH)
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

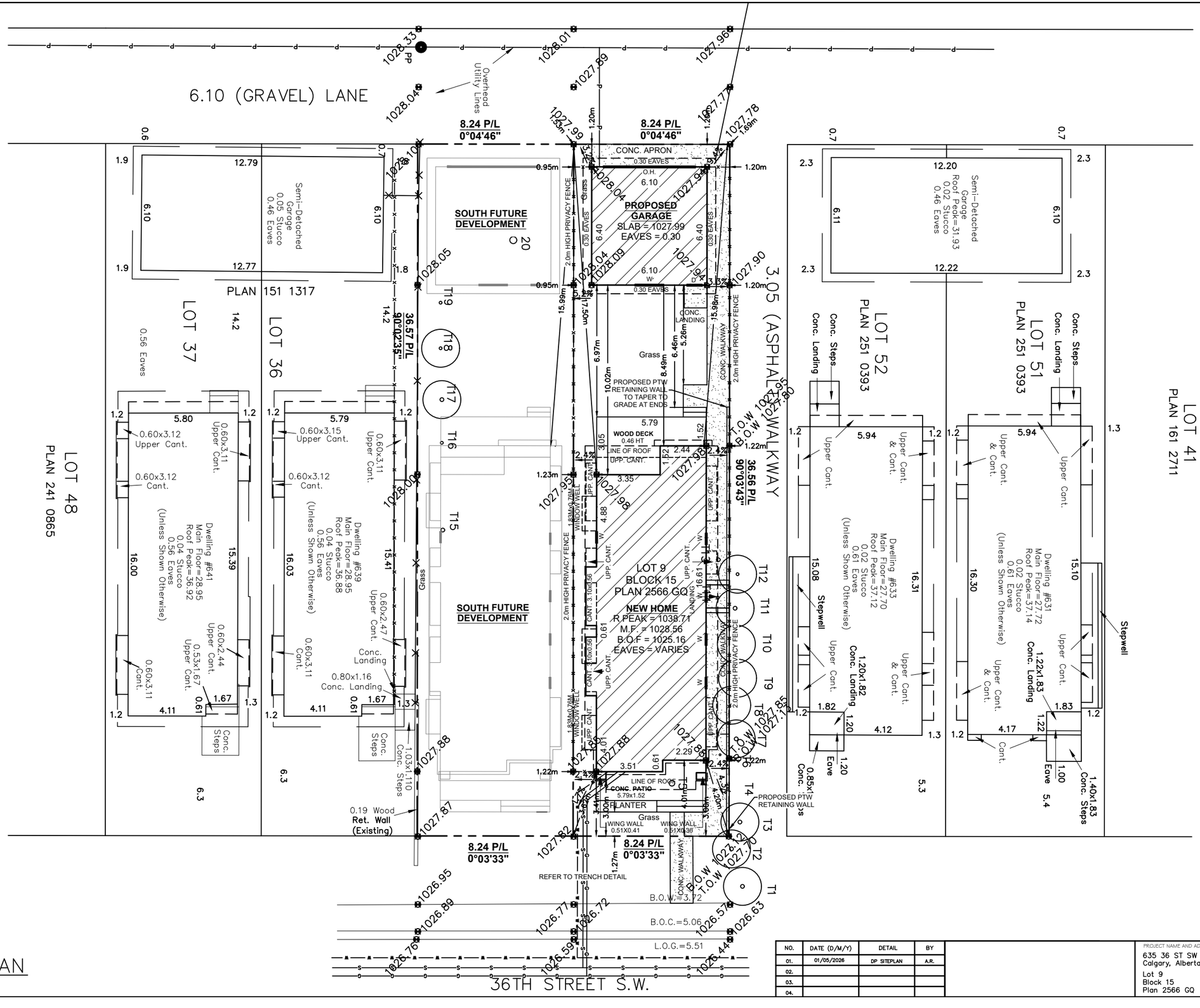
LOT SIZE: 301.289 SQ M
HOUSE SIZE: 96.691 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 3.463 SQ M
GARAGE: 38.090 SQ M
WING WALL: 0.387 SQ M

= 135.168/301.289
= 44.86%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	01/05/2026	DP SITEPLAN	A.R.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
635 36 ST SW (North)
Calgary, Alberta
Lot 9
Block 15
Plan 2566 GQ

PROJECT: NEW HOME
SCALE: 1: 200
DATE: MAY 01, 2026
DIVISION: S NUMBER: 01



BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	01/05/2026	DP SITEPLAN	A.R.
02.			
03.			
04.			

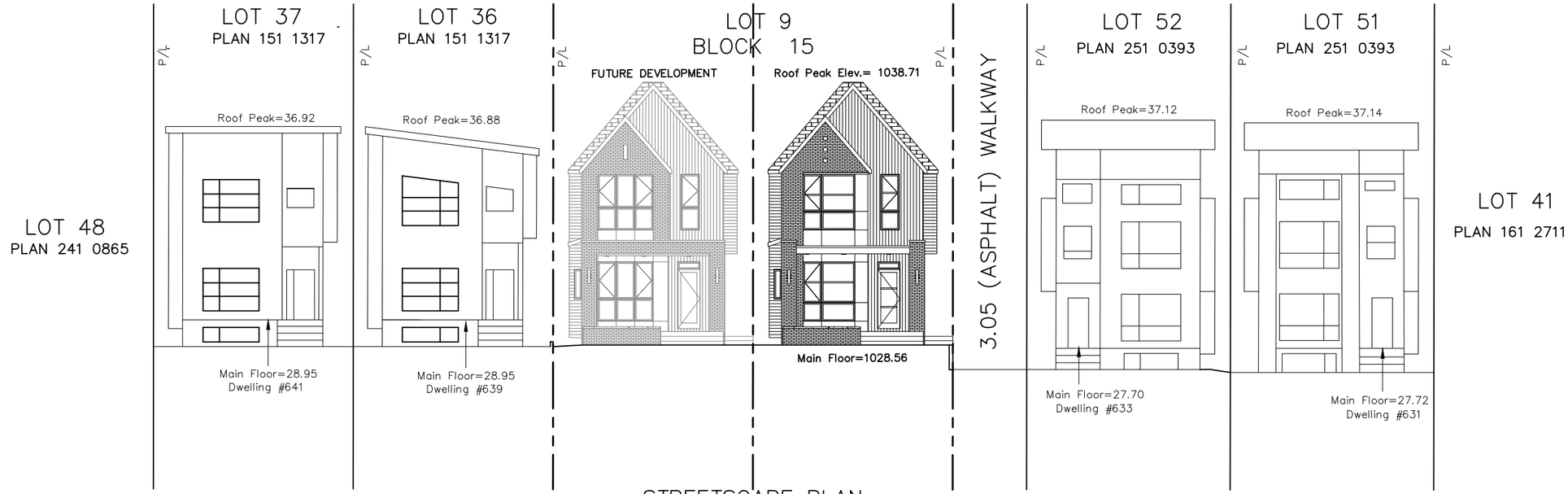
PROJECT NAME AND ADDRESS:
635 36 ST SW (North)
Calgary, Alberta
Lot 9
Block 15
Plan 2566 GQ

PROJECT: NEW HOME

DATE: MAY 01, 2026

SCALE: AS SHOWN

DIVISION: S NUMBER: 01



STREETSCAPE PLAN
36TH STREET S.W.

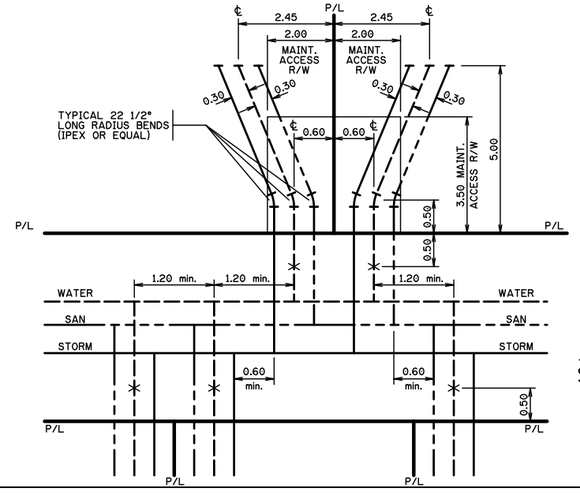
N

Tree Schedule

TREE	Type	Canopy	Height	Diameter	Disposition
1–3	Coniferous	2	4	0.20	To Stay
4	Coniferous	2	4	0.20	To Be Removed
5	Coniferous	4	4	0.30	To Be Removed
6	Coniferous	2	5	0.10	To Be Removed
7	Coniferous	2	4	0.20	To Stay
8	Coniferous	2	4	0.15	To Stay
9	Coniferous	2	6	0.15	To Stay
10	Coniferous	2	6	0.20	To Stay
11	Coniferous	2	5	0.20	To Stay
12	Coniferous	2	5	0.15	To Stay
13	Coniferous	2	5	0.20	To Be Removed
14	Coniferous	2	5	0.15	To Be Removed
15	Coniferous	3	6	0.20	To Be Removed
16	Coniferous	2	5	0.15	To Be Removed
17	Coniferous	2	5	0.20	To Stay
18	Coniferous	2	5	0.15	To Stay
19	Coniferous	2	4	0.15	To Be Removed
20	Deciduous	12	7	1.00	To Be Removed

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.

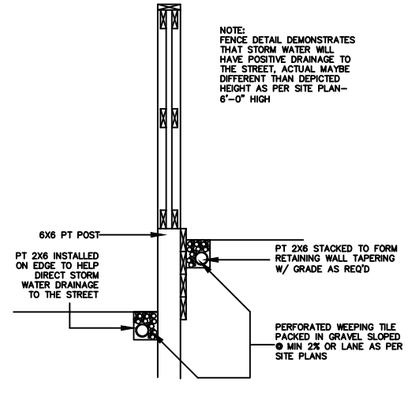


TRENCH DETAIL
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	01/05/2026	DP SITEPLAN	A.R.
02.			
03.			
04.			

NEW HOME SQFT.

	UNIT#1
GARAGES	410.00 SQ FT
BASEMENT	1003.50 SQ FT
MAIN FLOOR	1040.78 SQ FT
UPPER FLOOR	1099.33 SQ FT
TOTAL	2140.11 SQ FT



FENCE SECTION DETAIL
SCALE: NTS

PROJECT NAME AND ADDRESS:
635 36 ST SW (North)
Calgary, Alberta
Lot 9
Block 15
Plan 2566 GQ

PROJECT: NEW HOME

SCALE: AS SHOWN

DATE: MAY 01, 2026

DIVISION: S NUMBER: 02