

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.

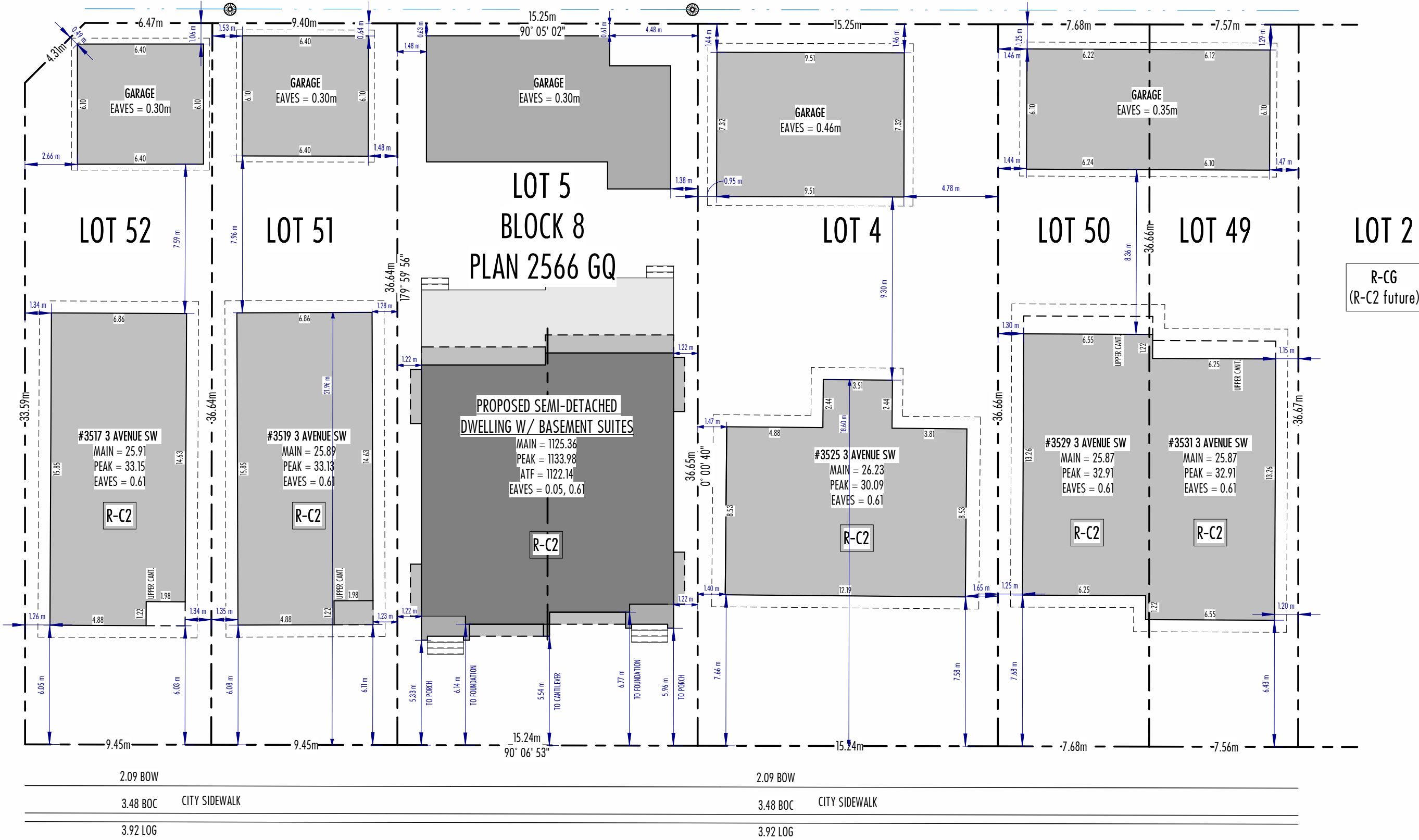
These plans and renderings are presented on the Development Map for information only without the ability to provide commentary.

Learn more at:
Calgary.ca/development



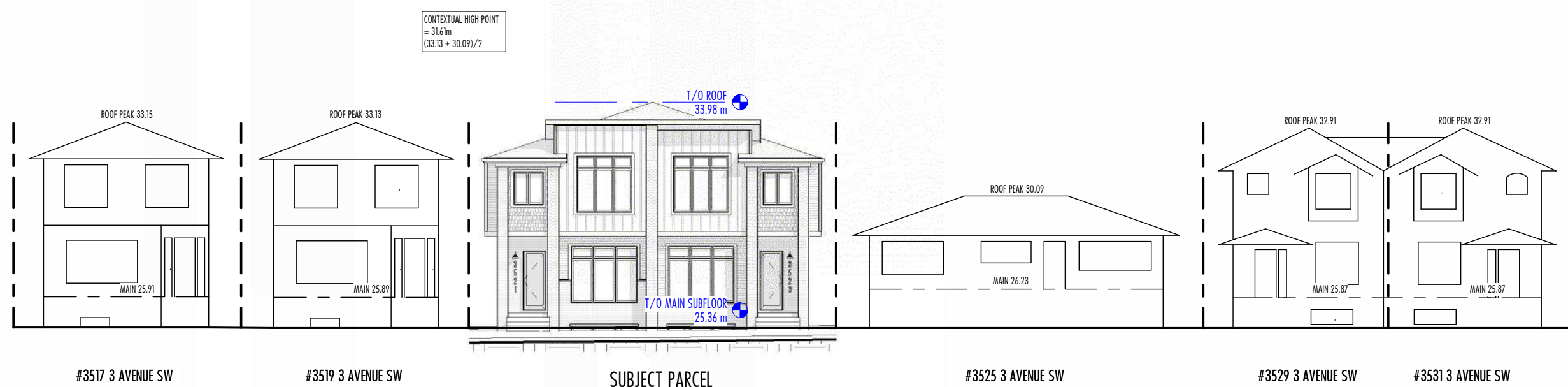
6.10m GRAVEL LANE

6.10m GRAVEL LANE



3rd AVENUE SW

2 BLOCK PLAN
A1 1: 200



3 STREETSCAPE
A1 1: 200

#3521 3 AV SW

SEMI-DETACHED DWELLING
RESIDENTIAL DEVELOPMENT

CALGARY, ALBERTA



3D VIEWS FOR REFERENCE ONLY. DO NOT SCALE.

BUILDING STATISTICS

BUILDING HEIGHT:

ROOF PEAK ELEVATION: 32.90 m

REAR BUILDING REFERENCE POINT: 24.30m

FRONT BUILDING REFERENCE POINT: 24.43m

CONSTRUCTED ROOF POINT: 24.40m

MAXIMUM BUILDING HEIGHT (24.43 + 1.0 + 0.40) = 25.83m

RESIDENTIAL DENSITY:

DWELLING UNITS: 2

PARCEL AREA: 6,056 m²

DENSITY: 33.1 U/A

SITE COVERAGE

PARCEL AREA EXIST (SHELF): 279.22 m²

MAXIMUM COVERAGE: 125.65 m² 45.00%

PROPOSED ON SITE: 125.65 m² 45.00%

DWELLING: 83.38 m²

COVERED PORCH: 2.52 m²

DETACHED GARAGE: 4.75 m²

DETACHED GARAGE: 39.54 m²

AMENITY SPACE:

REAR YARD (UNIT A): 39.77 m²

REAR PATIO (UNIT A): 24.39 m²

REAR YARD (UNIT B): 30.11 m²

REAR PATIO (UNIT B): 24.39 m²

REAR YARD (SITE B): 9.90 m²

PARKING ON-SITE:

PRIVATE GARAGE: 4 STALLS

PROPERTY STATISTICS

STREET ADDRESS:

#3521 3 AV SW

LEGAL ADDRESS:

LOT 5, BLOCK 8, PLAN 2566 GQ

COMMUNITY:

SPRUCE CLIFF

ZONING:

R-C2

PARCEL SIZE & AREA:

35.76m x 36.44m 130' x 119' 7"

588.53 m²

0.956 ha

LOCAL AREA PLAN:

WESTBROOK LOCAL AREA PLAN

NEIGHBOURHOOD LOCAL

UNITED (5-5000)

TRANSIT PROXIMITY:

1110 120 STREET STATION

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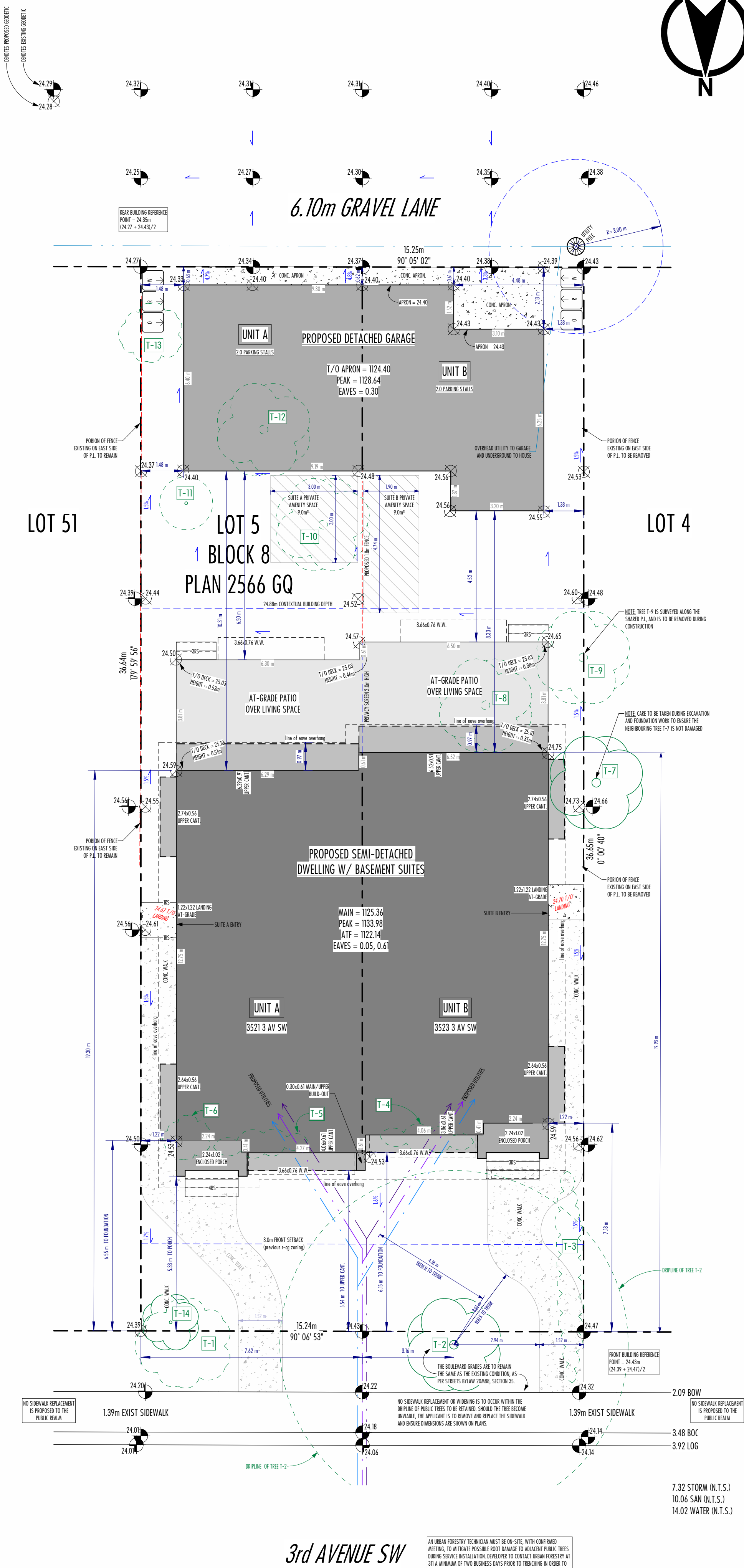
1110 120 STREET STATION

1110 120 STREET STATION

TREE LEGEND

#	TYPE	QAL	SPCL	RECS	STATUS
1-1	LEAFY DECIDUOUS	0.50	2.0	2.0	TO BE REMOVED (SHARED PRIVATE & CITY STREET)
1-2	GREEN ACER	0.40	1.0	1.0	TO REMAIN (TREE 1-20445)
1-3	BIRCH	1.5	2.0	2.0	TO BE REMOVED
1-4	BIRCH	1.0	1.5	1.5	TO BE REMOVED
1-5	BIRCH	1.0	1.5	1.5	TO BE REMOVED
1-6	BIRCH	1.0	1.5	1.5	TO BE REMOVED
1-7	DECIDUOUS	0.30	0.5	0.5	TO BE REMOVED (SHARED PRIVATE & CITY STREET)
1-8	DECIDUOUS	0.30	0.5	0.5	TO BE REMOVED (SHARED PRIVATE & CITY STREET)
1-9	DECIDUOUS	0.30	0.5	0.5	TO BE REMOVED (SHARED PRIVATE & CITY STREET)
1-10	DECIDUOUS	0.30	0.5	0.5	TO BE REMOVED (SHARED PRIVATE & CITY STREET)
1-11	CONIFERUS	0.40	0.5	0.5	TO BE REMOVED
1-12	DECIDUOUS	0.30	0.5	0.5	TO BE REMOVED
1-13	BIRCH	1.0	1.5	1.5	TO BE REMOVED
1-14	GREEN ACER	0.40	0.5	0.5	TO BE REMOVED

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REVISIONS & GARAGE PLAN	A5



3rd AVENUE SW

1 SITE PLAN
A1 1: 200



Collective Design

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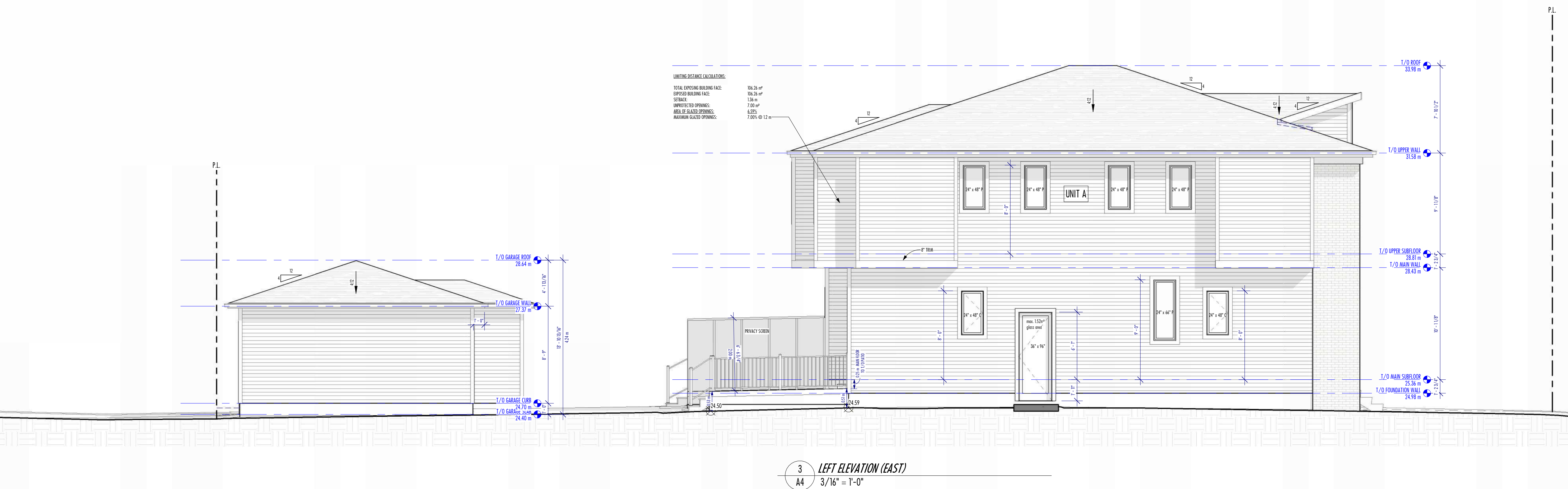
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DATE	ISSUED	BY
24.4.24	PROJECT Kickoff	
24.5.05	DRAFT FLOORPLAN	RC
24.5.15	FLOORPLAN REV. DRAFT EXTERIOR	RC
24.5.24	BP REVIEW, EXTERIOR	RC
24.5.28	BP	RC
24.7.03	BP - REV'S GARAGE ELEV HEIGHT	RC
24.8.11	BP - R-C2 ALIGNMENT, BUILDING HEIGHT, ROOF, GARAGE	RC
24.9.08	BP02 - BUILDING HEIGHT, SITE PLAN NOTES, PARCEL COVERAGE	RC

AREA	AREA	SF
UNIT A		
MAIN		907
UPPER		991
TOTAL ABOVE GRADE		1898
BASEMENT DEVELOPMENT (SUITE)		876
BASEMENT UNDEVELOPED		104
A1-GARAGE REAR PATIO		262
UNIT B		
MAIN		907
UPPER		991
TOTAL ABOVE GRADE		1898
BASEMENT DEVELOPMENT (SUITE)		876
BASEMENT UNDEVELOPED		104
A1-GARAGE REAR PATIO		262

PUBLISHED:	2024-09-08 12:09 PM
STAGE:	BP
DRAWN & DESIGNED:	K. GARNES
CHECKED:	C. GRADISON

PROJECT:	SPRUCE CLIFF SEMI-DETACHED WITH SECONDARY SUITES
STREET ADDRESS:	#3521 3 AV SW, CALGARY, AB
LEGAL ADDRESS:	LOT 5, BLOCK 8, PLAN 2566 GQ
OWNER:	PRIVATE OWNER
LOT ZONING:	R-C2
PAGE:	ARCH 3 / 36" x 24"
SCALE:	3/16" = 1'-0"
SHEET:	ELEVATIONS





PAGE: _____