

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?

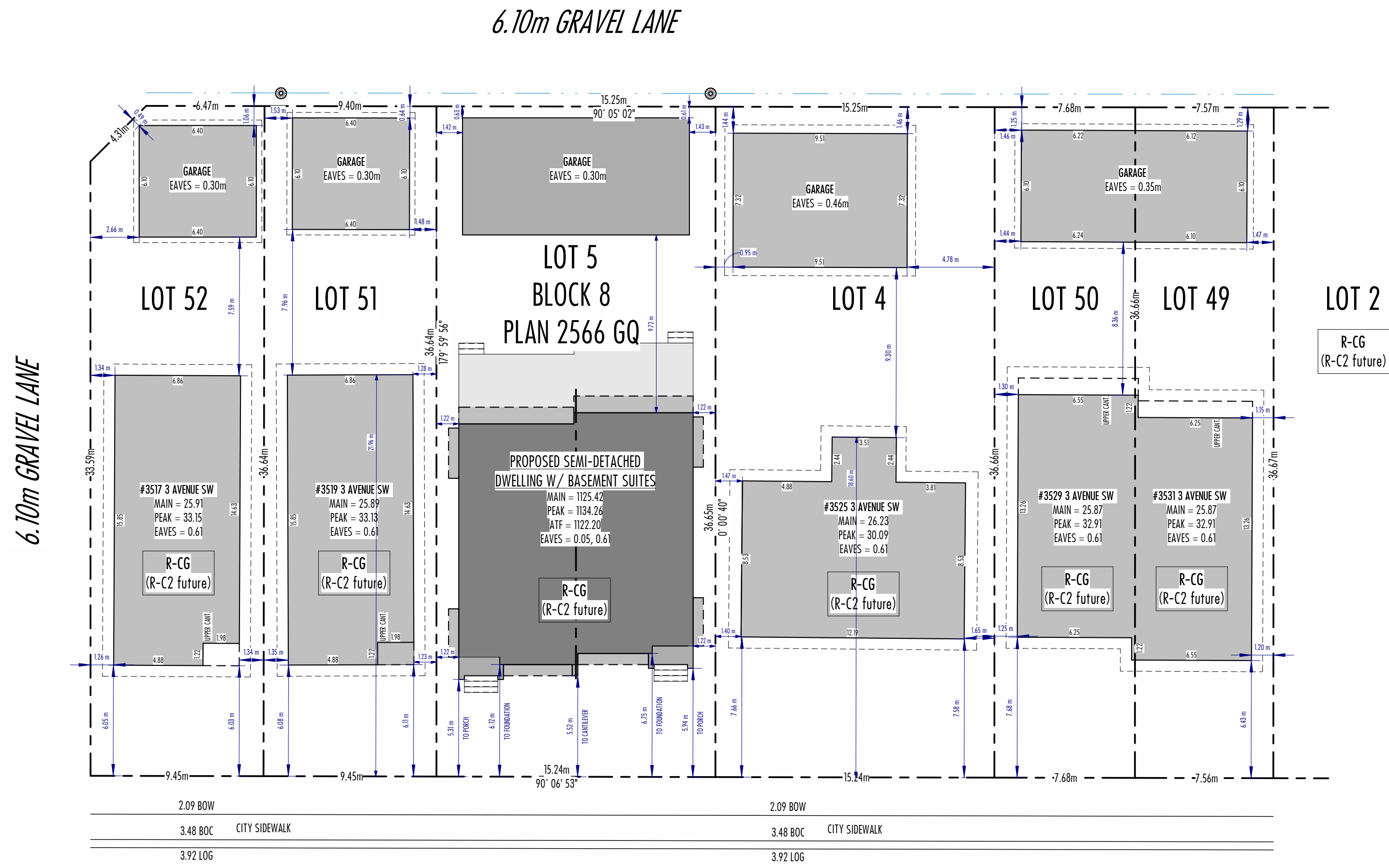
If the application does not meet the contextual rules, The City informs the applicant that they can change their application to meet the rules or the application will become a discretionary use **Semi-detached** dwellings which would allow The City and the public to comment.



The City has reviewed this application and determined that it meets the contextual rules.

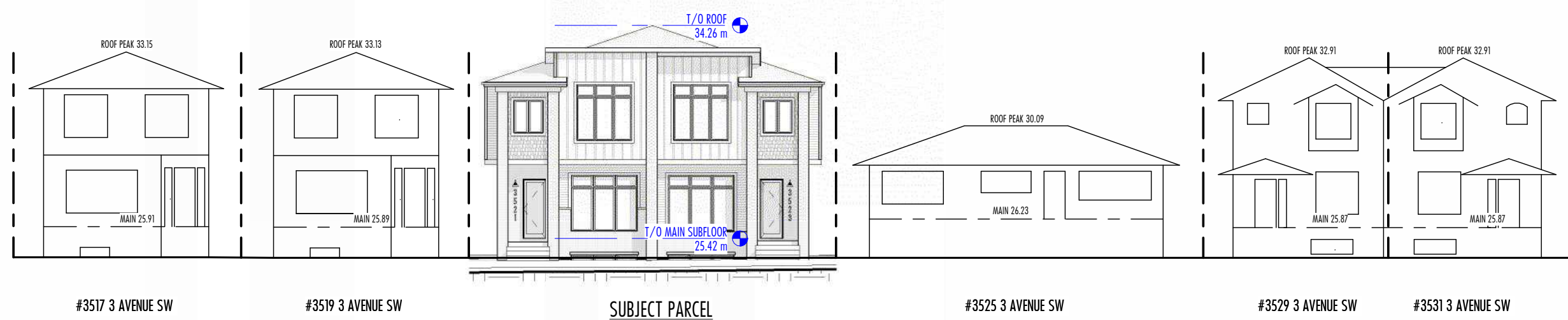
These plans and renderings are presented on the Development Map for information only without the ability to provide commentary.

Learn more at:
Calgary.ca/development



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



BUILDING STATISTICS

BUILDING HEIGHT:
ROOF PEAK 32.32m
GRADE GEOMETRICS AT PRINCIPAL BUILDING CORNERS:
EAVE EAVE 32.32m 32.32m 32.32m 32.32m
BUILDING HEIGHT, RESPECTIVELY:
9.72m 9.72m 9.72m 9.72m
BUILDING HEIGHT: 9.72m

RESIDENTIAL DENSITY:
DWELLING UNITS: 2
PARCEL AREA: 3,056.14m²
DENSITY: 35.71 uha

SITE COVERAGE:
PARCEL AREA: 3,056.14m²
MAXIMUM COVERAGE: 251.34m² 82.26%
PROPOSED ON-SITE: 251.34m² 82.26%
DWELLING: 146.77m²
COVERED PORCH: 5.04m²
WALK-OUT: 9.18m²
DETACHED GARAGE: 79.34m²

AMENITY SPACE:

REAR YARD (UNIT A): 49.48m²
REAR PATIO (UNIT A): 24.30m²
REAR YARD (UNIT B): 45.54m²
REAR PATIO (UNIT B): 24.30m²

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-CG (R-C2 after Aug 2024)

PARCEL SIZE & AREA:

15.24m x 30.46m (51' x 100' 7")

0.056 ha

LOCAL AREA PLAN:

WESTBROOK LOCAL AREA PLAN

NEIGHBOURHOOD LOCAL

LIMITED 13-STOREY

TRANSIT PROXIMITY:

LESLIE BLUE LINE AT WESTBROOK STATION

1.1km TO WESTBROOK STATION

BELMONT TRAIL AT WESTBROOK STATION

1.1km TO WESTBROOK STATION

PRINCIPAL BUS ROUTE #21 AT 32.32m

15.24m X 30.46m (51' X 100' 7")

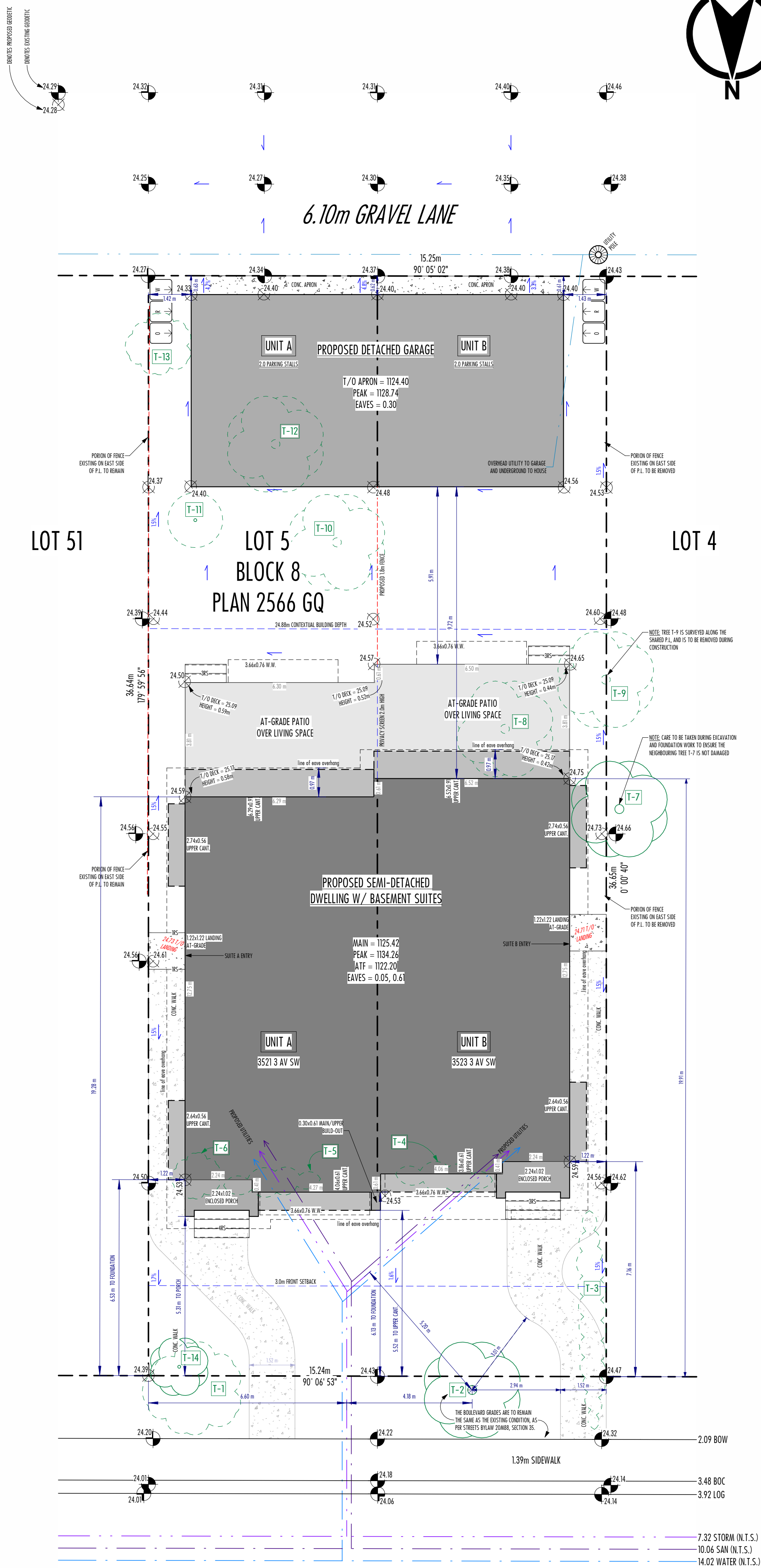
BUS ROUTES: #21, #24, #25, #26

TREE LEGEND

#	TYPE	QAL	SPRM	RECS	STATUS
T-1	LEAFY DECIDUOUS	3.0	2.0	2.0	TO BE REMOVED (SHARED PRIVATE & CITY STREET)
T-2	GREEN ACER	0.40	0.40	0.40	TO REMAIN (LIVE TREE 1-ZONING)
T-3	ROSE	1.5	2.0	2.0	TO BE REMOVED
T-4	ROSE	1.0	1.5	1.5	TO BE REMOVED
T-5	ROSE	1.0	1.5	1.5	TO BE REMOVED
T-6	ROSE	1.0	1.5	1.5	TO BE REMOVED
T-7	ROSE	0.30	0.30	0.30	TO BE REMOVED (SHARED PRIVATE & CITY STREET)
T-8	ROSE	0.30	0.30	0.30	TO BE REMOVED
T-9	ROSE	0.30	0.30	0.30	TO BE REMOVED (SHARED PRIVATE & CITY STREET)
T-10	ROSE	0.30	0.30	0.30	TO BE REMOVED
T-11	CONIFER	0.40	0.40	0.40	TO BE REMOVED
T-12	CONIFER	0.30	0.30	0.30	TO BE REMOVED
T-13	ROSE	0.30	0.30	0.30	TO BE REMOVED
T-14	GREEN ACER	0.065	0.065	0.065	TO BE PLANTED (NEW)

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PROXY LINES	A2
PROXY LINES	A3
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1 SITE PLAN
A1 1: 200



CORR:

DATE	ISSUED	BY
24.4.24	PROJECT REVISION	IC
24.5.05	DRAFT FLOORPLAN	IC
24.5.15	FLOORPLAN REV. DRAFT EXTERIOR	IC
24.5.24	DP REVIEW, EXTERIOR	IC
24.5.28	DP	IC

AREAS:

AREA	SF
UNIT A	997
MAIN	997
UPPER	997
TOTAL ABOVE GRADE	1994
BASEMENT DEVELOPMENT (SUITE)	878
BASEMENT UNDEVELOPED	104
AT-GRADE REAR PATIO	262
UNIT B	997
MAIN	997
UPPER	997
TOTAL ABOVE GRADE	1994
BASEMENT DEVELOPMENT (SUITE)	878
BASEMENT UNDEVELOPED	104
AT-GRADE REAR PATIO	262

PUBLISHED: 2024-05-20 3:04:52 PM

STAGE: DESIGN

DRAWN & DESIGNED: K. GARDIN

CHECKED: C. GARDIN

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-CG (R-C2 after Aug 2024)

PAGE: ARCH 1 / 36" x 24"

SCALE: As indicated

SHEET: SITE PLAN

PAGE:

A1

DATE	ISSUED	BY
2024.04.24	PROJECT Kickoff	
2024.05.05	DRAFT FLOORPLAN	RC
2024.05.05	FLOORPLAN REV. DRAFT EXTERIOR	RC
2024.05.06	BP REVIEW, EXTERIOR	RC
2024.05.06	BP	RC

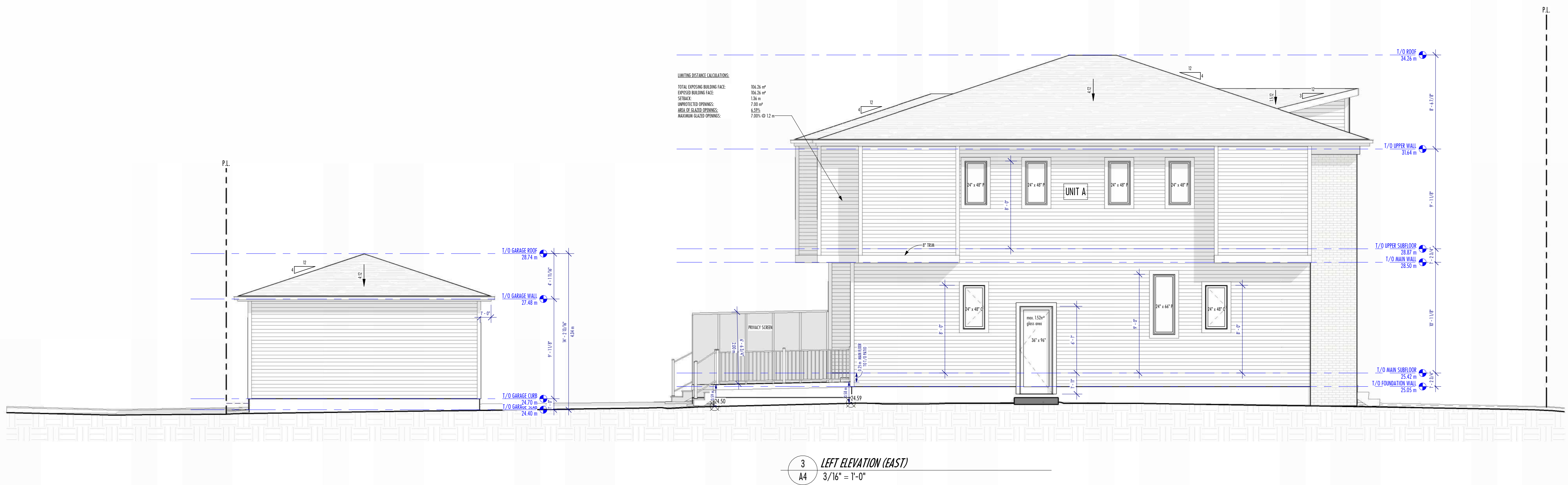
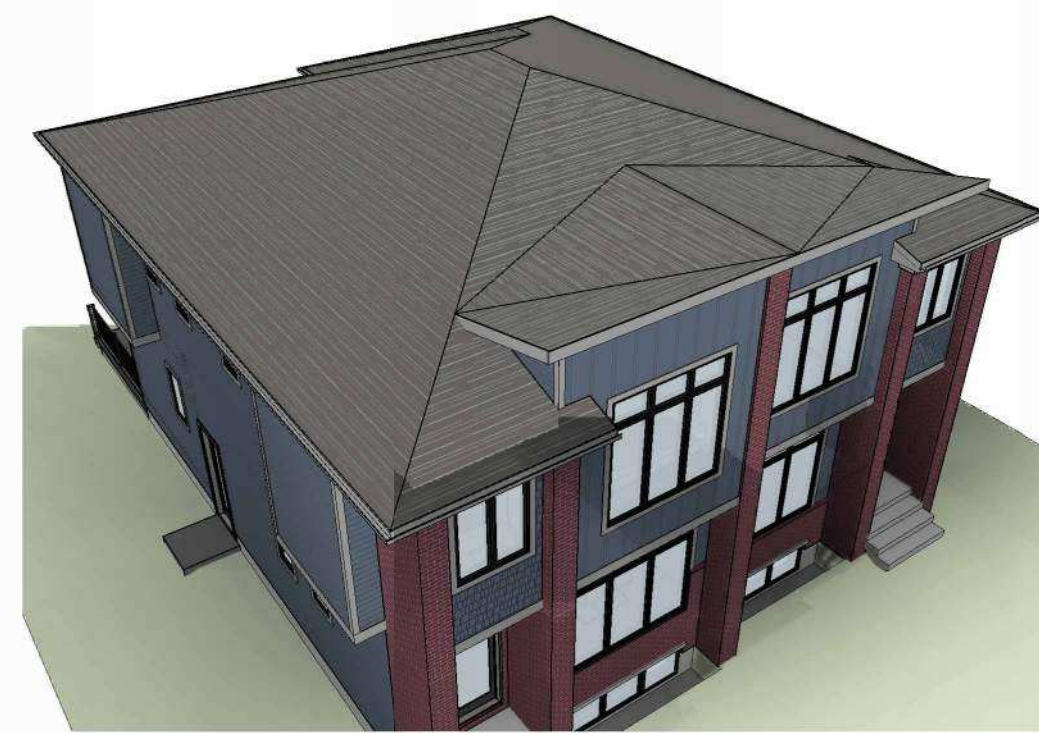
AREA	SF
UNIT A	
MAIN	907
UPPER	991
TOTAL ABOVE GRADE	1898
BASEMENT DEVELOPMENT (SUITE)	876
BASEMENT UNDEVELOPED	104
AT-GRADE REAR PATIO	262
UNIT B	
MAIN	907
UPPER	991
TOTAL ABOVE GRADE	1898
BASEMENT DEVELOPMENT (SUITE)	876
BASEMENT UNDEVELOPED	104
AT-GRADE REAR PATIO	262

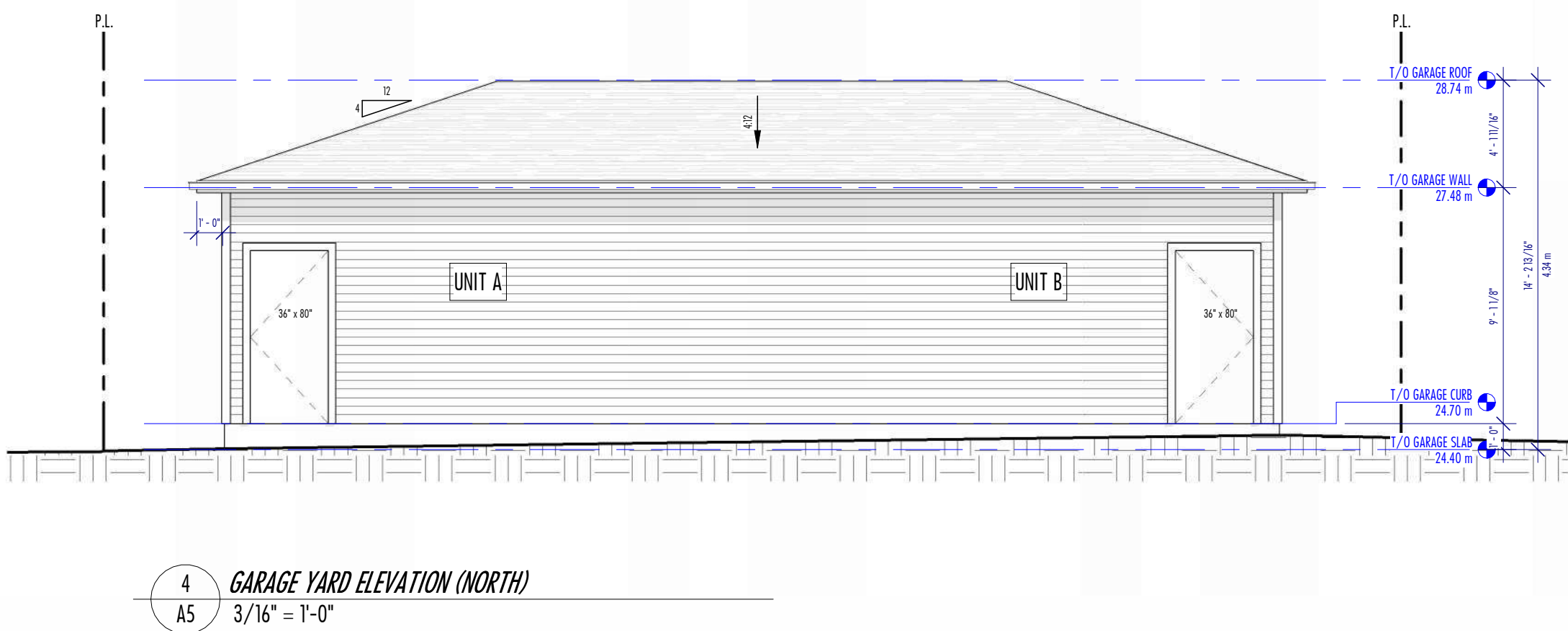
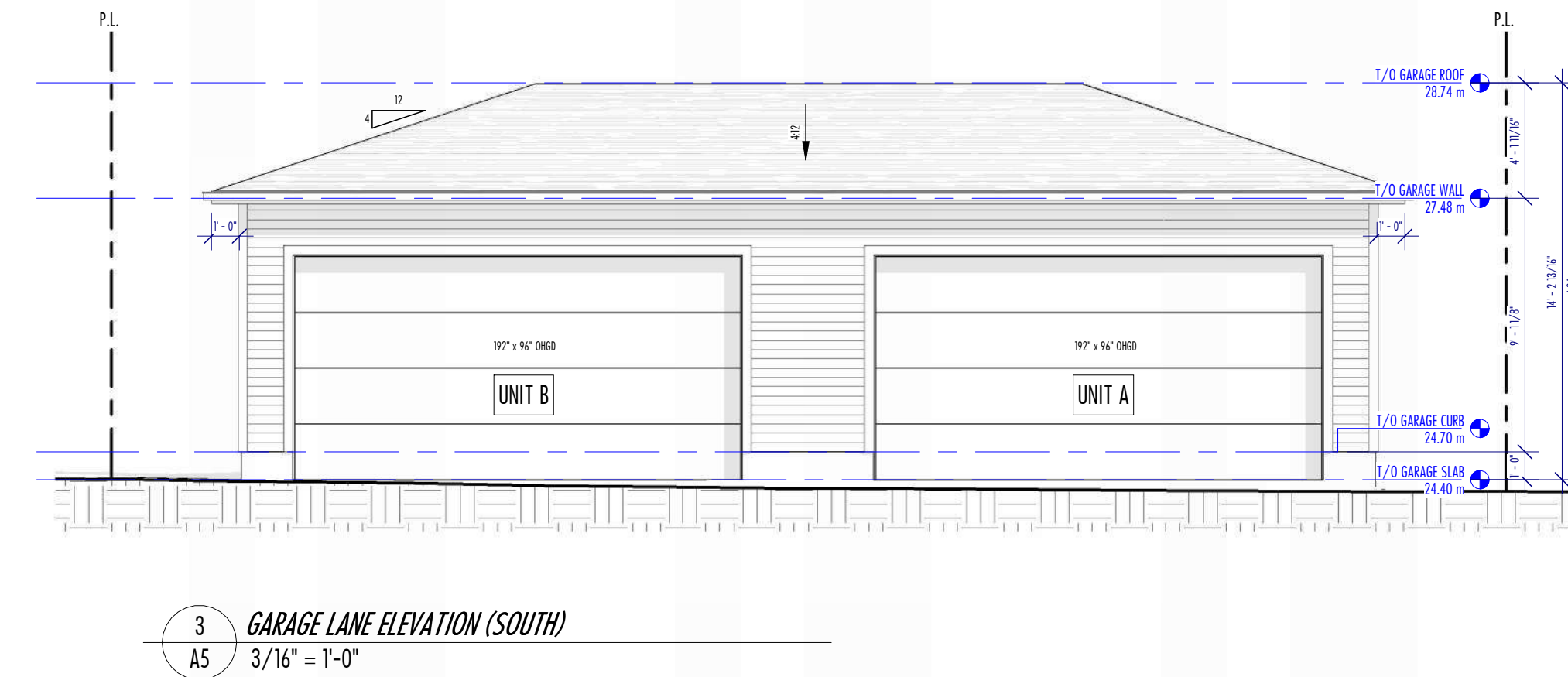
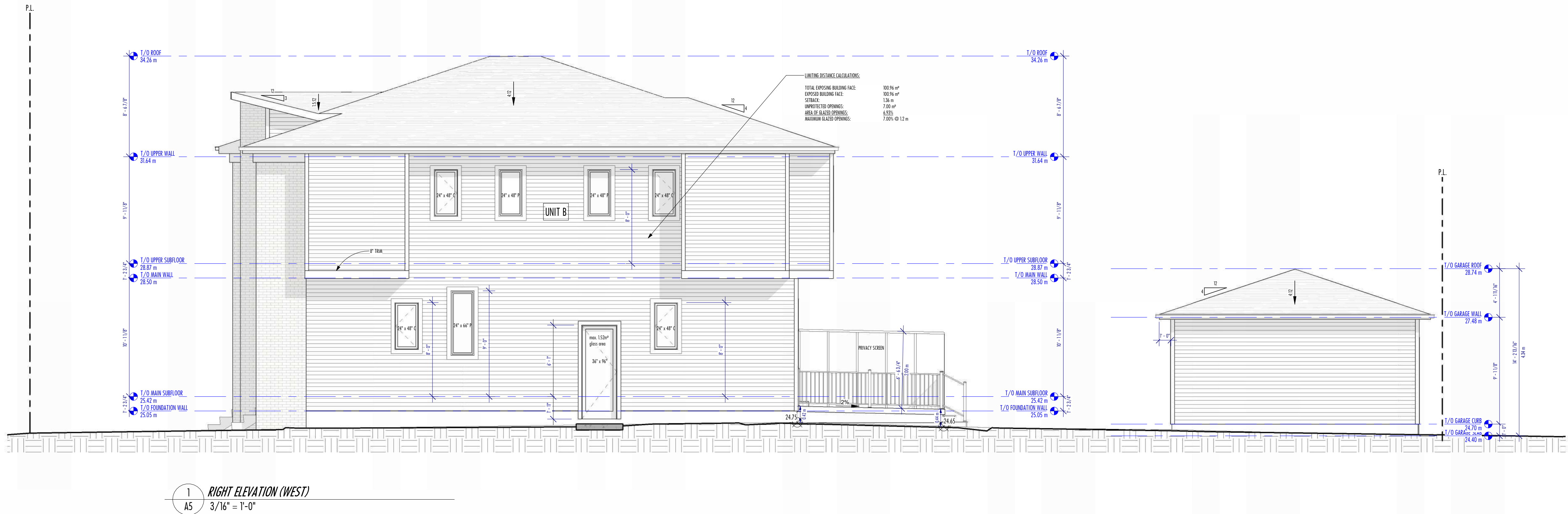
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STAGE:	DESIGN
DRAWN & DESIGNED:	K. GARNES
CHECKED:	C. GRABESON

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-CB (R-C2) 14 Aug 2020
PAGE:	ARCH 3 / 36" x 24"
SCALE:	3/16" = 1'-0"
SHEET:	ELEVATIONS



3D VIEWS FOR REFERENCE ONLY. DO NOT SCALE.





Collective Design
1000 10th Ave SW
Calgary, Alberta

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DATE	ISSUED	BY
24.4.24	PROJECT RACISET	
24.5.05	DRAFT FLOORPLAN	RC
24.5.26	FLOORPLAN REV. DRAFT EXTERIOR	RC
24.5.26	BP REVIEW, EXTERIOR	RC
24.5.26	BP	RC

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

PUBLISHED:	2024-05-28 3:04:25 PM
STAGE:	DESIGN
DRAWN & DESIGNED:	K. GABRIEL
CHECKED:	C. GABRIELSON

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

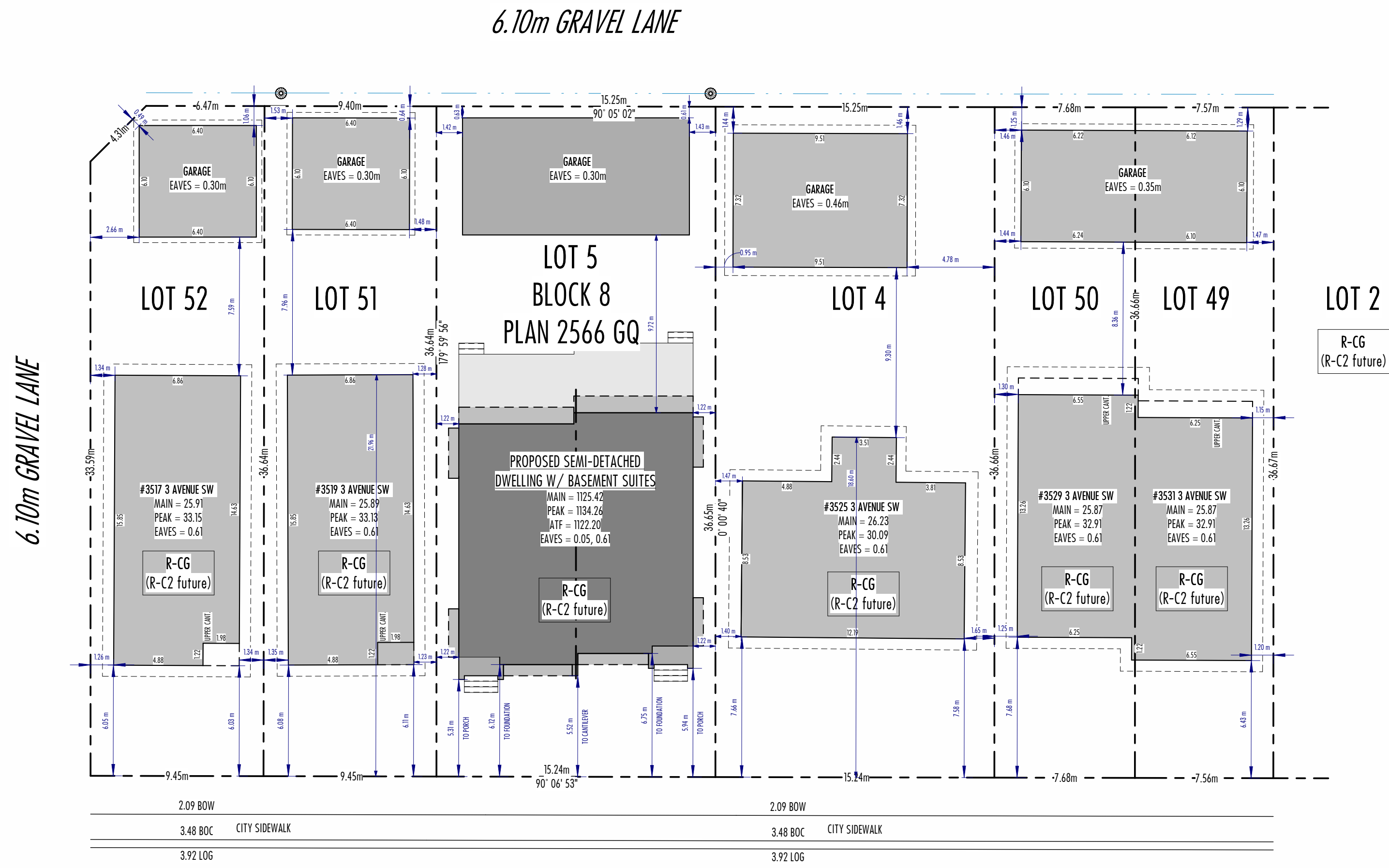
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9'4" X 30'4" X 30'4" X 30'4"

PAGE:
ARCH 1 / 36' X 24'

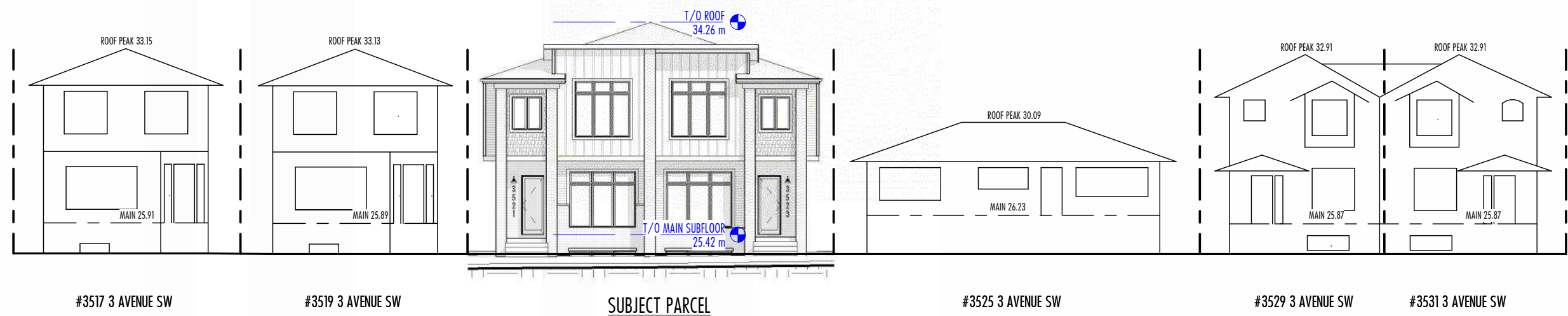
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3/16" = 1'-0"

SHEET:
ELEVATIONS & GARAGE PLAN

PAGE:
A5



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



BUILDING STATISTICS

BUILDING HEIGHT:

ROOF PEAK HEIGHT: 24.34 m
GRADE HEIGHTS AT PRINCIPAL BUILDING CORNERS:
N.E. CORNER: 24.30, 24.35, 24.30 m
BUILDING HEIGHT, RESPECTIVELY:
9.70, 7.62, 8.51, 7.62 m
BUILDING HEIGHT: 9.70 m

RESIDENTIAL DENSITY:

DWELLING UNITS: 2
FAMILY AREA: 2,056 sq ft
DENSITY: 35.71 u/s

SITE COVERAGE:

PARCEL AREA: 508.53 sq ft
MAXIMUM COVERAGE: 251.34 sq ft 49.00%
PROPOSED ON-SITE: 251.31 sq ft 49.35%
DWELLING: 146.77 sq ft
COVERED PORCH: 5.04 sq ft
WALK-OUT: 9.19 sq ft
DETACHED GARAGE: 79.24 sq ft

AMENITY SPACE:

REAR YARD (UNIT A): 49.48 sq ft
REAR PATIO (UNIT A): 24.30 sq ft
REAR YARD (UNIT B): 45.54 sq ft
REAR PATIO (UNIT B): 24.30 sq ft

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-CG (R-C2 after Aug 2024)

PARCEL SIZE & AREA:

15.24m x 30.46m (50' x 100' 2")
508.53 sq ft
0.056 ha

LOCAL AREA PLAN:

WESTBROOK LOCAL AREA PLAN
NEIGHBOURHOOD LOCAL
LIMITED 13-STOREY

TRANSIT PROXIMITY:

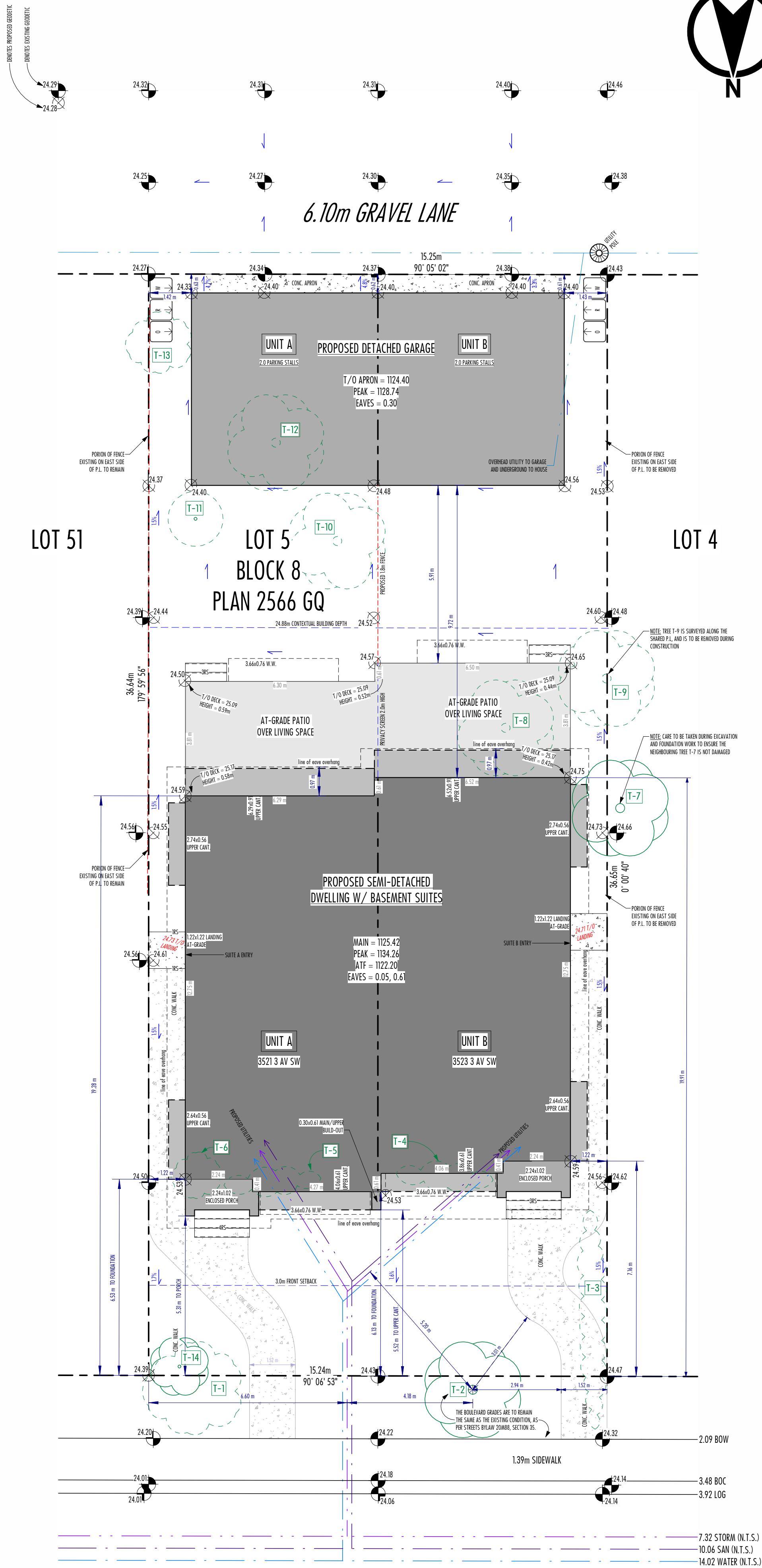
LESLIE BLUE LINE AT WESTBROOK STATION
1.1 km TO WESTBROOK STATION
BELL ALMA TRAIL AT WESTBROOK STATION
1.1 km TO WESTBROOK STATION
PRINCIPAL BUS ROUTE #21 AT 27.25 SW
15.1 m TO WESTBROOK STATION
BUS ROUTES: #9, 24, 93, 111

TREE LEGEND

#	TYPE	QAL	SPCL	HTG	STATUS
T-1	LEAK BUSH	3.0	2.0	2.0	TO BE REMOVED (SHARED PRIVATE & CITY SHRUB)
T-2	GREEN ACER	0.40	0.40	10.0	TO REMAIN (LIVE TREE 1-ZONAL)
T-3	BUSH	-	1.5	2.0	TO BE REMOVED
T-4	BUSH	-	1.0	1.5	TO BE REMOVED
T-5	BUSH	-	1.0	1.5	TO BE REMOVED
T-6	BUSH	-	1.5	2.5	TO BE REMOVED
T-7	DECIDUOUS	0.30	4.0	7.0	TO REMAIN (INDOOR TREES)
T-8	DECIDUOUS	0.30	4.0	4.0	TO BE REMOVED
T-9	DECIDUOUS	0.30	4.0	4.0	TO BE REMOVED (ALONG SHARED P.L.)
T-10	DECIDUOUS	0.30	4.0	4.0	TO BE REMOVED
T-11	CONIFERUS	0.40	4.0	12.0	TO BE REMOVED
T-12	DECIDUOUS	0.30	5.0	5.0	TO BE REMOVED
T-13	BUSH	-	5.0	5.0	TO BE REMOVED
T-14	GREEN ACER	0.065	0.9	2.0+	TO BE PLANTED (NEW)

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PROPOSED LANS	A3
ELEVATIONS	A4
DETAILING & GARAGE PLAN	A5



1 SITE PLAN
A1 1: 200



COOR:

DATE	ISSUED	BY
24.4.24	PROJECT Kickoff	
24.5.05	DRAFT FLOORPLAN	IC
24.5.15	FLOORPLAN REV. DRAFT EXTERIOR	IC
24.5.24	DP REVIEW, EXTERIOR	IC
24.5.28	DP	IC

AREAS:

AREA	SF
UNIT A	
MAIN	997
UPPER	991
TOTAL ABOVE GRADE	1988
BASEMENT DEVELOPMENT (SUITE)	878
BASEMENT UNDEVELOPED	104
AT-GRADE REAR PATIO	262
UNIT B	
MAIN	997
UPPER	991
TOTAL ABOVE GRADE	1988
BASEMENT DEVELOPMENT (SUITE)	878
BASEMENT UNDEVELOPED	104
AT-GRADE REAR PATIO	262

PUBLISHED: 2024-05-20 3:04:57 PM

STAGE: DESIGN

DRAWN & DESIGNED: K. GARDIN

CHECKED: C. GRABSON

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-CG (R-C2 after Aug 2024)

PAGE: ARCH 1 / 367 x 247

SCALE: As indicated

SHEET: SITE PLAN

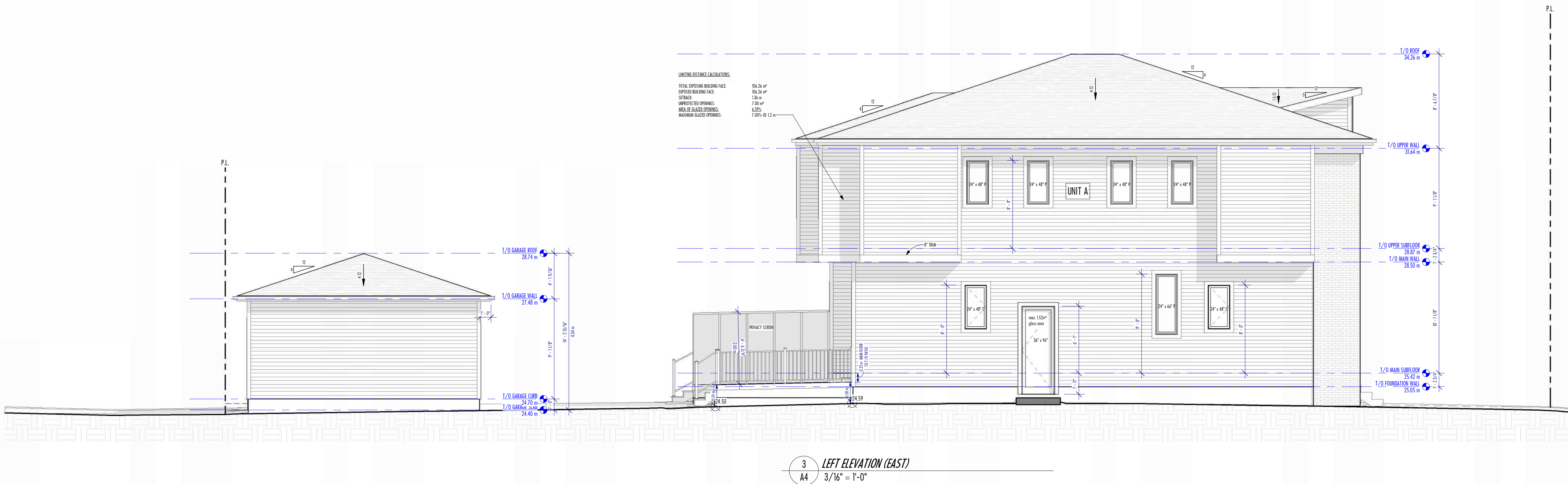
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2024.05.16	FLOORPLAN REV. DRAFT EXTERIOR	RC
2024.05.24	BP REVIEW, EXTERIOR	RC
2024.05.28	BP	RC

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

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DRAWN & DESIGNED:	K. GARNES
CHECKED:	C. GRADISON

PROJECT:	SPRUCE CLIFF SEMI-DETACHED WITH SECONDARY SUITES
STREET ADDRESS:	#3521 3 AV SW, CALGARY, AB
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PAGE:	ARCH 3 / 36" x 24"
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SHEET:	ELEVATIONS



[illegible]

FOR CONSTRUCTION

PROJECT:

SPRUCE CLIFF SEMI-DETACHED
WITH SECONDARY SUITES

LEGAL ADDRESS:

LOT 5, BLOCK 8,
PLAN 2566 GQ

LOT ZONING:	R-CG (R-C2 in August 2011)
PAGE:	ARCH D / 36

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