

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 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?

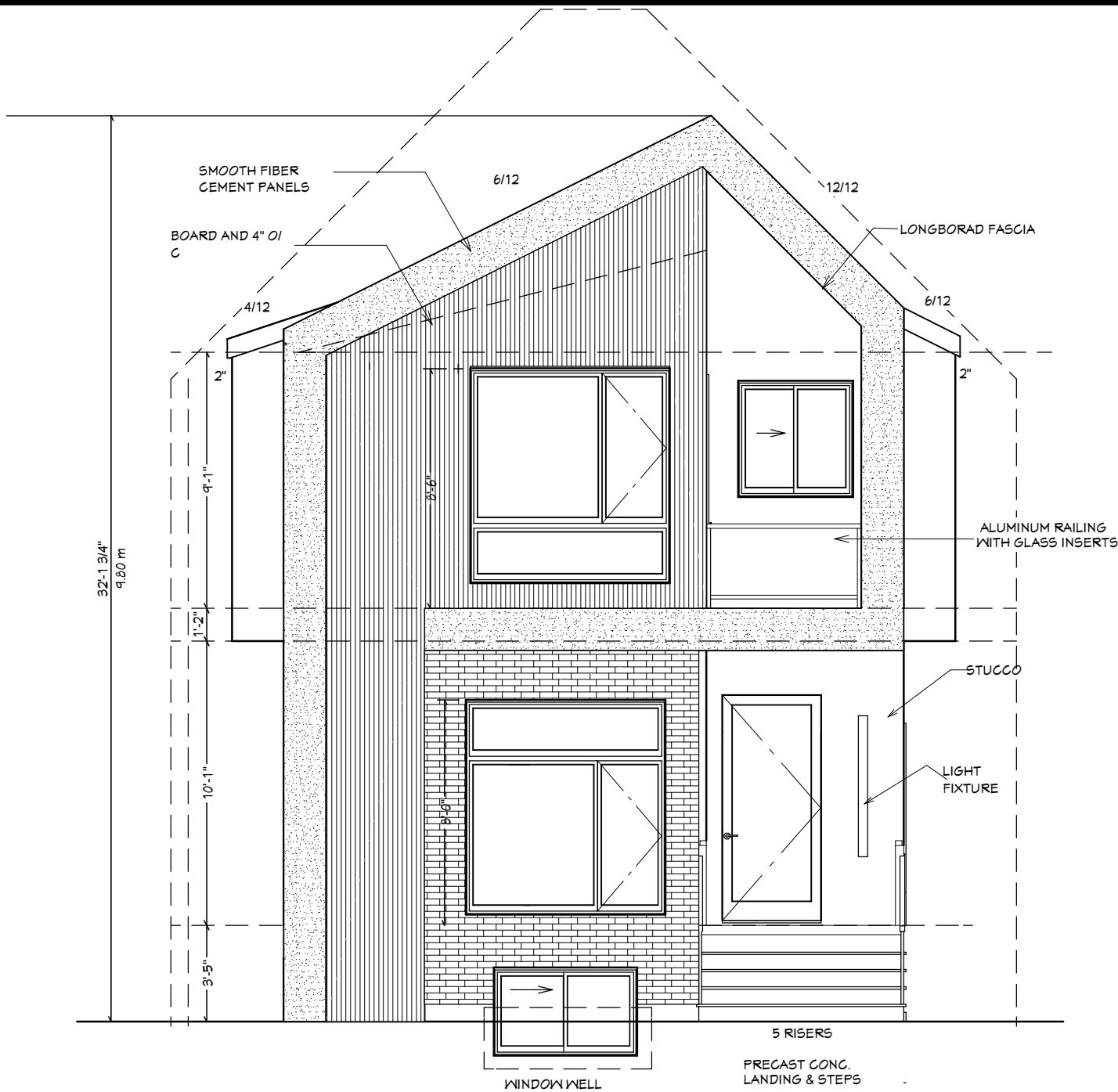
If the application does not meet the contextual rules, The City informs the applicant that they can change their application to meet the rules or the application will become a discretionary use **Single Detached** dwelling which would allow The City and the public to comment.

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

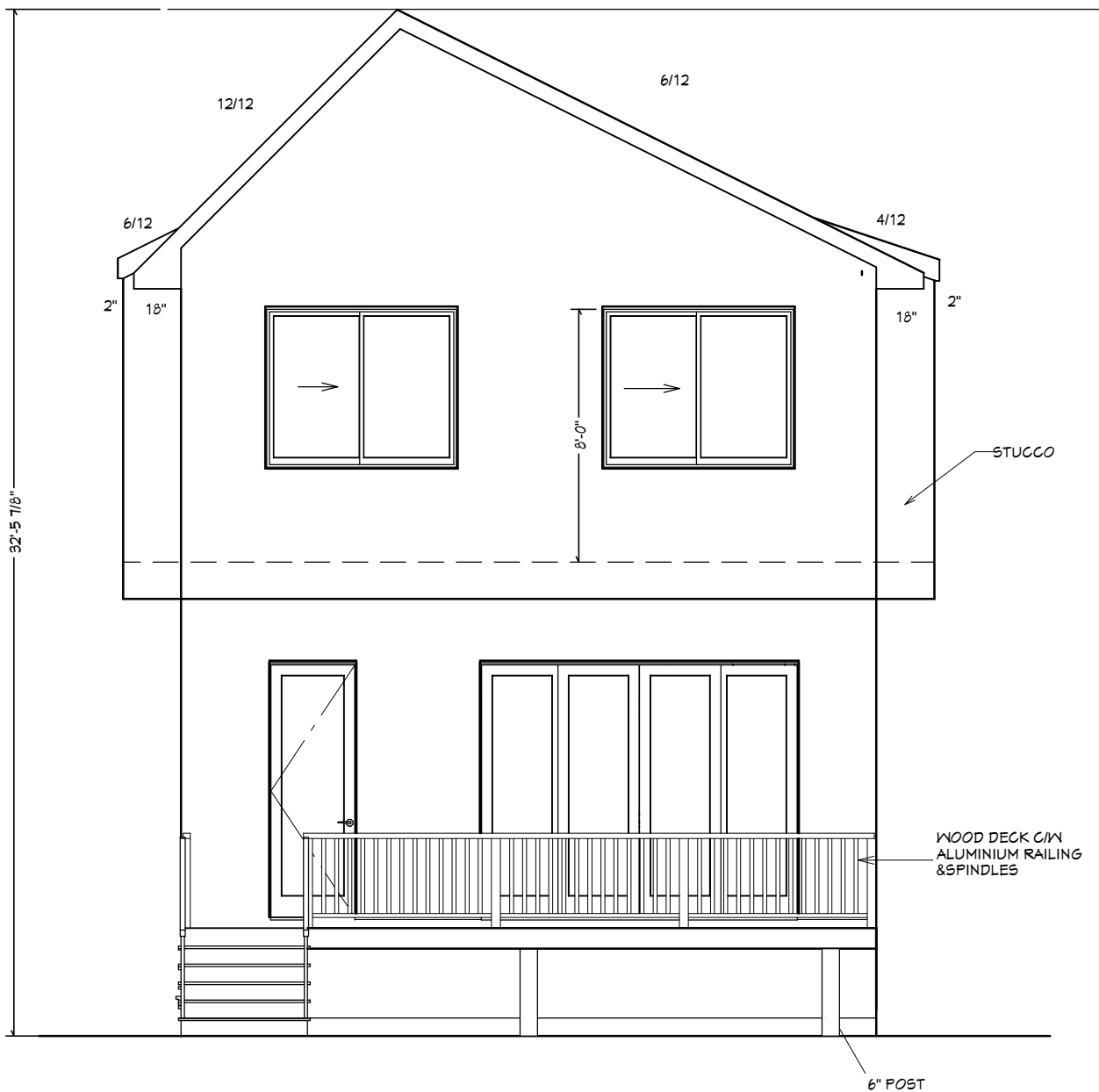
These plans and renderings are presented on the Development Map for information only without the ability to provide commentary.

Learn more at:
Calgary.ca/development



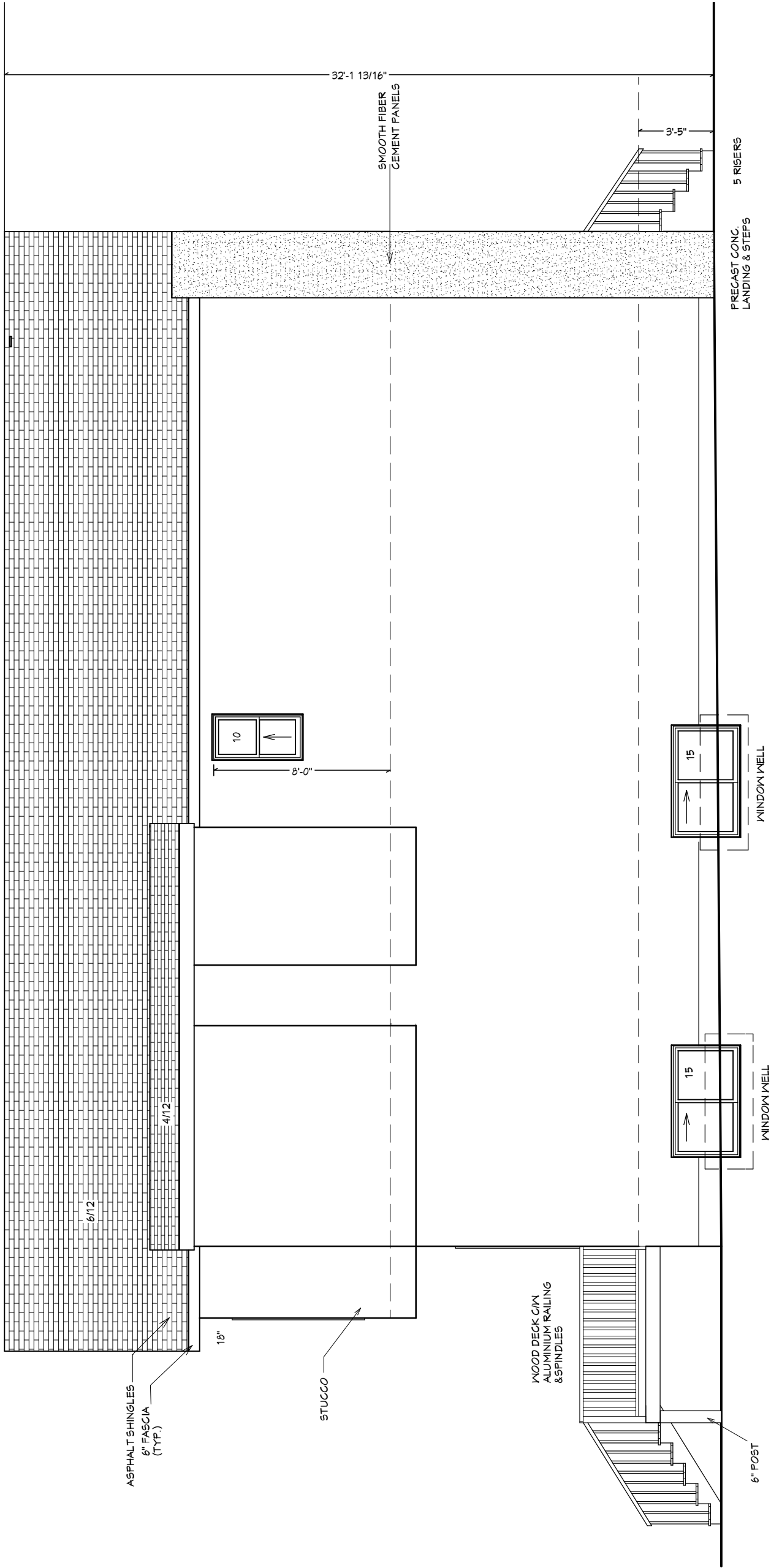


FRONT ELEVATION



REAR ELEVATION

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.



WALL AREA = 963 SQ. FT.
UNPROTECTED OPENING = 40 SQ. FT. (4.2%)

LEFT ELEVATION

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO.

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5/31/2026

SCALE		
3/16"=1'- 0"		
ISSUED FOR	Revisions	date
1	DEVELOPMENT PERMIT	5/31 /2026
2		
3		

PROJECT

SINGLE DETACHED HOME

ADDRESS

31 GATEWAY DRIVE SW-NORTH UNIT

LOT 3, BLK 5, PLAN 7689HJ

MAIN FLOOR = 949

SECOND FLOOR = 1046

TOTAL SQ.FT. = 1995 SQ.FT.

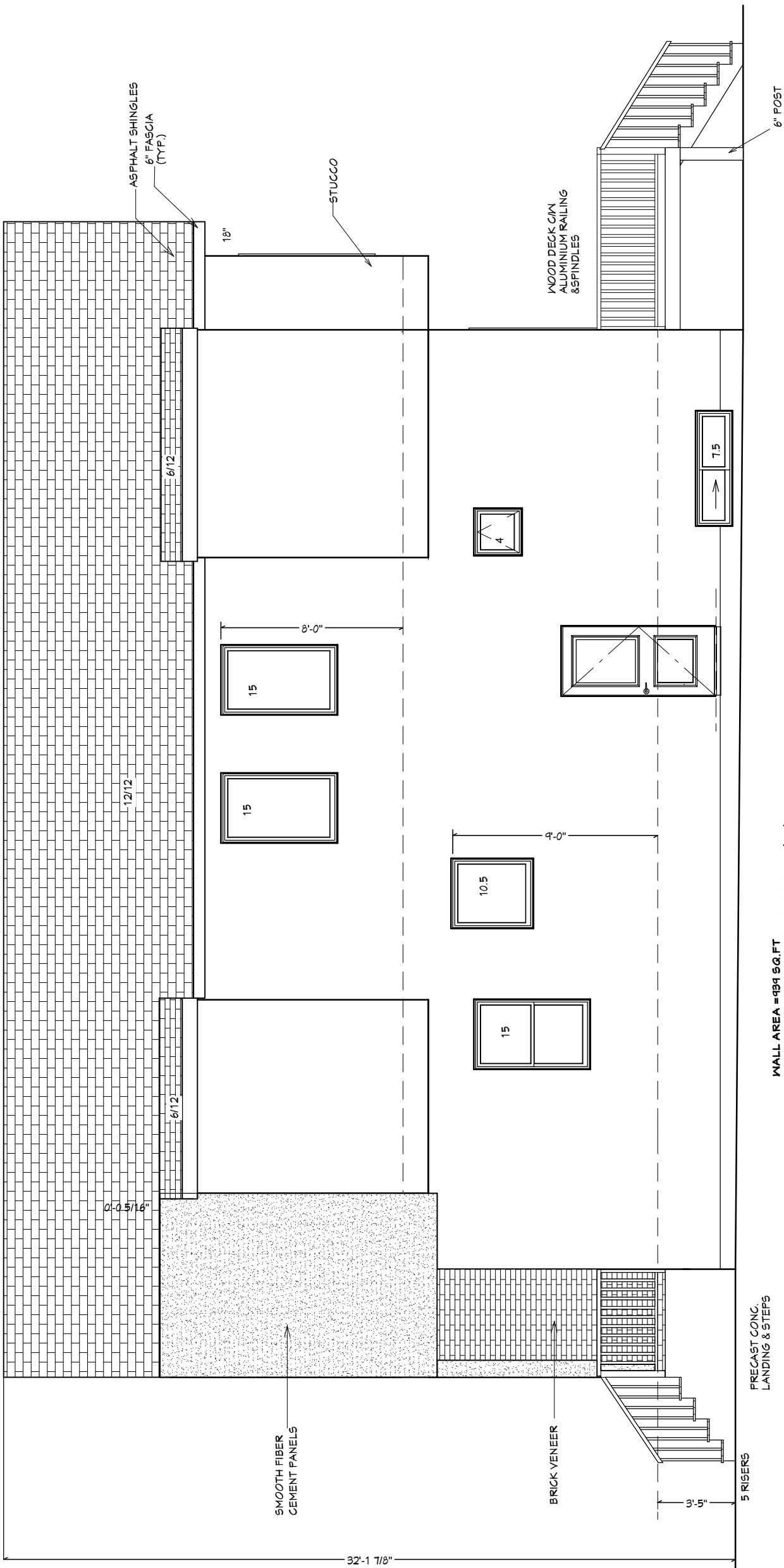
GARAGE : 406 SQ.FT

ARCHI DESIGN INC.

hassan@archidesigns.ca

Tel: 587.438.5721

ARCHIDESIGN



WALL AREA = 439 SQ. FT.
UNPROTECTED OPENING = 56.5 SQ. FT. (6%)

RIGHT ELEVATION

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO.

3

5/31/2026

SCALE

3/16"=1'- 0"

ISSUED FOR

	Revisions	date
1	DEVELOPMENT PERMIT	5/31 /2026
2		
3		

PROJECT

SINGLE DETACHED HOME

ADDRESS

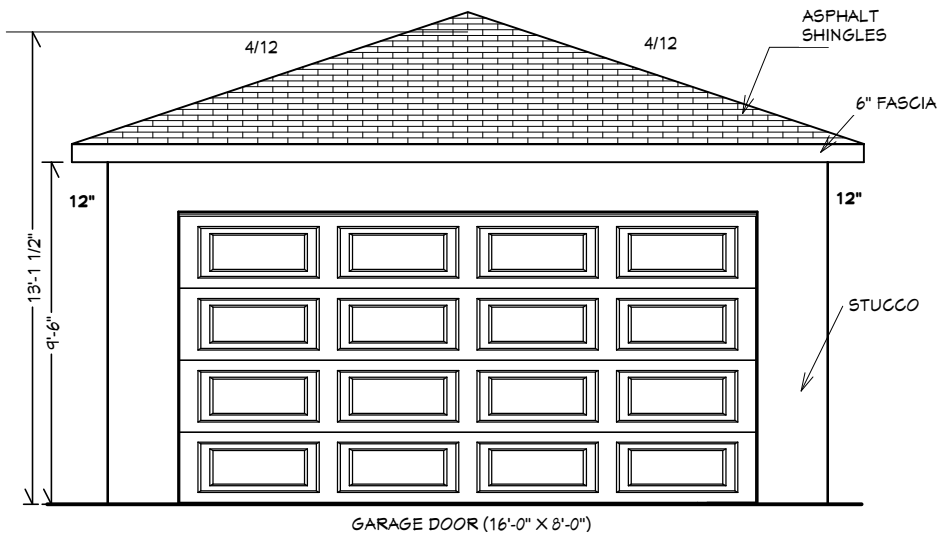
31 GATEWAY DRIVE SW-NORTH UNIT
LOT 3, BLK 5, PLAN 7689HJ

MAIN FLOOR = 949
SECOND FLOOR = 1046
TOTAL SQ.FT. = 1995 SQ.FT.
GARAGE : 406 SQ.FT

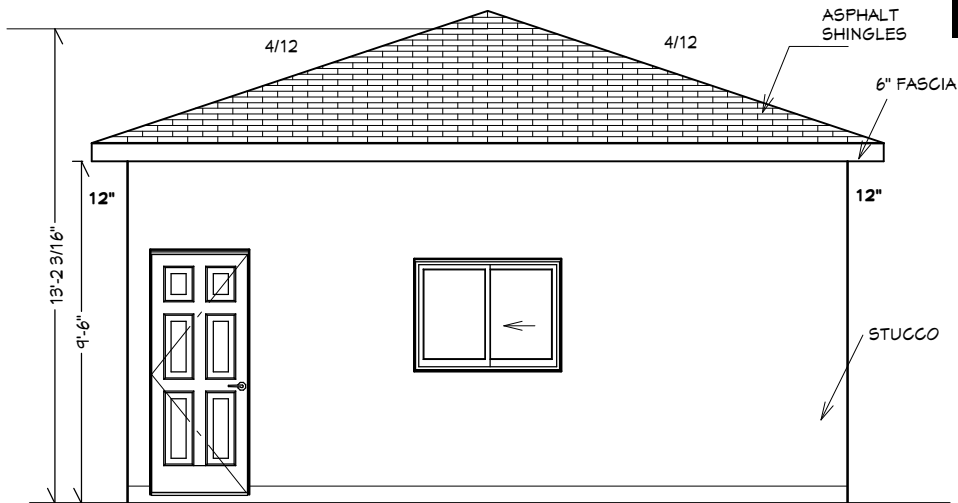
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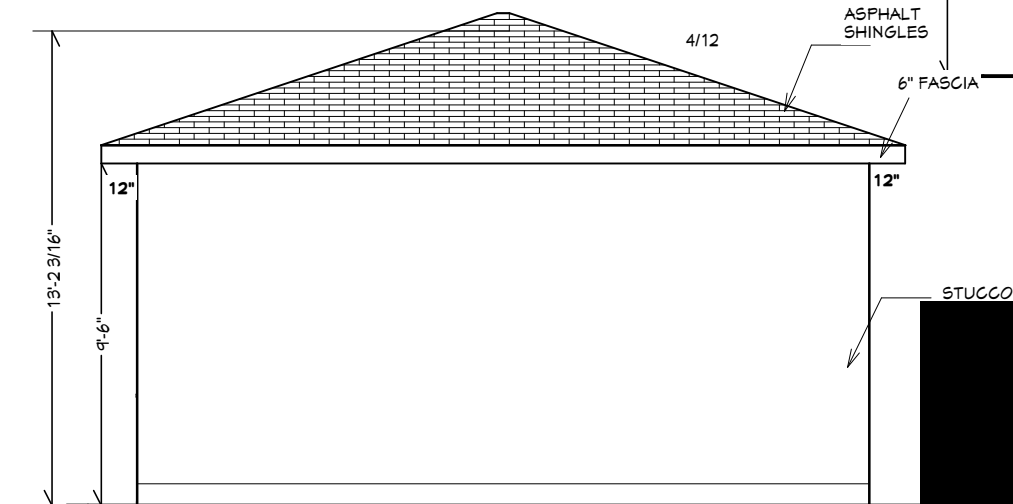




FRONT ELEVATION



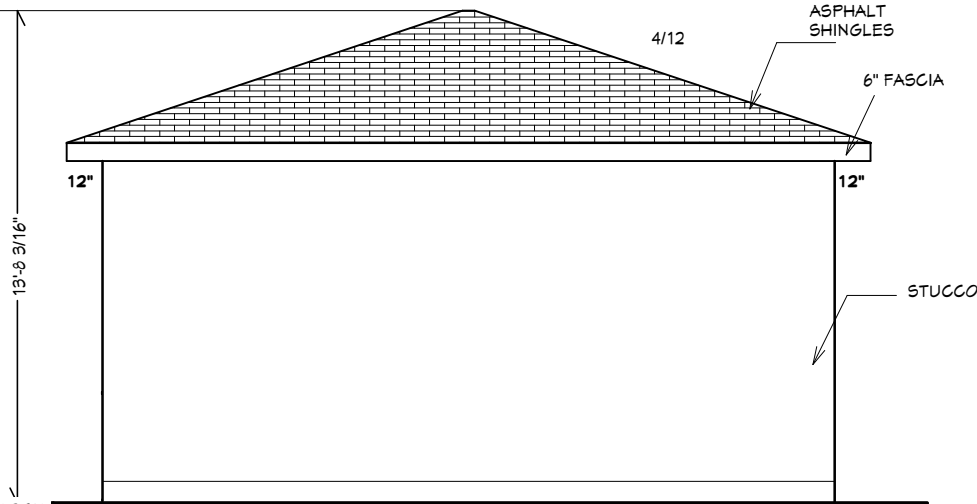
REAR ELEVATION



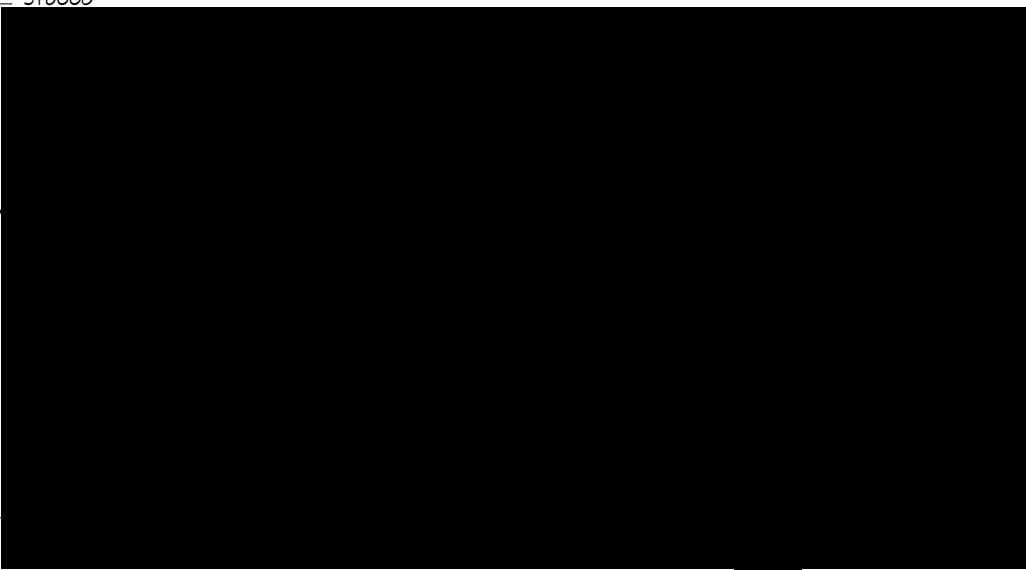
RIGHT ELEVATION



GARAGE PLAN



LEFT ELEVATION



CROSS SECTION

GARAGE DRAWINGS

LEGAL ADDRESS:
LOT 3, BLK 5,
PLAN 7689HJ

CIVIC ADDRESS:
31 GATEWAY DR SW
SOUTH PARCEL

LOT AREA : 278.68 SQ.M.

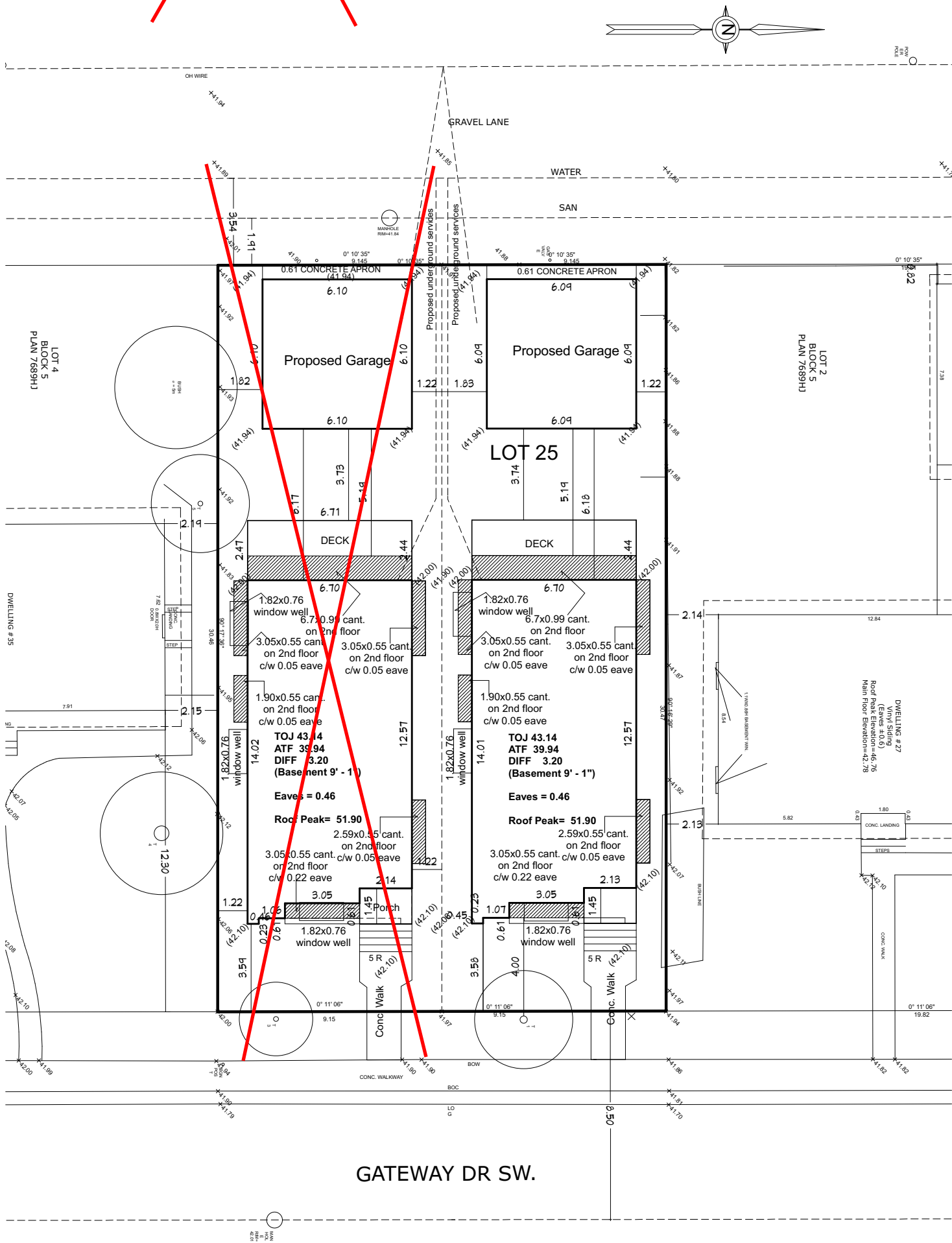
HOUSE = 88.13
GARAGE = 37.16
TOTAL =125.29(44.95%)

LEGAL ADDRESS:
LOT 3, BLK 5,
PLAN 7689HJ

CIVIC ADDRESS:
31 GATEWAY DR SW
NORTH PARCEL

LOT AREA : 278.68 SQ.M.

HOUSE = 88.13
GARAGE = 37.16
TOTAL =125.29(44.95%)



TREE SCHEDULE

TREE NO.	TYPE	CALIPER (DIA.)	CANOPY (DIA.)	
T1	DECIDUOUS	0.3	±4	TO REMAIN
T2	DECIDUOUS	0.15	±2.5	TO BE REMOVED
T3	DECIDUOUS	0.2	±3	TO REMAIN
T4	CONIFEROUS	0.6	±5	TO REMAIN
T5	CONIFEROUS	0.2	±4	TO REMAIN
T6	DECIDUOUS	0.4	±6	TO BE REMOVED
T7	DECIDUOUS	0.4	±5	TO BE REMOVED

DRAWING SCALE
1 : 200

DRAWN ON
5/31/2026

PLOT PLAN

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