# 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



FOR CONCEPT PURPOSE ONLY-NOT FOR CONSTRUCTION



FOR CONCEPT PURPOSE ONLY-NOT FOR CONSTRUCTION

# 35 WINDSOR CRESCENT SW


BENJAMIN RUSSELL
br DESIGN STUDIO
C. 403.606.8988


**GENERAL NOTES**

1. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS MUST BE REFERRED TO THE DESIGNER FOR ADJUSTMENT BEFORE ANY WORK AFFECTED IS BEGUN.
2. THE CONTRACTOR IS TO COMPLY WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS
3. DO NOT SCALE THESE DRAWINGS
4. ALL DRAWINGS ARE COPYRIGHT MATERIAL AND MAY NOT BE REPRODUCED WITHOUT PERMISSION FROM LIGHTHOUSE STUDIOS INC.

**ISSUED**

05/31/26 FOR DEVELOPMENT PERMIT

**REVISIONS**

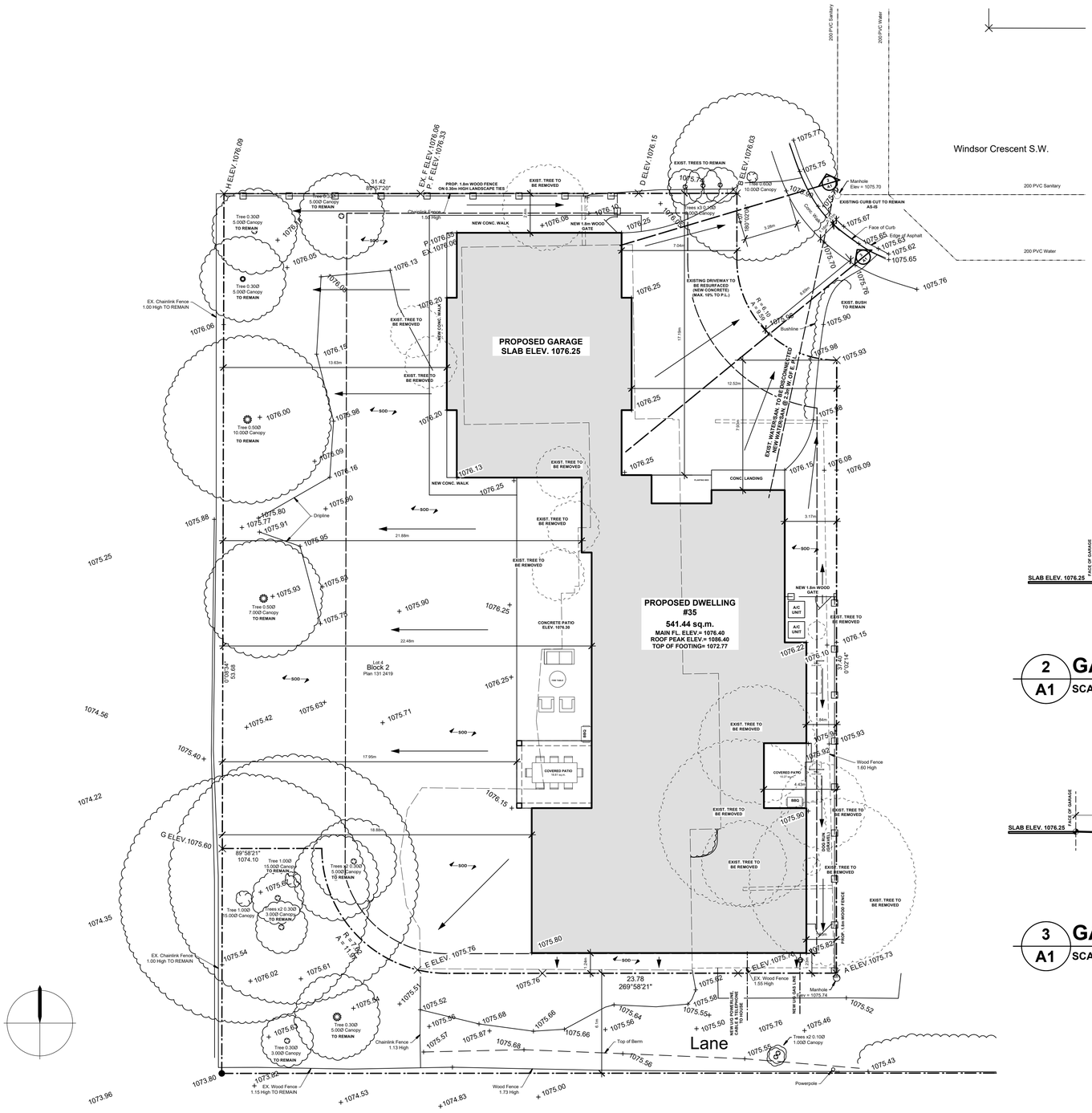
**PROJECT**

35 WINDSOR CRESCENT SW
CALGARY, ALBERTA

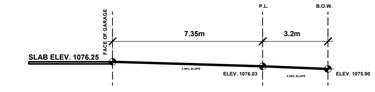
**DRAWING TITLE**

COVER PAGE

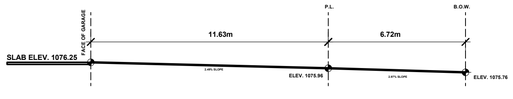
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|---|---|
| **PROJECT # :** | 26-04 |
| **DATE :** | 05/31/26 |
| **DRAWN BY :** | JJA |
| **SCALE :** | AS NOTED |
| **SHEET :** | A0 OF 6 |




## 1 SITE PLAN
A1 SCALE 1:100




## 2 GARAGE DRIVEWAY SECTION
A1 SCALE 1:100




## 3 GARAGE DRIVEWAY SECTION
A1 SCALE 1:100

**MUNICIPAL ADDRESS**
35 WINDSOR CRESCENT SE

**COMMUNITY**
WINDSOR PARK

**LEGAL DESCRIPTION**
LOT 4
BLOCK 2,
PLAN 4866HF

**LAND USE DESIGNATION**
R-CG

**AREA OF LOT**
1669.07 sq.m

**PRINCIPLE BUILDING LOT COVERAGE**
541.44 sq.m.

**TOTAL AREA OF BUILDINGS/PORCHES**
570.52 sq.m.

**GROSS FLOOR AREA**
5197 sq.ft.

**PERCENT OF LOT COVERAGE**
34.18%

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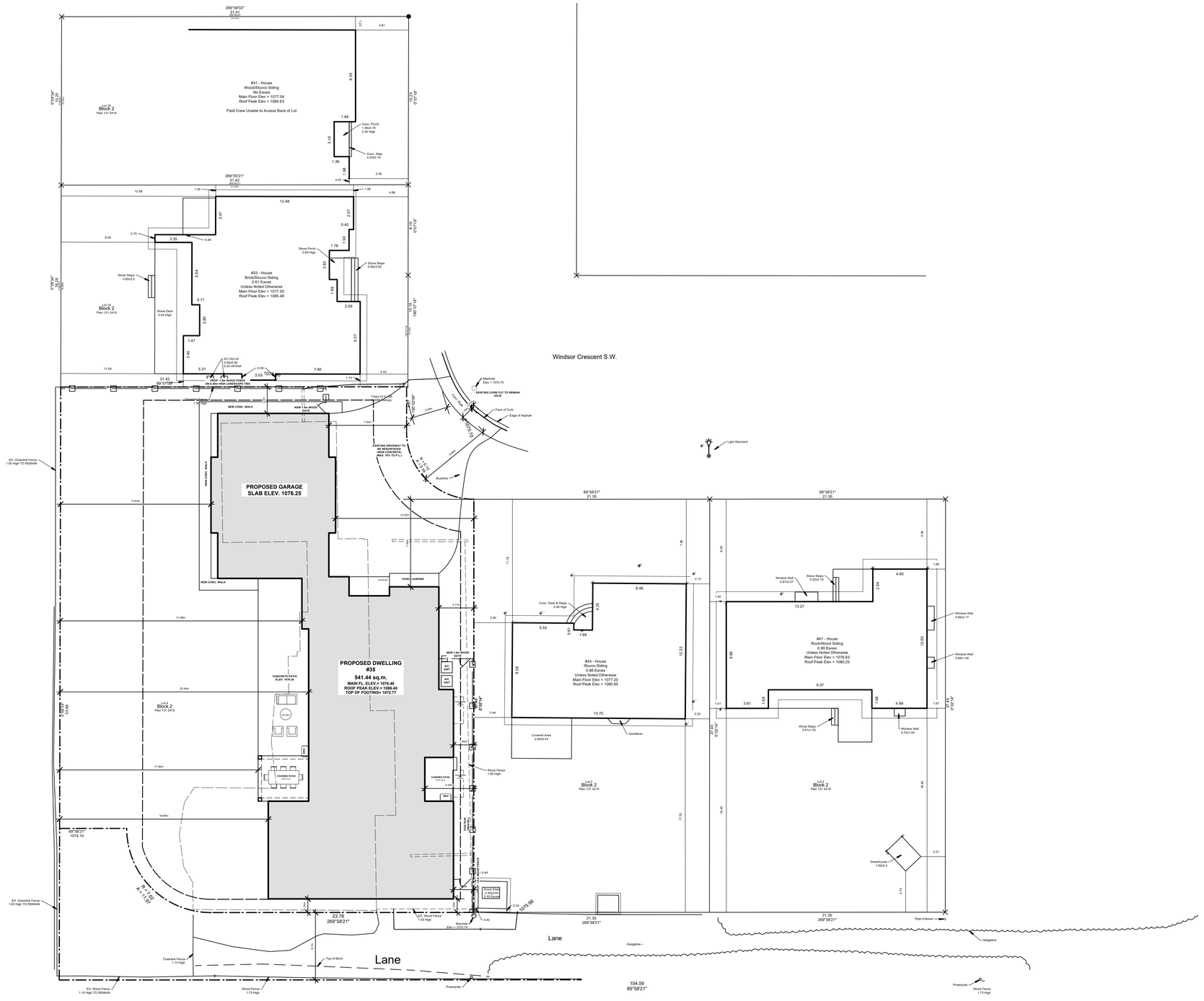
**PROJECT**

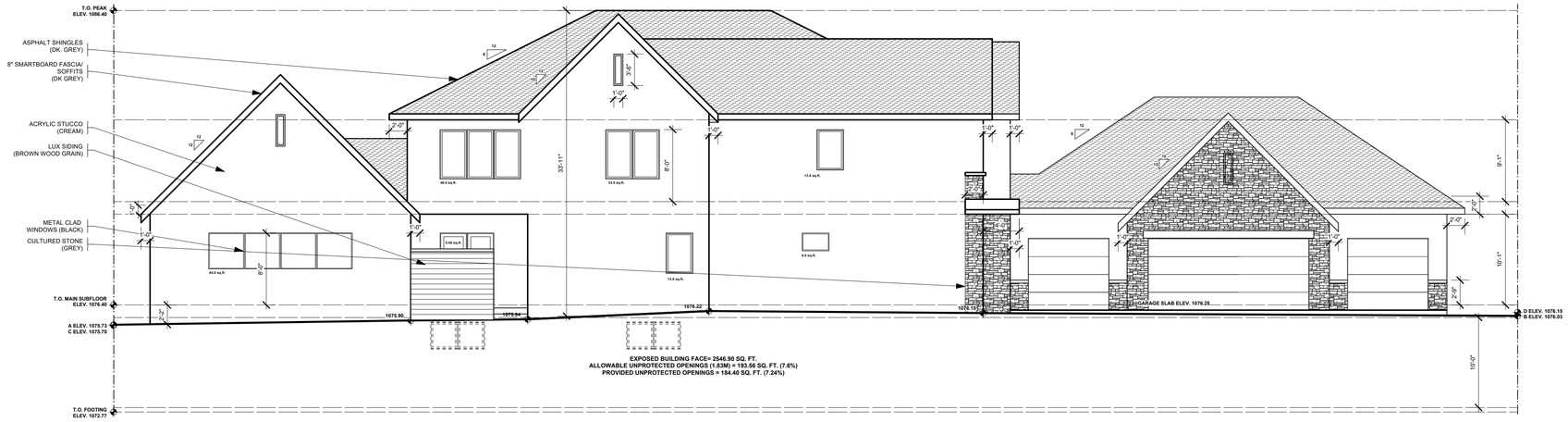
35 WINDSOR CRESCENT SW
CALGARY, ALBERTA

**DRAWING TITLE**

SITE PLAN

| | |
|---|---|
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#31 - House
Wood/Stucco Siding
No Eaves
Main Floor Elev = 1077.04
Roof Peak Elev = 1084.63
Field Crew Unable to Access Back of Lot
#33 - House
Brick/Stucco Siding
0.61 Eaves
Unless Noted Otherwise
Main Floor Elev = 1077.00
Roof Peak Elev = 1085.48
PROPOSED GARAGE
SLAB ELEV. 1076.25
PROPOSED DWELLING
#35
541.44 sq.m.
MAIN FL. ELEV= 1076.40
ROOF PEAK ELEV= 1086.40
TOP OF FOOTING= 1072.77
#43 - House
Stucco Siding
0.66 Eaves
Unless Noted Otherwise
Main Floor Elev = 1077.20
Roof Peak Elev = 1080.95
#47 - House
Rock/Wood Siding
0.90 Eaves
Unless Noted Otherwise
Main Floor Elev = 1076.63
Roof Peak Elev = 1080.25
Windsor Crescent S.W.
Lane
Lane
Lot 9
Block 2
Plan 131 2419
Lot 10
Block 2
Plan 131 2419
Lot 1
Block 2
Plan 131 2419
Lot 2
Block 2
Plan 131 2419
EX. Chainlink Fence
1.00 High TO REMAIN
NEW CONC. WALK
NEW 1.8m WOOD GATE
NEW 1.8m WOOD FENCE
CONCRETE PATIO
ELEV. 1076.30
CONCRETE PATIO
ELEV. 1076.30
CONC. LANDING
COVERED PATIO
COVERED PATIO
AC Unit #1
AC Unit #2
EXISTING DRIVEWAY TO BE RESURFACED WITH CONCRETE (MAX. 10% TO P.L.)
EXISTING CURB CUT TO REMAIN AS-IS
Manhole
Elev = 1075.70
Light Standard
Trees ±3.0 m Crown Canopy
Face of Curb
Edge of Asphalt
Buildline
Conc. Patio & Steps
0.58 High
Stone Steps
0.60x2.0
Stone Deck
0.64 High
Stone Porch
0.60 High
Stone Steps
0.80x3.93
Conc. Porch
1.36x5.16
0.30 High
Conc. Step
0.20x5.16
Window Well
0.67x2.07
Stone Steps
0.52x2.78
Window Well
0.66x2.17
Window Well
0.66x1.00
Wood Steps
0.61x1.52
Window Well
0.70x1.00
Greenhouse
1.90x2.5
Covered Area
0.60x5.43
Cantilever
Wood Fence
1.60 High
Wood Fence
1.73 High
Wood Fence
1.10 High TO REMAIN
Chainlink Fence
1.13 High
Top of Berm
Powerpole
Hedgeline
Pipe-Unknown
Wood Shed
2.40x2.80
0.30 Eaves
Manhole
Elev = 1074.14
Catchbasin
Elev = 1075.68
Mailbox
Shed
Shed
Shed




## 1 A5 EAST ELEVATION

SCALE 1/8" = 1'-0"




## 2 A5 WEST ELEVATION-GARAGE

SCALE 1/8" = 1'-0"

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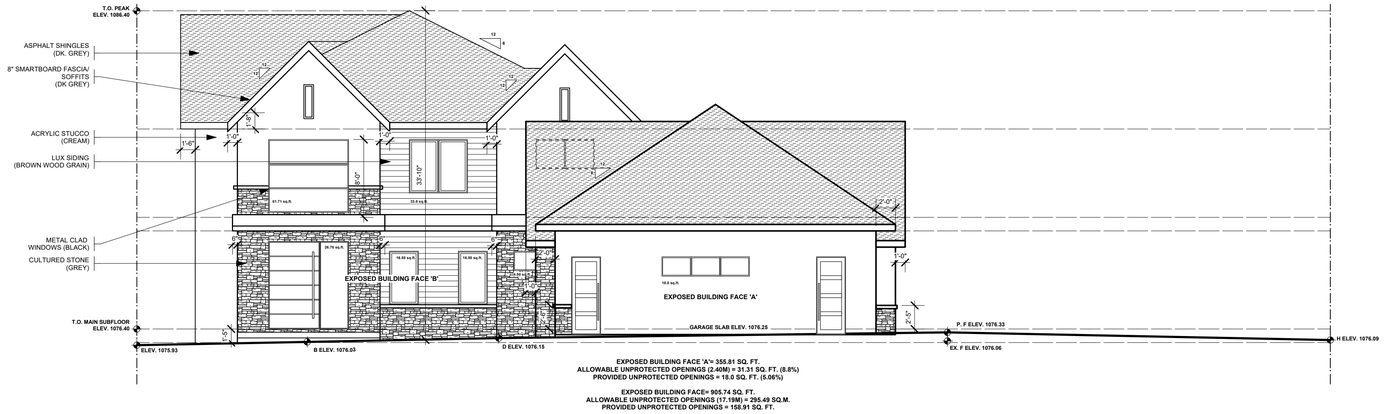
### PROJECT

35 WINDSOR CRESCENT SW
CALGARY, ALBERTA

### DRAWING TITLE

EAST ELEVATION
WEST ELEVATION

| | |
|---|---|
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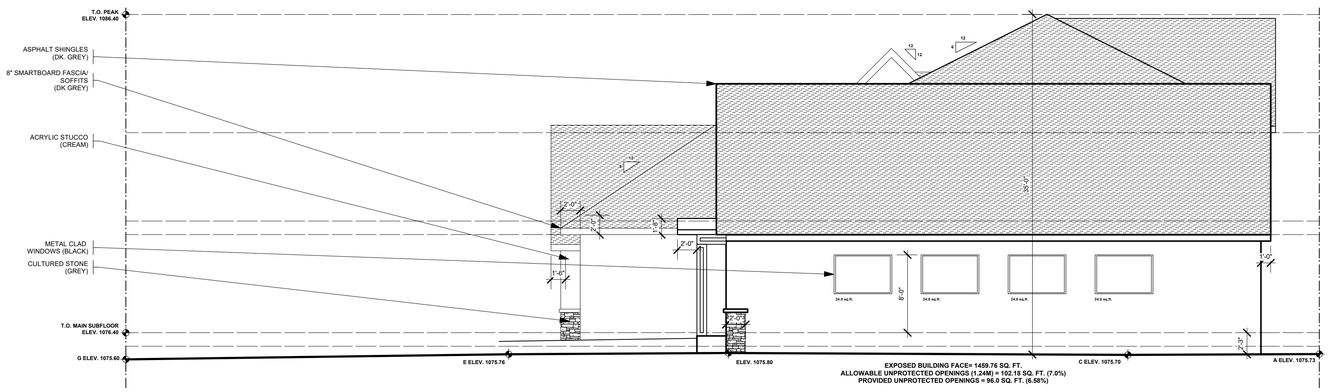



EXPOSED BUILDING FACE 'A'= 356.81 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS (2.40M) = 31.31 SQ. FT. (8.8%)
PROVIDED UNPROTECTED OPENINGS = 18.0 SQ. FT. (5.06%)

EXPOSED BUILDING FACE= 905.74 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS (17.19M) = 295.49 SQ.M.
PROVIDED UNPROTECTED OPENINGS = 150.91 SQ. FT.

## 1 A6 NORTH ELEVATION

SCALE 1/8" = 1'-0"




EXPOSED BUILDING FACE= 1459.76 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS (1.24M) = 102.19 SQ. FT. (7.0%)
PROVIDED UNPROTECTED OPENINGS = 96.0 SQ. FT. (6.58%)

## 2 A6 SOUTH ELEVATION

SCALE 1/8" = 1'-0"

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### REVISIONS

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35 WINDSOR CRESCENT SW
CALGARY, ALBERTA

### DRAWING TITLE

NORTH ELEVATION
SOUTH ELEVATION

**PROJECT # :** 26-04

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**DRAWN BY :** JJA

**SCALE :** AS NOTED

**SHEET :** A6 OF 6