

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?

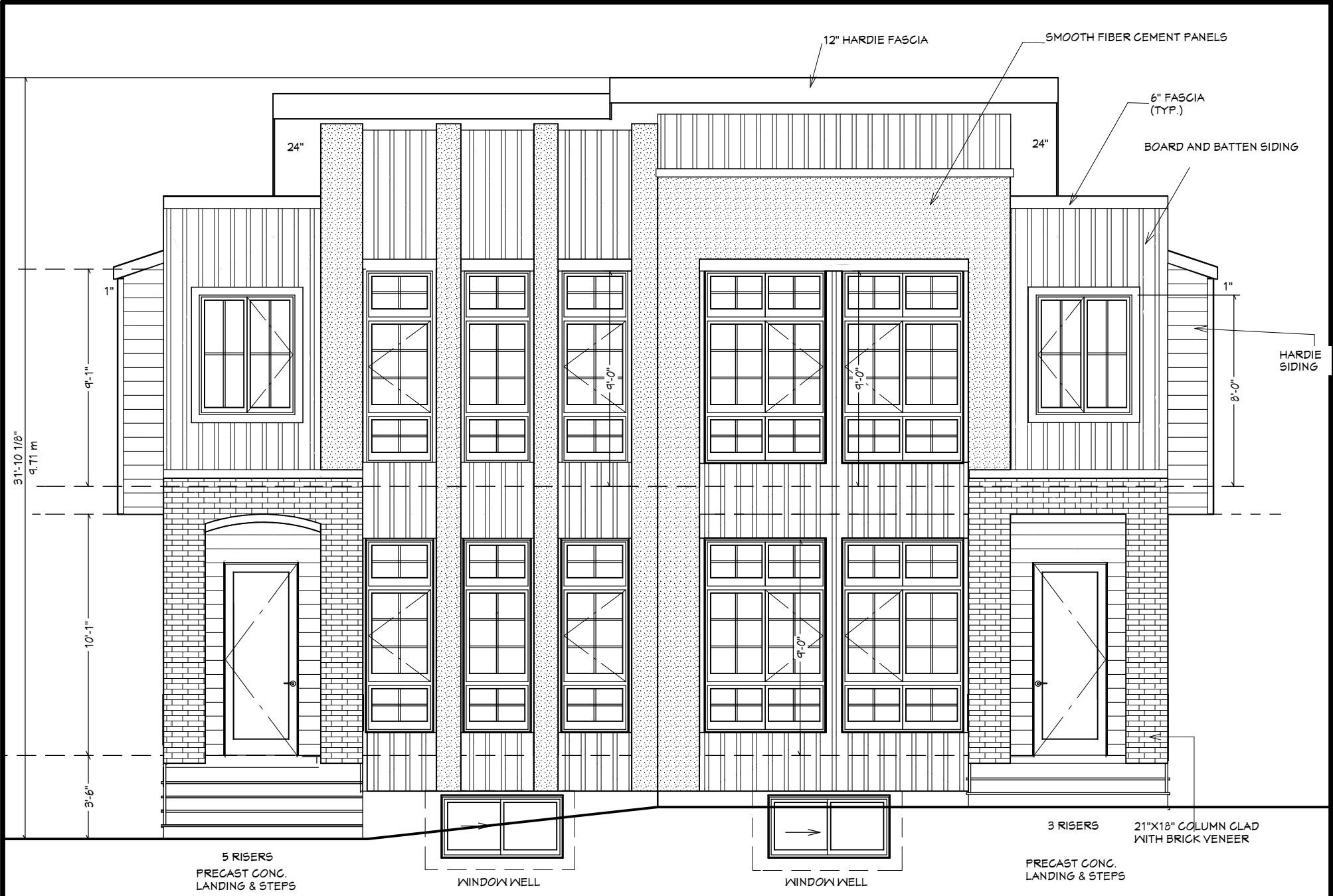
If the application does not meet the contextual rules, The City informs the applicant that they can change their application to meet the rules or the application will become a discretionary use **Semi-detached** dwellings which would allow The City and the public to comment.



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

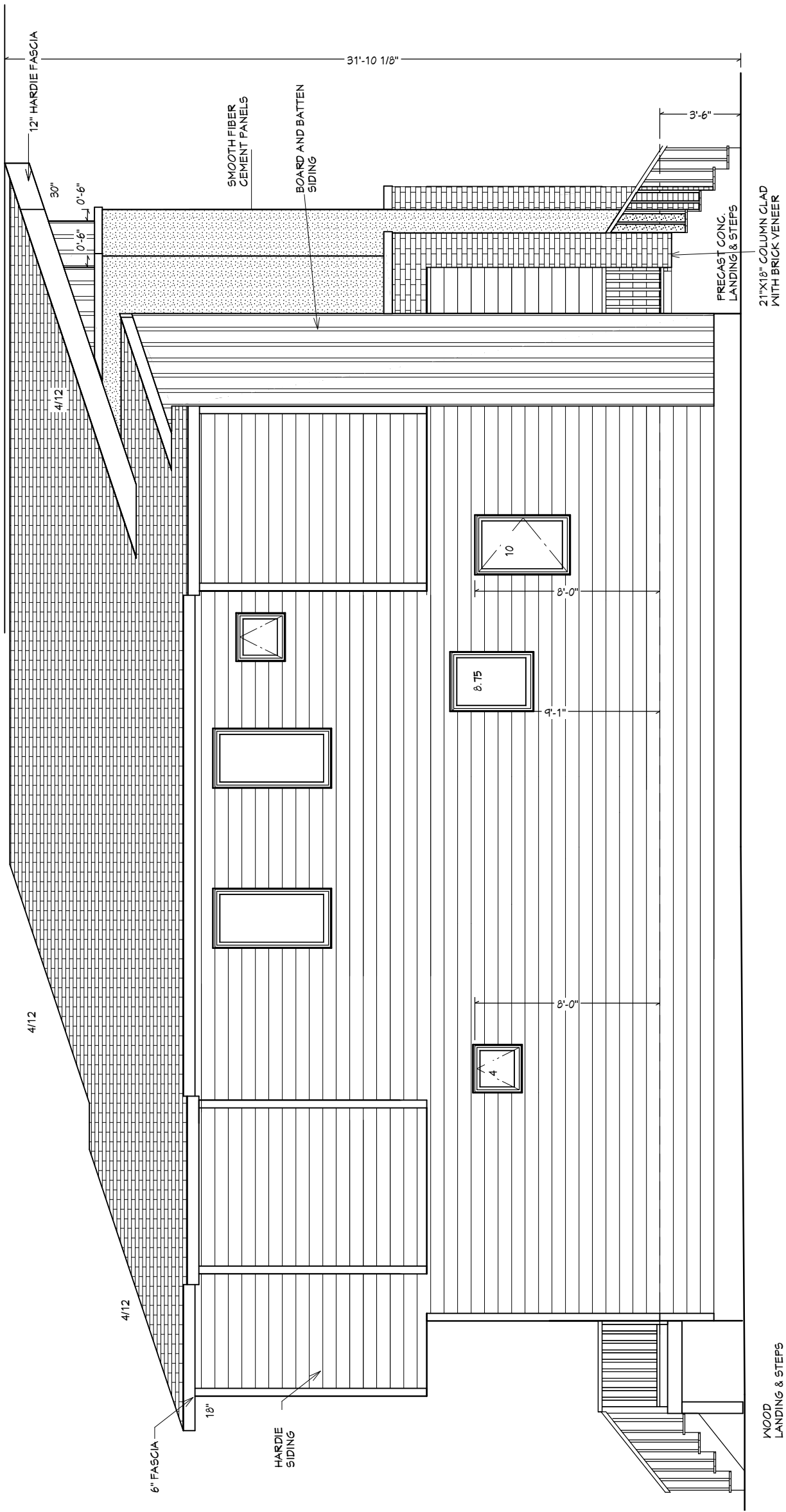


FRONT ELEVATION



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 : 907 SQ.FT.
UNPROTECTED OPENING: 51.75 SQ.FT. (5.7%)

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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6/18/2026

SCALE

ISSUED FOR	Revisions		date
1			

MUNICIPAL ADDRESS

2329 25 Ave NW

LEGAL DESCRIPTION

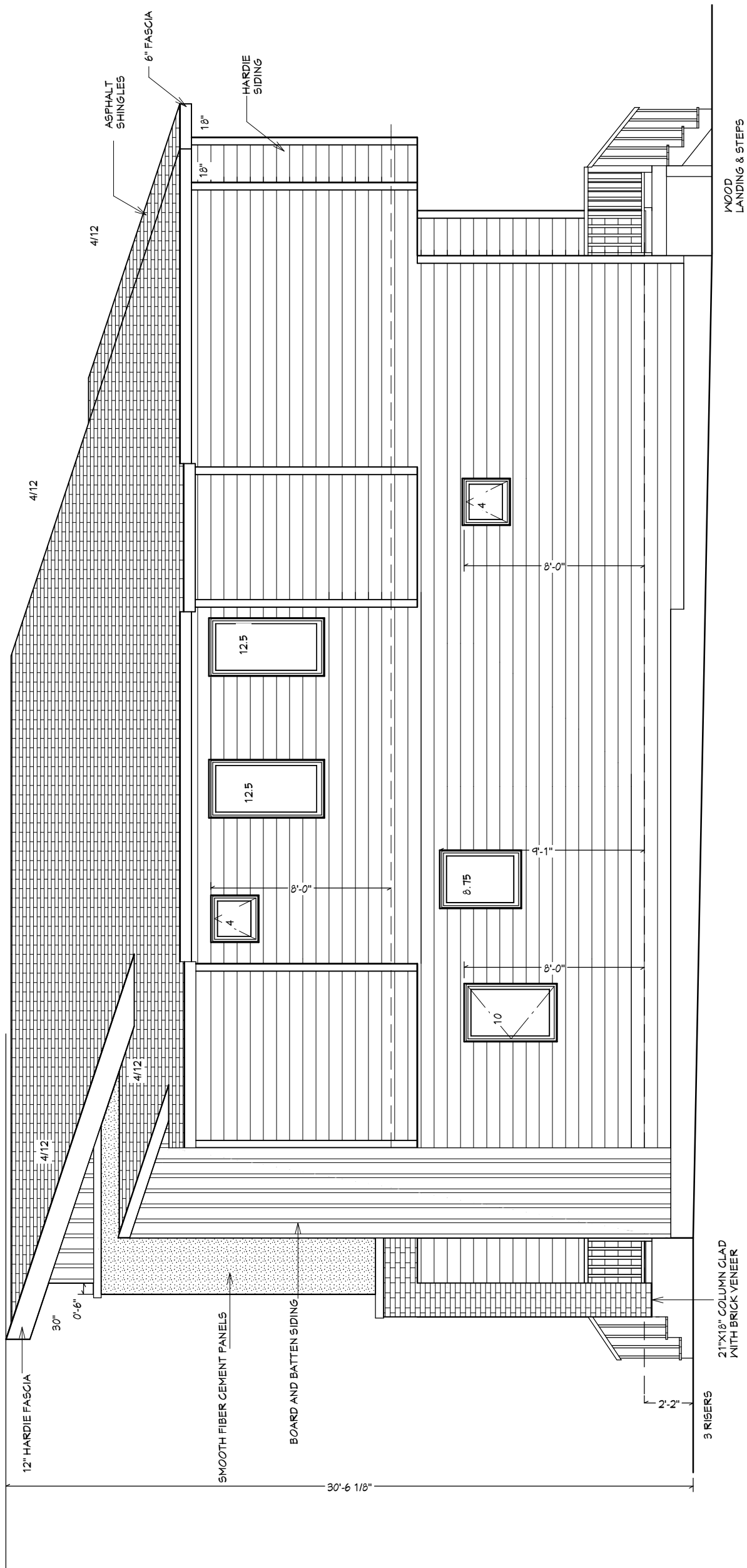
LOTS 38 AND 37, BLOCK 30, PLAN 1365 AH

SEMI-DETACHED

ARCHI DESIGN INC.

hassan@archidesigns.ca
Tel: 587.438.5721





WALL AREA : 877 SQ. FT.
UNPROTECTED OPENING: 51.75 SQ. FT. (5.9%)

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.

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6/18/2026

SCALE

3/16"=1'- 0"

ISSUED FOR	Revisions	date
1		

MUNICIPAL ADDRESS

2329 25 Ave NW

LEGAL DESCRIPTION

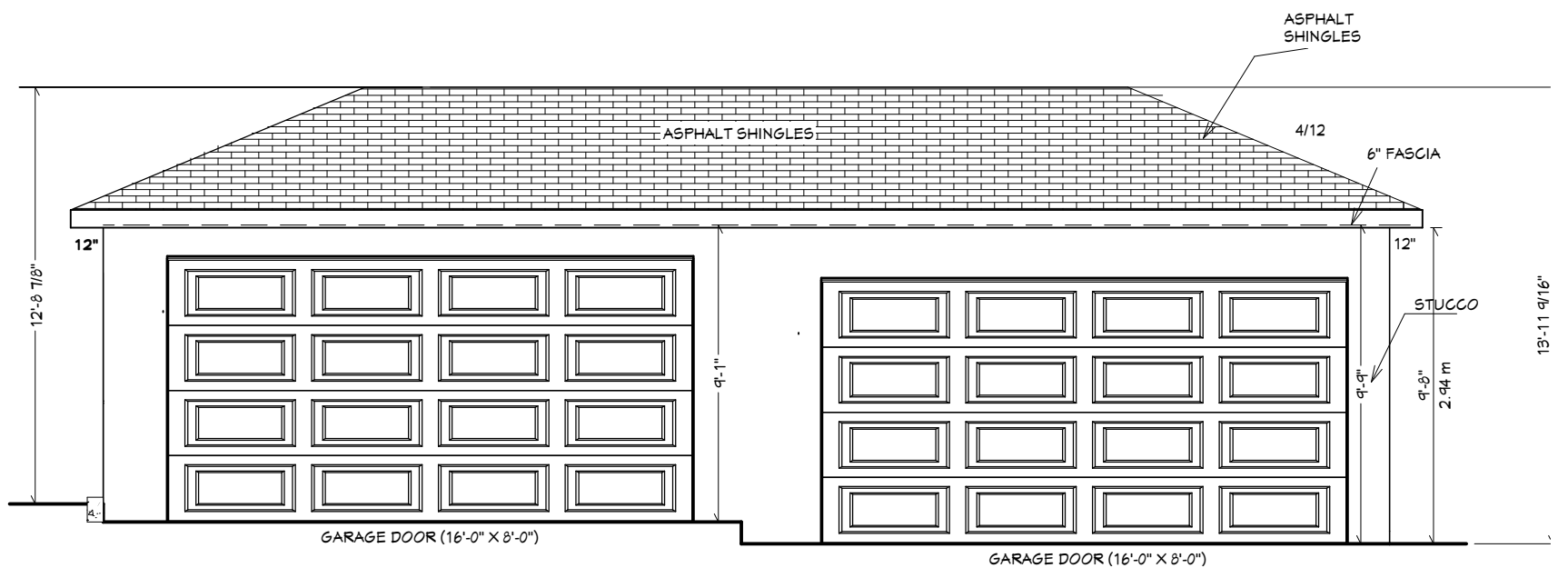
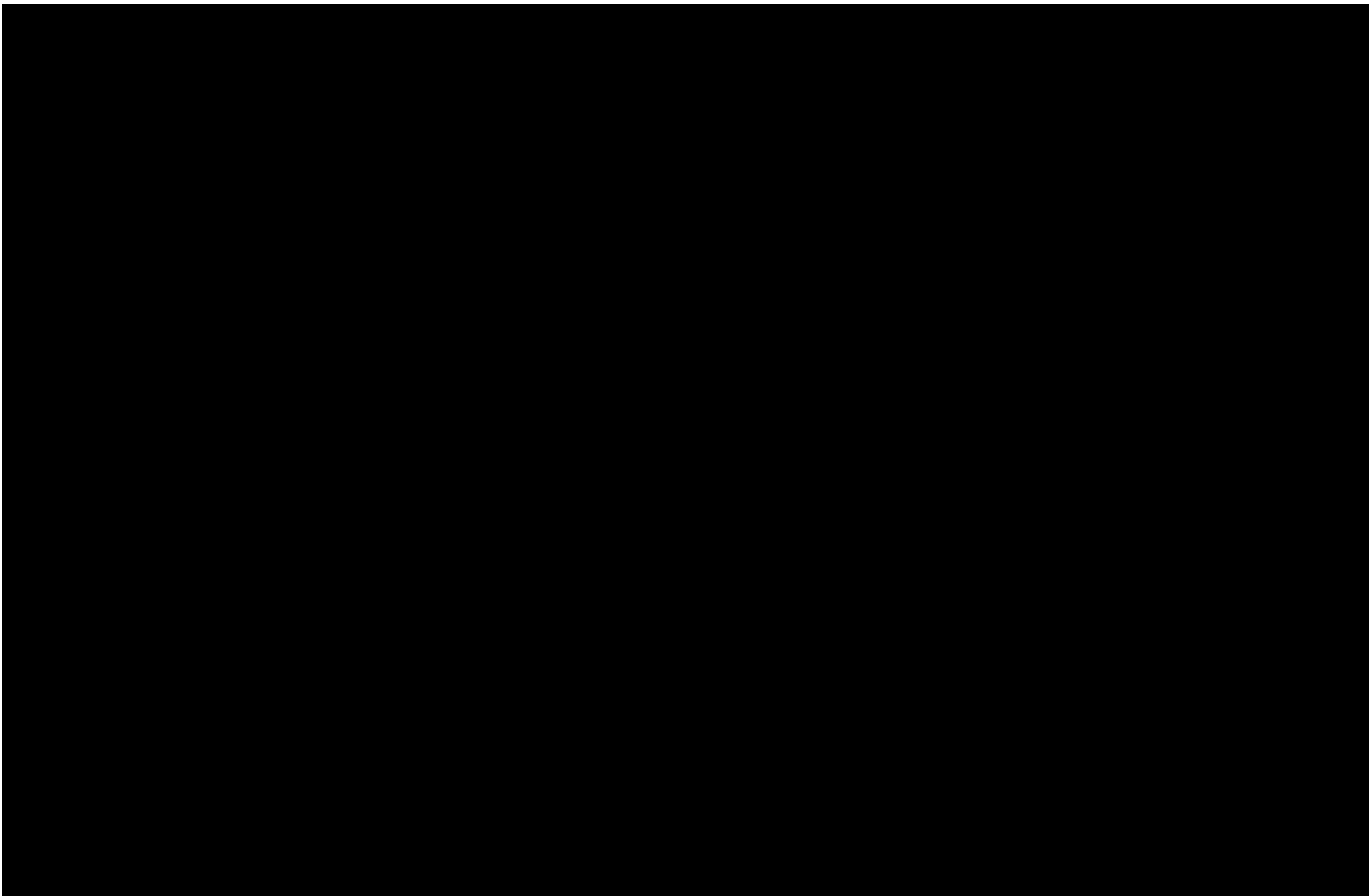
LOTS 38 AND 37, BLOCK 30, PLAN 1365 AH

SEMI-DETACHED

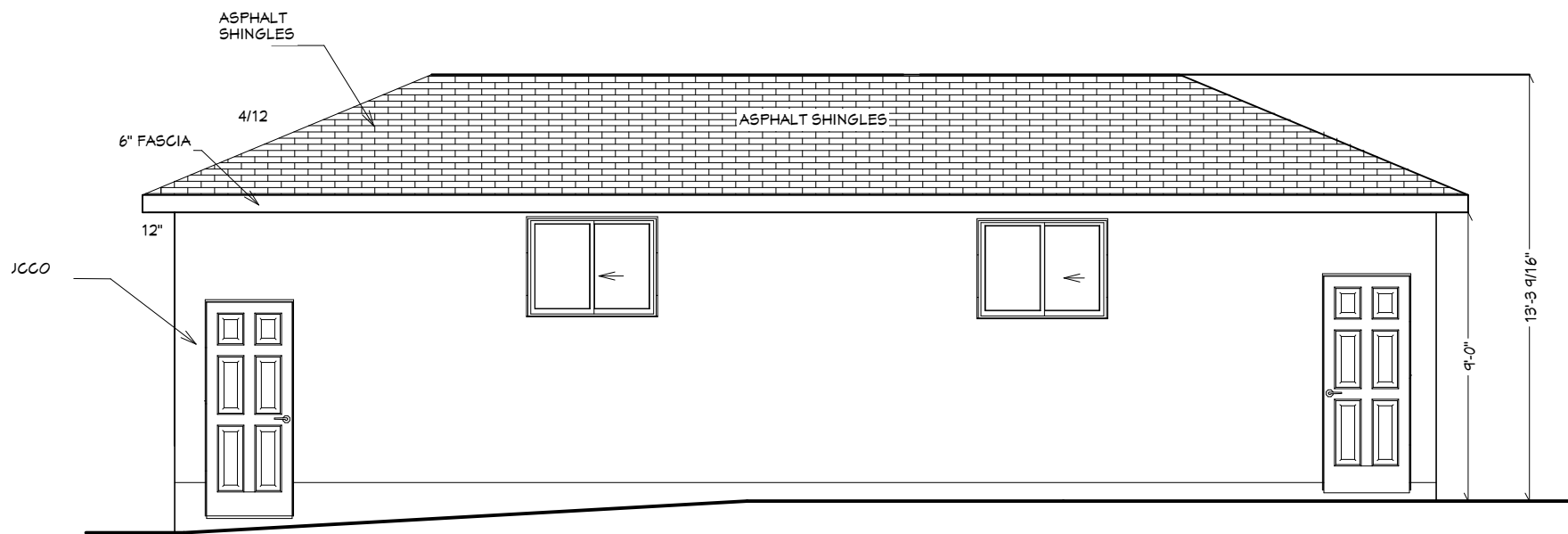
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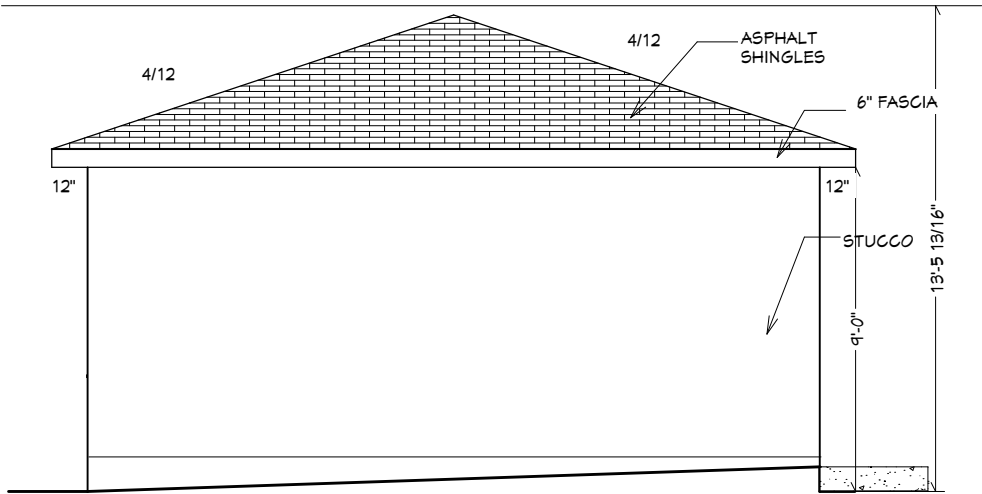
FRONT ELEVATION (EAST)



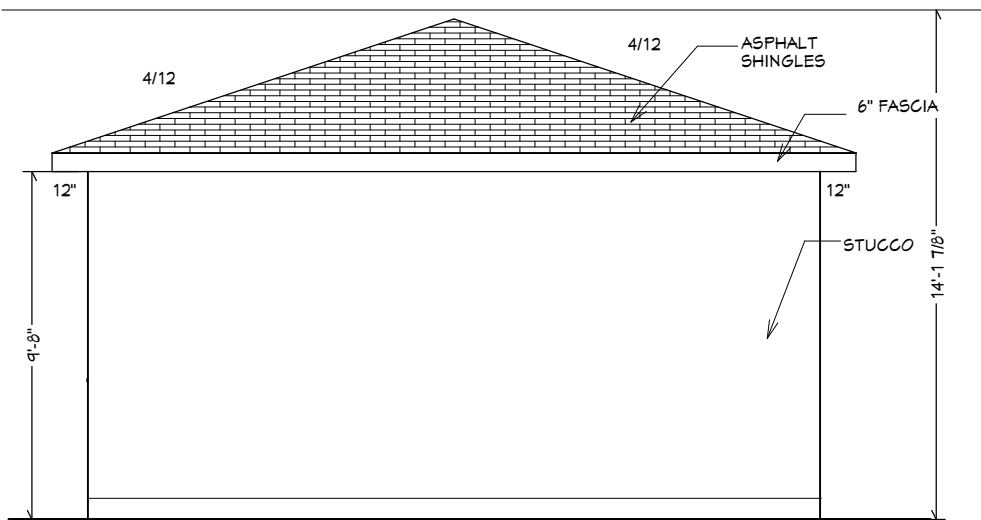
REAR ELEVATION (WEST)

GARAGE DRAWINGS

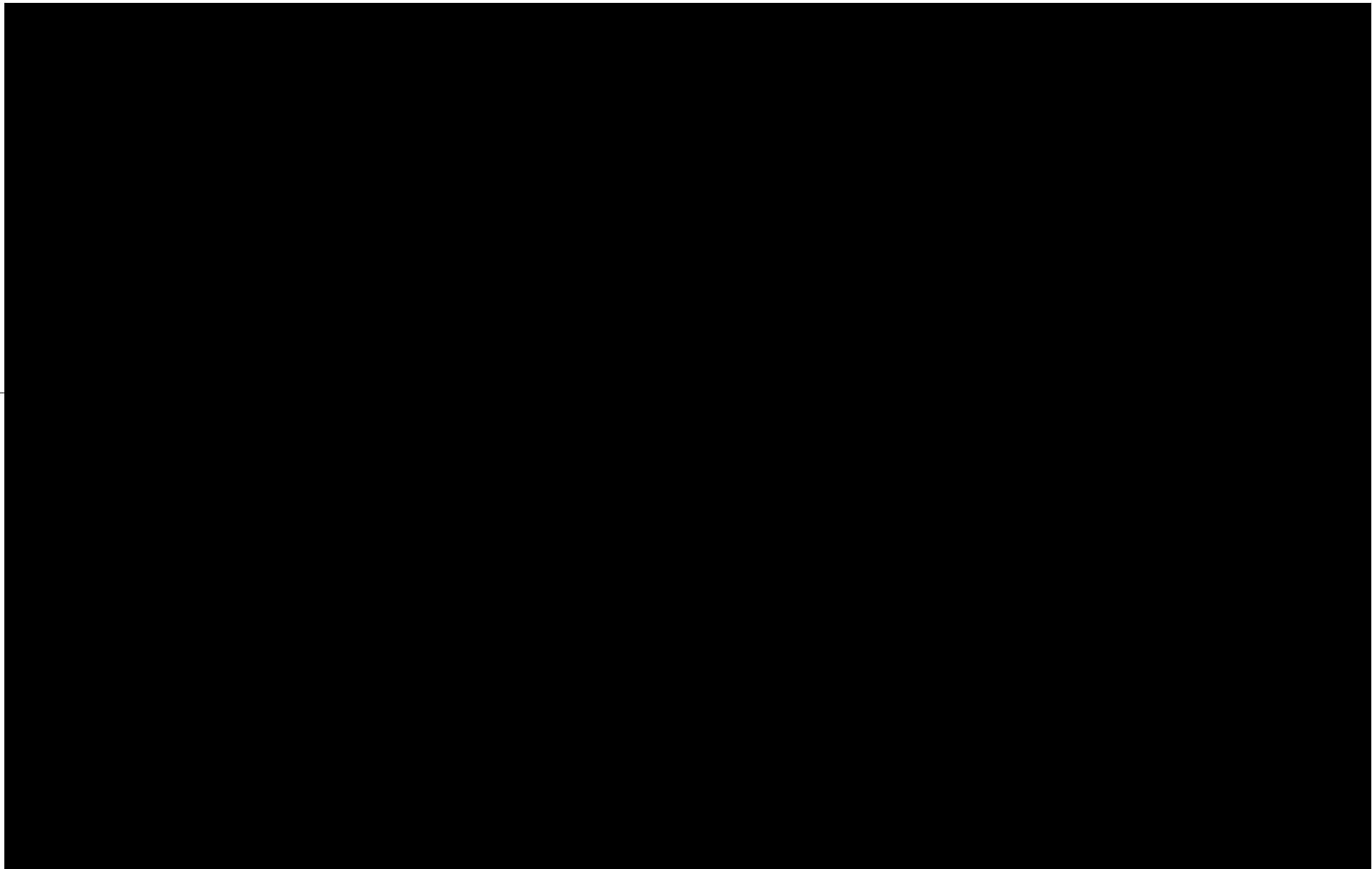
BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.



EAST ELEVATION



WEST ELEVATION



GARAGE DRAWINGS

FIRE /PARTYWALL DETAIL

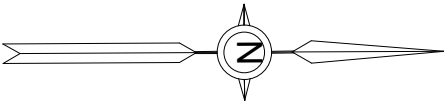
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MUNICIPAL ADDRESS:

2822 40 STREET S.W. CALGARY, AB

LEGAL DESCRIPTION :
LOTS 38 & 37
BLOCK 30
PLAN 1365 AH

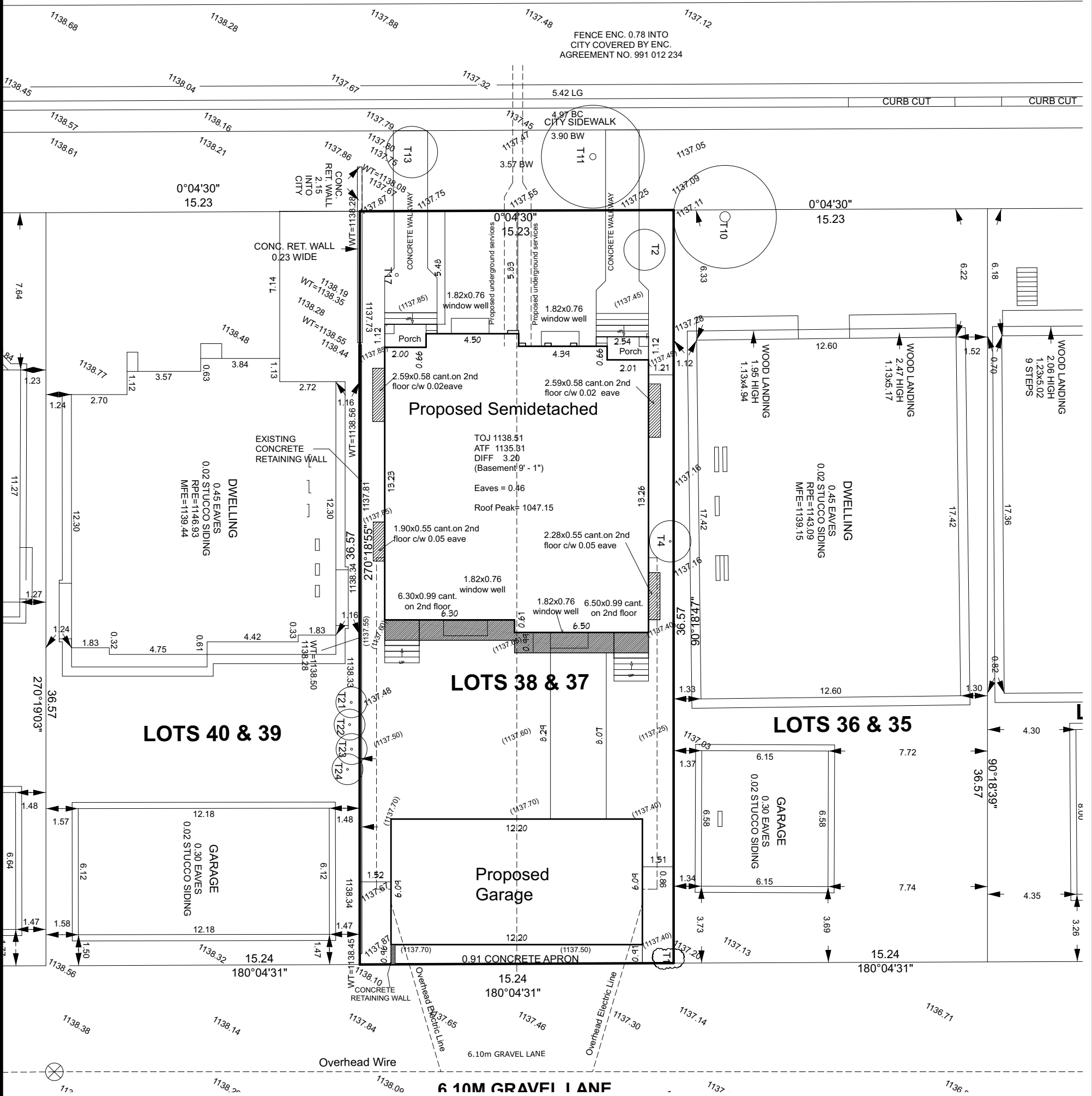
LOT AREA :556.89 SQ.M.
HOUSE : 176.05 SQ.M.
GARAGE : 74.37 SQ.M.
TOTAL : 250.42 SQ.M. (44.96 %)



TREE SCHEDULE:

Tree No.	Variety	Trunk (%C%P)	Canopy (%C%P)	Height (%P)	Location	
T1	Bush	-	1.00	1.80	On Property Line	To be removed
T2	Deciduous	0.70	5.00	8.00	In Subject Property	To be removed
T3	Deciduous	0.45	6.00	9.00	In Subject Property	To be removed
T4	Deciduous	0.10	2.00	5.00	In Subject Property	To be removed
T5	Deciduous	0.10	3.00	7.00	In Subject Property	To be removed
T6	Trunk	0.07	-	1.80	In Subject Property	To be removed
T7	Deciduous	0.25	6.00	9.00	In Subject Property	To be removed
T8	Deciduous	0.15	4.00	9.00	In Subject Property	To be removed
T9	Deciduous	0.05	1.00	3.00	In Subject Property	To be removed
T10	Deciduous	0.50	5.00	11.00	In Adjacent Property	To Remain
T11	Deciduous	0.30	5.00	7.00	In City Property	To be removed
T12	Coniferous	0.60	5.00	13.00	In Subject Property	To be removed
T13	Bush	-	2.50	2.50	In City Property	To be removed
T14	Bush	-	1.00	0.80	In Subject Property	To be removed
T15	Bush	-	1.00	0.80	In Subject Property	To be removed
T16	Bush	-	1.00	0.80	In Subject Property	To be removed
T17	Deciduous	0.15	5.00	4.50	In Subject Property	To be removed
T18	Deciduous	0.10	5.00	5.50	In Subject Property	To be removed
T19	Deciduous	0.10	5.00	5.50	In Subject Property	To be removed
T20	Bush	-	1.00	2.00	In Subject Property	To be removed
T21	Coniferous	0.10	1.50	2.50	In Adjacent Property	To Remain
T22	Coniferous	0.10	1.50	2.50	In Adjacent Property	To Remain
T23	Coniferous	0.10	1.50	2.50	In Adjacent Property	To Remain
T24	Coniferous	0.10	1.50	2.50	In Adjacent Property	To Remain

2828 2826 2822 2818 2816
40 STREET S.W.



DRAWING SCALE
1 : 200

DRAWN ON
6/18/2026

PLOT PLAN

ARCHI DESIGN INC.
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