

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



FLOOR AREA - UNIT #1	
BASEMENT	= 945.67 SQ. FT.
MAIN	= 925.67 SQ. FT.
UPPER	= 1041.67 SQ. FT.
TOTAL	= 1967.34 SQ. FT.

FLOOR AREA - UNIT #2	
BASEMENT	= 945.67 SQ. FT.
MAIN	= 925.67 SQ. FT.
UPPER	= 1041.67 SQ. FT.
TOTAL	= 1967.34 SQ. FT.

LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Section

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL
OTHER APPLICABLE CONSULTANT DRAWINGS.
CONTRACTOR IS TO CONFIRM AND COORDINATE ALL
DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT
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AND PLUMBING ROUGH-IN NEEDS TO BE
CONFIRMED BY TRADES/CONTRACTOR
AND HOME OWNER. ANY ISSUE NEEDS TO
BE NOTIFIED TO THE DESIGNER TO BE
RESOLVED BEFORE PROCEEDING

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	30/06/2026	DP PLANS	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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PURPOSE WITHOUT THE WRITTEN
PERMISSION

ALL WORK MUST COMPLY WITH THE MOST
RECENT EDITION OF THE ALBERTA
BUILDING CODE AND ANY OTHER
GOVERNING AUTHORITIES.

PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-07-06 10:53:59 AM

PROJECT NAME:
20 Glenway Dr SW
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 324 - 26
-----------------	--------------------

SCALE: AS SHOWN	SHEET: A-0.0
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EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	SMOOTH STUCCO - IVORY	7	CAST IN PLACE CONCRETE
2	8" ALUMNIMUM FASCIA	5	STONE FINISH - GRAY	8	CONC. PARGING
3	STUCCO SIDING - WHITE	6	BOARD & BATTEN - BLACK		

NOTE*
-SEMI-FLUSH WINDOW HEADERS TO BE DESIGNED
TO ACCOMMODATE CUSTOM WINDOWS

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-07-06 10:54:03 AM

PROJECT NAME:
20 Glenway Dr SW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 324 - 26

SCALE: AS SHOWN
SHEET: A-2.0

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	SMOOTH STUCCO - IVORY	7	CAST IN PLACE CONCRETE
2	8" ALUMNIMUM FASCIA	5	STONE FINISH - GRAY	8	CONC. PARGING
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PROJECT:
SEMI DETACHED

STATUS: -

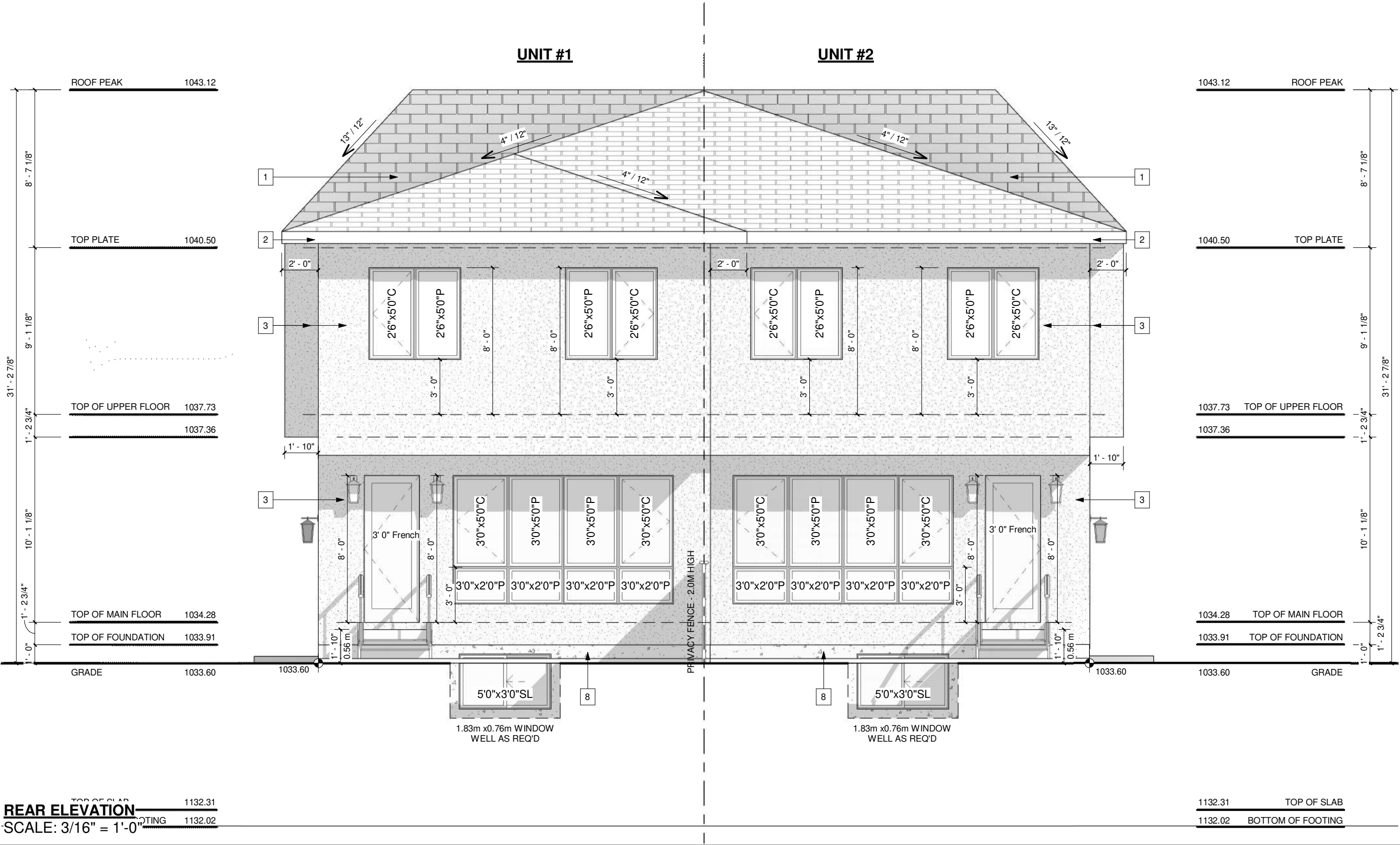
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PRINTED: 2026-07-06 10:54:05 AM

PROJECT NAME:
20 Glenway Dr SW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 324 - 26

SCALE: AS SHOWN
SHEET: A-2.1



EXTERIOR FINISHES:

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WINDOW CALCULATION
WALL AREA= 1034.69 SQ. FT.
WINDOW AREA = 40.70 SQ. FT.
TOTAL: 40.70 / 1034.69 = 3.93%

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STATUS: -

SIGNATURES:
X _____

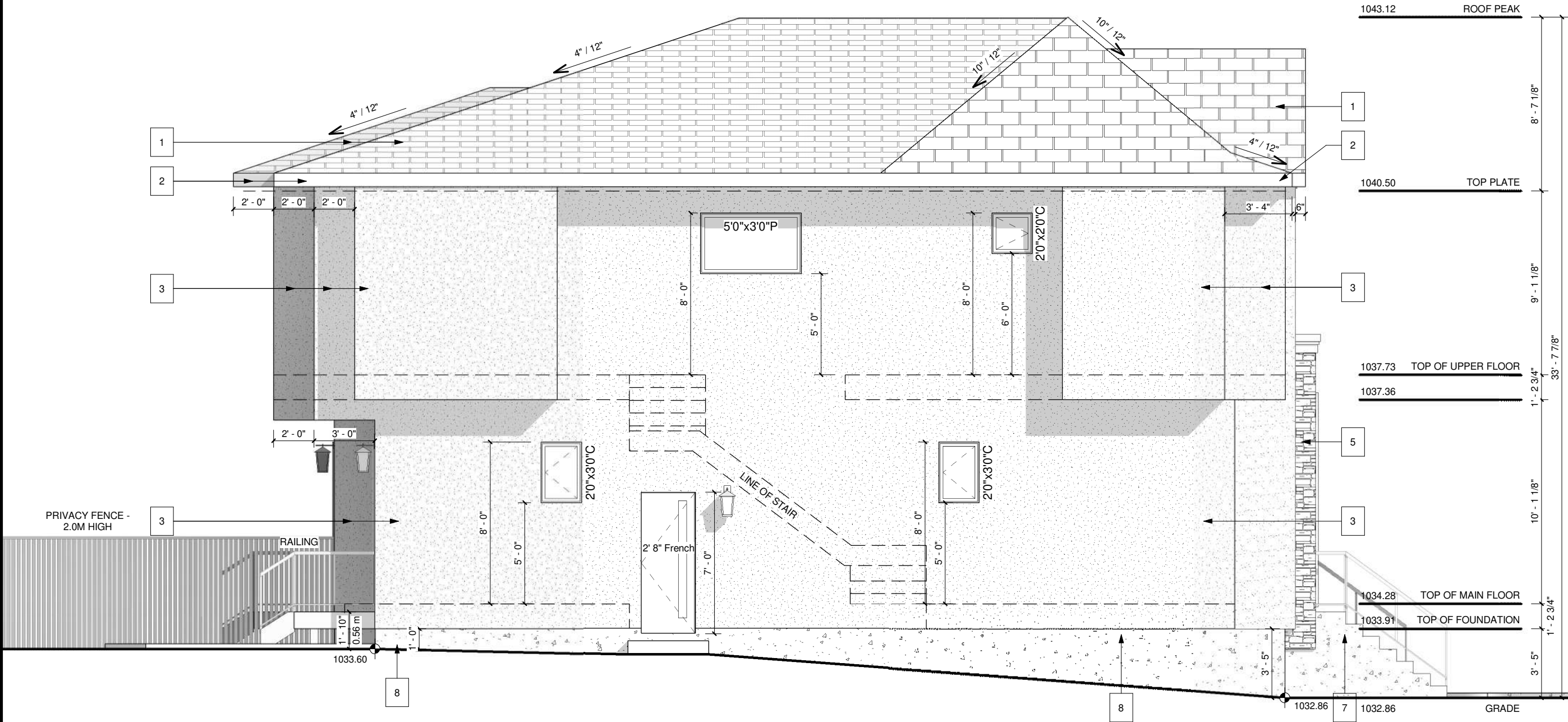
PRINTED: 2026-07-06 10:54:06 AM

PROJECT NAME:
20 Glenway Dr SW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 324 - 26

SCALE: AS SHOWN
SHEET: A-2.2

UNIT #2



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	SMOOTH STUCCO - IVORY	7	CAST IN PLACE CONCRETE
2	8" ALUMNIMUM FASCIA	5	STONE FINISH - GRAY	8	CONC. PARGING
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STATUS: -

SIGNATURES:
X _____

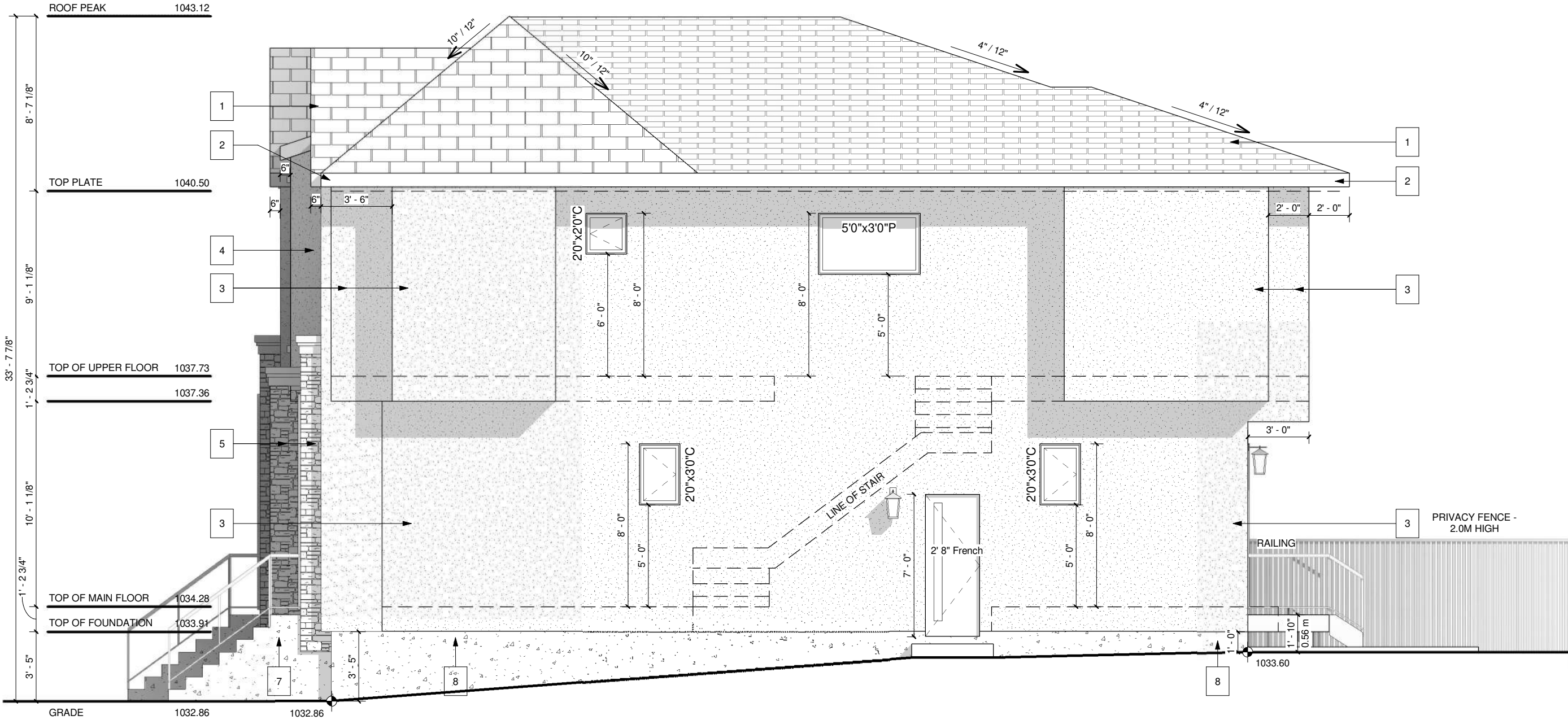
PRINTED: 2026-07-06 10:54:08 AM

PROJECT NAME:
20 Glenway Dr SW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 324 - 26

SCALE: AS SHOWN SHEET: A-2.3

UNIT #1



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

- 1

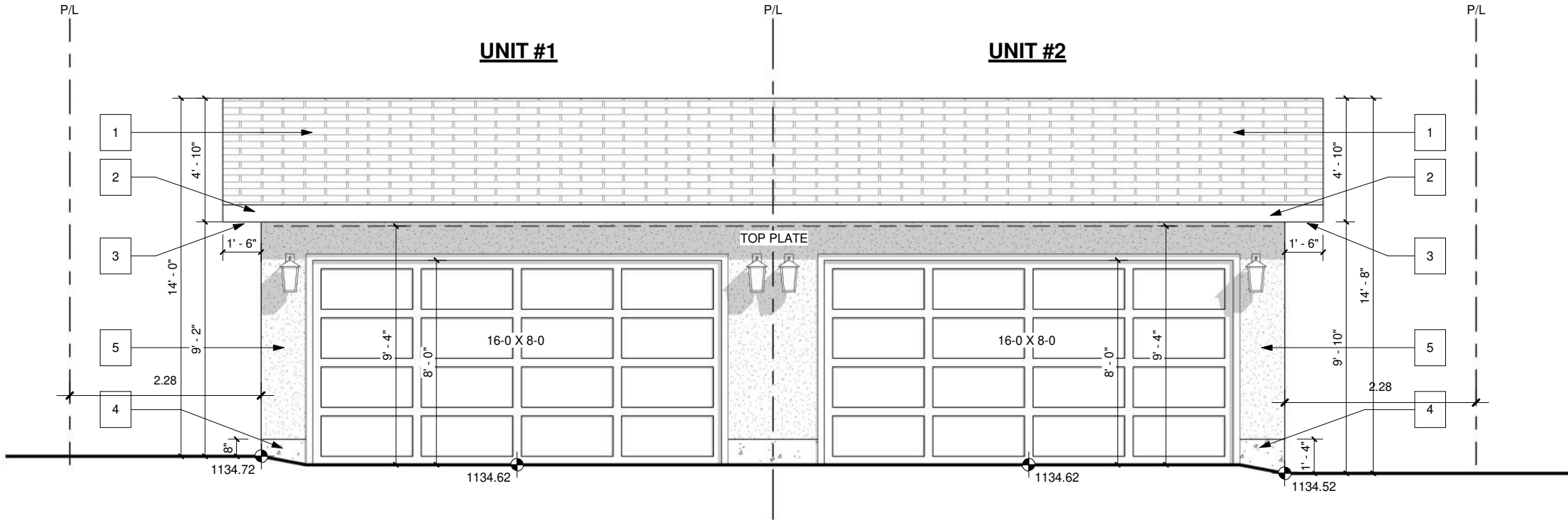
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

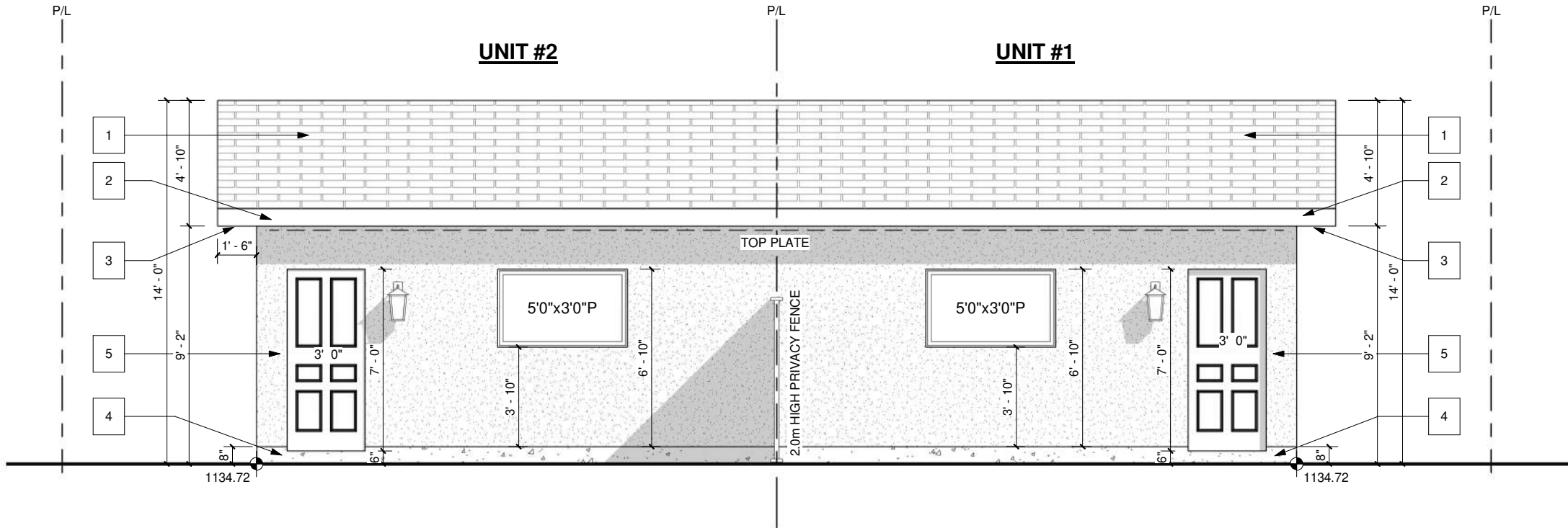
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

STUCCO FINISH



GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



GARAGE REAR
SCALE: 3/16" = 1'-0"

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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-07-06 10:54:09 AM

PROJECT NAME:
20 Glenway Dr SW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 324 - 26

SCALE: AS SHOWN
SHEET: A-3.1

EXTERIOR FINISHES:

- 1

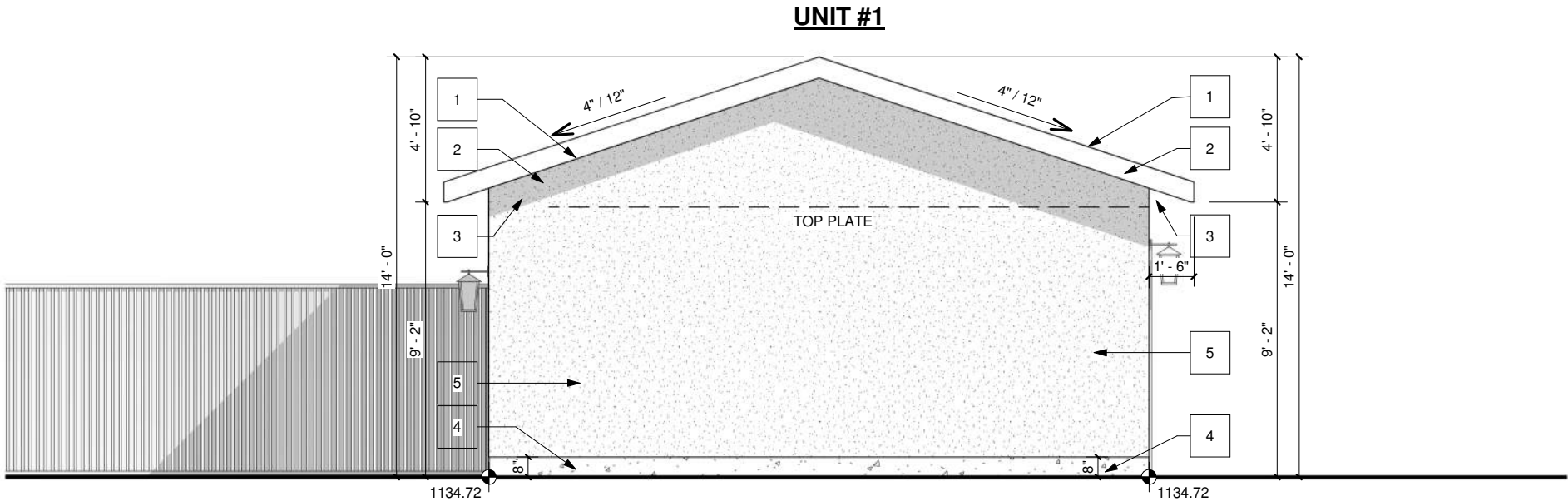
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

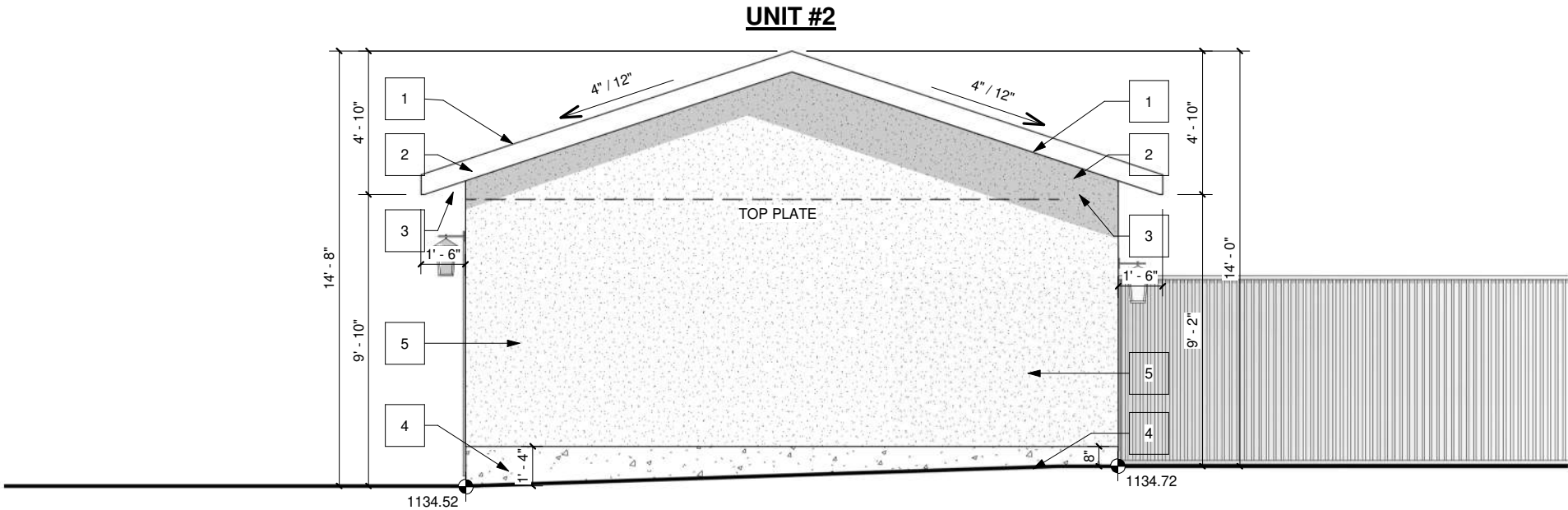
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

STUCCO FINISH



GARAGE LEFT
SCALE: 3/16" = 1'-0"



GARAGE RIGHT
SCALE: 3/16" = 1'-0"

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SEMI DETACHED

STATUS:

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SIGNATURES:

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PROJECT NAME:

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CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

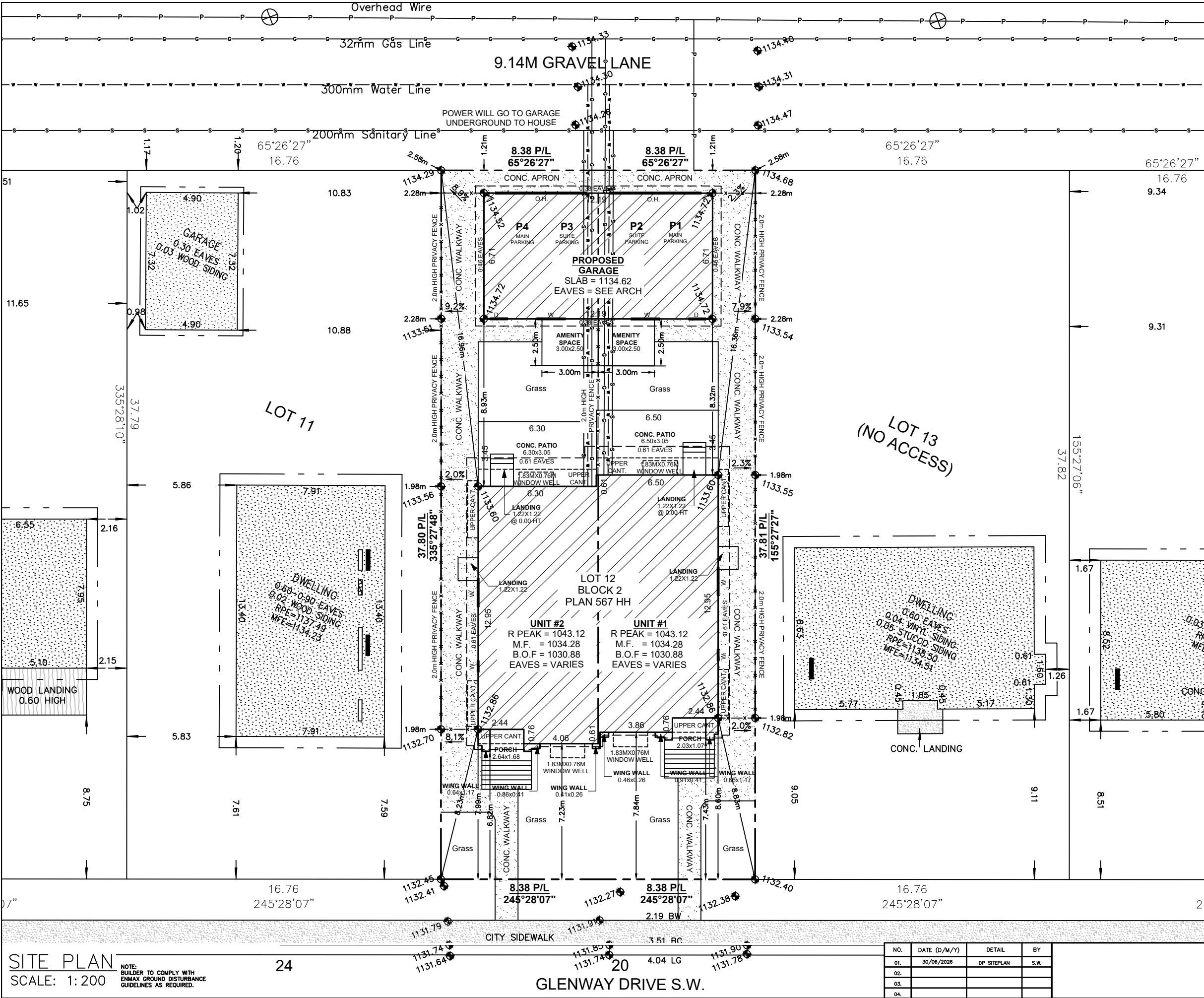
324 - 26

SCALE:

AS SHOWN

SHEET:

A-3.2



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: $\bullet$ = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.

THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- denotes Calculation points
- denotes Water Valve
- denotes Gas Valve
- denotes Manhole
- denotes Tree
- denotes Power Pole
- denotes Sign
- denotes Light Standard
- denotes Fence
- denotes Sanitary Line
- denotes Storm Line
- denotes Water Line
- denotes Gas Line
- denotes Electrical Line
- denotes A.G.T. Line
- denotes Utility Right of Way Line
- denotes Property Line
- denotes Door
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows

- denotes Shed Hatch
- denotes Detached Garage Hatch
- denotes Main Building Hatch
- denotes Concrete and Asphalt Hatch
- denotes Wood Hatch

'Cant.' denotes Cantilevers
'Enc.' denotes Encroach(es)
'BW' denotes Back of Walkway
'BOW' denotes Bottom of Wall
'Conc.' denotes Concrete
'Ret.' denotes Retaining
'BC' denotes Back of Curb
'TOW' denotes Top of Wall

Disclaimer
The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R-CG Residential
Grade-Oriented Infill

SCALE 1: 200

LEGAL DESCRIPTION:

Lots 12
Block 2
Plan 567 HH

MUNICIPAL ADDRESS:

20 GLENWAY DRIVE S.W.
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)	LOT COVERAGE DETAIL: (UNIT #1)	LOT COVERAGE DETAIL: (UNIT #2)
LOT SIZE: 633.222 SQ M HOUSE SIZE: 171.994 SQ M COVERED PORCH: 2.753 SQ M CANT.: 0.00 SQ M GARAGE: 81.754 SQ M WING WALL: 2.192 SQ M	LOT SIZE: 316.628 SQ M HOUSE SIZE: 85.997 SQ M COVERED PORCH: 1.367 SQ M CANT.: 0.00 SQ M GARAGE: 40.877 SQ M WING WALL: 1.150 SQ M	LOT SIZE: 316.594 SQ M HOUSE SIZE: 85.997 SQ M COVERED PORCH: 1.386 SQ M CANT.: 0.00 SQ M GARAGE: 40.877 SQ M WING WALL: 1.042 SQ M
= 258.693/633.222 = 40.85%	= 129.391/316.628 = 40.87%	= 129.302/316.594 = 40.84%



SITE PLAN

SCALE: 1: 200

NOTE:
BUILDER TO COMPLY WITH
ENMAX GROUND DISTURBANCE
GUIDELINES AS REQUIRED.

24

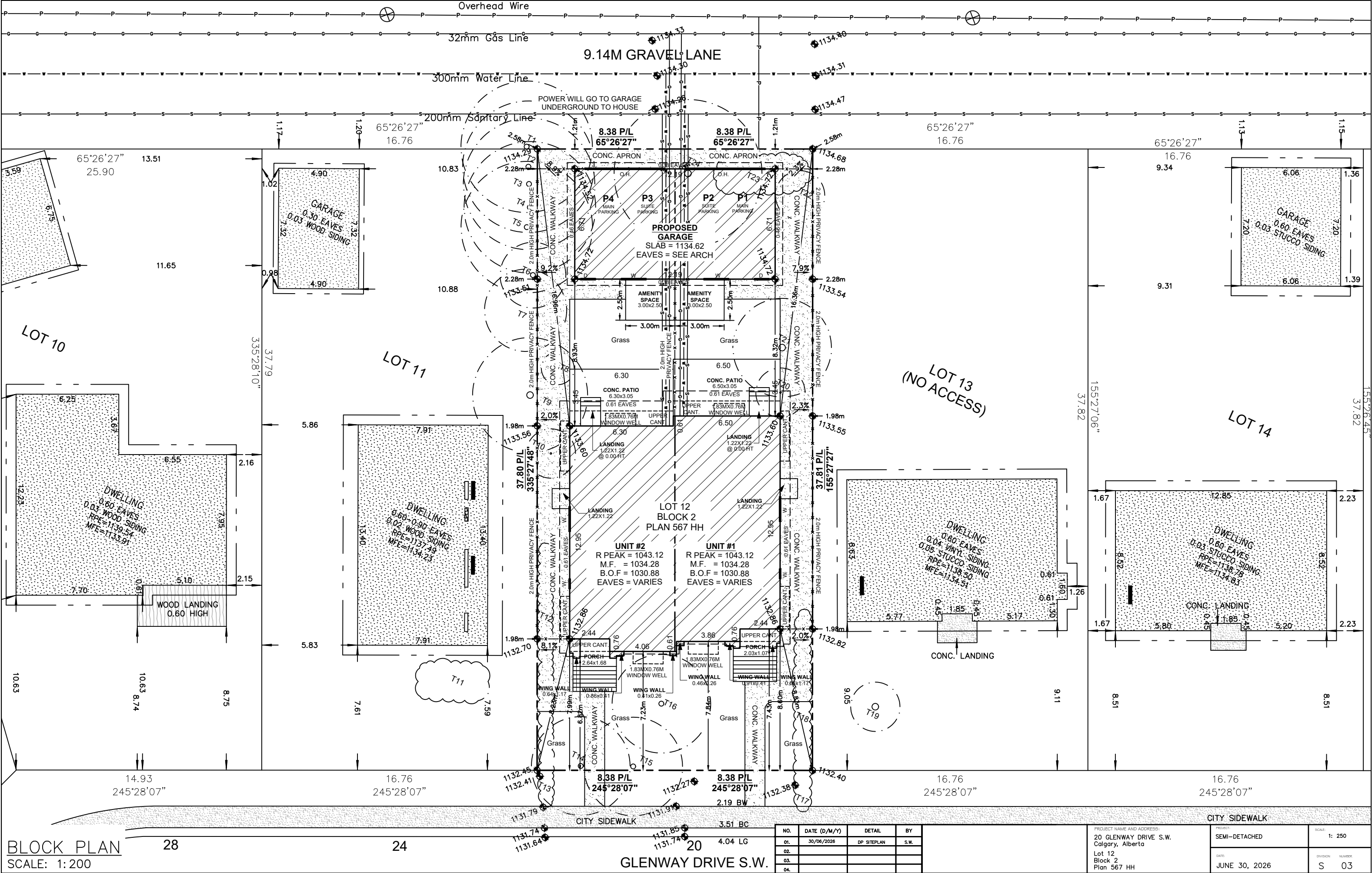
GLENWAY DRIVE S.W.

NO.	DATE (D/M/Y)	DETAIL	BY
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02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
20 GLENWAY DRIVE S.W.
Calgary, Alberta
Lot 12
Block 2
Plan 567 HH

PROJECT:
SEMI-DETACHED
DATE:
JUNE 30, 2026

SCALE:
1: 200
DIVISION NUMBER:
S 01



BLOCK PLAN
SCALE: 1:200

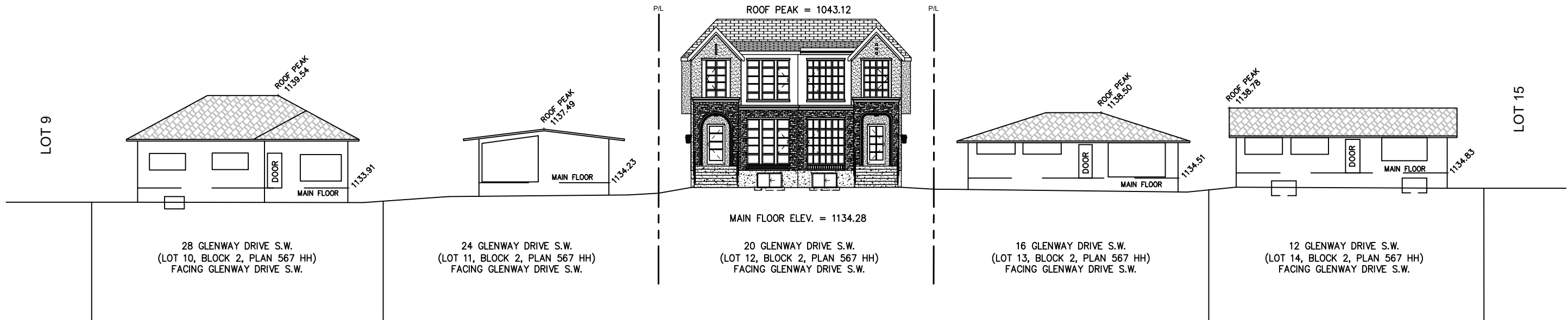
28

24

20
GLENWAY DRIVE S.W.

NO.	DATE (D/M/Y)	DETAIL	BY
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02.			
03.			
04.			

PROJECT NAME AND ADDRESS:		PROJECT:		SCALE:	
20 GLENWAY DRIVE S.W. Calgary, Alberta		SEMI-DETACHED		1: 250	
Lot 12 Block 2 Plan 567 HH		DATE: JUNE 30, 2026		DIVISION NUMBER S 03	



SOUTH EAST STREETSCAPE

STREET SCAPE DETAIL

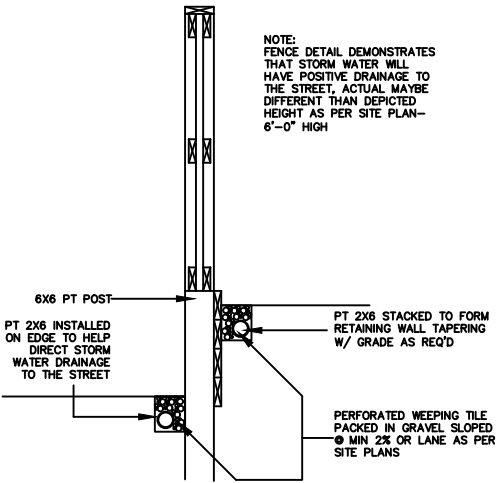
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TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.30	8.00	12.00	In City Property	To stay
T2	Deciduous	0.30	8.00	12.00	In Adjacent Property	To stay
T3	Deciduous	0.30	8.00	12.00	In Adjacent Property	To stay
T4	Deciduous	0.30	8.00	12.00	In Adjacent Property	To stay
T5	Deciduous	0.30	8.00	12.00	In Adjacent Property	To stay
T6	Coniferous	0.30	4.00	15.00	In Adjacent Property	To stay
T7	Bush	–	5.00	8.00	In Adjacent Property	To stay
T8	Coniferous	0.10	2.00	4.00	In Subject Property	To Be Removed
T9	Coniferous	0.40	7.00	15.00	In Subject Property	To Be Removed
T10	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T11	Bush	–	3.00	3.00	In Adjacent Property	To stay
T12	Bush	–	1.00	1.80	In Subject Property	To Be Removed
T13	Bush	–	1.00	1.80	In City Property	To Be Removed
T14	Coniferous	0.30	6.00	12.00	On Property Line	To Be Removed
T15	Coniferous	0.30	6.00	12.00	On Property Line	To Be Removed
T16	Coniferous	0.30	6.00	12.00	In Subject Property	To Be Removed
T17	Bush	–	1.20	1.80	In City Property	To Be Removed
T18	Bush	–	1.20	1.80	In Subject Property	To stay
T19	Deciduous	0.40	3.00	5.00	In Adjacent Property	To stay
T20	Coniferous	0.10	3.00	6.00	In Subject Property	To Be Removed
T21	Coniferous	0.40	6.00	10.00	In Subject Property	To Be Removed
T22	Deciduous	0.10	3.00	5.00	In Subject Property	To Be Removed
T23	Bush	–	3.00	3.00	In Subject Property	To Be Removed
T24	Deciduous	0.40	9.00	9.00	In Subject Property	To Be Removed

SEMI-DETACHED SQFT.

	UNIT #1	UNIT #2
GARAGE	440.00 SQ FT	440.00 SQ FT
BASEMENT	945.67 SQ FT	945.67 SQ FT
MAIN FLOOR	925.67 SQ FT	925.67 SQ FT
UPPER FLOOR	1041.67 SQ FT	1041.67 SQ FT
TOTAL AREA	1967.34 SQ FT	1967.34 SQ FT

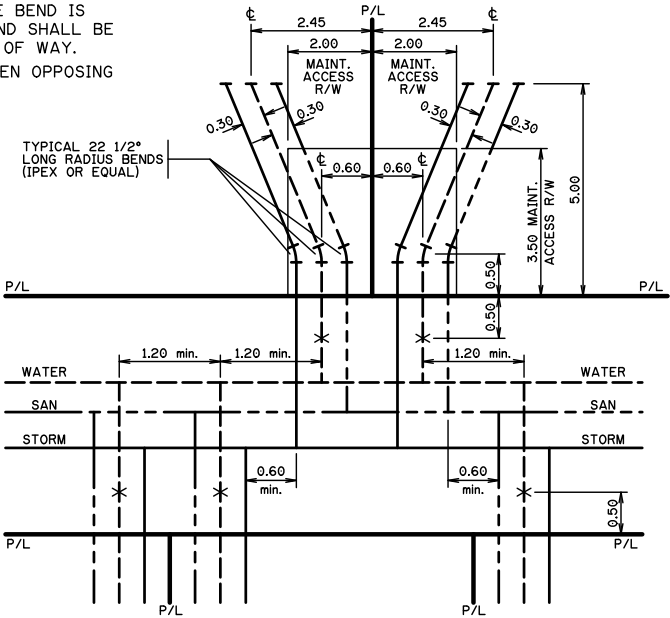


FENCE SECTION DETAIL

SCALE: NTS

NOTES:

1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
7. THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22½ DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL

SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	30/06/2026	DP SITEPLAN	S.W.	20 GLENWAY DRIVE S.W. Calgary, Alberta	SEMI-DETACHED	AS SHOWN
02.				Lot 12 Block 2 Plan 567 HH	DATE:	DIVISION NUMBER
03.					JUNE 30, 2026	S 02
04.						