

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?

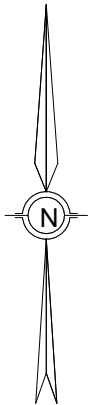
If the application does not meet the contextual rules, The City informs the applicant that they can change their application to meet the rules or the application will become a discretionary use **Semi-detached** dwellings which would allow The City and the public to comment.



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



MUNICIPAL ADDRESS:

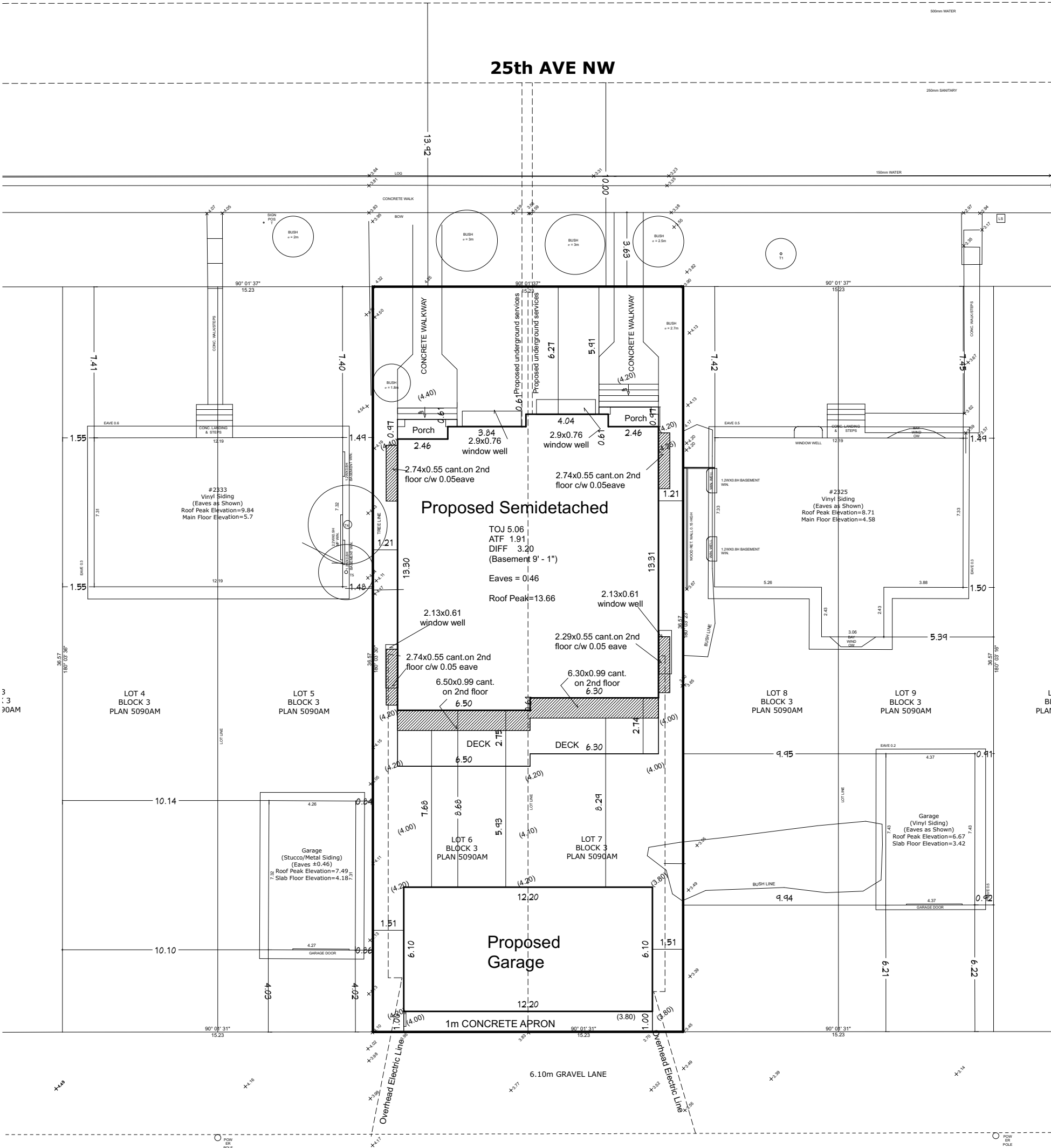
2329 25 AVE NW CALGARY, AB

LEGAL DESCRIPTION :
LOTS 6 AND 7, BLOCK 3, PLAN 5090AM

LOT AREA :556.87 SQ.M.
HOUSE : 175.31 SQ.M.
GARAGE : 74.37 SQ.M.
TOTAL : 249.68 SQ.M. (44.93 %)

TREE SCHEDULE

TREE NO.	TYPE	CALIPER (DIA.)	CANOPY (DIA.)	
T1	DECIDUOUS	0.1	±1.5	TO REMAIN
T2	DECIDUOUS	0.3	±2	TO BE REMOVED
T3	DECIDUOUS	0.4	±3	TO BE REMOVED
T4	DECIDUOUS	0.4	±3.9	TO REMAIN
T5	DECIDUOUS	0.15	±2.7	TO REMAIN



DRAWING SCALE
1 : 200

DRAWN ON
8/1/2026

PLOT PLAN/BLOCK PLAN





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.

PAGE NO.

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8/1/2026

SCALE

	Revisions	date
1		

MUNICIPAL ADDRESS

2329 25 Ave NW

LEGAL DESCRIPTION

LOTS 6 AND 7, BLOCK 3, PLAN 5090AM

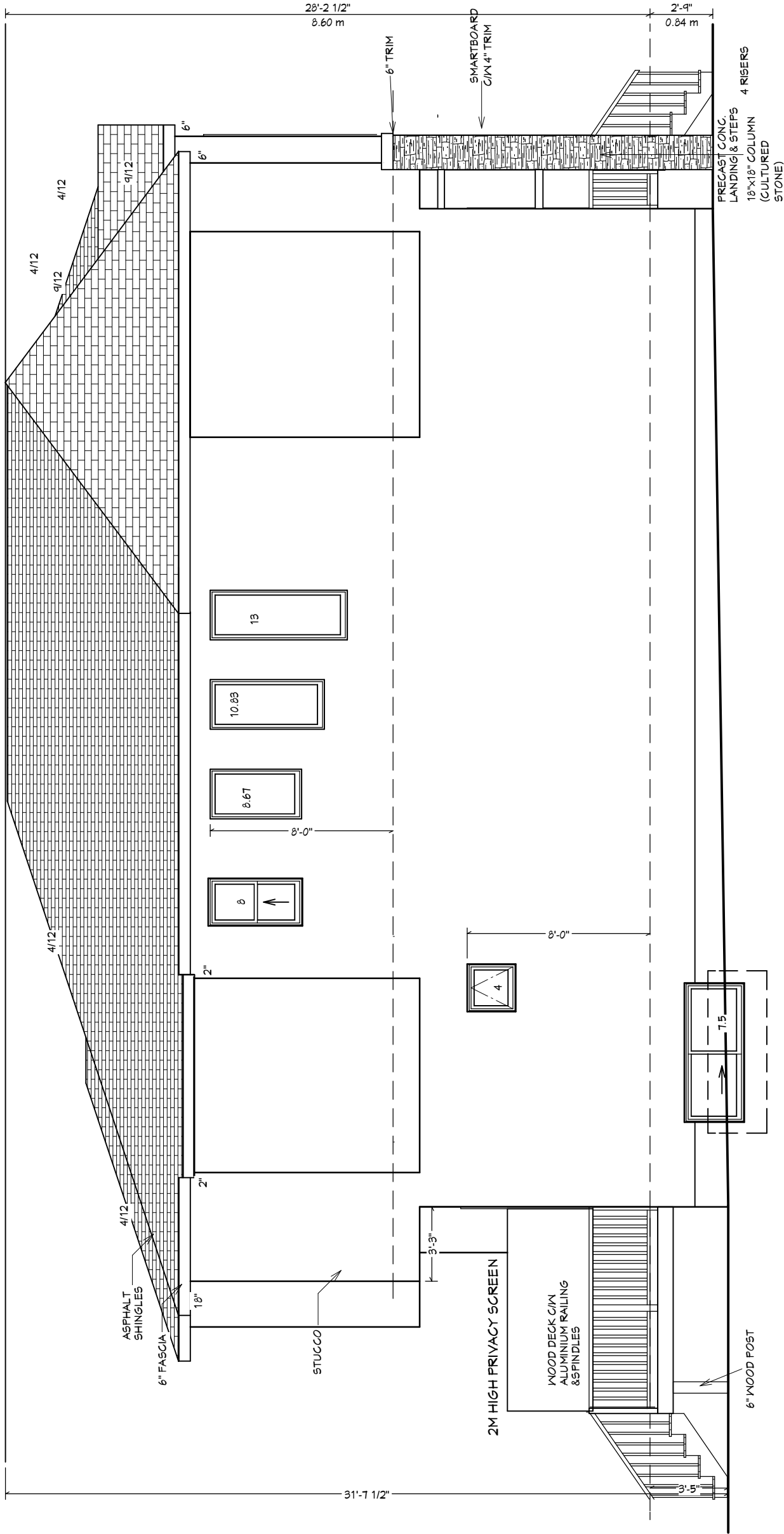
SEMI-DETACHED

ARCHI DESIGN INC.

hassan@archidesigns.ca

Tel: 587.438.5721





LEFT ELEVATION

WALL AREA : 960 SQ. FT.
UNPROTECTED OPENING: 52 SQ. FT. (5.4%)

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8/1/2026

SCALE

ISSUED FOR	Revisions	date
1		

MUNICIPAL ADDRESS

2329 25 Ave NW

LEGAL DESCRIPTION

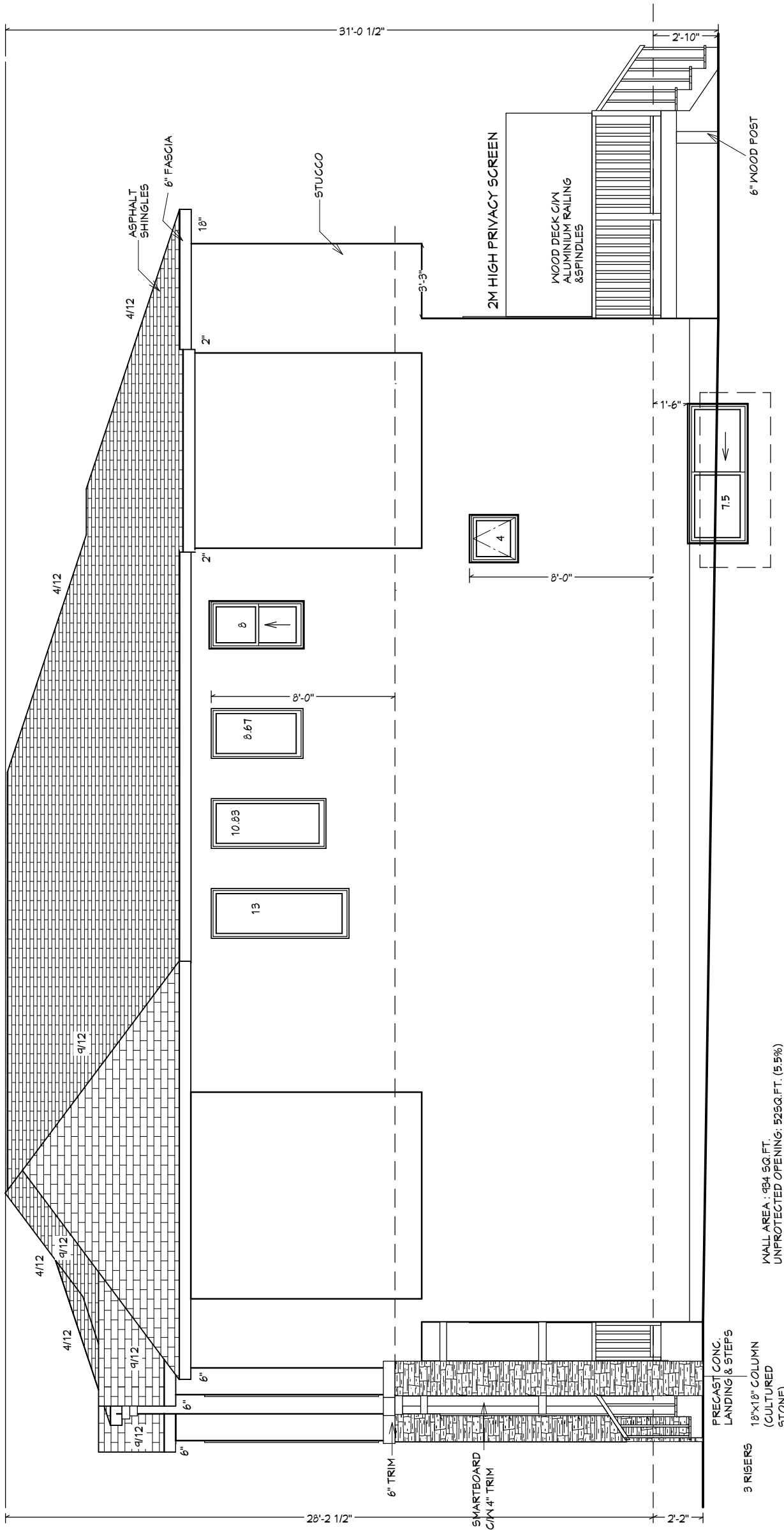
LOTS 6 AND 7, BLOCK 3, PLAN 5090AM

SEMI-DETACHED

ARCHI DESIGN INC.

hassan@archidesigns.ca
Tel: 587.438.5721





WALL AREA: 484 SQ. FT.
UNPROTECTED OPENING: 525Q. FT. (5.5%)

PRECAST CONC.
LANDING & STEPS
18"x18" COLUMN
(CULTURED
STONE)
3 RISERS

RIGHT ELEVATION

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8/1/2026

SCALE

3/16"=1'- 0"

ISSUED FOR

1	Revisions	date

MUNICIPAL ADDRESS

2329 25 Ave NW

LEGAL DESCRIPTION

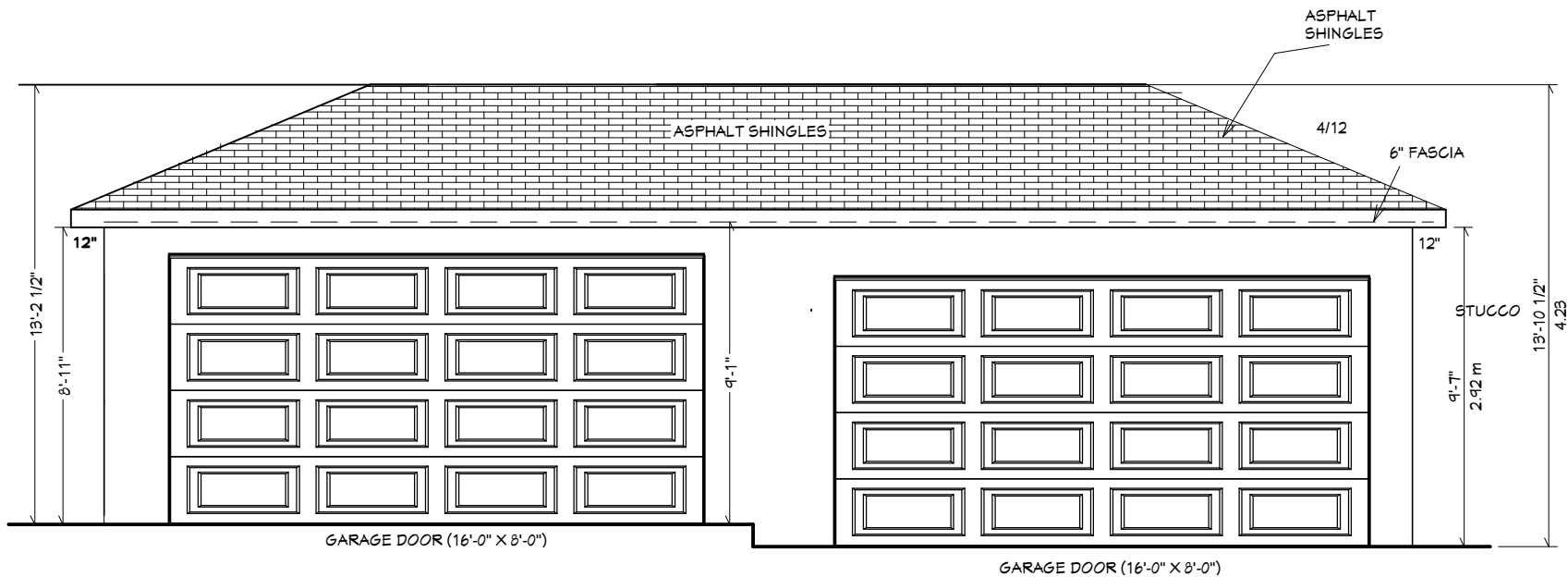
LOTS 6 AND 7, BLOCK 3, PLAN 5090AM

SEMI-DETACHED

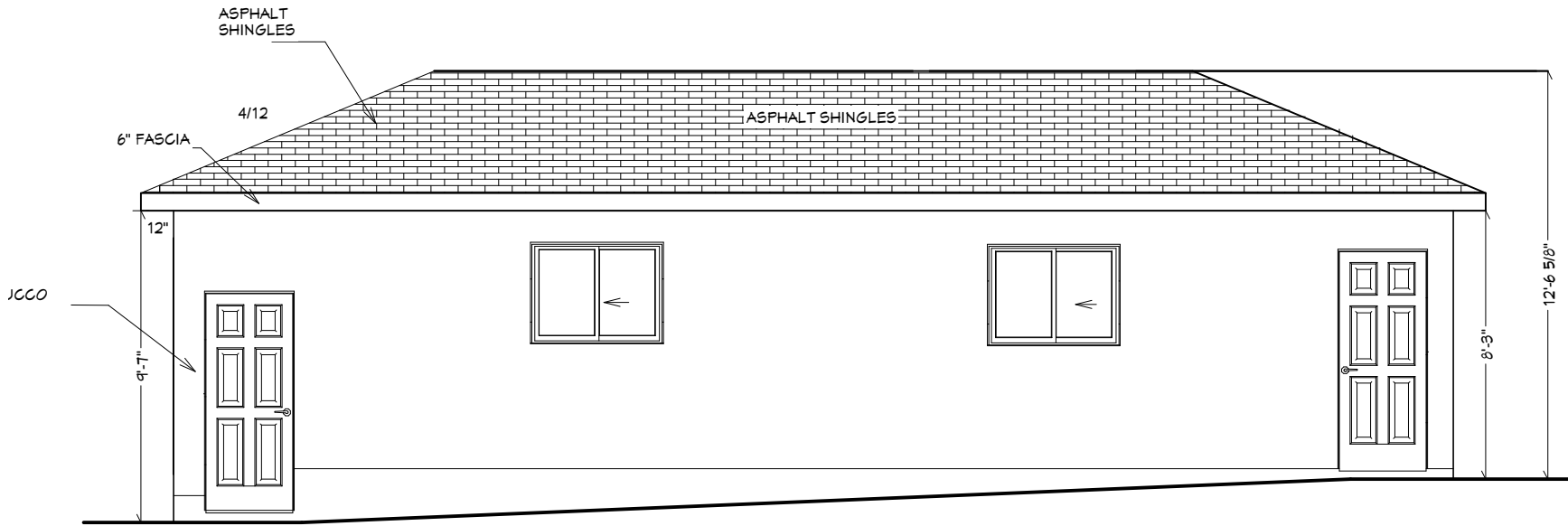
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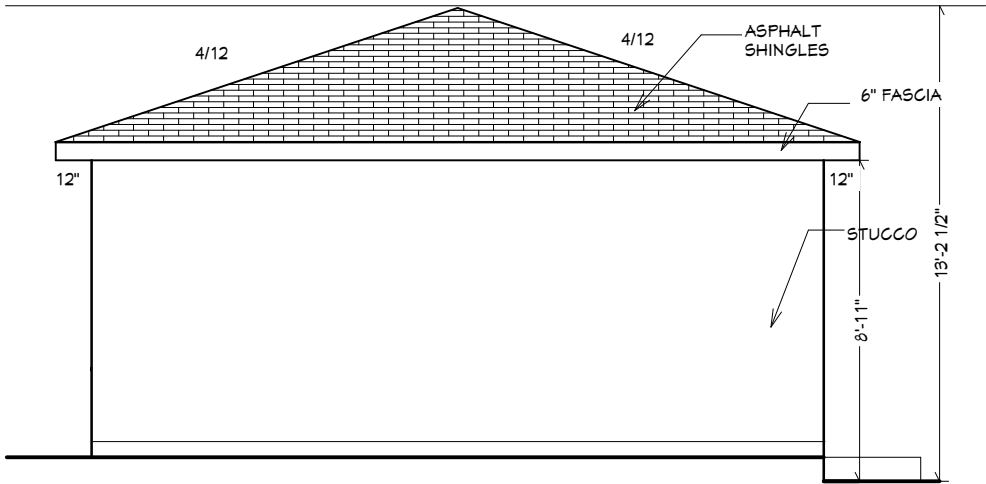
FRONT ELEVATION (SOUTH)



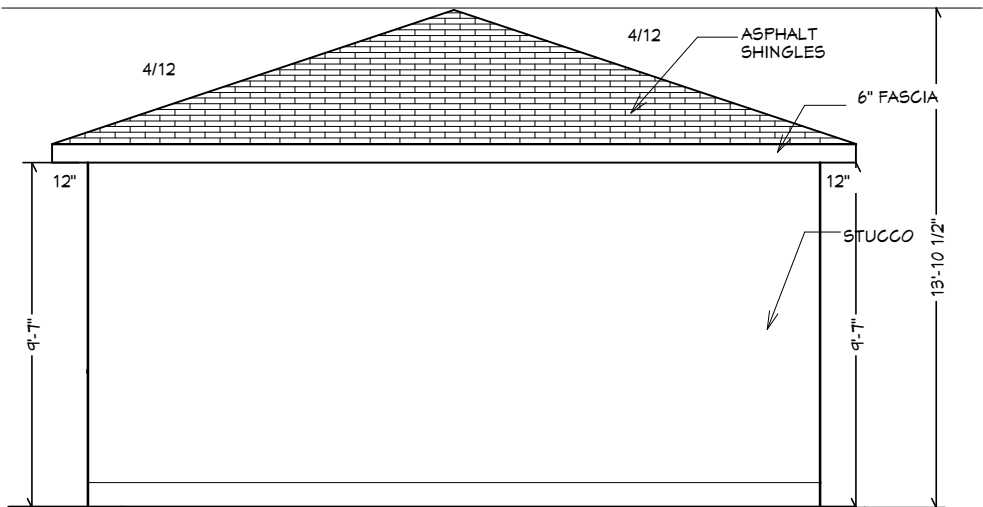
REAR ELEVATION (NORTH)

GARAGE DRAWINGS

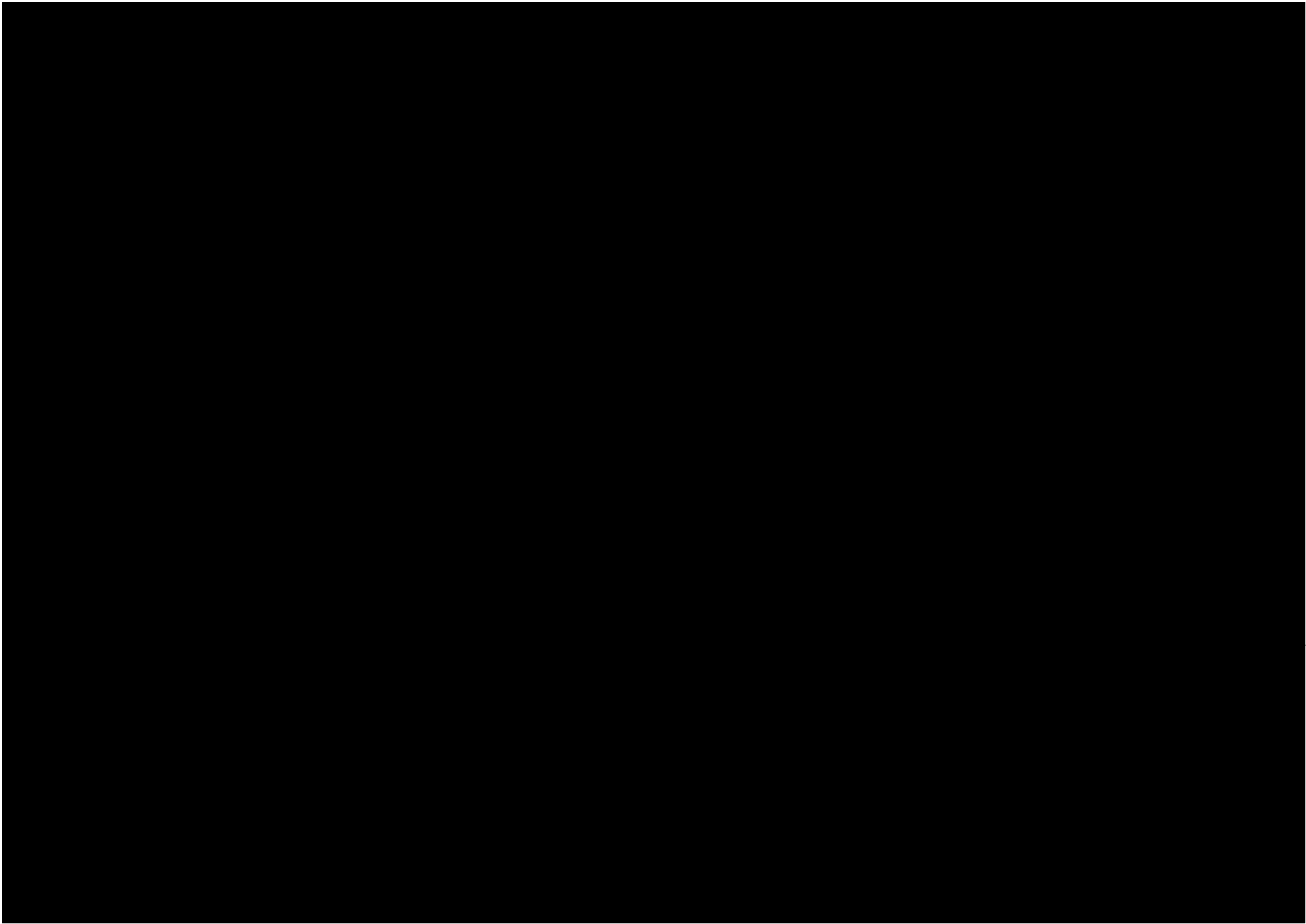
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EAST ELEVATION



WEST ELEVATION



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