

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



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	Loft Floor Plan
A-1.5	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

FLOOR AREA - UNIT #1B

BASEMENT	=	1080.50 SQ. FT.
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FLOOR AREA - UNIT #1

MAIN	=	1080.50 SQ. FT.
UPPER	=	1113.58 SQ. FT.
LOFT	=	766.50 SQ.FT.
TOTAL	=	2960.58 SQ. FT.

FLOOR AREA - UNIT #2B

BASEMENT	=	1080.50 SQ. FT.
----------	---	-----------------

FLOOR AREA - UNIT #2

MAIN	=	1080.50 SQ. FT.
UPPER	=	1113.58 SQ. FT.
LOFT	=	766.50 SQ.FT.
TOTAL	=	2960.58 SQ. FT.



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 DRAWINGS PRIOR TO STARTING CONSTRUCTION.
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	15/07/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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

PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-07-17 11:41:21 AM

PROJECT NAME:
3912 19 STREET S.W.
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 353 - 26
-----------------	--------------------

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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

10" ALUMNIMUM FASCIA
- 3

HARDIE FINISH - WHITE (HORIZONTAL)
- 4

HARDIE FINISH - DARK GREY (VERTICAL)
- 5

BRICK FINISH AS SPEC'D.
- 6

CONC. PARGING
- 7

CAST IN PLACE CONCRETE
- 8

TORCH ON ROOF

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: DP

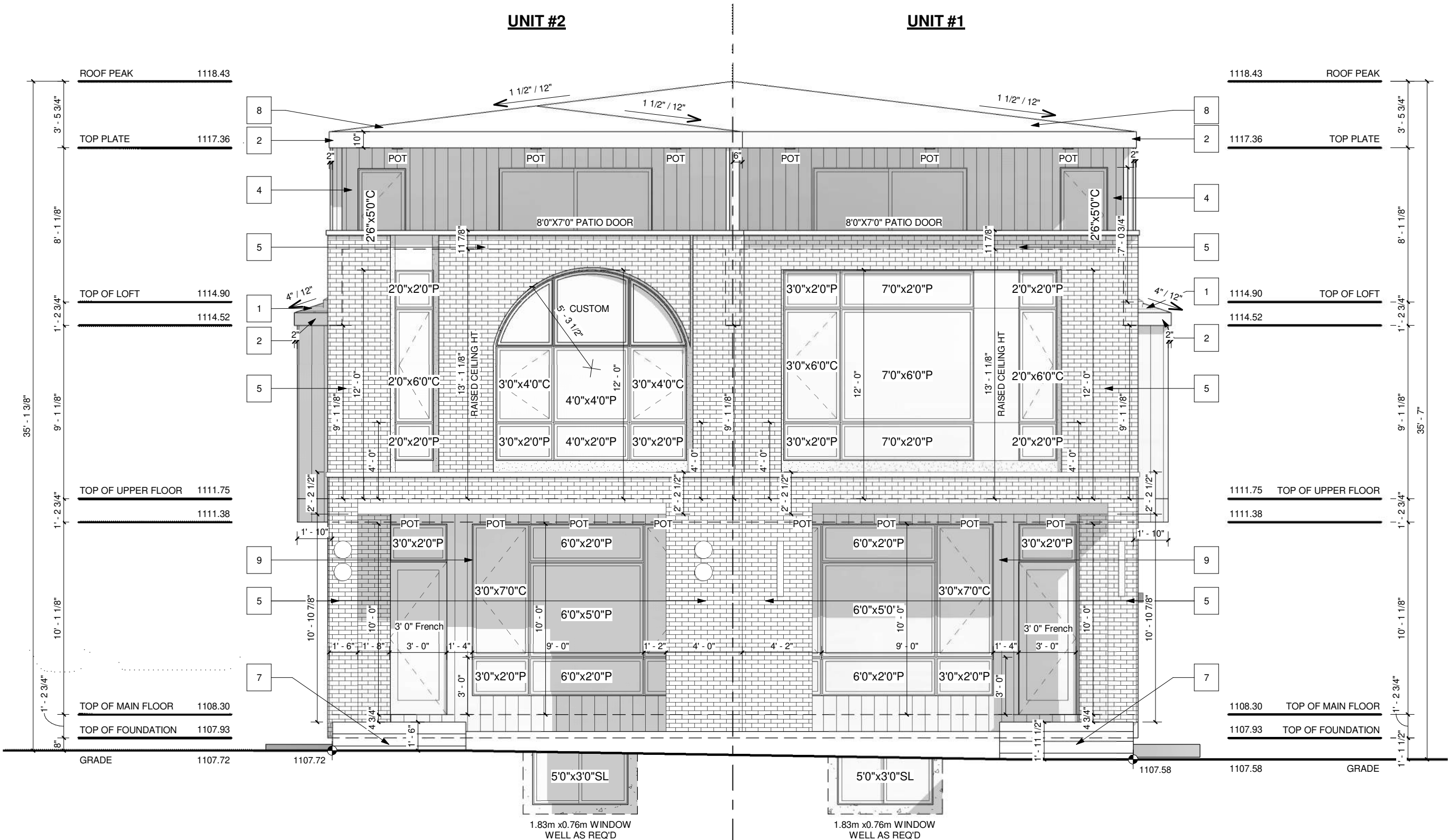
SIGNATURES:
X _____

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PROJECT NAME:
3912 19 STREET S.W.
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 353 - 26

SCALE: AS SHOWN
SHEET: A-2.0



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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

10" ALUMNUMUM FASCIA
- 3

HARDIE FINISH - WHITE (HORIZONTAL)
- 4

HARDIE FINISH - DARK GREY (VERTICAL)

- 5

BRICK FINISH AS SPEC'D.
- 6

CONC. PARGING
- 7

CAST IN PLACE CONCRETE
- 8

TORCH ON ROOF

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

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PROJECT: SEMI DETACHED

STATUS: DP

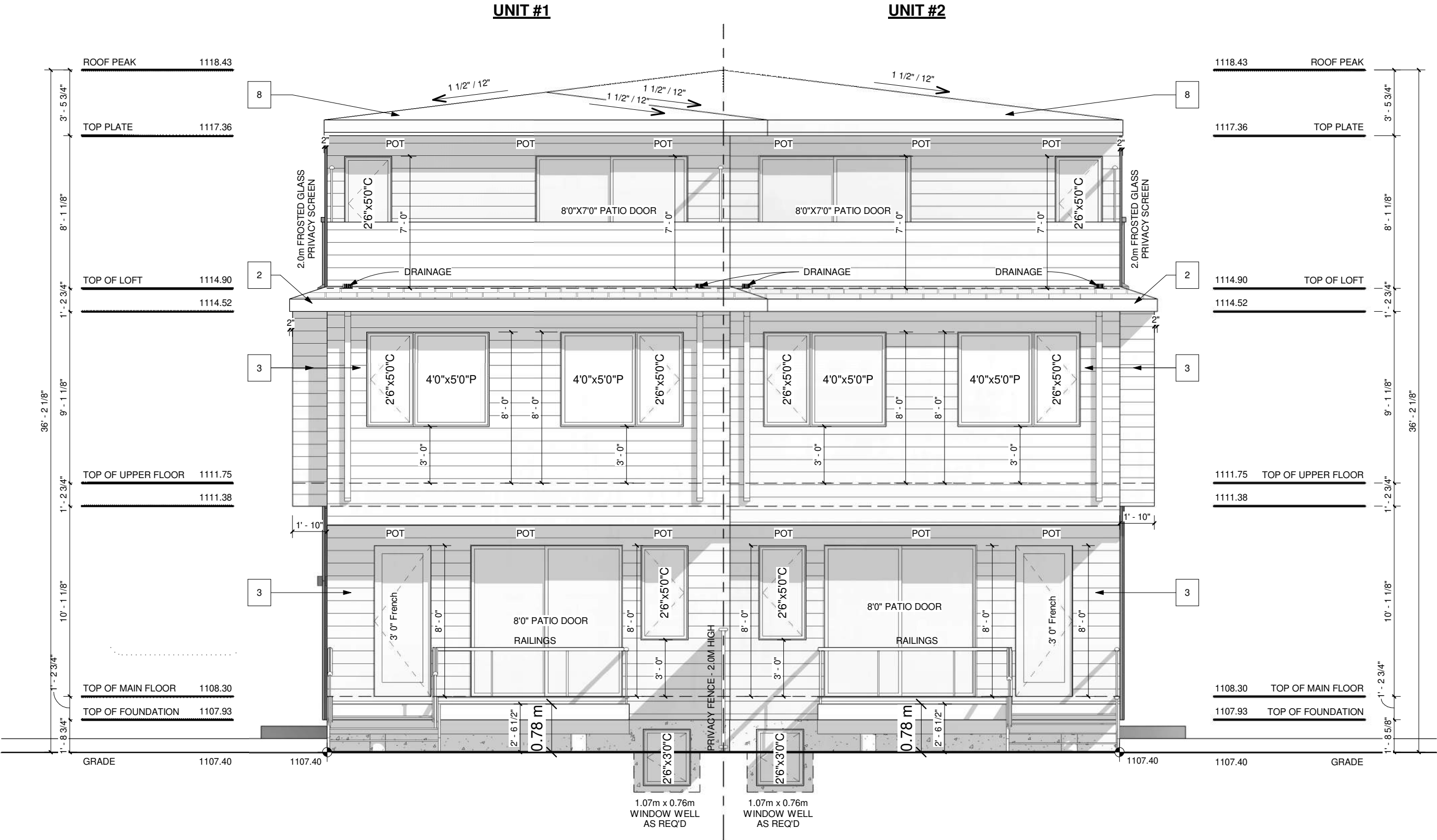
SIGNATURES:
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PROJECT NAME:
3912 19 STREET S.W.
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 353 - 26

SCALE: AS SHOWN
SHEET: A-2.1



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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

10" ALUMNIMUM FASCIA
- 3

HARDIE FINISH - WHITE (HORIZONTAL)
- 4

HARDIE FINISH - DARK GREY (VERTICAL)
- 5

BRICK FINISH AS SPEC'D.
- 6

CONC. PARGING
- 7

CAST IN PLACE CONCRETE
- 8

TORCH ON ROOF

WINDOW CALCULATION
WALL AREA = 1389.48 SQ. FT.
WINDOW AREA = 36.46 SQ. FT.
TOTAL: 36.46 / 1389.48 = 2.62%

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
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PROJECT:

SEMI DETACHED

STATUS:

DP

SIGNATURES:

X _____

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PROJECT NAME:

3912 19 STREET S.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

353 - 26

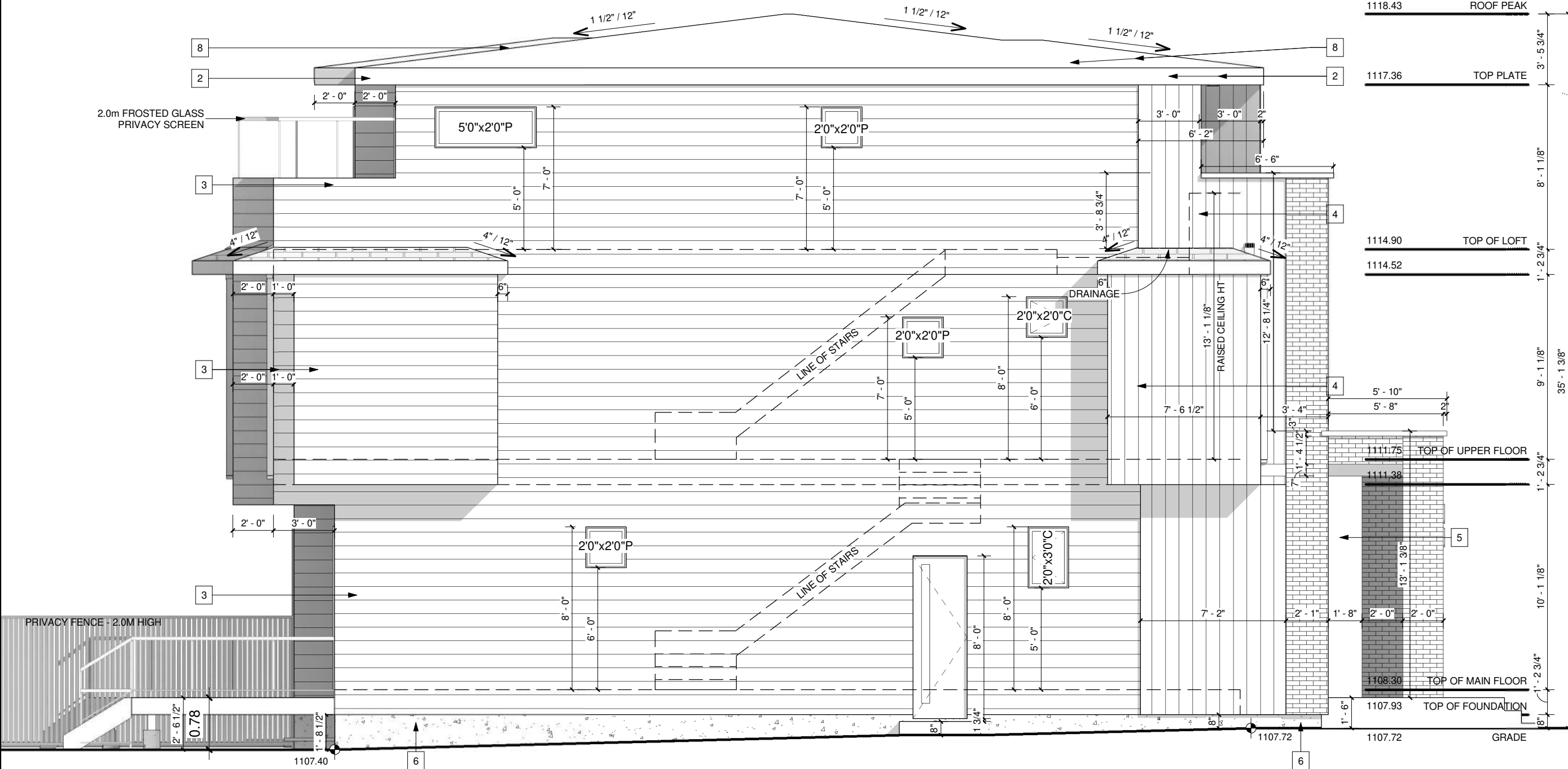
SCALE:

AS SHOWN

SHEET:

A-2.2

UNIT #2



LEFT ELEVATION

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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

10" ALUMNIMUM FASCIA
- 3

HARDIE FINISH - WHITE (HORIZONTAL)
- 4

HARDIE FINISH - DARK GREY (VERTICAL)
- 5

BRICK FINISH AS SPEC'D.
- 6

CONC. PARGING
- 7

CAST IN PLACE CONCRETE
- 8

TORCH ON ROOF

WINDOW CALCULATION
WALL AREA = 1366.79 SQ. FT.
WINDOW AREA = 39.31 SQ. FT.
TOTAL: 39.31 / 1366.79 = 2.88%

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

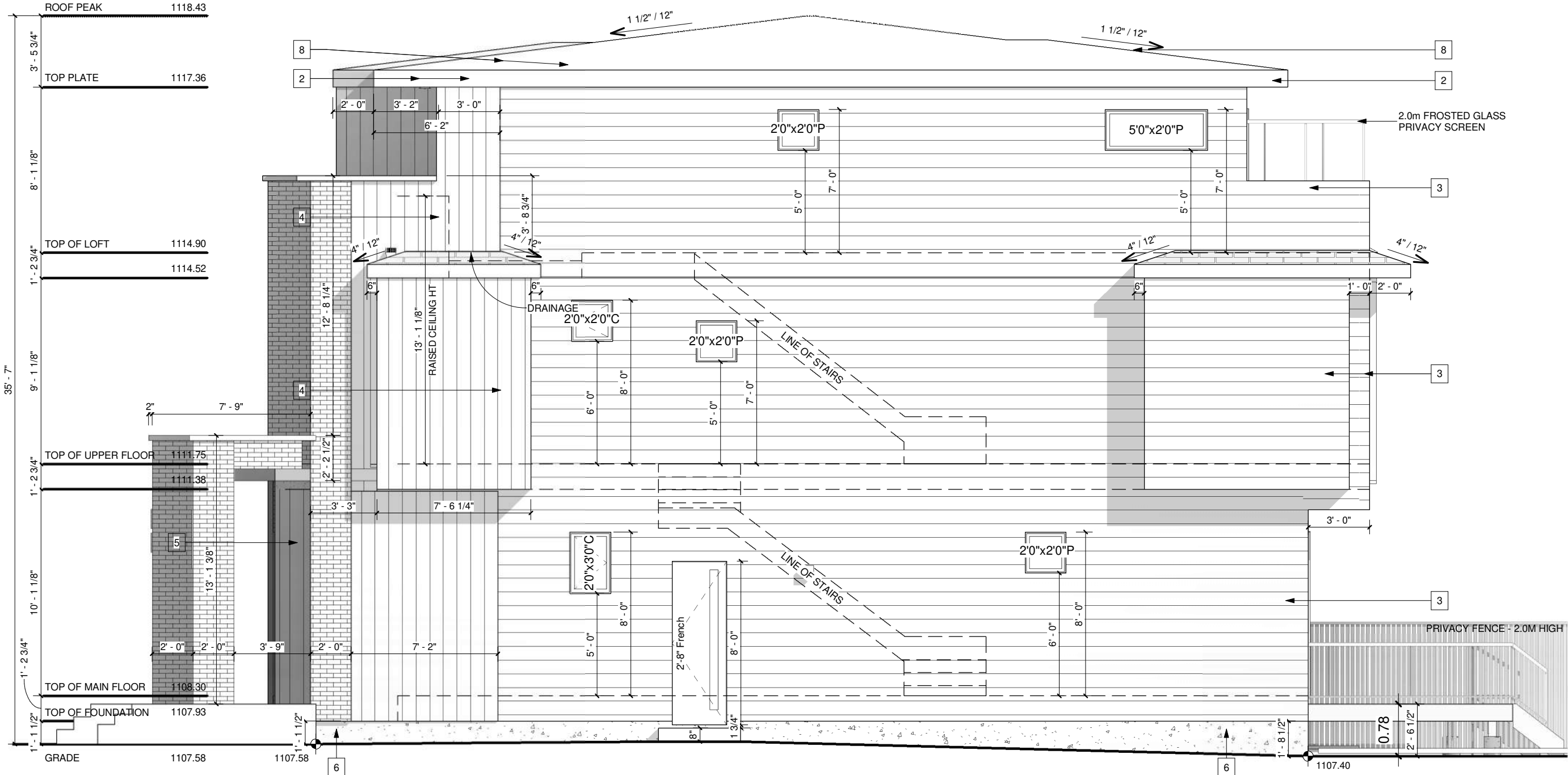
PRINTED: 2026-07-17 11:41:31 AM

PROJECT NAME:
3912 19 STREET S.W.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 353 - 26

SCALE: AS SHOWN SHEET: A-2.3

UNIT #1



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

EXTERIOR FINISHES:

- 1

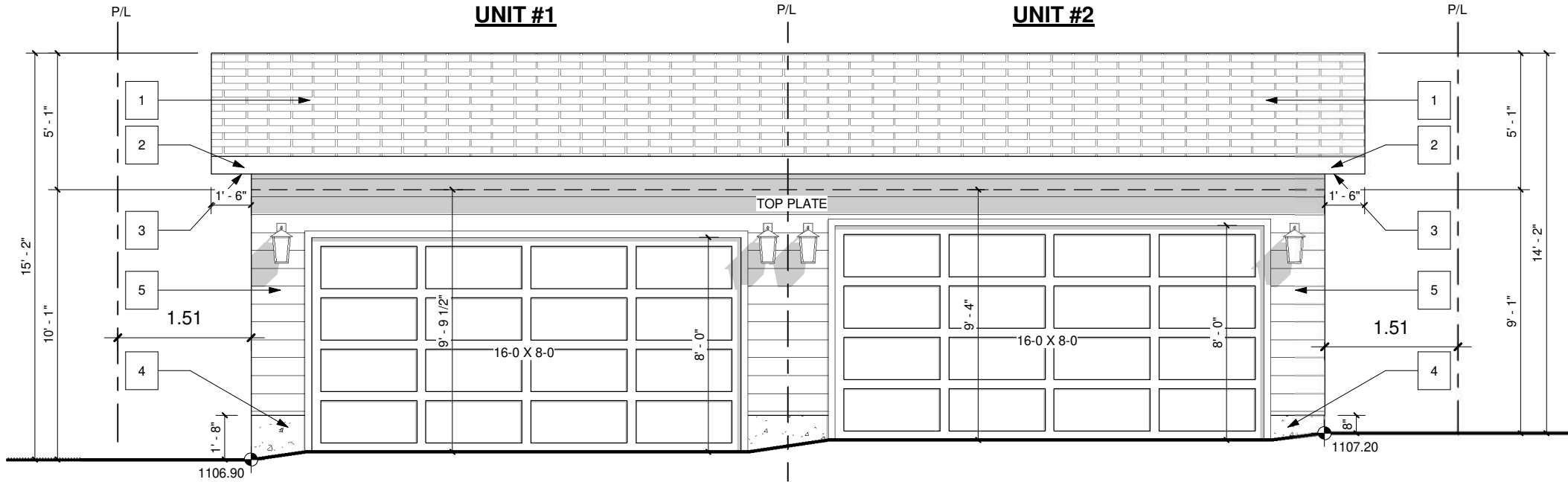
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

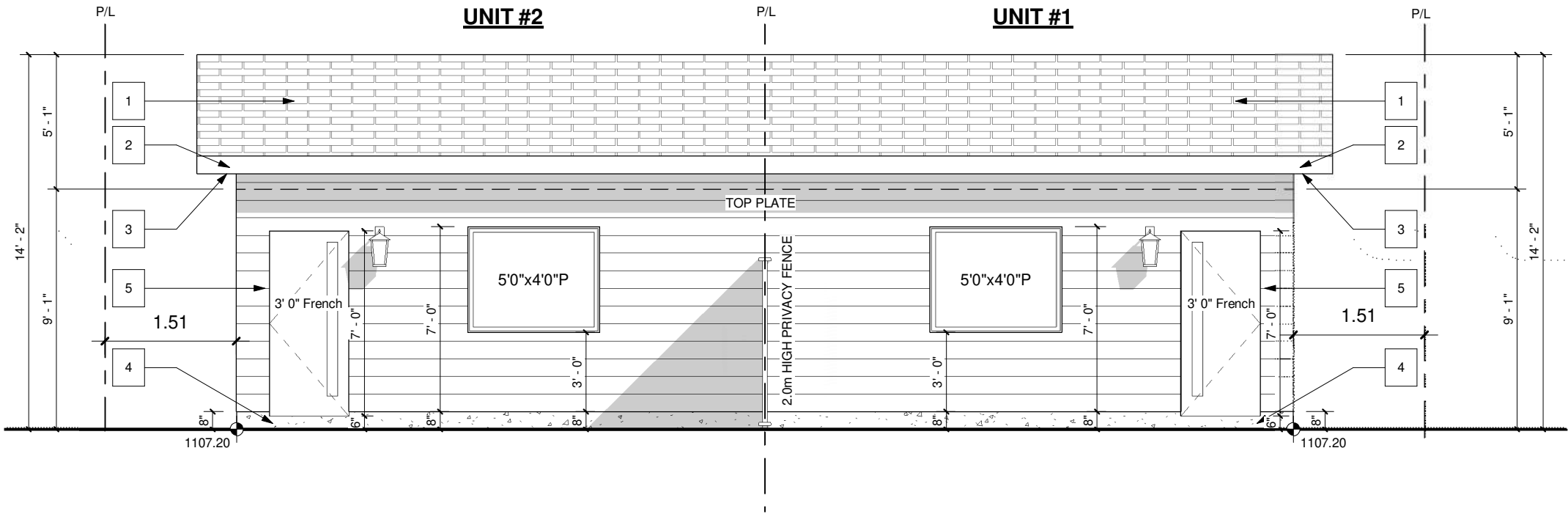
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

HARDIE 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:

DP

SIGNATURES:

X _____

PRINTED: 2026-07-17 11:41:32 AM

PROJECT NAME:

3912 19 STREET S.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

353 - 26

SCALE:

AS SHOWN

SHEET:

A-3.1

EXTERIOR FINISHES:

- 1

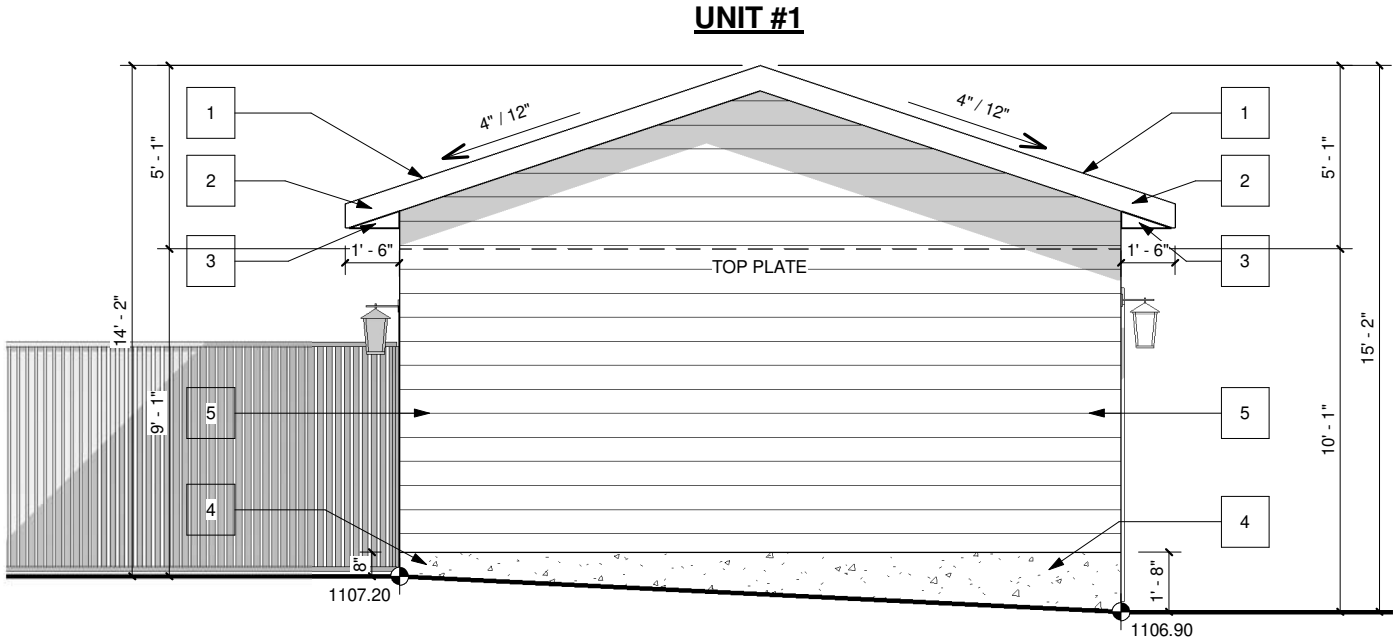
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

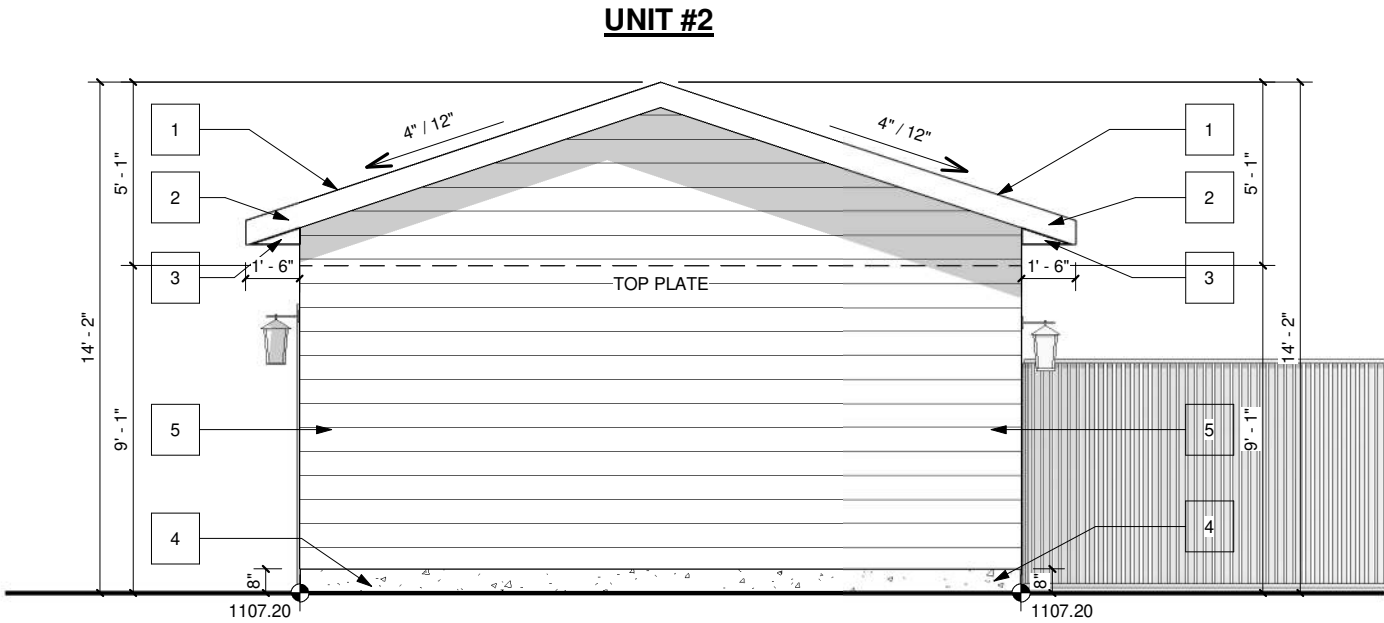
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

HARDIE FINISH



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



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

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STATUS:

DP

SIGNATURES:

X _____

PRINTED: 2026-07-17 11:41:33 AM

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CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

353 - 26

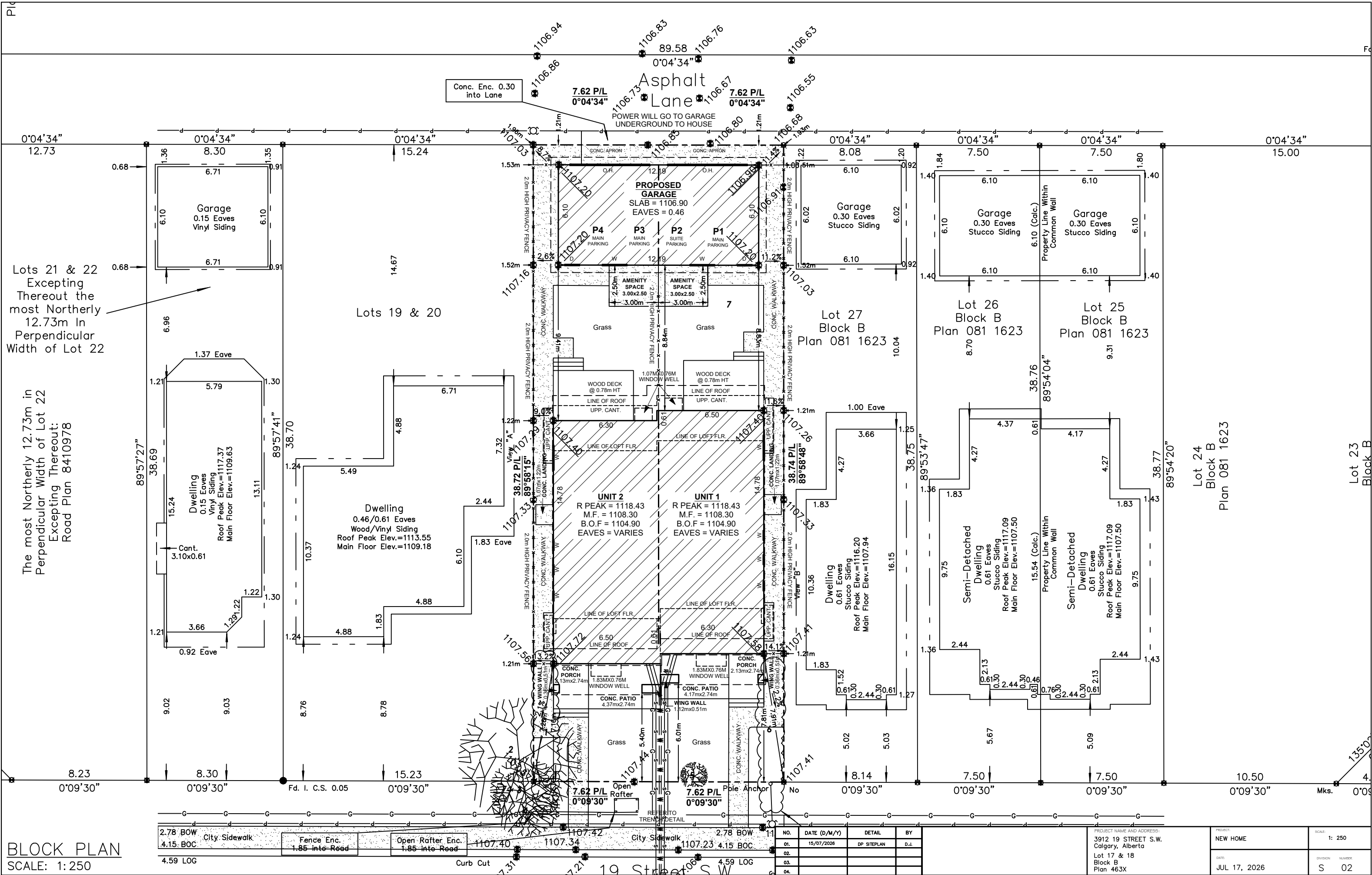
SCALE:

AS SHOWN

SHEET:

A-3.2

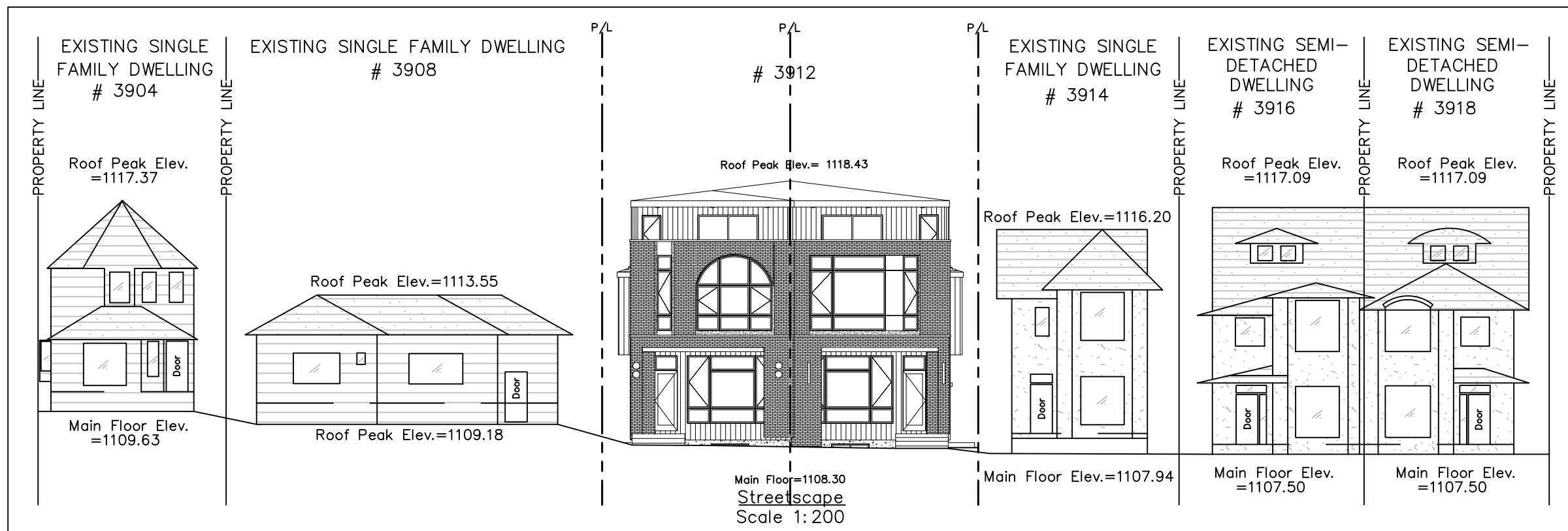
PROJECT NAME AND ADDRESS: 3912 19 STREET S.W. Calgary, Alberta Lot 17 & 18 Block B Plan 463X	PROJECT: NEW HOME	SCALE: 1: 200
	DATE: JUL 17, 2026	DIVISION NUMBER S 01



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15/07/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS: 3912 19 STREET S.W. Calgary, Alberta Lot 17 & 18 Block B Plan 463X		PROJECT: NEW HOME	SCALE: 1: 250
DATE: JUL 17, 2026		DIVISION:	NUMBER: S 02

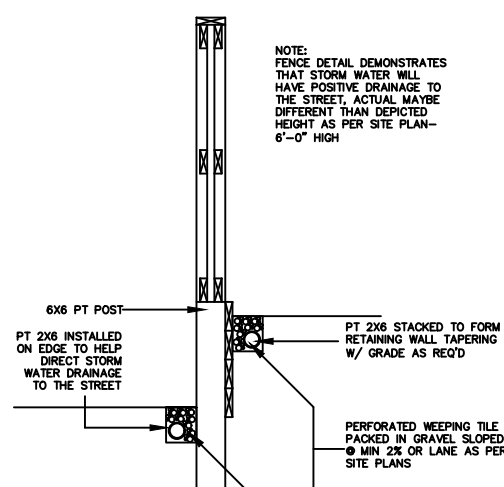
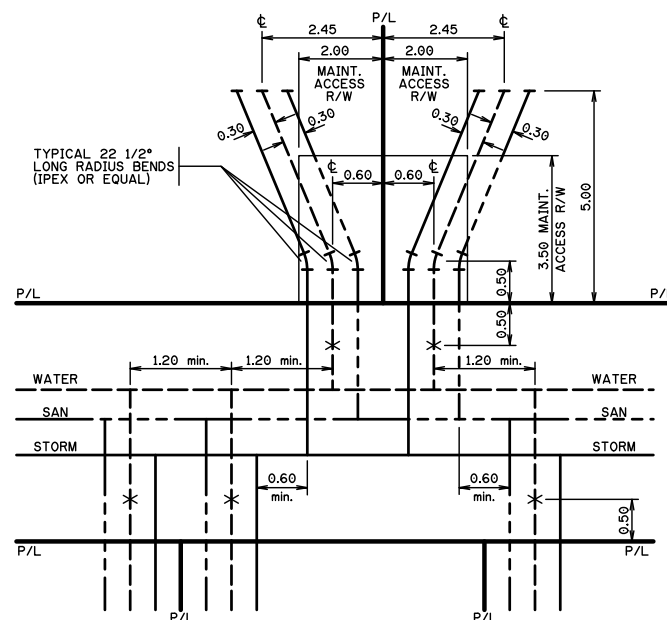


STREETSCAPE
SCALE: 1:200

<u>NEW HOME SQ FT.</u>		
	<u>UNIT #1 & 1B</u>	<u>UNIT #2</u>
<u>GARAGES</u>	<u>400.00 SQ FT</u>	<u>400.00 SQ FT</u>
<u>BASEMENT</u>	<u>1080.50 SQ FT</u>	<u>1080.50 SQ FT</u>
<u>MAIN FLOOR</u>	<u>1080.50 SQ FT</u>	<u>1080.50 SQ FT</u>
<u>UPPER FLOOR</u>	<u>1113.58 SQ FT</u>	<u>1113.58 SQ FT</u>
<u>LOFT FLOOR</u>	<u>766.50 SQ FT</u>	<u>766.50 SQ FT</u>
<u>TOTAL</u>	<u>2960.58 SQ FT</u>	<u>2960.58 SQ FT</u>

- NOIES.

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 22.5 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.



FENCE SECTION DETAIL
SCALE: NTS

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height	Disposition
1	Bush	---	1.40	2.00	To Stay
2	Deciduous	0.50	9.00	9.00	To Stay
3	Deciduous	0.20	5.00	6.00	To Stay
4	Deciduous	0.20	5.00	6.00	To Stay
5	Deciduous	0.30	2.00	7.50	To Stay
6	Bush	---	1.60	2.00	To Be Removed
7	Coniferous	0.50	9.50	15.00	To Be Removed

NOTE:
"AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE, WITH
A CONFIRMED MEETING, TO MITIGATE POSSIBLE ROOT DAMAGE
TO ADJACENT PUBLIC TREES DURING DEEP SERVICE AND
WALKWAY INSTALLATION. PRIOR TO CONSTRUCTION, CONTACT
URBAN FORESTRY AT 311 AND ASK TO SPEAK TO AN URBAN
FORESTRY TECHNICIAN. URBAN FORESTRY REQUIRES MINIMUM
TWO BUSINESS DAYS' NOTICE PRIOR TO MEETING ONSITE."

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS: 3912 19 STREET S.W. Calgary, Alberta Lot 17 & 18 Block B Plan 463X	PROJECT:	SCALE:	
01.	15/07/2026	DP SITEPLAN	D.J.		NEW HOME	AS SHOWN	
02.					DATE: JUL 17, 2026	DIVISION	NUMBER
03.						S	03
04.							