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



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. 1

8/25/2026

SCALE
3/16"=1'- 0"

ISSUED FOR		Revisions	date
	1		

MUNICIPAL ADDRESS:
515 7 ST NE

LEGAL DESCRIPTION:
LOT 5 BLOCK 119 PLAN 4647 V

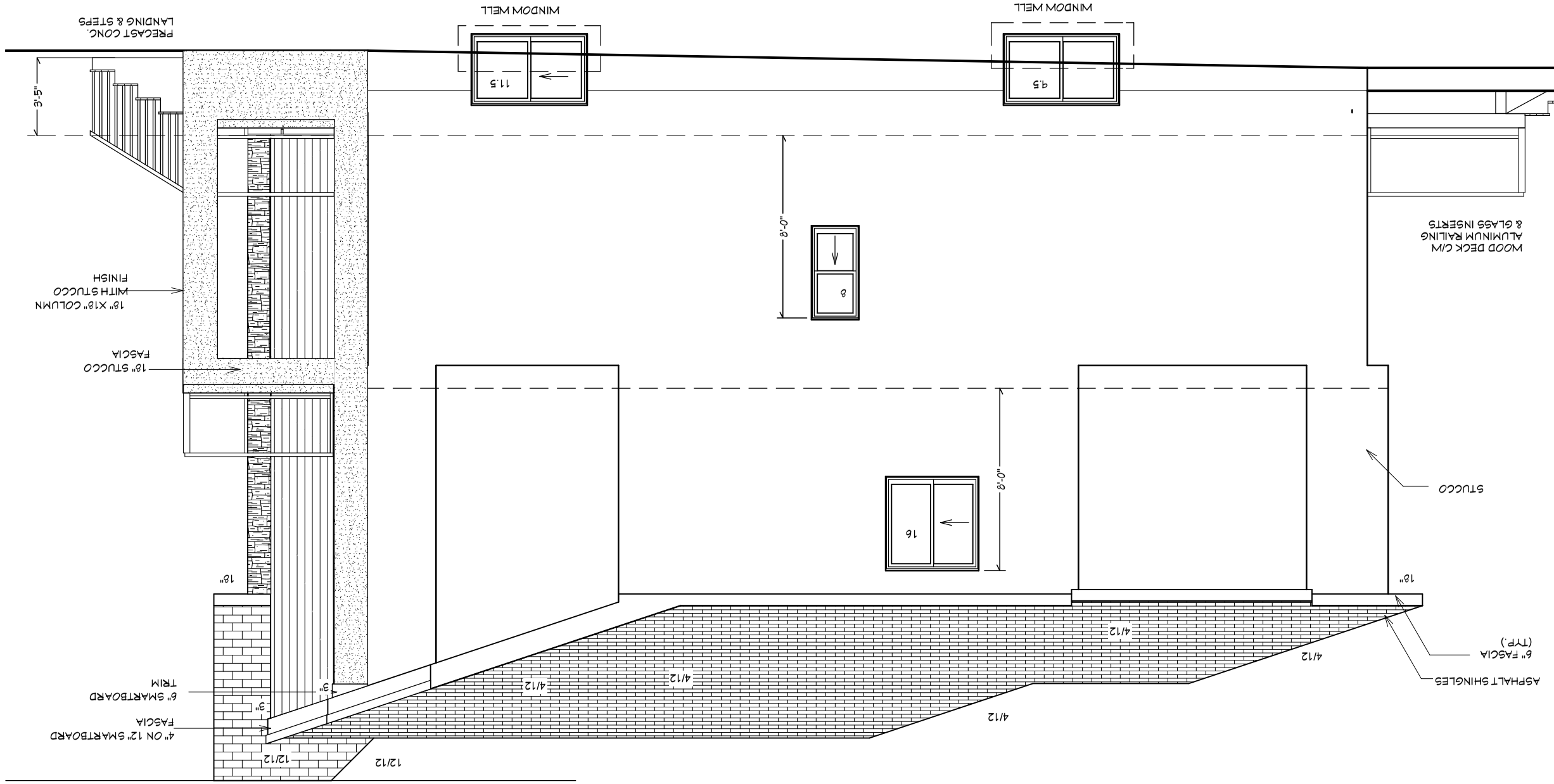
MAIN FLOOR : 1396
SECOND FLOOR: 1346
TOTAL SQ.FT. : 2742

GARAGE : SQ.FT

ARCHI DESIGN INC.
hassan@archidesigns.ca
Tel: 587.438.5721
ARCHiDESIGN

LEFT ELEVATION

WALL AREA = 480 SQ.FT
UNPROTECTED OPENING=45 SQ.FT. (64.6%)



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MAIN FLOOR : 1396
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GARAGE : SQ.FT

MUNICIPAL ADDRESS: **515 7 ST NE**

LEGAL DESCRIPTION: **LOT 5 BLOCK 119 PLAN 4647 V**

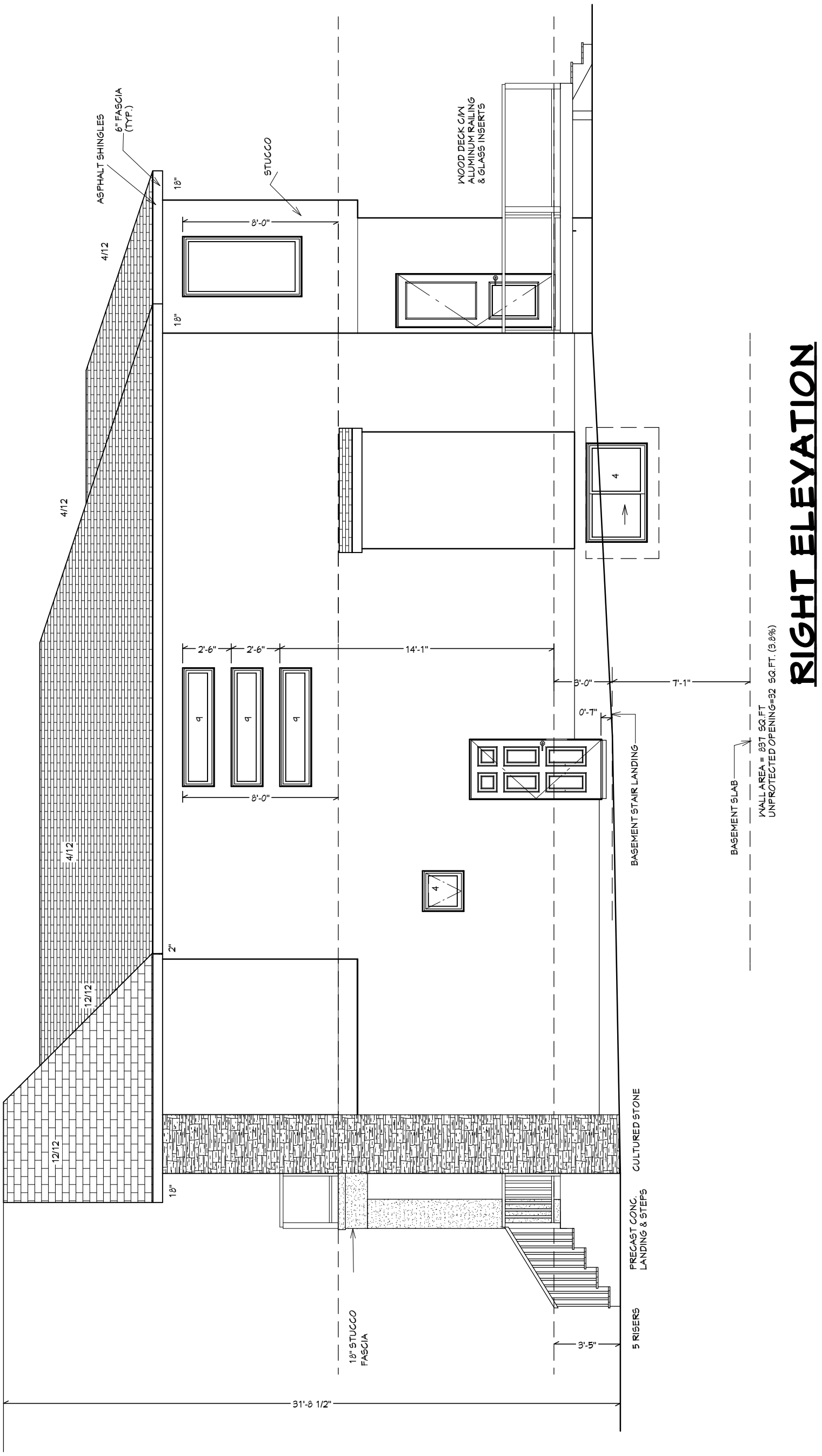
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ISSUED FOR	Revisions	date
1		

PAGE NO. 2

8/25/2026

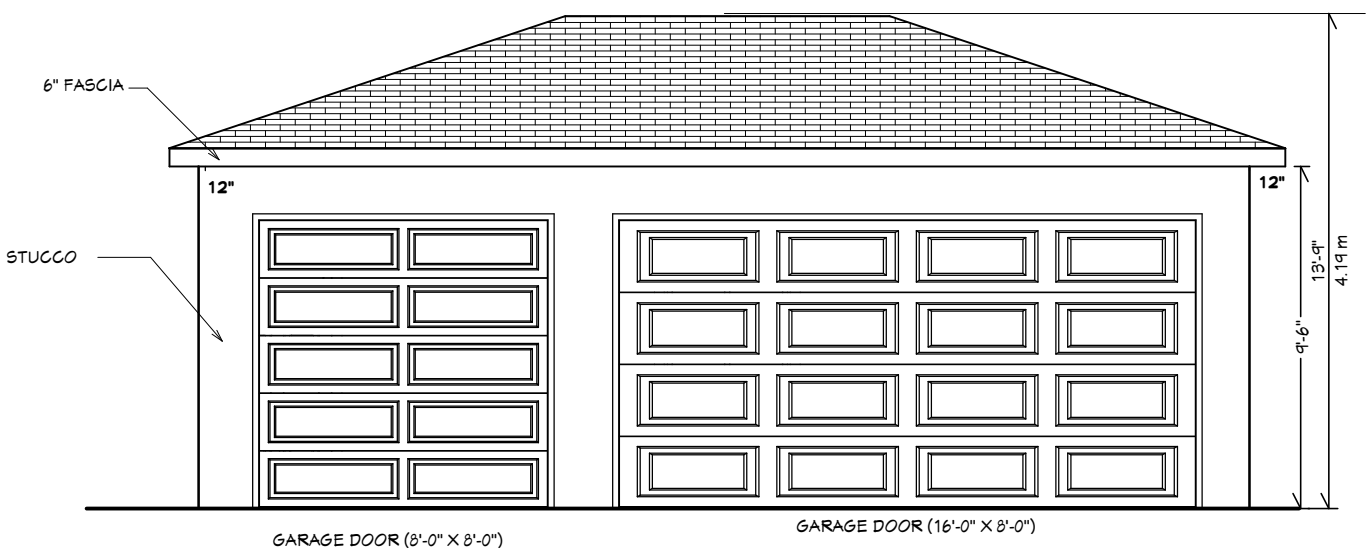
RIGHT ELEVATION



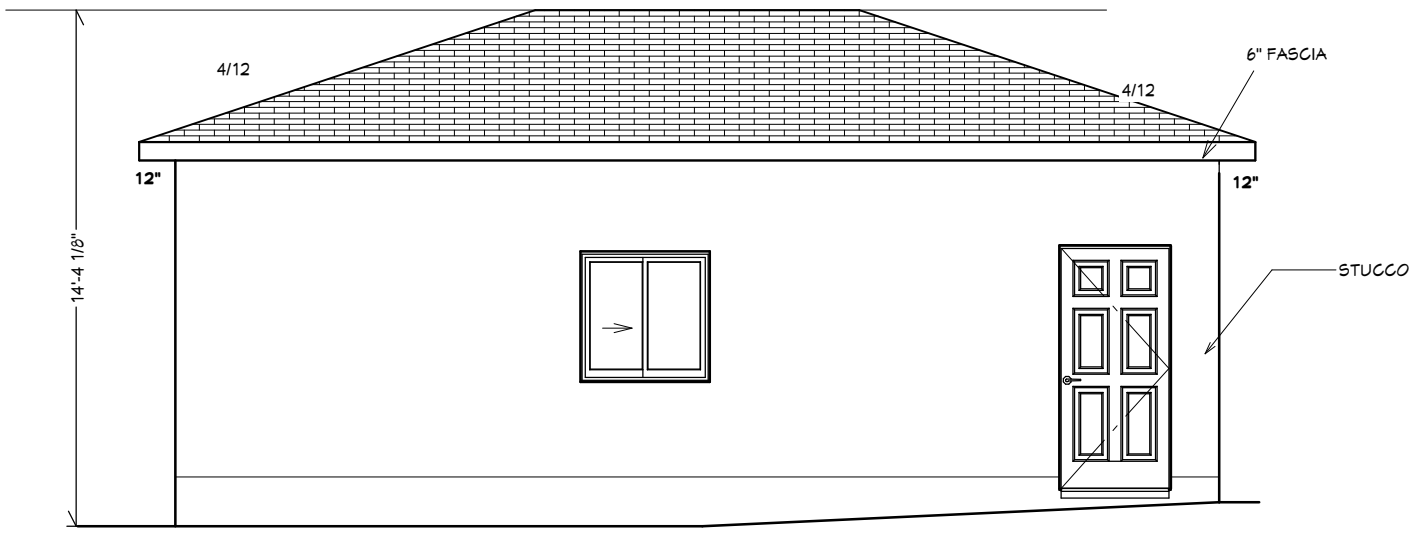
BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. **3** **8/25/2026**	SCALE **3/16"=1'- 0"**	MUNICIPAL ADDRESS: **515 7 ST NE**	**MAIN FLOOR : 1396** **SECOND FLOOR: 1346** **TOTAL SQ.FT. : 2742**
	ISSUED FOR: 1 — Revisions — date	LEGAL DESCRIPTION: **LOT 5 BLOCK 119 PLAN 4647 V**	**GARAGE : SQ.FT**

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FRONT ELEVATION



REAR ELEVATION

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.

PAGE NO. 8

8/25/2026

SCALE 3/16"=1'- 0"

ISSUED FOR		Revisions	date
	1		

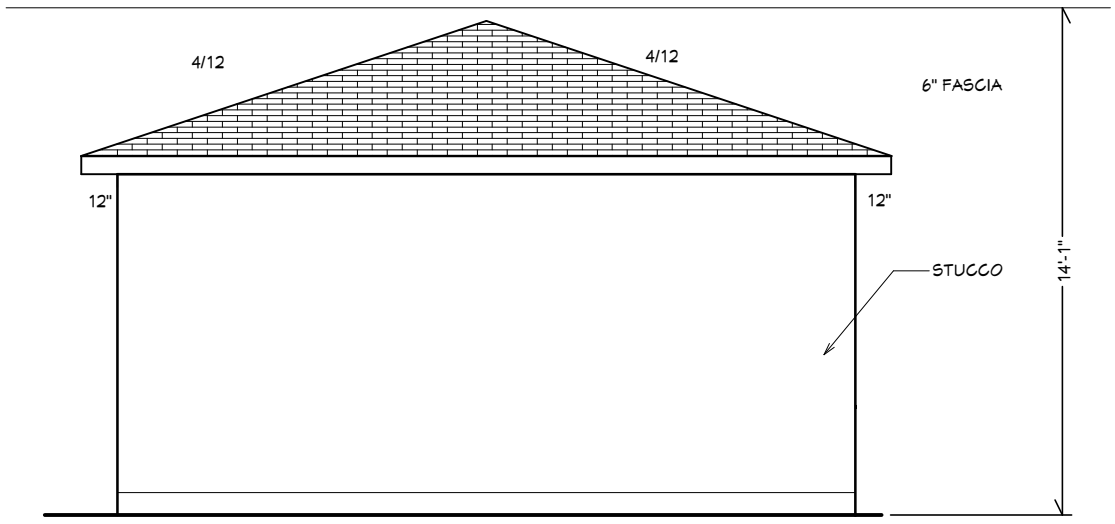
MUNICIPAL ADDRESS: 515 7 ST NE

LEGAL DESCRIPTION: LOT 5 BLOCK 119 PLAN 4647 V

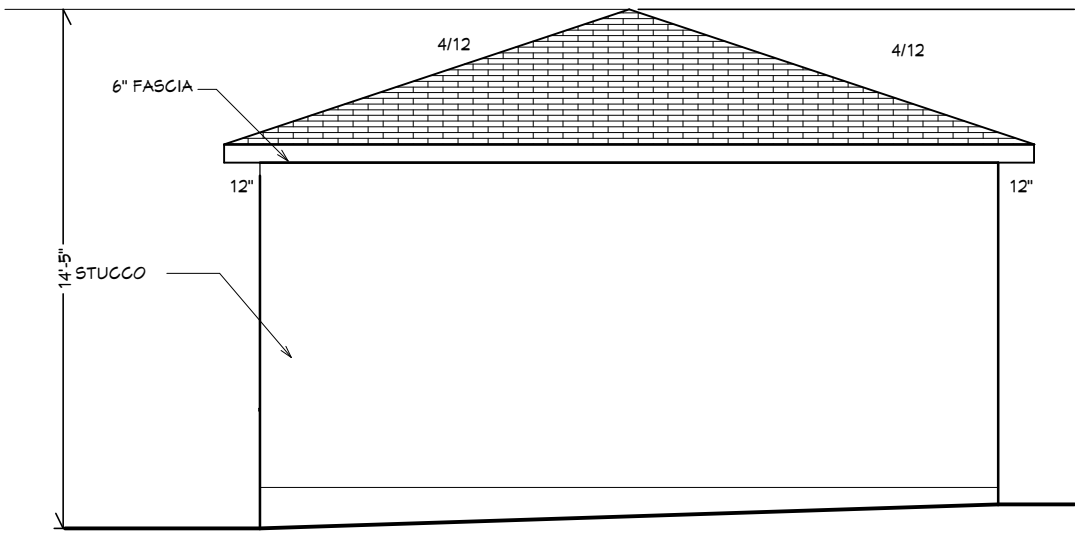
MAIN FLOOR : 1396
SECOND FLOOR: 1346
TOTAL SQ.FT. : 2742

GARAGE : SQ.FT

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LEFT ELEVATION



RIGHT ELEVATION



GARAGE DRAWINGS

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PAGE NO. 9

8/25/2026

SCALE
3/16"=1'- 0"

ISSUED FOR		Revisions	date
	1		

MUNICIPAL ADDRESS:
515 7 ST NE

LEGAL DESCRIPTION:
LOT 5 BLOCK 119 PLAN 4647 V

MAIN FLOOR : 1396
SECOND FLOOR: 1346
TOTAL SQ.FT. : 2742

GARAGE : SQ.FT

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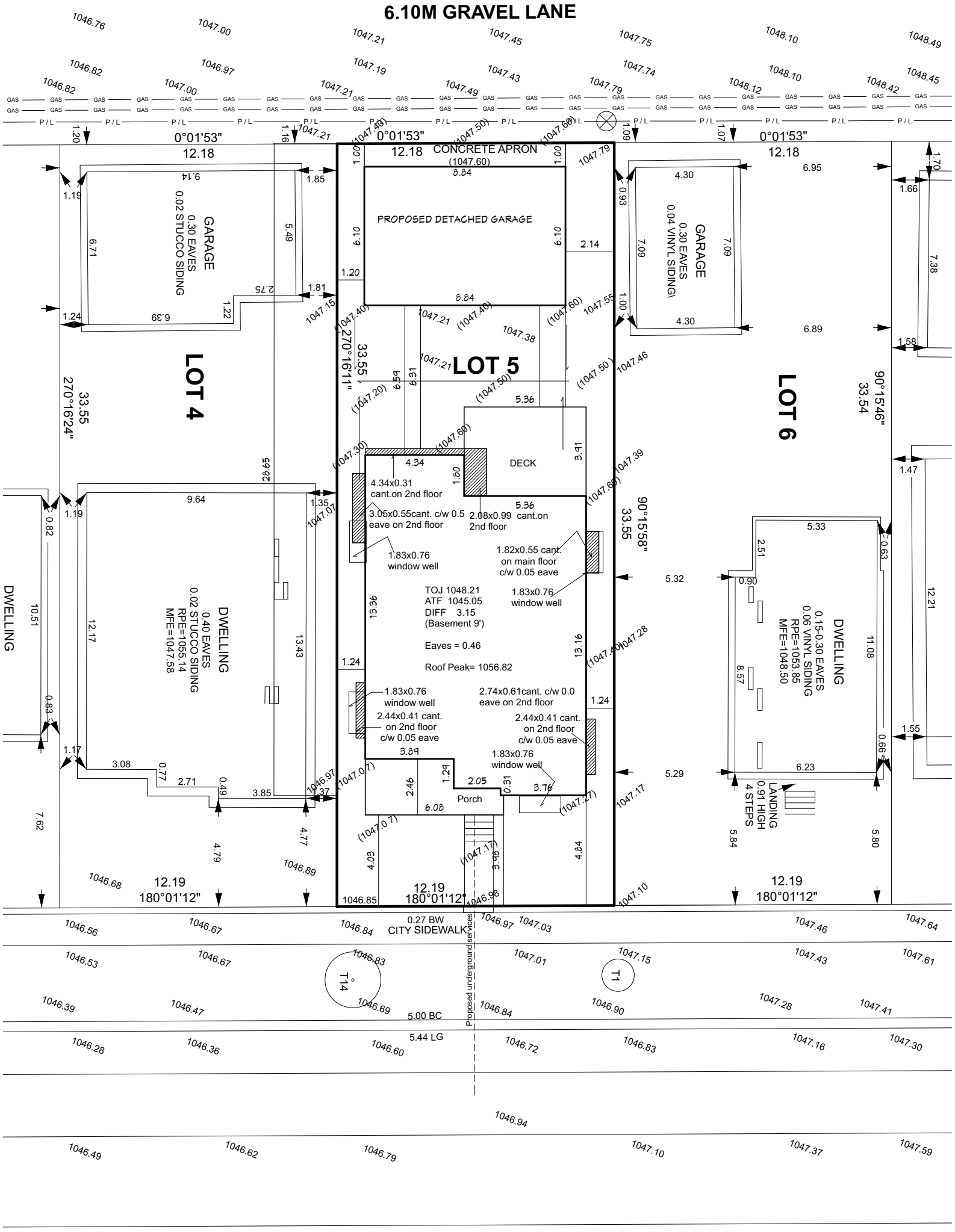
LEGAL ADDRESS:
LOT 5
BLOCK 119
PLAN 4647 V

CIVIC ADDRESS:
515 7 STREET N.E.

LOT AREA = 408.6 SQ.M.
COVERAGE =
HOUSE : 129.67 SQ.M.
PROPOSED GARAGE =53.88 SQ.M.
TOTAL = 183.55 SQ.M. (44.92%)

TREE SCHEDULE:

Tree No.	Variety	Trunk (%%C%%P)	Canopy (%%c%%P)	Height (%%P)	Location	
T1	Bush	-	1.42	1.90	In City Property	TO REMAIN
T2	Bush	-	2.51	2.20	In Subject Property	TO BE REMOVED
T3	Bush	-	1.73	1.85	In Subject Property	TO BE REMOVED
T4	Deciduous	0.40	2.44	4.95	In Subject Property	TO BE REMOVED
T5	Deciduous	0.80	8.22	6.00	In Subject Property	TO BE REMOVED
T6	Deciduous	0.08	2.20	4.95	In Subject Property	TO BE REMOVED
T7	Deciduous	0.15	0.93	5.00	In Subject Property	TO BE REMOVED
T8	Deciduous	0.18	0.85	6.50	In Subject Property	TO BE REMOVED
T9	Deciduous	0.05	1.16	2.50	In Subject Property	TO BE REMOVED
T10	Deciduous	0.14	2.38	3.00	In Subject Property	TO BE REMOVED
T11	Deciduous	0.40	2.10	2.40	In Subject Property	TO BE REMOVED
T12	Coniferous	0.58	3.73	16.50	In Subject Property	TO BE REMOVED
T13	Deciduous	0.28	3.48	5.50	In Subject Property	TO BE REMOVED
T14	Deciduous	0.11	2.45	4.50	In City Property	TO REMAIN



511 | **515 7 STREET N.E.** | **517**

DRAWING SCALE	DRAWN ON	PLOT PLAN/BLOCK PLAN
1 : 200	8/25/2026	

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