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

20-0006340-8322







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:

FLOOR AREA - UNIT #1

BASEMENT = 935.17 SQ. FT.

MAIN = 921.17 SQ. FT.
UPPER = 1033.00 SQ. FT.
TOTAL = 1954.17 SQ. FT.

FLOOR AREA - UNIT #2

BASEMENT = 935.17 SQ. FT.

MAIN = 921.17 SQ. FT.
UPPER = 1033.00 SQ. FT.
TOTAL = 1954.17 SQ. FT.

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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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ALL FRAMING, ELECTRICAL ROUGH-IN 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.	19/10/2026	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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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: 2026-10-21 4:19:20 PM

PROJECT NAME:
1415 43 STREET SW
CALGARY, ALBERTA

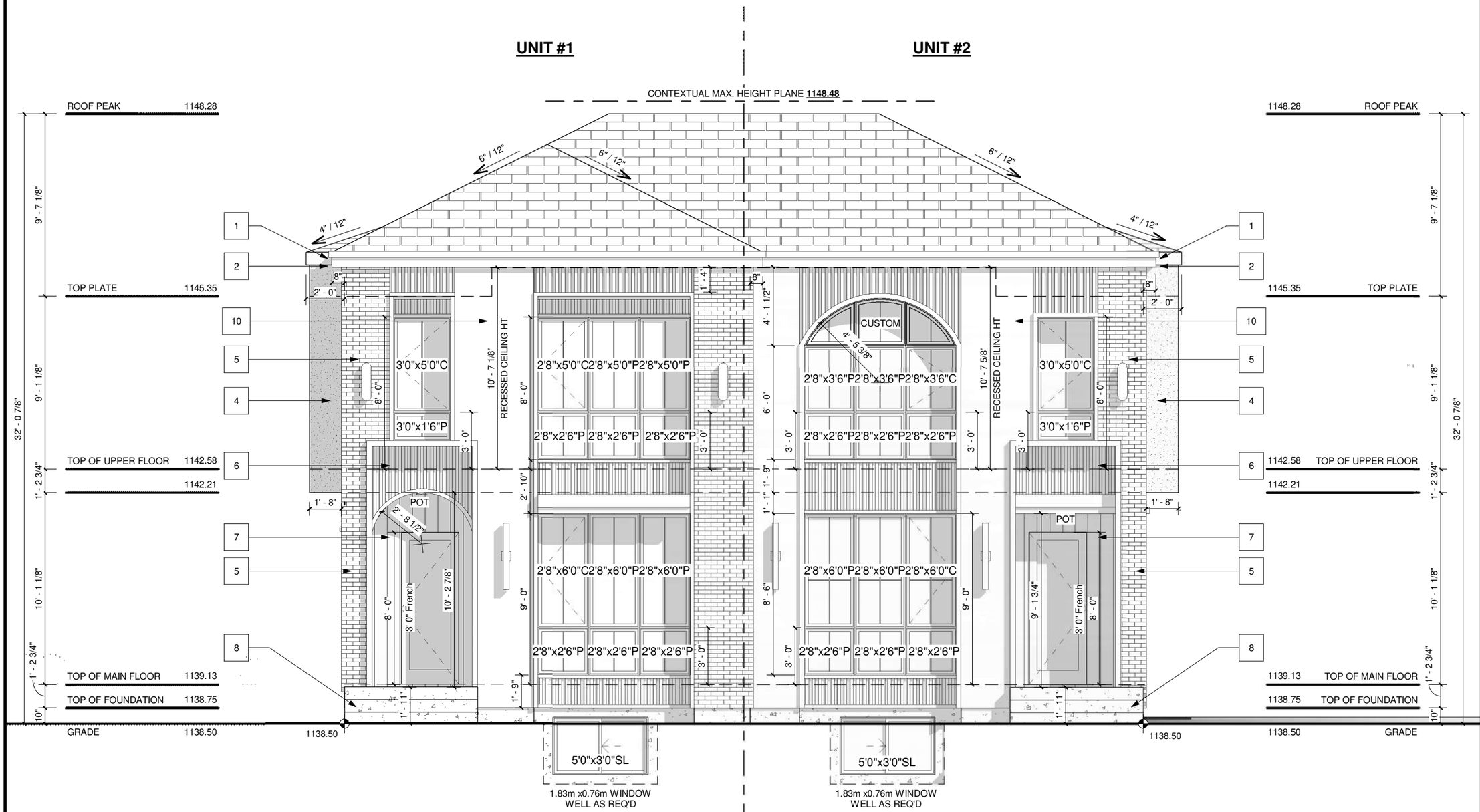
DESIGNER:	JOB #:
JT	478-26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	BRICK FINISH AS SPEC'D. - GREY	9	CONC. PARGING
2	8" ALUMNIMUM FASCIA	6	WOOD SLATS - BLACK	10	SMOOTH STUCCO FINISH - WHITE
3	WOOD SOFFIT	7	VERTICAL SIDING - BLACK		
4	STUCCO FINISH - WHITE	8	CAST IN PLACE CONCRETE		

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)



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	19/10/2026	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

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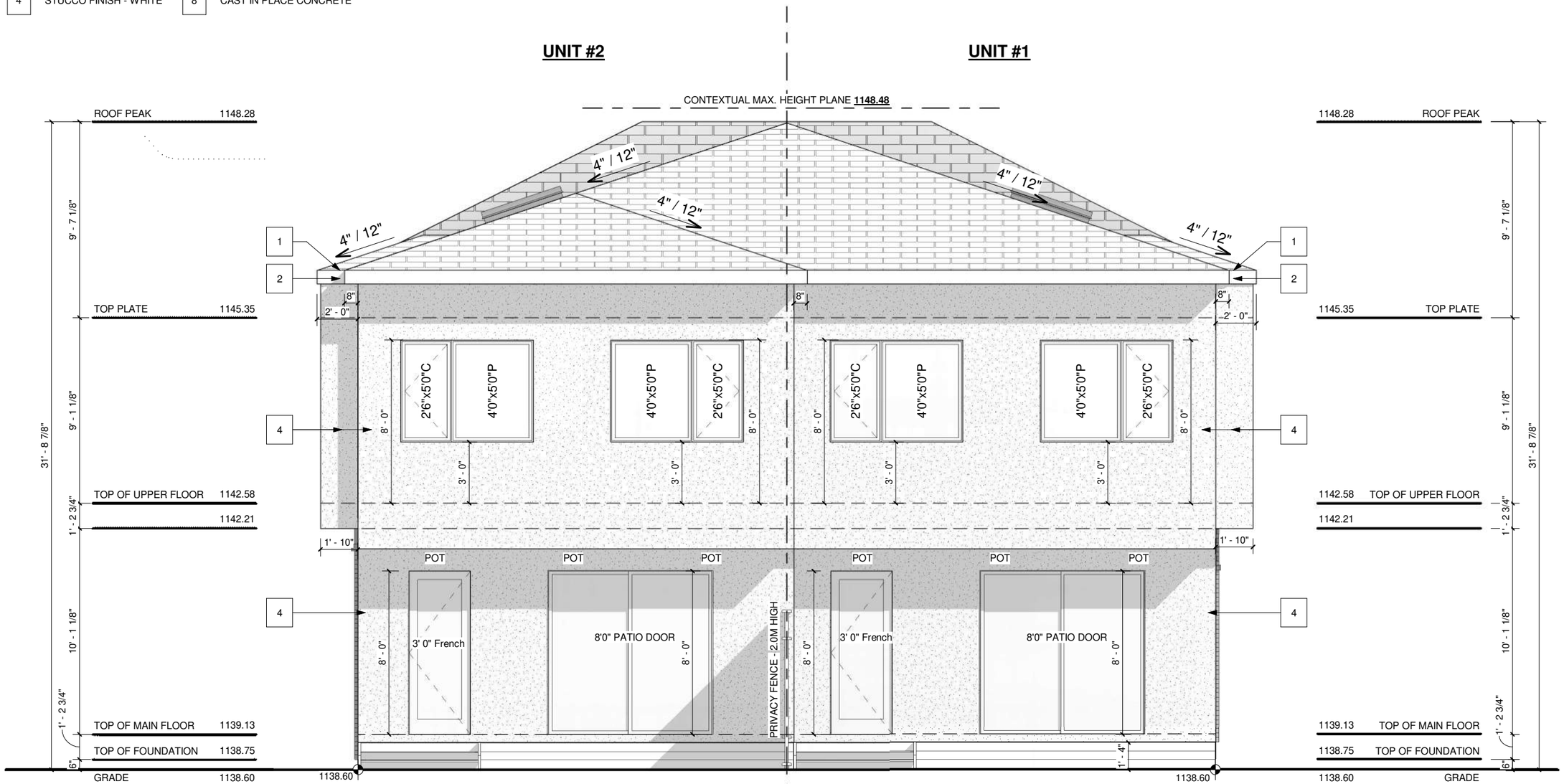
PROJECT NAME:
1415 43 STREET SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	478-26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	BRICK FINISH AS SPEC'D. - GREY	9	CONC. PARGING
2	8" ALUMNIMUM FASCIA	6	WOOD SLATS - BLACK	10	SMOOTH STUCCO FINISH - WHITE
3	WOOD SOFFIT	7	VERTICAL SIDING - BLACK		
4	STUCCO FINISH - WHITE	8	CAST IN PLACE CONCRETE		

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)



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	19/10/2026	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-10-21 4:19:26 PM

PROJECT NAME:
1415 43 STREET SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	478-26
SCALE:	SHEET:
AS SHOWN	A-2.1

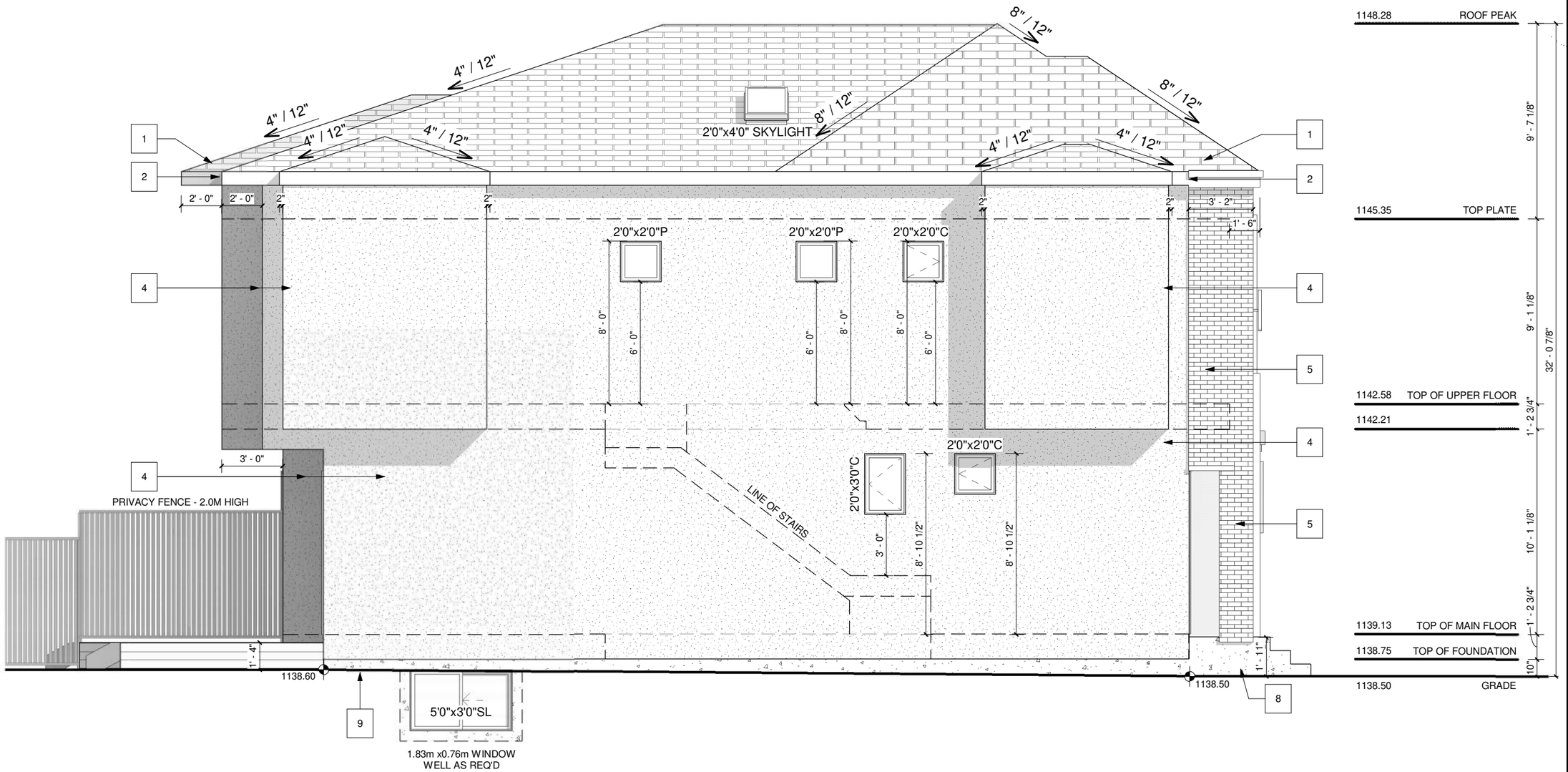
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	BRICK FINISH AS SPEC'D. - GREY	9	CONC. PARGING
2	8" ALUMNIMUM FASCIA	6	WOOD SLATS - BLACK	10	SMOOTH STUCCO FINISH - WHITE
3	WOOD SOFFIT	7	VERTICAL SIDING - BLACK		
4	STUCCO FINISH - WHITE	8	CAST IN PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1025.78 SQ. FT.
WINDOW AREA = 23.78 SQ. FT.
TOTAL: 23.78 / 1025.78 = 2.32%

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)

UNIT #1



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

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	19/10/2026	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-10-21 4:19:28 PM

PROJECT NAME:
1415 43 STREET SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	478-26
SCALE:	SHEET:
AS SHOWN	A-2.2

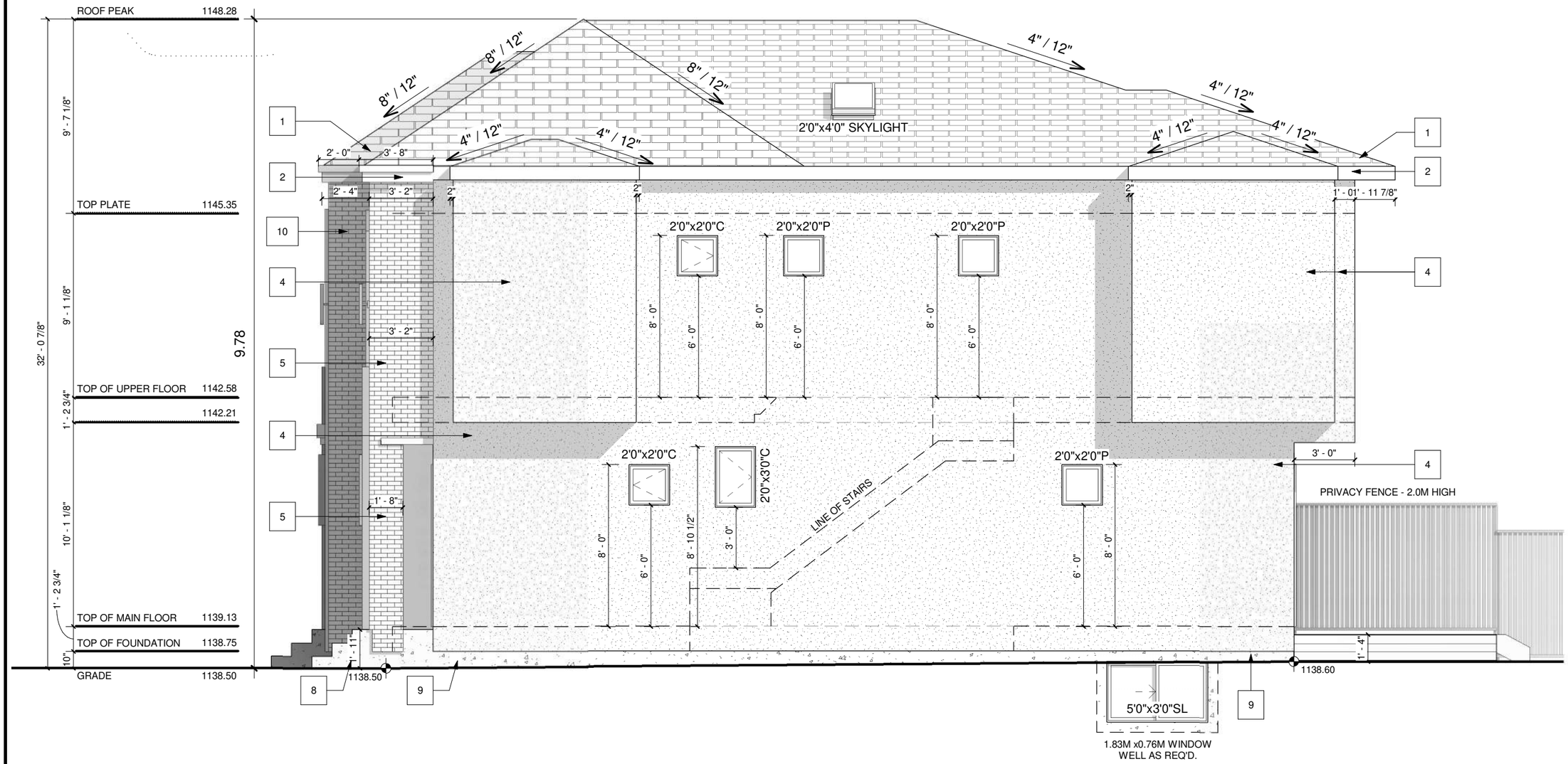
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	BRICK FINISH AS SPEC'D. - GREY	9	CONC. PARGING
2	8" ALUMNIMUM FASCIA	6	WOOD SLATS - BLACK	10	SMOOTH STUCCO FINISH - WHITE
3	WOOD SOFFIT	7	VERTICAL SIDING - BLACK		
4	STUCCO FINISH - WHITE	8	CAST IN PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1027.05 SQ. FT.
WINDOW AREA = 28.13 SQ. FT.
TOTAL: 28.13 / 1027.05 = 2.74%

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)

UNIT #2



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	19/10/2026	DP PLANS	D.L.
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03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

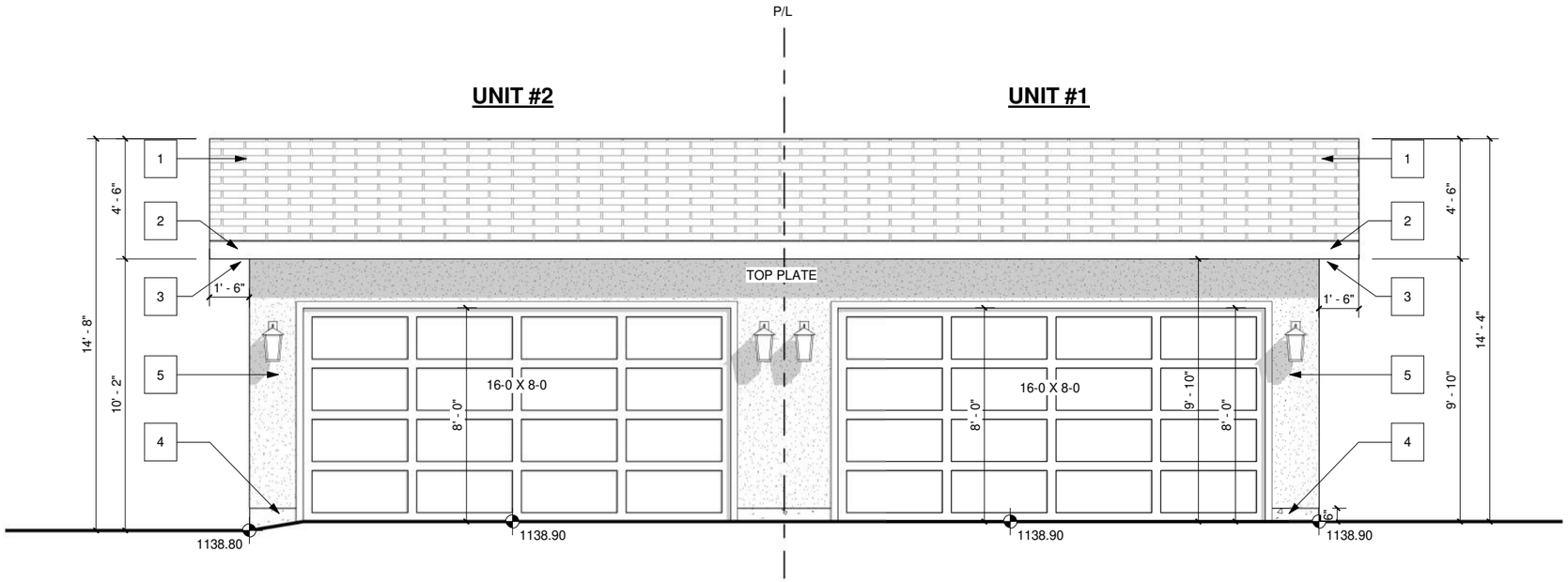
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PROJECT NAME:
1415 43 STREET SW
CALGARY, ALBERTA

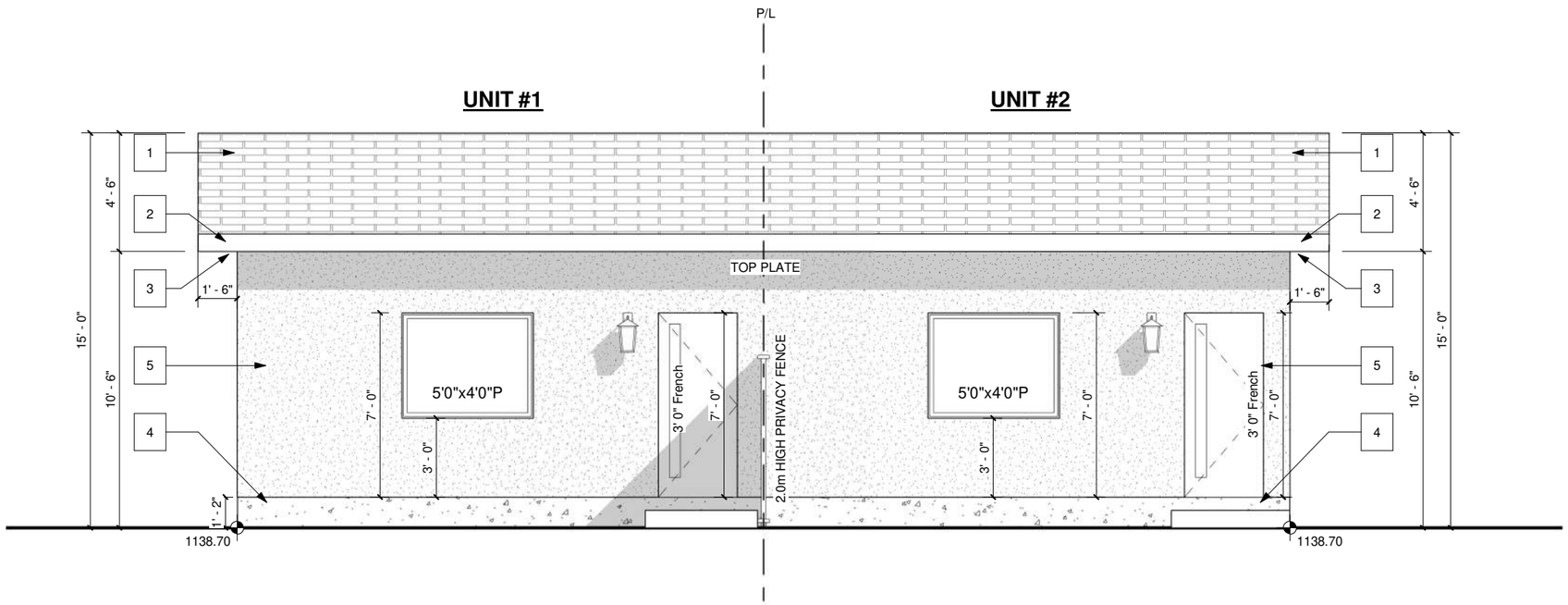
DESIGNER:	JOB #:
JT	478-26
SCALE:	SHEET:
AS SHOWN	A-2.3

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"

PROJECT NOTES:

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ISSUES:

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02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

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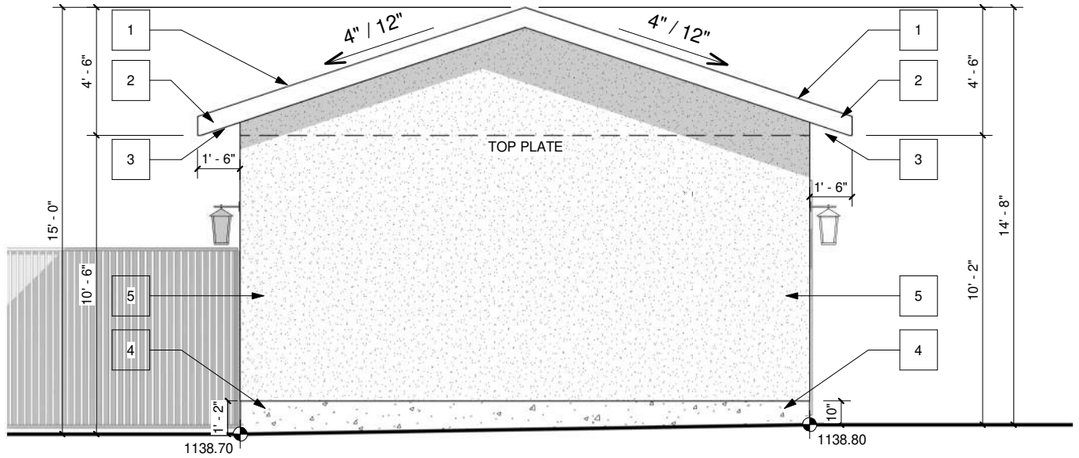
PROJECT NAME:
1415 43 STREET SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	478-26
SCALE:	SHEET:
AS SHOWN	A-3.1

EXTERIOR FINISHES:

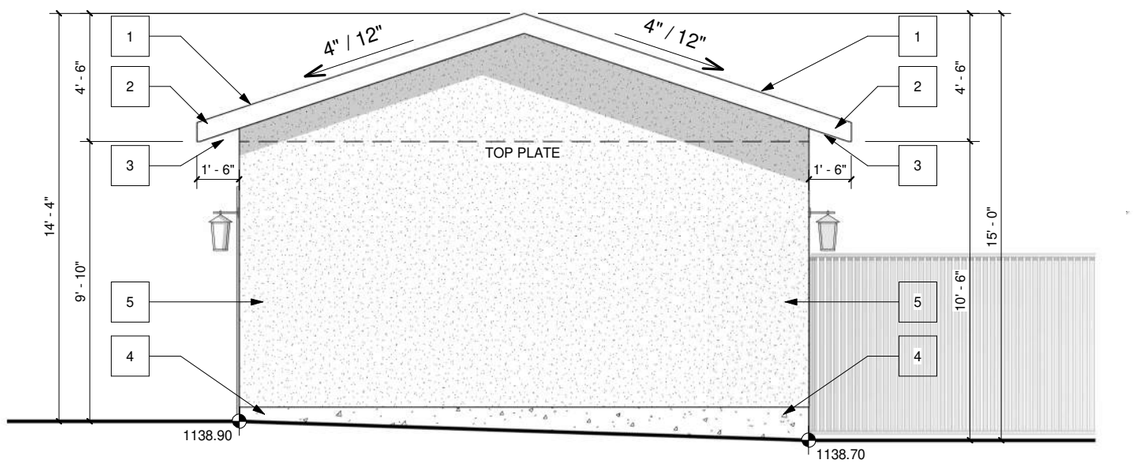
1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	STUCCO FINISH

UNIT #2



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

UNIT #1



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

PROJECT NOTES:

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03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

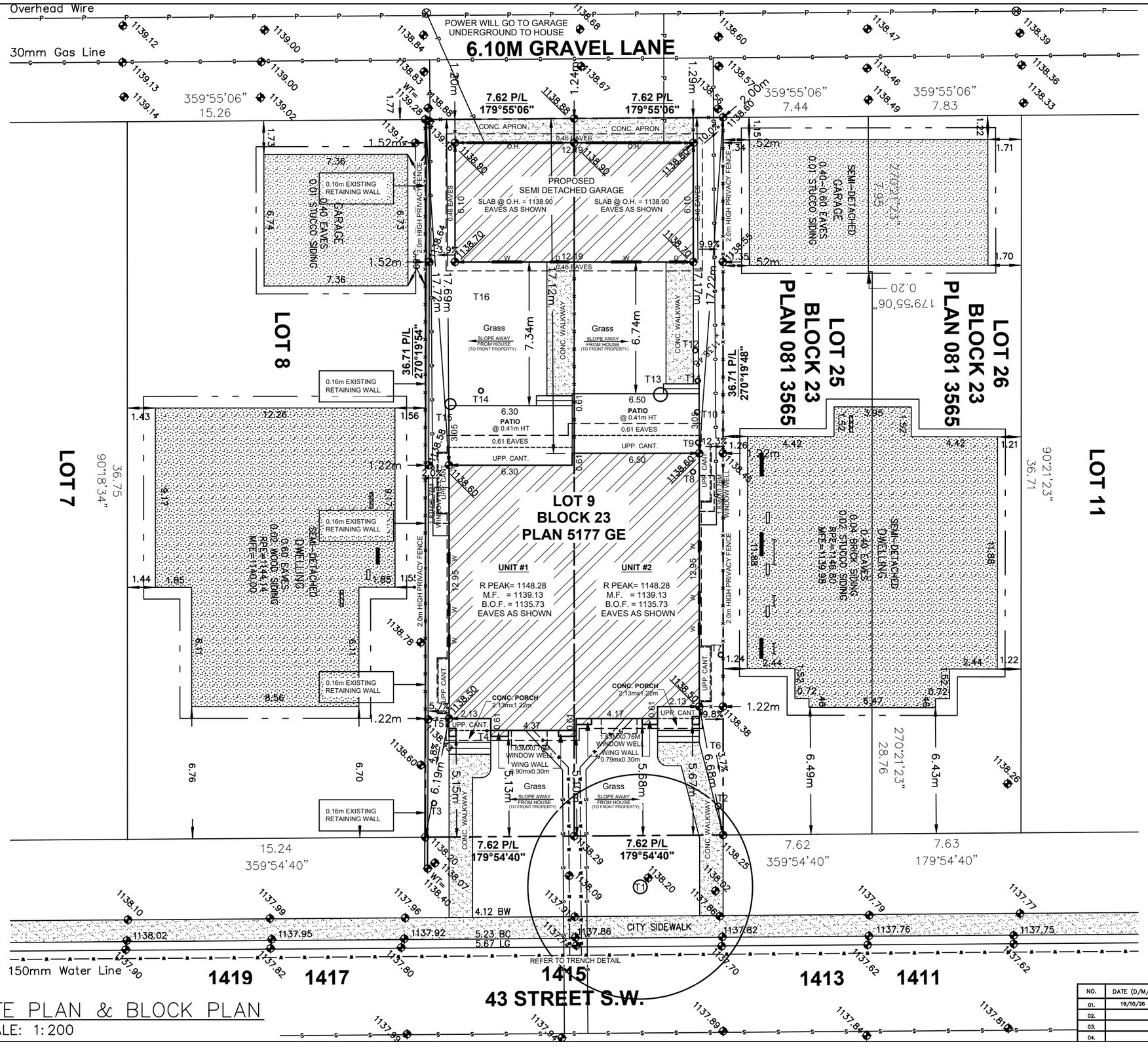
SIGNATURES:

X _____

PRINTED: 2026-10-21 4:19:31 PM

PROJECT NAME:
1415 43 STREET SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	478-26
SCALE:	SHEET:
AS SHOWN	A-3.2



SITE PLAN & BLOCK PLAN

SCALE: 1:200

SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 140368
ASCM 140368 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-C2 Residential
Contextual One/Two Dwelling

SCALE 1:200

LEGAL DESCRIPTION:

Lot 9
Block 23
Plan 5177 GE

MUNICIPAL ADDRESS:

1415 – 43 STREET S.W.
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)

LOT SIZE: 559.046 SQ M
HOUSE: 171.158 SQ M
COVERED PORCH: 3.613 SQ M
CANT.: 0.000 SQ M
WING WALL: 1.318 SQ M
GARAGE: 74.322 SQ M

TOTAL: 250.411/559.046 = 44.79%

LOT COVERAGE DETAIL: (UNIT #1)

LOT SIZE: 279.527 SQ M
HOUSE: 85.579 SQ M
COVERED PORCH: 1.8065 SQ M
CANT.: 0.000 SQ M
WING WALL: 0.663 SQ M
GARAGE: 37.161 SQ M

TOTAL: 125.210/279.527 = 44.79%

LOT COVERAGE DETAIL: (UNIT #2)

LOT SIZE: 279.520 SQ M
HOUSE: 85.579 SQ M
COVERED PORCH: 1.8065 SQ M
CANT.: 0.000 SQ M
WING WALL: 0.655 SQ M
GARAGE: 37.161 SQ M

TOTAL: 125.202/279.520 = 44.79%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	19/10/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
1415 43 STREET SW
Calgary, Alberta
Lot 9
Block 23
Plan 5177 GE

PROJECT: SEMI DETACHED

SCALE: 1: 200

DATE: OCT 19, 2026

DIVISION: S NUMBER: 01