

4204 5 AVENUE SW

Calgary, Alberta

DEVELOPMENT PERMIT

Issued August 6, 2026



KEY MAP

disclaimer:

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ALL WORK TO CONFORM TO THE ALBERTA BUILDING CODE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

engineers / consultants:

Terramatic Technologies
File # 2426955
Office: (403) 214-3655
ENVIROMATICS GROUP LTD.
Office: (403)291-0442

floor areas:

MAIN FLOOR AREA (DEVELOPED)	1610 SQFT.
UPPER FLOOR AREA (DEVELOPED)	838 SQFT.
TOTAL DEVELOPED FLOOR AREA ABOVE GRADE	3500 SQFT.
LOWER LEVEL (DEVELOPED)	136 SQFT.
DETACHED GARAGE	651 SQFT.
COVERED ENTRY	20 SQFT.
COVERED REAR DECK	102 SQFT.

builder:

drawing index

sheet	description
A0	Cover Page
A1	Site Plan Block Plan / Streetscape
A2	Tree Protection Plan Existing Survey
A3	Elevations
A4	Floor Plans
A5	Building Section Window Schedule
A6	Garage Plan

municipal address:

4204 5th AVENUE SW
Calgary, Alberta

legal description:

LOT : 1
BLOCK: 20
PLAN # : 8819 HA

zoning:

R-C1

community:

WILDWOOD
(Ward 6)

designer



SUBURBIA DESIGN
RESIDENTIAL DESIGNER
Tel: (403) 714-7703
suburbia@telus.net

sheet title

COVER PAGE

job no.	DP 4204	sheet no.
drawn	JPC	A0
checked	JPC	
date	MAY 21, 2026	
scale	AS NOTED	

Proposed Single Family Dwelling - Development Permit

LOTS: 1
 BLOCK: 20
 PLAN: 8819 HA
 ADDRESS: 4204 5th AVENUE SW
 COMMUNITY: WILDWOOD
 ZONING: R-CG
 PROPOSED DEVELOPMENT: SINGLE DETACHED

PARCEL WIDTH = 16.46 M (54 FT)
PARCEL AREA = 501.61 SQ.M. (5400 SQ.FT.)
BLDG. FOOTPRINT = 153.10 SQ.M. (1648 SQ.FT.)
COVERED DECK = 9.48 SQ.M. (102 SQ.FT.)
ENTRY = 1.86 SQ.M. (20 SQ.FT.)
GARAGE/ = 60.48 SQ.M. (651 SQ.FT.)

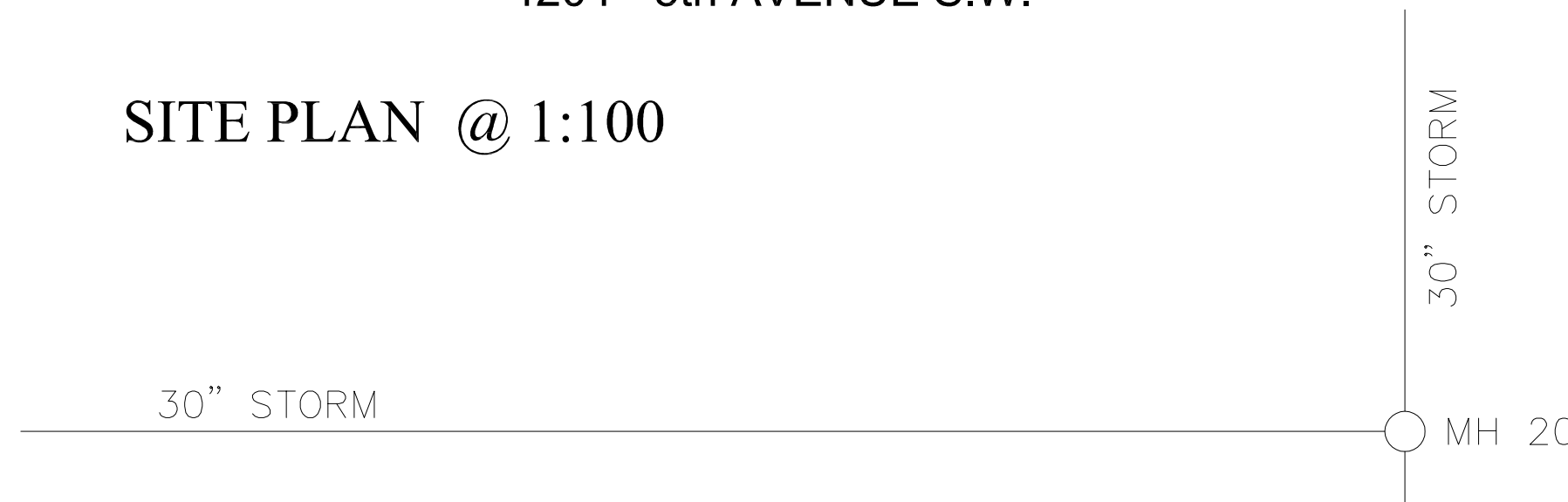
VEHICULAR PARKING
3 NEW PARKING STALLS PROVIDED INSIDE NEW GARAGE
1 PARKING STALL DESIGNATED FOR NEW BACKYARD SUITE

PART 5: LOW DENSITY RESIDENTIAL DISTRICT
- DIV. I: General Rules for Low-Density Residential Land Use Districts
3.46 K(1) IN DEVELOPED AREAS, TREES REQUIRED BY THE SECTION

(11) 75.0m² FOR EACH DWELLING UNIT LOCATED ON THE PARCEL
- 74.69m² PROVIDED

- A PORTION OF THE FRONT FACADE RECESSED OR PROJECTING 2.0m IN WIDTH, 0.6m IN DEPTH AND 2.4m IN HEIGHT PROVIDED AT FRONT FACADE
- A PORCH PROJECTING FROM THE FRONT FACADE 2.0m IN WIDTH 12m IN DEPTH PROVIDED AT FRONT FACADE

347(-) - WHERE A CONTEXTUAL SINGLE DETACHED DWELLING ON A WIDTH GREATER THAN OR EQUAL TO 10m, THE MAX BLDG DEPTH IS THE GREATER OF THE CONTEXTUAL BUILDING DEPTH AVERAGE:
PROVIDED: Address 4208 Bldg. Depth = 10.37m
Address 4212 Bldg. Depth = 17.10m
AVERAGE = 10.03m + 4.6m = 22.63m
PROVIDED = 17.48m



- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE TO BE REMOVED.
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.
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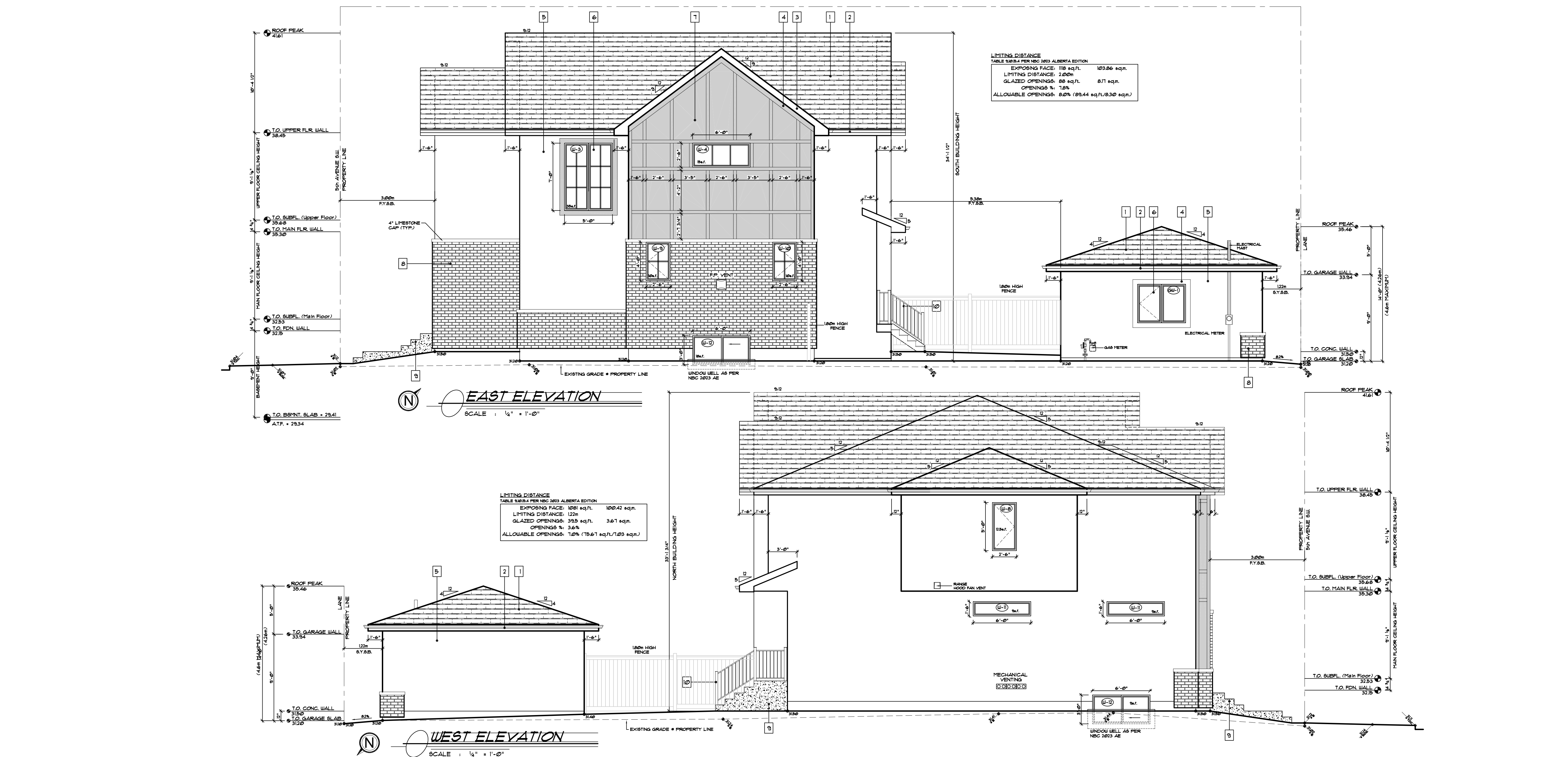
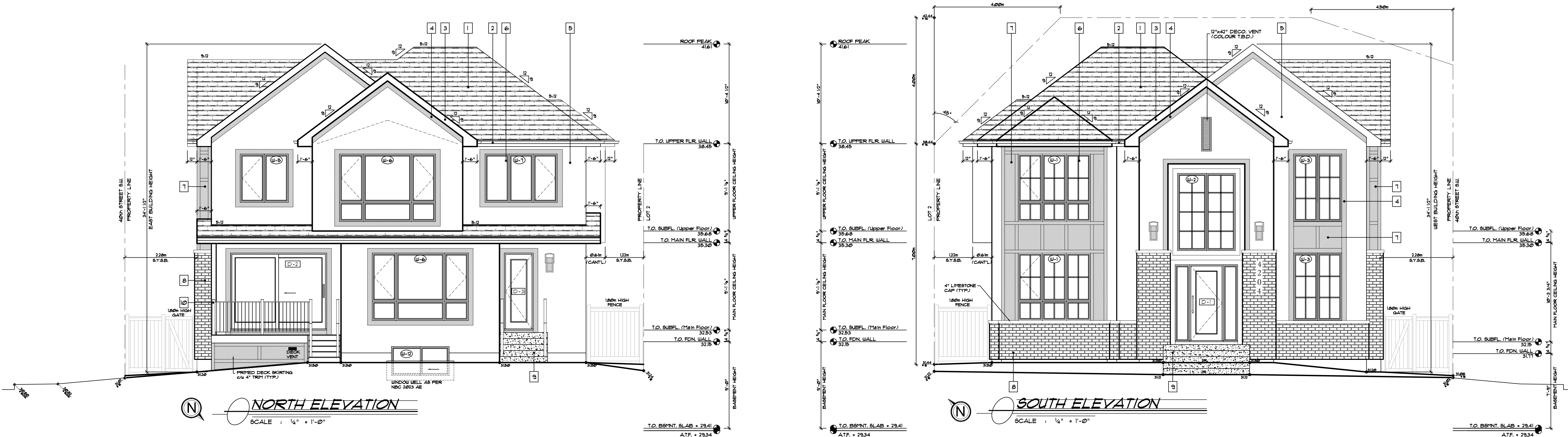
UTILITY SAFETY PARTNERS

PROJECT MUST FOLLOW CITY BYLAW IP2001
PROJECT SHOULD BE SENSITIVE TO THE WESTBROOK COMMUNITIES LAP
PROJECT SHOULD BE SENSITIVE TO THE CALGARY PLAN ACCOMMODATING GROWTH
PROJECT SHOULD BE SENSITIVE TO THE MUNICIPAL DEVELOPMENT PLAN
PROJECT SHOULD BE SENSITIVE TO THE CALGARY TRANSPORTATION PLAN

scale

Legend

-  --- denotes Coniferous
-  --- denotes Deciduous
-  --- denotes Removal
-  --- denotes Remains
-  --- proposed sideyard windows
-  Concrete, Broom Finish, Hard Landscape
-  New Crush Lime Stone
-  LIGHT STANDARD
-  New 1.2m height, pressure treated fence



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File # 2426953
Office: (403) 214-3655
ENVIRONMENTAL GROUP LTD.
Office: (403) 291-0442

floor areas:

MAIN FLOOR AREA (DEVELOPED)	1412 SQFT.
UPPER FLOOR AREA (DEVELOPED)	938 SQFT.
TOTAL DEVELOPED FLOOR AREA	2350 SQFT.
ABOVE GRADE	1336 SQFT.
LOWER LEVEL (DEVELOPED)	1014 SQFT.
DETACHED GARAGE	651 SQFT.
COVERED ENTRY	20 SQFT.
COVERED REAR DECK	107 SQFT.

builder:

- exterior finishes:
- 1 ASPHALT SHINGLES (COLOUR T.B.D.)
 - 2 8" ALUMINUM FASCIA/SOFFIT/EAVES (COLOUR T.B.D.)
 - 3 8" PAINTED SMART BD. TRIM TO GABLE ENDS (COLOUR T.B.D.)
 - 4 6" PAINTED SMART BD. TRIM (COLOUR T.B.D.)
 - 5 ACRYLIC STUCCO (COLOUR T.B.D.)
 - 6 METAL CLAD, HYBRID WINDOWS (COLOUR T.B.D.)
 - 7 FRAMED EXTERIOR PANELS c/w 4" TRIM (COLOUR T.B.D.)
 - 8 STONE VENEER (COLOUR T.B.D.)
 - 9 PRE-CAST CONCRETE STEPS (NATURAL SMOOTH FINISH)
 - 10 42" ALUMINUM RAIL & PICKETS (COLOUR T.B.D.)

VENTED SOFFIT NOTES:
- VENTED SOFFIT (FRONT & BACK)
- VENTED SOFFIT ON SIDES IF CLEAR OF 12m SETBACK
- NON-VENTED SOFFIT ON SIDES WITHIN 12m SETBACK
- COLOUR CASHMERE

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zoning:
R-C1

community:
WILDWOOD
(Ward 6)

designer



SUBURBIA DESIGN
RESIDENTIAL DESIGNER
Tel: (403) 714-7103
suburbia@telus.net

sheet title
NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION

job no.	DP 4204	sheet no.
drawn	JPC	A3
checked	JPC	
date	JULY 27, 2026	
scale	AS NOTED	

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WILDWOOD
(Ward 6)

designer



sheet title

DETACHED
GARAGE PLANS

job no.	DP 4204	sheet no.
drawn	JPC	A6
checked	JPC	
date	JULY 27, 2026	
scale	AS NOTED	