

**Planning and Development Services Report to
Calgary Planning Commission
2025 July 24**

**ISC: UNRESTRICTED
CPC2025-0718
Page 1 of 3**

Development Permit in Downtown Commercial Core (Ward 7) at 425 – 5 Street SW, DP2024-06698

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit (DP2024-06698) for a New: Dwelling Units, Supermarket (1 building) at 425 – 5 Street SW (Plan 1511960, Block 17, Lot 41), with conditions (Attachment 2).

HIGHLIGHTS

- This development permit application proposes a new 12-storey, mixed-use building with 234 dwelling units and a supermarket at grade in the Downtown Commercial Core.
- This application complies with the relevant policies of the *Municipal Development Plan* (MDP), ensuring high-quality urban design and a range of housing types that contribute to high-quality neighbourhoods in Greater Downtown.
- What does this mean to Calgarians? This proposal allows for the development of an underutilized parcel of land that will contribute to an increased range of housing in the downtown core and will provide opportunities for at-grade retail near transit and other amenities.
- Why does this matter? Higher-density housing adds needed vibrancy in the downtown core by providing opportunities for people to live near their workplaces, by supporting business in the area and by making efficient use of existing infrastructure.
- This proposal is in alignment with the planning policies in the *Greater Downtown Plan* (GDP) and the Land Use Bylaw 1P2007, subject to minor relaxations.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the southwest quadrant of the city in the Downtown Commercial Core, was submitted by NORR Architecture on behalf of the landowners, Killam Properties SGP LTD. and CIDEX Developments LTD., on 2024 September 13. The subject site is on the southwest corner of 4 Avenue SW and 5 Street SW and is currently vacant. As noted in the Applicant Submission (Attachment 3), the development permit application proposes 234 dwelling units in a 12-storey building with a supermarket on the ground level facing 4 Avenue SW. The proposed development permit plans are included as Attachment 4.

As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2024 July 10 as part of a pre-application review. UDRP suggested several changes which were acknowledged by the applicant. Comments from UDRP are included as Attachment 5.

A detailed planning evaluation of this application, including location maps, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

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Applicant-Led Outreach

As part of the review of the proposed development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary, Attachment 6, for rational why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). No public comments were received at the time of writing this report.

No comments from the Calgary Downtown Association were received. Administration contacted the Calgary Downtown Association to follow up and they confirmed that they have no comments at this time about this proposed development.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

This proposal allows for increased housing in the downtown core that will accommodate the housing needs of a wide range of age groups, lifestyles and demographics. New commercial uses included in the development will attract and serve additional residents.

Environmental

The *Calgary Climate Strategy – Pathways to 2050* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application supports Program Pathway A: New Buildings – Build new buildings to net-zero emission standards by ensuring the building is able to accommodate a solar photovoltaic array on the rooftop in the future. The development also provides 123 EV-capable stalls with conduit and reserved electrical capacity across both levels of the parkade. This action supports Program Pathway F: Zero Emissions Vehicle – Accelerate the transition to zero emissions vehicles.

Economic

This proposed development will allow for more efficient use of land, existing infrastructure and services, and will provide more compact housing and commercial uses in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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Page 3 of 3**

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ATTACHMENTS

1. Background and Planning Evaluation
2. Conditions of Approval
3. Applicant Submission
4. Development Permit Plans
5. Urban Design Review Panel Comments
6. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform