



2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
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Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeila, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

DEVELOPMENT PERMIT: -
NORR PROJECT NUMBER: RZ1124-0059
CLIENT PROJECT NUMBER: -

SURVEY	CIVIL	ARCHITECTURE	STRUCTURAL
W. PANG SURVEYS INC. 610, 5940 MACLEOD TRAIL SW CALGARY, ALBERTA, T2H 2G4 (403) 242-8040	RICHVIEW ENGINEERING UNIT D, 203 38 AVE NE CALGARY, ALABERTA, T2E 2M3 (403) 230-3218	NORR 2300, 411 - 1st ST. SE CALGARY, ALBERTA, T2G 4Y5 (403) 264-4000	GLOTMAN SIMPSON 310 - 150 13th AVENUE SW CALGARY, ALBERTA, T2R 0V2 (403) 930-2100
MECHANICAL	ELECTRICAL	INTERIORS	LANDSCAPE
LEVEL CONSULTING ENGINEERS LTD. BUILDING 5000, SUITE 5304 7005 FAIRMOUNT DRIVE SE CALGARY, ALBERA, T2H 0K4 (403) 454-1777	LEVEL CONSULTING ENGINEERS LTD. BUILDING 5000, SUITE 5304 7005 FAIRMOUNT DRIVE SE CALGARY, ALBERA, T2H 0K4 (403) 454-1777	- - - -	SCATLIFF MILLER MURRAY INC. SUITE 604 - 815 1st STREET SW CALGARY, ALBERTA, T2P 1N3 (403) 999-7610

85 - Cross Title Block - 1/30/13 - Rev (Final/13) - Consolidated 8/30/13

DATE	ISSUED FOR	REV
2025-02-18	DETAILED REVIEW RESPONSE	1
2025-05-27	DP REVIEW RESPONSE UPDATE	2
2025-06-30	DP REVIEW RESPONSE UPDATE	3



SITE DATA		
LEGAL DESCRIPTION	LOT 41 BLOCK 17 PLAN 151 1960	
MUNICIPAL ADDRESS	425 - 5th STREET SW, CALGARY, ALB	
COMMUNITY	DOWNTOWN CORE	
LAND USE DISTRICT	CR20-C20/R20 COMMERCIAL RESIDENTIAL DISTRICT SITE LOCATED WITHIN 'TRANSITION AREA'	
SITE AREA	2.579 SM 0.26 HA	27,760 SF 0.64 AC

DEVELOPMENT STATISTICS	
PROPOSED USE(S)	MIXED-USE, COMPRISED OF MULT-RESIDENTIAL AND COMMERCIAL RETAIL

PROJECT DESCRIPTION	A 12 STOREY, MIXED-USE DEVELOPMENT COMPRISED OF AT GRADE RETAIL, AND MULTI-RESIDENTIAL ABOVE. SERVED BY A 2-STOREY BELOW-GRADE PARKADE.
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FLOOR AREA RATIO		Reg 1310, 1332
BASE FAR	MAX.	3.00
WITH BONUSING	MAX.	20.00
PROPOSED		10.15

DENSITY	Reg 640
MINIMUM	0 units/HA
MAXIMUM	n/a
PROPOSED	907 units/HA

SETBACKS		Reg 53(1), 1313(1)	
PUBLIC REALM	REQ'D	2.13 M	TO 5th STREET SIDEWALK
		2.13 M	TO 4th AVENUE SIDEWALK
RESIDENTIAL WINDOWS		9.00 M	PL SHARED WITH 1000
		6.00 M	PL SHARED WITH 1000

BUILDING HEIGHT		Reg 1312
REQUIRED	MAX.	n/a
PROPOSED		42.00 M

MAIN FLR. HEIGHT		Reg 1315
REQUIRED	MIN.	4.50 M
PROPOSED		6.00 M

SITE COVERAGE		Reg 551.3(j)(a), 643	
BUILDING FOOTPRINT		2,159.90 SM	83.75%
HARD SURFACED AREAS			
PERMITTED MAX.	1,289.50 SM	50.00%	
PROPOSED	800.00 SM	31.02%	
LANDSCAPING			
PERMITTED MIN.	1,289.50 SM	50.00%	
PROPOSED	457.10SM	17.72%	

AMENITY SPACE		Reg 129B	
REQUIRED	MIN.	5.0 SM PER UNIT	
	TOTAL	1,170.0 SM	
PROPOSED			
	PRIVATE	700.0 SM	27.14%
	COMMON INDOOR	264.8 SM	10.27%
	COMMON OUTDOOR	1,139.6 SM	44.19%
	TOTAL	2,104.4 SM	122.55%

VEHICLE PARKING PROVISION				
TYPE		RATIO	REQUIRED	PROVIDED
			STALLS	STALLS
Multi-Residential				
RESIDENT	1 BED	0.50 stalls/unit	74	50
	2 BED	0.50 stalls/unit	32	35
	3 BED	0.50 stalls/unit	16	11
VISITOR		0.10 stalls/unit	24	24
	SUB TOTAL		141	121
LOADING		1.0 stall	1	1
Commercial Retail				
VISITOR		n/a	0	0
SUB TOTAL			0	0
Total			141	121
DEFICIENCY				-20
SURPLUS				

BICYCLE PARKING PROVISION			
TYPE	REQUIREMENT	REQUIRED STALLS	PROVIDED STALLS
Multi-Residential			
CLASS 1	1.00 stalls/unit	234	235
CLASS 2	0.10 stalls/unit	24	24
Commercial			
CLASS 2	1 stall / 250sq.m	4	4
Total		262	263
DEFICIENCY			
SURPLUS			1

UNIT MIX MATRIX						
LEVEL	UNIT COUNT					TOTAL
	STUDIO	1 BED	1 BED + DEN	2 BED	3 BED	
LEVEL 1 (MAIN)	0	0	0	0	0	0
LEVEL 2	0	12	0	4	3	22
LEVEL 3	0	14	1	5	3	23
LEVEL 4	0	14	1	5	3	23
LEVEL 5	0	14	1	5	3	23
LEVEL 6	0	14	1	5	3	23
LEVEL 7	0	14	1	5	3	23
LEVEL 8	0	14	1	5	3	23
LEVEL 9	0	14	1	5	3	23
LEVEL 10	0	14	1	5	3	23
LEVEL 11	0	14	1	5	3	23
LEVEL 12	0	0	0	4	1	5
Mech PH	0	0	0	0	0	0
GRAND TOTALS	0	138	9	53	31	234
	0%	59%	4%	24%	13%	100%

BUILDING AREAS (GROSS & RENTABLE)					
LEVEL	GROSS FLOOR AREA		RENTABLE AREA		EFFICIENCY
	SM	SF	SM	SF	
LEVEL P2	2,305 SM	24,830 SF	2,172 SM	23,380 SF	94.2%
LEVEL P1	2,305 SM	24,830 SF	1,983 SM	21,350 SF	86.0%
LEVEL 1	2,160 SM	23,249 SF	954 SM	10,270 SF	44.1%
LEVEL 2	1,845 SM	19,863 SF	1,300 SM	13,990 SF	70.4%
LEVEL 3	1,845 SM	19,863 SF	1,541 SM	16,590 SF	83.75%
LEVEL 4	1,840 SM	19,806 SF	1,554 SM	16,720 SF	84.5%
LEVEL 5	1,840 SM	19,806 SF	1,554 SM	16,720 SF	84.5%
LEVEL 6	1,840 SM	19,806 SF	1,554 SM	16,720 SF	84.5%
LEVEL 7	1,840 SM	19,806 SF	1,554 SM	16,720 SF	84.5%
LEVEL 8	1,840 SM	19,806 SF	1,554 SM	16,720 SF	84.5%
LEVEL 9	1,840 SM	19,806 SF	1,554 SM	16,720 SF	84.5%
LEVEL 10	1,840 SM	19,806 SF	1,554 SM	16,720 SF	84.5%
LEVEL 11	1,840 SM	19,806 SF	1,554 SM	16,720 SF	84.5%
LEVEL 12	905 SM	9,755 SF	450 SM	4,840 SF	48.8%
MECH. PH.	145 SM	1,560 SF	0 SM	0 SF	0.0%
TOTAL	26,172.4 SM	281,727 SF	20,665.0 SM	222,436 SF	

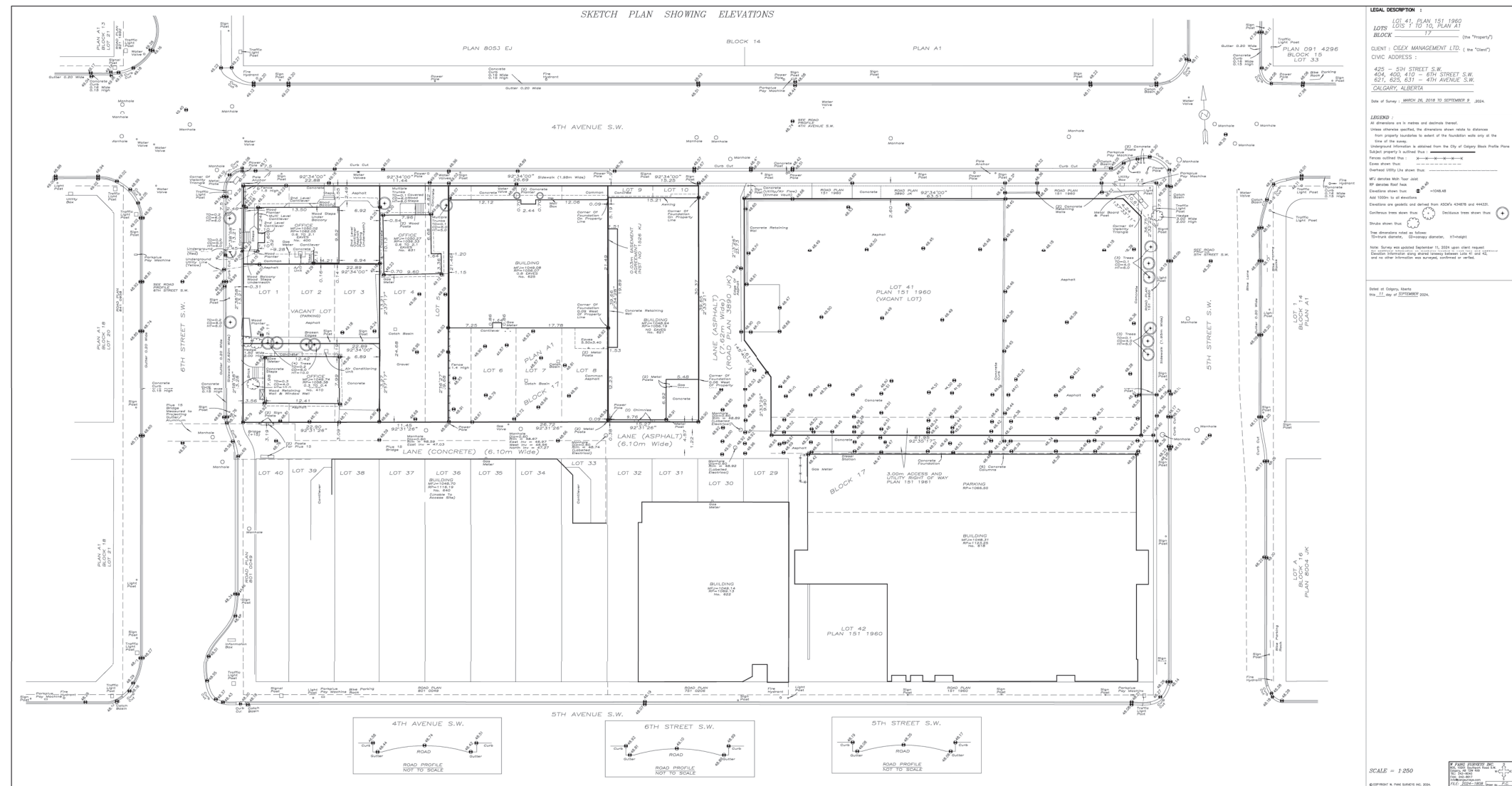
2 LAND USE SECTION MAP - 16C (3)
DP-A01 SCALE: 1:1

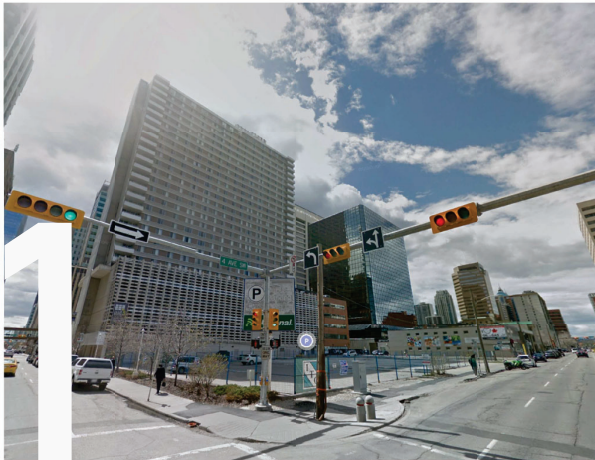


1 CONTEXT PLAN IMAGE
DP-A01 SCALE: 1:1

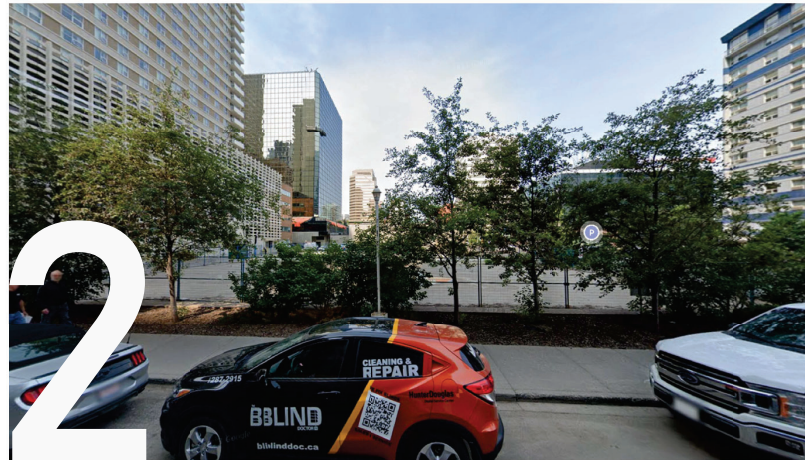
DRAWING LIST_ARCHITECTURAL	
Sheet Number	Sheet Name
DP-A00-00	COVER SHEET
DP-A01	SITE CONTEXT /PROJECT STATISTICS & DRAWING LIST
DP-A1a	SITE SURVEY PLAN
DP-A02	SITE PLAN
DP-A03	SITE PHOTOS
DP-A04	SHADOW STUDY
DP-A05	OVERALL FLOOR PLAN - LEVEL P2
DP-A06	OVERALL FLOOR PLAN - LEVEL P1
DP-A07	OVERALL FLOOR PLAN - LEVEL 01
DP-A08	OVERALL FLOOR PLAN - LEVEL 02
DP-A09	OVERALL FLOOR PLAN - LEVEL 03
DP-A10	OVERALL FLOOR PLAN - LEVEL 04 4-11
DP-A11	OVERALL FLOOR PLAN - LEVEL 12
DP-A12	OVERALL ROOF PLAN
DP-A13	OVERALL FINISH ELEVATIONS
DP-A14	OVERALL BUILDINGS SECTIONS
DP-A15	3D RENDERINGS
DP-A16	SITE FIRE TRUCK ACCESS
DP-A17	WASTE & RECYCLING DETAILS
DP-A18	TYPICAL BARBERS DETAILS
DP-A19	BICYCLE STORAGE DETAILS
DP-A20	FLOOR PLAN BOUNSING

Project Manager Gary McNealy	DWG D06
Project Leader	Checked G-P-S
Client	
	
Project	
PROJECT 54. RESIDENTIAL DEVELOPMENT	
425 - 5th St. SW., CALGARY, AB	
Drawing Title	
SITE CONTEXT /PROJECT STATISTICS & DRAWING LIST	
Scale	
1 : 1	
Project No.	
RZ1124-0059	
Drawing No.	
DP-A01	

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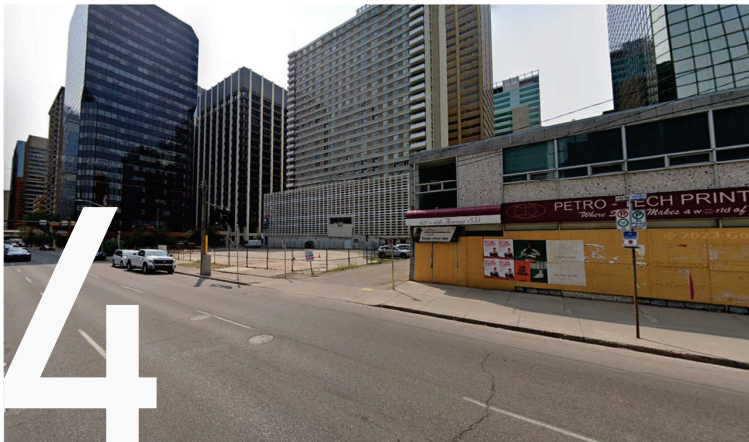
1. View from 4th Avenue SW and 5th Street SW Intersection



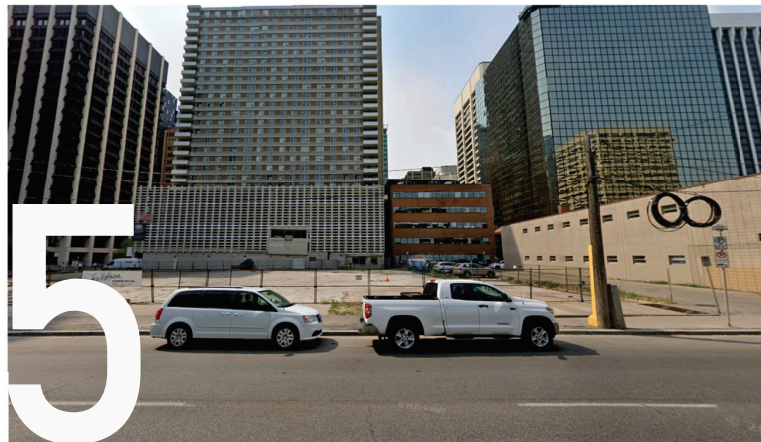
2. View from across 5th Street SW



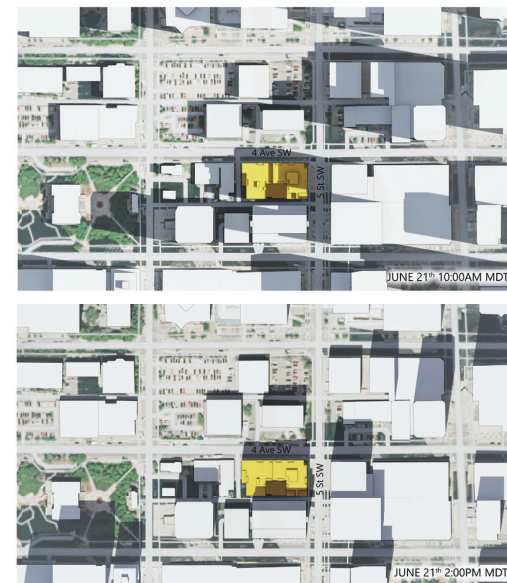
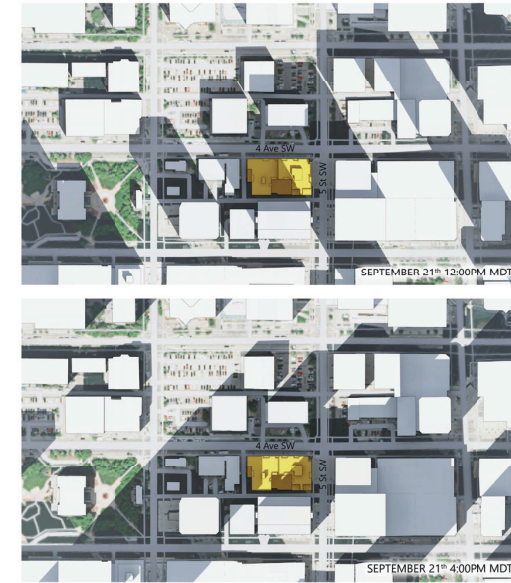
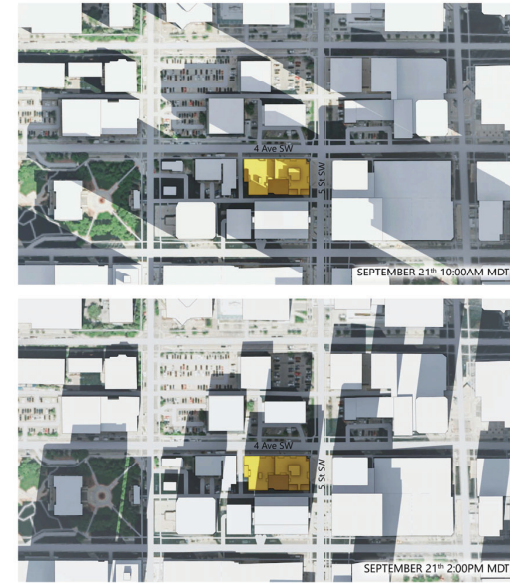
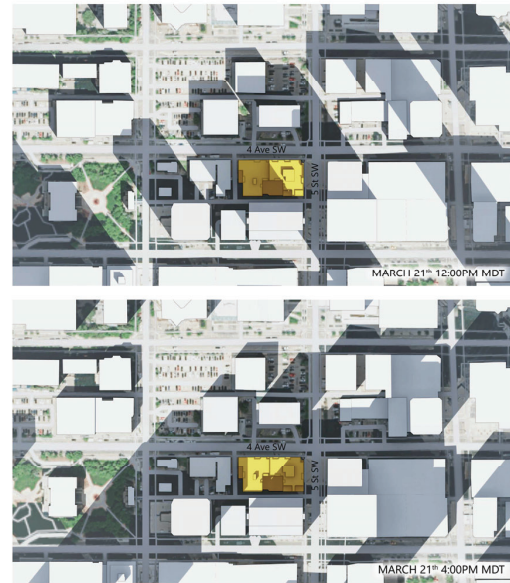
3. View from the corner of the Site on 5th Street SW



4. View from the corner of the Site on 4th Avenue SW



5. View from across 4th Avenue SW



DATE	ISSUED FOR	REV
2025-02-18	DETAILED REVIEW RESPONSE	1
2025-05-27	CP REVIEW RESPONSE UPDATE	2

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This drawing shall not be used for construction purposes until the seal appearing herein is signed and dated by the Architect or Engineer

Project Component

Key Plan

Consultants

Survey:	W. PANG SURVEYS INC.
Civil:	RICHVIEW ENGINEERING
Architecture:	NORR
Structural:	GLOTTMAN SIMPSON
Mechanical:	LEVEL CONSULTING ENGINEERS LTD.
Electrical:	LEVEL CONSULTING ENGINEERS LTD.
Interior:	
Landscape:	SCATFILL MILLER MURRAY INC.

Seal(s)

NORR

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NORR Architects Engineers Planners
A Partnership of Corporations
Professional Corporation (s/s) Inc. (not a business name)

Jordan de Haigh, Architect, AIA, CMA, NSIC, SHA, MARS, AISC
Andrew Tait, P. Eng., PE(Can), PE(USA)
Chris Ho, P. Eng., PE(Can)

Project Manager	Drawn
Clary McKinley	DS
Project Leader	Checked
	GP-S
Client	

CIDEX

— group of companies —

Project

PROJECT 54 RESIDENTIAL DEVELOPMENT

425 - 5th St. SW, CALGARY, AB

Drawing Title

SHADOW STUDY

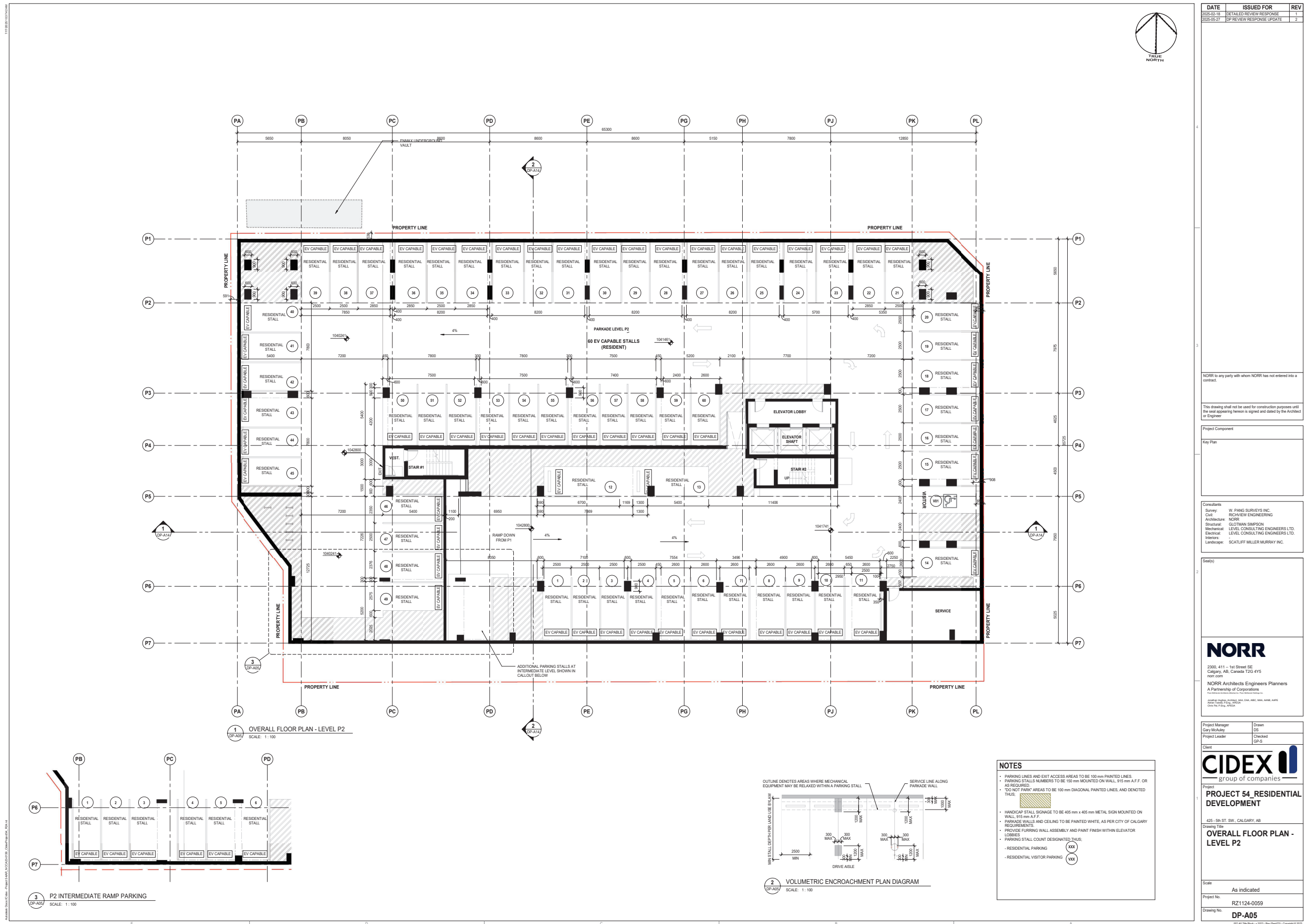
Scale

Project No.

RZ1124-0059

Drawing No.

DP-A04



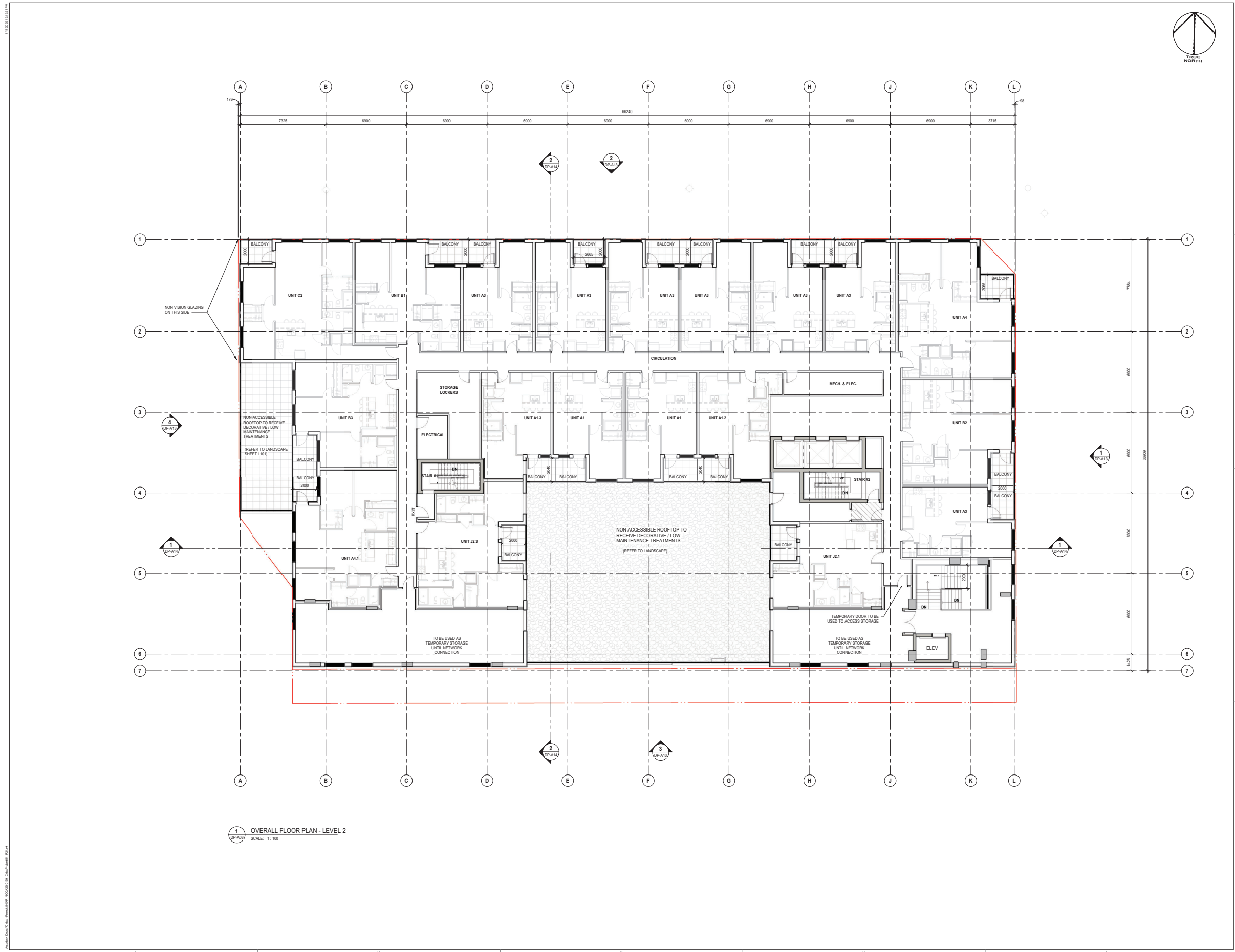


- ## NOTES

- PARKING LINES AND EXIT ACCESS AREAS TO BE 100 mm PAINTED LINES.
- PARKING STALLS NUMBERS TO BE 150 mm MOUNTED ON WALL, 915 mm A.F.F. OR AS REQUIRED.
- "DO NOT PARK" AREAS TO BE 100 mm DIAGONAL PAINTED LINES, AND DENOTED THUS: 

- HANDICAP STALL SIGNAGE TO BE 405 mm x 405 mm METAL SIGN MOUNTED ON WALL, 915 mm A.F.
- PARKADE WALLS AND CEILING TO BE PAINTED WHITE, AS PER CITY OF CALGARY REQUIREMENTS.
- PROVIDE FURRING WALL ASSEMBLY AND PAINT FINISH WITHIN ELEVATOR LOBBIES
- PARKING STALL COUNT DESIGNATED THUS;





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Electrical:	LEVEL CONSULTING ENGINEERS LTD.
Interiors:	
Landscape:	SCATUFF MILLER MURRAY INC.

Swells

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Joseph-Hughes Architects, SAA, CAA, AEC, SRA, AIAE, AISC
AIAA, Canada, P.Eng., P.EngC
Over the 7th floor, 4th floor

Project Manager	Dorian
Client	GP-S

Client

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Project

PROJECT 54, RESIDENTIAL DEVELOPMENT

425 - 5th ST. SW., CALGARY, AB

Drawing Title

OVERALL FLOOR PLAN - LEVEL 02

Scale

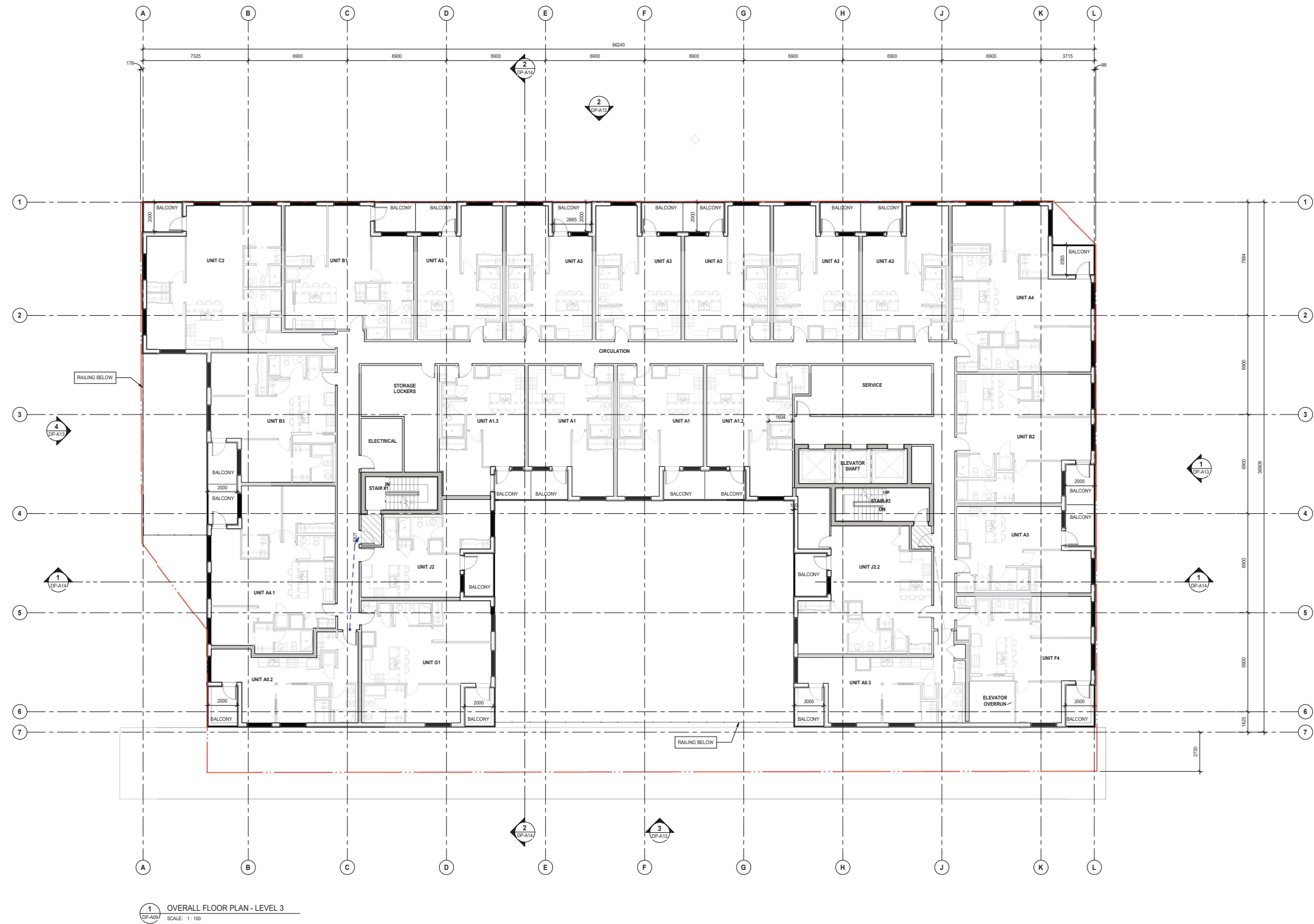
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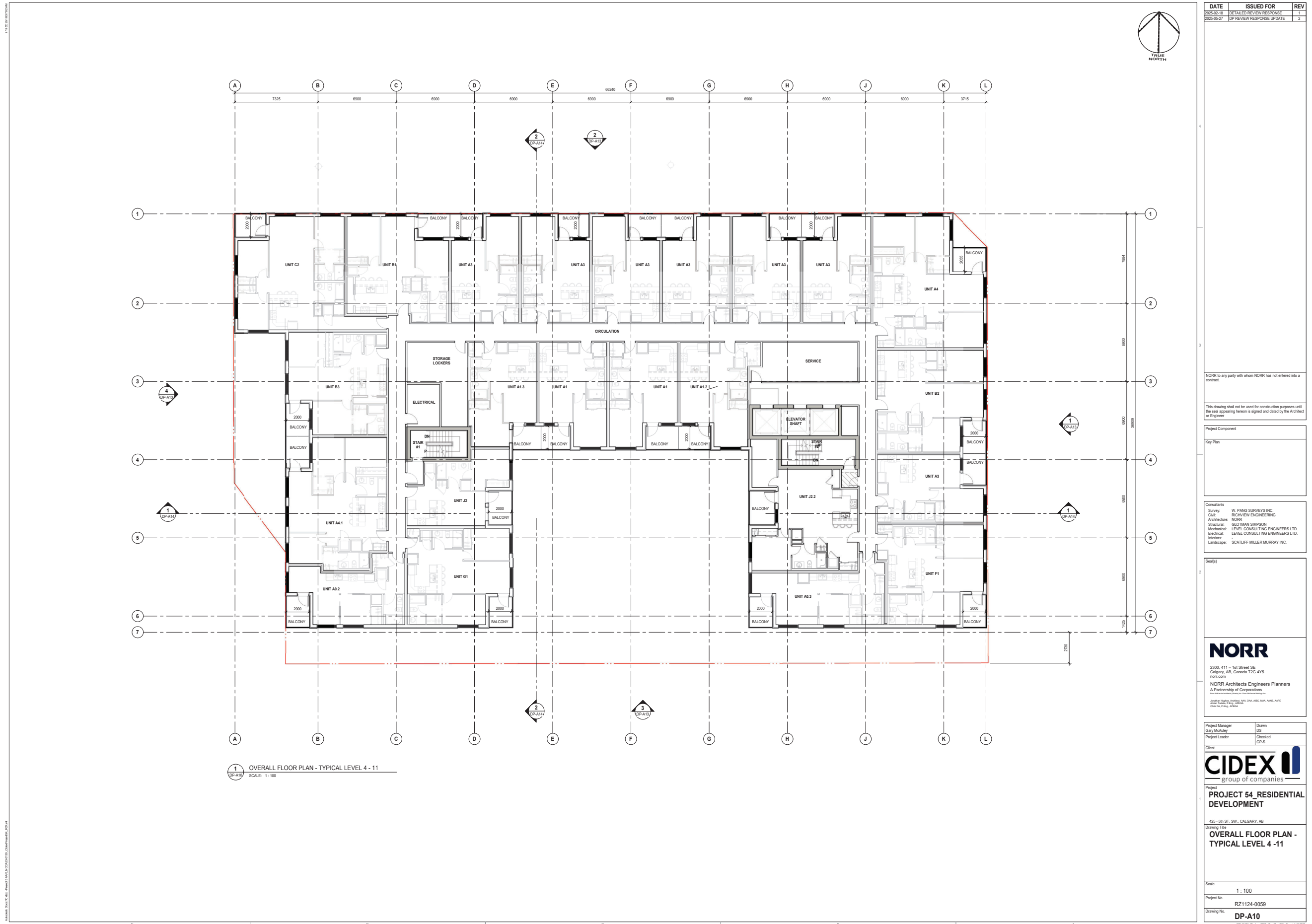
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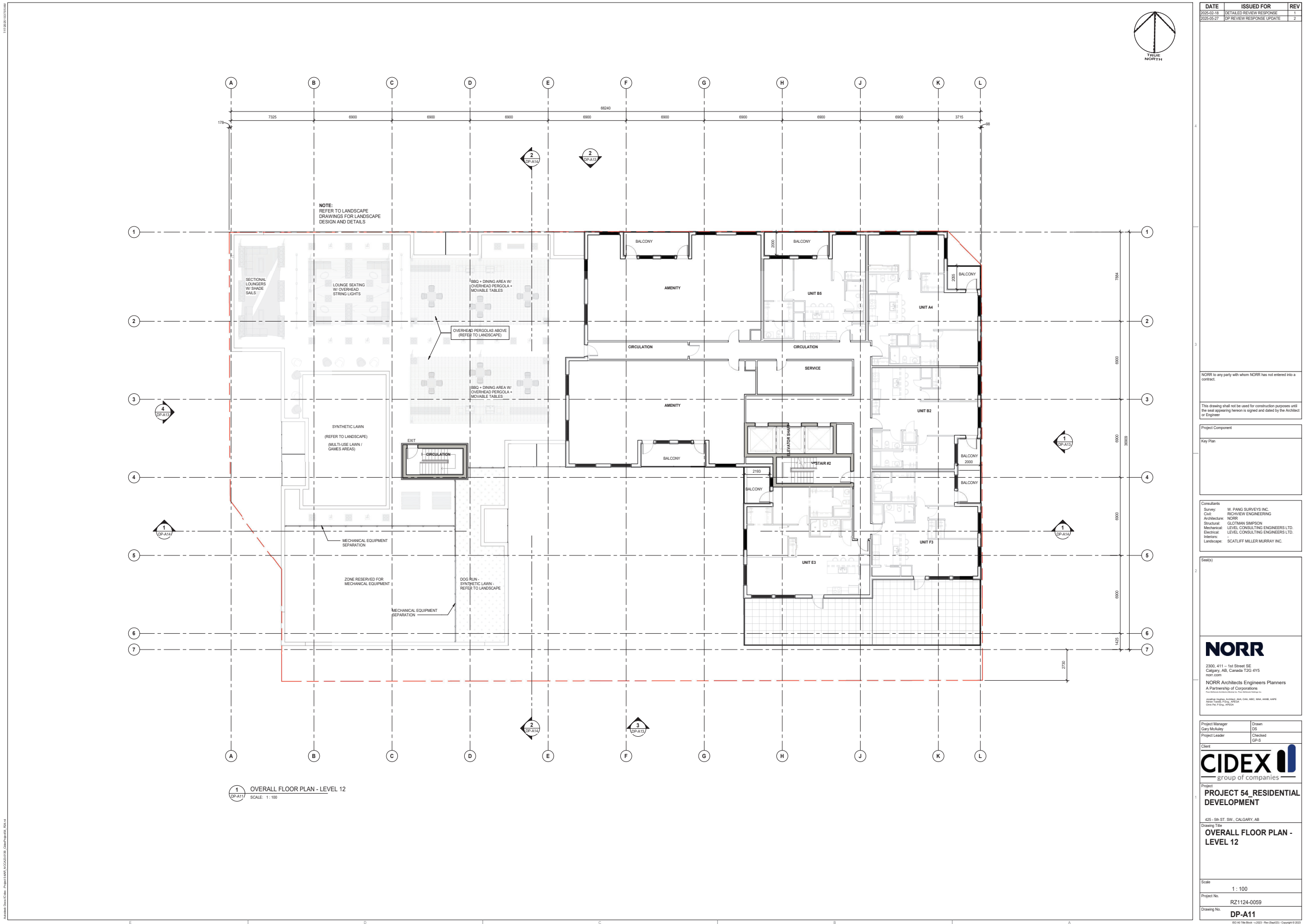
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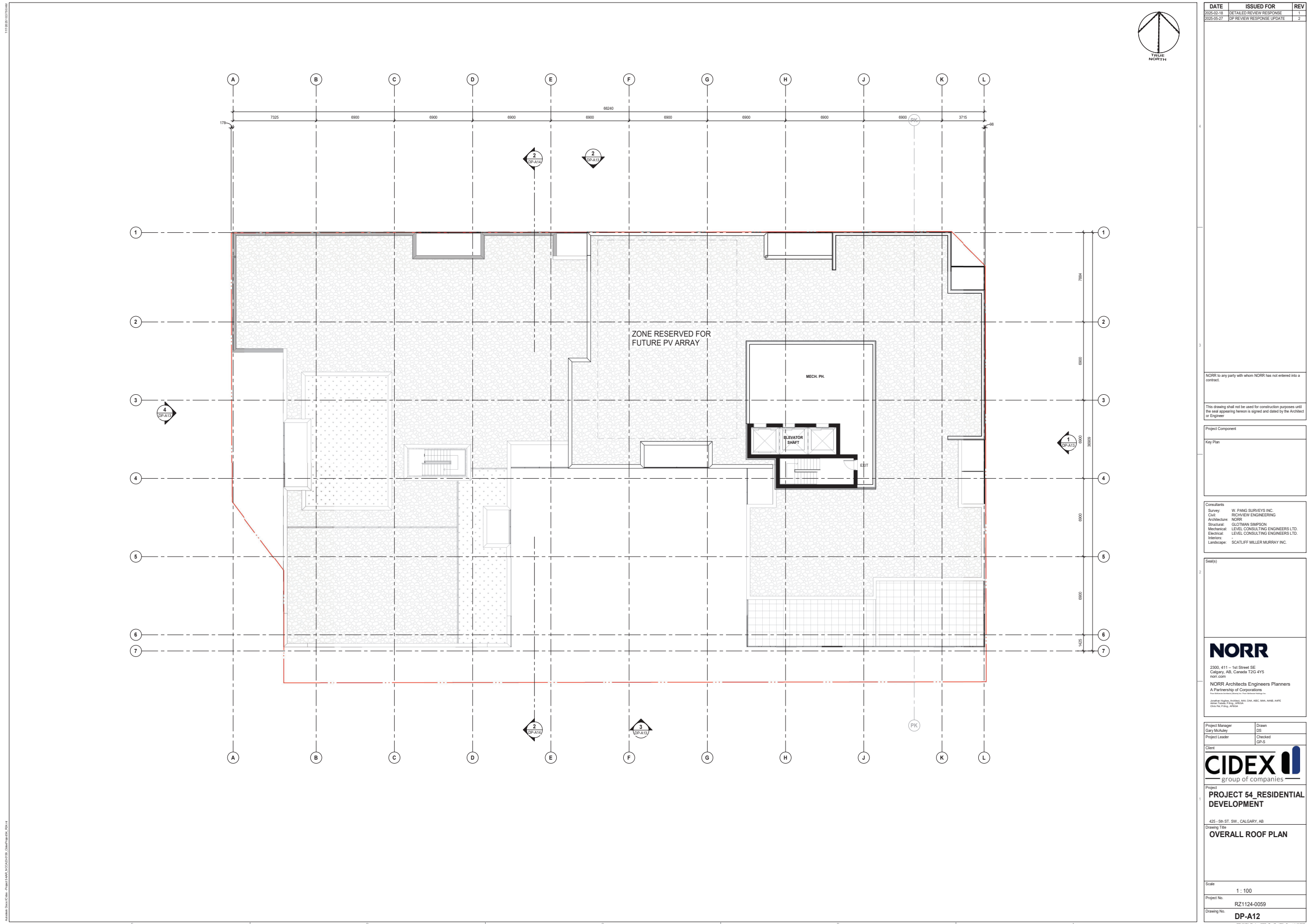
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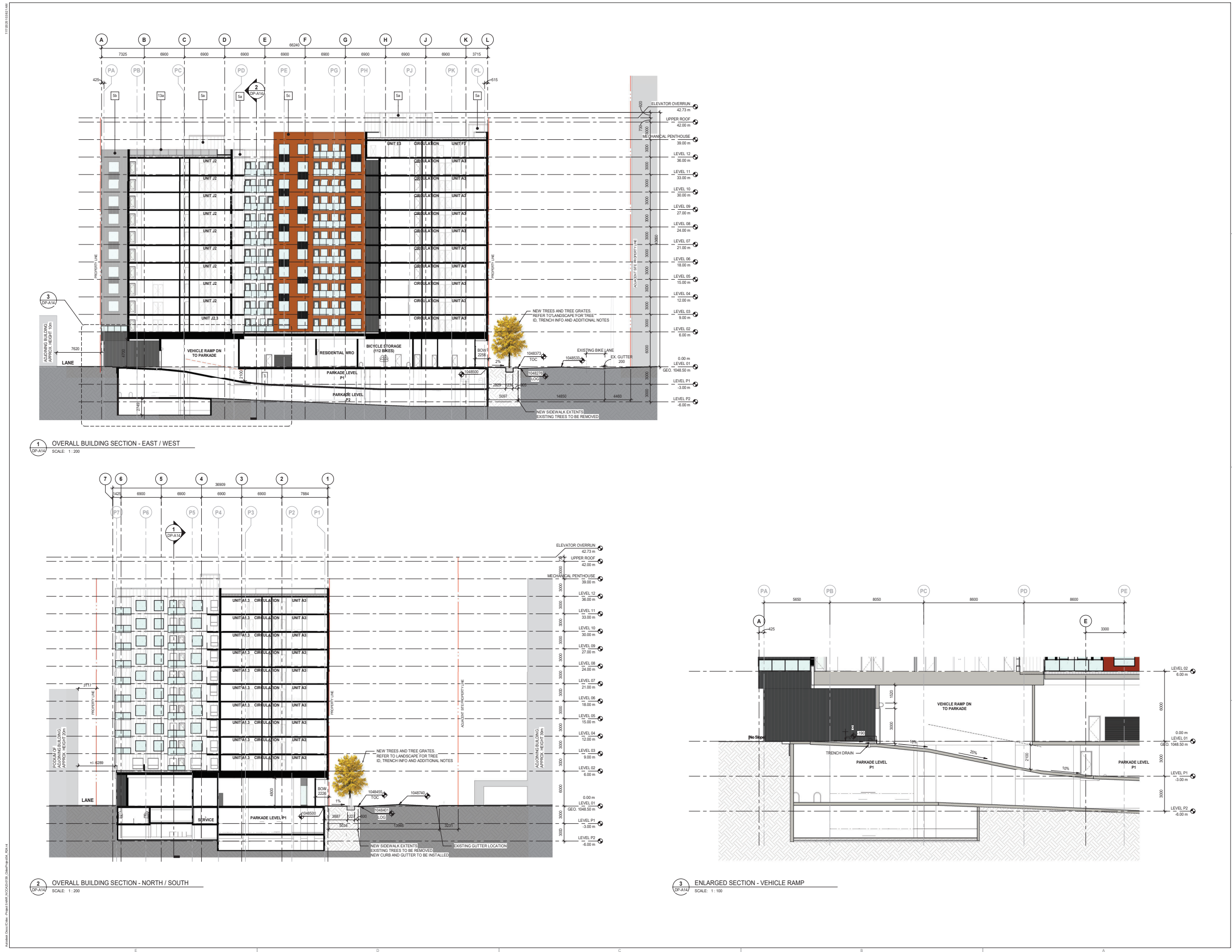
DATE	ISSUED FOR	REV
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2025-05-27	DP REVIEW RESPONSE UPDATE	2
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Project Component		
Key Plan		
Consultants Survey: W. PANG SURVEYS INC. Civil: RICHVIEW ENGINEERING Architecture: MORRIS Structural: GLOTTMAN SIMPSON Mechanical: LEVEL CONSULTING ENGINEERS LTD. Electrical: LEVEL CONSULTING ENGINEERS LTD. Landscape: SCATLUFF MILLER MURRAY INC.		
Seal(s) 		
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Project Manager Gary McQuilly		Drawn DS
Project Leader		Checked JPS
Client CIDEX group of companies		
Project PROJECT 54_RESIDENTIAL DEVELOPMENT		
Drawing Title 425 - 5th ST SW , CALGARY, AB OVERALL FLOOR PLAN - LEVEL 03		
Scale 1 : 100		
Project No. RZ1124-0059		
Drawing No. DP-A09		











DATE	ISSUED FOR	REV
2025-03-18	DETAILED REVIEW RESPONSE	1
2025-05-27	DP REVIEW RESPONSE UPDATE	2
2025-06-06	DP REVIEW RESPONSE UPDATE	3
2025-06-20	DP REVIEW RESPONSE UPDATE	4

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Project Component

Key Plan

Consultants

Survey:	W. PANG SURVEYS INC.
Civil:	RICHVIEW ENGINEERING
Architecture:	NORR
Structural:	GLOTTMAN SIMPSON
Mechanical:	LEVEL CONSULTING ENGINEERS LTD.
Electrical:	LEVEL CONSULTING ENGINEERS LTD.
Interior:	LEVEL CONSULTING ENGINEERS LTD.
Landscape:	SCATLUFF MILLER MURRAY INC.

Swells

2

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JOHN G. HARRIS, ARCHT. (SALA, CMA, NSIC, SAA, WAAC, AIA/CES)
BARRY T. PANG, P. ENG. (AIA/CES)
DINA P. PANG, P. ENG. (AIA/CES)

Project Manager: Gary McManley
Project Leader: Gary McManley
Client: CIDEX

CIDEX
group of companies

Project: PROJECT 54, RESIDENTIAL DEVELOPMENT
425 - 8th ST. SW., CALGARY, AB

Drawing Title: OVERALL BUILDING SECTIONS

Scale: As indicated

Project No: RZ1124-0059

Drawing No: DP-A14

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3D RENDERING - SE CORNER - PLUS 15 ACCESS



3D RENDERING - NE CORNER - PRIMARY RESIDENTIAL ENTRANCE



3D RENDERING - NW CORNER



3D RENDERING - SE CORNER - PLUS 15 ACCESS



3D RENDERING - NE CORNER - PRIMARY RESIDENTIAL ENTRANCE



3D RENDERING - NW CORNER



3D RENDERING - NORTH ELEVATION

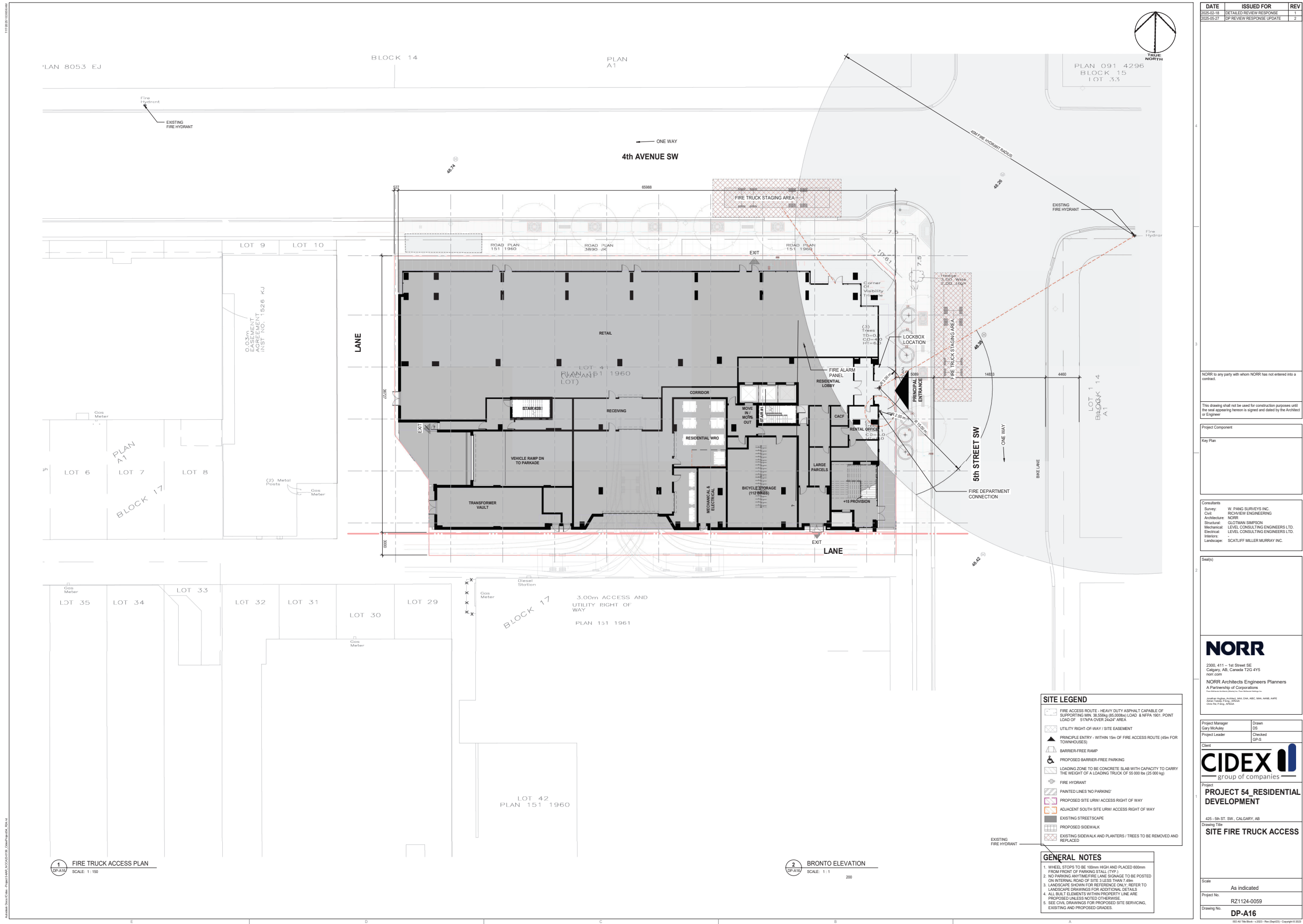


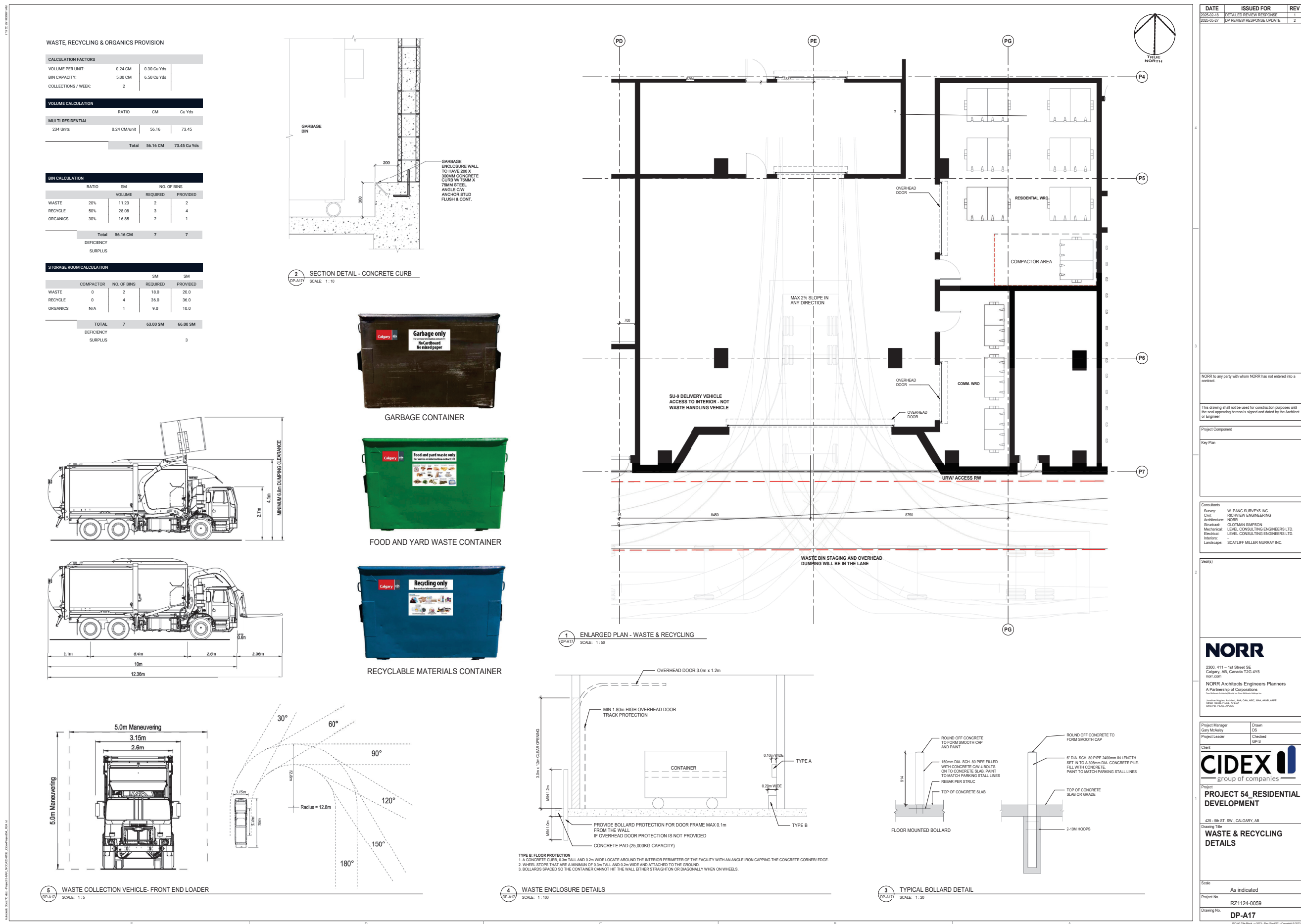
3D RENDERING - SW CORNER

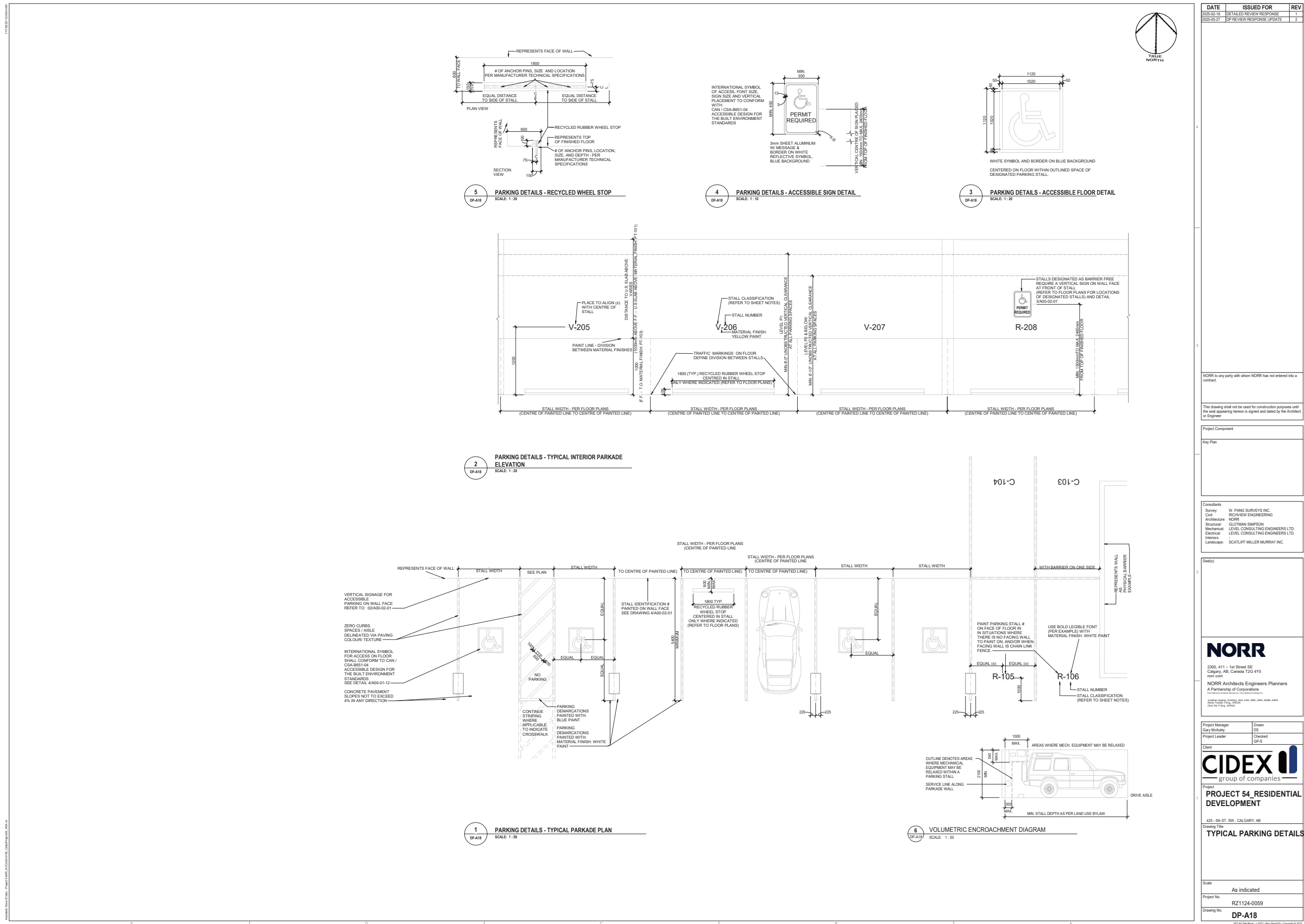


3D RENDERING - SW CORNER

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6			
3			
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	Key Plan		
	Consultants Survey: W. PANG SURVEYS INC. Civil: RICHVIEW ENGINEERING Architecture: NORR Structural: GLOTTMAN SIMPSON Mechanical: LEVEL CONSULTING ENGINEERS LTD. Electrical: LEVEL CONSULTING ENGINEERS LTD. Interiors: Landscape: SCATUFF MILLER MURRAY INC.		
	Seal(s)		
2			
	NORR 2300, 411 – 1st Street SE Calgary, AB, Canada T2G 4Y5 norrcan.com NORR Architects Engineers Planners A Partnership of Corporations (INCORPORATED IN CANADA AND THE PROVINCE OF ALBERTA) Jeanette Hughes, Architect AAA AIA, NSIC, BNA, NABE, NAACP Andrea Kishner, F.R.S.A., CMAA Chris Pitt, P.Eng., LEED®		
	Project Manager Gary McAuley		
	Drawn DS		
	Project Leader		
	Checked GP-SJ		
	Client		
	CIDEX — group of companies —		
1	Project PROJECT 54 - RESIDENTIAL DEVELOPMENT		
	425 - 5th ST. SW., CALGARY, AB		
	Drawing Title 3D RENDERINGS		
	Scale		
	Project No. RZ1124-0059		
	Drawing No. DP-A15		









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Project Component

Key Plan

Consultants	
Survey:	W. PANG SURVEYS INC.
Civil:	RICHVIEW ENGINEERING
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Electrical:	LEVEL CONSULTING ENGINEERS LTD.
Interiors:	-
Landscape:	SCATLIFF MILLER MURRAY INC.

Seal(s)

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Partnership Agreement Registered in the Province of Alberta

Jonathan Hughes, Architect AAA, AIA, ASIC, BAA, AANB, AAPS
Alicia Tisdale, P. Eng., ASCEA
Chris Pat, P. Eng., ASCEA

Project Manager Gary McAuley	Drawn DS
Project Leader	Checked GP-S

Client

CIDEX 

group of companies

Project
**PROJECT 54_RESIDENTIAL
DEVELOPMENT**

425 - 5th ST. SW., CALGARY, AB

Drawing Title

**BICYCLE STORAGE
DETAILS**

Scale	
-------	--

Project No. _____

Drawing No. **DP-A19**

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