

**Land Use Amendment in Hillhurst (Ward 7) at 207 and 211 – 14 Street NW,
 LOC2025-0195**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.25 hectares \pm (0.63 acres \pm) located at 207 and 211 – 14 Street NW (Plan 6219L, Block 3, Lots 4 to 11, and a portion of Lot 12) from Commercial – Corridor 2 f2.8h16 (C-COR2 f2.8h16) District and Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.0h24) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MARCH 26:

That Council give three readings to **Proposed Bylaw 53D2026** for the redesignation of 0.25 hectares \pm (0.63 acres \pm) located at 207 and 211 – 14 Street NW (Plan 6219L, Block 3, Lots 4 to 11, and a portion of Lot 12) from Commercial – Corridor 2 f2.8h16 (C-COR2 f2.8h16) District and Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.0h24) District.

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject property to allow for street-oriented mixed-use development up to six storeys in height.
- The proposal allows for an appropriate building form and set of uses along 14 Street NW and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Riley Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would support greater housing choice and commercial opportunities along a Neighbourhood Main Street, supported by access to alternative transportation modes and more efficient use of existing infrastructure.
- Why does this matter? The proposal would provide additional housing and commercial options in the area, contributing to employment opportunities and a range of community amenities.
- A development permit (DP2025-07167) for a six-storey mixed-use building has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the northwest community of Hillhurst was submitted by O2 Planning and Design on behalf of the landowner, Hillhurst GP Ltd., on 2025 October 3.

The subject site is located on the west side of 14 Street NW and consists of two parcels with a combined area of approximately 0.25 hectares (0.63 acres), directly adjacent to a transit stop. The southern portion of the site, addressed as 207 – 14 Street NW, is currently developed with a two-storey commercial building. The northern portion of the site, addressed as 211 – 14 Street NW, is vacant. Lane access is provided along the western edge of the site.

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As indicated in the Applicant Submission (Attachment 2), the intent is to develop a building that activates 14 Street NW, complements surrounding land uses and is in alignment with the LAP policies for this area. A development permit (DP2025-07167) for a six-storey mixed-use building with eight at-grade commercial units and 104 dwelling units was submitted on 2025 December 11 and is currently under review.

A detailed planning evaluation of the application, including location maps and site context, 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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant met digitally with the Hillhurst/Sunnyside Community Association (CA), hand delivered 200 postcard mailers to adjacent neighbours and held an in-person public open house. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received two letters of opposition from the public. The letters of opposition raised concerns regarding increased density and the removal of density bonusing provisions within the existing DC District.

The CA provided a response in support of the application on 2025 December 8 (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal enables greater housing choice, more efficient use of land and infrastructure, and supports local businesses while introducing additional amenities for the broader community.

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Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged with the development permit review.

Economic

The proposal would allow for new housing and commercial opportunities on a partially vacant site along a Neighbourhood Main Street, supporting the local community and businesses. An increase in density also supports the transit system and promotes a more efficient use of existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 53D2026**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform