

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Hillhurst. The mid-block site is comprised of two parcels, with a combined area of approximately 0.25 hectares (0.63 acres) in size. The northern parcel is approximately 40 metres deep and 50 metres wide. The southern parcel is approximately 40 metres deep and 13 metres wide.

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.

Surrounding development is characterized by a mix of residential and commercial developments. Residential development to the west of the site, across the lane, consists of single detached dwellings and semi-detached dwellings designated as the Residential – Grade-Oriented Infill (R-CG) District. Nearby commercial and mixed-use development along 14 Street SW includes a range of building forms from one to eight storeys within the Commercial – Corridor 2 f2.8h16 (C-COR2 f2.8h16) District.

The site is located on 14 Street NW, a Neighbourhood Main Street identified in the *Municipal Development Plan* (MDP), and is well served by commercial amenities and the Primary Transit Network. The Hillhurst/Sunnyside LRT Station is located approximately 1.1 kilometres to the east (an 18-minute walk), and bus stops for Route 65 (Market Mall/Downtown West) and Route 414 (14 Street N/14 Street Crosstown) are immediately adjacent to the site.

Community Peak Population Table

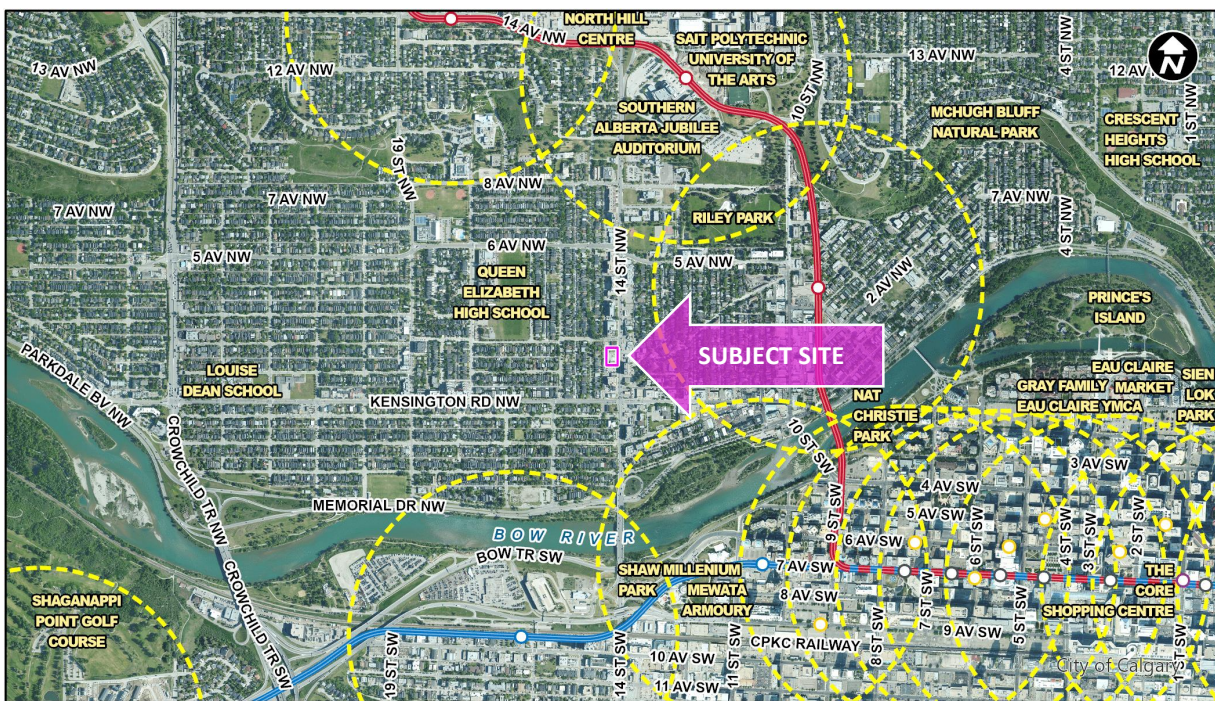
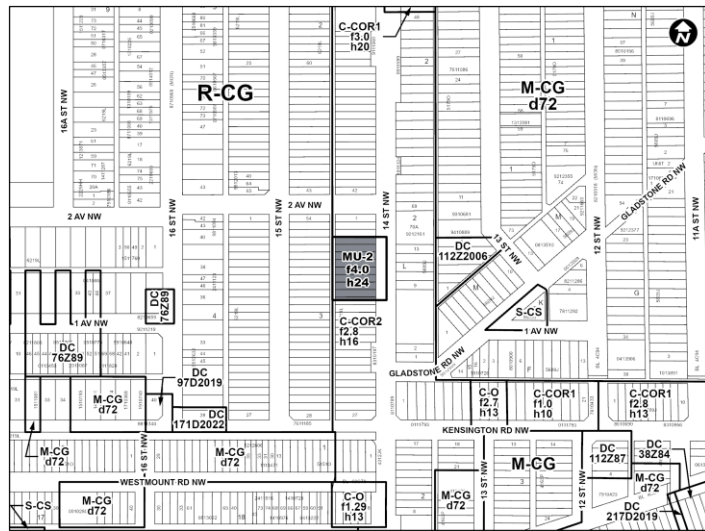
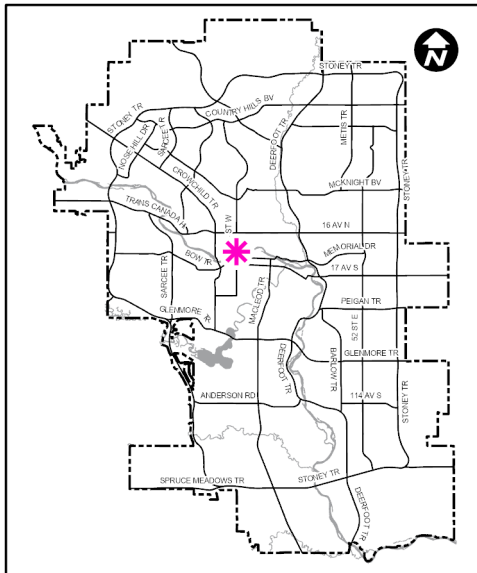
As identified below, the community of Hillhurst reached its peak population in 2015.

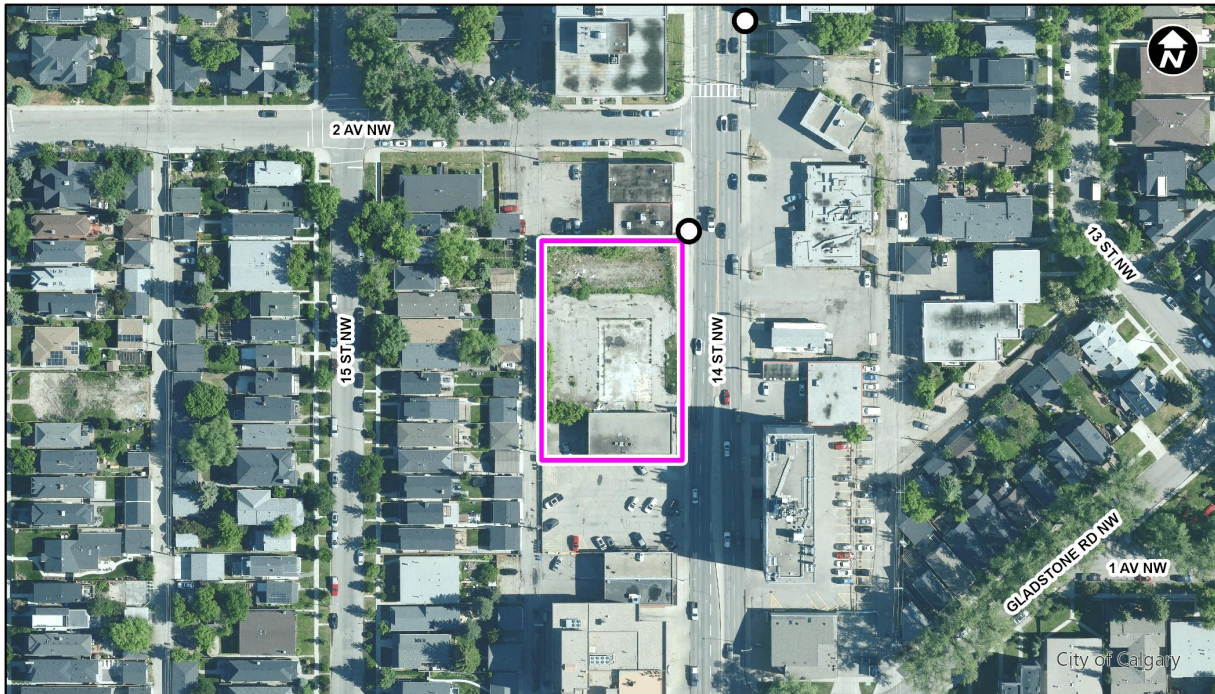
Hillhurst	
Peak Population Year	2015
Peak Population	6,737
2019 Current Population	6,558
Difference in Population (Number)	-179
Difference in Population (Percent)	-2.66%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Hillhurst community profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 227D2019](#)), which applies to the northern 0.2 hectares (0.5 acres) of the site, is based on the Mixed Use – Active Frontage (M-U2) District, and allows for a maximum building height of 26 metres and a floor area ratio (FAR) of 2.8. The DC District contemplates a mix of commercial and residential uses in a street-oriented building, with commercial uses required at grade. The DC District also includes density bonusing provisions that permit an increase in FAR from 2.8 to 5.0 in exchange for bonusing requirements previously outlined in the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP). The ARP has been repealed and since replaced by the *Riley Communities Local Area Plan* (LAP), which no longer requires density bonusing provisions. However, the existing DC District contains site-specific bonusing provisions that continue to apply.

The existing land use that applies to the southern 0.05 hectares (0.13 acres) of the site is the Commercial – Corridor 2 f2.8h16 (C-COR2 f2.8h16) District. This District is intended to be characterized by large commercial developments with opportunities for commercial uses to be combined with office and residential uses in the same development.

The proposed Mixed Use – Active Frontage (MU-2f4.0h24) District is intended to accommodate a mix of commercial and residential uses where commercial uses are required at grade facing the commercial street to promote activity at the street level. The proposed MU-2f4.0h24 District would allow for a maximum FAR of 4.0, or approximately 10,542 square metres of developable floor area, and a maximum building height of 24 metres (approximately six storeys).

The C-COR2 and MU-2 Districts both offer a similar range of uses with restrictions on size and location intended to encourage activity at the street level. The MU-2 District, however, does not require 20 per cent of the gross floor area to contain commercial uses, providing flexibility that may better suit the development intent.

Development and Site Design

The rules of the proposed MU-2f4.0h24 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping and parking.

Other key factors that are being considered during the review of the development permit include, but are not limited to:

- enhancing the public realm;
- addressing the interface with the rear lane;
- reviewing parkade access and the number of parking stalls;
- ensuring an engaging and active built interface along the 14 Street NW frontage;
- considering building massing in relation to adjacent properties;
- providing an appropriate mix of uses within the building; and
- incorporating climate resilience mitigation and adaptation measures.

Transportation

Pedestrian access to the site is provided via the existing sidewalk along 14 Street NW. An on-street bikeway is located along 14 Street NW to the east of the site. Access to The Always Available for All Ages and Abilities (5A) Network is available via the off-street pathway along the Bow River and on-street bikeways along 16 Street NW, 6 Avenue NW and 5 Avenue NW. There is no street parking on either side of 14 Street NW.

The subject site is well served by Calgary Transit, with the nearest bus stops located approximately 70 metres (a two-minute walk) to the south along 14 Street NW at 2 Avenue NW. From this location, residents have access to Route 65 (Market Mall/Downtown West) and Route 414 (14 Street W). Vehicular access to the site for future development is anticipated to be from the rear lane.

A Transportation Impact Assessment (TIA) was not required as part of this land use amendment application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the future development. Further details for site servicing, as well as appropriate stormwater management are being considered and reviewed as part of the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The subject site is identified on Map 1: Urban Structure Map of the [Municipal Development Plan](#) (MDP) as being within the Neighbourhood Main Street Area. Neighbourhood Main Streets are typically located along Primary Transit Network within the Inner City and have a strong historical connection to the communities they abut.

The application aligns with Section 2.2.1 Vibrant and Transit-Supportive Mixed Use, Activity Centres, and Main Streets by enabling a higher-density development in a transit-served location along an existing Main Street. The land use policies for Neighbourhood Main Streets encourage higher densities in close proximity to transit stops. It also requires an appropriate transition between the Neighbourhood Main Street and the adjacent residential areas. Transition should generally occur at a rear lane or public street. These transitions should be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance connectivity with the community (Section 3.4.3).

The proposed MU-2 District supports a compact, walkable, and transit-oriented development pattern, consistent with the MDP's direction to concentrate higher intensity uses along major corridors and near transit services. The application is in alignment with the MDP's vision for complete communities and main street planning direction as it provides for increased population and jobs near transit.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged at the development approval stage.

Riley Communities Local Area Plan (Statutory – 2025)

The [Riley Communities Local Area Plan](#) (LAP) identifies the subject site as “Neighbourhood Flex” (Map 3: Urban Form) with a “Mid (up to 12 storeys)” building height (Map 4: Building Scale).

Neighbourhood Flex areas represent the more commercially oriented areas of Riley Communities (Section 2.2.1.1) and are characterized by a mix of commercial and residential uses. The policy directs that land use should include a range of uses in stand-alone or mixed-use buildings. In addition, buildings are to be oriented to the street with units that may accommodate commercial uses, offices, personal services, institutional uses, recreation facilities, and residential uses on the ground floor (Section 2.2.1.3).

The proposal is in alignment with the applicable LAP policies.