

# Applicant Submission

2025 October 03

On behalf of Hillhurst Limited Partnership, O2 Planning & Design is proposing a land use amendment for the properties located at 207 & 211 14 Street NW in the community of Hillhurst. The amendment seeks to redesignate 211 14 Street NW from the existing DC and 207 14 Street NW from the existing C-COR2 district to a Mixed Use – Active Frontage (MU-2) district with a maximum building height of 24 metres and a maximum floor area ratio (FAR) of 4.0. This redesignation will enable a 6 storey mixed-use project that activates 14 Street NW while providing diverse housing and commercial opportunities in a prominent, well-connected location.

## Site Context

The subject site is located along the 14 Street NW Neighbourhood Main Street, just north of Kensington Road and west of 10 Street NW. The site currently contains a two-storey commercial building, with the remainder of the parcel undeveloped. Surrounding development consists of a mix of low- and medium-density residential uses, mixed-use buildings, and commercial spaces concentrated along 14 and 15 Street NW.

The site benefits from strong connectivity, located between 16 Avenue NW to the north and Memorial Drive to the south, providing direct access to major roadways. It is also well served by public transit, situated along the Primary Transit Network on 14 Street NW with multiple nearby bus stops offering direct connections to Downtown, Lions Park LRT station, and Market Mall. Sunnyside LRT station is also accessible within a 15-minute walk. In addition, the site is supported by a range of community amenities, including Riley Park, North Hill Mall, and the Bow River Pathway, offering services and recreational opportunities within close proximity.

This combination of transportation accessibility, nearby amenities, and diverse services makes the site well positioned for intensification and supports its potential to provide a supported and well-connected living environment.

## Policy Framework

The site is located within the Riley Communities Local Area Plan (LAP), which applies the Neighbourhood Flex urban form designation. This designation supports a broad mix of uses within stand-alone or mixed-use buildings (Policy 2.2.1.1) and encourages street-oriented commercial and residential uses that may be integrated horizontally or vertically (Policy 2.2.1.3). The LAP also applies a “Mid” building scale to the site, supporting development up to 12 storeys. The proposed mixed-use development aligns with these policies by introducing a six-storey built form with active ground-floor commercial space and residential units above, creating an animated streetscape and diverse mix of uses.

At a broader scale, the Municipal Development Plan identifies the site as part of a Neighbourhood Main Street on Map 1: Urban Structure. These areas are intended to accommodate a mix of residential, retail, and employment uses, with a minimum intensity target of 100 people and jobs per hectare. The proposed amendment is consistent with this direction, supporting increased density, a broader mix of uses, and a more urban built form compared to current conditions.

The site’s location along the 14 Street NW Main Street also places it within the City’s Main Streets program. This program focuses on public realm improvements to support redevelopment and community revitalization. Phase One investments include utility upgrades, improved traffic flow, and enhanced streetscapes, all of which will complement the intensification proposed for this site. By increasing density, this proposal will help the City better leverage its Main Streets investments, creating added value for both future residents and commercial tenants.

### **Land Use Amendment**

The property at 207 14 Street NW is currently designated Commercial – Corridor 2 (C-COR2), which allows a maximum Floor Area Ratio (FAR) of 2.8 and a maximum building height of 16 metres (approximately four storeys). The adjacent parcel at 211 14 Street NW is designated Direct Control (DC), based on the Mixed Use – Active Frontage (MU-2) District, with a maximum building height of 26 metres and a bonusing framework that allows the FAR to increase from 2.8 to 5.0, based on provisions outlined in the previous Hillhurst-Sunnyside Area Redevelopment Plan.

To enable the development vision, the site is proposed to be redesignated to a Mixed Use – Active Frontage (MU-2) District, with a maximum FAR of 4.0 and a maximum building height of 24 metres. The MU-2 designation is well suited for this location, allowing mixed-use development with required commercial uses that will activate 14 Street NW as a designated Main Street. Furthermore, the redesignation supports moderate intensification, leverages the site's strong transit connectivity, and builds on nearby public realm investments and amenities. Collectively, these factors position the site as an ideal location for mixed-use development.

### **Conclusion**

In summary, this land use amendment will:

- Support increased residential growth in the inner city, by leveraging its proximity to existing transportation infrastructure and community amenities.
- Contribute to the activation and density of the Main Streets of 14 Street NW and Kensington Road, fostering a vibrant and lively urban environment.
- Align with the policies of the Riley Local Area Plan, including the proposed designations, building modifiers, and area specific policies.
- Provide diverse housing choices that respond to Calgary's evolving needs.