

Land Use Amendment in Downtown Commercial Core (Ward 7) at 311 and 311R – 8 Street SW, LOC2025-0047

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 311 and 311R – 8 Street SW (Plan A1, Block 11, Lots 6 to 15) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:

That Council give three readings to **Proposed Bylaw 119D2025** for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 311 and 311R – 8 Street SW (Plan A1, Block 11, Lots 6 to 15) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 June 5:

“The following documents were distributed with respect to Report CPC2025-0558:

- Revised Attachment 4,”

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject site to allow for a mix of commercial, recreational and restaurant uses on a temporary basis within building forms that would support community events and neighbourhood programming.
- The proposal allows for uses that integrate with the adjacent land uses that support the Greater Downtown and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP), *Eau Claire Area Redevelopment Plan* (ARP) and *Greater Downtown Plan*.
- What does this mean to Calgarians? This application provides new opportunities for mixed-use development and enhanced public amenity while promoting pedestrian use and multi-modal options through the subject site's interface with parks and open spaces.
- Why does this matter? The proposed Direct Control (DC) District would allow for the activation of an existing at-grade parking lot into a public gathering space that may better accommodate the evolving needs of different age groups, lifestyles and demographics. It would also provide opportunities for local commercial uses to support the surrounding communities, while complementing its proximity to Riverwalk West and the Revitalize 8 Street SW Project.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This application, in the southwest community of the Downtown Commercial Core, was submitted by The City of Calgary on 2025 March 6. The approximately 0.21 hectare (0.52 acre) site, located within the north portion of an existing at-grade parking lot known as Calgary Parking Authority (CPA) Lot 6, is situated along the west side of 8 Street SW between 3 and 4 Avenue SW.

As identified in the Applicant Submission (Attachment 3), this application proposes to redesignate a portion of the site, known as CPA Lot 6B, from a DC District (Bylaw 19Z95) to a new DC District that would accommodate a mix of uses for a temporary development. The proposed DC aims to maintain the intent of the existing DC District that would allow for more of a comprehensive development to be pursued that could include both Lots 6 and 6B. There are no plans for a comprehensive development envisaged at this time. This proposal further supports the temporary pilot initiative, known as River Hall, that was held from 2024, August to September which transformed the site into a pop-up public gathering space that hosted various events and offered food, drink and retail for purchase. That pilot was approved under the temporary Special Function – Class 1 use. This proposal seeks to allow for the approval of the desired uses for longer periods.

The proposed DC District would allow the activation of outdoor events on the subject site with additional commercial, recreational and restaurant uses to occur for a period of up to five years on a renewable basis. Height and massing are required to comply with sunlight protection rules in consideration of public open space and the riverbank adjacent to the site. Due to the downtown context, the Commercial Residential (CR20-C20/R20) District of Bylaw 1P2007 was selected as the base land use district for this site within a DC.

A detailed planning evaluation of this 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 developed a comprehensive plan prior and during the pilot in 2024 promoting River Hall. A communications campaign ran from 2024, August 12 to September 28 that was promoted through a variety of channels including social media, email, postcards, website/311 updates, news releases, and surveys. The applicant met with the greater downtown community associations, ward councillor and adjacent community members. The Applicant Outreach Summary can be found in Attachment 4.

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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 three letters of opposition, one letter neither in support nor in opposition, and two letters of support from the public. The opposition letters mainly identified concerns with higher density residential and issues associated with that type of development, including height, need for more green space, parking and congestion, as well as general concern around downtown commercial and residential vacancies. The support letters shared their positive experiences attending the initial pilot in 2024, specifically, how noise was managed well, the site's ideal location connecting to walking and cycling traffic, and positive addition combined with the revitalization of 8 Street SW.

No comments from the Calgary Downtown Association, Eau Claire or Downtown West Community Associations were received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. This application seeks to allow for continued low-impact temporary uses which would not negatively affect height, shadowing or vacancy rates. The building and site design will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 proposed application enables the activation of development that supports the Downtown Commercial Core community, Greater Downtown, surrounding communities and broader public. The development of these lands will contribute to commercial and recreational opportunities, public spaces and encourage the use of amenities such as the pathways and Bow River nearby.

Environmental

This application does not include any actions that specifically address the objective of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more commercial uses in the community.

Planning and Development Services Report to
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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. **Proposed Bylaw 119D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform