

Applicant Submission

Company Name:
City of Calgary, Downtown Strategy

LOC Number:
LOC2025-0558

Applicant's Name:
Morgan Huber, RPP, MCIP

Date:
2025 March 06

Purpose: The proposed land use seeks to redesignation from a 2P80 Direct Control District to a 1P2007 Direct Control District to maintain the existing uses, rules, setbacks and density while allowing for the temporary development of outdoor café, drinking establishment, retail, restaurant and recreation uses to occur on site abutting the park (CPA Lot 6B) for a period of up to 5 years on a renewable basis. The current 2P80 DC allows for these uses on the site already, but only as part of a comprehensive redevelopment of the entire Lot 6 and 6B parcels. At this point, The City is not ready to explore the future vision for these lands and would like to continue piloting public amenity and small-scale retail recreation uses on the site in the short term.

Background: As part of The City's efforts to increase downtown vibrancy, working with Belleville Placemaking, Îlot 84 and Aire Commune Productions, we developed a five-week event series to provide a variety of free, family-friendly programming in the heart of our city. The So Long Summer Series 2024 transformed a portion of Lot 6 into River Hall, a temporary gathering space for Calgarians to enjoy a blend of all-ages entertainment, dining and relaxation in a welcoming, inclusive and pet-friendly atmosphere. The west-end of downtown transformation continues as the first office to residential conversion project, Cornerstone, opened its doors to residents in June. The City and its partners are committed to creating a neighbourhood with active streets and well-used public spaces; a place where people feel safe and welcome. That means investing in new public amenities and programming like the Century Gardens Basketball Courts, Lot 6 and the revitalization of 8 Street SW. Creating engaging experiences and dynamic public spaces builds community, fosters creativity, and stimulates economic growth in downtown. The goals of River Hall – So Long Summer Series 2024 were: 1. Create a welcoming public space activation on Lot 6. 2. Deliver an additional public amenity for the growing number of downtown residents – a “backyard” for those living in apartments and condos in the west-end of downtown. 3. Experiment with possible uses for the site, prior to a full-scale reimagination and a major capital Project. 4. Learn how pilot projects and pop-ups can be implemented across the downtown to test public amenity and understand barriers for implementation. 5. Promote local businesses and evaluate new models of revenue generation to ensure there is a return on investment. **Next Steps:** While River Hall is hibernating over the winter, Downtown Strategy is working towards one more season of temporary/pilot

summer programming of the existing site, followed by an expansion over the fall and a full launch of River Hall next winter. This proposed land use application would facilitate the 3-4 season model for this neighbourhood activation to occur for an interim period of 3-5 years.