

Report CPC2015-183

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2015 NOVEMBER 09

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POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015

MAP 15C

EXECUTIVE SUMMARY

This application seeks to redesignate 0.61 hectares \pm (1.5 acres \pm) located at 129, 125, 123, 121 and 117 -2 Avenue SW and 116, 120, 124 and 130 – 3 Avenue SW from DC Direct Control District to DC Direct Control District to accommodate mixed use residential/ commercial development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 September 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 38P2015 and 179D2015; and

1. **ADOPT** the proposed amendments to the Chinatown Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 38P2015.
3. **ADOPT** the proposed redesignation of 0.61 hectares \pm (1.5 acres \pm) located at 117, 121, 123, 125 and 129 – 2 Avenue SW and 116, 120, 124, 130 and 134 – 3 Avenue SW (Plan C, Block 8, Lots 6 to 12 and Lots 28 to 40) from DC Direct Control District **to** DC Direct Control District to accommodate mixed use residential / commercial development, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 179D2015.

R. Mounty

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REASON(S) FOR RECOMMENDATION:

Administration considers that the proposed increase in Floor Area Ratio is appropriate in this particular situation. Administration also considers that the DC Direct Control District contains adequate safeguards to protect the amenities of the Chinatown community and the Sien Lok Park in particular and would therefore be compatible with the established pattern of development.

ATTACHMENTS

1. Proposed Bylaw 38P2015
2. Proposed Bylaw 179D2015
3. Public Submissions

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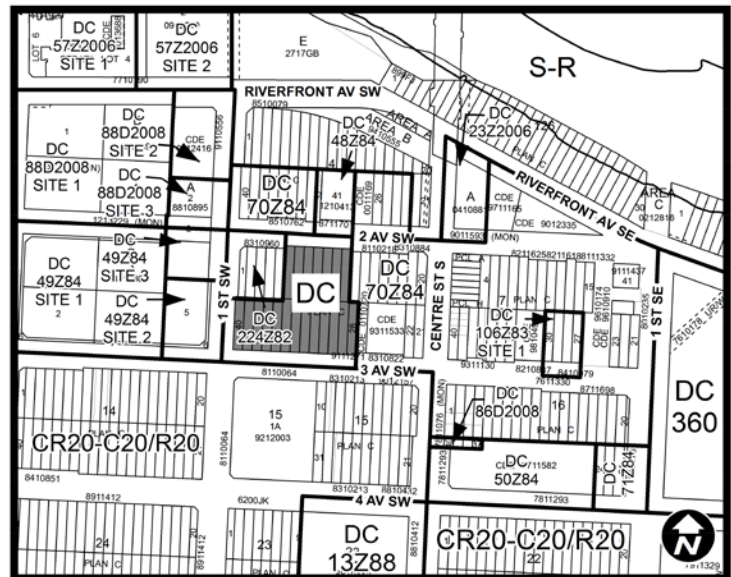
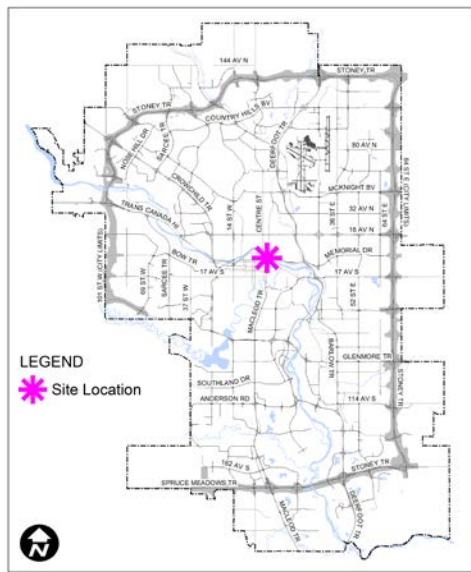
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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Chinatown Area Redevelopment Plan (APPENDIX II); and

Moved by: R. Wright **Carried: 8 – 0**
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.61 hectares \pm (1.5 acres \pm) located at 117, 121, 123, 125 and 129 – 2 Avenue SW and 116, 120, 124, 130 and 134 – 3 Avenue SW (Plan C, Block 8, Lots 6 to 12 and Lots 28 to 40) from DC Direct Control District to DC Direct Control District to accommodate mixed use residential/ commercial development with guidelines (APPENDIX III).

Moved by: R. Wright **Carried: 8 – 0**

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Applicant:

Manu Chugh Architect

Landowner:

El Condor Lands Inc

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	6
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	7
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	7
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	8
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	8
Public Engagement <i>Were major comments received from the circulation</i>	Yes	8

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PLANNING EVALUATION

SITE CONTEXT

The site is 'L' shaped with the primary site frontage located on 3 Avenue SW, but also has frontages to 2 Avenue SW and 1 Street SW. It is currently used as a surface parking lot

To the north the land is designated under DC Bylaw 48Z84 to provide for residential and commercial uses and street orientated development. The building form is primarily residential with commercial at grade. The Floor Area Ratio (FAR) reflects that of the existing DC Bylaw on the application site.

To the east the land is designated under the DC Bylaw 70Z84 to provide for residential and commercial uses and street orientated development. There are two existing residential blocks of approximately 12 storeys.

To the south the land is designated as Commercial Residential District (CR20-C20/R20) and is part of the downtown core wherein the Centre City Plan seeks to ensure connection to the surrounding residential/mixed use neighbourhoods. The Sun Life Plaza building comprises three office towers on a podium over almost the entire city block.

To the west, the residential tower, of approximately 15 storeys, in the north-west corner of the block is designated under DC Bylaw 224Z82 to provide for a 126 unit senior citizens apartment building. Across 1 Street opposite the site is a surface parking lot south of the Chinese Cultural Centre.

LAND USE DISTRICTS

The site is currently designated under DC Direct Control District Bylaw 70Z84 which uses language from the 2P80 Land Use Bylaw. The purpose statement indicates that the DC seeks to provide for residential and commercial uses and street orientated commercial development.

The DC has a maximum height of 46 metres (150 feet) and a requirement not to shadow adjacent public areas.

The DC also contains rules around density which allow for a maximum residential density of Floor Area Ratio (FAR), a maximum commercial density of 4 FAR and a maximum mixed use density of 7.5 FAR. The bonus incentive to reach these maximums is through a financial contribution to the Chinatown Improvement Fund.

The proposed DC Direct Control District seeks to provide a mixed use development, but would use the Centre City Mixed Use District (CC-X) as the base district for development with

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the addition of Tong House use, which was included in the existing DC.

The maximum floor area ratio has been increased from a maximum of 7.5 FAR to 12.0 FAR, which is considered to be an appropriate transition from the Sun Life Plaza office towers and the Downtown to the south. The FAR maximum values would be adapted to from the Centre City Mixed Use District (CC-X) to encourage residential development in this location, but acknowledging that other options may also be appropriate given the 3 Avenue SW interface.

Floor plate restrictions would be included in accordance with The City's policies for the Centre City to ensure adequate light penetration between towers.

Rules concerning the location of uses would be included to support the activation of the street level.

The parking rules would be adapted from the Centre City Mixed Use District (CC-X) to reflect the requirements of the existing DC Direct Control District.

Specific rules would be included in respect of sunlight protection to ensure that Sien Lok Park is not impacted by any increase in FAR for the development.

Although the proposed DC Direct Control District increases the potential FAR on the site, Administration considers that the proposed DC direct Control district offers adequate safeguards for the surrounding area and the community as whole.

The proposed DC Direct Control District guidelines are set out in APPENDIX III.

LEGISLATION & POLICY

Municipal Development Plan (2009)

The subject site is located in the *Activity Centres - Centre City* as identified on Map 1 of the Municipal Development Plan (MDP). The *Centre City* land use policies seek to reinforce the Centre City as the focus of business, employment, culture, recreation, retail and high density housing.

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Centre City Plan (2007)

The Centre City Plan recognizes the Chinatown as a vibrant community with the opportunity to enhance its identity through the development of its edges and how these interface with the downtown.

In respect of Chinatown, the Policies of the Centre City Plan include facilitating Chinatown's evolution as a residential, mixed use and cultural neighbourhood and ensuring appropriate transition edges between residential developments in Chinatown and the Downtown.

Chinatown Area Redevelopment Plan

The Chinatown Area Redevelopment Plan (ARP) was approved 1986 January with a 2009 June office consolidation. The ARP acknowledges the allowance of a mix of commercial, residential and cultural uses at medium to high densities.

The site is located within the defined site 1 of the ARP wherein the development guidelines seek to:

- restrict building height;
- allow for commercial uses at grade;
- provide for landscaping;
- provide for amenity space;
- restrict parking in front yards; and
- pay special attention to the use of Chinese motifs.

Although the building height restriction would be relaxed to accommodate a taller building, the height would be restricted by the sunlight protection rule and still capped below the Sun Life Plaza towers to provide a transition from the downtown.

Administration considers that the proposed DC Direct Control District aligns with the objectives of the three plans and would allow for future development of the site to make a positive contribution to the Chinatown community.

TRANSPORTATION NETWORKS

At the future Development Permit stage, a Transportation Impact Assessment would be required.

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UTILITIES & SERVICING

Public water, sanitary and storm deep main utilities exist within the adjacent public right-of-way. Ultimate development servicing will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) circulation stage(s); to the satisfaction of Water Resources. The developer would be required to remit payment towards the Centre City Utility Levy Bylaw (38M2009) prior to the release of a future Development Permit.

At the future Development Permit stage, the developer shall submit a Sanitary Servicing Letter, which would include a comparison between pre-development and anticipated post-development sanitary peak flows.

ENVIRONMENTAL ISSUES

At the future Development Permit stage a Phase I Environmental Site Assessment report will be required to determine if the site is suitable for the intended uses, as related to environmental issues.

ENVIRONMENTAL SUSTAINABILITY

Not Applicable.

GROWTH MANAGEMENT

This application does not present any concerns with regard to the City of Calgary's Growth Management policies and does not require an adjustment of the capital budget.

PUBLIC ENGAGEMENT

Community Association Comments

A letter of support was received from the Sien Lok Society which referred to maintaining the visual and contextual spirit and character of Chinatown and providing a +15 Skywalk connection to increase connectivity.

The Society acknowledged that the proposal could dramatically increase economic and cultural activity in the community.

The letter from the Sien Lok Society is attached as APPENDIX IV.

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Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

The applicant has indicated that they have undertaken a series of public engagement exercises with various societies as part of the Chinatown Community Association.

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APPENDIX I

APPLICANT'S SUBMISSION

Applicant's Submission

Our File No. 2011.MC.1067

June 23, 2015

The subject application on behalf of **El Condor Lands Inc.**, seeks re-designation of the property (a total of twenty lots) in the community of Chinatown in the city centre of the City of Calgary to facilitate the re-development of the site in response to current and ever changing market demands and the positive outlook for the economic environment to its best and highest potential.

The site is approximately 1.52 Acs (0.61 ha) and is currently designated DC (70 Z 84) and is developed with surface parking and no permanent structures.

This application proposes a conceptual scheme for the proposed re-development of the site based on proposed changes to the existing Direct Control Bylaw (70 Z 84) and a **minor** amendment to the Chinatown A.R.P., **for a mixed use development**.

Both the current Bylaw and the Chinatown A.R.P are not only thirty years old and antiquated but are also very restrictive in its allowable uses, density and building height etc.

The developer, in order to determine a sensitive form of development, undertook extensive analysis in terms of building mass building height and shadow studies and based on a market study conducted to determine the most appropriate land uses and as a result of that study and a careful examination of the surrounding context, proposes a vibrant mixed use (multi-unit residential/commercial uses) development which promotes a high density sustainable urban community of residential, retail, and office use, and hence the proposed amendment seeks to amend the existing DC guidelines to increase the base residential and commercial density with a set of allowable uses that will promote a sustainable high density urban community of residential, retail and other commercial (including office) uses, thus ensuring a viable solution than responds to Calgary's rapidly and frequently changing market and economic environment. Analysis of the surrounding lands is outlined in chart 1 and map 1 attached.

¹ City of Calgary Centre City Plan, p.53. Chinatown Area Redevelopment Plan, p.9 & p.14.

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The Centre City Plan demarks the Riverfront Avenue property as “primarily residential”, and the A.R.P defines it as, “mixed-use, primarily residential development.”¹ It is our argument that if these two documents are to be respected in other comparable development projects, they so too should be respected in articulating the future development of the subject site.

In another adjacent development, contrary to the assertion that Chinatown should be developed as primarily residential, **the towers located at 222 3rd Avenue SW** have been built **totally as commercial office**. The Centre City Plan demarks the property as, “mixed-use,” just as the subject property is while the ARP defines it as, “commercial.”²

Further study of other existing Chinatown developments, as attached, provides a picture of a largely residential Chinatown within the immediate context of the subject site. Many of the larger mixed-use projects have developed as primarily residential providing only commercial use on their ground floor if at all. There is a large-scale primarily residential development **in each** but two of the eight Chinatown city blocks. Currently existing within the same block as the subject site are three large scale residential developments housing a total of 348 residential units.

The development of the subject site, regardless of use, would leave the existing primarily residential character of the Chinatown community intact while maintaining the course to a vibrant neighborhood that embraces the diversity of both commercial and residential community needs.

The proposed Land Use re-designation is based on the CC-X land use district with the uses and rules modified to meet the context unique to the Chinatown area also provides the developer to, in exchange for additional density beyond the increased base density, with an opportunity to contribute to local public realm improvement.

Following a series of public engagement with various societies as part of Chinatown Community Association, a letter of support from the president of SIEN LOK society of Calgary, is attached herewith for your information, use and records.

For your information and reference the proposed DC Bylaw is outlined below:
In conclusion and based on the above we request C.P.A.G., Calgary Planning Commission and the City Council's support and approval.

² City of Calgary Centre City Plan, p.53. Chinatown Area Redevelopment Plan, p.9 & p.12

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APPENDIX II

PROPOSED AMENDMENTS TO THE CHINATOWN AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 1 entitled "Land Use and Development Guidelines Related to Table 1" and replace with the revised Map 1 entitled "Land Use and Development Guidelines Related to Table 1" (APPENDIX V).
- (b) Delete the existing Table 1 and replace with revised Table 1 with the following information:

SITE	EXISTING DESIGNATION	LAND USE	DENSITY	DEVELOPMENT GUIDELINES
1b	DC (Direct Control) Bylaw	Mixed Commercial and Residential Use	8.0-12.0 F.A.R Maximum Commercial Component 8.0 F.A.R	1. The main floor shall be designed and built so as to be capable of accommodating a range of non- office commercial uses. 2. Special attention is to be accorded to providing Chinese motifs on buildings, signage, designs and landscaping.

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APPENDIX III

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for a high **density** mixed **use development**, and
 - (b) has a maximum base **density** with the opportunity for a **density** bonus to achieve a commercial residential mixed **use**, public benefit and amenities within the Chinatown community.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Defined Uses

- 4 In this Direct Control District:
 - (a) **“Residential Sales Centre”**
 - (i) means a **use**:
 - (A) where **units** are offered for sale to the public;
 - (B) that may include sales offices and displays of materials used in the construction of the **units** that are offered for sale; and

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- (C) that must only occur:
 - (a) in a **unit**, which may be temporarily modified to accommodate the **use**; or
 - (b) in a temporary **building**;
 - (ii) is a **use** within the Sales Group in Schedule A to this Bylaw;
 - (iii) must not operate for longer than four (4) years;
 - (iv) does not require **motor vehicle parking stalls**; and
 - (v) does not require **bicycle parking stalls – class 1** or **class 2**;
 - (b) “**Tong House**” means a Chinese family affinity meeting hall which may also provide rooming accommodation with shared washing and cooking facilities.

Permitted Uses

- 5** The **permitted uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6** The **discretionary uses** of the Centre City Mixed Use District (CC-X) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Tong**

House. Bylaw 1P2007

District Rules

- 7** Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8** In this Direct Control District:
- (a) The maximum **floor area ratio** is:

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- (i) 3.0; and
 - (ii) the maximum ***floor area ratio*** in subsection (i) may be increased by up to an additional ***floor area ratio*** of 9.0 when this additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development, Hotel and Tong House uses**; and
 - (iii) the maximum ***floor area ratio*** referenced in subsection (i) may be increased by up to an additional ***floor area ratio*** of 5.0 when this additional floor area is provided in accordance with the bonus incentive provisions contained in Schedule C.
- (b) The cumulative maximum ***floor area ratio***, referenced in subsection (a), is 12.0.
 - (c) The amount of additional ***gross floor area***, referenced in subsection (a)(iii), achieved by providing the requirements of the public amenity items in Schedule C are calculated as a ***floor area ratio***, an Incentive Ratio or an Incentive Rate.
 - (d) An Incentive Rate indicates that the amount of additional ***gross floor area*** will be calculated by dividing either the cost of the provided public amenity item in Schedule C or the amount of the contribution to the fund, by the respective Incentive Rate as established by Council for the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007.
 - (e) Unless otherwise specified, a public amenity item for which additional ***gross floor area*** has been achieved must be maintained on the ***parcel*** for so long as the ***development*** exists.
 - (f) The ***Development Authority*** must determine whether a proposed amenity item is appropriate for the ***development***.

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Floor Plate Restrictions

9 Each floor of a **building** located partially or wholly above 36.0 metres above **grade** and containing one or more of **Assisted Living, Dwelling Unit, Live Work Unit, Multi- Residential Development, Hotel** and **Tong House uses** must not exceed a maximum:

- (a) **floor plate area** of 930.0 square metres; and
- (b) horizontal dimension of 44.0 metres.

Location of Uses

10 (1) The following **uses** must not be located on the ground floor of **buildings**:

- (a) **Catering Service – Minor;**
- (b) **Community Recreation Facility;**
- (c) **Counselling Service;**
- (d) **Health Services Laboratory – With Clients;**
- (e) **Indoor Recreation Facility;**
- (f) **Instructional Facility;**
- (g) **Medical Clinic;**
- (h) **Place of Worship – Small;**
- (i) **Radio and Television Studio; and**
- (j) **Service Organization**

(2) Only those **uses** listed in the Residential Group of Schedule A to Bylaw 1P2007, with the inclusion of **Tong House** and exception of **Hotel**, may share a hallway with any other **use** in the Residential Group of Schedule A to Bylaw 1P2007 or **Tong House**.

(3) All **uses** must be contained completely within a **building**, with the exception of **Outdoor Café uses**.

(4) Only those **uses** listed in the Residential Group of Schedule A to Bylaw 1P2007, with the inclusion of **Tong House** and exception of **Hotel**, may share an area of a parking structure with any other **use** in the Residential Group of Schedule A to Bylaw 1P2007 or **Tong House**.

(5) All **uses** may share an entrance to areas of a parking structure.

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- Use Area**
11
- (6) When not combined with other **uses** in a comprehensive **development** the **General Industrial – Light use** may only be located in a **building** that was legally existing or approved prior to the effective date of this Direct Control District Bylaw.
- (1) Unless otherwise referenced in this section, the maximum **use area** for **uses** on the ground floor of a **building** is 1200.0 square metres.
- (2) The maximum **use area** of a **Night Club** is 300.0 square metres of **public area**.
- (3) For a **Retail and Consumer Service, Supermarket**, or a **Supermarket** combined with any other **use**, the maximum **use area** on the ground floor of a **building** is 3000.0 square metres.
- (4) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Custodial Care;**
 - (d) **Hotel;**
 - (e) **Place of Worship – Medium;**
 - (f) **Place of Worship – Small;**
 - (g) **Protective and Emergency Service;**
 - (h) **Residential Care; and**
 - (i) **Utility Building**
- (5) Where a **building** is located on one or more **parcels** where the cumulative **parcel** area is greater than 1812.0 square metres, the cumulative **gross floor area** of **Office uses** on the ground floor of a **building** must not exceed the greater of:
- (a) 50.0 per cent of the of the **gross floor area** of the ground floor; or
 - (b) 550.0 square metres.

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Building Setbacks

- 12 The **front setback area** must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres.

Residential Window separation from Property Line

- 13 Windows for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development, Hotel and Tong House uses**; must provide a minimum horizontal separation of:

- (a) 9.0 metres from a **property line** shared with another **parcel**; and
- (b) 6.0 metres from a **property line** shared with a **lane**.

Required Motor Vehicle Parking Stalls

- 14 (1) Unless otherwise specified in this section, the minimum number of required **motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls – class 1** and **bicycle parking stalls – class 2** is the requirement specified in the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4 of Bylaw 1P2007.
- (2) There is no requirement for **motor vehicle parking stalls, visitor parking stalls** or **bicycle parking stalls – class 1** for **Computer Games Facility, Convenience Food Store, Food Kiosk, Liquor Store, Outdoor Café** and **Retail and Consumer Service** located on the ground floor of a **building** where:
- (a) the **building** contains a **Dwelling Unit, Hotel, Multi-Residential Development**, or **Office** located above the ground floor; or
 - (b) the **use area** is less than 465.0 square metres.
- (3) For a **Hotel**, the minimum number of required **motor vehicle parking stalls** is 1.0 per 3.0 guest rooms.
- (4) For all **uses** other than **Dwelling Units**:
- (a) a minimum of 75 percent and a maximum of 100 per cent of the required parking stalls must be provided on site unless limiting transportation and engineering constraints are demonstrated; and

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- (b) a cash-in-lieu payment must be provided for the difference between the total number of required parking stalls and the number of parking stalls provided within the **development**. Such payment will be based on the cost of constructing the required number and type of parking stalls in accordance with Council's policy and calculated at a rate per parking stall established by Council at the time payment is made.

Sunlight Protection

15 The following sunlight protection areas must not be placed in greater shadow by a **development** as measured on September 21, at the times and locations indicated for each area, than were already existing on the date the **development permit** was applied for:

- (a) the Riverbank (not including the Riverbank Promenade and between 3 and 7 Streets SW) as measured throughout the 20.0 metre wide area abutting the southern **top of bank** of the Bow River, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time;
- (b) the Riverbank Promenade (between 3 Street SW and Centre Street S.) as measured throughout the 9.0 metre wide area abutting the southern **top of bank** of the Bow River, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time;
- (c) the Sien Lok Park north of Riverfront Avenue SW between Centre Street NE and 1 Street SE, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time; and
- (d) the Sien Lok Park south of Riverfront Avenue SW between Centre Street NE and 1 Street SE, from 12:00 a.m. to 2:00 p.m. Mountain Daylight Time.

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Schedule C

Item No.	Public Amenity Items
1.1	PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE
	Publicly accessible private open space is defined as outdoor open space located on the development parcel that is made available to the public through a registered public access easement agreement acceptable to the Approving Authority, and is in a location, form, configuration and constructed in a manner acceptable to the Approving Authority.
1.1.1	The maximum incentive floor area ratio for this item is 2.0.
1.1.2	Incentive calculation:
	The allowable bonus floor area in square metres is equal to the total construction or restoration cost of the bonus earning item, divided by the average land value per square metre of buildable floor area multiplied by 0.75.
	Method:
1.1.3	Allowable bonus floor area = total construction cost / Incentive Rate 1 (\$ X 0.75).
	Requirements:
	A public open space includes the following:
	(a) a location at grade or within 0.45 metres above or below grade;
	(b) a location adjacent to, and accessible from, a public sidewalk;
	(c) where the public open space shares a perimeter with a public sidewalk, hard surfaced landscaped area for a minimum of 40.0 per cent of that perimeter to enable direct pedestrian access from the sidewalk;
	(d) a building along a minimum of 70.0 per cent of one side of its perimeter;

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	<ul style="list-style-type: none">(e) a minimum contiguous area of the lesser of 10.0 per cent of the cumulative parcel area or:<ul style="list-style-type: none">(i) 250.0 square metres for sites greater than or equal to 1812.0 square metres in area; or(ii) 150.0 square metres for sites of less than 1812.0 square metres in area;(f) a depth that is not greater than 3.0 times the street frontage;(g) a maximum combined width of all entranceways to Office of the greater of:<ul style="list-style-type: none">(i) 25.0 per cent of the building frontages forming the public square's perimeter; and(ii) 15.0 metres;(h) where mechanical systems or equipment are located inside the perimeter of the public open space, they must be screened and their surface areas are not included in the area calculation of the public open space;(i) public seating as individual fixed seats or bench seating;(j) hard surfaced areas that exceed any minimum standards for hard surfaced landscaped areas as established in this Bylaw;(k) a maximum cumulative total of 50.0 per cent of the area of the public square used as an Outdoor Café;(l) where an Outdoor Café is enclosed by a fence, a fence design that can be removed; and(m) ensured public access 24 hours a day, seven days a week through a public access agreement.
--	--

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1.2	<p>PUBLIC ART – ON SITE</p> <p>Public art is publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a development. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist</p>
1.2.1	The maximum incentive floor area ratio for this item is 1.0.
1.2.2	<p>Incentive calculation:</p> <p>Where a development provides public art – on site the Incentive Rate is Incentive Rate 1 of Bylaw 1P2007.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = value of the artwork(\$) divided by Incentive Rate 1 (\$).</p>
1.2.2	<p>Requirements:</p> <p>Public art – on site includes the following:</p> <ul style="list-style-type: none"> (a) artwork, the minimum value of which must be \$200000.00 (b) the work of a recognized artist, i.e. created by a practitioner in the visual arts; (c) a location in a publicly accessible area; and (d) a minimum of 75.0 per cent of the artwork located either: <ul style="list-style-type: none"> (i) outdoors, at grade and visible from the public sidewalk; (ii) on the building's exterior and visible from the public sidewalk; or (iii) in an indoor park and visible from the publicly accessible landscaped areas or the public sidewalk at all times.

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1.9	CONTRIBUTION TO CHINATOWN IMPROVEMENT FUND Financial contributions to a dedicated fund to be used to support off-site public realm improvements in Chinatown. Off site public realm improvements include, but are not limited to, improvements to public sidewalks, squares and parks and the acquisition of land for public squares and parks.
1.9.1	The maximum incentive floor area ratio for this item is 5.0.
1.9.2	Incentive calculation: Where a development provides a contribution to the Chinatown Improvement Fund, the applicable Incentive Rate is Incentive Rate 1 of the 1P2007 Bylaw. Method The incentive gross floor area (square metres) = contribution amount (\$) divided by Incentive Rate 1 (\$).
1.9.3	Requirements: A contribution must be made to the Chinatown Improvement Fund for the development.

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APPENDIX IV **LETTERS RECEIVED**



www.sienlok.org

Sien Lok Society of Calgary

P.O. Box #251, 919 Centre St N.W. Calgary, AB T2E 2P6

Tel: (403) 874-SLSC(7572) email: info@sienlok.org

Mr. David Galoska
The City of Calgary
800 Macleod Trail S.E.
Calgary, AB T2P 2M5

June 6, 2014

RE: Proposed Site Feasibility and Land Use Amendment
123 – 2 Ave. S.W and 124 – 3 Ave. S.W., Calgary
LOC 2012 – 0101
Public Engagement Feedback

Dear Mr. Galoska:

As a major stakeholder in the Calgary downtown core, and in particular, the Chinatown area, Sien Lok Society ("Sien Lok") was asked to attend a public engagement and informational session on the above-noted proposed property development. This letter is to provide yourself and the developers some stakeholder feedback stemming from that presentation. The event was organized by Mr. Edmond Lee, the developer's public engagement advisor. By way of disclosure, Mr. Lee has been a long time member of Sien Lok, a past director, and a past President.

We are a non-profit cultural organization, whose mission is to preserve and promote Canadian Chinese culture. We have a strong 40+ year relationship with the City of Calgary, Chinatown, the Province of Alberta, and indeed all of Canada. One of the most concrete examples of our mission has been the preservation of Chinatown itself, and the creation of Sien Lok Park with its public monuments.

Our current focus is on leveraging Sien Lok Park, and all of Chinatown, to drive a multi-fold increase in the amount of tourism, retail, and commercial activity into the area -- so that we can revitalize the whole of Chinatown in the context of the Riverfront walkway. We have several new major initiatives underway for this, and all of these initiatives share one primary tactic: to substantially boost the amount of pedestrian traffic in Chinatown and the entire sub-region.

That is, we believe that a revitalized Chinatown will only be achieved if such an undertaking happens with a broader vision in mind; namely, that Chinatown needs to be recognized as a critical success factor in creating a more vibrant downtown core, and a truly compelling Riverfront walkway, with Chinatown being a glowing centrepiece between Eau Claire and the East Village. The "glue" that binds all of these areas together? New, compelling, and culturally/contextually strong residential and commercial developments that increase foot traffic along the Riverfront area.

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Given the above, we are highly supportive of any progressive development that greatly contributes to the area, if that development:

- Maintains the visual/contextual spirit and character of Chinatown and the Chinatown Area Redevelopment Plan
- Increases density of activity, including foot traffic into Chinatown from the entire downtown area via +15 connections to developments in the surrounding area, like Sunlife Plaza

From the presentation given by the developers of the proposed development, we see precisely that potential – a development that could easily spur dramatic increases in economic and cultural activity, which could strengthen the entire Eau Claire-to-East Village corridor and encourage other such developments. Furthermore, and equally important, the presentation given by the developers suggests they will not only maintain, but indeed greatly enhance the character of Chinatown.

In short, we have a positive opinion of the proposed development, at least to the extent that we can at such an early stage.

I would be pleased to answer any questions you might have on our input regarding this matter, and can be reached at the contact points below.

Yours truly,

A handwritten signature in black ink, appearing to be 'Kevin Wong'.

Kevin Wong, LL.B.
President, Director
Sien Lok Society of Calgary
kwong@sienlok.org

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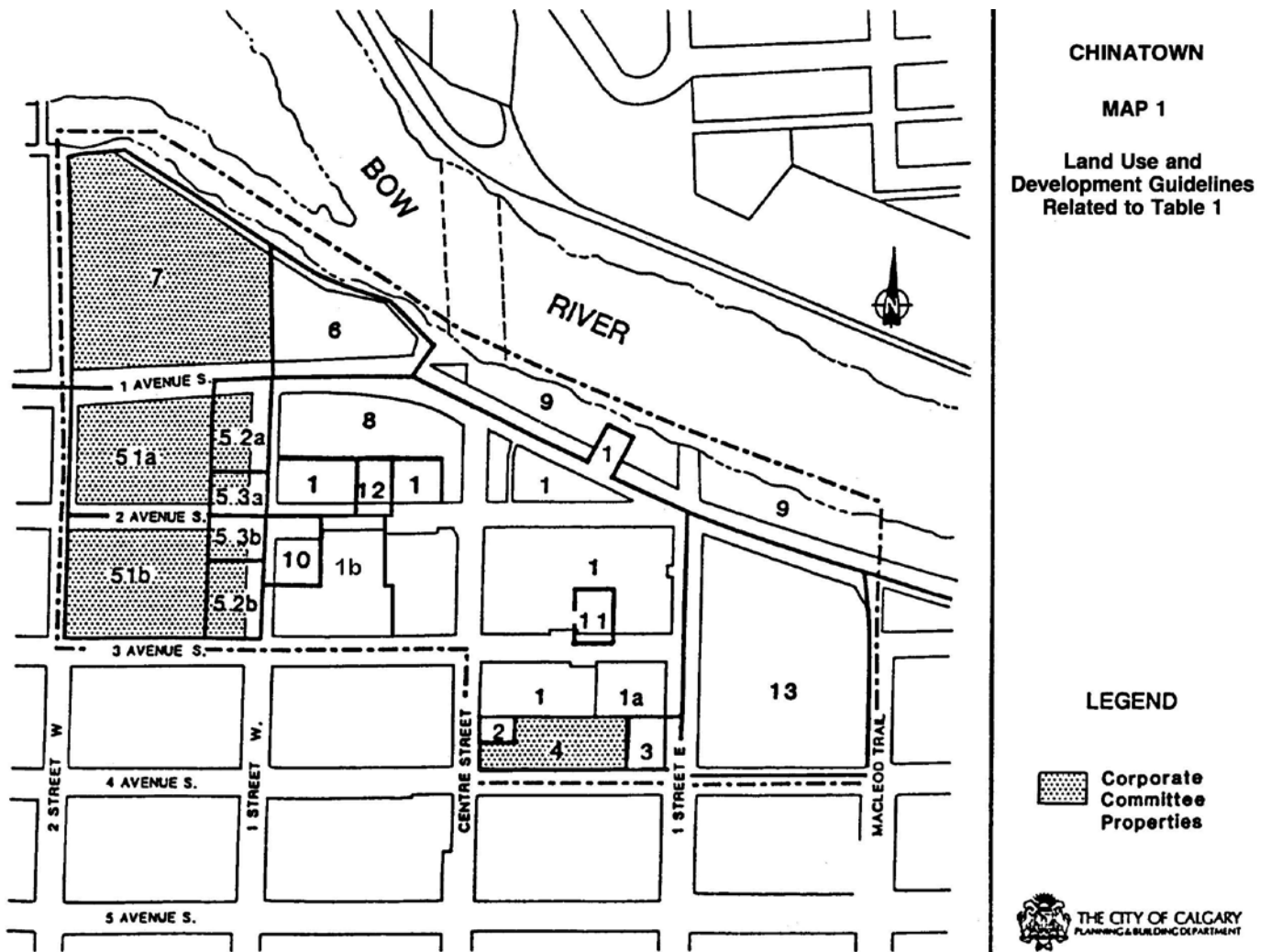
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APPENDIX V Revised Map 1



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ATTACHMENT 1

BYLAW NUMBER 38P2015

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE CHINATOWN AREA REDEVELOPMENT PLAN BYLAW 3P86

WHEREAS it is desirable to amend the Chinatown Area Redevelopment Plan Bylaw 3P86, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Chinatown Area Redevelopment Plan Amendment Number 5 Bylaw."
2. The Chinatown Area Redevelopment Plan attached to and forming part of Bylaw 3P86, as amended, is hereby further amended as follows:
 - (a) Delete the existing Map 1 entitled "Land Use and Development Guidelines Related to Table 1" and replace with the revised Map 1 entitled "Land Use and Development Guidelines Related to Table 1", attached hereto as Schedule A.
 - (b) Delete the existing Table 1 and replace with revised Table 1 with the following information:

SITE	EXISTING DESIGNATION	LAND USE	DENSITY	DEVELOPMENT GUIDELINES
1b	DC (Direct Control) Bylaw	Mixed Commercial and Residential Use	8.0-12.0 F.A.R. Maximum Commercial Component 8.0 F.A.R	1. The main floor shall be designed and built so as to be capable of accommodating a range of non-office commercial uses. 2. Special attention is to be accorded to providing Chinese motifs on buildings, signage, designs and landscaping.

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BYLAW NUMBER 38P2015

3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2015.

READ A SECOND TIME THIS ____ DAY OF _____, 2015.

READ A THIRD TIME THIS ____ DAY OF _____, 2015.

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.

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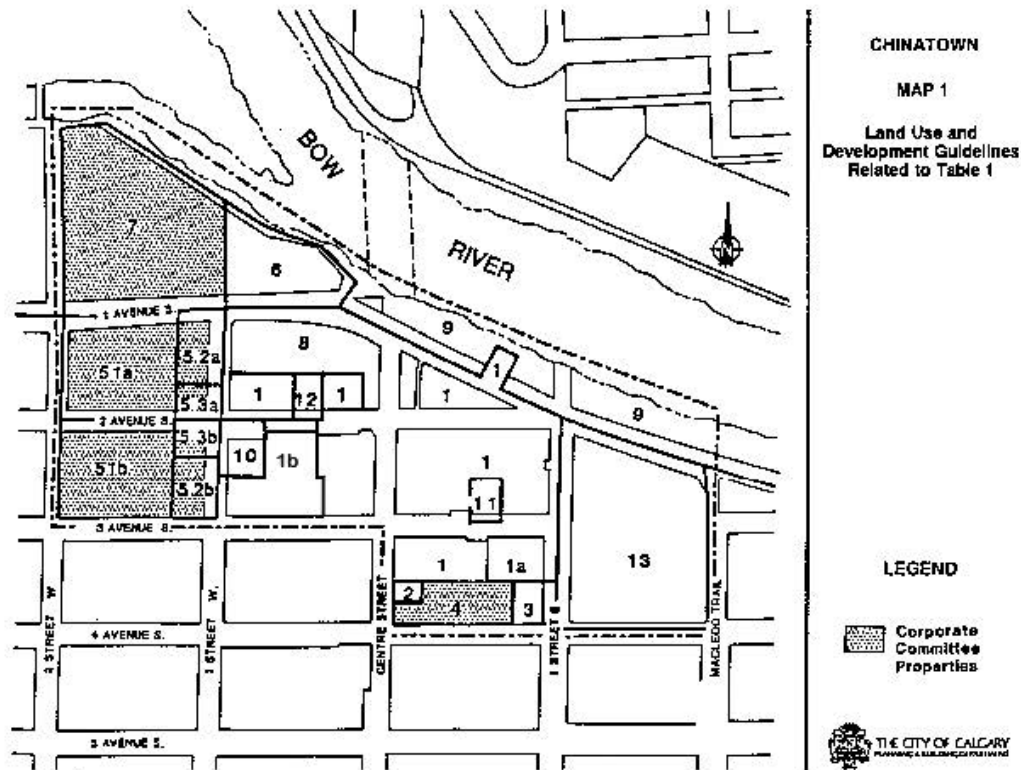
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BYLAW NUMBER 38P2015

Schedule A



PROPOSED

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ATTACHMENT 2

BYLAW NUMBER 179D2015

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2012-0101)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2015.

READ A SECOND TIME THIS ____ DAY OF _____, 2015.

READ A THIRD TIME THIS ____ DAY OF _____, 2015.

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.

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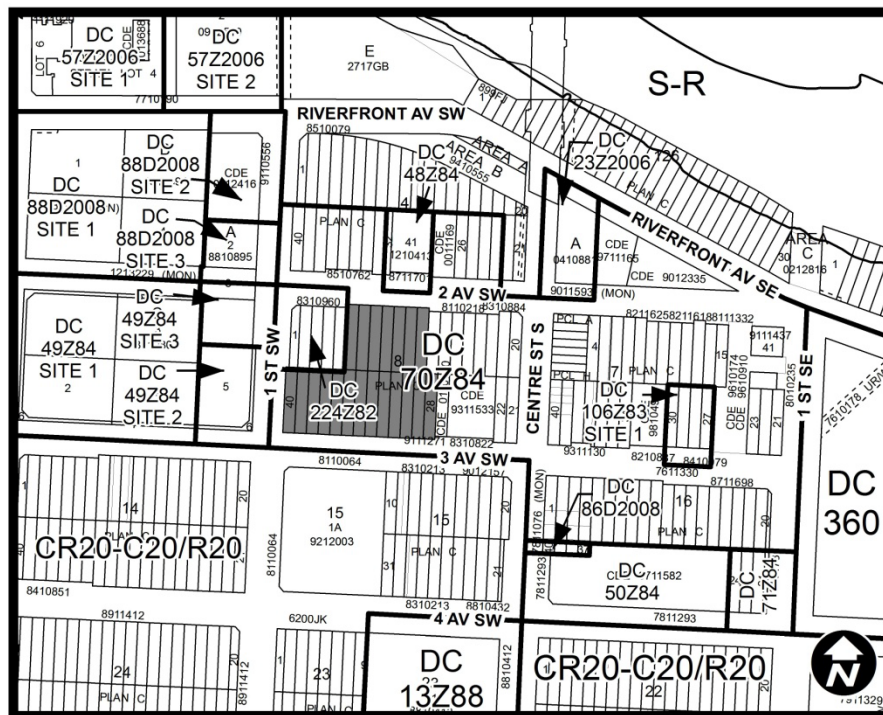
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SCHEDULE A



PROPOSED

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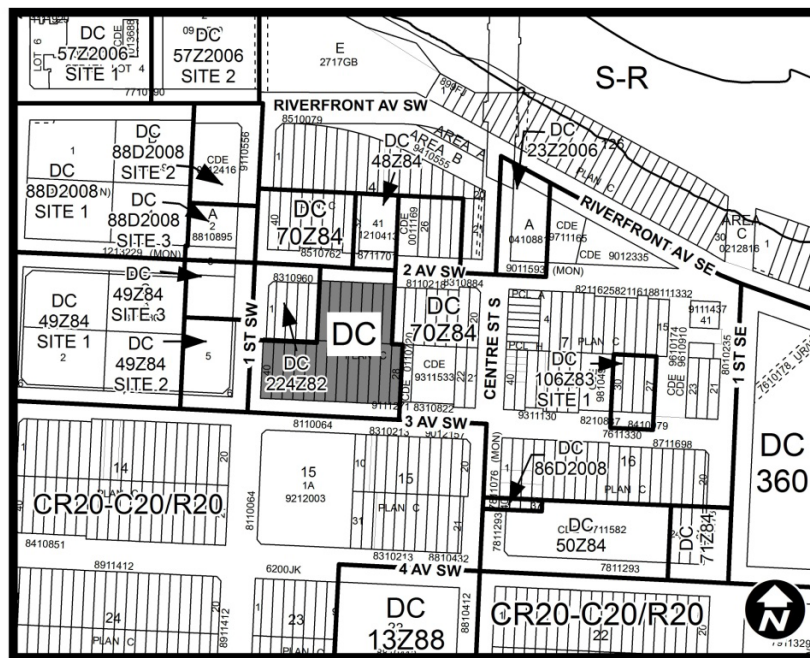
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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for a high **density** mixed **use development**; and
 - (b) has a maximum base **density** with the opportunity for a **density** bonus to achieve a commercial residential mixed **use**, public benefit and amenities within the Chinatown community.

PROPOSED

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Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Defined Uses

- 4 In this Direct Control District:

(a) "Residential Sales Centre"

(i) means a *use*:

- (A) where *units* are offered for sale to the public;
- (B) that may include sales *offices* and displays of materials used in the construction of the *units* that are offered for sale; and
- (C) that must only occur:
 - (a) in a *unit*, which may be temporarily modified to accommodate the *use*; or
 - (b) in a temporary *building*;

(ii) must not operate for longer than four (4) years;

(iii) does not require *motor vehicle parking stalls*; and

(iv) does not require *bicycle parking stalls – class 1 or class 2*;

- (b) "Tong House" means a Chinese family affinity meeting hall which may also provide rooming accommodation with shared washing and cooking facilities.

Permitted Uses

- 5 The *permitted uses* of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 6 The *discretionary uses* of the Centre City Mixed Use District (CC-X) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) Tong House.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

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Floor Area Ratio

8 In this Direct Control District:

- (a) The maximum **floor area ratio** is:
 - (i) 3.0; and
 - (ii) the maximum **floor area ratio** in subsection (i) may be increased by up to an additional **floor area ratio** of 9.0 when this additional floor area is used for Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development, Hotel and Tong House uses; and
 - (iii) the maximum **floor area ratio** referenced in subsection (i) may be increased by up to an additional **floor area ratio** of 5.0 when this additional floor area is provided in accordance with the bonus incentive provisions contained in Schedule C of this Direct Control District.
- (b) The cumulative maximum **floor area ratio**, referenced in subsection (a), is 12.0.
- (c) The amount of additional **gross floor area**, referenced in subsection (a)(iii), achieved by providing the requirements of the public amenity items in Schedule C are calculated as a **floor area ratio**, an Incentive Ratio or an Incentive Rate.
- (d) An Incentive Rate indicates that the amount of additional **gross floor area** will be calculated by dividing either the cost of the provided public amenity item in Schedule C or the amount of the contribution to the fund, by the respective Incentive Rate as established by Council for the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007.
- (e) Unless otherwise specified, a public amenity item for which additional **gross floor area** has been achieved must be maintained on the **parcel** for so long as the **development** exists.
- (f) The **Development Authority** must determine whether a proposed amenity item is appropriate for the **development**.

Floor Plate Restrictions

9 Each floor of a **building** located partially or wholly above 36.0 metres above **grade** and containing one or more of Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development, Hotel and Tong House uses must not exceed a maximum:

- (a) **floor plate area** of 930.0 square metres; and
- (b) horizontal dimension of 44.0 metres.

Location of Uses

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- 10 (1) The following **uses** must not be located on the ground floor of **buildings**:
- (a) **Catering Service – Minor;**
 - (b) **Community Recreation Facility;**
 - (c) **Counselling Service;**
 - (d) **Health Services Laboratory – With Clients;**
 - (e) **Indoor Recreation Facility;**
 - (f) **Instructional Facility;**
 - (g) **Medical Clinic;**
 - (h) **Place of Worship – Small;**
 - (i) **Radio and Television Studio; and**
 - (j) **Service Organization.**
- (2) Only those **uses** listed in the Residential Group of Schedule A to Bylaw 1P2007, with the inclusion of **Tong House** and exception of **Hotel**, may share a hallway with any other **use** in the Residential Group of Schedule A to Bylaw 1P2007 or **Tong House**.
- (3) All **uses** must be contained completely within a **building**, with the exception of **Outdoor Café uses**.
- (4) Only those **uses** listed in the Residential Group of Schedule A to Bylaw 1P2007, with the inclusion of **Tong House** and exception of **Hotel**, may share an area of a parking structure with any other **use** in the Residential Group of Schedule A to Bylaw 1P2007 or **Tong House**.
- (5) All **uses** may share an entrance to areas of a parking structure.
- (6) When not combined with other **uses** in a comprehensive **development** the **General Industrial – Light use** may only be located in a **building** that was legally existing or approved prior to the effective date of this Direct Control District Bylaw.
- Use Area
11 (1) Unless otherwise referenced in this section, the maximum **use area** for **uses** on the ground floor of a **building** is 1200.0 square metres.
- (2) The maximum **use area** of a **Night Club** is 300.0 square metres of **public area**.
- (3) For a **Retail and Consumer Service, Supermarket**, or a **Supermarket** combined with any other **use**, the maximum **use area** on the ground floor of a **building** is 3000.0 square metres.
- (4) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Custodial Care;**
 - (d) **Hotel;**
 - (e) **Place of Worship – Medium;**

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- (f) Place of Worship – Small;
- (g) Protective and Emergency Service;
- (h) Residential Care; and
- (i) Utility Building.

- (5) Where a **building** is located on one or more **parcels** where the cumulative **parcel** area is greater than 1812.0 square metres, the cumulative **gross floor area** of **Office uses** on the ground floor of a **building** must not exceed the greater of:

- (a) 50.0 per cent of the of the **gross floor area** of the ground floor; or
- (b) 550.0 square metres.

Building Setbacks

- 12 The **front setback area** must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres.

Residential Window separation from Property Line

- 13 Windows for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development, Hotel and Tong House uses** must provide a minimum horizontal separation of:

- (a) 9.0 metres from a **property line** shared with another **parcel**; and
- (b) 6.0 metres from a **property line** shared with a **lane**.

Required Motor Vehicle Parking Stalls

- 14 (1) Unless otherwise specified in this section, the minimum number of required **motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls – class 1 and bicycle parking stalls – class 2** is the requirement specified in the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4 of Bylaw 1P2007.
- (2) There is no requirement for **motor vehicle parking stalls, visitor parking stalls or bicycle parking stalls – class 1** for Computer Games Facility, Convenience Food Store, Food Kiosk, Liquor Store, Outdoor Café and Retail and Consumer Service located on the ground floor of a **building** where:
- (a) the **building** contains a **Dwelling Unit, Hotel, Multi-Residential Development, or Office** located above the ground floor; or
 - (b) the **use area** is less than 465.0 square metres.
- (3) For a **Hotel**, the minimum number of required **motor vehicle parking stalls** is 1.0 per 3.0 guest rooms.

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CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015

MAP 15C

AMENDMENT LOC2012-0101
BYLAW NUMBER 179D2015

- (4) For all *uses* other than **Dwelling Units**:
- (a) a minimum of 75 percent and a maximum of 100 per cent of the required parking stalls must be provided on site unless limiting transportation and engineering constraints are demonstrated; and
 - (b) a cash-in-lieu payment must be provided for the difference between the total number of required parking stalls and the number of parking stalls provided within the **development**. Such payment will be based on the cost of constructing the required number and type of parking stalls in accordance with **Council's** policy and calculated at a rate per parking stall established by **Council** at the time payment is made.

Sunlight Protection

15 The following sunlight protection areas must not be placed in greater shadow by a **development** as measured on September 21, at the times and locations indicated for each area, than were already existing on the date the **development permit** was applied for:

- (a) the Riverbank (not including the Riverbank Promenade and between 3 and 7 Streets SW) as measured throughout the 20.0 metre wide area abutting the southern **top of bank** of the Bow River, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time;
- (b) the Riverbank Promenade (between 3 Street SW and Centre Street S.) as measured throughout the 9.0 metre wide area abutting the southern **top of bank** of the Bow River, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time;
- (c) the Sien Lok Park north of Riverfront Avenue SW between Centre Street NE and 1 Street SE, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time; and
- (d) the Sien Lok Park south of Riverfront Avenue SW between Centre Street NE and 1 Street SE, from 12:00 a.m. to 2:00 p.m. Mountain Daylight Time.

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SCHEDULE C

Item No.	Public Amenity Items
1.1	<p>PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE</p> <p>Publicly accessible private open space is defined as outdoor open space located on the development parcel that is made available to the public through a registered public access easement agreement acceptable to the Approving Authority, and is in a location, form, configuration and constructed in a manner acceptable to the Approving Authority.</p>
1.1.1	<p>The maximum incentive floor area ratio for this item is 2.0.</p>
1.1.2	<p>Incentive calculation:</p> <p>The allowable bonus floor area in square metres is equal to the total construction or restoration cost of the bonus earning item, divided by the average land value per square metre of buildable floor area multiplied by 0.75.</p> <p>Method:</p> <p>Allowable bonus floor area = total construction cost / Incentive Rate 1 (\$ X 0.75).</p>
1.1.3	<p>Requirements:</p> <p>A public open space includes the following:</p> <ul style="list-style-type: none"> (a) a location at grade or within 0.45 metres above or below <u>grade</u>; (b) a location adjacent to, and accessible from, a public sidewalk; (c) where the public open space shares a perimeter with a public sidewalk, hard surfaced landscaped area for a minimum of 40.0 per cent of that perimeter to enable direct pedestrian access from the sidewalk; (d) a building along a minimum of 70.0 per cent of one side of its perimeter; (e) a minimum contiguous area of the lesser of 10.0 per cent of the cumulative parcel area or: <ul style="list-style-type: none"> (i) 250.0 square metres for sites greater than or equal to 1812.0 square metres in area; or (ii) 150.0 square metres for sites of less than 1812.0 square metres in area;

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	<ul style="list-style-type: none"> (f) a depth that is not greater than 3.0 times the street frontage; (g) a maximum combined width of all entranceways to Office of the greater of: <ul style="list-style-type: none"> (i) 25.0 per cent of the building frontages forming the public square's perimeter; and (ii) 15.0 metres; (h) where mechanical systems or equipment are located inside the perimeter of the public open space, they must be screened and their surface areas are not included in the area calculation of the public open space; (i) public seating as individual fixed seats or bench seating; (j) hard surfaced areas that exceed any minimum standards for hard surfaced landscaped areas as established in this Bylaw; (k) a maximum cumulative total of 50.0 per cent of the area of the public square used as an Outdoor Café; (l) where an Outdoor Café is enclosed by a fence, a fence design that can be removed; and (m) ensured public access 24 hours a day, seven days a week through a public access agreement.
1.2	<p>PUBLIC ART – ON SITE</p> <p>Public art is publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a development. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist.</p>
1.2.1	<p>The maximum incentive floor area ratio for this item is 1.0.</p>
1.2.2	<p>Incentive calculation:</p> <p>Where a development provides public art – on site the Incentive Rate is Incentive Rate 1 of Bylaw 1P2007.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = value of the artwork (\$) divided by Incentive Rate 1 (\$).</p>

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1.2.3	<p>Requirements:</p> <p>Public art – on site includes the following:</p> <ul style="list-style-type: none"> (a) artwork, the minimum value of which must be \$200000.00 (b) the work of a recognized artist, i.e. created by a practitioner in the visual arts; (c) a location in a publicly accessible area; and (d) a minimum of 75.0 per cent of the artwork located either: <ul style="list-style-type: none"> (i) outdoors, at grade and visible from the public sidewalk; (ii) on the building's exterior and visible from the public sidewalk; or (iii) in an indoor park and visible from the publicly accessible landscaped areas or the public sidewalk at all times.
1.3	<p>CONTRIBUTION TO CHINATOWN IMPROVEMENT FUND</p> <p>Financial contributions to a dedicated fund to be used to support off-site public realm improvements in Chinatown. Off site public realm improvements include, but are not limited to, improvements to public sidewalks, squares and parks and the acquisition of land for public squares and parks.</p>
1.3.1	<p>The maximum incentive floor area ratio for this item is 5.0.</p>
1.3.2	<p>Incentive calculation:</p> <p>Where a development provides a contribution to the Chinatown Improvement Fund, the applicable Incentive Rate is Incentive Rate 1 of the 1P2007 Bylaw.</p> <p>Method</p> <p>The incentive gross floor area (square metres) = contribution amount (\$) divided by Incentive Rate 1 (\$).</p>
1.3.3	<p>Requirements:</p> <p>A contribution must be made to the Chinatown Improvement Fund for the development.</p>

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CPC2015-183
ATTACHMENT 3

Public Submissions



卡城華人耆英會
THE CALGARY CHINESE ELDERLY CITIZENS' ASSOCIATION
111 Riverfront Avenue S.W., Calgary, Alberta, Canada T2P 4Y8
Tel: (403) 269-6122 • Fax: (403) 269-1951
E-mail: cceca@cceca.ca • Web: www.cceca.ca

CPC2015-183
Attachment 3
Letter 1

RECEIVED
2015 OCT 28 AM 8:01
THE CITY OF CALGARY
CITY CLERKS

October 27, 2015

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

By hand and by email: cityclerk@calgary.ca

Dear Sirs,

Submission for Public Hearing on November 9, 2015 Regarding
Land Use Redesignation Chinatown BYLAW 179D2015 and
Amendments to the Chinatown Area Redevelopment Plan BYLAW 38P2015

We are a charitable organization established in Chinatown and have been serving seniors and new immigrants citywide since 1985. We provide a great variety of services and programs, from social activities and community support to health services. We currently have more than 2,300 active members.

We are writing to express our grave concerns about the captioned land use redesignation and amendments to Chinatown A.R.P. We only learned about the proposed changes from the public notice posted on the newspaper and have not been consulted in advance.

The reasons of our concern are:

1. The alignment study to connect the Green Line North and South is currently underway, tabled options includes use of existing Centre Street bridge and construction of new Centre Street bridge alongside. The proposed increase of density and changes of discretionary uses may be premature since the route is not yet finalized. We expect the Applicant and City Planning to work together to develop more detail plans within the process of the Green Line before any change of land use designation within this district.
2. The parcel of land involved situates in a populated residential area and is in close proximity with senior apartments, assisted living facility and affordable housing. A high percentage of the residents are seniors. The proposed use of the Centre City Mixed Use District (CC-X) as the base district for development would bring in some undesirable activities related to certain business, such as hotel and



Funded by: Family and Community Support Services (FCSS Calgary) and United Way of Calgary and Area



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卡城華人耆英會
THE CALGARY CHINESE ELDERLY CITIZENS' ASSOCIATION
111 Riverfront Avenue S.W., Calgary, Alberta, Canada T2P 4Y8
Tel: (403) 269-6122 • Fax: (403) 269-1951
E-mail: cceca@cceca.ca • Web: www.cceca.ca

- nightclub, and cause disturbance to the residents. The peace and safety of the community is paramount and must be taken into consideration.
3. The unique cultural heritage of Chinatown is broadly recognized. It is a popular tourist attraction. Further increase the commercial density, such as increase of office area and abolish of building height limit, would ruin Chinatown's unique character.
 4. Sun light and warm are critical for the aged residents living at the south side of 2nd Avenue SW. The sun light protection area stated in item 15 of the application only cover the area between Centre Street NE and 1st Street SE, which is more than a block away from the development. The public and park area between Centre Street SW and 1st Street SW should not be left under the shadow of the development.
 5. The number of affordable housing units in Chinatown is diminishing. In order to encourage the developer to provide affordable housing to the community, the Floor Area Ratio bonus incentive stated in Schedule C of the application should include bonus incentive for Residential Gross Floor Area with the provision of non-profit government-assisted (Federal, Provincial or Municipal) housing as an option, just like the existing Bylaw 70Z84, item 6(d).

In view of above, we plead the City Council to defer any decision on policy amendment involve Chinatown until the completion of a broad based consultation with stakeholders within the Chinatown ARP coverage.

We sincerely hope our input could be included in the presentations to City Council.

Yours truly,

Desmond Lai
President



Funded by: Family and Community Support Services (FCSS Calgary) and United Way of Calgary and Area



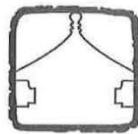
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卡城中華文化中心

CALGARY CHINESE CULTURAL CENTRE

197 First Street S.W. Calgary, Alberta, Canada T2P 4M4
T: (403) 262 – 5071 • F: (403) 232 – 6387 • info@culturalcentre.ca • www.culturalcentre.ca

CPC2015-183
Attachment 3
Letter 2

October 28, 2015

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Dear Sir/Madam,

RE: Policy Amendment and Land Use Amendment to the
Chinatown ARP for 3 Avenue SW and 1 Street SW, Calgary
Bylaws 38P2015 and 179D2015

The Calgary Chinese Cultural Centre is one of the most prominent and most active community organizations in the Community of Chinatown, serving the Calgary Chinese community and the general public of Calgary since it opens its doors more than twenty years ago.

Recently, we became aware through a public Notice that there is an upcoming application before City Council to amend the Chinatown ARP by way of proposed Bylaws 38P2015 and 179D2015. Upon reviewing the proposed Bylaws, we are shocked to discover that the proposed amendment put forth changes so substantial that they will have far reaching and potentially devastating impact on the Community of Chinatown. The proposed changes violate the most basic values and principles that our community hold so dear, which were recognized and adopted by City Council at the time, when they were incorporated into the Chinatown ARP 35 years ago.

What is even more shocking is the way this proposed Bylaws came about. There seem to be an assertion that the community has been consulted and supports the proposed amendments. This is absolutely false. The community as a whole have never been notified, let alone consulted. Based on the reactions we have observed, an overwhelming majority of the Chinese community certainly do not support the proposed amendments via Bylaws 38P2015 and 179D2015. In fact, many in our community are outraged by such misrepresentation, methodology and the whole process behind the proposed Bylaws.

We are duty-bound to serve the community and protect the legitimate interests of our community to the best of our abilities. Therefore, we have no choice but to voice our concerns and opposition towards the proposed Bylaws 38P2015 and 179D2015. Accordingly, we respectfully request City Council to reject the proposed Bylaws 38P2015 and 179D2015. Please allow us to highlight some of the main reasons for our opposition to the proposed Bylaws.

The Community of Chinatown is not only a distinct and unique community, but also a residential community just like Eau Claire, Inglewood, and Kensington, all with retail commercial mix land

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use to support the residential community. The Community of Chinatown is not commercial district, and certainly not a part of the downtown core, as many are mistaken in their belief and first impression. Any attempt to change a residential community into a commercial district is in effect an act of destruction and one of the quickest ways to destroy even the most vibrant community.

Thirty five years ago, Chinatown was faced with very serious social problems such as illicit gambling, "night clubs", massage parlour fronted bawdy houses, cheap "hotel" featuring very short term (hourly) rental catered to the sex trade, and "ladies of the night" soliciting openly out on the street every evening. These problems were effectively eliminated within a relatively short period after the adoption of the Chinatown ARP. Now the proposed Bylaws try to change the ARP in such substantial ways that would open the door to allow all those illicit activities to return to the community. The proposed amendments run contrary to the very values and principles our community holds so dearly, the same values and principles recognized and incorporated into the ARP by City Council 35 years ago.

Chinatown is different from many other communities in many ways. We have a diverse group of stake holders, among them land owners, merchants, residents, visitors, and the entire Chinese community of Calgary. Each and every stakeholder should be treated fairly and with respect. Every land owner should be treated equally whenever possible. The proposed Bylaws confer benefit to only one landowner, but no others. It allows one landowners to do things that may create hardship and suffering to some members of the community. It benefits only the 0.01 % at the expense of the 99.9 %. To be clear, we are not anti-development. In fact we are pro-developments; we support developments that are responsible and beneficial to the general public, developments that help and enrich the lives of the members of community, and real developments that actually take place instead of theoretical proposals just to inflate the land value for quick profit in land speculation.

We have many other reasons, and we can go on and on. But instead of writing pages and pages of arguments, we respectfully request that we be given an opportunity to present our view in full detail before council on November 9, 2015.

If City Council in its wisdom feels that the Chinatown ARP should be reviewed, then let us do that, by specifically instructing the City Planning Department to conduct open and unbiased public hearings to give every stake holder and the general public an opportunity to express their views and concerns. Hopefully, through such open and democratic process, we could come up with a comprehensive plan that we all cherish and embrace. We submit that that the first step in this process is to disapprove and reject proposed Bylaws 38P2015 and 179D2015 in whole.

Thank you for your consideration.

Yours truly,

Calgary Chinese Cultural Centre Association



Malcolm Chow, President and
Chairman of the Board of Director

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Attachment 3
Letter 3

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2015 OCT 29 AM 8:43

THE CITY OF CALGARY
CITY CLERK'S

Terry Wong
2416 13 Ave NW
Calgary, Alberta
T2N 1L6

2015 October 28

The City of Calgary
c/o City Clerks
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5

Re: City Council Public Hearing – 2015 November 9

CPC2015-183

Bylaw 38P2015 (LOC2012-0101, Manu Chugh Architect)

To redesignate 0.61 hectares \pm (1.5 acres \pm) located at 117, 121, 123, 125 and 129 – 2 Avenue SW and 116, 120, 124, 130 and 134 – 3 Avenue SW (Plan C, Block 8, Lots 6 to 12 and Lots 28 to 40) from DC Direct Control District to DC Direct Control District to accommodate mixed use residential / commercial development.

Bylaw 179D2015 (LOC2012-0101, Manu Chugh Architect)

To redesignate 0.61 hectares \pm (1.5 acres \pm) located at 117, 121, 123, 125 and 129 – 2 Avenue SW and 116, 120, 124, 130 and 134 – 3 Avenue SW (Plan C, Block 8, Lots 6 to 12 and Lots 28 to 40) from DC Direct Control District to DC Direct Control District to accommodate mixed use residential / commercial development.

In regards to the Application to amend the Chinatown Area Redevelopment Plan for Site 1B and the Amendment to the Land Use Designation to this

Please accept this letter of concern in regards to the following matters:

- The request to amend the Floor Area Ratio or FAR from 7.5 to 12.0 is inconsistent with the current FAR for the area and for the CC-X land use designation in the Centre City area;
- The application does not describe the type of structure that could be permitted on this site with a 12.0 FAR and its affect on the surrounding community, business district, residential living and affects on seniors activities;

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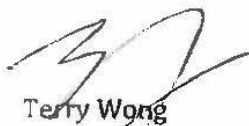
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- The application does not describe the type of structural influences on surrounding buildings especially sun shadow casts, building lighting cast (esp. neon or LED lighting), egress from 2nd Avenue to 3rd Avenue (and vica-versa);
- The applicant does not describe the type of commercial uses intended for the building especially at street level, Plus 15 and Plus 30. The Chinatown community is made up of residents esp. for seniors, cultural and educational facilities for family and children, community space for cultural events (e.g. Chinese New Years, Chinatown Street Festival, Mid-Autumm Festival, night markets, parades, etc.; and
- The applicant does not describe the type of commercial uses that may differ from the current ambience of peace, harmony and tranquility around Sien Lok Park;

Most importantly, for the residents of Calgary, Chinese, Vietnamese, Korean, Japanese, Filipinos, etc., there has not been any public consultations on how their culture, heritage, language, and traditions will be incorporated into the site or building. Respectfully, on behalf of these stakeholders, their voices must be heard.

As City Council receives this Application, we recommend that the following concerns be addressed by the Applicant and The City.



Terry Wong
35 Year Resident of Calgary and a Proud Chinese Canadian Citizen.

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Attachment 3
Letter 4

CALGARY CHINATOWN SENIORS HOUSING SOCIETY

122 Third Avenue SE,
Calgary, AB
T2G 5G4

October 28, 2015

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Dear Sir/Madam,

RE: Policy Amendment and Land Use Amendment to the
Chinatown ARP for 3 Avenue SW and 1 Street SW, Calgary
Bylaws 38P2015 and 179D2015

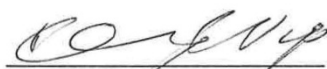
The Calgary Chinatown Senior Housing Society is a non-profit operator and management of the 104 unit Wah Ying Mansion senior housing project in Chinatown. The recent Notice of the November 9, 2015 Public Hearing before City Council regarding proposed Bylaws 38P2015 and 179D2015 is of great concern to us.

Under the existing Chinatown ARP, the Community of Chinatown has been transformed into a peaceful and orderly community, and is generally regarded as one of the best, if not *the* best Chinatown in Canada. Our senior residents enjoy the benefit of that legacy. Upon hearing the proposed Bylaws 38P2015 and 179D2015, and the changes proposed by the amendments to the Chinatown ARP, many of our residents are furious at such proposed changes. More specifically, they have voiced a very strong objection to allowing hotel, night club, liquor store and high rise office buildings in Chinatown. In fact, many have requested that we provide them with the petition form that they have heard being available elsewhere in Chinatown. We have obtained the forms and virtually all of our residents have signed it to show their objection to the proposed Bylaws 38P2015 and 179D2015. These signed petitions have been handed over to a new coalition acting on this matter to be submitted to the City Clerk.

Therefore, as operator and management of the Wah Ying Mansion, we respectfully request the City of Calgary to reject the proposed Bylaws 38P2015 and 179D2015. We further request that we may be granted an opportunity to make a verbal presentation before City Council on November 9, 2015.

Thank you for your help.

Calgary Chinatown Senior Housing Society



Christopher Yip, CAO

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Petition - Regarding proposed Bylaws 38P2015 and 179D2015

To: The City of Calgary City Council

Members of the of the Community of Chinatown and the Chinese community of Calgary have just been made aware of the proposal Bylaws 38P2015 and 179D2015 to be considered by City Council on November 9, 2015. Contrary to the representations made by the applicant landowner for re-designation of land use contrary to the terms and guidelines set forth in the existing Chinatown ARP, the bulk of the community has never been notified, and has never been consulted, despite the fact that such drastic changes called for in the proposed Bylaws will have far reaching and potentially devastating impact on the Community of Chinatown. Therefore, we respectfully request that the proposed Bylaws be disapproved and rejected.

If members of City Council in their wisdom are of the opinion that the Chinatown ARP should be reviewed, then we request that City Council direct the City of Calgary Planning Department to hold open and unbiased public hearing to let members of the community directly affected by the Chinatown ARP an opportunity to present their views, and to come up with changes that are fair and equitable, and applied equally to every land owner throughout the community.

有關城市規劃附例38P2015 及179D2015的請願

致卡城市議會

卡城華埠社區成員剛剛得知市議會將於2015年11月9日審議城市規劃附例草案38P2015及179D2015的申請。與申請地主所聲稱及現行附例規定相反，社區內大多數人對此項對華埠衝擊極大影響深遠的改變都一無所知，更從未被諮詢過。故此我們懇請市議會否決此項申請。

如以市議會有睿智認為華埠重新發展計劃需要檢討，我們就請市議會指示市府規劃部舉辦公開不偏不倚的公聽會，讓受影響的人士有機會發表意見，從而作出對區內土地所有人一視同仁平等合理的改動。

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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
24/10	TUNG H CHAN	910-128 AVE NW	403 547 245	TUNG H CHAN
24/10	PIK HAN LAW	502-128-2VE SW T2P 0B9	403 232-8817	PIK HAN LAW
24 OCT 15	JULIA MAH	501-3131-63 Ave SW T3E 6N4	403 242-032	Julia Mah
24 OCT 15	DEREK CHAN	810 PANATOLLA BVD N.W	403 281-9225	Derek Chan
24 Oct 2015	Celine Li	151 Panatolla Dr N.W T3K 0N2 Calgary AB	403 470 9016	Celine Li
11	Lloyd Sipan	36 Brown Cres NW Calgary T2L 1N5	403-289-3475	L. Sipan

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
10-25-15	Dennis Chan	256 Haderia A, NE	(403) 248-672	
~	Kzw Wang	106-122-3 AVE	403-262-8317	
~	TO HAY 125 Edgemoor Rd NE	403-630-3363		
~	Wendy Y. 68 RUNDLE CIRCLE RD	403-973-9086		
~	ON TINH CHUONG 5572 WOLF CRES NT.	403-909-8009		
10-26-15	CHOW S. WOO	109-3211 EDMONTON TR AB, CALGARY NE S7E 8P3	403-889-2788	
10-26-2015	Kim Woo	203-201 20 AVE NE CALGARY AB	403-276-9678	
10-26-2015	George Chan	apartment 111 N. 144 HIDDEN CREEK GARDENS	293-6809	
10-27-2015	Sin Man Yan	N.W. CALGARY T3A 6J5	403-830-1916	

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Date	Name	Address with Postal Code	Phone No.	Signature
10.24.15	Boi Diep	6 FONDAMAWSE	403 8098218	Boi
10.24.15	Nhan Hong	125 Edgemoor Court N.W	403 630 3368	Hong
10.24.15	Ming Fei Wang	1157 SEIRRE CORNE COURT T3H3N1 SW	403-282-4983	
"	Le Quai	409-115-2 AVE SW	403-701-7063	
"	Ly Muoi	409-115-2 AVE SW	403-269-9985	李妹
"	Dong Quang Lu	735 Fonda Court SE	403 984 8588	Dong
"	Gre Hong	234-41 AVE N.E	403-389-6883	Gre
"	Bam Chan	109-333 Riverfront AVE S.E	403-587-1486	Bam
10.25-15	Van Lu	735 Fonda Court SE	403 984-8588	Van

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Date	Name	Address with Postal Code	Phone No.	Signature
10-25-15	SO YING CHOW	509-1507 Centre ST NE	403.618.8381	SO YING CHOW
"	Mimi Lau	931 Bankly P.W.	7750871	Mimi Lau
"	Chaoxi Zhang	1160 Northmount Drive	403 2840080	Chaoxi Zhang
"	Zhong Ai Guan	281 Sandstone DR NW	403-295-8678	Zhong Ai Guan
"	ANTHONY LAM	117-17 Ave N.E.	403 238-3808	ANTHONY LAM
"	Kan Lam	117-17 Ave N.E.	403 238-3808	Kan Lam
"	Ruby Ho	3676 14th Ave NE	403 4021839	Ruby Ho
"	LIEN CHU	1822-47ST. SE	403 456-6829	LIEN CHU
"	Debby Chan	256-Madera Pl. NE	403 246-6762	Debby Chan

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Date	Name	Address with Postal Code	Phone No.	Signature
Oct. 26/2015	Shirley Sun	#302, 812-18 Ave. SW	(403) 210-0433	Xiaohong Sun
Oct 28/2015	Qing Ji Li	2323 - 9 Ave NW	403 4376328	[Signature]

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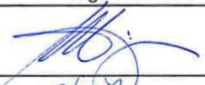


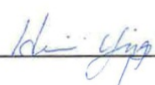
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Date	Name	Address with Postal Code	Phone No.	Signature
Oct 25 2015	BILL MANG	3311 CENTRE ST. NORTH CALGARY AB T2E2X7	4038703362	
Oct 27/15	PATRICK LIONK	55 Abardare CN NE T2S 6T5	4036173238	
27 Oct. 15	Queenie Lo	118-5 Ave SE T2G 0E2	403-7180078	
27 Oct 15	Hui Yip	1201 122-3 Ave S.E.	587-717-7670	

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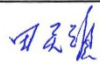
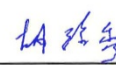



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Date	Name	Address with Postal Code	Phone No.	Signature
27 OCT 2015	CHAN, KHENG	66 HARVEST OAK CRES NE T3K 4E1	403-456-0775	
27 OCT 2015	Wu, CHUNG	66 HARVEST OAK CRES NE T3K 4E1	403-456-0775	
27 OCT 2015	SIEW, CHAN	66 HARVEST OAK CRES NE T3K 4E1	403-456-0775	
27 OCT 2015	CHRISTINA CHEN	588 HARVEST HILLS DR. NE T3K 4H6	403-226-8828	
27 OCT 2015	SIEW M.N., CHAN	588 HARVEST HILLS DR. NE T3K 4H6	403-226-8828	

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Date	Name	Address with Postal Code	Phone No.	Signature
Oct. 26	Ming Wei	54 Sherwood Mount NW	403-247-8957	Wei
Oct. 26	Jingping Wang	54 Sherwood Mount NW	403-247-8957	
Oct. 26	Jingwen Chen	66 Sherwood Mount NW	403-453-8084	Pf
Oct. 26	Dickson Chen	66 Sherwood Mount NW	403-850668	Rif
Oct. 26	Qiao Wei	104 Sherwood Rise NW	403-241-3767	
Oct. 26	Xiaolin Zhu	104 Sherwood Rise NW	403-241-3769	Xiaolin Zhu
Oct. 26	Gang Wu	115 Edgebrook Circle NW	403-209-3105	Gang
Oct. 26	Weihua Wang	115 Edgebrook Circle NW	403-209-3105	Wahen
Oct. 26	Fei Wang	115 Edgebrook Circle NW	403-209-3105	Fei Wang

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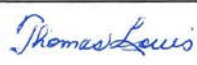
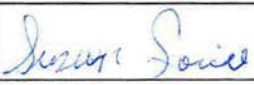
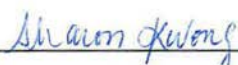




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Date	Name	Address with Postal Code	Phone No.	Signature
2015/10/25	JOSEPH KWONG	214 SANDARAC DR. N.W. CAL. AB	403 274 2922	
2015-10-25	GUIN Y. LOUIE	1903-145 POINT DR. N.W. CALGARY, AB.	403-270-7204	
2015-10-25	THOMAS LOUIS	1020-78 AVE. N.W. T2K-0S7 CALGARY,	403-274-6770	
2015/10/25	SUSAN LOUIE	1903-145 POINT DR NW	403-270-7204	
2015/10/25	SHARON KWONG	214 SANDARAC DR NW	403-274-2922	
2015/10/25	KAM LOUIE	204 BEDDINGTON DR NE	403-274-8565	
2015/10/25	MAY LOUIS	1020-78 AVE N.W	403-274-6770	
2015/10/25	WOODMAN LOUIE	759 QUEENSLAND ST	403-278-3056	
2015/10/25	LAI KWONG LOUIE	759 QUEENSLAND ST	403-278-3056	

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Date	Name	Address with Postal Code	Phone No.	Signature
24/10	Kenny HENG CHAN	910/128 Ave SW Calgary	403 527 3454	<i>[Signature]</i>
24/10	Wendy Chin	76 Prominence View SW Calgary	403-890-6673	<i>[Signature]</i>
24/10	Julian Ma	1911 - 45 ST. S.W. Calgary	403 242-0291	<i>[Signature]</i>
24/10	Pick we.	288 Midvale Cade T2X 1T3	403 667 0301	<i>[Signature]</i>

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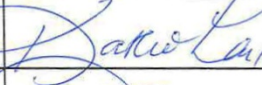

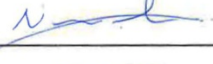





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Date	Name	Address with Postal Code	Phone No.	Signature
25/10/2015	LAM LIN HEUNG	233 HARVEST HILL DR. N.W. T3K 3Y4	(403) 295-1551	
25/10/2015	Katherine Lau	133 Sage Meadows Circle N.W. Calgary Alberta	(403) 291-6732	
25/10/2015	Olivia Wu	170 CORALSPRINGS LANDING NE T3J 3T5	403-667-8815	
25/10/2015	NOR LEE WU	"	403-714-1698	
25/10/2015	ERIC WU	"	403-714-1698	
25/10/15	GALLANE YAM	2343 ELLIOTT ST SW	403-532-4483	
25/10/15	TERESA NG	6221 PENEDO WAY SE CALGARY, AB T2A 3N2	403-889-9028	
25/10/2015	Oliver Wu	170 CORALSPRINGS LANDING NE T3J 3T5	403-280-5598 403-667-8815	
25/10/2015	Jean Du	"	403-667-8815	

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Date	Name	Address with Postal Code	Phone No.	Signature
Oct 24, 2015	Grace Su	212 Canterbury Court SW Calgary T2W 6C4	403-251-9422	Grace Su
Oct 24, 2015	Brian Cheung	117 Edgeridge Gardens NW Calgary T3A 5Y8	403-667-9609	Brian Cheung
Oct. 26, 2015	Cherry Lin	150. Notancrest Rise NW Calgary T3R 0T2	587-998-6943	
Oct 26 2015	Linu Ou	281 Sandarrac Dr N.W Calgary T3K 4B2	403 560 3779	
Oct-26-2015	PeiFeng Liang	681 Bernard Close NW. Calgary. T3K 2H3	403 970 3773	
Oct. 26. 2015	Liang wei Xiu	T3K 2X8 200 Sandstone RD NW Calgary	403 472 6812	mei
Oct 26	2015 CHIKWANG	247. CITADEL Meadows 83 Macewar PARK CIR.	403 239 2020	
OCT 26/15	XING LIMA	N.W. CALGARY A.B.T3K 4A2	403-516-1338	Xing Lima
OCT 26/15	Yin Xia FU	116 Bearberry Crescent NW Calgary T3K 1R3	(403) 806 0022	Yin Xia FU

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Date	Name	Address with Postal Code	Phone No.	Signature
27 Oct 2015	曾少敏	4811-46 Ave SW Calgary	242-8481	曾少敏
27 Oct	William Chan	236 Evansfield way N.W. Calgary T3P 0K5	403-547-7092	William Chan
27 Oct 2015	FANG YAN MA	103-3211-Edmonton Trail NE Calgary T2E 8P3	403-590-6144	FANG YAN MA
27 Oct 2015	鄭偉成	103-3211-Edmonton Trail NE Calgary T2E 8P3	403-590-6144	鄭偉成

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Date	Name	Address with Postal Code	Phone No.	Signature
27 Oct 2015	CEE HOW OAKTIN Benevolent Association	123-2 AV SE Calgary AB. T2G 0B2	403- 262-2436	William Chan
27 Oct 2015	HAIYING WANG	73A 7V8	403- 261-7556	[Signature]

Please return this back to Calgary Chinese Cultural Centre by Tuesday October 27, 2015.

Address: 197 1st Street SW Calgary AB T2P 4M4 Phone: 403-262-5071 Email address: info@culturalcentre.ca

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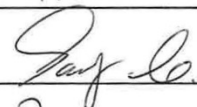

**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
Oct/26/15	APRIL WONG	38 Beddington Rd. N.E. T3K 1N6	403-808-8988	
Oct/26/15	LIZA LAU	#512 120-2 AVE SW Calgary, AB T2P 3J9	587-583-3768	
Oct/26/15	RWOK WAA NG	129 Appleton Pl. S.E. Calgary, A.B. T2A 7T4	403-690-6222	
Oct. 26/15	Jackey Tong	151 Panatella Dr. NW. T3K 0N2	403-470-3298	

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**CALGARY PLANNING COMMISSION
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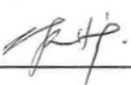
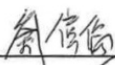

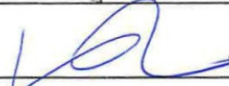
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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
27/10/15	ANDY CHAN	*204, 200-1st SW Calgary T2P 1M3	403-237 8609	
27/10/2015	Lai Kung	#204, 200-1st SW Calgary T2P 1M3	(403) 237 8609	
27/10/2015	DAAN LAU WIZ LUN	224 Edgeland Road. T3A 2Z1.	403-473-7119	
27/10/2015	LAI Jones SIN	55 HIDDEN RANCH BLVD NW	403 273-0881	
27/10/15	PHYLLIS Luk	*Royal Birch way NW T3G 5X9	403-703-1868	

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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
Oct 26 2015	Qi Wang	9830 HIDDEN VALLEY Dr. N.W	403-819-6880	Qi Wang
Oct 26 2015	Jian Er Chen	5623 Dalcasle Rise, NW	587 894 7972	Jian Er Chen

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**CALGARY PLANNING COMMISSION
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Date	Name	Address with Postal Code	Phone No.	Signature
10/25/15	THUYNIT TUYET	19 SANDSTON DR. N.W. T3K 2X2	403 275-4758	
10/25/15	TRIEU-Y. TRINH	308, 82nd 4th NE T3K 0K5	403 836 8575	
10/25/15	HINH LU	6651 Temple Dr NE Calgary, T1Y-5S1	403 285-5501	
10/25/15	Raymond Lorie	102 Wood Valley Dr SW T2W 5Y8	403 828 1106	
10/25/15	TRAN - TANG	1411 / 130 pamatella St NW T3K-0Y6	403 567-0205	
10/25/15	LAM VAN GIANG	1411 / 130 pamatella St T3K-0Y6	403 567-0205	
10/25/15	VANNIE WANG	5108-26 AVE NE. CALGARY, ALBERTA T1Y 1E2	403 771 6579	
10/25/15	LIEU NHUYET	128-2 AVE SE. CALGARY, ALTA	403 263-0704	
10/25/15	TINA HO	1306-35 ST-SE CALGARY ALTA	403 690 8562	

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**CALGARY PLANNING COMMISSION
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Date	Name	Address with Postal Code	Phone No.	Signature
10/25/15	TRAN CAM HO	6004 - 5 AVE S.E. CALGARY, ALTA T2A 4E4	403 273-0858	
10/25/15	TRAN NG THANH	4229 CATALINA BLVD N.E. CALGARY, ALTA T1Y 6Y5	403 285-8608	
10/25/15	TRINH TRAN	7 ERIN GROVE CLOSE S.E. CALGARY, ALTA T2B 2T4	403-2728761 710-8080	
10/25/15	QUACH VAN CHAU	11B RADCLIFFE CRESC. S.E. CALGARY, ALTA T2A 6A9	403 710-8080	
10/25/15	LAM JEE TAN	4768 KUNOLWOOD DR N.E. CALGARY, ALTA T1Y 2P1	403 280 0327	LAM JEE TAN
10/25/15	NGUYEN TOLY	5319 MADISON DR N.E. CALGARY, ALTA T2A 5T5	403 5988315	
10/25/15	YIP YUK CHAN	125 - 25 AVE N.W. CALGARY, ALTA T2M 2A4	403 203 3698	
10/25/15	CHING CHUNG CHENG	206 PANTEGO TERRANCE N.W. CALGARY, ALTA	403 273 0234	
10/25/15	THANH DU LAI	208 PENMADOWS CLOSE S.E. CAL. AB T2A 3S5	582 719-5878	

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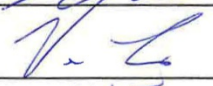



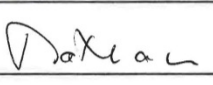


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Date	Name	Address with Postal Code	Phone No.	Signature
10/24/2015	Simon Lai	1107-15 AVE SW, CALGARY, AB T2R 0S8, APT: 704	405-680-1328	
10/24/2015	Vincent Chio	3423 19th ST NW Calgary, AB T2L 2A9	403-875-8298	
10/24/2015	Victoria Chio	3423 19 Street NW Calgary, AB T2L 2A9	403-875-3331	
10/24/15	ELIZABETH LAI	D501-1500 EAU CLAIRE AVE. SW	403-830-7411	
10/24/15	Kaoni Mu	210 Parnament Street NW Calgary, AB	403-908-6886	
10/26/15	Nathaniel Tong	151 Parnatella Dr. N.W calgary AB T2C 0N5	587-3571353	
10/27/15	Kelvin Kwok	76 EDENWATER CRES NW CALGARY AB T2A 3R3	403-5475264	
10/27/15	Agnes Lam	2644 T3R 0B8	403-268-6122	

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Date	Name	Address with Postal Code	Phone No.	Signature
Oct 25 2015	GAIL YUEN	1201-SIGNATURE PK.S.W. CALGARY AB.T3H-4Z1	403-730-8371	Gail Yuen
Oct 26 2015	Paul Yuen	2207-1888 SIGNATURE PK - SW Calgary AB.	403-4246008	Paul Yuen
Oct 26 2015	Sander Tong	902-2001st SW T2P 1M	403-2633106	Sander Tong
Oct 26 2015	雷國華	802 2001ST SW T2P 1M	403-2629076	雷國華
Oct 26 2015	羅麗玲	802 2001ST SW T2P 1M	403-2629076	羅麗玲
Oct 26 2015	盧慧萍	1001-2001ST SW T2P 1M	403-2627855	盧慧萍
Oct 26 2015	KE CHEN	902-2001 st. SW T2P 1M	403-2633106	Ke Chen
Oct 26 2015	Kim Wong	1007-115 AVE SW	403-730-4545	Kim Wong
Oct 26 2015	Sau Lay Wong	1007-115 AVE SW	403-730-4547	Sau Lay Wong

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Date	Name	Address with Postal Code	Phone No.	Signature
Oct 25/15	James Leung	61 Sherwood View NW. T3P 1K1	403 862 8008	
Oct-25-15	Kaman Wong	271 Prestwick Ave Lane SE T2Z 3X9	403-650-0596	
Oct 25/15	Ben Ben	136416 Dobson Ridge Cl. NW T3B 4H6	(403) 661-8111	
Oct 25/15	Kelly Kuo	115 55 AVE NW	403-305-8338	
Oct 25/15	Sim Hing Lam	271, Prestwick Ave Lane SE T2Z 3X9	403 512-7133	
10/25/15	Lucy Tan Thant	27 Saddlecree Cir NE T3J 5L1	403 880 0336	
10/25/15	Shu Lam Huang	10074 Hicklen Vile NE T2A 5G1	403-516-8885	
10/25/2015	Shawen Li	177 Hicklen ranch hill	403 897 9388	
10/25/15	Ami Grewal	183 Dargatz Lane	403 618 113	

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Date	Name	Address with Postal Code	Phone No.	Signature
Oct 25/2015	David Heu	10342 Hidden Valley Dr NW	403 870-7876	
Oct 25/2015	Ni Hong zhou	60 Nolan Cliff Cres. NW	403 830-9388	
Oct 25/2015	Xiao Rong Rong	188 Cowell Cir NE	403 605 9638	
Oct 25/2015	Lin Shen Chen	8 Parafella Link	403 2936-849	
Oct 25/2015	LI PEI RONG	32 Parafella Parale	403 450 3328	LI PEI RONG
Oct 25/2015	Kin way zhuo Jaime zhuo	31 Beldingen way NE	(403)-275-4381	
Oct 25/2015	ESTEL CHAN	234. Citadel Square Hts NW	403-474-1167	
Oct 25/2015	Yoshua shan	406 4935 Darden Dr NE	403-286-0919	
Oct 25/2015	Jim Heu	207 Sierra 770000 Unit. SW	403-286-4316	

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Date	Name	Address with Postal Code	Phone No.	Signature
Oct 25/15	KUOCH SOKHIM	175 BERWICK WAY NW T3K 1B8	403 471 0791	Sokhim
"	PUI-WAH KAN	8331 EDGEMOUNT DR NW CALGARY T3A 4X2	403-577-7889	Pui-wah Kan
"	ENG-SOK KOUCH	239 Applewood Dr. SE CALGARY T2A 7S5	403-248-6223	Eng-Sok Kouch
"	NGA TA	70. MALEWAN RIDGE CIRCLE NW.	403-248-7215	Nga Ta
"	TAN WE LIANG	166 47th STREET S.W. CALGARY AB	403-249-6755	Tan We Liang
Oct 25/15	Chen Ping	311 EDGEMOUNT GARDENS NW CALGARY AB T3A 4Z9	403-204-5568	Chen Ping
"	Lida Zhang	212, 255 17th Ave NE Calgary T2E 1L9	(587) 880-1884	Lida Zhang
"	Tan Zhong Zhang	Same	Same	Tan Zhong Zhang
Oct 25/15	JEAN CHUK	1839- 9th AVE SE. Calgary AB T2C 0V1	403 261-9988	Jean Chuk

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Date	Name	Address with Postal Code	Phone No.	Signature
Oct 25/15	RIK HAR CHAN	5932 ELBOW DR. CALGARY. AB.	403- 259-2586	RIKHAR CHAN
"	YIU JUN CHAN	7012 CALIFORNIA BLVD N.E. CALGARY	403 280-1481	YIU JUN CHAN
"	LY CHHUN BUOL	703 RUNDLE RIDGE DR. NE.	403. 590-0938	Buol
"	AMY LAU	90 Panatella hill N.W CALGARY. T3A 0B6	403 567-9879	Amy Lau
"	LINH QUACH	22 SHERWOOD COMMON. NW CALGARY AB. T3R 1P6.	403 - 280-9211	Linh
"	THOMAS CHEUK	35 STRATHCONA A SW. CALGARY AB. T3H 1L4	403 - 261-9920	Thomas
"	ANH CHAU	231 RUNDLEMER RD NE CALGARY AB. T1Y-3K5	403 285-4735	Anh
"	DON NG	199 BERMUDA WAY N.W CALGARY AB. T3K.1H2	403 274-5492	Don
Oct 25/15	DELIA NG	199 BERMUDA WAY N.W CALGARY AB. T3K.1H2	403 274-5492	Delia Ng

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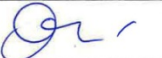
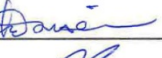

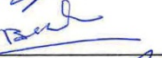

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Date	Name	Address with Postal Code	Phone No.	Signature
OCT 25/15	David Poeng	22 Sherwood Common NW Calgary AB T3R-1P6	403-280-9211	
OCT 25/15	QUINAM WANG	59. Cedarhurst Way S.W. Calgary AB T2W 4P0	(403) 272 5763	
"	Cho Hung Thu	906. 122 Ave SE. Calgary T2P 3C3	403 233 2919	45. Cho.
"	Cher Tang	1630 7 St. SW.	403-688-0156	
OCT 25/15	HIGU CHAU	231-Rundelmore-rd NW Calgary AB T4Y 3K5	403-285-4735	
OCT 25/15	Joseph Poon	69. Scripps Ranch NW Calgary AB T3L 1K2	403-277-7102	
"	Bamb Nam Ziog	75 APPLESTONE PARK SE CALGARY - A1B 2A7W1	403-714-0682	
OCT 25/15	DEAN VUONG	AB. T3H 3C7 72 PATTERSON PK SW CALGARY	403 246 0286	

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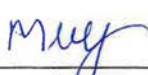



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OCT. 24. 15	TRAN, VINH QUANG	31 Hampstead GV NW	403.608.8726	
OCT. 24. 15	Tran Hue Trinh	31. Hampstead Grove NW	403.273.9779	
Oct 25 15	STELLA WONG	161 Sandalwood close N.W	403 275 2291	
Oct 25 15	MUI CHUN NGU	275 Catalina Pl. NE	403 285 1562	
Oct 25. 15	Lu Quang	188 Panamouint Manor NW	403-293-0880	
Oct. 28 / 15	ENG MUY ENG	154 CITADEL ESTATES HEIGHTS NW CALGARY AB	403-800-0517	
Oct / 15	TAN CHAP KAY	1616 47th STREET SW CALGARY AB	403 249-6755	
OCT / 15	Jiang shang fang	167 TUSCANY MEADOWS HEIGHT NW CALGARY AB T2L 2V4	403 241-6940	
OCT / 25	Ya Dong Pan	136# 5201 Dalhousie Dr N.W.	456-6504	

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Report CPC2015-183

**CALGARY PLANNING COMMISSION
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2015 NOVEMBER 09**

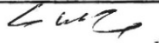
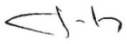


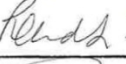


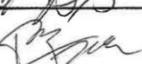
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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
Oct 27/2015	STANLEY LEUNG	4799 HAMPDEN WAY. N.W. T3A 6K2	403 819 8000	
Oct/25/2015	JONATHAN LEUNG	123 EDENSTONE CR. NW T3A 3A5	(403) 260-6142	
Oct 26/2015	CHUCK JANG	3918 EDENSTONE RD NW T3A 3Z7	(403) 869-1819	
26/10/2015	BETTY WONG	534 COUNTRY HILLS DR T3K 4N7 NW	(403) 605-4322	
10/26/2015	Polinda So	4006 Stanley Rd, SW Calgary AB T2S 2P4	403-869-3798	
10/26/2015	JOSEPH LY	234 HAWKDALE BAY NW CALGARY, ALTA T3G 3C3	403-259-4780	
10/26/15	Wing Cheung	403. PANORAMA HILLS DR T3K 5B7	403 612-3386	
10/26	Bona	65 PANORAMA HILLS NW T2A 4T5	403 993-3280	

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Report CPC2015-183

**CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2015 NOVEMBER 09**

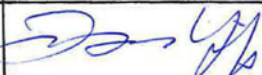


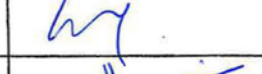


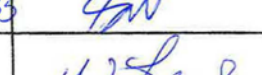
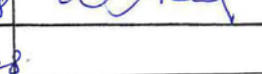
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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
Oct 26/15	Ivan Yip	39 Hawkwood Rd NW T3G 1Z3	403-239-1612	
Oct 26/15	Tim Sun	1202 5204 Daltan NW	403-710-0746	
OCT. 26.15	ELIZA TANG	147 HAMPSHIRE GREEN.	403-800-2916	
Oct. 26.15	Winnie Chang	125 Pantego Bay N.W. T3K 0B7	(403) 870-9933	
Oct 26 15	ERNE	233 Centre ST S.W T2G 2B7	403-233-2020	
Oct 26.2015	JACKIE Kam	1128 33rd street NW. Calgary T2L 1V4	(403) 993-1809	
Oct 26 2015	Salene Wong	67 6103 Madigan DR NE	(403) 272-5233	
Oct 26/2015	WARREN LEUNG	7 RANCHERAN DR NW.	(403) 813-2848	
Oct 26 2015	Mandy Ye	10 Country Hills Cove NW.	403-305-8228	

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**CALGARY PLANNING COMMISSION
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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
OCT 25/15	LINDA WONG	T3K 3Z5 215 COUNTRY HILLS CL. N.W.	(403) 386-6421	Linda Wong
OCT 25/15	GEENANH LEONG	T2K 0N8 239-72 Ave N.E.	(403) 274-5009	Geenanh Leong
OCT 25/15	CHUI KI WONG	6327-TREGILLUS ST. N.W. T2K 3T4	403-274-7495	Chui Ki Wong
OCT 25/15	WAI MAN WONG	215 COUNTRY HILLS CLOSE N.W. T3K 3Z5	403-730-0285	Wong Man
OCT 25/15	Jenny Wong	215 Country Hills Close NW T3K 3Z5	(403) 730-0285	Wong
10/25/2015	Lisa Wong	1660 Panorama Hills View NW T3K 5B7	403.475.2835	Lisa Wong
10/25/2015	Vinh Le	1660 Panorama Hills View NW T3K 5B7	403.475.2835	Vinh Le
OCT 25/15	Emily Leung	123 Edworthy Cres N.W. Calgary AB T3A 3X5	403 239 7830	Emily Leung
OCT 25/15	ED LEUNG	123 EDWORTHY CR N.W. T3A 3X5	(403) 239-7830	Ed Leung

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Report CPC2015-183

**CALGARY PLANNING COMMISSION
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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

Sakanna

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
Oct 27, 15	An Qiang Zhu	2 Ave SW, Calgary 116-2 Ave SW, Calgary	(403) 290-1118	<i>[Signature]</i>
Oct 27, 15	Emmeline Thang	201-8 Ave NW	403 862 0316	<i>[Signature]</i>
10/27/15	POP DOMAQUE	116-2 Ave SW	403-505-5672	<i>[Signature]</i>
10/27/15	Robert Aull	116-2 Ave SW	403-891-8271	<i>[Signature]</i>
10/27/15	Fu, He Rong	116-2 Ave SW, Calgary	403-6133-006	<i>[Signature]</i>
10/27/15	Chen, April	116-2 Ave SW - Calgary	403-560-8055	<i>[Signature]</i>
10/27/15	An wen Zhu	116 2 Ave SW Calgary zhao jing zhao	(403) 290-1118	<i>[Signature]</i>
10/27/15	zhen jing zhao	116 2 Ave SW Calgary	(403) 290-1118	<i>[Signature]</i>
10/27/15	Levy Pocar	116 2 Ave SW Calgary	587 777-8208	<i>[Signature]</i>

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11-6-2 AVE SW

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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
	Rui Qian Zeng		273-2147	Rui Qian Zeng
	Minghui		587 893 8099	Minghui
	陳美佩玲		403-285-8812	陳美佩玲
	麥銀風		403-378888	麥銀風
	June Mah	4403-45T NW	403-2897029	June Mah
	Jee Mah	4403-45T NW	403-3975733	Jee Mah
	馬少萍		587 717 7029	馬少萍
	馬少萍	605-128-2nd Ave. SE	403-269-3184	馬少萍
	Sandy Mah	1226 Shannon Ave SW	403-850-2663	Sandy Mah

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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
	FRANK MAH	41-207-187 SE.	708-8783	F MAH
	KAREN MAH	11	235-4805	K MAH
	FRED MAH	T2V-2W7	253-1955	[Signature]
	Kitty Mah	T2V-2W7	253-1958	[Signature]

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**CALGARY PLANNING COMMISSION
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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

Hui Qun Building.

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
10/27/15	馬惠芳	804 - 200 - 1st Street SW	403-683-8798	X
"	Jamie Jai	903 - "	403-269-4648	Jamie Jai
"	馬春珠	405 - "	403 269-3849	馬
"	Pao Chiao Chai	304 - "	403-285-8380	Pao
"	ZHOU SAN XI	304 - "	403-285-8380	Zhou San Xi
"	Sad Kim Mo	807	403-266-8648	sad kim mo
"	Au King Ho	409 - "	403-474-9933	
"	MAN KUI LEO	906 - "	403-269-8830	MAN KUI LEO
"	Yang Liang	1206 - "	403-280-2672	Yang Liang

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200 - 1st Street SW

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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

200 - 1st Street SW

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
27/10/15	SAU KWA LOUIE	1105 - 200-1st SW		259-4412 LOUIE
"	MA PO SIU	1508 - 200-1st SW	403-261-6718	PO SIU MA
"	PAU TIAM	1401 - "	234-7142	PAU TIAM
"	WAI-CHEE YIP	1506 - "	262-8596	Wai chee Yip
"	LI MOK LAN	305 - "	403-730-8761	Li
"	WU HUAN RONG	508 - "	403-264-0442	Huan Rong
"	Tan Guo Jun	508 - "	"	谭国俊
"	Ling Lai Chung	1509 - "	403-232-1038	江麗珍
"	SHU KAM CHAN	1409 - "	587-3512	S.K.C.

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**CALGARY PLANNING COMMISSION
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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

200 - 1 Street SW

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
10/27/2015	Chu Ngai Zuyuk	607 - 200 - 1 Street SW	262-9438	Chu
"	Sim Chun Wong	1003 - "	264,4806	Sim Chun Wong
"	Kan Fung Jing	709 - "	263-8883	簡
"	TUNG, KUK FONG	1204	313-7757	黃菊芳

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**CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2015 NOVEMBER 09**

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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
10/27/15	Liu Yongheng	909 -200- 1ST. SW	587-350-8143	Liu Yongheng
"	Daru Li	" "	"	Daru Li
"	Jane Wong	1102 -200- 1ST S.W.	587-351-0890	Jane Wong
"	Fung (Lee) Lai Bing	1002 "	265-9071	李麗冰
"	KIT YIN WONG	401 "	403-265-9040	Kit Yin Wong
10/27/15	區琮開	409 "	4034749933	區琮開

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**CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
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**POLICY AMENDMENT AND LAND USE AMENDMENT
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Date	Name	Address with Postal Code	Phone No.	Signature
10/27/15	Tam Yuk IN	1404-200-1ST SW	403 263 8288	譚玉燕
"	Woodman Wong	509 - "	403-293-3038	WOODMAN WONG
"	Shue Shue Kwok	809 - "	403-280-2089	K.S.S.
"	YING FONG Kwok	809 - "	403 280-2089	YING FONG KWOK
"	Wai chun Tang	705 - "	262-8823	Wai Chun Tang
"	Lam, Nguyen Que	601 - "	261-9915	nguyen que lam
"	Guei Shiuwha	1106 - "	255-6299	桂桂
"	Chongkui Jiang	#309 - "	587-352-8866	Shuxian Wang
"	Shuxian Wang	#309 - "	587-352-8866	Shuxian Wang

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Address: 197 1st Street SW Calgary AB T2P 4M4 Phone: 403-262-5071 Email address: info@culturalcentre.ca

200 - 1st street SW
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**CALGARY PLANNING COMMISSION
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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
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Date	Name	Address with Postal Code	Phone No.	Signature
Oct 27, 15	Esther Diep	604-128-JAVE SW CAL	403-837-0711	E.
Oct 27, 15	Danna Li	502-200 1 ST SW	403-837-0685	Danna
10.27.15	CHAN, PUI HA	# 901 - 200 - 1 ST SW.	403-262-1809	CHAN
"	Sitau Hap I	# 205 - "	718-0225	FI
"	MA NHUAN	# 203 - "	587-353-5356	MA NHUAN
"	Mo Siu Key	# 807 - "	266-8648	Mo Siu Key
"	Bi Qianlong	1006 - "	262-7388	Bi Qianlong
"	SAU HING CHAN	1403 - "	262-3160	SAU HING CHAN
"	Mang Kieu chon	1403 - "	262-3160	Mang Kieu chon

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**CALGARY PLANNING COMMISSION
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**POLICY AMENDMENT AND LAND USE AMENDMENT
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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
10/27/15	Feng Yun Huang	201 - 200 - 1st Street SW	718-0925	黃鳳雲
"	Wai Lee Tse	505 - "	235-7726	謝惠儀
"	YAU HONG SUN	806 - "	719-0140	丘丁新
"	Sui Yang Yan	1402 - "	261-5702	區瑞英
"	Fong Tai	207 - "	265-3282	方太
"	Lai Kan Lee	1308 - "	403-47887	Lai Kan Lee
"	Si Porca	907 - "	587-351-3161	Si Porca
"	Sio YEE LEUNG	1407 - "	275-2454	Sio YEE LEUNG
"	Yee Wai Chai	1008 - "	269-4819	Yee

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200 - 1st street SW
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**POLICY AMENDMENT AND LAND USE AMENDMENT
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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
10/27/15	GUNLAM	1104 - 2nd - 1st. SW	2644080	GUN
"	LAM, NAM	" - "	"	林南
"	CHAN YIN KAM	303 - "	265-7228	YIC
"	LAI TONG NG	# 1306 - "	870-5227	hall
"	MAN CHI CHEUNG	1305 "	2663072	M.C. Cheung
"	BAO QI YI	308 "	5873528281	易宝琦
"	Rui Fen Zhou	308 "	5873528281	Rui Fen Zhou
"	Mee of Joe	403 "	263-0713	Mee of Joe
"	BAO JIE CHING	#60P-200-1st SW Calgary	263-0170	Bao Jie Ching

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200 - 1st street SW
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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

The proposed amendment of Chinatown Area Redevelopment Plan and Re-designation of land use will have devastating impact on the Community of Chinatown. Bulk of the community has not been consulted. We request City Council to reject the application and direct City Planning Commission to launch broad base consultation before adopt any land use changes in Chinatown.
Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
10/27/15	Quan Lin Xian	402 - 200-1st - SW CAL.	266-3276	閻連馨
"	Tao	801- "	261.3007	唐
"	Wah Yim Choi	1202- "	403-234-2399	Wah Yim Choi
"	加芳芳	" "	"	加芳芳
"	HKLUN	706 - "	2622	433 L K.
"	郭斌民	1006 - "	262.7388	Guo fu min
"	陳美珍	608 - "	452-1081	CHEN MEI ZHEN
"	Vong Ngan ieng	507 - "	403-263-1686	N I
"	Ngo Muoi	603 - "	262-7254	吳

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200 - 1st Street SW
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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
10/27/15	Zhang Dian Xian	1203 - 200 - 1ST SW	403-262-2962	Zhang Dian Xian
"	Wu Xiang SHU	1203 - "	403-262-2862	Zhang Dian Xian
"	Louis Wong	1406 - "	403-2659749	Louis Wong
"	Filly Sui	1307 - "	587-354-7808	Filly Sui
10/27/15	Muthu Raj	406 - "	403-265-4277	Muthu Raj
"		703 - "		Wong Mui
"	王煥儀	805 - "	403-265-0696	王煥儀
"	Kwan Sau Yau	502 - "	403-837-0688	Kwan Sau Yau
"	孫彩仙	604 - "	237-8566	孫彩仙

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200 - 1st Street SW

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MAP 15C

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
10/27/15	To Quyen Quyen	407-200-161 SW	587-3505	602 Quyen Quyen To
"	陳穗甜	206 - "	403-4585 1186	陳穗甜
"	林秀英	1201 - "	719/921	林秀英
"	Huong Giang Ho	208 - "	403-275-5618	Huong Giang
"	Chao Kien Jan	208 - "	403-275-5618	Chao Kien Jan
"	袁强芳	803 - "	403 2634402	袁强芳
"	LO KIT-MUI	1008 - "	403-3708037	LO KIT-MUI
"	李瑞珠	606 - "	587-751889	李瑞珠
"	Hsun Ting Liu	1301 - "	217 835-7	Hsun Ting Liu

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
Oct 27	KIU SIN WONG	1501-200-1ST. SW	403-262-5194	WONG KIU SIN
Nov	Lai Sut Lei	1502 "	403-261-308	Lai Sut Lei
"	Chai Gui SING	1503 "	403-234-8248	Chai Gui SING
"	Tong, Yuen Lan	306 "	403-266-2703	湯國蘭
"	Chuan Yip	1007 "	403-208-3188	Yip
"	Shek Ching Leung	1007 "	"	Ly
"	Janet Chau	301 "	273-5997	J.C
"	John Chow	301 "	273-5997	John Chow
"	Cheng Yoke Tong	1305 "	266-3072	Cheng Yoke Tong

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
OCT 9 2 130	HUAN YING SUEN	802, 122-3 Ave. SE Calgary AB. T2G 5G4	403 262-6125	Huan Ying Suen
OCT 2 6 2015	YUET WAN NG	705, 122-3 Ave. SE Calgary, AB. T2G 5G4	403 269-5258	YUNG
OCT 2 6 2015	Yam TSE	706, 122-3 Ave. SE Calgary, AB. T2G 5G4	403 262-9328	謝任
OCT 2 6 2015	Yuet Oi LEUNG	501, 122-3 Ave. SE. Calgary AB. T2G 5G4	587 718-2380	LEUNG Yuet Oi
OCT 2 6 2015	Quoc Vinh CHUNG	1603, 122-3 Ave. SE Calgary, AB. T2G 5G4	403 903-0961	chungquinh
OCT 2 6 2015	Tim Kuen WAN	502, 122-3 Ave. SE. Calgary, AB. T2G 5G4	403 295-0965	溫海文
OCT 2 6 2015	NGA LAI LI	1207, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 263-3313	鍾李雅麗
OCT 2 6 2015	See Hing KWONG	1204, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 269-5484	廣素馨
OCT 2 6 2015	So Mur WONG	603, 122-3 Ave. SE. Calgary AB. T2G 5G4	587 719-1212	黃素梅

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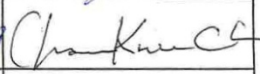
MAP 15C

Wah Yung Mansion

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

The proposed amendment of Chinatown Area Redevelopment Plan and Re-designation of land use will have devastating impact on the Community of Chinatown. Bulk of the community has not been consulted. We request City Council to reject the application and direct City Planning Commission to launch broad base consultation before adopt any land use changes in Chinatown.

Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
Oct 26, 15	KHAI YIP	1201, 122-3 Ave. SE Calgary AB. T2G 5G4	587-717-7690	
Oct 26, 15	CHAN Chaw Kuen	1304, 122-3 Ave. SE Calgary, AB. T2G 5G4	403-290-0699	
OCT 26 2015	WAI Lin Wong	1007, 122-3 Ave. SE Calgary, AB. T2G 5G4	403 266-1713	WAILIN WONG
OCT 26 2015	Mo Fong Wong	1005, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 237-6112	MO FONG WONG
OCT 26 2015	RU JIANZHONG	1206, 122-3 Ave. SE Calgary, AB. T2G 5G4	403 262-4080	ZHONG RU JIAN
OCT 26 2015	FUNG WONG	1206, 122-3 Ave. SE. Calgary, AB. T2G 5G4	403 262-4080	WONG FUNG
OCT 26 2015	MEI QUN TAN MUOI DANG TO	1504, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 265-5884	MEI QUN TAN
OCT 26 2015	MUOI DANG TO	1107, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 547-4332	鄧慕妹
OCT 26 2015	KARPIK NG	1305, 122-3 Ave. SE. Calgary AB. T2G 5G4	587 718-1128	KAR-PIK NG

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
26 Oct. 15.	Cheong Hing CHAN	507, 122-3 Ave. SE Calgary AB. T2G 5G4	587-716-2338	陳幸興
26 Oct. 15.	Yuen Ping LAW	1006, 122-3 Ave. SE Calgary, AB. T2G 5G4	(403) 232-8640	羅婉萍
26 Oct. 15	Hsueh Hsiang Wu.	904, 122-3 Ave. SE. Calgary, AB. T2G 5G4	(403) 266-3157	HISUEH
26 Oct. 15.	Karen Lu	1205, 122-3 Ave. SE. Calgary AB. T2G 5G4	(403) 813-8828	Karen Lu
26 Oct 15	Fung Yau Choi	607, 122-3 Ave. SE Calgary, AB. T2G 5G4	(403) 584-6130 587-718-3640	呂永柔
26 Oct 15	Jin zhu Liu	301, 122-3 Ave. SE. Calgary AB. T2G 5G4	(403) 374-2036	劉金珠
26 Oct. 15	XIN CHENG LI	1202, 122-3 Ave. SE. Calgary AB. T2G 5G4	(403) 5896130	Lin Cheng Li
26 Oct 15	Wing Hang Cheng	1606, 122-3 Ave. SE. Calgary AB. T2G 5G4	(403) 266-5721	Wing Hang Cheng
26 Oct 15	Huoc Da TRIEU	1601, 122-3 Ave. SE. Calgary AB. T2G 5G4	(403) 764-0520	Huoc

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
26 Oct 15	Lan Shing Shaw	604, 122-3 Ave. SE Calgary AB. T2G 5G4	(403) 233-8317	Shaw
26 Oct 15	Jin Wen Ying	1002, 122-3 Ave. SE Calgary AB. T2G 5G4	(403) 284-1183	金文英
26 Oct 15	George Lee	404, 122-3 Ave. SE Calgary AB. T2G 5G4	(403) 295-1766	李仁漢
26 Oct 15	Tri Hua	806, 122-3 Ave. SE. Calgary AB. T2G 5G4	(403) 269-5455	Tri Hua
26 Oct 15	Fung Ying Ng.	406, 122-3 Ave. SE Calgary AB. T2G 5G4	(403) 295-6541	FUNG YING NG.
26 Oct 15	Huanlan Szutu	407, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 274-3767	Kn ps Hk
26 Oct 15	Liu Qing Zeng	306, 122-3 Ave. SE. Calgary AB. T2G 5G4	(403) 269-3783	Li Qing Zeng
26 Oct 15	Mei Feng Zhang	1402, 122-3 Ave. SE. Calgary AB. T2G 5G4	587-350-1471	meifengzhang
26 Oct 15	Lin Chiu Tuan Lin-Chiu Tuan	1105, 122-3 Ave. SE. Calgary AB. T2G 5G4	(403) 276-1995	LIA

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26 Oct 15. DAWU LIAO
605, 122-3 Ave SE (403)
Calgary AB. T2G 5G4 269-7130 JKA

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Date	Name	Address with Postal Code	Phone No.	Signature
26 Oct 15	Rose Lee	901, 122-3 Ave. SE Calgary AB. T2G 5G4	587-350-2623	Rose Lee
26 Oct 15	Shi Ping Ruan	305, 122-3 Ave. SE Calgary, AB. T2G 5G4	(403) 234-9887	Shi Ping Ruan
26 Oct 15	KamFung Lim	1604, 122-3 Ave. SE Calgary, AB. T2G 5G4	(403) 269-7208	Kam Fung Lim
26 Oct 15	Kam May Yip	405, 122-3 Ave. SE. Calgary AB. T2G 5G4	(403) 274-1768	KAM MAY YIP
26 Oct 15	Chung Yau Lau	307, 122-3 Ave. SE Calgary, AB. T2G 5G4	(403) 719-9970	Lau Yau Lim
26 Oct 15	Kam Sek MA	302, 122-3 Ave. SE. Calgary, AB. T2G 5G4	(403) 262-3354	Kam Sek Ma
26 Oct 15	Xi Zhen Wu	907, 122-3 Ave. SE. Calgary AB. T2G 5G4	(403) 262-4232	Wu Xibhen
26 Oct 15	Mei chun Yu	201, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 265-3912	YU MEI CHUN
26 Oct 15	QingHeng Hu	1104, 122-3 Ave. SE. Calgary AB. T2G 5G4	(403) 237-0039	Qing Heng Hu

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Date	Name	Address with Postal Code	Phone No.	Signature
26 Oct 15	Mei King Wong	1502, 122-3 Ave. SE Calgary, AB. T2G 5G4	(403) 290-1768	MEI KING WONG
26 Oct 15	King Leung	504, 122-3 Ave. SE Calgary, AB. T2G 5G4	(403) 230-5967	梁敬
26 Oct 15	Sau Chun Ho	803, 122-3 Ave. SE Calgary, AB. T2G 5G4	(403) 263-3759	SAU CHUN HO
26 Oct 15	Hui Shan Wu	206, 122-3 Ave. SE Calgary, AB. T2G 5G4	(403) 274-1003	伍惠珊
26 Oct 15	Lin Foon Poon	1501, 122-3 Ave. SE Calgary, AB. T2G 5G4	(403) 275-7815	潘蓮芳
26 Oct 15	Ho Wong	703, 122-3 Ave. SE Calgary, AB. T2G 5G4	(403) 274-1489	何永芳
26 Oct 15	Qi Bin Liao	1602, 122-3 Ave. SE Calgary, AB. T2G 5G4	403 233-8980	廖啟斌
26 Oct 2015	Gwen Wu	401, 122-3 Ave. SE Calgary, AB. T2G 5G4	403 266-8876	Gwen Wu
OCT 26 2015	Wei Han GUAN	807, 122-3 Ave. SE Calgary, AB. T2G 5G4	403 272-8119	關漢

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Date	Name	Address with Postal Code	Phone No.	Signature
Oct-27, 15	Go Due Chan	1605, 122-3 Ave. SE Calgary AB. T2G 5G4	403 719-8886	陳素娟
Oct. 27, 15	Shun Ying Li	1401, 122-3 Ave. SE Calgary, AB. T2G 5G4	403 457-3352	李錦榮
Oct 27, 15	Yu Qiong Zhang	1405, 122-3 Ave. SE. Calgary, AB. T2G 5G4	403 265-6188	張玉琼
Oct 27, 15	Hung Sheng Kwan	1303, 122-3 Ave. SE. Calgary AB. T2G 5G4	587 351-0183	關杏嫦
Oct 27, 15	Yan Bun Kwan	1303, 122-3 Ave. SE. Calgary, AB. T2G 5G4	587 351-0183	關玉彬
Oct. 27, 15	Teh Yee Chang	1001, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 233-9013	T.Y. Chang
Oct. 27, 15	Yue Zhuan Ma	805, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 269-7237	馬月娟
Oct. 27, 15	Fung Sin Ng	804, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 269-8867	SIN
Oct. 27, 15	Yuk Ying MA	801, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 237-0856	YUKYING MA

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Date	Name	Address with Postal Code	Phone No.	Signature
Oct. 27, 15	Huan Jin Yu	701, 122-3 Ave. SE Calgary AB. T2G 5G4	403 266-6278	余欢金
Oct. 27, 15	Yin Hing Chan	702, 122-3 Ave. SE Calgary, AB. T2G 5G4	403 274-6340	JANNY CHEN
Oct 27, 15	Yee Ping Tsai	707, 122-3 Ave. SE Calgary, AB. T2G 5G4	403 264-8017	YIP TSU
Oct 27, 15	Yuk TO Choi	602, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 879-1067	蔡旭涛
Oct 27, 15	Pui Ying Lo	602, 122-3 Ave. SE Calgary AB. T2G 5G4	403 879-1067	Pui Yin Lo
Oct. 27, 15	Ah Kim Ng	505, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 699-9866	黄垂琴
Oct 27, 15	Cai Xin Ma	506, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 266-8954	CAI XIN MA
Oct. 17, 15	Kwan Mak	303, 122-3 Ave. SE. Calgary AB. T2G 5G4	587 353-3168	Kwan Mak
Oct. 27, 15	Da Quan Guan	, 122-3 Ave. SE. Calgary AB. T2G 5G4	403 264-7817	关达权

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BYLAWS 38P2015 AND 179D2015**

MAP 15C

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

The proposed amendment of Chinatown Area Redevelopment Plan and Re-designation of land use will have devastating impact on the Community of Chinatown. Bulk of the community has not been consulted. We request City Council to reject the application and direct City Planning Commission to launch broad base consultation before adopt any land use changes in Chinatown.

Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
OCT 27 2015	DANU LO	605, 122-3 Ave SE Calgary, AB T2G5G4	403 264-7130	DANU LO
OCT 27 2015	Cai Zheng	605, 122-3 Ave SE Calgary, AB T2G5G4	403 264-7130	CAI ZHENG
Oct 28, 2015	Hsien Hua Yu	1607, 122-3 Ave SE Calgary, AB T2G5G4	403 280-4399	Hsien Hua Yu
Oct 28, 2015	Shu Mai Chay	1506, 122-3 Avenue SE Calgary, AB T2G5G4	403 262-6451	Shu Mai Chay
Oct 28, 2015	Shu Chen	1306, 122-3 Ave SE Calgary, AB T2G5G4	403 456-6056	Shu Chen
Oct 28, 2015	Mao Ying Ma	1307, 122-3 Ave SE Calgary, AB T2G5G4	403 266-7281	Mao Ying Ma
Oct 28, 2015	Kir Nah LEUNG	1407, 122-3 Ave SE Calgary, AB T2G5G4	403 233-8143	Kit Wah Leung
Oct 28, 2015	Ng Mui LO	1302, 122-3 Ave SE Calgary, AB T2G5G4	403 234-7500	盧五妹
Oct 28, 2015	Hao ZHENG	1003, 122-3 Ave SE Calgary, AB T2G5G4	587 352-4877	ZHENGHAO

Please return this back to Calgary Chinese Cultural Centre by Tuesday October 27, 2015.

Address: 197 1st Street SW Calgary AB T2P 4M4 Phone: 403-262-5071 Email address: info@culturalcentre.ca

Report CPC2015-183

**CALGARY PLANNING COMMISSION
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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

10

Petition - Regarding Proposed Bylaws 38P2015 and 179D2015

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Thank you very much for your support!

Date	Name	Address with Postal Code	Phone No.	Signature
Oct 28, 2015	Yook Hing Yum	606, 122-3 Ave SE Calgary, AB T2G 5G4	403 247-1032	<i>[Signature]</i>
Oct 28, 2015	Shun Hockang	704, 122-3 Ave SE Calgary, AB T2G 5G4	403 970-7893	SHUN HAO KUANG
Oct 29, 2015	Lintzei Sin	203, 122-3 Ave SE Calgary, AB T2G 5G4	403 205-3938	0 (witnessed by Christopher Yip)

2015 OCT 29 AM 8:31
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

Please return this back to Calgary Chinese Cultural Centre by Tuesday October 27, 2015.

Address: 197 1st Street SW Calgary AB T2P 4M4 Phone: 403-262-5071 Email address: info@culturalcentre.ca

Report CPC2015-183

**CALGARY PLANNING COMMISSION
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CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

CPC2015-183
Attachment 3
Letter 5

Coalition for the Public Interest of Calgary Chinatown

c/o Calgary Chinese Cultural Centre
197 First Street, SW, Calgary, AB
T2P 4M4

Email: cpicc2015@gmail.com

October 28th, 2015

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attn.: City Clerk

Dear Sir/Madam,

RE: Policy Amendment and Land Use Amendment to the
Chinatown ARP for 3 Avenue SW and 1 Street SW, Calgary
Bylaws 38P2015 and 179D2015

RECEIVED
2015 OCT 29 AM 8:22
THE CITY OF CALGARY
CITY CLERKS

The Coalition for the Public Interest of Calgary Chinatown has been formed in response to the policy and land use amendments proposed in Bylaws 38P2015 and 179D2015. We would like to express our view that the proposed Bylaws, ones that have such a significant impact on the community of Chinatown, have been proposed without our knowledge and without consulting the Chinese community at large. Having examined the proposed Bylaws, our primary concerns include the following:

- Lack of consultation with the community on such important matter
- The proposed amendments to the existing ARP are contrary to the original principle and spirit
- Potential to damage to our community
- Unfairness to the other land owners and developers
- Compromise the safe and secure living environment of Chinatown

One of the biggest concerns is the lack of consultation and public input. The proposed Bylaws will have a tremendous impact on the whole of Chinatown; everyone, from residents to business owners, will be affected, and yet the public was never informed nor consulted. Changes of such a scale must be open to discussion, but it is clear that this did not happen.

The proposed Bylaws also run contrary to the principle and spirit of the Chinatown ARP. The Chinatown ARP was adopted 35 years ago to protect the cultural heritage of the Chinese community. We wish to emphasize that Chinatown is a residential community, similar to Eau Claire, Inglewood and Kensington. Chinatown has many senior residents. For the last twenty years, they enjoyed the peaceful and secure environment created by the Chinatown ARP. Allowing high rise office towers, hotels, night clubs and liquor stores would change all that, and could potentially destroy the Chinatown community.

For the landowners of Chinatown, the proposed amendments benefit only the applicant landowner, and no one else. It is unfair. We submit that if any change be made, then it should apply to everyone, and let everyone receives the same benefits.

PTC

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MAP 15C

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To: The City of Calgary City Council

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If members of City Council in their wisdom are of the opinion that the Chinatown ARP should be reviewed, then we request that City Council direct the City of Calgary Planning Department to hold open and unbiased public hearing to let members of the community directly affected by the Chinatown ARP an opportunity to present their views, and to come up with changes that are fair and equitable, and applied equally to every land owner throughout the community.

Name: INDO-CHINESE BUDDHIST ASSOCIATION

Address: 2405. CENTRE ST NW
CALGARY AB T2E 2T8

Telephone: 403-276-3962

Signature: [Signature]

Name and Title or Position

Date: 10-25-2015



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CALGARY PLANNING COMMISSION
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Name:

~~DESMOND LAI~~ CCECA 

Address:

111 RIVERFRONT AVE SW
CAL AB
T2P 4Y8

Telephone:

403-269-6138

Signature:

 DESMOND LAI
Name and Title or Position

Date:

2015-10-24

Report CPC2015-183

CALGARY PLANNING COMMISSION
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Name: Clover Living (1159646 Alberta Ltd.)

Address: 120 - 2 Ave SW
Calgary, AB
T2P 3J9

Telephone: 403-290-1088

Signature: Grace Su

Name and Title or Position Grace Su, Director of Operations

Date: Oct 24, 2015

Report CPC2015-183

CALGARY PLANNING COMMISSION
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Name: SUE YUEN ASSOCIATION

Address: 206 E CENTRE STREET S.
CALGARY, ALBERTA T2G 2B6

Telephone: (403) 266-1784 / (403) 274-2922

Signature: JOSEPH KWONG (PRESIDENT)
Name and Title or Position

Date: 2015/10/24

Report CPC2015-183

CALGARY PLANNING COMMISSION
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Name:

White Brow Hap Ging Do Martial Arts
& Lion Association

Address:

#201, 116 3rd Ave SE
Calgary, AB T2G 5A9
T2G 5A9

Telephone:

403-263-3253 / 403-617-7911

Signature:

Ed Tam, Secretary

Name and Title or Position

Date:

Oct 24, 2015

Report CPC2015-183

CALGARY PLANNING COMMISSION
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Name:

HOY SUN ASSOCIATION of CALGARY


Address:

DAY 369, 328 CENTRE ST. S.
CALGARY, ALBERTA
T2G 4X6

Telephone:

(403) 263-1093 (403) 560-3328

Signature:


DANNY NG - PRESIDENT

Name and Title or Position

Date:

OCT. 24 2015

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CALGARY PLANNING COMMISSION
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Name:

Oi Kwan Foundation

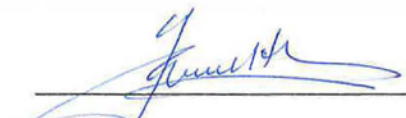
Address:

200 - 1 St. SW.
CALGARY AB T2P 1M3

Telephone:

403-263-1686

Signature:

 CAO.
Name and Title or Position

Date:

Oct 27, 2015.

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CALGARY PLANNING COMMISSION
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Name: CALGARY TSUNG TSIN BENEVOLENT ASSOCIATION

Address: #101, 114 - 3RD AVE SW.
CAL. AB T2P 0E7

Telephone: 403-605-6638

Signature: 

Name and Title or Position PRESIDENT.

Date: 26 - OCT - 2015

Report CPC2015-183

**CALGARY PLANNING COMMISSION
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有關城市規劃附例38P2015 及 179D2015的請願

致卡城市議會

卡城華埠社區成員剛剛得知市議會將於2015年11月9日審議城市規劃附例草案38P2015及179D2015的申請。與申請地主所聲稱及現行附例規定相反，社區內大多數人對此項對華埠衝擊極大影響深遠的改變都一無所知，更從未被諮詢過。故此我們懇請市議會否決此項申請。

如以市議會有睿智認為華埠重新發展計劃需要檢討，我們就請市議會指示市府規劃部舉辦公開不偏不倚的公聽會，讓受影響的人士有機會發表意見，從而作出對區內土地所有人一視同仁平等合理的改動。

Name Pearl Chinese Natural Herbs
(Name of association/business/land owner/building management)

Address: 123-328 Centre Street S.2
Calgary, AB T2G 4X6

Telephone: 403-233-9123

Signature 

Date: 2015-Oct-27

Please return completed form to the Calgary Chinese Cultural Centre, 197 First Street SW, Calgary by October 27, 2015

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CALGARY PLANNING COMMISSION
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Name

SKY Collection

(Name of association/business/land owner/building management)

Address:

122-328 Centre St. SE.
Calgary AB T2G 4X6

Telephone:

403 264 7665

Signature



Date:

27 Oct 2015

Please return completed form to the Calgary Chinese Cultural Centre, 197 First Street SW, Calgary by October 27, 2015

Report CPC2015-183

CALGARY PLANNING COMMISSION
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Name: MICHAEL C. CHAN

Address: 27 PATTERSON DRIVE SW
CALGARY, AB
T3H 2B8

Telephone: 403-242-0145

Signature: M. Chan

Name and Title or Position

Date: 25 October 2015

RECEIVED
2015 OCT 29 AM 8:36
THE CITY OF CALGARY
CITY CLERKS

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CALGARY PLANNING COMMISSION
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Name:

Kim Kue Woo

Address:

203-201-20 Ave, NE
Calgary AB

Telephone:

403 276 9678

Signature:

Kim Woo

Name and Title or Position

Date:

Oct 27 2015

THE CITY OF CALGARY
CITY CLERKS
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CALGARY PLANNING COMMISSION
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POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015

MAP 15C

Petition - Regarding proposed Bylaws 38P2015 and 179D2015

To: The City of Calgary City Council

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Name:

Choo Seng Chon

Address:

109-833 Riverfront AVE S.T.

Telephone:

403-569-1436

Signature:

[Signature]

Name and Title or Position

Date:

24-10-15

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Name: MERAK CHAN

Address: 2411, 5th ST., N.W.,
CALGARY, AB. T2M4V6

Telephone: (403) 660-8882

Signature:  P. Eng.
Name and Title or Position

Date: OCT 24, 2015

E-mail: merak.chan@gmail.com

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Name	Address	Telephone	Signature & Date
1. Bonnie Poon	108, 3 Ave. SW Calgary.	403-4738706	Bonnie Poon Oct. 25, 2015
2. Anita Cheng	111, Edgely Valley Mans NW Calgary	403-547-1331	Anita Cheng Oct 25, 2015
3. S.L. Chan	#34, 2319-56 St., N.E., Calgary	403-280-8874	S.L. Chan Oct. 25, 2015
4. M.T. Young	#34, 2319-56 St., N.E., Calgary	403-280-8874	M.T. Young Oct. 25, 2015
5. Harrison Lee	329 Martha's Manor, N.E., Calgary	403-285-5919	Harrison Lee Oct. 25, 2015
6. Mariana Lee	329 Martha's Manor, N.E., Calgary	403-285-5919	Mariana Lee Oct. 25, 2015
7. TOM LEE	#130, 328 CENTRE ST. NE CALGARY	403-2338733	TOM LEE Oct 26 2015
8. Jin Chen	#155, 328 centre str. S.W Calgary	403-264-8822	Jin Chen Oct 26, 2015
9. Carmen Yuen	#119, 328 centre St. S.E. Calgary	403-266-1966	Carmen Yuen Oct 26, 2015
10. Kevin Yuen	#108, 110-3 Ave SW	403-266-1966	Kevin Yuen Oct 26, 2015

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**POLICY AMENDMENT AND LAND USE AMENDMENT
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3 AVENUE SW AND 1 STREET SW
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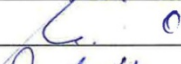
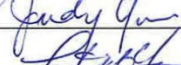
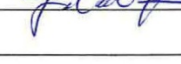

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Name	Address	Telephone	Signature & Date
1. JOSEPH SAMA	45 Sandalwood Crt. N.W.	403-2958957	 24/10/15
2. GORETTA O-LEUNG	45 Sandalwood Crt. N.W.	403-2958937	 Oct. 25/15
3. Patrick Lo	307 Edgemoor Grove N.W.	403-2088312	 Oct 25/15
4. Anna Ma	2115 125 Panatella Way N.W.	587-230-5155	 Oct 25/15
5. Debbie Lo	307 Edgemoor Grove N.W.	403-2088312	 Oct 25/15
6. Judy Yuen	185 Scenic View Close, N.W.	403-208-2807	 Judy Yuen
7. Patrick Yuen	185 Scenic View Close, N.W.	403-208-2807	 Patrick Yuen
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Return completed copy to the Chinese Cultural Centre, 197 First Street, Calgary

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**POLICY AMENDMENT AND LAND USE AMENDMENT
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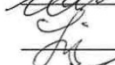
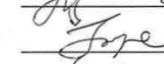


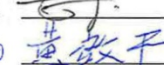
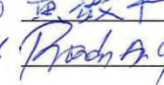
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Name	Address	Telephone	Signature & Date
1. Mike CHAU	905, 10th AVE S.W	403-630-0828	 24 OCT 2015
2. Steven Ling HO	63 Humphred Close NE	403 800 8801	 24 OCT 2015
3. Joyce LI	905, 10th AVE S.W	403-830-3210	 24 OCT 2015
4. ERIC YAU	Unit 291-328 Centre St. SE	403-313-0233	 24 OCT 2015
5. JANE TANG	222 Centre ST S.E	403-370-5533	 24 OCT 15
6. KAI RING WONG	1503-122, 3RD ST. SE	587-716-1600	 25 OCT 2015
7. RANDY Au-YOUNG	283 HAMPTONS DR NW	403-585-4766	 Oct 26/2015
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Name	Address	Telephone	Signature & Date
1. Ben Lee	87 Edendale Cres NW Calgary	403-399-6208	Ben Lee Oct 25/2015
2. Brian Lee	87 Edendale Cres NW Calgary	403-241-1195	Brian Lee
3. Ronnie Poon	347, Edenwold Drive, N.W., Calgary,	403-239-4452	Ronnie Poon
4. Helen Poon	347, Edenwold Dr. N.W. Calgary	403-239-4452	Helen Poon
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Name	Address	Telephone	Signature & Date
1. Sam Sheng	211 Edgebank Pl. NW	403 284 5698	[Signature] Oct 26, 2015
2. David Yeung	99 Edgebrook Circle NW	403 241 2158	[Signature] Oct 26, 2015
3. Michael Nin	8364 Edgely Valley Dr NW	403 693 0235	[Signature] Oct 26, 2015
4. Michael Wang	69 Sandringham Rd NW	403 875 5159	[Signature] Oct 26, 2015
5. Thomson Wan	311 Edgebrook Rise NW	403 268 2688	[Signature] Oct 26, 2015
6. Stephen Chan	242 HANVILLE CLOSE N.W.	403 239 0625	[Signature] Oct 26, 2015
7. PATRICK WOO	15 SIGNAL HILL MEADOWS SW	403 240 3227	[Signature] Oct 26, 2015
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Name	Address	Telephone	Signature & Date
1. Ella Fung	321 Scenic Acres Dr. NW	403-606-9392	<i>Ella Fung</i>
2. Michael Fung	321 Scenic Acres Dr. NW	403-630-9832	<i>Michael Fung</i>
3. STANLEY HUI	12 Edgebrook Rise NW Calgary	403-239-9729	<i>Stanley Hui</i>
4. MELISSA HUI	12 Edgebrook Rise NW.	403-239-9729	<i>Melissa Hui</i>
5. Eddie Fung	1902 1110 - 1151 SW	403-108-7228	<i>Eddie Fung</i>
6. MAY LEE	87 Edendale Crescent, NW Calgary	403-305-8699	<i>May Lee</i>
7. [Signature]	[Address]	[Phone]	[Signature]
8. Tiffany CHU	311 Edgeridge Gardens NW Calgary	403-620-5419	<i>Tiffany Chu</i>
9. SANDIE HUI	311 EDGERIDGE GARDENS NW CALGARY	403-620-5419	<i>Sandie Hui</i>
10. THOMAS CHU	311 EDGERIDGE GARDENS NW CALGARY	403-620-5419	<i>Thomas Chu</i>
11. Andrew Ng	6 Sherwood Hill, NW Calgary	403-208-5733	<i>Andrew Ng</i>

Oct 25/2015

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Name	Address	Telephone	Signature & Date
1. <u>Lanny Lam</u>	<u>136 Wondzhen Grove SW Calgary</u>	<u>403-663-0503</u>	<u>[Signature] Oct 25, 2015</u>
2. <u>Tai Yin SMAN</u>	<u>136 Wondzhen Grove SW Calgary</u>	<u>403-663-0503</u>	<u>[Signature] Oct 25, 2015</u>
3. <u>GABRIEL TO</u>	<u>303, 10 Auburn Bay Av, SE CALGARY</u>	<u>403-8612238</u>	<u>Gabriel To Oct 25, 2015</u>
4. <u>Stella Chan</u>	<u>#34, 2319-16 St., N.E., Calgary AB</u>	<u>403-280-8824</u>	<u>[Signature] Oct 25, 2015</u>
5. <u>Carol Chow</u>	<u>4202 18 St SW Calgary AB</u>	<u>403-7109989</u>	<u>[Signature] Oct 25, 2015</u>
6. <u>Ansel Wong</u>	<u>211 Country Hills Close NW, Calgary AB</u>	<u>403-225-0274</u>	<u>[Signature] Oct 27, 2015</u>
7. <u>Tomy Wong</u>	<u>211 COUNTRY HILLS CL NW CALGARY</u>	<u>403-225-0274</u>	<u>[Signature] (Tomy Wong Oct 27, 2015)</u>
8. _____	_____	_____	_____
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Name	Address	Telephone	Signature & Date
1 <u>Daniel Wong</u>	<u>93 PATINA HILL SW</u>	<u>403-6179438</u>	<u>[Signature]</u> Oct. 25, 2015
2 <u>CHARLES TAM</u>	<u>9517 HIDDEN VALLEY DR N.W.</u>	<u>403-2855023</u>	<u>[Signature]</u>
3 _____	_____	_____	_____
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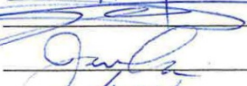
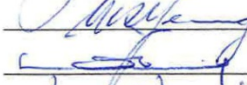
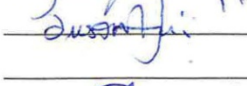

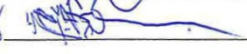




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Name	Address	Telephone	Signature & Date
1. Patsy Yeung	93 Edgepark Rd. N.W.	(403) 239-0992	
2. JOHNSON (CHAN)	93 Signature Way SW	(403) 242-5783	
3. Jane Chan	93 Signature Way S.W.	403 242-5783	
4. MANSING YEUNG	319 Rodio Ridge Calgary	403 313 6280	
5. WENDY FUNG	319 RODIO RIDGE, CALGARY	403 313-6280	
6. SUSAN HUI	12. Edgebrook Rise N.W. CALGARY	403-239-9729	
7. Bontie Zora	81 Douglas Glen Park S.S	403-852-2168	
8. Janet Lam	181 Woodford Close, SW	403-630-0230	
9. Spencer Lam	181 Woodford Close SW	403-630-7880	
10. Woon Chun Tong	221 3AVE T2G 5G4	403 262 3176	

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BYLAWS 38P2015 AND 179D2015**

MAP 15C

Petition - Regarding proposed Bylaws 38P2015 and 179D2015

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Name	Address	Telephone	Signature & Date
1 Ronna Mak	20 Edgewalley Way NW	403 241 3399	R Mak Oct 24, 15
2 Josephine Lee	409-19 Ave NW Calgary	403 285-3009	Josephine Lee Oct 24/15
3 Lucia Yuen	24 Scenic Gardens NW Calgary	403-371-0223	Lucia Oct 24/2015
4 Raymond Yuen	24 Scenic Gardens NW Calgary	403-371-0223	Ray Yuen Oct 24/15
5 Miki Kam	654, Schubert Place NW Calgary	403 289-9882	Miki Oct 24/2015
6 REGINA NG	654 SCHUBERT PL. NW.	403-239-9882	Regina Oct 25, 2015
7 Colleen Kam	654 Schubert PINW	403-239-9882	Colleen Oct 25/2015
8 Lisa Haughian	704 F Huntford Hill, NE	403-808-4579	Lisa Haughian
9 Michael de Gra	4202 18th St SW	403 973 3242	Michael de Gra Oct 25, 2015
10 John Chow	1901 3830 Brentwood Road NW	403 688-1688	John Chow Oct 25/15

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Name	Address	Telephone	Signature & Date
1. MARIA CHIU	1239 - 20 AVE N.W. CALGARY	403-862-6262	Maria Chiu Oct 25/15
2. Carmen Wong	118 Douglas Woods Grove S.E. Calgary	403 889 7711	Carmen Wong
3. ELISA LAI	41 Sienna Hills Court SW Calgary	403 710 3313	Elisa Lai
4. Tony Lai	41 Sienna Hills Court SW Calgary	403 710-3266	Tony Lai
5. MICHAEL YIP	13220, LAKE CRIMSON DR SE	403 278 2038	Michael Yip
6. IRENE YIP	13220, LAKE CRIMSON DR SE	403 278 2038	Irene Yip
7. GEORGE CHIU	1239 - 20 AVE N.W. CALGARY	403-862-6826	George Chiu
8. Y. K. CHIU	#1802, 221-6 AVE S.E. Calgary	403-237-9602	Y. K. Chiu
9. Eva Maki	136 Douglasview Rd SE Calgary	403 720 8743	Eva Maki
10. Agnes Wan	564 Brackenwood Dr. S.W. Calgary	403 281 3895	Agnes Wan

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**POLICY AMENDMENT AND LAND USE AMENDMENT
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Name	Address	Telephone	Signature & Date
1. ANGELA WAN	147 Woodstock Rd SW	403-2818142	
2. Stephen Wan	- - -	- - -	
3. FIONA KWOK	823 Southmount Pl SW	403-6916627	
4. Freddie Yan	- - -	403-2203904	
5. Ricky Ng	336 Woodfield Rd. SW	403-251-1429	
6. Kimmy Yeeung	- - -	- - -	
7. Joseph Cheung	5907 Sackville Dr. NW	403-286-8822	
8. Yin Ho	- - -	- - -	
9. Vivian Lee	135 Douglasview Rd SE	403 461 0673	
10. KENNETH CHAN	43 SHANNON Hl SW	403 201 1528	

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Name	Address	Telephone	Signature & Date
1. <u>RAYMOND SUNG</u>	<u>80 EDGEVIEW RD. NW.</u>	<u>403-547-0788</u>	<u>[Signature]</u>
2. <u>HELEN SUNG</u>	<u>80 EDGEVIEW RD NW</u>	<u>403 547-0788</u>	<u>[Signature]</u>
3. <u>ADRIAN SUN</u>	<u>316 PARKLAND WAY SE</u>	<u>403 271 4811</u>	<u>[Signature]</u>
4. <u>MONICA SUN</u>	<u>"</u>	<u>"</u>	<u>[Signature]</u>
5. <u>TAMARA SUN</u>	<u>"</u>	<u>"</u>	<u>[Signature]</u>
6. <u>CLAVIS POON</u>	<u>104 EDGEVIEW CR N.W</u>	<u>403 547-8415</u>	<u>[Signature]</u>
7. <u>Jenny Soon</u>	<u>1408 7 street NW</u>	<u>403 835-7666</u>	<u>[Signature]</u>
8. <u>Ray Soon</u>	<u>1408 7 street N.W</u>	<u>403-587719-7666</u>	<u>[Signature]</u>
9. <u>WAY I. Chan</u>	<u>211 EDGEBROOK AVE N.W</u>	<u>403 239 2886</u>	<u>[Signature]</u>
10. _____	_____	_____	_____

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3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

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Petition - Regarding proposed Bylaws 38P2015 and 179D2015

*Students workshop
Oct 25, 15*

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Name	Address	Telephone	Signature & Date
1 <i>Will Wei</i>	<i>19 Aspen Meadows Manor SW.</i>	<i>403 966 6638</i>	<i>[Signature] Oct 25, 2015.</i>
2 <i>Evan Cao</i>	<i>174 Panatella Sq NW</i>	<i>403 248 0718</i>	<i>[Signature] Oct 25/15</i>
3 <i>Chai Huang</i>	<i>505 4th Ave SW</i>	<i>403 988 4415</i>	<i>[Signature] Oct 25th 15</i>
4 <i>Ling Tung</i>	<i>19 Tuscan Ravine NW NW</i>	<i>587-2166345</i>	<i>[Signature] Oct. 25th/2015</i>
5 <i>Wei Dai</i>	<i>1015 14th Ave S.W</i>	<i>403-3836026</i>	<i>[Signature] Oct 25/15</i>
6 <i>Aily Li</i>	<i>181 Citadel Crest Park NW</i>	<i>403-889 6766</i>	<i>[Signature] Oct 25/15</i>
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Name	Address	Telephone	Signature & Date
1 DESMOND LIA	500 Eau Claire Ave SW D5D1	269-6138	2015-10-24
2 Kay Chow	42 Rainbow Blvd.	403-278-9456	2015-10-24
3 MERAK CHAN	2411, SST, N.W., CALGARY, T2M 4V6	403-660-8882	
4 JANNY NG	512 HORTON Cres. N.W. CALGARY	403-560-3508	2015-10-24
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Name	Address	Telephone	Signature & Date
1 HENRY WONG	63 EVANSBOROUGH GREEN N.W.	587-7071628	Henry Wong, 5/10/15
2 Idy Chan	11 Royal Ridge Manor NW	(403) 276-9460	Idy Chan, Oct. 25, 2015
3 Henry Yee		4	Henry Yee
4 Wayne Fan	Unit 13-1315 Falconridge Drive NE Calgary	403-890-6219	Wayne Fan
5 Mingwei Lu	111 Humberston Bay NE	587-890-6707	Mingwei Lu
6 Ying Zhou	606-221 Ave SE Calgary	403-889-7135	Ying Zhou Oct. 25, 2015
7 Jackin Chang	8 BERGEN CRES NW CALGARY	403-475-1833	Jackin Chang Oct 26 '2015
8 FRANK, MAIC	76, MACBURN GLEN ROAD N.W. CALGARY	403-612-2383	Frank Maic Oct. 26, 2015
9 Yichen, Li	39 pantella dr. NW	403-560-2889	Yichen Li
10 Susan Eng	15 MacEwan Glen Way NW	403-710-0792	Susan Eng

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1. Wally Wong	5420 Centre NE	403 275 1997	Wally Wong Oct 26, 15
2. Ricky Au	46 Hampton Hts NW	403-239-2477	Ricky Au 10/26/2015
3. KATHY CHAN	41 Martha's Meadows PL NE	403-590-5783	Kathy Chan Oct 26, 2015
4. ROSAN LUNN	1419 60th Avenue SE NW	587-889-8971	Rosan Lunn Oct 26, 15
5. Ellen Cheung-Yau	51 Royal Abbey Rise NW Calgary T3G 4K5	403-239-1315	Ellen Cheung-Yau Oct 26, 15
6. Jane Tso Yiching	2872 Signal Hill Dr SW Calgary T3H 2V1	403-249-6112	Jane Tso Yiching Oct 26, 2015
7. My Linh Lam	49-34 AVE NE	403-400-7805	My Linh Lam Oct 26, 2015
8. DIANA YUN	4725 Hamptons Way NW	(403) 569-7988	Diana Yun Oct 26, 2015
9. LILY FUNG	323 EDGEBROOK RISE NW	403-852-4978	Lily Fung Oct 26, 2015
10. LAI YEE TSANG	32, 209 17 AVE NE	403-608-9938	Lai Yee Tsang Oct 28, 2015

Please return the completed form the Calgary Chinese Cultural Centre, 197 First Street SW, Calgary, AB., by October 27, 2015.

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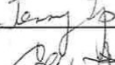
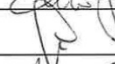
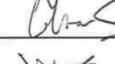
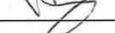


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Name	Address	Telephone	Signature & Date
1 STEPHEN LEE	# 32, 209 - 17 AVE NE	403-608-9938	 Oct 26, 2015
2 LIZ NG	# 111, Huntham RD NE	403-548-9316	 Oct 26, 2015
3 Kim Lee	331 Panarama Hills Terr NW	403-226-5663	 Oct 26, 2015
4 Sam Lee	331 Panarama Hills Terr, NW	403-226-5663	 Oct 26, 2015
5 ALICE MAK	327, SPADRINGHAM ST. NW	403-295-1927	 Oct 26, 2015
6 Jenny Ip	63 Edgebrook Way NW	403-277-7433	 Oct 26, 2015
7 Canany Ha	126, Woodbrook Rd SW.	403-816-6818	 Oct 26, 2015
8 Cathie Law	74 Edgeridge Gr NW	403-374-0829	 Oct 26, 2015
9 Celina Sun	130 Sandpiper Way NW	403-700-3730	 Oct 26, 2015
10 Clara Wong	1006, 116 3RD AVE SE.	403-681-9731	 Oct 26, 2015

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Name	Address	Telephone	Signature & Date
1. Wendy Schopman	84 Harvest Park Road	403-226-3834	W Schopman 26/10/2015
2. Johanna Chan	101-602 2 Ave NW	403-973-2052	J Chan 26/10/2015
3. Sandy Cheng	220 - Edgebank Circle, NW	403-808-3889	Sandy Cheng 26/10/2015
4. Lily Deng	45 Coverton Hight NE	403 612 1862	Lily Deng 26/10/2015
5. Connie Au-Yang	3 Transpark Terr NW	(403) 8033130	Connie 26/10/2015
6. Grace Jim	215 Edgebrook Pk NW	(403) 265-3408	Grace Jim 26/10/2015
7. Harrison	6919 Humeridge Hill NW	403 890 8315	Harrison 10/26/2015
8. Bruce Chen	215 Edgemoor Park NW	403-2653408	Bruce Chen 10/26/2015
9. Olive Mah	43 Edgemoor Rd NW	403-547-4821	Olive Mah 10/26/2015
10. Dongxian / Moly Zhao	128 Penamont Green NW	403-3836538	Dongxian 10/26/15

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Name	Address	Telephone	Signature & Date
1. <u>Seyro</u>	<u>109 Sage Hill Drive NW</u>	<u>403-272-4482</u>	<u>Seyro Oct 26, 2015</u>
2. <u>Doris Kwan</u>	<u>216 Dalcastle Mews NW</u>	<u>403-288-3639</u>	<u>Doris Kwan Oct 26, 2015</u>
3. <u>Li Ng</u>	<u>111 Huntman RD NE</u>	<u>403-548-9316</u>	<u>Li Ng Oct 26, 2015</u>
4. <u>Mai Ho</u>	<u>535-31 ST. N. W.</u>	<u>403-283-2160</u>	<u>Mai Ho OCT. 26 2015</u>
5. <u>Ronnie Chang</u>	<u>36 Evansborough Common NW</u>	<u>(403) 888-6338</u>	<u>Ronnie Chang Oct 26, 15</u>
6. <u>Kim Liang</u>	<u>4819 Greenview Dr. NE</u>	<u>403 708 8262</u>	<u>Kim Liang Oct 26, 15</u>
7. <u>Karen Zeng</u>	<u>44 Macenan meadow Link NW</u>	<u>403 730 0719</u>	<u>Karen Zeng Oct 26/15</u>
8. <u>Wan Hua</u>	<u>111 Harvest Wood Way NE</u>	<u>403 295 8868</u>	<u>Wan Hua Oct 26/15</u>
9. <u>Fiona Suen</u>	<u>143 Hamptons Terr. NW</u>	<u>403 547 3047</u>	<u>Fiona Suen Oct 26, 2015</u>
10. <u>Simon Poon</u>	<u>56 Beddington RD. NE</u>	<u>403-880-0815</u>	<u>Simon Poon 26 Oct. 2015</u>

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**POLICY AMENDMENT AND LAND USE AMENDMENT
CHINATOWN (WARD 7)
3 AVENUE SW AND 1 STREET SW
BYLAWS 38P2015 AND 179D2015**

MAP 15C

Petition - Regarding proposed Bylaws 38P2015 and 179D2015

To: The City of Calgary City Council

Members of the of the Community of Chinatown and the Chinese community of Calgary have just been made aware of the proposal Bylaws 38P2015 and 179D2015 to be considered by City Council on November 9, 2015. Contrary to the representations made by the applicant landowner for re-designation of land use contrary to the terms and guidelines set forth in the existing Chinatown ARP, the bulk of the community has never been notified, and has never been consulted, despite the fact that such drastic changes called for in the proposed Bylaws will have far reaching and potentially devastating impact on the Community of Chinatown. Therefore, we respectfully request that the proposed Bylaws be disapproved and rejected.

If members of City Council in their wisdom are of the opinion that the Chinatown ARP should be reviewed, then we request that City Council direct the City of Calgary Planning Department to hold open and unbiased public hearing to let members of the community directly affected by the Chinatown ARP an opportunity to present their views, and to come up with changes that are fair and equitable, and applied equally to every land owner throughout the community.

Name	Address	Telephone	Signature & Date
1 Jiaen Wu	108. 3 AVE SW	587 8899183	Jiaen Wu 20150626
2 Juana Im	#8345, Saddleridge Dr. N.E., Calgary	280-473	J Im
3 Dana Paug	17P, coral keys suites n2	285-7582	S
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BYLAWS 38P2015 AND 179D2015**

MAP 15C

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Name	Address	Telephone	Signature & Date
1. <u>VICTOR MAH</u>	<u>128 COACH GROVE PLACE S.W.</u>	<u>(403) 240-1509</u>	<u>[Signature] Oct 27, 2015</u>
2. <u>Seen in ah</u>	<u>128 COACH GROVE PL. SW.</u>	<u>(403) 240-1509</u>	<u>[Signature]</u>
3. <u>James Hein</u>	<u>219 64 ave NW</u>	<u>403 467 4788</u>	<u>[Signature] Oct 27 2015</u>
4. <u>Rebecca Meyer</u>	<u>219 64 ave NW</u>	<u>587-700-6608</u>	<u>[Signature]</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
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Attachment 3
Letter 6

CHRISTOPHER
DAVIS LAW
Defining Development for Albertans



CHRISTOPHER S. DAVIS, B.COMM., LL.B.
Barrister & Solicitor
Phone 403.457.2100
Cell 403.701.2775
Email chris@chrisdavislaw.ca
File No. 2464.001
Your File No.

October 29, 2015

City of Calgary – City Council
9th Floor Calgary Municipal Building
800 Macleod Trail SE
Calgary, Alberta

BY eMAIL DELIVERY (cityclerk@calgary.ca)

Attention: His Worship Mayor Naheed Nenshi and Members of Calgary City Council

Your Worship and Members of Council:

Re: Public Hearing - Amendments to the Calgary Land Use Bylaw 1P2007
Chinatown – Monday November 9, 2015
(1) Redesignation of lands: DC 70Z84 to DC 179D2015
(2) Amendment to the Chinatown ARP (Bylaw 38P2015)

We represent CREIT Management L.P., co-owner and property manager of Sun Life Plaza (144 – 4 Ave SW / 140 – 4 Ave SW / 112 – 4 Ave SW). Sun Life Plaza consists of three – 28 storey office towers connected at the ground and +15 levels by a large covered atrium with extensive public areas and a +15 connection to the James Short parkade site to the south. Sun Life Plaza continues to evolve and CREIT is currently planning substantial renovations to these public areas within the project.

CREIT Management supports the expectation that "memorable and distinctive" architecture be a hallmark of redevelopment in the Centre City, including its identified neighbourhoods.¹ The proposed land use amendment is for a substantial parcel of land within the 100 block of 3rd Avenue SW, lying immediately north of Sun Life Plaza.

At Calgary Planning Commission (CPC) on September 10, 2015, the bylaw amendment was recommended with the following comment made by the City's administration:

"... the DC Direct Control District contains adequate safeguards to protect the amenities of the Chinatown community and the Sien Lok Park in particular and would therefore be compatible with the established pattern of development."

¹ Centre City Plan (2007). Section 7.8 "Architecture", at p. 141.

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While the proposed DC bylaw rules appear to support urban design objectives such as adequate light penetration between towers, activation of the street level, sunlight protection for Sien Lok Park and the riverbank to the north, and bonusing provisions address publicly accessible private open space, public art and potential contributions to the Chinatown Improvement Fund, the ability of the development on this site to respond to the Centre City Plan's policies regarding built form, architectural quality and presence (i.e. "memorable and distinctive" design) is not demonstrated in the application, nor sufficiently addressed or incented in the DC rules.

The land use amendment will increase the maximum density for the site from 7.5 FAR to 12.0 FAR (commercial increasing from 4.0 FAR to 8.0 FAR), with a "bonus incentive to reach (the maximum) through a financial contribution to the Chinatown Improvement Fund". The proposed new DC land use is adapted from the CC-X district (mixed use) "to encourage residential development in this location" but allowing also for commercial / mixed-uses.

The landowner (El Condor Lands Inc.) and applicant have engaged the Sien Lok Society, to the north of the subject site, and other societies as part of the Chinatown Community Association, but have not responded to nor engaged CREIT, as the immediate southerly neighbour and stakeholder.

CREIT wishes to be supportive of the application as a positive change in the community, but is concerned that there remain significant unknowns to the application. Without the application being tied to plans in the DC or without a concurrent development permit application, there is little evidence of what the future will offer. In the absence of plans, the site's urban design qualities and the impact on neighbouring sites are unknown (other than sun shadowing). It is a reasonable expectation that CREIT and the other immediate neighbours understand the nature and quality of the proposed development that will benefit from the 4.5 FAR increase in site density. The subject site is within the Centre City Plan (2007), and there is a strong policy statement in this Plan that there be "appropriate transition edges between residential developments in Chinatown and the Downtown". The CCP further states that "new buildings shall provide an appropriateness, quality and durability of details and finishes" with "architecture that is both memorable and distinctive".² Without seeing a design, it is not possible to determine if the built form and architectural design expectations of the CCP will be achieved. It is a reasonable expectation that this "reveal" occur now - at the same time as a 4.5 FAR increase in density is sought.

Should City Council support the proposed land use amendment, CREIT asks that Council table 2nd and 3rd readings, following the public hearing, to allow the applicant to submit a development permit application detailing the landowner's development expectations. Council has, particularly in the last several years, used this process to provide additional certainty over the quality of design that might be expected where significant increases in site density are requested.

² Centre City Plan (2007). Section 7.8 "Architecture" at pages 140 & 141.

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The Sien Lok Society of Calgary, in their letter of June 6, 2014 (Appendix IV to the CPC report), were supportive of any redevelopment that "greatly contributes to the area" and were looking to a "revitalized Chinatown ... being a glowing centrepiece between Eau Claire and the East Village". The applicant had suggested that this application will "greatly enhance the character of Chinatown." CREIT supports these ambitions and, in CREIT's view, these ambitions will be realized through a concurrent DP application.

We will be in attendance at Council on November 9th to speak to this item.

Sincerely,

Christopher Davis Law



Per: CHRISTOPHER S. DAVIS
Barrister & Solicitor

By email delivery:
Client
Russ Mouny, City of Calgary (Planning)
Denise Jakal, City of Calgary (Law)
David Lachapelle, Architect
Manu Chugh, Architect
Kevin Wong, Sien Lok Society of Calgary

CHRISTOPHER DAVIS LAW

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Attachment 3
Letter 7

Albrecht, Linda

From: CCECA Community Engagement [celia.li@cceca.ca]
Sent: Thursday, October 29, 2015 9:32 AM
To: Albrecht, Linda
Subject: FW: Message from "RNP00267345C01C"
Attachments: 201510271539.pdf

Hi ,
Attached please find a letter regarding the feedback of Land use
bylaw#179D2015 amendment to the City of Calgary from our organization. We have send you the
original letter by hand on Oct 27. This is a copy for your retention.

Thanks

Best regards

Celia Li
Calgary Chinese Elderly Citizens' Association Operation Manager
Tel: (403) 269 6122 ext 237
Email: celia.li@cceca.ca
Address: Suite 100, 111 Riverfront Avenue S.W. Calgary, AB, T2P 4Y8
Website: www.cceca.ca

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卡城華人耆英會

THE CALGARY CHINESE ELDERLY CITIZENS' ASSOCIATION

111 Riverfront Avenue S.W., Calgary, Alberta, Canada T2P 4Y8

Tel: (403) 269-6122 • Fax: (403) 269-1951

E-mail: cceca@cceca.ca • Web: www.cceca.ca

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October 27, 2015

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

By hand and by email: cityclerk@calgary.ca

Dear Sirs,

Submission for Public Hearing on November 9, 2015 Regarding
Land Use Redesignation Chinatown BYLAW 179D2015 and
Amendments to the Chinatown Area Redevelopment Plan BYLAW 38P2015

We are a charitable organization established in Chinatown and have been serving seniors and new immigrants citywide since 1985. We provide a great variety of services and programs, from social activities and community support to health services. We currently have more than 2,300 active members.

We are writing to express our grave concerns about the captioned land use redesignation and amendments to Chinatown A.R.P. We only learned about the proposed changes from the public notice posted on the newspaper and have not been consulted in advance.

The reasons of our concern are:

1. The alignment study to connect the Green Line North and South is currently underway, tabled options includes use of existing Centre Street bridge and construction of new Centre Street bridge alongside. The proposed increase of density and changes of discretionary uses may be premature since the route is not yet finalized. We expect the Applicant and City Planning to work together to develop more detail plans within the process of the Green Line before any change of land use designation within this district.
2. The parcel of land involved sits in a populated residential area and is in close proximity with senior apartments, assisted living facility and affordable housing. A high percentage of the residents are seniors. The proposed use of the Centre City Mixed Use District (CC-X) as the base district for development would bring in some undesirable activities related to certain business, such as hotel and



Funded by: Family and Community Support Services (FCSS Calgary) and United Way of Calgary and Area



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卡城華人耆英會

THE CALGARY CHINESE ELDERLY CITIZENS' ASSOCIATION

111 Riverfront Avenue S.W., Calgary, Alberta, Canada T2P 4Y8

Tel: (403) 269-6122 • Fax: (403) 269-1951

E-mail: cceca@cceca.ca • Web: www.cceca.ca

- nightclub, and cause disturbance to the residents. The peace and safety of the community is paramount and must be taken into consideration.
3. The unique cultural heritage of Chinatown is broadly recognized. It is a popular tourist attraction. Further increase the commercial density, such as increase of office area and abolish of building height limit, would ruin Chinatown's unique character.
 4. Sun light and warm are critical for the aged residents living at the south side of 2nd Avenue SW. The sun light protection area stated in item 15 of the application only cover the area between Centre Street NE and 1st Street SE, which is more than a block away from the development. The public and park area between Centre Street SW and 1st Street SW should not be left under the shadow of the development.
 5. The number of affordable housing units in Chinatown is diminishing. In order to encourage the developer to provide affordable housing to the community, the Floor Area Ration bonus incentive stated in Schedule C of the application should include bonus incentive for Residential Gross Floor Area with the provision of non-profit government-assisted (Federal, Provincial or Municipal) housing as an option, just like the existing Bylaw 70Z84, item 6(d).

In view of above, we plead the City Council to defer any decision on policy amendment involve Chinatown until the completion of a broad based consultation with stakeholders within the Chinatown ARP coverage.

We sincerely hope our input could be included in the presentations to City Council.

Yours truly,



**Desmond Lai
President**

Funded by: Family and Community Support Services (FCSS Calgary) and United Way of Calgary and Area

