

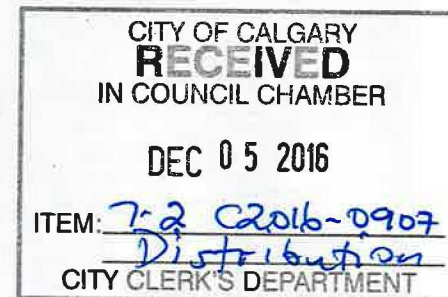
CPC2015-183 & C2016-0907

Land Use Amendment & Amendment to Chinatown ARP

2016 December 5



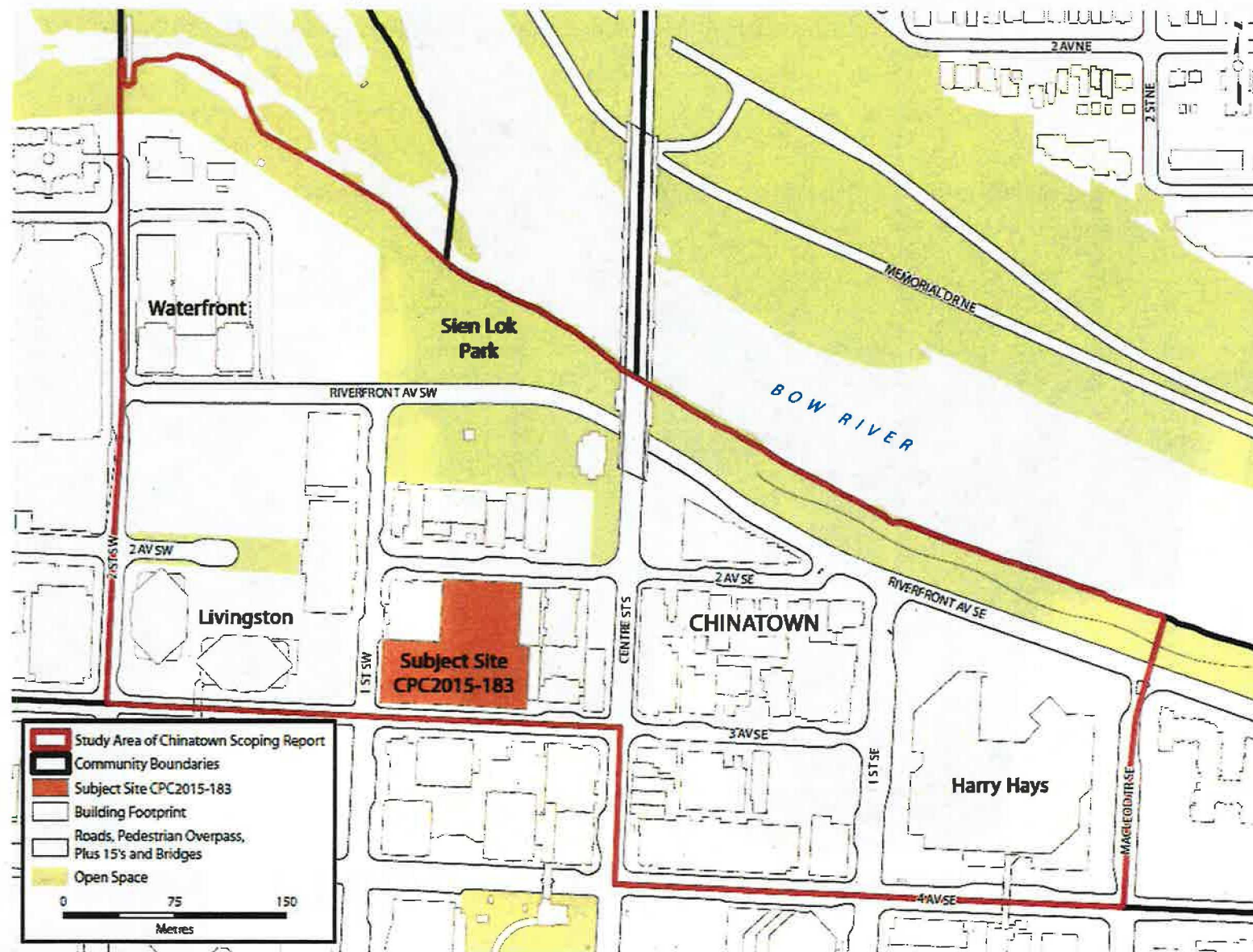
Topics covered today



1: Original recommendations of CPC on the unaltered application (CPC2015-183).

2: Supplemental Report with Administration's recommended changes to CPC2015-183, based on public engagement.

Chinatown & Subject Site



Photos – site from 2 Avenue SW



Photos – Site from 3 Avenue SW



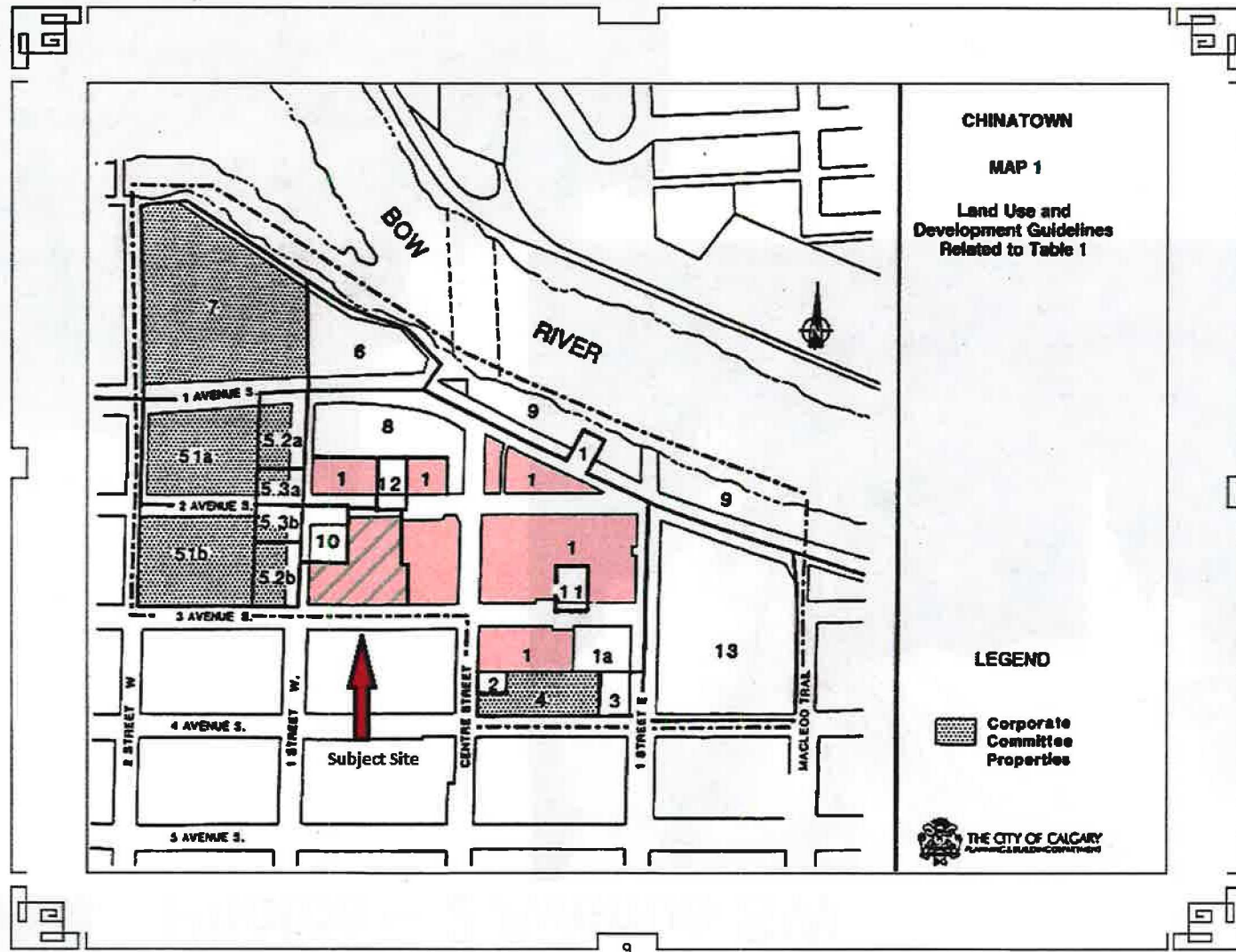
Photos – 3 Avenue SW



Photos – 2 Avenue SW



Existing Land Use District & ARP Amendment





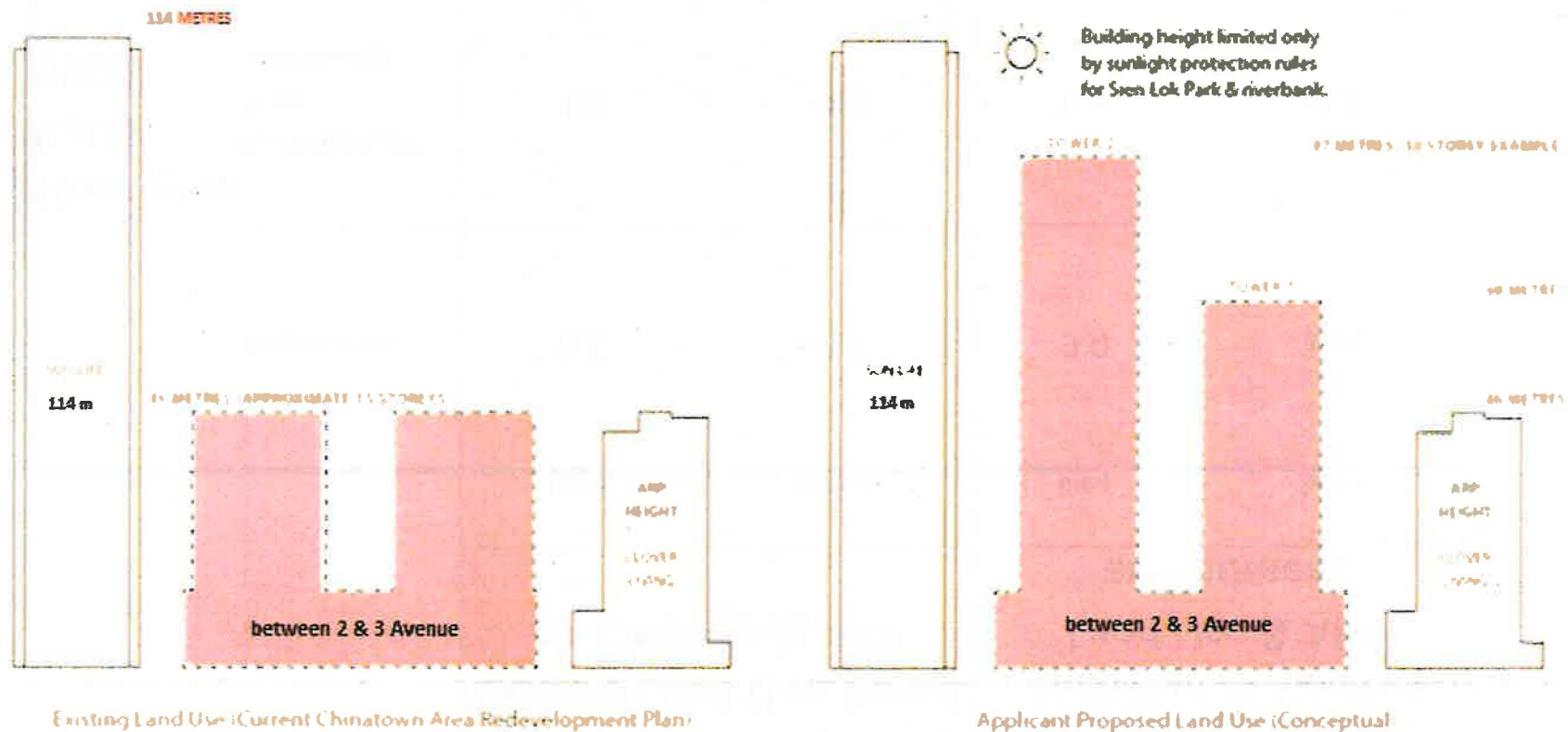
Applicant's Proposed Changes to Existing DC - 2015

- New district based on CC-X, the Centre City Mixed Use District
- Main changes are to:
 - FAR (floor area ratio);
 - building height;
 - allowable uses.
- Application includes amendment to Chinatown ARP.

Applicant's Proposed Building Height Change

	Existing Land Use, based on Chinatown ARP	As proposed by applicant in Original Land Use & ARP amendment
	Rule	Rule
Building Height	Maximum 46m (150' or approx. 15 storeys)	none – limited only by shadowing of Sien Lok Park and riverbank

Building Height Existing v. Applicant Proposed Land Use



Building Height: Existing Land Use: 46 metres or approx. 15 storeys | Applicant Proposed Land Use: limited only by sunlight protection rules for Sien Lok Park and riverbank.



Applicant's Proposed FAR Change

		Existing Land Use, based on Chinatown ARP		As proposed by applicant in Original Land Use & ARP amendment	
		Base	Bonus	Base	Bonus
Floor Area Ratio (FAR)	Residential	6.5	+1.0	3.0	+9.0
	Commercial/ Non-residential	3.0	+1.0	3.0	+5.0
	Mixed Use	6.5	+1.0	3.0	+5.0/+9.0

CPC Recommendation

CALGARY PLANNING COMMISSION RECOMMENDATION(S):

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

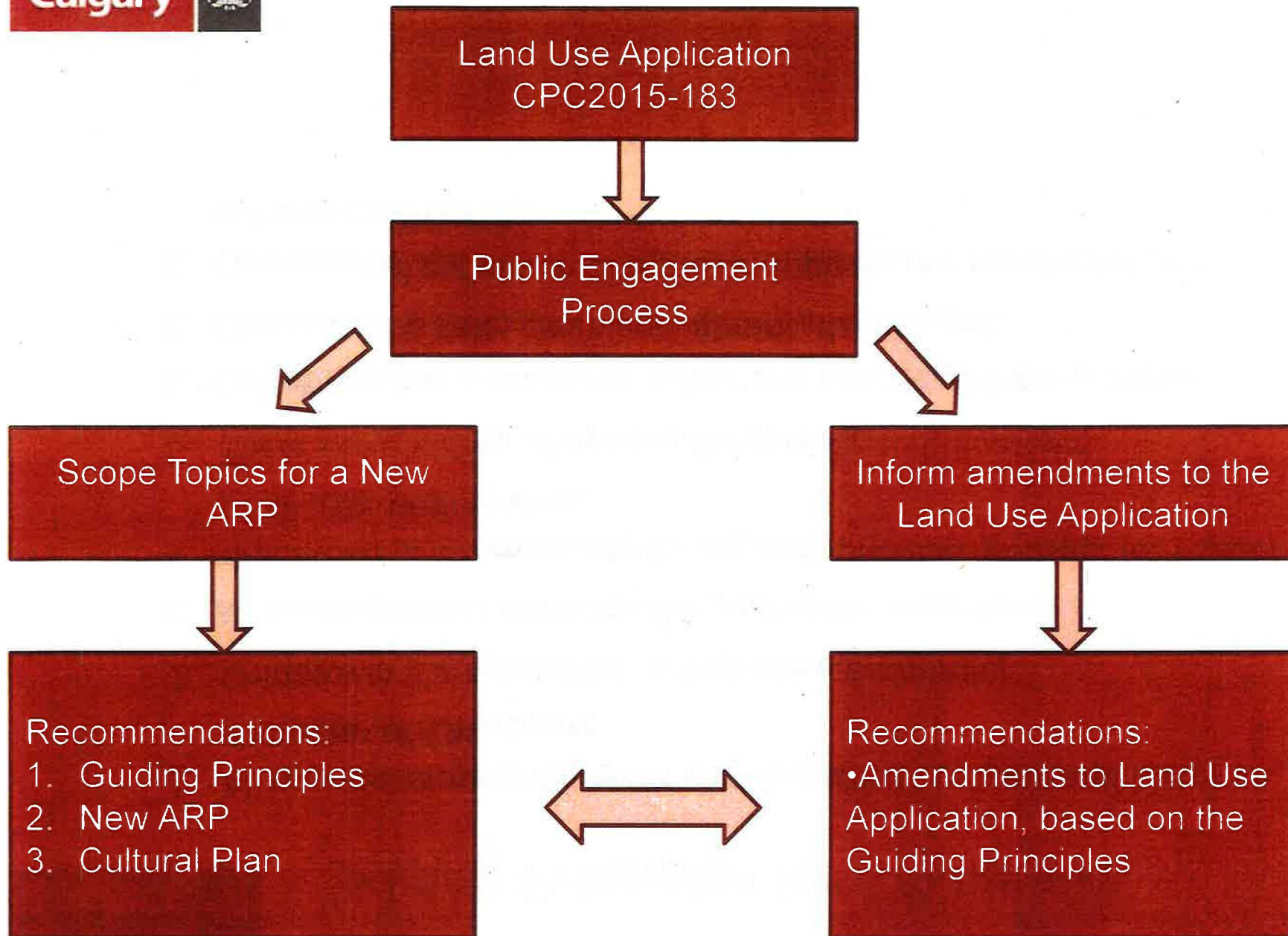
- 1. ADOPT the proposed amendments to the Chinatown Area Redevelopment Plan, in accordance with Administration's recommendation; and**
- 2. Give three readings to the proposed Bylaw 38P2015.**
- 3. ADOPT the proposed redesignation of 0.61 hectares \pm (1.5 acres \pm) located at 117, 121, 123, 125 and 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.**



Council Direction April 11 2016

“That Council refer Report CPC2015-183 and Bylaws 38P2015 and 179D2015 and the submissions received after the tabling motion was adopted by Council, to the Administration to undertake a Scoping Report, for a new Chinatown Area Redevelopment Plan, to incorporate the following, to return with a Scoping Report to the 2016 December 05 Combined Meeting of Council:

- i. Develop a community-wide City-led Engagement process that identifies key work to be addressed in a new Chinatown Area Redevelopment Plan, and identifies preliminary topics, issues, and aspirations conveyed by a range of stakeholders;
- ii. **Based on the results of the Engagement process in i) above, provide a supplementary planning report to Council on the subject application CPC2015-183, with recommendations for amendments, as appropriate; and**
- iii. Coordinate with the on-going current Engagement projects in Chinatown including the Chinatown Retail Strategy, Green Line Project, and Centre City Guidebook.



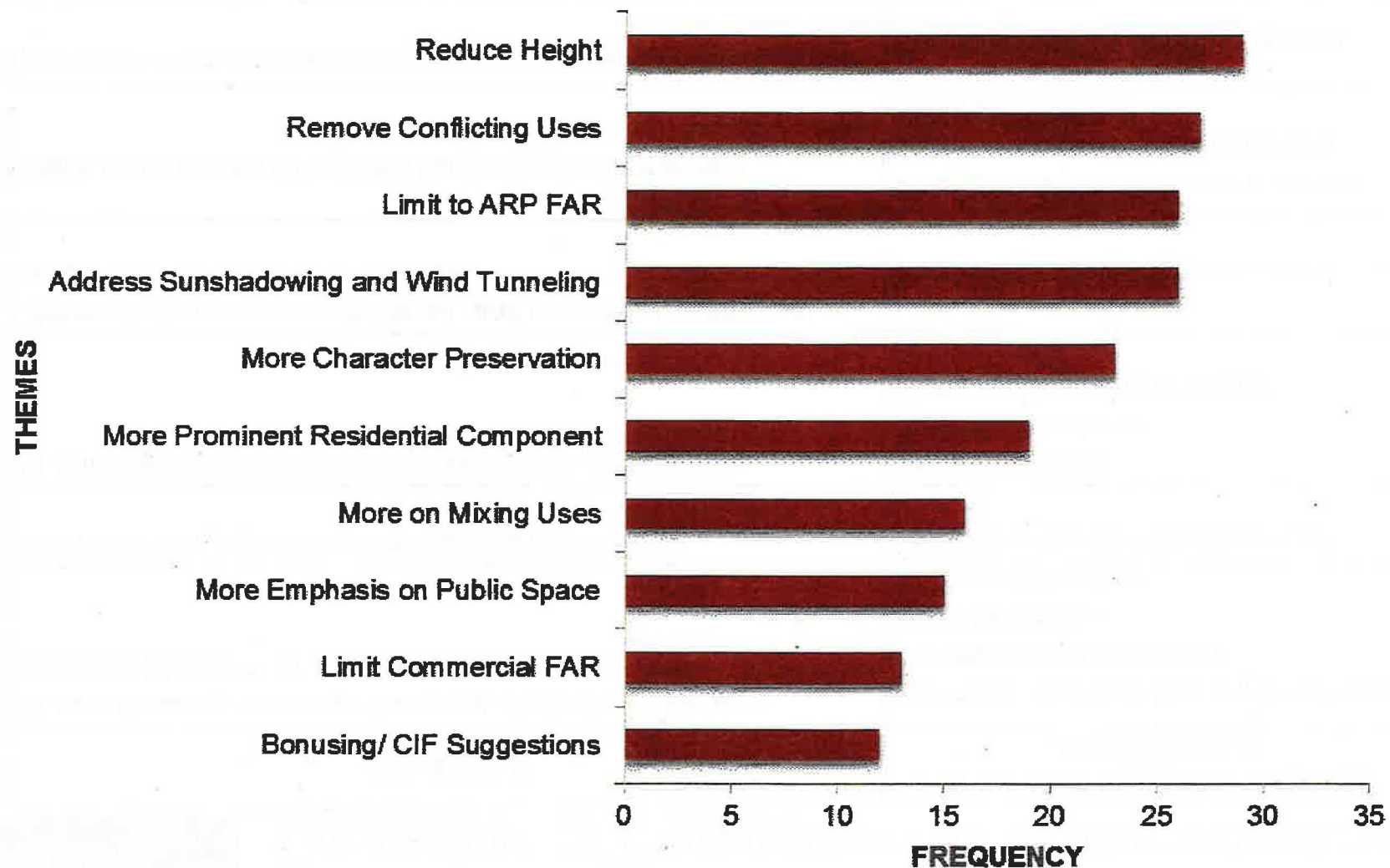
Guiding Principles for Chinatown

1. All new developments reinforce the distinct cultural and historical character of Chinatown.
2. Chinatown is a residential, mixed-use community.
3. All developments enhance the pedestrian experience.
4. Chinatown is a community for all, and provides housing for residents of all ages and incomes.
5. There are a variety of options for getting to Chinatown.
6. Chinatown has a variety of public and private gathering spaces.
7. Chinatown is safe, clean and vibrant, day or night.
8. Commercial activity in Chinatown supports the residential and cultural community.



Themes from Engagement

What changes to this application help it align with the draft Principles?





Connection of Engagement to recommendations

PRINCIPLE	RECOMMENDED CHANGE TO APPLICATION
All new developments reinforce the distinct cultural and historical character of Chinatown.	Matching height of 46m on 2 Avenue Chinese motifs/elements Small tenancies Podium articulation
Chinatown is a residential, mixed-use community.	Mandatory residential component
All developments enhance the pedestrian experience.	Small tenancies Podium articulation Gathering spaces/pedestrian connectivity
Chinatown is a community for all, and provides housing for residents of all ages and incomes.	Mandatory residential component
There are a variety of options for getting to Chinatown.	No direct recommendations, as the issues are beyond the scope of a single application.
Chinatown has a variety of public and private gathering spaces.	Requirement for gathering spaces
Chinatown is safe, clean and vibrant, day or night.	Removal of identified uses
Commercial activity in Chinatown supports the residential and cultural community.	Small tenancies Mandatory residential development (no standalone commercial)



Overall Impact of Recommended Changes

Improves upon the ARP

Respectful of Chinatown's character

Will contribute to Chinatown's long-term vitality and
success

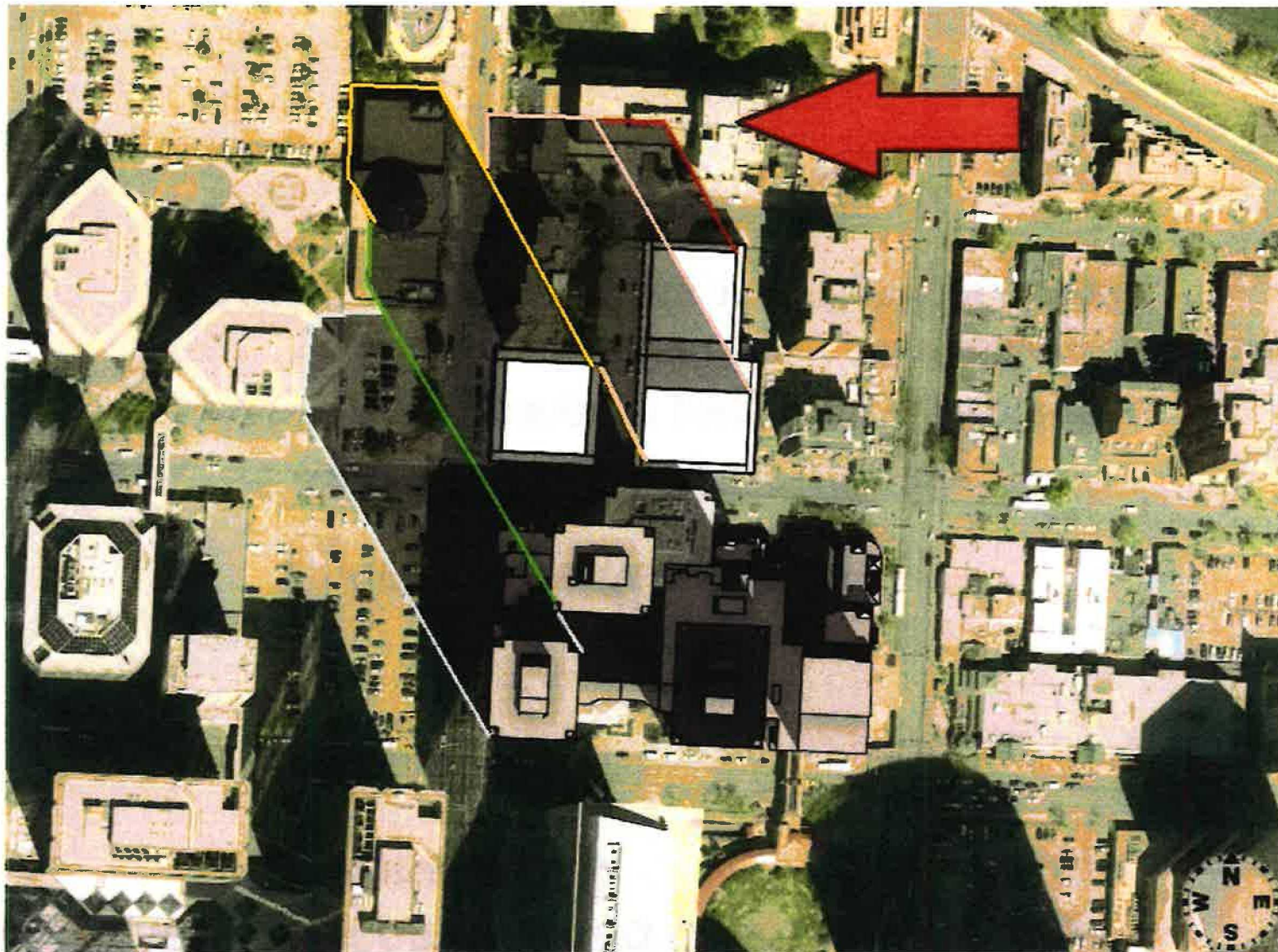
Recommended Changes to Originally Proposed DC

1: Building Height

A. Reduce the building height on 2 Avenue SW to 46 metres in line with existing ARP.

B. Limit the building height on 3 Avenue SW to 97 metres.

Shadow Impacts – September 21





Recommended Changes to Originally Proposed DC

2: Articulate the podium.

- A. Limit its height to 4/6 storeys.
- B. Change in plane every 7.5 metres.
- C. Requirement to accommodate pedestrian connections or sunlight penetration.



Podium example





Recommended Changes to Originally Proposed DC

3: Remove sensitive uses (hotel, payday loan, etc.)

Beverage Container Quick Drop Facility

Hotel

Liquor Store

Medical Marihuana Counselling

Pawn Shop

Payday Loan



Recommended Changes to Originally Proposed DC

4: Require Chinese motifs/architectural elements.

5: Limit the use area for ground floor tenancies to 465 square metres (5000 sq ft).

6: 60% minimum residential (based on FAR).

7: Concurrent Development Permit with approval.

Photos – Site from 3 Avenue SW



Administration Recommendations

ADMINISTRATION RECOMMENDATION(S)

That Council:

Give 1st reading to Bylaw 38P2015 and 179D2015;

Give 2nd reading to Bylaw 38P2015 and 179D2015 as amended (as outlined in the Attachment 2); and

Withhold 3rd reading of Bylaw 38P2015 and 179D2015 pending the approval of a Development Permit by Calgary Planning Commission.



EXTRA SLIDES



New Uses Proposed by applicant

NEW USES BASED ON CC-X

Accessory Food Service
Accessory Liquor Service
Artist's Studio
Beverage Container Quick Drop Facility
Brewery, Winery, Distillery
Catering Service – Minor
Computer Games Facility
Counselling Service
Food Kiosk
General Industrial – Light
Health Services Laboratory – With Clients
Home Based Child Care – Class 1
Hotel
Information and Service Provider
Instructional Facility;
Liquor Store
Live Work Unit
Market – Minor
Medical Marihuana Counselling
Outdoor Café
Pawn Shop
Payday Loan
Performing Arts Centre
Pet Care Service
Post-secondary Learning Institution
Print Centre
Radio and Television Studio
Seasonal Sales Area
Special Function – Class 2
Specialty Food Store
Take Out Food Service
Veterinary Clinic



Attachment 2 – Changes to DC – Hotel (1)

Amendments Part 1 – Hotel use.

Remove all references to **Hotel** as follows:

1. Delete and replace Section 8(a)(ii) with:

(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 and Tong House uses**; and

2. Delete and replace Section 9 with:

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, 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.

3. Delete and replace Section 10(2) with:

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

Attachment 2 – Changes to DC – Hotel (2)

4. Delete and replace Section 10(4) with:

Only those **uses** listed in the Residential Group of Schedule A to Bylaw 1P2007, with the inclusion of **Tong House**, 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. Delete and replace Section 11(4) with:

The following **uses** do not have a **use area** restriction:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Custodial Care;**
- (d) **Place of Worship – Medium;**
- (e) **Place of Worship – Small;**
- (f) **Protective and Emergency Service;**
- (g) **Residential Care; and**
- (h) **Utility Building.**

6. Delete and replace Section 13 with:

Windows for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development 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**.

7. Delete and replace Section 14(2)(a) with:

the **building** contains a **Dwelling Unit, Multi-Residential Development, or Office** located above the ground floor; or

8. Delete Section 14(3) and renumber accordingly.



Attachment 2 – Changes to DC – Misc (1)

Amendments Part 2.

1. *Delete and replace section 6:*

Uses

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

- (i) Residential Sales Centre;
- (ii) Tong House; and

with the exclusion of:

- (i) Beverage Container Quick Drop Facility;
- (ii) Hotel;
- (iii) Medical Marihuana Counselling;
- (iv) Pawn Shop; and
- (v) Payday Loan.

2. *New Section 8.1*

Mandatory Residential

8.1 A minimum of 60% of the **floor area ratio** for any **building** must be comprised of one or more of the following **uses**: **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development or Tong House.**

Attachment 2 – Changes to DC – Misc (2)

3. Delete and replace Section 10 (1) with:

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) **Office;**
- (i) **Place of Worship – Small;**
- (j) **Radio and Television Studio; and**
- (k) **Service Organization.**

4. Delete and Replace section 11(1):

11(1) Unless otherwise referenced in this section, the maximum **use area** on the ground floor of a **building** is 465.0 square metres.

5. Delete Section 11(5)

6. Add new Section 16 as follows:

Building Height

- 16
- (1) Unless otherwise specified in subsection (2), the maximum **building height** is 97 metres.
 - (2) Within 20 metres of 2 Avenue SW, the maximum **building height** is 46 metres.



Attachment 2 – Changes to DC – Misc (3)

7. Add new Section 17 as follows:

Podium Height

- 17 (1) Unless otherwise specified in subsection (2), the maximum podium height is 6 storeys.
(2) Within 20 metres of 2 Avenue SW, the maximum podium height is 46 metres.

8. Add new Section 18 as follows:

Podium Design

- 18 The podium design must accommodate one or more of the following: at-grade pedestrian connectivity between 2 and 3 Avenues or from those streets individually into the site; sunlight penetration to the south side of 2 Avenue SW; or significant at-grade gathering space for public use.

9. Add new section 19

Architectural Motifs

- 19 All buildings must incorporate Chinese or Asian motifs or architectural elements into the façade, landscaping, or signage.

10. Add new section 20

Articulation of the Building

- 20 Where facades face 2 Avenue SW or 3 Avenue SW, and are located at or below the sixth storey, the façade must incorporate a recess or projection every 7.5 metres of horizontal distance.

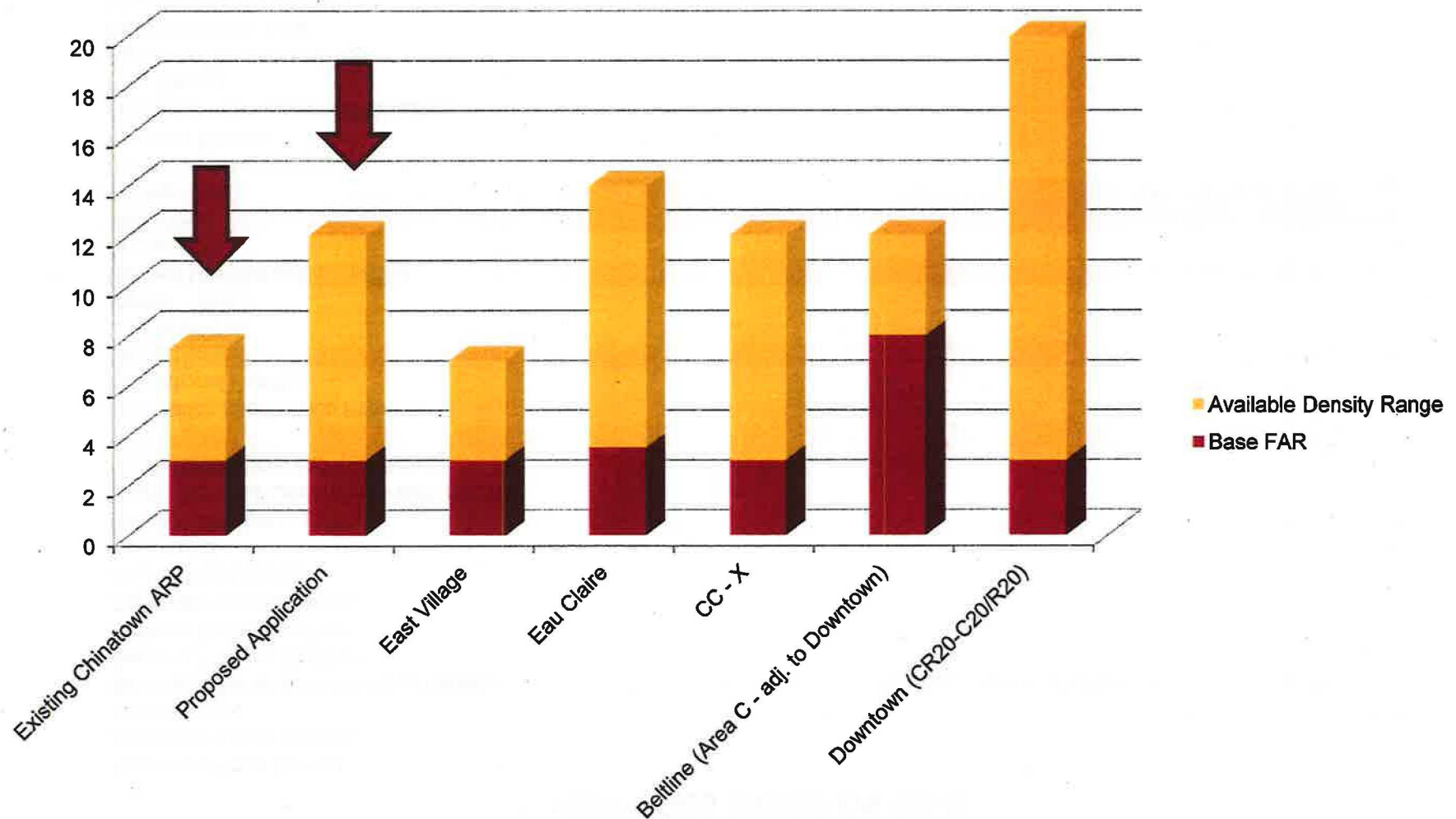


Land Use Application – New Uses

NEW USES BASED ON CC-X

Accessory Food Service
Accessory Liquor Service
Artist's Studio
Beverage Container Quick Drop Facility
Brewery, Winery, Distillery
Catering Service – Minor
Computer Games Facility
Counselling Service
Food Kiosk
General Industrial – Light
Health Services Laboratory – With Clients
Home Based Child Care – Class 1
Hotel
Information and Service Provider
Instructional Facility;
Liquor Store
Live Work Unit
Market – Minor
Medical Marihuana Counselling
Outdoor Café
Pawn Shop
Payday Loan
Performing Arts Centre
Pet Care Service
Post-secondary Learning Institution
Print Centre
Radio and Television Studio
Seasonal Sales Area
Special Function – Class 2
Specialty Food Store
Take Out Food Service
Veterinary Clinic

FAR Comparison – Centre City

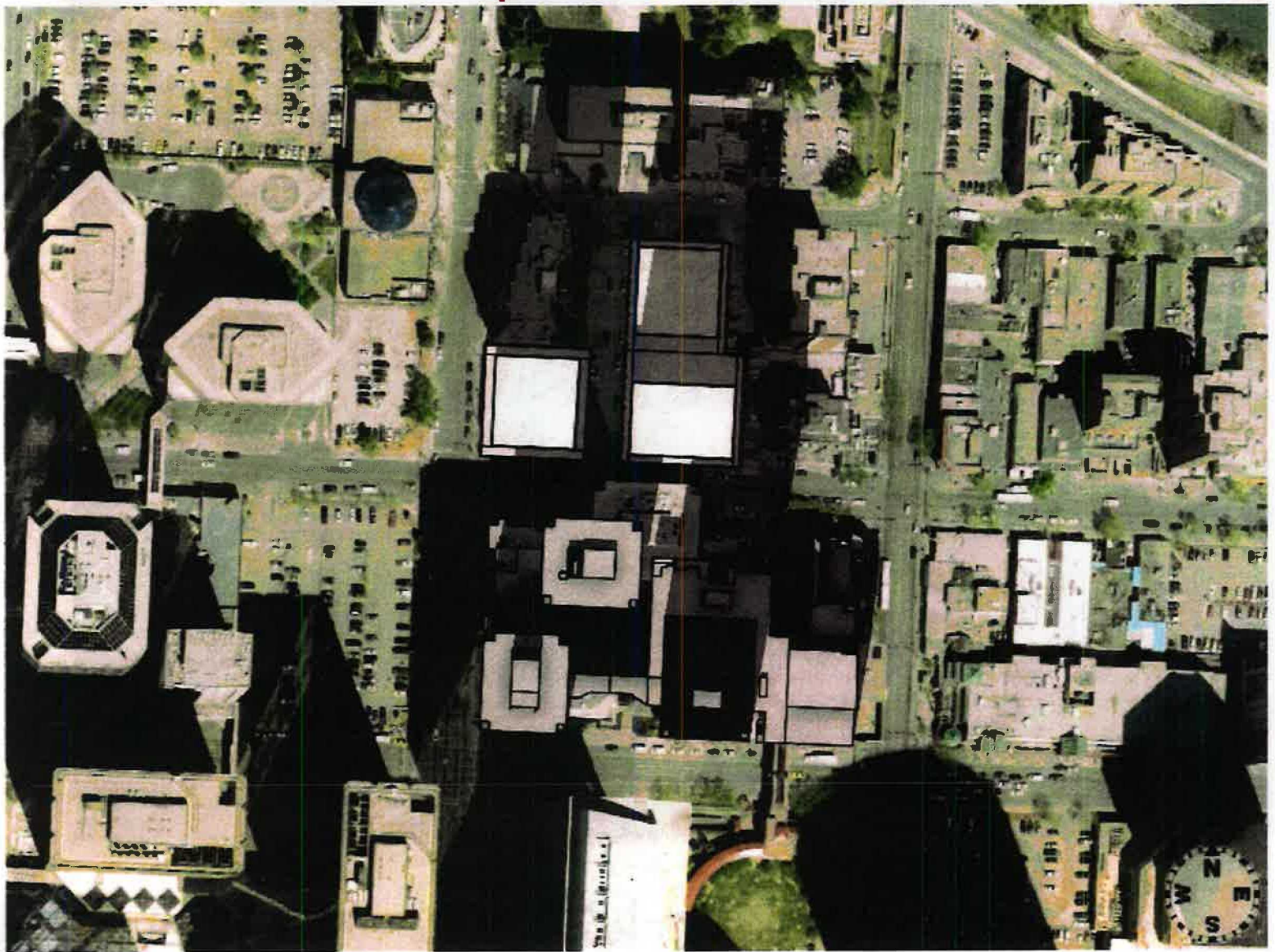




Shadow – Sept 21 – 10 AM



Shadow – Sept 21 – 2 PM



Shadow – Sept. 21 – 4 PM

