

DEC 06 2016

ITEM: 7.2 C2016-0907
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Chinatown Community Stakeholders' Committee



Chinatown
District BRZ

A Joint Response to --- CPC2015-183

Proposed Amendment and Land Use Amendment, Chinatown (Ward 7)
Site1B located between 2nd / 3rd Avenue SW and 1st / Centre Street SW
- Chinatown Area Redevelopment Plan (ARP) (Bylaw 38P2015)
- Land Use Designation (Bylaw 179D2015)

Who is CCSC and CDBRZ?

• Chinatown Community Stakeholders' Committee (CCSC)

- **Chinatown Cultural Associations**
 - Calgary Chinese Community Services Assoc.
 - Hoy Sun Association of Calgary
 - I Love YYC Chinatown Society
 - Malaysian Singaporean Bruneian Community Assoc.
- **Residents**
 - Calgary Chinese Elderly Citizens' Association
 - Clover Living (Supportive Living)
 - Bowside Manor Tenant Advocacy Group
- **Professionals**
 - Academics, Architects, Engineer, Lawyer, Land Developers, Lecturer, Management Consultants, Professor, Urban Planning Masters Student

• Chinatown District Business Revitalization Zone (CDBRZ)

- **200+ BRZ Ratepayer Members**
- **Board Members and BRZ Administrator:**
 - Bridging Consultants Group
 - Chinatown Business Centre
 - Bekkoon Holdings Corporation
 - Grand Cathay Parking
 - Imperial Parking
 - Silver Dragon Restaurant
 - Shim Law
 - Zuk Stewart Edgett Criminal Barristers

CCSC Engagement with City Planners

- We fully participated in 'PlanningChinatown' process; it was not a waste of City dollars, time or effort
- City Planners attended two detailed presentations and heard our concerns.
- 5 Professionals of CCSC alone have spent 3000 hours in 2016 to date
- Many others on the committee have given their times in weekly meetings.
- We thank the City Planners in engaging and working us
- We created 10 Principles to Guide Chinatown Development and City Planners heard us



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.



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CCSC's 10 Principles for Chinatown

| | |
|--|---|
| Keep Our Culture Vibrant | Promote Distinctive Cultural Recognition |
| Be a Human Scale Environment | Enhance Public Safety |
| Develop More Chinatown Housing | Create Cultural & Social Places of Gathering |
| Provide Authentic 'Mom and Pop' Retail & Dining Experiences | Build For Economic Viability |
| Improve Mobility Around Chinatown | Enhance Parking In Chinatown |

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for the Preservation of Calgary's Chinese Culture, Heritage, and Community



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The City's Principles Match Ours... there was no wasted efforts by the City Planners and CCSC.

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CCSC and CDBRZ strongly supports:

Chinatown ARP review with a Cultural Plan

- **CCSC and CDBRZ will assist and participate with The City.**
- **We have done a lot of groundwork already that can assist the process.**



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Supplementary Report

CCSC and CDBRZ Perspective

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Regarding the Application Amendments

- **Strongly Support**
 - Chinese / Asian Motifs
 - Minimum 60% residential per building and entire site
 - Passageway between 2nd and 3rd Avenue SW through the site



Regarding the Application Amendments

- **Support:**
 - 3rd Reading of Approved Amendments following DP approval within 24 months;
 - We do not support the building height of 97M, 3.0M setback and 12.0 FAR



Regarding the Application Amendments

- **Support:**
 - Retail at Street Level at maximum 465M²;
 - We prefer a specification for 'Mom and Pop' style frontage
 - Chinatown Improvement Fund,
 - The City needs to update the fund contribution rate



2. Regarding the Application Amendments from City Planners,

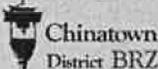
- **Support**
 - 2nd Ave. 46M Building Height; consistent with existing Chinatown ARP
 - 2nd Ave. 4 Storey Podium



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Regarding the Application Amendments

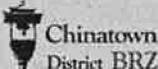
- **No Position**
 - Hotel Land Use

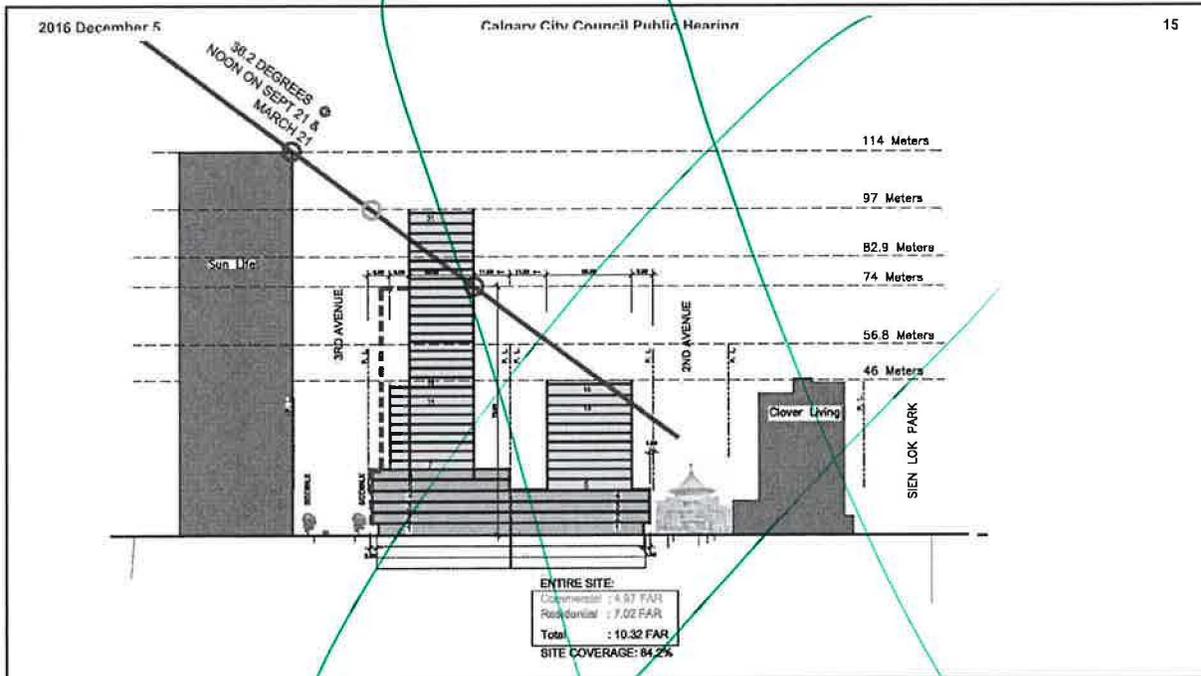
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Regarding the Application Amendments

- **Strongly Oppose:**
 - 3rd Ave. 97M Building Height
 - 3rd Ave. 6 Storey Podium
 - we prefer 3 storey podium as per original Application

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Regarding the Application Amendments

- No setback at street level ➤ City must consider street setback of at least 1.5M to allow for wider sidewalks and vendor carts.

- Inadequate stepback at higher floors; 3M ➤ City must consider 6M stepback at podium level and at the 15th floor elevation.

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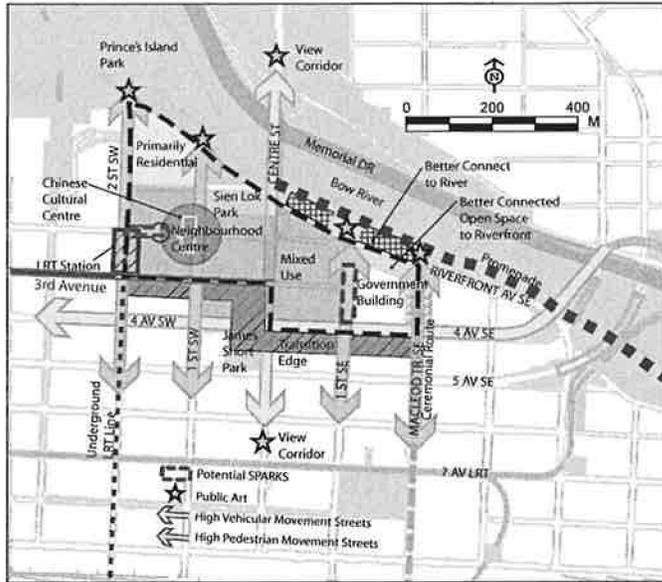
**Chinatown
District BRZ**

Regarding the Application Amendments

- **Strongly Oppose:**

- 12 FAR;
- Our concerns are reduced if the bylaw provides a minimum 60% residential component, lower building height and reasonable setbacks and setbacks that preserves distinctive Chinatown streetscape that minimizes our massing concerns.





➤ **Centre City Plan** recognizes transition zone outside the community boundary.





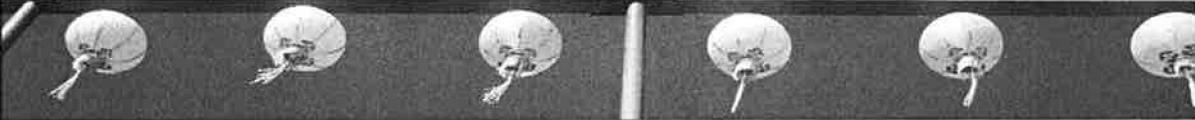
Recap: Proposed City Planning Amendments

- **CCSC fully SUPPORTS the following Amendments:**
 - 60% minimum mandatory residential component per building
 - Retail at grade with small storefronts
 - Concurrent DP submitted and approved prior to 3rd Reading
 - ARP review and willing to work with the City Planner on the Amendments

- **CCSC OPPOSES the following Amendment:**
 - Height (97m)
 - Density (12 FAR)
 - Setbacks (3.0M)

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Our Vision of Chinatown



Calgary Chinatown is an iconic place and cultural community that prides itself for its heritage, open space and Asian streetscape and architecture.

It is a most **walkable, accessible and livable community**,
a thriving **authentic small-business district**,
an **intergenerational social and community hub**,
and a most visited **local and tourist destination**.

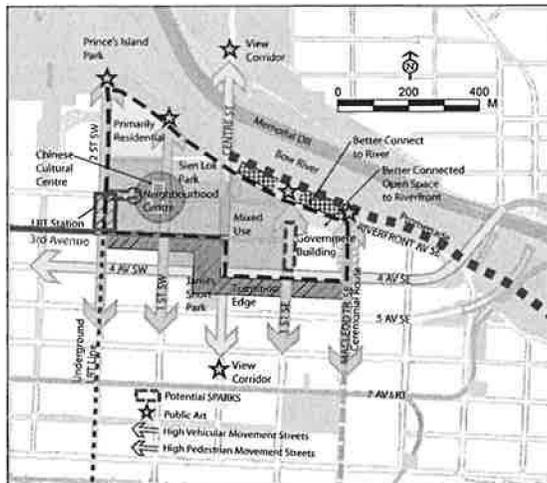
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Thank You

Mayor and Members of Calgary City Council

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Certain amendments not in keeping Chinatown's distinct culture

- Proposed 97m is an **inappropriate building height**
(46m is already enough)
- Applicant's request for **12 FAR is a massive density**
(7.5 FAR is enough)
- Proposed **4 and 6 storey retail podiums is too massive**
(Applicant only asked for 3 storey)
- Proposed **3m setback at podium is not enough**
(at least 6m is appropriate from human scale perspective)

Inconsistent in scale and height with any North American Chinatown