

Your worship, members of council, my name is Raymond Chan and I am a member of CCSC (Chinatown Community Stakeholders Committee). I am the president of Eagle Crossing Development Corp. and we provide development consultation service to developers.

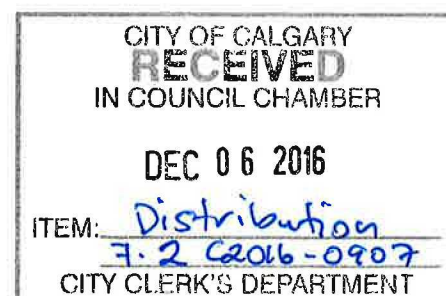
I am here to speak against this land use application.

Here is a map showing the Calgary downtown core. Prior to year 2007, we have the Downtown Plan which focused on putting maximum office commercial use at the downtown core. It did not work well because the downtown was lack of life after work . We all know what the downtown of the 80's and 90's after work hours looked like, almost like a ghost town. There is a significant need to develop at the city **centre to release the pressure of growth at the edge of the city**. A new strategy, the City Centre Plan 2007 was created to bring back the residential element to the City Centre. The Downtown core has been shrunk to 1/3 of the original size and 8 residential/mix-use neighbourhoods were created to surround and support the Downtown core **with focuses on people and pedestrian**. Chinatown has been identified as a unique residential, mix-use and cultural neighbourhood. The successful result of CCP is tremendous and visible.

The current land use amendment expands the office/commercial **territory and results in taking residential capacity away from Chinatown. **This** is against the strategy and **accomplishment** of CCP 2007.**

From a development consulting perspective, there is little site challenge for development on this site. The site is large, level, has traffic access from 3 sides, no geological or infrastructure problem. I know that because over 20 years ago, I was asked by the previous landowner to prepare some development options on this same site. I did not need any land use or ARP amendment at that time. As a matter of fact, there are many site advantages for this development now than before.

- The close proximity to many amenities like the Crescent Height view point, 100 years old Centre Street Bridge and the new Peace Bridge, Prince's Island Park;
- the newly completed Bow River pathway and promenade;



- the approval of Green Line/LRT Station; and
- the recent success of other Centre City neighbourhoods such as Eau Claire, East Village.

There is no need to stimulate a development at the expense of good planning practice. The change of land use from residential to office commercial will increase the traffic and parking needs on the street, making it unsafe for the children and seniors, and less walkable for all. It also reduces the opportunity to provide the most needed housing options for residents and public parking for business in Chinatown. Besides, high-rise office tower is out of characters with Chinatown. The current allowable FAR and height in our ARP is already the most generous in North America.

Therefore, I strongly object to this application of amendment on the ARP and Land Use.

I recommend to turn down (or table) the application to allow a new proposal to be made to reflect the above concerns, the City Administration engagement report, CCP and CCSC vision and principles.

I also support the requirement of an approved development permit with the third reading by council, and align interim guidelines with the principles and spirit of the current ARP.

Raymond Chan
Eagle Crossing Development Corp.
December 5, 2016