

CDBRZ Speech

Good Afternoon Your Worship and Members of City Council.

I am Danny Ng, Chairperson of the Chinatown District BIA and today I will be speaking on behalf of the BIA in opposition to the Application to Amend the Land Use and the Chinatown ARP.

• Director Simon Lok
• Calgary Dragon Boat Society
• Chinatown Business Centre

Our voice of opposition is not against growth, development, nor the viability of property owners who wish to invest in Chinatown and its community.

I repeat, our voice of opposition is not against growth, development, nor the viability of property owners who wish to invest in Chinatown and its community.

Our voice is also not against the Applicant who has put forward this Application to Amend.

The Chinatown District BIA encourages the Owner and Applicant to dialogue with the BIA now and in the future in regards to the current use of the land and the near term enhancements that will improve the viability and vitality of Chinatown and our BIA members.

Chinatown's prosperity is for everybody...all Calgarians, visitors and our Asian community.

ON BEHALF OF ALL OF THE BUSINESS IN BIA THANK YOU
Council/ORS &

+ The BIA supports development that encourages protecting our 106 year Chinatown history and preserving the Asian culture that has contributed richly to Calgary's heritage. We support the inclusion of Asian motif, signage, bi-lingual language, public art and public spaces.

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We strongly desire great walkability, easier mobility, and mass transit options that will bring people into Chinatown easily.

- ② Most importantly though, we support preserving the cultural distinctiveness of Chinatown as a reflection of history and a place of learning and gathering for the future. This can only be attained with property land use planning and building design.

Chinatown must preserve its Human Scale at the ground and above. ~~Your worship, as you look around Chinatown, I am not tall. Seriously though,~~ Chinatown is a population of seniors and young families that come to enjoy culture, education, dim sum and Chicken Feet, and most of all...our year round cultural influence.

- ① To this end, the Chinatown District BIA is oppose to development that dwarfs the rest of Chinatown. ~~97M~~ or 30 storey buildings takes away from human scale and our enjoyment of the community and cultural enclave.

- ② The BIA is also opposed to development that is ominous and massive. Development without adequate ground level set back of 1.5M and above ground step back at the podium of 6M and further above will leave a massive, vertical wall that will be looming as our patrons walks down the street. A lack of a setback will also takeaway from the potential of a sunrise / sunset / big sky vista as one looks down 3rds Avenue. We do not want to walk within a canyon of darkness

- ③ The BIA is also opposed to development that has a high permitted density that leaves the Owner / Applicant a wide berth to design and build towards increased value, profitability, etc. that is not shared with the community. Chinatown is for the people...not just the owners.

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The BIA is also opposed to street level retail development that does not promote the traditional, narrow (under 50 feet) store front) which will provide more variety of storefronts and shopping choice at the street level.

If these suggestions are incorporated in Council's acceptance of the Application and the ARP Amendment, the BIA supports delaying 3rd reading of these amendments pending approval of a development permit.

The BIA will be a part of the ARP review, the DP design / development, community planning and cultural preservation. ~~We look forward to doing this jointly with the new Chinatown Community Association.~~

Terry Wong will be joining to answer questions from Members of City Council.