

Proposed Amendments to the Chinatown Area Redevelopment Plan

1. The Chinatown Area Redevelopment Plan attached to and forming part of Bylaw 3P86, as amended, is hereby further amended as follows:
 - (a) In Section III. Chinatown Land Use and Development, in Table 1, delete the row for Site 1b and replace with the following:

SITE	EXISTING DESIGNATION	LAND USE	DENSITY	DEVELOPMENT GUIDELINES
1b	DC (Direct Control) Bylaw	Mixed Commercial and Residential Use	Maximum 12.0 FAR	<ol style="list-style-type: none"> 1. The main floor shall be designed and built so as to be capable of accommodating a range of non-office commercial uses. 2. New development must incorporate character-defining and culturally appropriate elements which reinforce the distinctive identity and sense of place of Chinatown. These elements may include, but are not limited to: <ol style="list-style-type: none"> (a) contemporary interpretations of traditional Asian architectural elements (expressed in forms, massing, patterns, materials, colours, etc.) which recall cultural motifs without necessarily mimicking historic façade elements found in Calgary's Chinatown or elsewhere; (b) fine-grain, visually interesting frontage design elements which create a unique sense of place through the use of

				<p>high quality materials and decorative façade elements including ornamental columns and beams, patterned screen walls, canopies, signage, lighting and colours; and</p> <p>(c) Creative approaches to building lighting and signage which animate the streetscape and highlight entries and architectural elements while emphasizing the distinctiveness of businesses.</p>
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- (b) In Section IV. Public Improvements, section C. Implementation Strategies, subsection 2. Chinatown Improvement Fund, at the end of policy b. add the following:

“For Site 1b as shown on Map 1, the amount of density that can be earned and the calculation of the contribution formula are set by the Direct Control District Bylaw for the site.”