

Applicant Submission

May 14, 2020

On behalf of 2236798 AB Ltd. (El Condor Lands), Perkins and Will is submitting this application. On November 23rd 2018, the Development Authority approved the development permit application submitted by Perkins and Will Architects for a new mixed-use project comprised of ground floor retail, a twelve-storey hotel on 2nd Avenue SW, and two twenty-eight storey residential towers on 3rd Avenue SW, in the community of Chinatown. The site, directly surrounded by residential and commercial buildings, lies on the Chinatown / Centre City border, and the parcels of land are located between 2nd and 3rd Avenue SW and bordered by 1st Street SW. Specific addresses: 129, 125, 123, 121 and 117 2nd Avenue SW and 116, 120, 124 and 130 3rd Avenue SW. The property is owned by El Condor Lands (2236798 AB Ltd.) and the proposal was designed to fit contextually within the fabric of Chinatown, in alignment with the requirements outlined in the revised land use bylaws 38P2015, 179D2015, and the Chinatown ARP. The current DC land use was drafted prior to the submission of the Development Permit (DP). The DP was unanimously approved by Calgary Planning Commission. This application outlines the proposed amendments to the DC bylaw. The amendments were a result of scrutiny throughout the DP process. These amendments would allow for the resubmission of the previously approved development permit application.

The proposed project, dubbed “OurChinatownYYC”, framed Chinatown’s unique urbanism centered around retail activity and celebration of street culture through elements such as: pedestrian oriented fine grain commercial spaces; diverse tenants; at-grade retail, and accompanying signage; historical layering of development; and a dense, but organically evolved socio-spatial environment. Coupled with applicant led engagement, these elements adhere to the 8 Guiding Principles which are based on hundreds of hours of rigorous City engagement and ratified by City Council.

The proposed project added a strong edge to the community and enhanced connectivity into Chinatown, while augmenting a sense of place by incorporating elements of historical Chinese architecture and distinctively scaled internal commercial alleyways that maximized customizable space and activity. Ultimately, OurChinatownYYC sought to model culturally responsible development in Chinatown. The intensive consultation process framing this iteration drew almost 600 participants through multiple modes of connection (focus groups, surveys, open houses, pop-up events) both in-person and online. However, the decision of the Development Authority was appealed before the Subdivision and Development Appeal Board, and El Condor decided to withdraw the Development Permit Application. This revocation was upheld on June 18, 2019.

The DC changes proposed in this land use amendment make it technically possible for DP approval, while retaining the spirit of the development guidelines that were part of the initial land use application in 2015. It was always the landowner’s intention to reapply to correct clerical items in the Direct Control (DC) District. This application allows for the resubmission of the previously approved DP application.