



May 19, 2021

The City of Calgary
Attention: Calgary Planning Commission Members
P.O. Box 2100 Station 'M'
Calgary Alberta T2P 2M5

Re; Policy Amendment and Land Use Amendment in Chinatown (Ward 7) at multiple properties,
LOC2020-0072, CPC2021-0706

Your Worship, Madame Chair and Members of the Calgary Planning Commission

It has come to our attention that the Chinatown Business Improvement Area (BIA) public feedback on the requested amendment to District Control (DC) District (Bylaw 179D2015) and to Chinatown Area Redevelopment Plan (ARP) on behalf of the 200+ corporate, retail, dining, and professional services taxpayer ratepayers and property owner landlords have not been included in the City Planning File Manager's Report. As a mixed residential / commercial district, the input of these businesses is critically important to Calgary's tourism industry and cultural destination. Please accept this direct submission accordingly.

The Chinatown BIA and its ratepayer members respectfully request that the Calgary Planning Commission (CPC) give very careful consideration to amending the Direct Control District (Bylaw 179D2015) and the Chinatown Area Redevelopment Plan (3P86) as the amendments:

- **WILL FOREVER CHANGE THE CULTURAL CHARACTERISTICS OF CHINATOWN**
"Chinatown is a unique cultural enclave of Calgary which visitors and tourist alike come to experience Alberta's Chinese Canadian history and heritage" cited Mayor Nenshi at a Hong Kong Canada Business Association Dinner (2016).

Chinatown is a treasured low-density residential/commercial district with a population of approximate 2,500. Approximately 1,800 residents (as denoted in Red and Yellow Stars on the satellite map view) live within 1 block of the proposed 'redesignation site' and most speak a foreign Asian based language (i.e. Cantonese, Mandarin, Tibetan, etc.). Approximately 32% or 1,600+ (2016 census) are seniors over the age of 65.

Ten percent (10%) of Calgary's population identify themselves as immigrants of Chinese origin and many frequent Chinatown for its cultural heritage. Additionally, there are over 100 different Chinese Ethno-Cultural Associations in Calgary with members from all parts of Calgary that visit Chinatown for family, social, medical, shopping and dining reasons.

It is important that the Direct Control District Bylaw explicitly respect the wishes of the community and local businesses that, 'Calgarians want an authentic Alberta Chinatown'.

All future land use and development permits must reflect Chinatown's 110+ year history and heritage and not be associated with parts of Asia do not bearing to Calgary's Chinese cultural heritage. The proposed Direct Control District Bylaw does not explicitly refer to Calgary's Chinatown heritage as an expression of architecture and Asian motif. The Chinatown Area Redevelopment Plan – Chinatown Handbook for Public Improvement is a better guide of historical and heritage relevance and should be directly referenced.



In 2016, City Council approved eight (8) guiding principles for which were based upon public engagement feedback. Critical to these stakeholders were the need to preserve Chinatown's cultural and historical relevance, status as a residential-mixed use community, a pedestrian friendly experience with a high walkability index, housing for all ages, a variety of options to travel into Chinatown, place of public gathering, safety and cleanliness standard, and commercial activities to support the community.

As Chinatown is centrally located within 1 block of Centre Street, adherence to these 8 principles is critically important.

- **FAILURE TO ENGAGE**

Through 2015, 2016, 2018 and 2020/21, the Owner of the property 'El Condor Lands' have ignored the Chinatown BIA's request to meet and discuss amendments to the Direct Control Bylaw, Chinatown ARP, Tomorrow's Chinatown ARP, and an appealed Development Permit which was subsequently withdrawn before appearing before the Sub-Division Appeal Board. Numerous attempts to connect were made by the BIA's Executive Director through the City Planner, Development Applicant, and the owners directly. Aside from the general public information sessions, there were no formal meetings ever including this application to amend the Direct Control Bylaw and the Chinatown ARP.

- **NO DEVELOPMENT PERMIT INTENTIONS SUBMITTED**

On November 12, 2018, City Council gave 3rd reading to the Direct Control Bylaw 179D2015 and Chinatown ARP Amendment following Calgary Planning Commission approval of a Development Permit (DP2018-2769, CPC2018-1093). The DP was immediately appealed on groups that the Development Authority did not take into account the policies of the ARP, Municipal Development Plan (MDP), DC Bylaw, access and transportation requirements, compatibility with surrounding developments, and the appropriateness of the development for the site. The applicant decided

to cancel the DP application before the hearing by the Subdivision and Development Appeal Board. The Applicant has stated the amendment to the DC Bylaw (179D2015) is intended to add clarity and flexibility as well as correct some clerical errors.

If the intentions of the DC Bylaw amendment are to resolve the DP issues identified with the SDAB appeal in 2018, it remains a community interest to receive, review and comment on a newly revised DP. Chinatown is anxious to develop the community for the introduction of more business and residential improvements. Failure to provide a concurrent DP application leads to speculation that a future development is not forthcoming and doubt that a new DP will be submitted anytime soon. Calgary's economic and market conditions are no different in 2021 than it was in 2018 with the exception of the pandemic.

- **DELETION OF SECTION 17(3), (4)(a)(b) MOTOR VEHICLE PARKING STALL REQUIREMENT**
The Chinatown BIA is not supportive of the deletion of Section 17(3) and (4)(a)(b) as availability, accessibility and affordability of parking in Chinatown is a perennial concern. Many patrons to Chinatown arrive in private vehicles as their journey often is a family trip with 3 or more people, a grocery shopping trip where numerous bags including 50lbs bags of rice are often purchased, and part of a multi-destination journey that often includes other downtown destinations.

(3) For a **Hotel**, the minimum number of required **motor vehicle parking stalls** is 1.0 per 3.0 guest rooms.

(4) For all **uses** other than **Dwelling Units**:

(a) a minimum of 75 percent and a maximum of 100 per cent of the required parking stalls must be provided on site unless limiting transportation and engineering constraints are demonstrated; and

(b) a cash-in-lieu payment must be provided for the difference between the total number of required parking stalls and the number of parking stalls provided within the **development**. Such payment will be based on the cost of constructing the required number and type of parking stalls in accordance with **Council's** policy and calculated at a rate per parking stall established by **Council** at the time payment is made.

The current at-grade parking lot contains over 250 parking stalls for community and downtown use. With the potential of a six-storey commercial/office podium, hundreds of residential units, and the provision of bike storage and commercial waste removal and shipping dock facilities on the property, any loss of on-demand or monthly parking on this site would be very detrimental to Chinatown's economic and business viability.

- It is understood that removal of this requirement means parking requirements reverts to the Land Use Bylaw (1P2007). The planned bylaw upgrades are unknown but there is high probability that parking requirements will be reduced as indicated in the Greater Downtown Plan.

Additionally, the Chinatown BIA submitted comments to the Development Authority on July 24, 2020 (last year) which are not included in the Proposed Amendment package. This is attached for your consideration, however, in summary the concerns expressed at that time include:

- Lack of Public Engagement
- Inappropriate Public Notice – Signboard Obscured Behind Bushes
- Failure to Submit a Concurrent Development Permit
- Failure to Abide by the Eight (8) Chinatown Development Guiding Principles
- Failure to Align the Particular Type of Residential Use with the Needs of the Community
- Failure to Acknowledge How Multi-Tenant Food Hall Venue Could Ever Be Accommodated
- Failure to Provide Minimum Setback of 3M
- Failure to Provide Residential Window Separation
- Failure to Continue the Cash-in-Lieu Parking Program
- Failure to Abide by Council Policy for Sunlight Protection at Sien Lok Park
- Reduction of the 20M Setback on Development along 2nd Ave SW
- Failure to Acknowledge the Requirement for an Alberta-Chinese Cultural Motif Guided by the Tomorrow's Chinatown Cultural Plan
- Failure to Protect 2nd Avenue SW as a Low Density, Low Traffic Volume Residential Roadway
- Failure to Designate 3rd Avenue SW as the Primary Commercial Roadway
- Failure to Provide a Plus15 Network Connection
- Failure to Restrict Hotel Development on 2nd Avenue SW
- Failure to Provide a Minimum 1000 sq ft of Tong Association Space
- Failure to Provide On-Street Festival and Events Performance and Viewing Venue
- Failure to Replace Current On-Street Parking for Monthly Parking and Off-Street Commercial Parking

Finally, The City's Tomorrow's Chinatown - Cultural Plan will be reaching its conclusion 3Q2021 and followed by a Chinatown Local Area Plan in 2022. The proposed amendment to DC Bylaw (179D2015) and Chinatown ARP (3P86) is ignorant of the outcome of momentous replacement of the Chinatown ARP with a modern Local Area Plan.

Sincerely,



Grace Su,
Chinatown BIA Chair

cc: Mayor Nenshi
Colleen Renne-Grivell, The City of Calgary
Ed Tam, Chinatown Community Association
Malcolm Chow, Chinatown Cultural Centre
Liza Chan, Calgary Chinese Elderly Citizens Association
John Dong, Sien Lok Society



Terry Wong,
Chinatown BIA Executive Director



Chinatown

華埠促進會 BIA

Business Improvement Area
Suite 208, 328 Centre Street SE, Calgary, AB, T2G 4X6



2021 June 28

The City of Calgary
City Clerks – Combined City Council Meeting – July 5
P.O. Box 2100 Station 'M'
Calgary Alberta T2P 2M5

Re; Policy Amendment and Land Use Amendment in Chinatown (Ward 7) at multiple properties,
LOC2020-0072, CPC2021-0706

Your Worship and Members of the Calgary Council

On behalf of the Chinatown BIA Board of Directors, we wish to express our 'reserved' support for this land use and Chinatown Area Redevelopment amendment as we recognize and acknowledge,

- The importance of increasing residential density in Chinatown and downtown; this property and Chinatown is strategically located in the heart of downtown where many people live, work, play and wish to invest;
- The need to revitalize Chinatown and the downtown core by offering different commercial and social amenities as a community and business district;
- The significance of the Chinese culture to both the residents and its visitors, it is a cultural gem that needs to be polished, admired, and enjoyed; and,
- It has the potential to be iconic if conceived, designed, and built with the right blend of old and new, contemporary, and traditional, Canadian and Chinese cultural, with both closed and open public space.

The Chinatown BIA and community are anxious to see plans of a Development Permit and hope the applicant is open to consultative, collaborative, and mutual consideration in this design. It must fit the fabric of Chinatown to be admired by all.

Last year, The City initiated the 'Tomorrow's Chinatown Cultural Plan and Local Area Planning' initiative. Hundreds of Chinatown stakeholders along with the public have participated in the collection and creation of the cultural plan. We are very happy to see this application property owner, Ernest Hon, participate as a TC Advisory Committee member. The mutual sharing of interests, concerns and ideas can only help inform the Applicant on what and how the Development Permit should be formed.

Regrettably, we don't believe the recent public engagement held by the Applicant was sufficient nor as comprehensive as the TC Cultural Plan. For this reason, we are 'reserved' in our support of the land use redesignation and Chinatown ARP amendment; it could have been better informed.

Attached is a copy of our submission to the Calgary Planning Commission including our specific concerns about the Direct Control - Land Use Redesignation – May 19, 2021.

We urge City Council to direct the Applicant to:

- Refer closely to the Tomorrow's Chinatown Cultural Plan (expected 4Q2021) and incorporate amendments accordingly.
- Engage the Chinatown stakeholders over the next few months before the return of this Direct Control Land Use Redesignation to City Council.
- Prepare a concurrent Development Permit applicant following consultation with the Chinatown stakeholders.
- And, design, build this property with the fullest inclusion of community interests, concerns and opportunities.

Sincerely,

Sincerely,



Grace Su,
Chinatown BIA Chair



Terry Wong,
Chinatown BIA Executive Director

Attachment:

Chinatown BIA submission to Calgary Planning Commission – May 20, 2021

cc: Colleen Renne-Grivell, The City of Calgary
Ed Tam, Chinatown Community Association
Malcolm Chow, Chinatown Cultural Centre
Liza Chan, Calgary Chinese Elderly Citizens Association
John Dong, Sien Lok Society