



加拿大亞省卡城客屬崇正會館

THE CALGARY TSUNG TSIN BENEVOLENT ASSOCIATION

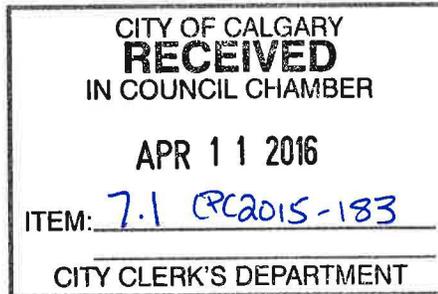
101, 114 3rd Avenue S.W. Calgary, Alberta T2P 0E7 Canada

Tel: (403) 237-7988 Fax: (403) 263-2016

Email: tsungtsin@gmail.com

March 30th, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail, SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5



RECEIVED
2016 MAR 31 AM 7:50
THE CITY OF CALGARY
CITY CLERK'S

Regarding: Bylaws 38P2015 and I79D2015

Dear Members of City Council,

Our association is one of the property owners with property in Calgary's culturally rich Chinatown. We have always been impressed with the character and vibrancy of Chinatown as it enhances the City of Calgary overall and is a draw for the Asian community, the tourism industry and for Calgarians as a whole. As such, we are always in favour of the appropriate continued development of Chinatown, within its agreed upon Area Redevelopment Plan ("ARP"), of course.

It has come to our attention that the City of Calgary has received a proposal for the proposed land use change to re-designate 0.61 hectares ± (1.5 acres ±) located at 129, 125, 123, 121 and 117 -2 Avenue SW and 116, 120, 124 and 130 - 3 Avenue SW from DC Direct Control District to DC Direct Control District to accommodate mixed use residential/commercial development. above noted Land Use Redesignation and Amendments to the Chinatown Area Redevelopment Plan ("ARP"). My review and the review of our members of this application and the discussions surrounding it has left us wondering why the City would even consider approving an application that so clearly flies in the face of the ARP. As such, we must ask you to **reject this application** at least until a complete review of the current Area Redevelopment Plan (ARP) by all affected and interested parties can be completed.

The reasons we are asking you to do this are set out below:

- 1. The current stated objectives of the Chinatown ARP do not in any way align with the amendments that are being applied for.** No amendment should be allowed until the existing ARP is reviewed and revised as deemed necessary by the Chinese community and concerned Calgarians. Doing otherwise will set a dangerous precedent not only for Chinatown but also for all of Calgary. Why consult the public and finalize ARP's or objectives for communities if all it takes is one application for one project to effectively amend the agreed upon ARP?



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2. The public engagement that has taken place to date has not been to the standard regularly required by the City when considering projects such as these.

A quick review of the few meetings that were held will allow anyone to see that there may have been meetings and there may have been attendees but there was minimal effort made by the Applicant to ensure that complete information and open discussion occurred and it stands to reason then that sincere consideration of the issues at hand could not possibly have taken place.

3. Lack of consideration of the full implication of the proposed development.

To date there has been no indication that a thorough review of the full impact of this development has taken place. This includes not only the unique character and historical value of Chinatown but also the impact on vehicular and pedestrian traffic, the environmental impacts (for instance, shadow, sunlight and wind tunnels) and of course the impact on small businesses and crime.

I implore the City to work with all interested parties to ensure that as Chinatown continues to develop and be developed, that it is done thoughtfully and respectfully and with full inclusion.

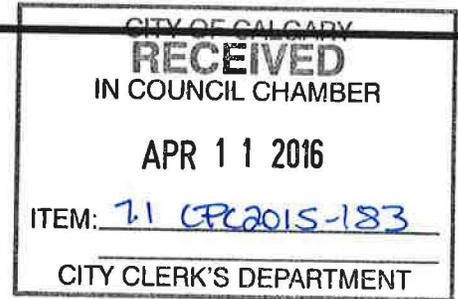
Thank you very much for considering our thoughts regarding this application. We hope we have the opportunity to work with the City to ensure that this development and others are approved only when the impacts of such projects are clearly in the best interests of Chinatown and Calgary.

As our association is most affected because we are located right next to the to-be-developed site, we have legitimate concerns to the development for many reasons, which are not limited to the above only. Together, with majority of the over 300 members plus their family members at Calgary Tsung Tsin Benevolent Association who live in various communities inside the city of Calgary, we are keeping a close watch on how you vote on April 11.

*Khin Chew, President,
Representing Calgary Tsung Tsin Benevolent Association
#101, 114 - 3rd Avenue SW
Calgary, Alberta T2P 0E7
Tel: (403)605-6638
e-mail: tsungtsin@gmail.com*

Smith, Theresa L.

From: Tsung Tsin [tsungtsin@gmail.com]
Sent: Thursday, March 31, 2016 1:29 AM
To: City Clerk; Sasges, Mark
Cc: Grace Su; teresawp@shaw.ca; Khin Chew
Subject: Letter regarding Bylaws 38P2015 and I79D2015
Attachments: Chinatown-Letter_Tsung_Tsin.pdf



Dear City Clerk;

Attached please find a letter from the Calgary Tsung Tsin Benevolent Association indicating our position in response to the proposed land use change to redesignate 0.61 hectares ± (1.5 acres ±) located at 129, 125, 123, 121 and 117 -2 Avenue SW and 116, 120, 124 and 130 – 3 Avenue SW from DC Direct Control District to DC Direct Control District to accommodate mixed use residential/commercial development.

Please pass the attached letter on to the City Councilors as we want them to know where we stand on this proposed change, and ask that City Council reject the proposed land use change.

Yours sincerely

Khin Chew
President, Calgary Tsung Tsin Benevolent Association
#101, 114 - 3rd Avenue SW
Calgary, Alberta T2P 0E7
Tel: (403)605-6638
e-mail: kchew168@gmail.com

Copied to Planning Department, City of Calgary - Mr Mark Sasges

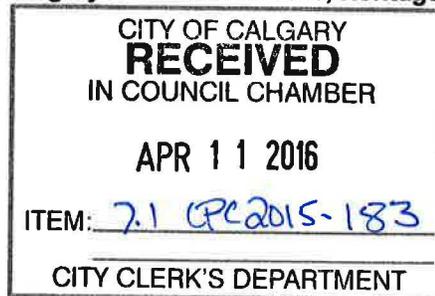
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Chinetown
Community
Stakeholders'
Committee

for the Preservation of Calgary's Chinese Culture, Heritage, and Community

March 30, 2016

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700 MacLeod Trail SE
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Calgary, Alberta T2P 2M5
By hand and by email: cityclerk@calgary.ca



RECEIVED
2016 MAR 30 PM 3:46
THE CITY OF CALGARY
CITY CLERKS

Dear Your Worship, Mayor Naheed Nenshi, and Members of Calgary City Council:

Submission for Public Hearing on April 11, 2016

Re: Proposed CHINATOWN (WARD 7) Land Use Redesignation Bylaw 179D2015 and Amendments to the Chinatown Area Redevelopment Plan Bylaw 38P2015 at Site1B, 3 AVENUE SW AND 1 STREET SW, Report CPC2015-183

The Chinatown Community Stakeholders' Committee (CCSC) respectfully and sincerely requests Your Worship and City Council to refer this Application back to the Administration at agenda setting or to reject it if this proceeds to Public Hearing in order for the Applicant to work with the Chinatown community in completing a full review of the Chinatown Area Redevelopment Plan (ARP).

The CCSC comprises an informal group of organizations and individuals who are concerned Chinatown stakeholders. Our Committee is made up of residents (including affordable housing and seniors housing), businesses (including the Chinatown District Business Revitalization Zone and Calgary Chinese Merchants Association), property owners, Calgary Chinese associations and societies including family 'Tongs', community services associations (including Calgary Chinese Elderly Citizens' Association and Calgary Chinese Community Services Association), cultural organizations (including Calgary Chinese Cultural Centre and Calgary Chinese Cultural Society), and members of the greater community (including the 'I Love YYC Chinatown' group and the 'Coalition for the Public Interests of Calgary Chinatown').

The CCSC's position is as follows:

- 1. The Centre City Plan Acknowledges That The Chinatown ARP Shall Be The Guiding Policy For This Neighbourhood.** Until the Chinatown ARP is revised after community consultation, we maintain that the developer should respect the current Chinatown ARP. It is our view that the Application is a major departure from the current ARP. This Application should only be supportable once there is a full review and renewal of the Chinatown ARP. We believe the current Chinatown ARP should not be summarily dismissed based on the

age of the document. The Chinatown ARP embodied the community's vision and should be respected unless there is a revised Chinatown ARP.

- a) Centre City Plan, p.12, 'Area Redevelopment Plans': *'Various Area Redevelopment Plans (ARP's) have been approved and implemented to provide detailed guidance for development on a community scaled basis. This has included plans for ..., Chinatown, ...'*
- b) Centre City Plan, p.13, 'Legal Basis': *'the Centre City Plan is a non-statutory policy document and does not supersede any other existing approved Area Redevelopment Plans. ... Specifically, the following documents remain in effect: ... Chinatown Area Redevelopment Plan.'*

2. The Application Does NOT Align With The Centre City Plan And The Existing Guiding Policies Of The Chinatown Area Redevelopment Plan.

- a) **This Application does not culturally and contextually reflect ARP values, community values and planning values** such as promoting senior housing, pedestrian connective at street level, permeability of sunlight for neighbouring buildings, and human scale at the street level. In fact, the Application does not speak to that at all nor has this been a subject of consideration.
- b) **The proposed density increase will reduce the ability to maintain a development consistent with Chinatown and with human scale.** The Chinatown ARP, p.8, discusses the need for *'to ensure development is sensitive to the human scale'*.
- c) **The Application does not evaluate its monolithic impact on the current cultural and physical fabric of the community.** The Chinatown ARP and the Centre City Plan identify the uniqueness of the Chinatown community. *'Of all the Centre City neighbourhoods, Chinatown has the most clearly distinct and defined identity due to the cultural and physical aspect that have evolved over the years.'* (p. 52, Centre City Plan)
- d) **This Application is a site-specific one-off project** – which is exactly the very example of *'a project by project approach will not yield the best result'* in p. 2 of the 'Chinatown Handbook of Public Improvement', a development policy framework to support the Chinatown ARP as developed by The City.

3. Proper Comprehensive Evaluation And Consultation Should Be Carried Out Before Changing Density Requirements. CCSC welcomes development, growth and vitality in Chinatown that are in alignment with the physical, social, economic and cultural environment and unique characteristics of Chinatown and the current Chinatown Area Redevelopment Plan (ARP). We respectfully ask the City Planning and the City Council not make hasty assumptions that super high density developments equate to growth and vitality. In fact, the lower scale of the current Chinatown reflects a community that can be

significantly and negatively impacted if development is not respectful of its unique characteristics.

a) **High Density vs Mega Density**

- **This Application is proposing** not just high density development, but **MEGA density development** with a 12 Floor Area Ratio (FAR) that is a 30-storey height.
- **This Application** is indirectly annexing a central portion of land in Chinatown to the Downtown super high risers. And this **may set a precedence to cause a domino effect that in future may result in the extinction of Chinatown.**
- **The current Chinatown ARP already supports (7.5 FAR) 15-storey high density developments** which are already higher than most residential areas in Calgary and most, if not all, Chinatowns in North America. Currently Calgary Chinatown developments on average are less than 2.0 FAR: there is still plenty of growth to the existing 7.5 FAR.
- **The streets in Chinatown are too narrow to accommodate buildings** on the two sides of the streets with **over 15-storey heights**. Chinatown is losing the human scale and proportion at street level for pedestrians.

b) **Need for Liveable Neighbourhood**

- **The proposed monolithic towers will create extensive unwanted sunlight encroachment to the neighbouring senior residential buildings.** The Applicant has not done sun-shadow studies on the adjacent buildings, and has not produced sun-permeability studies. Central City Plan p. 41, Neighbourhood Policies #7: *“Ensure liveability of residential units in new and existing buildings is maintained in terms of access to sunlight, privacy and near and distant views.”*
- **The proposed MEGA density risers will take away the liveability from its adjacent buildings and the community as a whole** because they encroach into the sunlight, privacy, and the pedestrian sidewalk experience, street safety and the cohesive physical appearance of a neighbourhood district.

c) **The Application Negatively Affects The Chinatown ARP Values**

- **Continuing a neighbourhood for residents, especially the seniors.** Chinatown is a neighbourhood for many senior residents. Well over 1/3 of the residents are seniors. There are also many immigrants who are settled in this area.
- **Chinatown is the Community Hub for the Chinese Community.** A conservative estimation is that Chinatown serves over 80,000 to 100,000

Chinetown
Community
Stakeholders'
Committee

for the Preservation of Calgary's Chinese Culture, Heritage, and Community

Chinese/Asian population in Calgary who come to Chinatown for community activities and services, and who partake in the local cuisines and festivals.

- **Chinatown is a Tourist Destination Landmark in Calgary.** Chinatown's distinctive architecture, cultural activities, including its Cultural Centre, and sole-proprietor restaurants draw many visitors to its environs.
- **Cultural and Historical Heritage.** Chinatown has six historically significant sites including the Canton Street block and Calgary Chinese United Church.

4. The Application Is Premature because it does not take into account the existing Chinatown ARP or what may be required in the near future. **CCSC welcomes the review of the Chinatown ARP and respectfully requests The City to fully engage with the public and all concerned stakeholders, including the Applicant, in the process.**

- a) It is our understanding that **the Calgary Planning department is preparing a scoping report to review the Chinatown Area Redevelopment Plan and to complete a Chinatown Business Vitality Strategy by Q4 2016.**
- b) It is our view that **the planning and public engagement process would present a great opportunity for both the community and the developer to align their visions.** The process would empower the community as a stakeholder in its own future.
- c) **Allowing a one-off MEGA density exception and changing the land-use to CC-X for a specific site without a broader evaluation jeopardizes the upcoming efforts in reviewing the Chinatown ARP.**

5. Poor Public Engagement Practice By The Applicant.

- a) The Applicant calls **the current Chinatown ARP "antiquated"** and yet it is **one that had undergone many years in full consultation with the Chinatown community and The City.**
- b) **The Applicant on the other hand has not engaged meaningfully with the Chinatown community.** Only recently, the Applicant hosted two public consultation meetings. Although both public consultation meetings were well attended, **the majority of the participants clearly opposed this Application** and when questions were asked, the Applicant provided very vague answers that left a lot of issues unanswered. Also the consultation was undertaken late in the process and did not allow much community input. As an example, the Applicant obtained a letter of 'support' from the Sien Lok Society in 2014 that endorses the existing Chinatown ARP. However it appears that the Society was unaware the Applicant is seeking to remove its lands from the existing ARP.

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6. The Calgary Planning Commission's Recommendation Report to Council Misstates the Evidence of Public Engagement. There was virtually NO meaningful public engagement and NO evidence of community support for the Application. It is appalling that this Application was recommended to the City Council when it clearly failed in public engagement and community support.

- a) **Misleading Evidence Of Public Engagement.** The Applicant provided a by-invitation only list of people who attended a free information session dinner party as evidence of public engagement. Many attendees were not even made aware of the amendments requested and therefore were not consulted properly. Many are very upset that their attendance has been used in such a misleading way.
- b) **Misrepresented Evidence Of Community Support.** The ONLY letter of support for the Application came from Sien Lok Society. On March 20 during the Applicant's late public consultation session, Kevin Wong, the president of Sien Lok Society and also the author of the letter, declared in public that the letter was null and void. Sien Lok's support was conditional upon the Applicant following the Chinatown ARP. The letter should not have been used as an evidence of community support in the first place.
- c) **Calgary Planning Commission Should Not Have Approved And Recommended The Application To City Council.** This Application should not have been approved by CPC based on the magnitude of the amendments, the lack of public engagement and the absence of community support. The CPC should take responsibility and refer this Application back to Administration and follow due process.

7. The Absence Of Justification And Details For The Proposed Density And Land-Use Options, And The Absence Of Beneficial Effect For The Chinatown Community. The Applicant has not provided meaningful answers to these specific Community questions/concerns in both of their organized public consultation meetings on March 6th and March 20th, 2016. We would expect proper justification for such an increase in density and land-use options, and a good evaluation of the benefits and impact on the community.

Calgary Chinatown is a unique historical community in its present location since 1910. Today's Chinatown is the third Chinatown in Calgary's history, the first two were destroyed by the great fire and the development of the CPR station.

Chinatown is not only a place that resembles home for many Asian immigrants, but also a place for Asian-Canadians to identify their ancestral roots. Approximately 10% of Calgary's population are of Chinese decent. Chinatown has its place in the heart of Asian-Canadians and all Calgarians.

Our community (The Coalition for the Public Interests of Calgary Chinatown and The Chinatown Community Stakeholders' Committee) hosted four town hall meetings from October 2015 to February 2016.

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Applicant had hosted two public consultation meetings. The community also responded to a 'Save Chinatown' rally with over 150 participants. The majority of the participants in the town hall meetings and the rally responded emotionally opposing this Application. The Chinatown and Chinese community has also collected close to 1000 individual petitions and well over 25 organization petitions against this development, and many more are rolling in as we speak.

We plead with Your Worship and City Council to hear the voices of Chinatown and the Chinese community and say NO to this Application. Again, we welcome developments and would welcome the opportunity to work with the Applicant in the Chinatown ARP review.

Sincerely and Respectfully,

Members of the CCSC:



Grace Su
Director of Operations
Clover Living



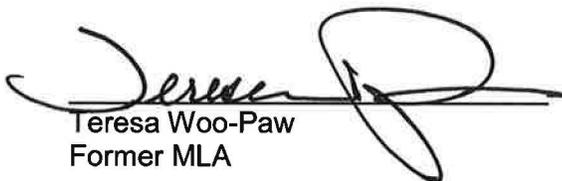
Liza Chan
Executive Director
Calgary Chinese Elderly Citizens' Association



Donald Yung
Co-chair of the Board
Calgary Chinese Community Services
Association



Terry Wong
Board Director & Treasurer
Chinatown District Business Revitalization
Zone



Teresa Woo-Paw
Former MLA



Annette Fung
Director
Calgary Chinese Merchants Association
Owner, Silver Dragon Restaurant



Ray Chan
Development Consultant
Eagle Crossing Development

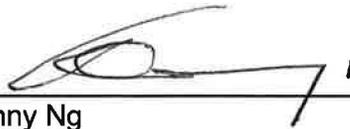


Lillian Y. Pan, Q.C.
Lawyer

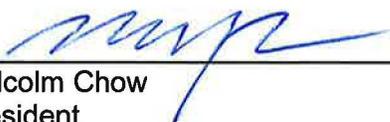
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President
Calgary Tsung Tsin Benevolent Association



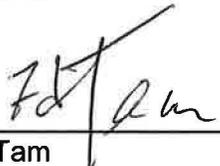
Danny Ng
President
Hoy Sun Association of Calgary



Malcolm Chow
President
Calgary Chinese Cultural Centre



Tong Wong
Vice President
Wah Ying Mansion



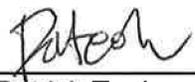
Ed Tam
Co-Chair
The Coalition for the Public Interests of
Calgary Chinatown



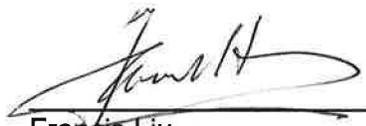
Richard Poon
Vice President
Calgary Chinese Cultural Society



Clem Lau
Chief Executive Officer
Clem Lau Architects and Designs Inc.



Patrick Teoh
President
Malaysian Singaporean Bruneian Community
Association



Francis Liu
Chief Administration Officer
Wai Kwan Manor

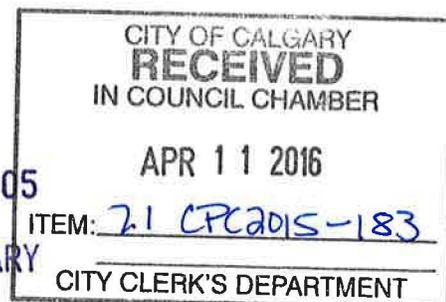
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Dear Your Worship, Mayor Naheed Nenshi, and Members of the Calgary City Council:

Submission for Public Hearing on April 11, 2016

Re: Proposed CHINATOWN (WARD 7) Land Use Redesignation Bylaw 179D2015 and Amendments to the Chinatown Area Redevelopment Plan Bylaw 38P2015 at Site 1B, 3 AVENUE SW AND 1 STREET SW, Report CPC2015-183

I Love YYC Chinatown is made up of a group of concerned Calgarians and citizens who value Chinatown. We believe that Chinatown should be developed in a way that is respectful of the character and historical value of the community. **We respectfully request Your Worship and City Council to refer this Application back to the Administration or reject it if this proceeds to Public Hearing in order for the Applicant to work with the Chinatown community in completing a full review of the Chinatown Area Redevelopment Plan (ARP).**

I Love YYC Chinatown began in February 2016 when a group of friends got together and decided to raise awareness about Calgary's Chinatown. This rather spontaneous decision quickly grew into a youthful and energetic movement which has attracted significant attention on social and mainstream media. Over the span of two weeks, the group has grown from the original founding members to over 200+ supporters. I Love YYC Chinatown takes pride in engaging all Calgarians, especially those under age 35, with Calgary's Chinatown.

I Love YYC Chinatown believes in the following:

- 1) Chinatown is more than a collection of buildings and parking lots, it is a place with a history.** Chinatown is a close knit and vibrant community where many residents know each other by name, many businesses are family run, and Calgarians from across the city gather to socialize with friends. Multiple generations of Calgarians have enjoyed Chinatown for the last 100 years. The current Chinatown is the third one in Calgary and has been in its present location since 1910. It is a place for young Asian Canadians to learn about their roots. Calgarians of every background have contributed to the city's rich history. Chinatown is the last testament to the contributions made by a major portion of Calgarians.
- 2) Chinatown is a place of cultural sharing and significance of Calgary.** While serving as a place for new Asian Canadian immigrants to identify with and feel welcomed in their new home, Chinatown also serves as a cultural window. It is a place for Calgarians of all backgrounds to learn about the history of the city, connect with the past, and teach cultural awareness to the next generation. During the short time that we've had, we have

found overwhelmingly positive support from non-Chinese for Chinatown to continue existing as a unique part of the city's fabric. At a time when diversity is not just accepted but encouraged and embraced, places like Chinatown should be encouraged and enhanced, rather than diminished.

- 3) **Chinatown needs community-driven development.** We encourage development that is respectful of the character and historical value of the community. The community needs to be engaged in a thoughtful and transparent manner. Developments in Chinatown should promote the human scale of this neighbourhood and considered in the context of the community. These values are reflected in the Chinatown Area Redevelopment Plan (ARP). Through the creation of a new ARP and master plan, we believe that the city and stakeholders can fairly and holistically develop a proper vision for a vibrant Chinatown.

We fear this Application will damage the integrity of the vision set out by the existing Chinatown ARP, and severely diminish the effectiveness of any future ARP. We fear it will set a precedent for future applications that will, in a piecemeal fashion, result in the eventual disappearance of Chinatown as we know it. Whereas development is encouraged to revitalize Chinatown, it must be done in a thoughtful, balanced and open manner that engages and builds upon the character and historical value of the community.

Your Worship and City Council have the power to influence the future of Chinatown for many decades to come. Calgarians care about what happens to Chinatown, and we are very encouraged by the support we have received in such a short period of time. On behalf of our members and all Calgarians, we ask Your Worship and City Council to vote NO on this Application.

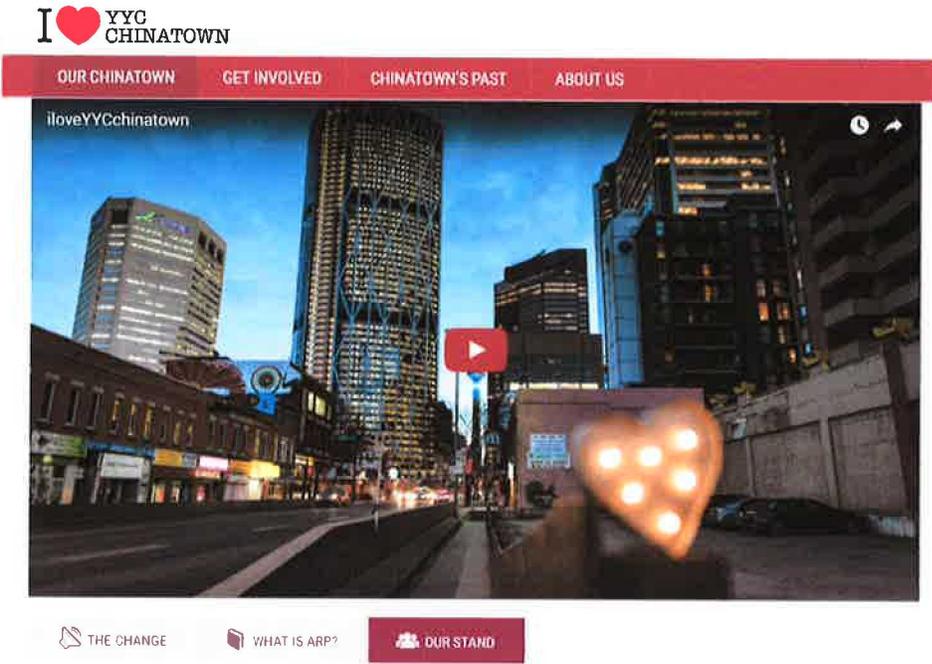
Sincerely,



On behalf of I Love YYC Chinatown,

Patrick Teoh

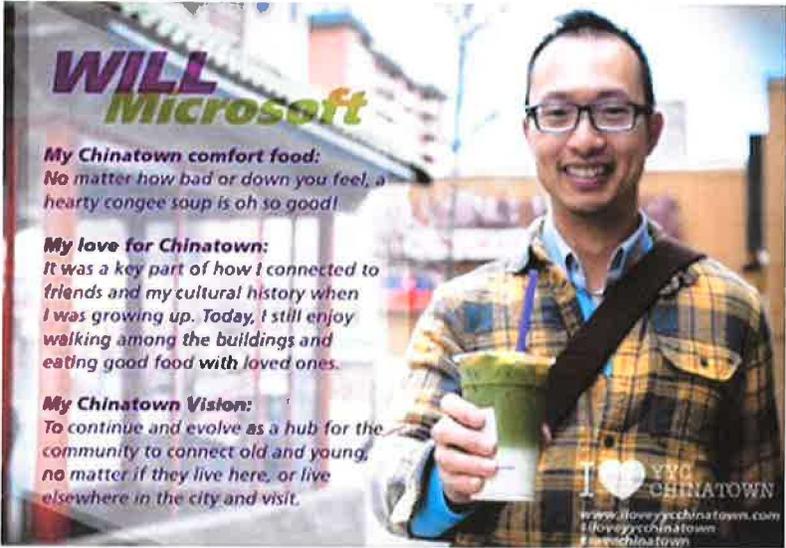
Screenshots from our website, www.iloveyychinatown.com, explaining our positive movement:



Example of one our photo stories – one of our ways of understanding Chinatown:

I ❤️ YYC CHINATOWN **Save Chinatown - Calgary** at **Chinatown Calgary**
Published by Christine Cheung 17 hrs

Will's soul food is hearty congee (rice) soup! And wants Chinatown to continue as a hub for the young and old and residents and visitors alike! Please sign! <http://www.iloveyychinatown.com/get-involved/> #yyceats #yyc



NO REVISION WITHOUT A VISION - March 31 2016

274 SIGNATURES

PETITION:

Calgary's Chinatown should be treated as a historical and cultural treasure, available for Canadians of all backgrounds to enjoy. It is a icon of cultural identity for Asian-Calgarians, and embodies the diversity that makes us proud to call Canada our home. It is imperative that all developments enhance and preserve Chinatown's culture, heritage, and community; thus ensuring that Chinatown will continue to be a thriving historical landmark for many generations to come.

We, the undersigned, urge City of Calgary Councilors to vote NO to Report, Policy Amendment and Land Use Amendment, Chinatown (Ward 7), 3 Avenue SW and 1 Street SW, Bylaws 38P2015 and 179D2015, CPC2015-183, and to delay consideration of any bylaws concerning Chinatown until the existing area redevelopment plan (ARP) is revised with broad-based community engagement.

First Name	Last Name	Email Address	Street Address	City	State	Post Code	Country	Organization	Date Signed	Email Confirmed
Curtis	Patterson	curtis.patterson@ualberta.net							3/31/2016 13:38	confirmed
Janice	lau	janjan_lau@yahoo.ca	308-717 4A St NE	Calgary	AB				3/31/2016 13:34	unconfirmed
Teressa	Chow	supercookingmom@gmail.com	6 Sandpiper Court NW	Calgary	Alberta				3/31/2016 13:29	unconfirmed
Roxanna	Chow	roxanna.chow@gmail.com	6 Sandpiper Court NW	Calgary	Alberta				3/31/2016 13:21	confirmed
Angie	Tran	Trana@telus.net		Calgary	Ab				3/31/2016 13:19	unconfirmed
Julie	Fong	Sumobebe@gmail.com							3/31/2016 9:45	confirmed
Lena	Staple	lenastaple@gmail.com							3/31/2016 7:26	confirmed
rio	navos	rio.palanca@gmail.com		calgary	Alberta				3/31/2016 6:57	confirmed
Collin	Cheng	CollinCheng87@gmail.com							3/31/2016 6:51	confirmed
Thomas	Tram	Tom-tram@shaw.ca	236 cove haven Rd ne	Calgary	Ab				3/31/2016 6:24	confirmed
Johnny	Eng	Johnymingeng@gmail.com							3/31/2016 5:54	confirmed
Cassandra	Wong	insaniesmile@hotmail.com							3/31/2016 5:40	confirmed
Lynnette	McDonald	mcdolynn@gmail.com	41 Tuscany Valley View N.W.	Calgary	Alberta				3/31/2016 5:30	confirmed
Nina	Rojkovskaia	ninarojkovskaia@gmail.com	460 28 avenue NW	Calgary	Alberta				3/31/2016 5:30	unconfirmed
Cindy	Cheng	Ccheng85@gmail.com							3/31/2016 5:26	confirmed
Illice	Tan	illice.tan@shaw.ca	179 Edgeview Dr. NW	Calgary	Alberta				3/31/2016 5:21	confirmed
Henry	Chan	hechan88@gmail.com	San Diego Pl NE	Calgary	AB				3/31/2016 5:15	unconfirmed
daniel	paszkiewicz	d.paszkiewicz@gmail.com		edmonton	ab				3/31/2016 5:08	unconfirmed
Eleanor	Teoh	teoh.eleanor@gmail.com							3/31/2016 4:44	unconfirmed
Lisa	Cheong-Stevens	ldbe2fast4u@hotmail.com	Riverside way	Calgary	Alberta				3/31/2016 4:42	confirmed
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Tracy	Do	tracdo@ucalgary.ca	5903 Pinepoint Dr. NE	Calgary	Alberta	Canada	3/15/2016 17:54	unconfirmed
Frances	To	to.Frances@gmail.com				Canada	3/15/2016 17:42	unconfirmed
Leo	Chan	lechan@gmail.com				Canada	3/15/2016 17:07	confirmed
Grace	Su	gsu@cloverliving.ca	120 - 2 Ave SW	Calgary	AB	Canada	Clover Living	unconfirmed
Cynthia	Hon	cynthiahon.96@gmail.com				Canada		confirmed
Koty	MacIver	womp@hotmail.ca				Canada		confirmed
Jennifer	Luu	jenuu@ucalgary.ca				Canada		unconfirmed
Will	Wong	willxwong@gmail.com	160 Rundiehill Dr. NE	Calgary	Alberta	Canada		confirmed
Ivan	Kam	ivank00@yahoo.ca				Canada		confirmed
Zhe Lin	Bu	zhelinbu@hotmail.com				Canada		confirmed
Kimberly	Wong	wong.a.kim@gmail.com				Canada		confirmed
Eva	Hoang	eva.w.hoang@gmail.com	26 Evansborough Cres NW	Calgary	AB	Canada		unconfirmed
Nicole	Chen	Nicolesachen@gmail.com	1202 6 Street NE	Calgary	Alberta	Canada		confirmed
Joelle	Hume	jhume12@shaw.ca				Canada		confirmed
Esther	Lam	3sther.l@gmail.com	8 Coral Springs Park NE	Calgary	Alberta	Canada		confirmed
Darren	Uong	darren.uong@gmail.com				Canada		confirmed
Tien	Tran	tien_tran80@hotmail.com	968 rundieclairm way ne	Calgary	Alberta	Canada		unconfirmed
Michelle	Ma	Bebecthopsticks@hotmail.com	31 harvest park circle	Calgary	Ab	Canada	Individual	unconfirmed
Leslie	Kwan	leslie.kwan1@gmail.com	248 Kinniburgh Blvd	Chestermere	Alberta	Canada		confirmed
Allan	Huyh	allanhuyh@hotmail.com	161 Panatella Circle NW	Calgary	Alberta	Canada		unconfirmed
Phoenix	Nguyen	phoenixkimnguyen@icloud.com	131 Applemont Close SE	Calgary	AB	Canada		unconfirmed
Denise	Sam	deesa89@gmail.com				Canada		unconfirmed
Jennifer	Lai	jennifermylai@gmail.com				Canada		confirmed
Amelia	Craig	ameliaeveta@gmail.com				Canada		confirmed
Karen	Tolentino	Kbeatriz1998@gmail.com				Canada		confirmed
annie	tran	annletran1898@gmail.com				Canada		unconfirmed
Shirley	Vu	Shirley.vu@hotmail.com				Canada		confirmed
Brandon	Quach	brandonquach@msn.com				Canada		unconfirmed
Melissa	Wray	m.wray19@hotmail.com				Canada		confirmed
Jenny	Cam	Jenny_cam@hotmail.com				Canada		confirmed
Wayne	To	wtoe30@gmail.com	888 Mckinnon DR NE	Calgary	Alberta	Canada		unconfirmed

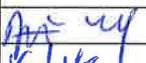
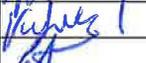
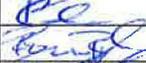
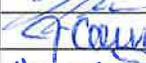
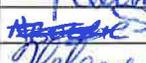
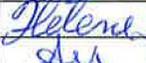
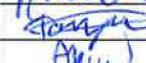
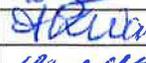
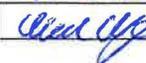
Ryan	Macisaac	Macisaacryan@gmail.com	301 615 1 Ave NW	Calgary	AB	Canada	3/15/2016 4:50	unconfirmed
Sandra	Craig	Cassiegracie@hotmail.com	6914 Christie Est Blvd SW	Calgary	Alberta	Canada	3/15/2016 4:17	unconfirmed
Celia	Li	Celia.li@cceca.ca	111 Riverfront Ave	Calgary	AB	Canada	3/15/2016 2:45	confirmed
Rachel Hao Ran	Li	Rachelhli@gmail.com	42 Hampstead View NW	Calgary	Alberta	Canada	3/15/2016 0:50	confirmed
Mary	Cheung	marybcheung@gmail.com	69 Hampshire Circle NW	Calgary	Alberta	Canada	3/14/2016 20:25	unconfirmed
Alison	Locke	alison.locke@edu.sait.ca	504 McIntosh Rd NE	Calgary	AB	Canada	3/14/2016 20:04	confirmed
Dave	Cheung	djcheung@gmail.com	69 Hampshire Cir NW	Calgary	ALBERTA	Canada	3/14/2016 19:53	confirmed
Susanna	Ku	susanna.ku@gmail.com	234-5149 Country Hills Blvd NW	Calgary	Alberta	Canada	3/14/2016 18:40	confirmed
Sherry	Wong	Smw2014s@gmail.com				Canada	3/14/2016 18:19	confirmed
Wayne	Woo	waynewoo@telus.net	139 West Springs Pl SW	Calgary	AB	Canada	3/14/2016 16:29	unconfirmed
Joanne	Woo	joannewoo@telus.net	139 West Springs Place SW	Calgary	AB	Canada	3/14/2016 16:24	unconfirmed
david	kerkkonen	davidkerkkonen@yahoo.com	507 78 Ave. N.W.	Calgary	AB - Alberta	Canada	3/14/2016 6:27	confirmed
Rebecca	Dukart	Rebecca.dukart@live.com				Canada	3/14/2016 3:50	unconfirmed
Amber	Dukart	amber.dukart@gmail.com	215-1065 BURNABY ST	VANCOUVER	British Columbia	Canada	3/14/2016 3:28	confirmed
June	Chow	june.m.chow@gmail.com	Vancouver Chinatown, National			Canada		
Jennifer	Cheng	Jen_cheng85@hotmail.com	Historic Site of Canada	Vancouver	BC	Canada	3/14/2016 0:05	confirmed
Elaine	Chu	elachu@gmail.com	#406 1905 Center St NW	Calgary	AB	Canada	3/11/2016 17:03	unconfirmed
Peter	Wong	peterwong108@shaw.ca	5703 north haven drive north west	Calgary	AB	Canada	3/11/2016 16:19	confirmed
Christine	Cheung	Cheung1@gmail.com	69 Hampshire Circle nw	Calgary	Ab	Canada	3/11/2016 2:53	unconfirmed
Patrick	Teoh	teoh_patrick@hotmail.com	32 Harvest Gold Circle NE	Calgary	Alberta	Canada	3/11/2016 0:10	confirmed
							3/10/2016 16:42	unconfirmed

I YYC CHINATOWN

We, the undersigned, urge City of Calgary Councillors to vote NO to Report, Policy Amendment and Land Use Amendment, Chinatown (Ward 7), 3 Avenue SW and 1 Street SW, Bylaws 38P2015 and 179D2015, CPC2015-183, and to delay consideration of any bylaws concerning Chinatown until the existing area redevelopment plan (ARP) is revised with broad-based community engagement.

Calgary's unique Chinatown represents over 100 years of unfamiliar history and is a cultural treasure trove for Calgarians of every background. It is a key component of cultural identity for Asian-Calgarians and represents the diversity that makes us all proud to call this city our home. It is imperative that all developments enhance and preserve the Chinatown's culture, heritage and community. It is our wish that Calgary's Chinatown may be enjoyed as a historical and thriving landmark for many generations to come.

By signing this petition, we state that we want the City of Calgary to develop (before accepting any applications that amend bylaws), a community-driven vision and ARP for a vibrant, Chinatown that recognizes its uniqueness.

Name/ Organization	Email/ Phone	Date	Signature	Address
Jennifer Cheng	403-808-6077	Mar. 19, 2016		32 Harvest Hold Cir. NE Calgary, AB T3K 4H3
Katya McClintock	403 267 5976	March 19, 2016		8311 5 Ave NW T2N 4T5
Georgina Choi-MacIntyre	403 470 7948	Mar 19 2016		
PETER CHENG	403 275 0000	Mar 19/16		
Benjamin Ryder	597-888-5954	MAR 19/16		420.63 Inglewood PK SE
E. Turbin	403.973.5118	19 MAR 16		
Jacqui Cormier-NGO	403.475-8745	Mar. 19, 2016		131 Douglas Woods Pt SE
FRIC NGO	" "	19 MAR 2016		
Helene Leffler	deertredd@shaw.ca	" "		
Anne Marie Welfer	a-yahoo.ca @ yahoo.ca	" "		
Kate O'Brien	403-850-6105	March 19, 2016		24 Bennett Cres. NW
Taryn Knorren	403 510 9944	March 19, 2016		2 West North Grove SW
Tanya Knorren	403-685-4001	March 19, 2016		
Andrea Harman	403 617 6593	Mar 19/16		
Stephanie Kopterova	250-885-2115	March 19 2016		
Adam Jacobin	250-516-7095	March 19 2016		
Emmett Yu	403-671-6707	March 19 2016		
Amanda Wong	403 771 8910	March 19/16		
Anna Aldridge	403 918 2558	MARCH 19/16		64 Holden Rd SW

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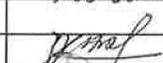
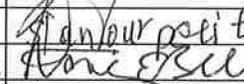
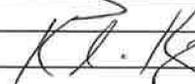
Name/ Organization	Email/ Phone	Date	Signature	Address
Sylvia Leung	ssmleung@gmail	11/19/2016		5624 6 ST SW
Sharon Chan	zumbadoshen@hotm.com	03/19/2016		1607 43 St SW Calgary
Shirley Nham	shirlee.nham@gmail.com	03/19/2016		6206 Sierra Morena Blvd SW
Hocie Nham	wacxie-pacie@hotmail.com	03/19/16		3877 Avenue Cur NE
Daniel Wolfe	danielwofle@live.ca	03/19/16		
NORMAN LEUNG	normz-legmail.com	03/19/16		25 Erin Meadon SE
Colin Chalos	colnccc@gmail.com	03/19/16		
Angela Wankun	zhaewankun@cc	19/03/16		
Kenly Zetter	tz-zetter@hotmail.com	19/03/16		
Yulieeth Sanchez	Yulieethsachergmail	19-03-16		4264th ave SW
Angela Flanagan	Angela.Flanagan@scitbc	19/03/2016		41529 AVE NW
Andrew Lau	andrewclau@gmail.com	19/03/2016		
Emily Ripley	emilyripleymus@gmail	19/03/2016		
Malakai Spohnen	mstspohnen@gmail	19/03/2016		
Liz Coterro	blessorose@gmail.com	19/03/2016		
LEONARD CHAN	LEON.CHAN@S.KAW.CA	19/03/2016		77-2511-2867 NE

I YYC CHINATOWN

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Name/ Organization	Email/ Phone	Date	Signature	Address
Carol Poon	403-289-2549	March 19, 2016	Carol Poon	5020 North Haven Dr. NW T2K 2K4 - Calgary.
Qing Ji Li	403 4376338	March 19/2016		2323 9 AVE NW T2A 1G8 Calgary
MIKE LEUNG	403-399-9838	03-19-2016	MIKE	27-300 EVANS CREEK CIR. NW
Katie Mikalson	403 863 2184	March 19-2016		4728 Nelson Rd NW T2K 2L6
A. Pauls	9195705.	"	AP.	
L Pozzi	403929-3253	March 19/2016		5036223 31 AVE NW T3B 3K2
Mike Corbiell	403-837-5643	March 19 2016	Mike Corbiell	932 2nd Ave NW T2N 0J6
DANSHU CHAN w/ang rongchen	403-6159580	19/3/16		
Nancy Bell	nancy53bell@gmail.com	3/19/16		5201, 400 Eau Claire Ave SW
Kevin King	kevan.king@shaw.ca	3/19/16		✓

I ♥ YYC CHINATOWN

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我們簽署，敦請卡城市議員在政策修訂和土地使用修訂上投反對票。華埠（Ward 7），西南 3 大道和西南 1 街，附例 38P2015 和 179D2015，CPC2015-183，考慮推遲審議任何有關華埠附例直至現有的地區重建規劃附例（ARP）得到廣泛的社區討論。

卡城華埠的獨特性，代表超過 100 年的歷史及文化，是對不同背景的卡城市民的歷史及文化寶庫。更是卡城亞裔人的文化表徵。亦是在這種多元文化下我們十分自豪地稱這城市是我的家園。尤關重要的是任何社區發展都應保留華埠社區的傳統和文化色彩。我們希望卡城華埠能世代代繼續成為有歷史性及蓬勃發展的地標。

透過簽署這份請願書，我們聲明希望卡城發展（在接受任何附例修改申請），一個為人歡勢的社區願景及社區重建發展規劃，足以承認華埠的獨特性。

Name/ Organization 姓名/機構	Email/ Phone 電郵/電話號碼	Date 日期	Signature 簽名
WU, YI. ASSOCIATION OF CALGARY			五邑同鄉聯誼會
Y.H. KWONG	403 275 5618		Y.H. Kwong
LENG, KWONG	403.284.7518		L Kwong
C.Y. LEUNG	403.284.7518		C Y Leung
SALLY LEUNG	"		Sally Leung
ANNY LEUNG	"		Anny Leung
C. SH. LEE	"		C. Lee
B. LEE	"		B. Lee
S.S. LEE	"		S.S. Lee
AN LEE	"		An Lee
C. LI YAN	"		C. Li Yan
David Fung	"		
Becky Fung	"		
Joseph Poon	"		
ZHEN XIU GUAN	"		Zhen Xiu Guan
ZHONG AI GUAN	"		Zhong Ai Guan
JIM WONG	"		Jim Wong
KIM WONG	"		Kim Wong
PAT CHANG	403-2495912		Pat Chang

Name/ Organization 姓名/機構	Email/ Phone 電郵/電話號碼	Date 日期	Signature 簽名
黃國傑	403-280-4983	3/19	
柯智汗	403-802-8682	3/19	
王志明	403-280-4983	3/19	
江桂榮	403-273-6108	3/19	
Paula Slong	403 680 8421	Mar 19/16	
MINH CHUONG	403-268-9110	MAR 19/16	
PHAN HONG	403 248-9110	MAR 19/16	
CHUN NEI KWONG	(403) 309-3808	MAR 19/16	
MY HONG	(403) 204-1328	MAR 19/2016	
BACH NGOC HONG	(403) 248 9110	MAR 19/2016	
EUGENE CHIENG	403-284-2789	Mar 19/16	
ANNA CHIENG	403-284-2789	Mar 19/16	
王天賜	403-850-8388		
梁明志	403-230-8788		
梁志	403-561-2788		
Gee Hong	403-389-6883		Mar 20-16
Bai Diap	403 819 8218	2016.3.20	Bai
李妹	403 269 9943	3/20	李妹
李炎	403-266-5988	3/20	李
Hua Cy	403 318 7723	3/20	
J. G. Chang	403 247 3277	3/25	
梅壽同	403-263-8899	3/21	

Name/ Organization 姓名/ 機構	Email/ Phone 電郵/電話號碼	Date 日期	Signature 簽名
Carol	403-2741472	3/28	Carol
Kok-fing Tsang	403-253-8618	3/28	Kok-fing Tsang
馮詠如	403 239 8876	3/28	馮詠如
周麗寧	255-5745	3/28	
g. Ling Shen		28/3	g. ling Shen
馮永堅	403 208-2204	Mar 28/2016	馮永堅
GRACE FUNG	403 208-2204	Mar. 28 2016	Grace Fung
GEORGE FUNG	403-2808973	Mar 28. 2016	George Fung
Patricia Fung	403-280-8973	3/28 2016	Patricia Fung
馮永堅		28/31-2016	馮永堅
			Siv C
梁志		28/3/2016	梁志
WILLIAM YUEN		3/28 2016	William Yuen
歐偉	819-6880	28/3/2016	歐偉
張青英		28/31/2016	張青英
Sai Ching Yip		28/31-2016	Sai Ching Yip
沈季英		28/3/16	沈季英
Stella Tang	403 252 8020	28/3	Stella Tang
P. Leard		28/3	P. Leard
g. ling Shen	587-233-1909	30/3	g. ling Shen
H Chan	403-243-1808	30/3	H Chan
LIZA LAW	587-5833768	30/3	Li
Bob Wong	587 233 0082		Bob Wong

Name/ Organization 姓名/ 機構	Email/ Phone 電郵/電話號碼	Date 日期	Signature 簽名
Chover Livong	(403) 470-3238	28/3/2016	
Cherry Lin	587-9986943	28/3/2016	
K. P. Yung		28/3/2016	
Adal Cheng	587-233-0101	28/3/2016	
K. Y. MA	587233-0311	28/3/2016	
馮詠如		28/3/2016	馮詠如
Liang mei XIA	4034726812	28/3/16	Liang mei XIA
ALLAN LAU WAH LUN	4034730719	28/3/16	劉偉倫
Pai Fung Lian	403-8304563	28/3/16	
Lina Ou	403-560-3779	28/3/16	
WAICHOU Lok	403-239-0889	28/3/16	
MAK CHI KWAN	403 239-2024	28/3/16	
Fu. Yin XIA	(403) 806 0022	28/3/16	付銀霞
XING LI MA	(403) 629-1338	28/03/16	X M
Mui Heng Tung	(403) 2519270	28/03/16	M.
Chak Nung Chou	403 233 0123	28/03/16	Chou
歐德冰		28/3/16	歐德冰
馬瑞華	587-233-0120	28/3/16	馬瑞華
黃佩英		28/3/16	黃佩英
盧太		28/3/16	盧太
LAI		28/3/16	LAI LAI
L. K.		28/3/16	L. K.
YEE		28/3/16	YEE
JEK M.	587 233 0127	28/3/16	Jee
LEUNG M. L.	587 233 0127	28/3/16	Leung
SE HO FONG		28.3.2016	Se Ho Fong
M. K. FONG		28-3-28	M. K. FONG
霍永熾	403-266-1563	28.3.2016	霍永熾
霍香娟	403-266-1563	28.3.2016	霍香娟

March 31st, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail, SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

By hand and by email: cityclerk@calgary.ca

Submission for Public Hearing on April 11, 2016
Re: Proposed CHINATOWN (WARD 7)
Land Use Re-designation Bylaw 179D2015 and
Amendments to the Chinatown Area Redevelopment Plan
Bylaw 38P2015 at Site1B,
3 AVENUE SW AND 1 STREET SW, Report CPC2015-183

Dear Your Worship Mayor and City Council,

I am concerned about the long-term sustainability of Chinatown. I sincerely and respectfully ask your worship and City Council to **REJECT this Application or refer it back to Administration** on April 11th.

I write as a third-generation Chinese-Canadian who was born and raised in Calgary. Adopted at birth, I have always appreciated my Chinese ancestry, as it was the only fact I truly knew about myself. I don't live in Chinatown, but I'm in nearby Eau Claire and am represented by the same Councillor.

I visit Chinatown often. It is a tourist destination, and cheap place for late night noodles. Most importantly, it is a reminder of the time Chinese were excluded from Canadian society. At Sien Lok Park I sit on a bench between a plaque honouring my grandparents, and another for my aunt and uncle. A sculpture in the park reads, "Those that came first planted trees so future generations can enjoy the shade." It would be a shame to lose this vibrant and unique historical area.

Chinatown is a place where Asian seniors can grow old together, share food they are familiar with, pass their time with mahjong or crafts, and go with their families to nearby restaurants. They provide wisdom and guidance to Chinese youth.

Chinatown serves as an entry point for new immigrants with language struggles and other cultural barriers as they adjust to their new Canadian life.

Chinatown hosts 40 Asian-related organizations, 3 churches, a variety of restaurants, language schools, and even an artist run gallery. The cross-section of cultures and ages is a lesson to all Calgarians in celebrating diversity.

Since the Planning Commission has been tasked to review the Chinatown ARP, all land use amendment applications should be put on hold until there is a vision for Chinatown. Considering projects case by case does consider area context.

The proposed amendments do not respect the Objectives as set out in the Chinatown Area Redevelopment Plan, such as promoting senior housing, pedestrian connectivity, permeability of sunlight and human scale at the street level. I have taken the liberty of copy & pasting key points in the Chinatown ARP.

The lone letter of support from Sien Lok Society was written 2 years ago and before some details were presented. Support was conditional upon the caveat of following the Chinatown ARP guidelines. Clearly the amendments do not follow the guidelines, and therefore, this letter is null and void. In fact, I am a member of Sien Lok and I never gave authority for the letter to be sent on my behalf.

Stakeholders in the Chinese community do not support the amendments. Why? The community was not consulted, proper studies on density & sun-shadow were not conducted at the appropriate time of year, and the application does not have the best interests of the community at heart.

In conclusion, I urge Council to uphold the current Chinatown ARP and have a vision for Chinatown. Please vote down these bylaws and follow the proper municipal planning process that Chinatown deserves.

Thank you for considering the interests of all Calgarians – those in the past, the present and the future. Again, I urge you all to vote NO on April 11th.

Thank you,

Dale Lee Kwong

Apt 507, 777-3rd Ave, SW
Calgary, AB
T2P 0G8

Dale.kwong@shaw.ca

Excerpts from the Chinatown Area Development Plan, Jan 1986

A. Overview (pg 2)

In 1984, City Council approved land use and development controls for Chinatown and directed that an "Area Redevelopment Plan" be prepared. The "Chinatown Area Development Plan will provide a statutory framework to guide the future development of the community.

B. Chinatown Objectives (pg 2)

- To foster a viable physical, social and economic environment incorporating both commercial and residential uses.
- To provide for an enhanced set of public systems related to open space, and the circulation of pedestrians and traffic, as well as providing services to the Chinatown community.

III. Chinatown Land Use and Development (pg 8)

A. Objectives

The Chinatown planning process has been guided by the broad goal of ensuring a viable physical, social and economic environment for the development of housing and, of equal importance, to encourage the commercial activities commonly associated with Chinatown. This broad goal has been addressed by different approaches to lands within the Core of the community and those on the periphery adjacent to the Downtown's central core and the Riverbank.

The more specific objectives are as follows:

1. To establish a set of land use and development controls for the Core of Chinatown, which:
 - a. reinforces the role of retail and entertainment uses throughout the community
 - b. ensures the future viability of housing as an important element in the success of the community
 - c. provides for the special needs of Chinatown residents, especially senior citizens
 - d. contributes to the improvement of public systems and the creation of new public open spaces
 - e. addresses environmental concerns to ensure development is sensitive to the human scale and that there remains sunlight access to important public areas

Name/ Organization 姓名/機構	Email/ Phone 電郵/電話號碼	Date 日期	Signature 簽名
WU, YI, ASSOCIATION OF CALGARY			五邑同鄉聯誼會
Y.H. KWONG	403-278-3618		Y.H. Kwong
LENA KWONG	403-284-7518		Lena Kwong
C.Y. LEUNG	403-284-7518		C.Y. Leung
SALLY LEUNG	"		Sally Leung
ANNY LEUNG	"		Anny Leung
C. SH. LEE	"		C. Sh. Lee
B. LEE	"		B. Lee
S.S. LEE	"		S.S. Lee
AN LEE	"		An Lee
C. L. YAN	"		C. L. Yan
David Fung	"		David Fung
Becky Fung	"		Becky Fung
Joseph Poon	"		Joseph Poon
ZHEN XIU GUAN	"		Zhen Xiu Guan
ZHONG AI GUAN	"		Zhong Ai Guan
JIM WONG	"		Jim Wong
KIM WONG	"		Kim Wong
PAT CHANG	403-2495912		Pat Chang

Name/ Organization 姓名/機構	Email/ Phone 電郵/電話號碼	Date 日期	Signature 簽名
黃周傑	403-280-4983	3/19	
柯貴洋	403-802-8682	3/19	
王志明	403-280-4983	3/19	
江桂榮	403-273-6108	3/19	
Paula Wong	403 680 8421	Mar 19/16	
MINH CHUONG	403-268-9110	MAR 19/16	
PHAN HONG	403-248-9110	MAR-19/16	
CHUN NAI KWONG	(403) 309-3808	MAR 19/16	
MY HONG	(403) 204-1328	MAR 19/2016	
BACH NGOC HONG	(403) 248-9110	MAR 19/2016	
EGENE CHIENG	403-284-2789	Mar 19/16	
ANNA CHIENG	403-284-2789	Mar 19/16	
王天賜	403-850-8388		
梁志強	403-230-8788		
李英	403-561-2788		
Gee Hong	403-389-6883		Mar 20-16
Boi DIBP	403 819 8218	2016.3.20	Boi
李妹	403 269 9983	3/20	李妹
李炎	403-266-5983	3/20	李
HUBB LY	403 318 7723	3/20	
J. G. Chung	403 267 3277	3/25	
福壽同發	403-263-8899	3/21	

I ♥ YYC CHINATOWN

We, the undersigned, urge City of Calgary Councillors to vote NO to Report, Policy Amendment and Land Use Amendment, Chinatown (Ward 7), 3 Avenue SW and 1 Street SW, Bylaws 38P2015 and 179D2015, CPC2015-183, and to delay consideration of any bylaws concerning Chinatown until the existing area redevelopment plan (ARP) is revised with broad-based community engagement.

Calgary's unique Chinatown represents over 100 years of unfamiliar history and is a cultural treasure trove for Calgarians of every background. It is a key component of cultural identity for Asian-Calgarians and represents the diversity that makes us all proud to call this city our home. It is imperative that all developments enhance and preserve the Chinatown's culture, heritage and community. It is our wish that Calgary's Chinatown may be enjoyed as a historical and thriving landmark for many generations to come.

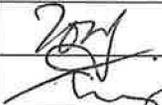
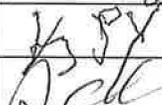
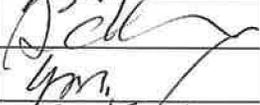
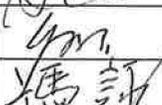
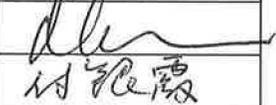
By signing this petition, we state that we want the City of Calgary to develop (before accepting any applications that amend bylaws), a community-driven vision and ARP for a vibrant, Chinatown that recognizes its uniqueness.

我們簽署，敦請卡城市議員在政策修訂和土地使用修訂上投反對票。華埠（Ward 7），西南 3 大道和西南 1 街，附例 38P2015 和 179D2015，CPC2015-183，考慮推遲審議任何有關華埠附例直至現有的地區重建規劃附例（ARP）得到廣泛的社區討論。

卡城華埠的獨特性，代表超過 100 年的歷史及文化，是對不同背景的卡城市民的歷史及文化寶庫。更是卡城亞裔人的文化表徵。亦是在這種多元文化下我們十分自豪地稱這城市是我的家園。尤關重要的是任何社區發展都應保留華埠社區的傳統和文化色彩。我們希望卡城華埠能世世代代繼續成為有歷史性及蓬勃發展的地標。

透過簽署這份請願書，我們聲明希望卡城發展(在接受任何附例修改申請)，一個為人歡勢的社區願景及社區重建發展規劃，足以承認華埠的獨特性。

Name/ Organization 姓名/ 機構	Email/ Phone 電郵/電話號碼	Date 日期	Signature 簽名
Carol	403-274147	3/28	Carol
Kol King Fung	403-253-8678	3/28	Kol King Fung
馮詠如	403 239 8876	3/28	馮詠如
周麗寧	255-5745	3/28	
g. Ling Shen		28/3	g. ling Shen
馮永堅	403 208-2204	Mar. 28/2016	馮永堅
GRACE FUNG	403 208-2204	Mar. 28 2016	Grace Fung
GEORGE FUNG	403-280-8973	Mar. 28. 2016	George Fung
Pat Fung	403-280-8973	3/28 2016	Pat Fung
馮永堅		28/31-2016	馮永堅
			Siv C
梁太		28/31-2016	梁太
WILLIAM YUEN		3/28 2016	William Yuen
歐麗芝	819-6880	28/3/2016	歐麗芝
張素英		28/3/2016	張素英
Sai Ching Yip		28/3/2016	Sai Ching Yip
沈季英		28/3/16	沈季英
Stella Tang	403 252 8020	28/3	Stella Tang
P. Pearce		28/3	P. Pearce
g. ling Shen	587-233-1909	30/3	g. ling Shen
H Chan	403-243-1888	30/3	H Chan
LIZA LAW	587-5833768	30/3	Li
Bob Way	587 233 0082		Bob Way

Name/ Organization 姓名/ 機構	Email/ Phone 電郵/電話號碼	Date 日期	Signature 簽名
Choker Living	(403) 470-3238	28/3/2016	
Cherry Lin	587-9986943	28/3/2016	
K. P. Yung		28/3/2016	
Ada Leung	587-233-0101	28/3/2016	
K. Y. MA	587233-0311	28/3/2016	
馮詠如		28/3/2016	馮詠如
Liang mei xia	4034726812	28/3/16	Liang mei xia
MAU LAU WAI LUN	403 4730719	28/3/16	劉偉倫
Pai Feng Liang	403-830 4563	28/3/16	
Lina Du	403-560-3779	28/3/2016	
WAICHOU KOK	403-239-0889	28/3/16	
MAX CHIK WONG	403 239-2024	28/3/16	
Fu. Yan xia	(403) 806 0022	28/03/16	付銀霞
XING LI MA	(403) 629-1338	28/03/16	X M
Mai Heng Fung	403) 2519270	28/03/16	M.
Chok Wing Chou	403 233 0123	28/03/16	Chou
歐恩冰		28/3/16	歐恩冰
馮瑞華	587-233-0120	28/3/16	馮瑞華
黃佩英		28/3/16	黃佩英
廖太		28/3/16	廖太
LAI		28/3/16	LAI LAI
L.K.		28/3/16	L.K.
YEE		28/3/16	YEE
LEE K. M.	587 233 0127	28/3/16	Lee
LEUNG M. H.	587 233 0127	28/3/16	Leung
SE HO FONG		28.3-2016	Se Ho Fong
M. K. FONG		28-3-28	M. K. FONG
霍永熾	403-266-1563	28, 3, 2016	霍永熾
羅香娟	403-266-1563	28, 3 2016	羅香娟

Name/ Organization 姓名/機構	Email/ Phone 電郵/電話號碼	Date 日期	Signature 簽名
ZHEN XIU GUAN	403-295-8679	2016.03.20	shen xiu Guan
William Young	403-2496553	2016-03-20	William Young
Geil Kwan	403 2014818		Geil Kwan
Joe Kwan	403-730-8487	2016-2-10	Joe Kwan
Zhong Ai Guan	403-2958679		Zhong Ai Guan
Kou Chulgy	403 2900559		Kou Chulgy
CHAI FOON CHEUNG	4032900559		C.F. Cheung
Marel Lew	403-242-3617		M.L.
Thomas Leo	403-249-2582	Mar 20, 2016	Thomas Leo
Hsiao Wang	403-2803018	Mar 20/2016	Hsiao Wang
ANNA LINA	(403)-248 2257	Mar. 20. 2016	Anna Lina
SUSAN TRUONG	(403) 680-2299	2016, 03, 20	Susan Truong
DOUGLAS TRUONG	(403) 680-2299	2016, 03, 20	Douglas Truong
Yue dg	403 235240 2304395		Yue dg
Y. H. CHAK	403-9912228		Y. H. CHAK
Juan Kwan	403-7308487	2016.11-28	Juan Kwan
Sylvia Guan	403-254-1254		Sylvia Guan
JEAN HUI	403 2903846	March 20/16	Jean Hui
E. Kwan	403-248-6094		E. Kwan
DAVID LEUNG	403-616 1591	3/20/16	David Leung
TANY WAN	403 771 8832	3/20/16	Tany Wan

March 31st, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail, SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

By hand and by email: cityclerk@calgary.ca

**Submission for Public Hearing on April 11, 2016
Re: Proposed CHINATOWN (WARD 7)
Land Use Re-designation Bylaw 179D2015 and
Amendments to the Chinatown Area Redevelopment Plan
Bylaw 38P2015 at Site1B,
3 AVENUE SW AND 1 STREET SW, Report CPC2015-183**

Dear Your Worship Mayor and City Council,

I am concerned about the long-term sustainability of Chinatown. I sincerely and respectfully ask your worship and City Council to **REJECT this Application or refer it back to Administration** on April 11th.

I write as a third-generation Chinese-Canadian who was born and raised in Calgary. Adopted at birth, I have always appreciated my Chinese ancestry, as it was the only fact I truly knew about myself. I don't live in Chinatown, but I'm in nearby Eau Claire and am represented by the same Councillor.

I visit Chinatown often. It is a tourist destination, and cheap place for late night noodles. Most importantly, it is a reminder of the time Chinese were excluded from Canadian society. At Sien Lok Park I sit on a bench between a plaque honouring my grandparents, and another for my aunt and uncle. A sculpture in the park reads, "Those that came first planted trees so future generations can enjoy the shade." It would be a shame to lose this vibrant and unique historical area.

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Since the Planning Commission has been tasked to review the Chinatown ARP, all land use amendment applications should be put on hold until there is a vision for Chinatown. Considering projects case by case does consider area context.

The proposed amendments do not respect the Objectives as set out in the Chinatown Area Redevelopment Plan, such as promoting senior housing, pedestrian connectivity, permeability of sunlight and human scale at the street level. I have taken the liberty of copy & pasting key points in the Chinatown ARP.

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Stakeholders in the Chinese community do not support the amendments. Why? The community was not consulted, proper studies on density & sun-shadow were not conducted at the appropriate time of year, and the application does not have the best interests of the community at heart.

In conclusion, I urge Council to uphold the current Chinatown ARP and have a vision for Chinatown. Please vote down these bylaws and follow the proper municipal planning process that Chinatown deserves.

Thank you for considering the interests of all Calgarians – those in the past, the present and the future. Again, I urge you all to vote NO on April 11th.

Thank you,

Dale Lee Kwong

Apt 507, 777-3rd Ave, SW
Calgary, AB
T2P 0G8

Dale.kwong@shaw.ca

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Calgary Chinese Cultural Society

卡城華人文化社

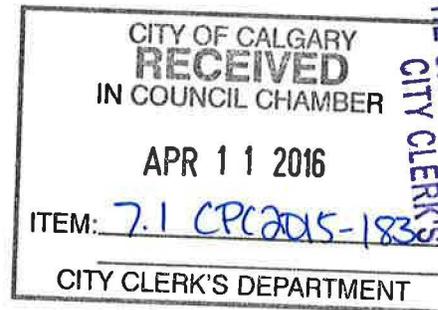
201, 116 - 2nd Ave. S.W., Calgary, AB, T2P 0B9

Tel: 403-263-8830 Fax: 403-263-8830

December 7, 2015

City Council
City of Calgary

Re: Proposed Bylaw 38P2015 & 179D2015



Dear Councillors,

Calgary Chinese Cultural Society was founded in 1975; and was one of the nine community representatives involved in the last ARP discussion in 1986. In respect to the above-mentioned proposed bylaws, we have to object to the change of land use to allow CC-X (as per Bylaw 1P2007) being implemented in Chinatown, due to the following reasons:

1. Suggest the change of land use without detail development plan from the developer
2. Changes proposed without considering Chinatown being a cultural & historical community
3. No study on the impact to the residents' life and other occupants (Tong, Associations etc.) were mentioned
4. Do not see any effort to improve long lasting problems in Chinatown, such as safety, traffic, lack of parking with reasonable cost etc.

Calgary Chinese Cultural Society would like to see a community-wide discussion on the existing ARP if City Planning feels that there's a need to review it, instead of changing the land use on one particular section inside the community.

Yours sincerely

謝其正

Dr. K. C. Tse



Calgary Chinese Cultural Society

卡城華人文化社

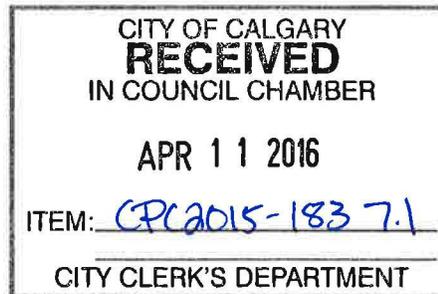
201, 116 - 2nd Ave. S.W., Calgary, AB, T2P 0B9

Tel: 403-263-8830 Fax: 403-263-8830

March 20, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attention: City Clerk



THE CITY OF CALGARY
CITY CLERK'S

2016 MAR 30 PM 3:47

RECEIVED

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1. Two consultations organized by the applicant on March, 2016 did not cover anything about the changes of land use; except one chart to compare the current ARP and CC-X development guidelines On March 20.
2. Proposed changes do not show how to preserve and promote Chinatown as a cultural & historical community
3. We cannot find any study on the impact to the residents' life and other occupants (Tong, Associations etc.) if the bylaws are being approved
4. We do not see the proposed changes will solve or reduce long lasting problems in Chinatown, such as safety, traffic, lack of parking with reasonable cost etc.

Calgary Chinese Cultural Society would support any development which complies with the current ARP, and pledge the Council to reject all land use changes application until the ARP review is done through a community-wide discussion. Changing the land use on one particular section inside the community is definitely not an answer.

Yours sincerely

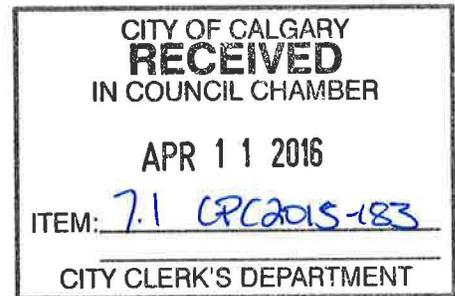
謝其正

Dr. K. C. Tse



卡城華人社區服務中心
Calgary Chinese Community Service Association

#1, 128 - 2nd Avenue S.W., Calgary, Alberta, T2P 0B9
 Tel: (403) 265-8446 Fax: (403) 233-0070
 www.cccsa.ca



March 21, 2016

Office of the City Clerk
 The City of Calgary
 700 Macleod Trail SE
 P.O. Box 2100, Postal Station "M"
 Calgary, Alberta T2P 2M5

Dear Sir/ Madam,

RE: Policy Amendment and Land Use Amendment to the Chinatown ARP for 3 Avenue SW and 1 Street SW, Calgary (Bylaws 38P2015 and 179D2015)

Calgary Chinese Community Service Association (CCCSA) is a registered charity based in Calgary. Through our social services and outreach programs, we aim to create a vibrant and integrative community by bridging the Chinese community, other ethnic communities and mainstream society. Many of our clients in Chinatown are vulnerable and marginalized due to socioeconomic and cultural reasons.

We strongly believe in community engagement and empowerment, especially by the most vulnerable in our community. Many in Chinatown are elderly, do not speak English or French, and live alone. This presents a barrier to civic engagement. Although there were two open public consultation sessions organized on March 6 and 20, 2016, there needs to be more opportunity to engage the Chinatown community, especially those who are vulnerable and marginalized.

The upcoming Chinatown Area Redevelopment Plan (ARP) review will be a tremendous opportunity for all the Chinatown stakeholders to come together and determine the future of this cultural and historical community. It seems premature to consider an application to amend the current ARP when there is going to be an upcoming review of the entire Chinatown ARP.

Therefore, we do not support this current application to amend the Chinatown ARP.

Yours sincerely,

Donald Yung, MD, CCFP
 Co-Chair

Princeton Lau
 Co-Chair

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 2016 MAR 31 AM 7:40
 THE CITY OF CALGARY
 CITY CLERKS

RECEIVED

March 31st, 2016

2016 MAR 31 AM 7:35

Office of the City Clerk
The City of Calgary
700 Macleod Trail, SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

THE CITY OF CALGARY

CITY CLERK'S
RECEIVED
IN COUNCIL CHAMBER

APR 11 2016

ITEM: 7.1 CPC2015-183

CITY CLERK'S DEPARTMENT

By hand and by email: cityclerk@calgary.ca

Submission for Public Hearing on April 11, 2016
Re: Proposed CHINATOWN (WARD 7)
Land Use Re-designation Bylaw 179D2015 and
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Thank you,

Dale Lee Kwong

Apt 507, 777-3rd Ave, SW
Calgary, AB
T2P 0G8

Dale.kwong@shaw.ca

Excerpts from the Chinatown Area Development Plan, Jan 1986

A. Overview (pg 2)

In 1984, City Council approved land use and development controls for Chinatown and directed that an "Area Redevelopment Plan" be prepared. The "Chinatown Area Development Plan will provide a statutory framework to guide the future development of the community.

B. Chinatown Objectives (pg 2)

- To foster a viable physical, social and economic environment incorporating both commercial and residential uses.
- To provide for an enhanced set of public systems related to open space, and the circulation of pedestrians and traffic, as well as providing services to the Chinatown community.

III. Chinatown Land Use and Development (pg 8)

A. Objectives

The Chinatown planning process has been guided by the broad goal of ensuring a viable physical, social and economic environment for the development of housing and, of equal importance, to encourage the commercial activities commonly associated with Chinatown. This broad goal has been addressed by different approaches to lands within the Core of the community and those on the periphery adjacent to the Downtown's central core and the Riverbank.

The more specific objectives are as follows:

1. To establish a set of land use and development controls for the Core of Chinatown, which:
 - a. reinforces the role of retail and entertainment uses throughout the community
 - b. ensures the future viability of housing as an important element in the success of the community
 - c. provides for the special needs of Chinatown residents, especially senior citizens
 - d. contributes to the improvement of public systems and the creation of new public open spaces
 - e. addresses environmental concerns to ensure development is sensitive to the human scale and that there remains sunlight access to important public areas



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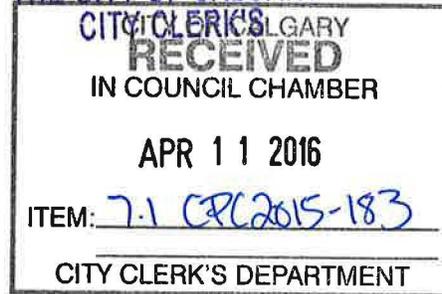
c/o Eau Claire YMCA, 101 3 Street SW
Calgary, Alberta T2P 4G6

2016 MAR 30 PM 3: 52

info@eauclaireca.com
www.eauclaireca.com

THE CITY OF CALGARY

Office of the City Clerk,
City of Calgary
700 Macleod Trail SE
PO Box 2100, Station E
Calgary AB T2P 2M5



March 30, 2016

VIA EMAIL

Ref: CPC Report CPC2015-183-Proposed Amendments to the Chinatown Area Redevelopment Plan (ARP) (Bylaw 38P2015) and Land Use Designation Bylaw 179D2015 for Site 1B located between 2nd/3rd Avenue SW and 1st/Centre Street SW.

Dear Sir/Madam

This property is the largest remaining undeveloped land in Chinatown. It would appear that the developer wishes to have the right to build three large office towers similar to the Sun Life complex immediately to the south. This would then reduce Chinatown to one block deep before reaching Riverfront Avenue to the north. Is this what Council wants?

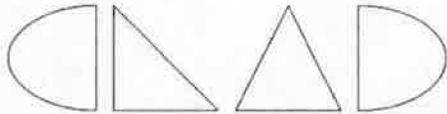
It would be wise that Council first ask, "what do we want Chinatown to be?" Or even "do we want Chinatown to exist as a special neighbourhood at all?" Council should also insist on the developer express clearly, by way of a development permit, precisely what he intends to build?

Currently Chinatown appears to be losing businesses that need nearby residents if they are to be successful. It is successful Chinese businesses that attract visitors to the area, especially on weekends when the downtown office core is dead. This area should be zoned for residential and commercial uses.

It seems to me that Chinatown is one of Calgary's few special places like Inglewood or Kensington, that it has to start somewhere, that the South side of 3rd Avenue SW is currently the place, and should remain so.

Regards, Roger Brundrit Chair – Eau Claire Planning Committee

CC Downtown Business Association – Maggie Schofield (by email)
City File Manager – Mark Sasges (by email)
Calgary Economic Development – Deana Haley (by e-mail)
Ms. Fung (Chinatown Business Zone) (by email)



clem lau architect designers inc.

2016-03-22

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The City of Calgary
700 Macleod Trail, SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

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THE CITY OF CALGARY

CITY CLERK'S CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER APR 11 2016 ITEM: <u>7.1 CRL2015-183</u> CITY CLERK'S DEPARTMENT
--

Regarding:
Policy Amendment and Land Use Amendment
To Chinatown ARP
Bylaws 38P2015 and I79D2015

Dear City of Calgary Councilors:

I am writing both as a concerned citizen and registered architect; I urge council members to vote down the proposed amendments to the Chinatown ARP

- a) The proposed amendments do not respect the Objectives as set out in the Chinatown Area Redevelopment Plan, such as promoting senior housing, pedestrian connectivity, permeability of sunlight and human scale at the street level.
- b) The 30-story high cluster of buildings will create extensive unwanted sunlight blockage to the neighbouring residential buildings. Sun-shadow studies were not performed on the adjacent buildings, and the applicant has produced no sun-permeability studies.
- c) The width of the streets in the Chinatown are too narrow to accommodate buildings on the two sides of the streets with over 15 storeys in height. We are losing the human scale and proportion at street level for pedestrians.
- d) Another important factor that will adversely affect the existing neighbourhood is the "wind tunnel effect" created by the proposed double-height of the buildings. Chinatown is a residential neighbourhood and consideration must be given to pedestrians. It's my professional opinion that the applicant should submit a wind tunnel report.
- e) Population density links to crime rates. Currently, the average density of Chinatown is less than 2 FAR (floor-area-ratio). By the time all the new developments are completed, Chinatown will be 7.5 FAR, more than 3 times the density of present day. Studies are required to justify the validity and feasibility of the 12 FAR that is being proposed by the amendment.

- f) Since the Planning Commission has been tasked to review the Chinatown ARP, all land use amendment applications should be put on hold until there is clear guideline for the community planning to move forward.

Please note:

The letter of support from Sien Lok Society was written 2 years ago, and before some details were presented. Support was conditional upon the caveat of following the Chinatown ARP guidelines. Clearly the amendments do not follow the guidelines, and therefore, this letter is null and void.

I conclude by reminding Council that NO stakeholder in this community has ever supported the amendments. Why? It does not have the best interests of the community at heart. I urge you all to vote NO on April 11th.

A handwritten signature in black ink, appearing to be 'Clem Lau', written in a cursive style.

Respectfully submitted

Clem Lau Architect

B.Sc., B. Arch.
M.R.A.I.C., M.A.A.A., M.A.I.B.C.
#113, 1330 - 15th Avenue S.W.
Calgary, Alberta
T3C 3N6
(403) 244-8288 ext. 222

March 22, 2016

Carol Poon
5020 North Haven Dr. NW
Calgary, AB T2K 2K4

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attention: City Clerk

Dear Sir/Madam,

RE: Policy Amendment and Land Use Amendment, Chinatown (Ward 7), 3 Avenue SW and 1 Street SW, Bylaws 38P2015 and 179D2015, CPC2015-183

In the Chinese culture, the community takes precedence over the individual. Chinatown is the community I come from. Chinatown was my home until 1967 when we moved to North Haven because the school I was attending, James Short, was closing down. We lived at 211 Centre St SW and I am 4th generation Calgarian. Until my teens, my family's commute to Chinatown was a daily occurrence to attend Chinese School after regular school and to visit with grandparents. Currently, I buy groceries and eat in Chinatown about once a week. Chinatown is in my roots.

Over the years, Chinatown has changed a lot. Since the flood, Chinatown has not recovered very well. It needs to become a vibrant and thriving community once again. The newly established BRZ will be very helpful in this regard. Also, the planned updating of the ARP, which I hope will have broad-based *community engagement and input, will guide in the revitalization of Chinatown.*

This Policy Amendment and Land Use Amendment, Chinatown (Ward 7), 3 Avenue SW and 1 Street SW, Bylaws 38P2015 and 179D2015, CPC2015-183 will change the character of Chinatown with little regard for a neighbourhood that has been strongly community-focused for 106 years. The Chinatown community needs to come first before the wants of an individual developer. Personally, I believe 31-, 27- and 19- storey buildings in Chinatown are too tall, will increase wind-tunnelling, increase shadow effects on senior buildings and shift the character of the neighbourhood to focus on the developer's achievements, instead of the people of Chinatown – from the senior citizen to the youngest.

Chinatown is a unique community with its history and culture. It is my hope Chinatown will be a *welcoming community for generations to come. It needs development to thrive and prosper once again.* However, I urge City council to please vote NO to these amendments and to have a comprehensive ARP updating BEFORE any further amendments to the current ARP policies and land use are approved.

Sincerely,

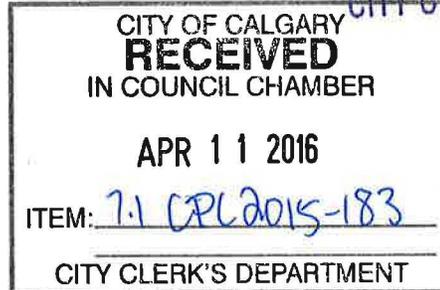
Carol F Poon

Carol Poon

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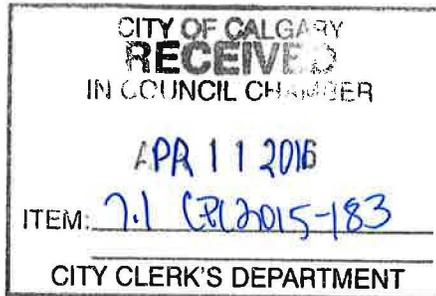


CALGARY CHINATOWN SENIORS HOUSING SOCIETY

122 Third Avenue SE,
Calgary, AB
T2G 5G4

March 28, 2016

The City of Calgary
Members of City Council
Office of the City Clerk
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5



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THE CITY OF CALGARY
CITY CLERK'S

Dear Sirs and Madams,

RE: Policy Amendment and Land Use Amendment to the
Chinatown ARP for 3 Avenue SW and 1 Street SW, Calgary
Bylaws 38P2015 and 179D2015

Further to our original written submission to City Council for the November 9, 2015 Public Hearing regarding the above application, the Calgary Chinatown Seniors Housing Society reaffirms its opposition to the application.

The proposed application, if approved, will have the effect of destroying our community, and everything that our community and our senior residents have valued and cherished.

We respectfully urge Your Worship and members of City Council to reject the above application, and further request that we be given an opportunity to address Council to outline our concerns and reasons for opposing the application.

Thank you.

Calgary Chinatown Seniors Housing Society

A handwritten signature in cursive script, appearing to read "Timothy Wong", written over a horizontal line.



加拿大亞省卡技利台山會館

HOYSUN ASSOCIATION OF CALGARY

DRAGON CITY MALL

BAY 369, 328 CENTRE STREET S., CALGARY AB T2G 4X6 CANADA

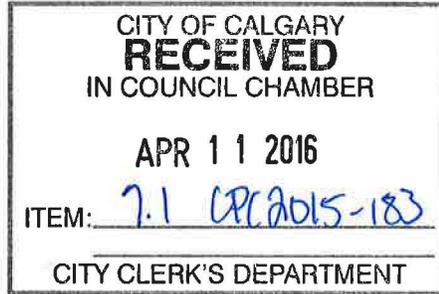
TEL: (403) 263-1093 • FAX: (403) 263-3483

email address: hoysun@telusplanet.net

March 23, 2016

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

By hand and by email: cityclerk@calgary.ca



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Dear Sirs,

Submission for Public Hearing on April 11, 2016
Regarding Land Use Redesignation Bylaw 179D2015 and
Amendments to the Chinatown Area Redevelopment Plan Bylaw 38P2015

We are a non-profit organization and a property owner established in Chinatown since 1982. We have served new immigrants, decedents from their forefathers and seniors who are pioneers in settlement and development of Chinatown to the present stage. We currently have more than 300 members and provide variety services to the Chinatown community.

We have concerns on the subject bylaw amendments after hearing and sharing our views in the public consultations. Stop approving any changes outside of the existing policy on land use bylaw and development guidelines until a new vision of Chinatown is completed

We like to list the major issues and stay our concerns as follows:

1. The proposed amendments deal with a single piece of land without boarder engagement of public to review the Chinatown Area Redevelopment Plan. The order of making decision is not the right.

We sincerely request Council members to establish a new vision of Chinatown as the first step before approving any changes outside of the existing policies. By doing so, you will resolve and minimized the concerns, uncertainties and conflicts among stakeholders within the community. It will set a good example to other communities that good policies are being considered and implemented in good relationship with community stakeholders. It is a solution that stakeholders will work together to build the future development plan together.

The developer is not in urgency to develop the land in the current economic situation. They will help to form the guideline and shape the future of their development in a win-win situation.

edt_ca@yahoo.com (for Ed Tam) or dannycpng@hotmail.com (for Danny Ng)



加拿大亞省卡技利台山會館

HOY SUN ASSOCIATION OF CALGARY

DRAGON CITY MALL

BAY 369, 328 CENTRE STREET S., CALGARY AB T2G 4X6 CANADA

TEL: (403) 263-1093 • FAX: (403) 263-3483

email address: hoysun@telusplanet.net

It makes logical sense to slow down to make drastic policy changes on the large piece of land within the community.

2. This application has deficiencies in the areas of development concept, impacts on social, cultural, transportation, parking to stakeholders in the community and in particularly to the seniors and vulnerable residents.

The applicant consistently emphasizes on demanding a mixed use with high density and exceeding height control within the existing policies. However, they do not disclose the percentage of mixed such as residents to commercial ratio. In particular, they avoid sharing the concept of development in terms of office tower, hotel, retail and condominiums. It is premature for the stakeholders to have a clear understanding of the potential development to impact on social, cultural, traffic, parking and safety issues.

There is no full discussion on the positive impact the development will bring to the community.

3. This will set the poor example that other land owners will follow and apply for the same.

The stakeholders will be dragged into unnecessary conflicts within the community until a new vision. This makes the community keep on fighting each application if existing guidelines are not being followed by City Administration. We are looking for a peaceful community with good relationship to all stakeholders.

In view of the above, we plead the City Council to slow down making drastic decisions, defer this application indefinitely and work together to develop a new vision of Chinatown.

We sincerely hope our input could be presented to City Council.

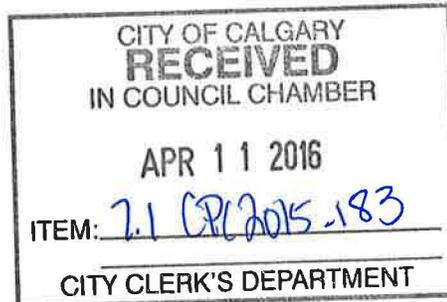
Yours truly,

Danny Ng
President

**Ng Tower Ltd.
Suite 102, 115- 2nd Avenue SW
Calgary, Alberta
T2P 3C6**

March 23, 2016

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
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Calgary, Alberta T2P 2M5



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By hand and by email: cityclerk@calgary.ca

Submission for Public Hearing on April 11, 2016

Re: Proposed Chinatown (Ward 7) Land Use Redesignation Bylaw 179D2015 and Amendments to the Chinatown Area Redevelopment Plan Bylaw 38P2015 at Site 1B, 3rd Avenue SW and 1st Street SW, Report CPC2015-183

Ng Tower Ltd., a 132 suite apartment building, is respectfully and sincerely requesting Your Worship and City Council to **vote down** this application or to refer it back to administration.

Our family built and has operated Ng Tower, located on the corner of 2nd Avenue and Centre Street SW since 1979. When Ng Tower was built, it conformed to the existing height restriction of 15 stories, as did all of the other buildings in Chinatown at that time. A great amount of detail was incorporated into the design of Ng Tower to ensure that the building, inside and out, from top to bottom, fit with the cultural aesthetic that is Chinatown. In 2010, renovations were done to the exterior of the building. When meeting with City of Calgary officials at this time, it was impressed upon us, that Ng Tower should, if at all possible, maintain its' Chinese motif facade so that it would continue to express the Asian theme of the area. We were only too happy to comply.

We have always believed that Chinatown is, first and foremost, a "neighbourhood". One that is characterized by its' distinct Asian culture, architecture and people. Chinatown provides a unique experience to, not only the residents of Chinatown, but to all Calgarians; not to mention the many thousands of tourists that visit it each year. If the land use by-law is amended to increase the density per square foot and thereby increase current height restrictions in Chinatown, we feel that the Chinese culture, feel and look of today's Chinatown will be forever lost. Adding three highrise towers will fundamentally change the "neighbourhood" of Chinatown. The current height restrictions in Chinatown, serve the community extremely well. As indicated, the area is primarily a neighbourhood. Part of the unique charm of this neighbourhood is its' close intimate feel. The proposed 3 towers, will dwarf the existing buildings in Chinatown and diminish this close neighbourhood feel that exists today. Commercial office space towers do not belong in Chinatown. They don't add any benefit to the community and are better suited in the downtown core and not neighbourhood communities like Chinatown.

Currently, Chinatown is challenged with meeting the parking needs of its' current residents and visitors. The addition of three enormous office towers would only serve to exacerbate this problem. Three huge office towers and the resulting cars that would occupy their parkades would add traffic congestion to a relatively quiet neighbourhood and further serve to damage the neighbourhood that is Chinatown.

The proposal by the applicant seeks to increase the current height restriction in Chinatown. This action does not take into consideration the exiting residents of Chinatown whatsoever. A great number of these residents have lived in Chinatown for a very long time. The resulting shadows created by these towers will have a direct negative impact on these residents. The current height restrictions ensure that no one building creates a disturbance over its' neighbours. The applicant clearly has little, if any regard for the current residents of Chinatown. The shadows that would be created by the three huge towers will cast not only a dark physical presence on Chinatown, but will serve to darken the spirit of the residents and visitors of this bright vibrant neighbourhood. A neighbourhood that deserves to have its' unique character maintained and respected.

We respectfully ask that City Council reject the applicant's request for a change of Land Use.

Sincerely,



Ng Tower Ltd.
403-237-5330



Clover Living
120 -2nd Avenue SW
Calgary, AB T2P 3J9
Tel: (403) 290-1088
Fax:(403) 290-1055

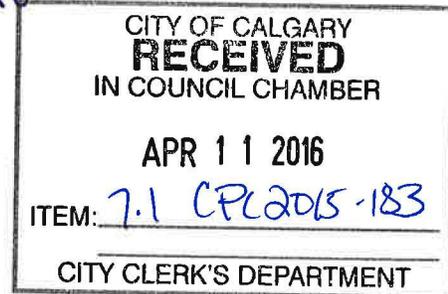
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March 30, 2016

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The City of Calgary
700 MacLeod Trail SE
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Calgary, Alberta T2P 2M5
By hand and by email: cityclerk@calgary.ca



Submission for Public Hearing on April 11, 2016

RE: Proposed CHINATOWN (WARD 7) Land Use Resignation Bylaw 179D2015 and Amendments to the Chinatown Area Redevelopment Plan Bylaw 38P2015 for and 3 Avenue SW and 1 Street SW, Calgary, Report CPC2015-183

Further to my earlier submission to the City Council for the November 9, 2015 Public Hearing regarding the above Application, Clover Living respectfully and sincerely requests the City Council to refer the Application back to the Administration at agenda setting or to reject it if this proceeds to Public Hearing.

Clover Living is the only Support Living senior care facility with 129 suites licenced under Alberta Health's Supportive Living Accommodation Standards serving Chinese seniors in Chinatown. The average age of our residents is 83. We take pride in providing the utmost care towards our seniors that require aid and assistance; and in providing a peaceful and safe environment for all of our residents to enjoy their retirement.

Clover living is a major stakeholder in the Chinatown area and especially in the area of the proposed Bylaws 38P2015 and 179D2015 will affect. We are situated right across from the area on 2 Ave SW.

The proposed Bylaws will affect our community significantly and negatively especially the proposed land use rezoning to CC-X could allow for uses for hotel, night club, liquor store, addiction treatment centre and mega high risers to be built. We are concerned about the following:

1. **Negative Impact on Peaceful & Safe Environment:** The Applicant has not provided assurance to the public about the uses of the developments.

2. Mental and physical safety of our residents. The proposed land uses will compromise the safe environment our residents presently enjoy. We fear for the mental and physical safety of our vulnerable seniors with the possibility of having liquor store, night club or/and hotel built right across from us.
3. Increase in traffic and noises. Majority of our seniors have mobility issue. The proposed bylaws would increase physical safety issues for the slow walking seniors and less pedestrian walking space. The bylaws will also bring about busier traffic and greater noise to our safe and quiet community, and will affect the everyday living of our seniors who like to commute in the community.
4. Lack of Sunlight exposure. With these mega high risers built across Clover Living, it will affect the sunlight exposure to our facility and the Sien Lok Garden. Sien Lok Garden is situated at Clover Living's backyard where our residents take daily walks. Our seniors love and need the sunlight.
5. Property Tax Increase. The proposed land use may have an increase in property value and cause a domino effect on our property value and therefore higher property tax. It will then be more challenging for Clover Living to offer affordable supportive living rates to our residents.

With all these concerns considered, we respectfully request Your Worship and Members of the City Council to say NO to these proposed Bylaws in whole. Thank you.

Sincerely and Respectfully,



Grace Su
Director of Operations
Clover Living



卡城中華文化中心

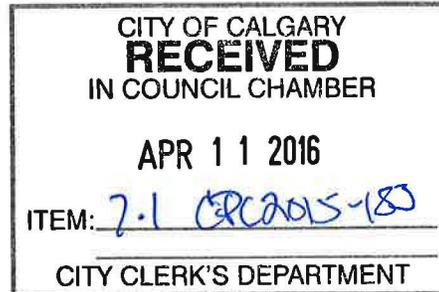
CALGARY CHINESE CULTURAL CENTRE

197 First Street S.W. Calgary, Alberta, Canada T2P 4M4

T: (403) 262 – 5071 • F: (403) 232 – 6387 • info@culturalcentre.ca • www.culturalcentre.ca

March 28, 2016

The City of Calgary
Office of the City Clerk
700 Macleod Trail SE
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Calgary, Alberta T2P 2M5



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Dear Sirs and Madams,

RE: Policy Amendment and Land Use Amendment to the Chinatown ARP for 3 Avenue SW and 1 Street SW, Calgary Bylaws 38P2015 and 179D2015

The above captioned matter, originally scheduled for Public Hearing on November 9, 2015, has been tabled, and again on the January 11, 2016 by City Council. It is scheduled to be heard in the upcoming Council meeting on April 11, 2016. As stated in our original submission made for the November 9, 2015 Public Hearing, the Calgary Chinese Cultural Centre Association strongly opposes the above captioned application.

The concerns raised in our original letter remain unaddressed by the applicant. Although this application has been tabled twice by Council with the expectation that the applicant would consult the community and all those who are affected by the application, the applicant has been trying to avoid any open public meeting. After repeated requests from the community, the applicant finally agreed to hold two public meetings.

Instead of actually consulting the community, all the applicant did at the first meeting was showing some conceptual drawings and pictures taken from Asia and Vancouver, implying what the development might look like on the ground floor level. The applicant refused to disclose what it plans to build other than "mixed use", and when pressed, replied that the "development is still in the conceptual stage". The applicant also insisted that if members of the public have any question, they must submit the questions in writing, and the questions will be answered at the following public meeting two weeks later.

At the second public meeting, the applicant went through the motion of addressing the written questions without actually answering them. The applicant was not prepared to answer any question that was not already submitted in writing in advance. At no time was the applicant interested in hearing the concerns of the community, and was even less interested in any input from the public.

Throughout the two so called "public meetings", the applicant not only failed to address the concerns of the community, it actually further alarmed the community by its failure to provide details of what it

actually intends to build, and by the evasive responses it offered to even the most simple and basic questions.

The only clear message the applicant has conveyed is that it wants to double the commercial density and a free hand to do whatever it wants, and that the concerns and aspiration of the community are none of its business.

What has also become clear is that representation made by the applicant to the Planning Department and City Administration regarding public consultation and community support was less than accurate. It was clearly established during the two public meetings that there has never been any public consultation. In fact, during the second public meeting, the President of Sien Lok Society informed the audience that the letter of support from Sien Lok Society (and used by the applicant as evidence of community support) was given to the applicant on the condition and understanding that the development must follow the existing Chinatown ARP currently in place.

We wish to point out to Your Worship and members of Council that the Chinese community has many ideas, proposals and visions as to what Chinatown can become, namely a more vibrant community that all Calgarians can embrace and cherish. City Administration should at least take the time and make an effort to hear and consider these ideas and proposals before making changes that could potentially inflict irreversible damages to the community.

Therefore, we respectfully request Your Worship and members of City Council to reject the above application. We urge Your Worship and members of Council to put the interests and well-being of the community ahead of that of a single land owner who requests changes to the Chinatown ARP without any specific plan to develop the land. If Your Worship and members of Council in their wisdom believe the Chinatown ARP needs to be modified, then we respectfully request that the matter be sent back to City Administration to have both the application and the Chinatown ARP review done together to arrive at a set of rules and guidelines that is fair to all concerned, one that reflects the vision, dream and aspiration of the community that all Calgarians could embrace and be proud of.

Thank you.

Calgary Chinese Cultural Centre Association



Malcolm Chow, President

Coalition for the Public Interest of Calgary Chinatown
c/o Calgary Chinese Cultural Centre
197 First Street, SW, Calgary, AB
T2P 4M4

March 22, 2016

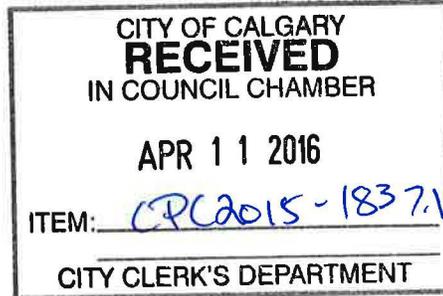
email: cpicc2015@gmail.com

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attention: City Clerk

Dear Sir/Madam,

Re: Policy Amendment and Land Use Amendment to the Chinatown ARP
Bylaws 38P2015 and 179D2015



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The Coalition was formed in 2015 in response to the caption policy and land use amendments. This Coalition has organized 5 public meetings to notify the public on the proposed land use amendment bylaws. We have collected over 700 signatures and 23 letters in our petition since October 2015. These have been submitted on November, 2015. The Application will be returning to Council for approval on April 11, 2016, and we have the following outstanding issues and concerns:

1. The community is highly concerned about the "why" rather than the "what" in the proposed land use changes. The Applicant failed to explain in their 2 public consultations to the community what is wrong with the current ARP guidelines and why they want to override it. The Chinatown community always welcomes new developments that follow the current land use/ARP guidelines. We sincerely ask Council to delay or stop developments that want to be exempt from these guidelines until the ARP review is done.
2. We have not been shown the "City Planning Department Evaluation" in the proposed land use changes which were supposed to cover known issues in Chinatown such as: pedestrian safety, waste management & hygiene, and shortage of public parking.
3. At this moment, we cannot see or understand the vision for future development of the Chinatown community.
4. We have not seen any study on Resident Activities Profile that will reveal the impact on the community if the land use changes are allowed.
5. Community members do **not** feel comfortable bringing the CC-X development guidelines into Chinatown without open and detailed public discussions. Many stakeholders will be affected by such guidelines.

Coalition for the Public Interest of Calgary Chinatown

c/o Calgary Chinese Cultural Centre

197 First Street, SW, Calgary, AB

T2P 4M4

Providing the concerns we have heard and collected within our community, we sincerely ask City Council to be careful in making the decision for Chinatown. It will take some time to create a vision for Chinatown which will include the land use and other policies.

We plead the Council to vote against these changes at this time until a new vision of Chinatown is developed.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Richard Poon', with a long, sweeping horizontal stroke at the end.

Richard Poon on behalf of the CIPCC

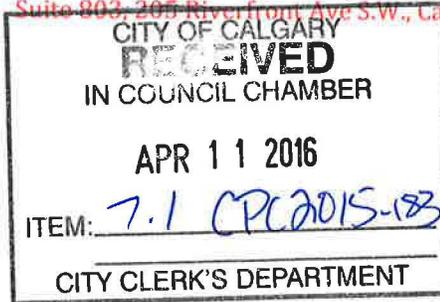


Chinatown District BRZ

Suite 803, 205 Riverfront Ave S.W., Calgary, Alberta, T2P 5K4

2016 March 30

Your Worship, Mayor Naheed Nenshi
and Members of Calgary City Council
800 MacLeod Trail S.E.
Calgary, Alberta T2P 2M5



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CITY CLERK'S

2016 MAR 30 PM 3:46

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Subject: Application to Amend the Chinatown Area Redevelopment Plan (ARP) and to re-designate the land use of 0.61 hectares located at 117, 121, 123, 125 and 129 – 2 Avenue SW and 116, 120, 124, 130 and 134 – 3 Avenue SW from DC Direct Control to DC Direct Control

On Monday April 11, at the Combined Public Hearing Council Meeting, Calgary City Council is scheduled to host a public hearing of the Calgary Planning Commission (CPC) Report CPC2015-183 and approve the Bylaws to Amend the Chinatown ARP and to amend the Land Use Designation on Site 1B.

CDBRZ Evaluation and Recommendation

Whereas

- the Chinatown District Business Revitalization Zone (CDBRZ) is an authority established November 10th, 2015, through Municipal Bylaw 43M2015 as approved by the City Council for The City of Calgary in accordance with Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, and the regulations established thereunder.
- the CDBRZ has the mandate to promote increased business merchant viability, vitality, and vibrancy plus value for all patrons and the authority to receive, evaluate and advocate City land use planning policies and applications on behalf of BRZ ratepayers;
- the CDBRZ supports property development and business growth in Chinatown that is harmonious with the existing cultural identity and rich history of Chinatown;
- City Council has approved Notice of Motion NM2016-01 - 'A New Plan for Chinatown' (Councillor Farrell) that requests City Administration to prepare a scoping study by 2016Q4 to review and possibly renew the current Chinatown Area Redevelopment Plan (ARP);
- City Administration 'Centre City Team' is committed to work with the CDBRZ to conduct a 'Business Vitality Strategy' by 2016Q4 to improve the performance and competitiveness of business merchants in the future economic and retail environment, thus increasing consumer patronage and economic diversity;
- the Chinatown and Calgary's Chinese community are hoping to host a public forum on the future Chinatown to create a renewed vision where the Chinese cultural relevance and heritage continues for future generations;

- this Application continues to lack
 - a property owner statement of justification, risks, and benefits for this Application;
 - sufficient economic, social, environmental, market, residential, commercial-retail and commercial office analysis, or even raw data, to permit the CDBRZ to conduct a thorough review and evaluation;
 - a confirmed statement of intentions from the property owner to proceed to development permit stage within a reasonable period following Council's decision on the Application; and,
 - expressed support by any Chinatown stakeholder following the public consultation process in March;
- the Applicant continues to reply to CDBRZ and Chinatown stakeholder questions in generalities and vagueness that has been confirmed as 'non-commitments';
- the Chinatown business merchants fear that a monolithic development of a 27, 24 and 19 storey commercial development atop a 3 storey retail podium covering the entire property under the proposed 12.0 Floor Area Ratio (F.A.R.) density (i.e. a maximum 8.0 F.A.R. committed for commercial use) will significantly distort the current retail and marketplace balance, harmony, and ambience (a.k.a. a commercial retail vortex or black hole) resulting in the departure of many existing retailers; and
- the Applicant has been non-committal about development within the remaining Chinatown ARP (i.e. preservation of Calgary Chinatown's ambience and Canada's Chinese cultural heritage) and instead has suggested architecture from Shanghai, and other places that are inconsistent with Calgary

Recommendation

The CDBRZ does not support the Application to amend the Chinatown ARP nor the amendment of the land use designation as recommended by City Administration and the Calgary Planning Commission (CPC) before City Council's Combined Public Hearing Council Meeting on 2016 April 11 and hereby recommends that City Council:

- support the CDBRZ's preliminary evaluation and conclusion that there is insufficient Application information to complete the evaluation;
- support the CDBRZ's position that approval of this Application is premature
 - given City Council's support of the Notice of Motion for 'A New Plan for Chinatown' and resulting review and renewal of the Chinatown ARP;
 - given City Administration – Centre City Team's commitment to work with the CDBRZ to complete a Business Vitality Strategy by 2016Q4;
 - given Chinatown's commitment to host a public forum to establish a new vision for Chinatown in 2016;
- be understanding and consistent with the CDBRZ ratepayers fear that approval of this Application could lead to either a significant retail vortex or black hole that will be devastating to existing Chinatown merchants; and,
- persuade the Applicant to withdraw the Application to engage in more wholesome and mutual public engagements; and

- collaborate with fellow Council Members to either:
 - Referring this Application back to City Administration for further evaluation and public consultation; or
 - Tabling this Application to a date in 2017 no sooner than 12 months to allow for completion of the Business Vitality Strategy and creation of a new vision for Chinatown; or
 - Reject this Application if it proceeds to the Combined Public Hearing Council meeting on 2016 April 11, that City Council on the basis that
 - the opportunities, risks and benefits for the future viability of Chinatown merchant businesses cannot be assured;
 - approval of this Application will
 - distort the future review and renewal of the Chinatown ARP
 - establish a precedence for other Applicants and property owners to request Council approval of other Chinatown ARP and land use designation amendments;
 - create an atmosphere of distrust amongst Chinatown stakeholders and the Calgary Chinese community; and,
 - a continued Chinatown presence in Calgary as a tourist destination will be jeopardized and the retail community devastated and workers to be laid off.

Other Substantiations

Chinatown business districts in other North American cities face similar decline and diminishing presence and value due largely to civic community and land use planning neglect or abuse. This is evidenced locally in Western Canada both in Vancouver, Edmonton and Lethbridge. Calgary's Chinatown is Canada's 4th largest and vibrant.

According to Jane Jacobs, the 1961 author '*The Death and Life of the Great American City*', the four qualities that make a city great are: mixed land use (creating areas that serve more than one function and thus attract more than one type of person), small block sizes (they encourage pedestrian interaction), high density, and diverse architecture (different ages and forms of buildings accommodate tenets of varying economic statuses).

- **mixed residential / commercial use** – it is appropriate to preserve the current Chinatown ARP density guidelines for this site between 6.5 and 7.5 F.A.R. (i.e. 3.5 residential and 3.0 commercial F.A.R. with a 54% residential / 46% commercial with an incentive for 1.0 additional commercial F.A.R. if the property owner contributes to the Chinatown Improvement Fund);
- **small block size** – it is important to create a great pedestrian experience where patrons and pedestrians should be able to move freely, safely, and with comfort in and around the community with ample public space, recreation and character without having to walk around a whole block of a monolithic steel, glass, concrete block to get to the other side);
- **high density** – while density is vital in creating a more vibrant locale, it must be consistent and appropriate with today's community ambience and the surrounding natural

environment. While higher density may contribute to increased vibrancy, a disproportionately high building height would not contribute to a positive community outcome. The current 6.5 F.A.R. with provision for 1.0 additional commercial density under incentive conditions and a maximum 150 feet building height is an appropriate benchmark of vitality and vibrancy especially considering the Vancouver does not permit Chinatown building height to exceed 90 feet and density between 5 and 9 FAR as a guideline); and

- **diverse architecture** – Calgary has a growing Asian population and cultural influence. It also has a celebrated 100+ years Chinese heritage starting with those who moved here following the construction of Canada’s cross-country railway and contributions to Alberta’s small business community. As we’ve witnessed in the last decade and into the future, Calgary will and should continue to realize greater increases in China mainland business investments, trade, and net positive population migration. Consequently, stronger Asian cultural influence in both its ‘urban structure and form’ and its ‘community, retail and recreation’ experiences are essential.

Attached is the CDBRZ’s preliminary evaluation of the Application.

The CDBRZ welcomes future discussions with the Chinatown community, the Applicant and the property owner as it undertakes the Business Vitality Strategy that should define strategies to support increased business viability, vitality, vibrancy and value.

Sincerely,



Terry Wong,
Executive Member and Treasurer
on behalf of the Chinatown District BRZ

Attachment:

CDBRZ Preliminary Evaluation of the Application to Amend the Chinatown ARP and Land Use

Copies to:

Chinatown District BRZ Members

Calgary Chinatown Merchants Association (CCMA)

Chinatown Community Stakeholders Committee (CCSC)

Director, Mattias Tita, Land Policy Implementation, The City of Calgary

Manager, Scott Lockwood, Land Policy Implementation, The City of Calgary

Mark Sasges, Coordinator – Centre City West, Land Policy Implementation, The City of Calgary

Russ Mounty, Planner – Centre City West, Land Policy Implementation, The City of Calgary

CDBRZ Preliminary Evaluation of the Application to Amend the Chinatown ARP and Land Use

Bylaw 38P2015 (LOC2012-0101, Manu Chugh Architect)

To adopt the proposed amendments to the Chinatown Area Redevelopment Plan, in accordance with Administration's recommendation

Bylaw 179D2015 (LOC2012-0101, Manu Chugh Architect)

To adopt the proposed re-designation of 0.61 hectares ± (1.5 acres ±) located at 117, 121, 123, 125 and 129 – 2 Avenue SW and 116, 120, 124, 130 and 134 – 3 Avenue SW (Plan C, Block 8, Lots 6 to 12 and Lots 28 to 40) from DC Direct Control District to DC Direct Control District to accommodate mixed use residential / commercial development, in accordance with Administration's recommendation.



This Application has been recommended by both Administration and the Calgary Planning Commission before it was first presented to City Council for public hearing on 2015 November 9. The following has transpired since and these have been the involvements of the CDBRZ:

Tabling of the Report

After community letters of protest were filed with City Council, this Application was tabled to the 2016 February 08 Combined Meeting of Council following a Motion by Ward 7 Councillor Druh Farrell for further consultation with the stakeholders in Chinatown. Despite the CDBRZ's attempts to facilitate a public consultation schedule between the Applicant and the Chinatown stakeholders, the property owner twice refused to agree resulting in Councillor Farrell's request to table the report again to April 11, 2015.

CDBRZ's Authority to Respond

The Chinatown District Business Revitalization Zone (CDBRZ) is an authority established November 10th, 2015, through Municipal Bylaw 43M2015 as approved by the City Council for The City of Calgary in accordance with Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, and the regulations established thereunder. Accordingly, the CDBRZ has the authority to

- receive City planning policies and applications for land development and land use (re) designations in the define BRZ zone and adjacent areas;

- evaluate these policies and applications through both public consultations and written submissions;
- advocate for BRZ ratepayer businesses;
- ensure the physical infrastructure, transportation, streetscape, and above group aspects of the BRZ zone and impacts on surrounding communities are consistent with planning policy, area (re)development plans, and designated land use; and,
- ensure consistency and support for both business vitality and community wellness.

Community Relations

The Chinatown District Business Revitalization Zone (CDBRZ) has maintained a relation with all elements of the Chinatown community through participation with:

- the **Coalition for the Public Interest of Chinatown - CPIC** (November / December 2015) public consultation process as an interested stakeholder;
- the **Chinatown Community Stakeholder's Committee – CCSC** (January – March 2016) as a common community forum to
 - better understand the Applicant's request for amendment and intentions;
 - research and provide a good understanding of the City's land development approval process and presentation plus evaluation of evidence and facts;
 - address the media's inquiries and request for interviews; and,
 - keep the CDBRZ ratepayers and the Calgary Chinese Merchants Association (CCMA) informed of the Chinatown community's understanding of the Application and amendment process;
- the family or 'Tong' Associations as they represent both significant property ownership interest and cultural and heritage influence for all Chinese Calgarians to better understand their interests and concerns;
- City Council, Ward 7 Councillor's office, and City Administration as part of the CDBRZ's role in Chinatown land use, transportation, transit, parking and public utility application / proposal review, feedback, coordination and community communications responsibilities.

Chinatown Community Stakeholders' Concerns

The Chinatown residents, businesses, property owners, family associations or 'Tong Associations and Societies', and the various cultural and community services serving Chinatown residents and Calgary's Chinese residents do not understand the details of the Applicant and property owner's request as to:

- description, purpose, and the rationale of the Chinatown ARP and land use amendment in relation to the subject property, neighbouring properties, land development process, and implications on future and potential Chinatown developments;
- implications to the social and business vitality, vibrancy, viability and value of the Chinatown community, adjacent properties, and nearby residents and businesses;
- impact to real estate values and City assessed properties and businesses plus related taxes with the significant increase to allowed density and expanded land use;
- affects on the Chinatown residents where 65% state that Chinese (i.e. Cantonese, Mandarin, etc.) is the prime language spoken at home; and,

- viability of Chinatown as a local, provincial and tourist destination for visitors who want to shop, dine, and enjoy Calgary's Asian cultural influence and its 100+ years of Chinese heritage.

Today, despite two public consultation processes, these concerns are still prevalent as the Applicant's responses were either conceptual, general, or non-committal of the property owner's intent and purpose.

CDBRZ's Evaluation

The CDBRZ has received, reviewed, and evaluated the Application as presented to City Council. It has presented several questions to and participated in community based public forums with the Applicant to establish an understanding of the rational and technical implications of the request:

- to raise the building density for residential from 3.5 to 4.0 Floor Area Ratio or F.A.R. and for commercial from 4.0 to 8.0 F.A.R.;
- to remove the building height restriction from 43 metres or 150 feet and constrain the height to the maximum permitted height of just over 85 metres or 300 feet; and
- to use the Direct Control – CCX mixed residential / commercial land use designation per the 2007 Land Use Bylaw as opposed to retaining the current Direct Control – Mixed Residential / Commercial 70M84 Land Use Designation

Additionally, we attempted to establish an understanding with the Applicant of the opportunity or benefits and conversely the negative implications of these amendment requests to Chinatown's overall economy and the retailers' viability, vitality, vibrancy and overall value. We also attempted to establish an understanding with the Applicant of the opportunity or benefits to the local community consumers, Calgarians in general (especially Asian shoppers), plus Calgary's visitors and tourists. Despite these attempts, the CDBRZ have not been able to receive enough information from the Applicant to analyze and evaluate the standalone benefits of this Application or the opportunities and implications on the Chinatown community.

The most recent series of public consultations by the Applicant on March 6 for public input and questions and on March 20 for Applicant's response was imprecise, unsatisfying and lacking to establish enough of an understanding of the opportunities, viability, and trust that Chinatown and its business patrons and merchants will not be negatively affected. The CDBRZ lacks confidence and trust in this Applicant and their Application.

Specific concerns or beliefs are:

1. There is no evidence that an increase in building density for residential use to 4.0 F.A.R. will provide any marked improvement in the Chinatown's residential vibrancy beyond the current 3.5 F.A.R. as permitted under the current Chinatown ARP.

Ideally, Calgary's Chinatown vibrancy and vitality will improve with an increase in residential density. An increase of seniors and affordable housing marketplace will also increase diversity in Chinatown's community and consumer demand. City Council should give consideration for increased residential density from the Applicant.

2. There is great concern and risk to Chinatown's current business viability, especially to the small retail merchants, with the increase in building density for commercial use to 8.0 F.A.R. which is double the current 4.0 maximum density permitted under the current Chinatown ARP. This has the possibility of creating a 'negative vortex' or 'black-hole' where the consumer draw may collapse and displace many of the current retailers.

This condition is already in evidence in Vancouver's Chinatown where the placement of the 'big box retailer, T&T Supermarket' has significantly drawn both local and surrounding downtown consumers away from the local, storefront Chinese merchants. This void has been replaced by non-descript bike shops, long board / skateboard stores, boutique coffee houses, private non-Asian night clubs, etc.

3. There is severe concerns that the increase of F.A.R. from 7.5 to 12.0 and permitting a 'sunshadow' constrained building height of approximately 85 metres or 300 feet will create a huge 'monolithic' building form of disproportional size, shape, building architectural design, and environmental implications to surrounding areas that would
 - dwarf all other buildings in the remaining cultural and heritage core of Chinatown (i.e. between 1st Street SE and 1st Street SW and Riverfront Avenue and 4th Avenue SW) and remove the broader Asian characteristics of Chinatown. This would be like placing the 'Bow Building in Heritage Park'. There is nothing wrong with a maximum height of 43 metres or 150 feet in Chinatown especially when most buildings are less than 3 stories of 40 feet high;
 - create dark, unhealthy sun shadows on the vibrant public spaces of Chinatown and the social viability of local residents and regular visitors to Chinatown;
 - create unsafe sidewalk conditions in the immediate area especially for Calgary's senior population in the area as the lack of sunshine will diminish the natural solar affects of melting snow and ice;
 - diminish outdoor public space and replace this with atrium roof top public space that is both smaller than currently available and inaccessible during non-building operating hours;
 - create more downtown building 'canyons' where the wind tunnel affects will ensure a constant wind that diminishes the ambient temperature a couple of degrees at all times, thus affecting both snow / ice melt and pedestrian enjoyment;
 - result in a diminishing Chinatown Asian public realm at street level and a total loss above 10 metres or Plus 15;
 - result in increased traffic congestion and diminish both pedestrian and cycling traffic during periods of construction and after with the increased volume of large, 5 ton commercial vehicles or 18-wheel trailers around the area; and
 - increase pedestrian traffic hazards with the increase of large commercial vehicles and overall traffic volumes.

In Vancouver, building height alone historical designated Chinatown (i.e. Pender Street) is 50 feet and recently raised to 70 feet. The 2 block buffer around has seen building height raised from 70 feet to 90 feet. This increase has raised concerns in this Chinatown community that the Asian public realm is disappearing. Ironically, Vancouver's new building height restrictions area

well below Calgary's current 150 feet building height restriction; there is no need to change.

A New Plan for Chinatown

On 2016 January 11, City Council approved a Notice of Motion – A New Plan for Chinatown, NM2016-01, directing City Administration 'to consider the preparation of a new Area Redevelopment Plan for Chinatown'. A scoping report is due to City Council from Administration by 2016Q4 with the likelihood that an ARP review would commence sometime in 2017 or shortly thereafter.

The CDBRZ supported this Notice of Motion to establish a renewed, if not new, Chinatown ARP as it will only enhance the vibrancy and vitality of this business community especially where on-street and off-street parking availability, accessibility and affordability are a major issue. We had hoped the Applicant would envision the benefits of a new Chinatown ARP and respect this through delay of approval of the Application's approval; they have not.

Chinatown Business Vitality Strategy

On 2016 February 22, Councillor Druh Farrell announced City funding for a Chinatown 'Business Vitality Strategy' which will provide analysis, recommendations and implementation strategies to assist the CDBRZ improve Chinatown's performance and competitiveness in the future economic and retail environment. The CDBRZ supports this initiative and hopes this guides future developers, property owners, and business operators to invest appropriately for the community and for their marketplace.

We had hoped the Applicant would envision the benefits of this Chinatown Business Vitality Strategy and the potential of increasing the vitality of their land development proposal through delay of approval of the Application's approval; they have not.

Chinatown's Community and Cultural Identity

The Chinatown community leaders (i.e. property owners, businesses, residents, associations and societies) and the CDBRZ strongly support the need to protect Chinatown's Asian culture and preserve Calgary's Chinese heritage through land development, building use, and public infrastructure.

A new characteristic vision of Chinatown and appropriate residential, community and cultural strategies for Chinatown is essential to unify Chinatown as the unique cultural enclave for Calgary and especially this City's destination for Chinese retail, dining, cultural, recreation and arts and culture.

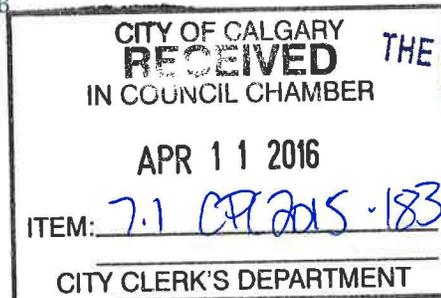
The CDBRZ has hosted discussions with Calgary Economic Development, Canada China Business Council (Prairie Region), Hong Kong China Business Association (Calgary Region), and will be meeting soon with the Calgary Chamber of Commerce and Tourism Calgary to inform and seek their input on enhancing Chinatown's Asian public realm, retail / consumer offerings, and enhanced cultural offerings.



SILVER DRAGON
RESTAURANT EST. 1966
106 3 Ave SE, Calgary, AB, T2G 0B6

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2016 MAR 30 PM 3:46



THE CITY OF CALGARY
CITY CLERK'S

2016 March 30

Office of the City Clerk
The City of Calgary
700 Macleod Trail, SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Delivered By Hand and by E-Mail to cityclerk@calgary.ca

ATTENTION: *Your Worship Mayor Nenshi and Members of Calgary City Council*

Combined Public Hearing Council Meeting on April 11, 2016

Re: CPC Report CPC2015-183 – Proposed Amendments to the Chinatown Area Redevelopment Plan (ARP) (Bylaw 38P2015) and Land Use Designation (Bylaw 179D2015) for Site 1B located between 2nd / 3rd Avenue SW and 1st / Centre Street SW

As a Chinatown restaurant owner and operator since 1966 serving Calgarians and visitors to Calgary for 50 years, I respectfully request that the Mayor and Calgary City Council address this report at a future public hearing next year, in 2017, to allow for completion and consideration of:

- a 'Chinatown ARP scoping study' per Council approved 'NM2016-01 - A New Plan for Chinatown' (due 2016Q4);
- a 'Business Vitality Strategy' or retail strategy sponsored by the Chinatown District BRZ and The City of Calgary – Centre City Team (due end of 2016Q4); and,
- a 'Chinatown community / cultural vision and future outlook' as sponsored by the Chinatown community, residents, businesses, family associations (aka Tong Associations), and community services based organizations (i.e. Calgary Chinese Community Services Association, Calgary Chinese Elderly Citizens Association, Chinese Cultural Centre, etc.)

Consideration of the amendment of the Chinatown ARP and Land Use Designation on Site 1B is both premature, ill-advised, and devastating to this unique Asian cultural community enclave and tourist haven. **We strongly oppose a public hearing process and possible approval of this amendment request April 11th.** We strongly implore Council to defer public hearing of this report into 2017 through referral of this report back to Administration to allow both the completion of these reviews and, most importantly, to establish a mutual process of public engagement with the Applicant, property owner and all Chinatown stakeholders through a consultation process as led either by The City of Calgary or the Chinatown District Business Revitalization Zone.

Rationale: Chinatown meant a lot to our family and many other Chinese immigrants who have come to Calgary to build lives, families, a cultural community, businesses and a thriving, prosperous, and happy future.

My family came together and united in Calgary over 51 years ago. Our first residence was in Chinatown where the current Harry Hays federal building is currently located. My first school attended was James Short Elementary School, which is now a municipal parking structure. I remember walking to school and stopping by a small Chinese grocery store to buy Mojo candies; do you remember this?

A year after our family united in Calgary Chinatown, my parents opened up a small eatery call Silver Dragon first located on Centre Street in the heritage Canton Block. A few years later, we expanded to our current location on 3rd Ave SE. Ever since, my family's daily life is Chinatown.

As a family operation, we are very proud to serve Chinese food to Calgarians and the many tourists that have visited Chinatown over the past 50 years this summer. Now, as a proud grandmother of two grandsons, I enjoy taking them for Chinatown walks to see the dragon wall mural and the colors of the Chinese Cultural Centre and to 'experience the dim sum lunches in Chinatown. We love to watch the Chinese Lion dance performances, the Chinatown Street Festival, and the occasional Asian night market. Like many Chinese Canadians, I would like our next generations to learn, remember and pass on the Chinese heritage and culture through the true experience of our Chinatown.

I remember growing up with an English / Chinese language barrier that forced me to adapt to a new way of life. Despite these daily challenges, I found warmth and comfort in being in Chinatown. This is my home. This is a place where I revisit and renew my Chinese cultural heritage.

Chinatown is still a common family meeting place where people bring their children, grandchildren and their visitors to experience infamous 'dim sum' lunches and 'family wedding banquets'. Calgary needs to preserve this history, heritage and culture of Chinatown so our grandchildren can learn, remember and cherish this cultural enclave.

Chinatown is a unique cultural district or enclave. Our Chinatown is a 'must visit' place for tourists from Asia. Tourists commented that Chinatown is beautiful, clean and safe. To keep Chinatown this way for our next generation, we must ensure that all Calgarians and tourists pay attention to its aesthetics. Future developments should promote Chinatown's uniqueness and as a beautiful environment rich with Asian Chinese culture.

Chinatown Area Redevelopment Plan (ARP)

The Chinatown ARP was established in 1986 to protect the 100+ years of Chinese heritage, to preserve the Asian Chinese culture for the next generation, and to build Chinatown into a unique mixed residential / commercial community. I firmly believe that the principle guidelines are still applicable for Chinatown's future needs. The maximum building height of 150 ft. (or the equivalent of a 15 storey building) is quite appropriate. The overall look seems to blend well with openness and

quite appropriate. The overall look seems to blend well with openness and sunshine. Compared to the Vancouver's Chinatown height restriction of 70 feet in the heritage designate area and 90 feet in surrounding streets, our building height already exceeds the benchmark of Western Canada's Chinatowns.

This application asking for increase of FAR to 12 from the existing FAR of 7.5 to allow maximum building height of 30 stories is enormous. Its doubles what is allowed on the current ARP (15 stories high)! This huge increase in density is not needed and will not add any benefit to Chinatown. Rather, this will definitely destroy the aesthetics of this unique cultural community. With the three tall buildings ranging from 19, 24 to 27 stories high built on the central core of Chinatown, it definitely does not blend in.

High density development will seem like an extension of our neighboring communities (i.e. Downtown core, Eau Claire, Beltline, East Village, etc.) and cannot be distinguished and stand out as a unique Chinatown community. It will also diminish Chinatown and it will cease to remain sustainable.

Applicant's Public Consultations

I participated in both of the Applicants public consultations in March 6 and 20, 2016. They were poorly conducted with very little details as to office or residential use and added benefits to the community. Studies of the proper mix use ratios relevant to enhance the community were not presented. There was a lack of attention given by the Applicant to establish the appropriate aesthetic character of Chinatown. We did not feel any genuine intent by the Applicant to work with the community, to better enhance the community, nor to develop the land if they obtain approval of their application.

Conclusion

I strongly urge City Council to uphold the current ARP and to refer the Application back to Administration. If this proceeds to an April 11 public hearing, I would expect City Council to vote NO to both Land use Re-designation Bylaw 179D2015 and Amendments to the Chinatown Area Redevelopment Plan Bylaw 38P2015 at Site 1B.

Thank you for considering the interests of all Calgarians – those in the past, the present and the future. I look forward to working with The City and the community to further build Chinatown as a unique cultural destination for all.

Sincerely yours,



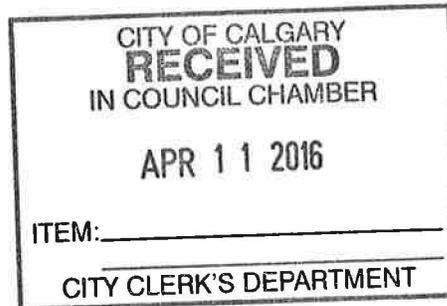
Annette Fung,
Silver Dragon Owner / Operator
Cell: 403-680-8318

Eagle Crossing Development Corp.

501 - 52nd Avenue S.W.
Calgary, Alberta T2P OV3
Phone: 403-619-8192

March 31, 2016

Office Of the City Clerk
The City of Calgary
700 MacLeod Trail S.E.
P.O. Box 2100, Postal Station "M"
Calgary, Albert T2P 2M5



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2016 MAR 31 PM 1:39
THE CITY OF CALGARY
CITY CLERK'S

By email: cityclerk@calgary.ca

Dear Your Worship Mayor and City Council,

Submission for Public Hearing on April 11, 2016

Re: Proposed Chinatown (Ward 7) Land Use Redesignation Bylaw 179D2015 and Amendments to the Chinatown Area Redevelopment Plan Bylaw 38P2015 at Site 1B, 3 Avenue SW and 1 Street SW, Report CPC 2015-183

I am respectfully and sincerely requesting your Worship and City Council to reject this application or to refer it back to Administration.

My Positions statements in regards to this Application are as follows:

- (1) We oppose the application because it will create a huge impact to the Chinatown community and the applicant did not provide any good reason to support their application.
- (2) It also sets precedence for other developers to start land speculation in Chinatown.
- (3) And it will ruin the several decades of effort and vision of building the original Chinatown.
- (4) This application will undermine the planning principle of Calgary Center City Plan, which defines clearly the Boundary and characters of Downtown, East End, West End , Eau Claire and Chinatown . They are planned to support each other, but not to over taken each other.

The amendments proposed will significantly increase the commercial density, where the offices will be empty after work hours and on holiday, which turned the Downtown area became a ghost town in the 70's and 80's. The increase in traffic will make Chinatown streets more dangerous to cross for seniors and children. Less residential development will make Chinatown less sustainable.

The huge towers will also ruin the human scale of Chinatown as a community and block off the sunshine and open sky. We do not want Chinatown to become a concrete jungle.

The proposed land use amendment will not benefit the community's vitalization, the life style of local residents and economy value of the small business.

The applicant does not respect the existing planning policy, the Chinatown ARP and planning procedure calling for public consultation. They put their self interest in front of the interest of the whole city. The City Council has approved the motion from Councillor Farrell to start work on a new ARP in January 2016. We should not allow and approve any development application in Chinatown before the ARP is done. because it will limit our vision and options during the ARP making.

We plead to your Worship and City Council to table this application until the completion of a ARP or just turn down this application.

Sincerely and respectfully,



Raymond Chan

President

Eagle Crossing Development Corp.

A development consultation company

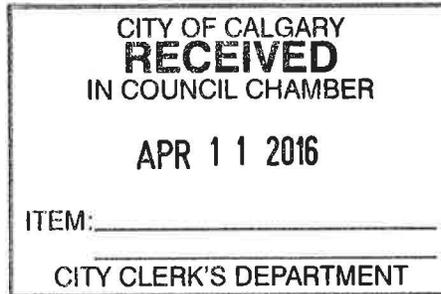
Albrecht, Linda

From: colin pollard [cmpollard@shaw.ca]
Sent: Monday, March 21, 2016 7:41 AM
To: City Clerk; Sasges, Mark
Subject: Land Use Change LOC2012-0101 -

City of Calgary
Municipal Building
800 Macleod Trail SE
T2P 2M3

March 21, 2016

Dear City Clerk



RECEIVED
2016 MAR 21 AM 8:10
THE CITY OF CALGARY
CITY CLERK'S

LOC2012-0101 - Proposed development between 2 and 3 Ave SW.

I attended an information session regarding LOC2012-0101 today (Sunday 20 March, 2016). The application seeks to redesignate 0.61 hectares ± (1.5 acres ±) located at 129, 125, 123, 121 and 117 -2 Avenue SW and 116, 120, 124 and 130 – 3 Avenue SW from DC Direct Control District to DC Direct Control District to accommodate mixed use residential/ commercial development.

The Architect for the proposed development answered a number of questions previously submitted by interested parties.

I was struck by the absence of any attempt to justify the proposed development on the basis of any beneficial effect on the Chinatown area in which it is proposed to build it. Indeed I came away wondering if the developer even knew if it was to be built in Chinatown. Given the significant vibrant character of Calgary's Chinatown area this seemed almost unbelievable.

I was also struck by the fact that no justification for changing the FAR (Floor area ratio) from the current 7.5 to 12 was given despite questions around this issue. The Architect seemed to have no answer to the question other than he wanted to. I do not believe this is sufficient reason for the Planning Department to support this application.

Having looked at the information boards displayed at the meeting it appears the proposed buildings are excessively tall and result in an expansion of the downtown towers into an area of smaller (but not small)

buildings without respect for the existing context. The existing Land Use restriction of a height not exceeding 150 feet appears in keeping with the present developments and, I believe, should be retained.

The Administration Report to the Calgary Planning Commission of September 10, 2015 considers the maximum floor area ratio increase from a maximum of 7.5 FAR to 12.0 FAR an appropriate transition from the Sun Life Plaza office towers and the Downtown to the south. I do not agree, and if approved it results in a sudden transition to the sites to the north that is inappropriate.

The statement in the Administration Report to the Calgary Planning Commission "Although the building height restriction would be relaxed to accommodate a taller building, the height would be restricted by the sunlight protection rule and still capped below the Sun Life Plaza towers to provide a transition from the downtown" seems very weak and implies a minor change can be expected. However the proposed development at 29 storeys is 51 metres higher than the current Land Use allows. The restrictions on the sunlight protection rules have time limits on them which also seem inappropriate and, I believe, should be removed. The relaxation of building height, and imposition of time limits when the shadowing of Sien Lok Park is acceptable, appear to be an abdication of the Planning Departments duty, under the Centre City Plan Section 7.8.1 Policy 1 - "New developments shall not negatively impact existing adjacent buildings, public spaces, sidewalks, and sites identified in the Landmark and Heritage sections" to protect the existing residents from excessively adverse effects from developments. I believe the 150 feet height restriction should be retained.

The Administration Report to the Calgary Planning Commission refers to a letter from the Sien Lok Society and claims it wholeheartedly supports the proposed development. At the information session earlier today a representative of the Sien Lok Society stated publicly that the letter had been misunderstood and the Society had not given unequivocal approval to the proposed development. I believe the City Planning department should contact the Sien Lok Society and get clarification of its letter. At present it appears the Administration Report to Council is misleading.

In addition to the points above the inclusion in the list of acceptable uses of various uses including hotels, drinking establishments, addiction treatment centres and custodial facilities seem inappropriate at this location and judging by comments at the information session not supported by the local community. I hope that the Planning Department will refine the list of acceptable uses with local community representatives before putting this to a vote at Council.

I ask that City Council reject this request for a change of Land Use.

Yours sincerely

Colin Pollard

Copied to Planning Department, City of Calgary - Mr Mark Sasges

Albrecht, Linda

From: Deborah Pollard [pollardd@shaw.ca]
Sent: Tuesday, March 22, 2016 9:01 PM
To: City Clerk
Subject: Land Use Change LOC2012-0101

RECEIVED

2016 MAR 23 AM 7: 52

**THE CITY OF CALGARY
CITY CLERK'S**

Dear City Clerk,

RE: LOC2012-0101 - Proposed development between 2 and 3 Ave SW.

On Sunday March 20th, I attended a public information session regarding a proposed set of three tall towers to be erected in Chinatown: 27, 21 and 19 storeys respectively. What is shocking is how unlike the rest of Chinatown these towers will be. They are just like the commercial centre of Calgary, with only cosmetic concessions at the lower floors to Asian culture. When I viewed the display panels I came away with the impression of giant towers encroaching on and gobbling up Chinatown. I do not hear any voices from Chinatown expressing a desire for tower developments and I do not hear any voices expressing a need for such development.

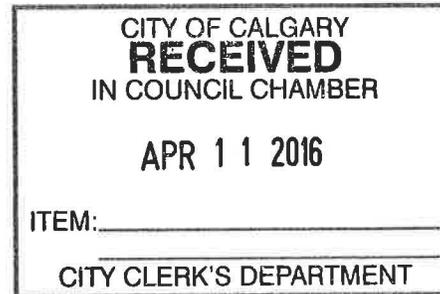
The architect in charge of the development spoke to 26 previously submitted questions, frequently noting a particular question was similar to one previously asked, yet he hardly *answered* the questions raised. I did not hear how this development would benefit the community. He said it would "revitalize" Chinatown, but gave no examples or details of how it would do so. He spoke of mixed use for these towers, and that anyone could purchase units within them. There it was -- the erosion and elimination of Chinatown.

Given that Chinatown constitutes one of the few communities in Calgary with a distinctive history, heritage, culture and neighbourhood cohesiveness, I find it unacceptable that the City of Calgary is permitting it to be destroyed in this manner.

The current ARP for Chinatown appears to represent what the residents, local stakeholders, and other concerned citizens want for the area and thus I ask that City Council reject this request for a change of Land Use.

Sincerely,

Deborah Pollard



Albrecht, Linda

From: Bill Yang [billyoungwei@gmail.com]
Sent: Monday, March 21, 2016 7:51 PM
To: City Clerk
Subject: Save the Chinatown

March 22nd, 2016

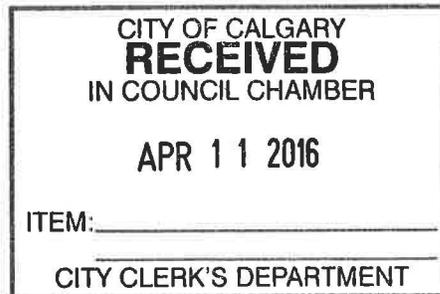
Office of the City Clerk

The City of Calgary

700 Macleod Trail, SE

P.O. Box 2100, Postal Station "M"

Calgary, Alberta T2P 2M5



RECEIVED
2016 MAR 22 AM 8:16
THE CITY OF CALGARY
CITY CLERK'S

Dear Members of City Council,

I am writing to ask you to take action for our Chinatown on April 11. As a Calgarian, I'm proud to call such a diverse city my home. Chinatown is a unique area that should be preserved for future generations to enjoy.

Call to Action:

Bylaws 38P2015 and I79D2015 are being proposed and aren't part of any comprehensive plan for Chinatown. I want the City to carry out its plans for a comprehensive plan that guides the long term revitalization and continued health of Chinatown; a plan that has had plenty of Community engagement and input.

Please vote down these bylaws and follow the proper municipal planning process that Chinatown deserves.

I thank you for what you do for Calgary. I will be looking forward to how you vote on April 11.

Thank you,

Bill Yang

66 Scimitar View NW, Calgary

billyoungwei@gmail.com

cell# 403-903-3168

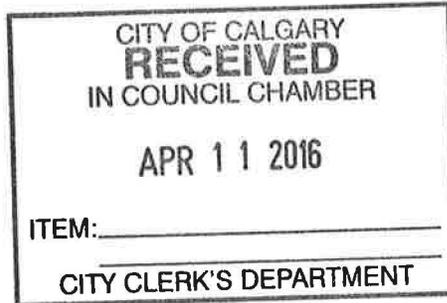
Albrecht, Linda

From: katoon99@yahoo.com
Sent: Monday, March 21, 2016 11:41 PM
To: City Clerk
Subject: Save the Chinatown

March 22nd, 2016

Office of the City Clerk
The City of Calgary

700 Macleod Trail, SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5



RECEIVED
2016 MAR 22 AM 8:16
THE CITY OF CALGARY
CITY CLERK'S

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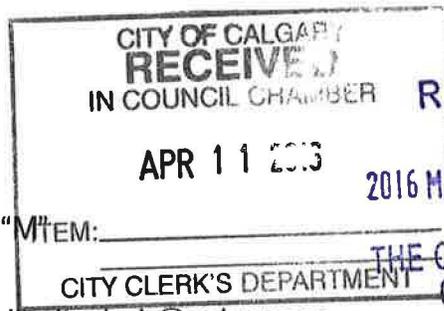
I thank you for what you do for Calgary. I will be looking forward to how you vote on April 11.

***Thank you,
Eric Wu***

***6323 Dalmarnock crescent NW, Calgary
katoon99@yahoo.com
cell# 403-561-8009***

March 30th, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail, SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5



Delivered by hand and by email: cityclerk@calgary.ca

ATTENTION: *Your Worship Mayor Nenshi and Members of Calgary City Council*

Combined Public Hearing Council Meeting on April 11, 2016

Re: CPC Report CPC2015-183 - Proposed Amendments to the Chinatown Area Redevelopment Plan (ARP) (Bylaw 38P2015) and Land Use Designation (Bylaw 179D2015) and Site1B located between 2nd/3rd Avenue SW and 1st/Centre Street SW

As a citizen of Calgary who have been heavily involved in the Chinatown community since my arrival in Calgary in April 2013, I respectfully request that the Mayor and Calgary City Council address this report at a future public hearing next year, in 2017, to allow the completion and consideration of:

- a 'Chinatown ARP scoping study' per Council approved "NM2016-01- A New Plan for Chinatown (due 2016Q4);
- a "Business Vitality Strategy" or retail strategy sponsored by the Chinatown District BRZ and The City of Calgary - Centre City Team (due end of 2016 Q4); and
- a "Chinatown community/cultural vision and future outlook" as sponsored by the Chinatown community, residents, businesses, clansman associations (aka Tongs), and community services based organizations (i.e. Calgary Chinese Community Services Association, Calgary Chinese Elderly Citizens Association, Chinese Cultural Centre etc.)

Consideration of the amendment of the Chinatown ARP and Land Use Designation on Site 1B alone is both premature, ill-advised and devastating to this unique Asian cultural community and tourist destination. **I strongly oppose a public hearing process and possible approval of this amendment request on April 11th.** I strongly implore Council to defer public hearing of this report into 2017 through referral of this report back to Administration to allow both the completion of these reviews and, most importantly, to establish a mutual process of public engagement with the Applicant, property owner and all Chinatown stakeholders through a consultation process as led either by The City of Calgary or the Chinatown District Business Revitalization Zone.

Rationale: Although I am relatively new to Calgary's Chinatown, I have built a very strong relationship with the Chinatown community, especially on the business side through my involvement with Calgary Chinese Merchants Association, CCMA. Through CCMA, I built my network of friends in Calgary and I got to work with City staff on issues that's important to Chinatown - the Flood Recovery Task Force, the planning and establishing the Chinatown District BRZ (I was on the interim board and now am on the current CDBRZ board) and participating in the LRT Greenline consultation etc. I also worked with Calgary Chinese Community Services Association (CCCSA) on the residential community side as an Emergency Communication Consultant. I have contacts with all the residential building managers and Tongs (clansman associations) in Chinatown when I personally delivered many notices of important information that would impact their lives or activities in the area. My relationship with Calgary Chinatown is certainly passionate and intense.

As a person of Chinese descent, I can't help but wanting Chinatown to thrive. I am a fan of culture, history and travel; that's why I care about the preservation of a Chinatown that truly captures the essence of the culture and the significance of its local history. I also hold a business degree so I understand the important relationship between development and business prosperity. Therefore, I truly appreciate the difficulty in finding the balance between preservation and development. The success in doing so will definitely make Chinatown a destination for travellers and visitors near and afar, which in turns will benefit Calgary in tourism dollars as well as world reputation.

Calgary is proud to be a community of people and for the people. We can look at East Village as an example - its design obviously have the future residents in mind. I would like to ask the Mayor and the Council member to use the same compassion when they consider this particular development application. Are we out to destroy a community built by the people who helped connected Canada together from coast to coast, to disregard the proud history of a community who supported and hosted significant historic figures like Dr. Sun Yat Sen, to dismantle a cultural enclave that could allow residents to live, businesses to thrive and the City to proudly promote to the world what a treasure it is? Or we are to develop the city with consideration and respect to every stakeholders' well-being in mind so that we can achieve a win-win-win situation rather than benefitting only those who have the power to build, or to destroy?

Chinatown Area Redevelopment Plan (ARP)

The Chinatown ARP was established in 1986 is to protect the century old Chinese heritage, to preserve its for the future generations, and to build Chinatown into a unique community with businesses and residents co-existing to support each other. Seniors residents need the convenient and familiar environment with the language they understand to enjoy their everyday life. Businesses will enjoy a constant stream of regular customers of familiar faces giving patronage to their establishments. I firmly believe that the principle guidelines are still applicable for Chinatown's future needs. Certain elements might need fine tuning but, e.g. the restriction on building height of 15 storeys is suitable and reasonable blend between tradition and modern design. It is also a much more workable framework to preserve the architectural integrity of any "Chinese/Asian cultural design." When compared to other Chinatowns on the west coast, Calgary's Chinatown has the most generous guideline already.

This application asking for an increase of FAR to 12 from the existing FAR of 7.5 to allow maximum building height of 30 storeys, which doubles the current ARP's limit, is excessive. This request provides no benefit to the community in either aesthetically or culturally, let alone maintaining the quality of life of current residents. With three tall buildings ranging from 19, 24 to 27 stories high designated for office and residential use, being built on the central core of Chinatown, it definitely does not fit what the ARP was designed for, i.e. what the community desire for.

In addition to the design perspective, we also need to look at how the relaxation of height restriction might affect the existing residents -mainly seniors. Such high density development fit into the City's vision for the adjacent neighborhood of Downtown core, Eau Claire or East Village, but certainly not Chinatown as a unique historic and cultural gem. With their design of the towers sitting on a 4 storeys platform occupying the largest parcel of land in the middle of Chinatown, cutting off the access that connects the two avenues, one cannot help but thinking of whether it is a project designed to be part of a community, or it wants to be its own community.

Applicant's Public Consultations

I participated in the Applicant's consultation on March 6. It was poorly conducted with scarce details of the development concept as a whole in terms of community benefits. The presentation prepared by the Applicant was a dry, mechanical show-and-tell of what they want to build, versus their respecting the consideration given to the community by the current ARP. Studies of the proper mix use ratios relevant to enhance the community was not presented. There was minimal attention given to the architectural design element that should help create the cultural atmosphere that is beneficial to the community. I simply could not feel the genuine intent of the Applicant to develop the land as they presented during the consultation.

Conclusion

In conclusion, I strongly urge the council to uphold the current ARP and to refer the Application back to Administration. If it proceeds to an April 11 public hearing, I would like to see the City Council to vote NO to both Land use Re-designation Bylaw 179D2015 and Amendments to the Chinatown Area Redevelopment Plan Bylaw 38P2015 at Site 1B.

Thank you for considering the interests of all Calgarians – for those who have gone before us, those who are among us, and those who are yet to come. I look forward to working with The City and the community to further build Chinatown as a unique cultural destination for all.

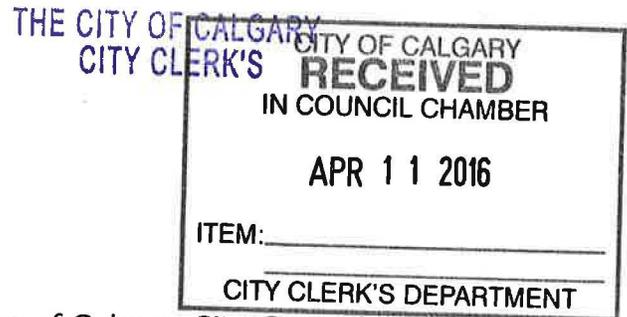
Sincerely yours,
Kit Bekkers
2027 33rd Street SW
Calgary, AB T3E 2S7
Cell: 403-992-9901

RECEIVED

March 30, 2016

2016 MAR 30 PM 3:48

Office of the City Clerk
Mayor Naheed Nenshi
The City of Calgary
700 MacLeod Trail SE
Calgary, Alberta T2P 2M5



By hand and by email: cityclerk@calgary.ca

Dear Your Worship, Mayor Nenshi and Members of Calgary City Council:

Submission for Public Hearing on April 11, 2016

Re: Proposed CHINATOWN (WARD 7) Land Use Redesignation Bylaw 179D2015 and Amendments to the Chinatown Area Redevelopment Plan Bylaw 38P2015 at Site1B, 3 AVENUE SW AND 1 STREET SW, Report CPC2015-183

I am a citizen who supports the success and development of Calgary's Chinatown.

It has come to my attention that the City of Calgary has received a proposal for the above noted Land Use Redesignation and Amendments to the Chinatown Area Redevelopment Plan ("ARP"). A thorough review of this application leaves me deeply concerned about the possibility of approval and as such I must ask you to **refer this Application back to the Administration** until a complete review of the current Area Redevelopment Plan (ARP) by all affected and interested parties can be completed.

A summary of the reasons I am asking for this decision are as follows:

1. This application does not comply with the current stated objectives of the Chinatown ARP.

No amendments should be allowed until the existing ARP is reviewed and revised as deemed necessary by the Chinese community.

2. The public engagement that has taken place to date has been neither thorough nor complete.

Applicant's March 6, 2016 Meeting For instance, at the March 6 consultation, it seemed that although the organizer was interested in having people sign in and complete the questionnaire, the open house style that was set up with only a few chairs available made it clear they were not contemplating providing any detailed information or an opportunity for discussion. Rather, the Chinese

Community Stakeholders' Committee (CCSC) had to insist on a presentation and the participants had to demand and cajole in order to allow the opportunity for an open discussion.

Applicant's March 20, 2016 Meeting. Likewise, no questions from the floor was taken in March 20 consultation and purposely planned to answer questions from CCSC at 3:00 pm.

Applicant's 2014 Dinner. The applicant has used a sign in sheet from the free dinner in 2014 as an evidence of public consultation. One participant mentioned in the March 6 meeting that the free dinner did not mention any land use amendments and when asked at the dinner, the applicant clearly stated that it was *not* a public consultation.

3. **Community Concern.** There seems to be a grave lack of trust between the Applicant and the Chinese Community. For instance, a reasonable concern is that the Applicant will not actually be completing the development that is the subject matter of the application; instead perhaps they will sell the land for profit. As these types of questions have not been discussed and confirmed, the community feels extremely uncomfortable with the application proceeding as is.

In short, my review of the application has led me to the conclusion that the proposed amendments do not result in benefit to the Chinese community or the Redevelopment of Chinatown without a much more thorough involvement of the community and relevant interested parties.

I wish your worship and City Council will reject this application.

Thank you in advance for your consideration of this matter.

Yours truly,



Patrick Lee

Email: leepa@telus.net



卡城華人耆英會

THE CALGARY CHINESE ELDERLY CITIZENS' ASSOCIATION

111 Riverfront Avenue S.W., Calgary, Alberta, Canada T2P 4Y8

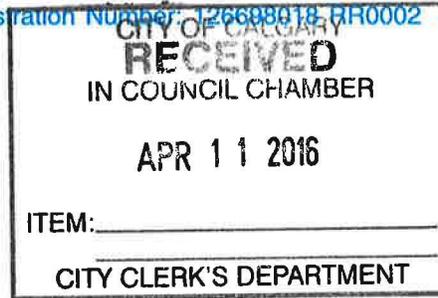
Tel: (403) 269-6122 • Fax: (403) 269-1951

E-mail: cceca@cceca.ca • Web: www.cceca.ca

Charitable Registration Number: 26698018 RR0002

March 30, 2016

Office of City Clerk
The City of Calgary
700 MacLeod Trail SE
P.O.Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5



RECEIVED
2016 MAR 30 PM 3:47
THE CITY OF CALGARY
CITY CLERKS

By hand and by email: cityclerk@calgary.ca

Dear Your Worship, Mayor Nenshi and Members of Calgary City Council:

Submission for Public Hearing on April 11, 2016

Re: Proposed CHINATOWN (WARD 7) Land Use Redesignation Bylaw 179D2015 and Amendments to the Chinatown Area Redevelopment Plan Bylaw 38P2015 at Site1B, 3 AVENUE SW AND 1 STREET SW, Report CPC2015-183

I am the Executive Director of The Calgary Chinese Elderly Citizens' Association (CCECA), an organization that has been providing outreach services since 1985 in the areas of health, social/recreational, adult day support and education. Our senior centre in Chinatown acts as a cultural hub for 2,300 members and 4,690 clients. Our client contacts exceed 125,000 annually and our one stop shopping services are provided to seniors all over the City, not limited to residents in Chinatown.

We understand the above noted application has been submitted to the City of Calgary and we respectfully request you to **reject this application** or, at a minimum, that you **refer it back to the Administration in order to provide the opportunity to engage the community in the process and to update the Chinatown Area Redevelopment Plan (ARP).**

The CCECA's position statements in regards to this application are as follows:

1. We do **not** believe it is in the **best interests of Calgary Chinatown** to exceed the density outlined in our current ARP. CCECA welcomes growth and density in Chinatown that contributes to the well-being of the community that we serve and that follows the existing ARP with its two following objectives:



United Way of Calgary

Funded by: Family and Community Support Services (FCSS Calgary) and United Way of Calgary and Area



family & community support services

"To provide for the special needs of Chinatown residents especially the senior citizens"; and,

"To ensure development is sensitive to the human scale"

The existing ARP has accepted a density of 15-stories. Although Chinatown is close to downtown, it is not a commercial site. The currently approved density is already very high for a Canadian Chinatown; in fact, it is higher than most Chinatowns in the world.

2. If the existing Chinatown ARP needs to be changed, it should be **reviewed as a whole prior to any specific land use amendments**. The concern here is that if we make an exception regarding one particular piece of land that falls within an ARP, it is easy to see how a precedent may be set for future development without the requisite reviews and approvals being contemplated for the entire ARP. This is not a good precedent for any development in the City. This has occurred in many instances across the city and country and we should learn from these situations.

In this particular case, we need to consider that allowing one particular development to bypass the policies or rules stated in the existing Chinatown ARP could easily lead to the **erosion of Chinatown's unique cultural heritage and characteristics**, something the entire City of Calgary, its residents and its tourism and business communities treasure.

3. Prior to any amendments to development guidelines, there should be **thorough consideration of all possible implications**. For instance, what is the impact of these buildings on infrastructure and safety in Chinatown? The three giant buildings would naturally result in an influx of a few thousand people. We have not seen any consideration of the whether the small roads and narrow streets in Chinatown have the capacity to handle the development. In addition, will the resulting **busy streets endanger pedestrian safety**? We are also concerned that if this is not considered and planned around, the seniors we cater to may be afraid to come our centre because it becomes increasingly difficult to access. This in turn will result in our community becoming increasingly socially isolated and we will lose the opportunity to have these valuable members of our society continue to contribute as meaningfully as they have been.
4. **The land use amendments are not sensitive to the human scale.** These amendments allow for uses such as night club, hotels, drinking

establishments and addiction treatment centers that are not compatible to the needs of seniors. At this time, Chinatown is identified as being a senior friendly community in Calgary. In fact, completely to the contrary, it is reasonable to imagine this development may result in an increase in criminal activities that will in turn have a huge impact on the peaceful life of residents and the safety concerns for seniors coming to Chinatown. We must remember that the objective of existing ARP is "to provide for the special needs of Chinatown residents especially the senior citizens". In the absence of an amended ARP, this cannot be ignored.

5. An application such as this requires thorough public consultation and engagement along with true consideration of the concerns that are raised. To date there have been a couple of meetings that were called **consultation but truly were only for one way information purposes** and did not contemplate engaging the interested parties.

We were very disappointed with the two consultations in March of this year because there was no time allowed for two way dialogue. On March 6, no presentation was planned and it was an open house style with few chairs. Upon request and insistence by the Chinatown Community Stakeholders' Committee, a presentation was given and no questions were answered until again, the applicant was pressured to do so. On March 20, the consultation started at 1:30 pm and the question period was planned to start at 3 pm. The attendees were informed that no questions from the floor would be entertained. The answers to the questions submitted by CCSC were vague and always referred back to City regulation and industry standard. This does not seem like good faith consultation.

I thank you in advance for considering our position statements and look forward to working with the City and the Applicant to thoroughly consider this application, its desired outcomes and the possible impacts it will have on Chinatown and the City of Calgary.

Yours truly,



Liza Chan
Executive Director