

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015**

**MAP 15C**

**EXECUTIVE SUMMARY**

This 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.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2015 September 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 38P2015 and 179D2015; and

1. **ADOPT** the proposed amendments to the Chinatown Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 38P2015.
3. **ADOPT** the proposed redesignation 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; and
4. Give three readings to the proposed Bylaw 179D2015.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015**

**MAP 15C**

---

**REASON(S) FOR RECOMMENDATION:**

Administration considers that the proposed increase in Floor Area Ratio is appropriate in this particular situation. Administration also considers that the DC Direct Control District contains adequate safeguards to protect the amenities of the Chinatown community and the Sien Lok Park in particular and would therefore be compatible with the established pattern of development.

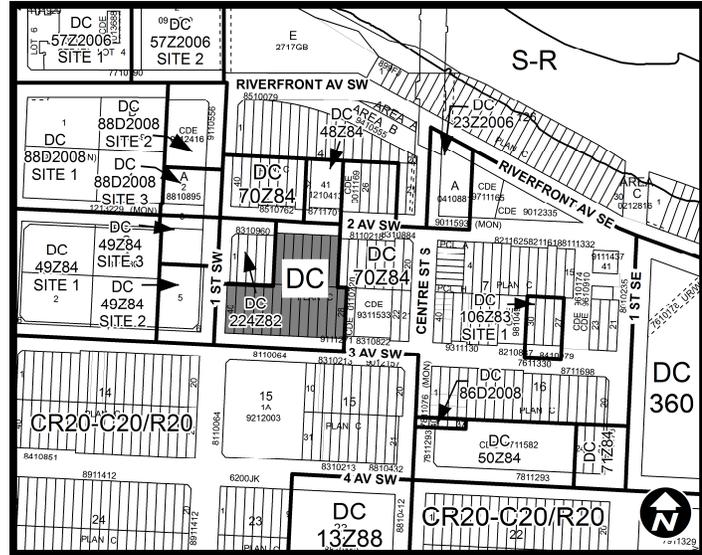
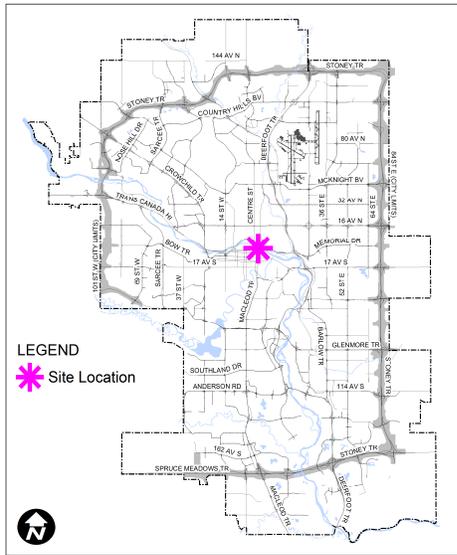
**ATTACHMENTS**

1. Proposed Bylaw 38P2015
2. Proposed Bylaw 179D2015
3. Public Submissions

POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C

LOCATION MAPS



POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C

---

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

- |    |   |
|----|---|
| 1. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed amendments to the Chinatown Area Redevelopment Plan (APPENDIX II); and   |
|    | <b>Moved by: R. Wright</b> <span style="float: right;"><b>Carried: 8 – 0</b></span>   |
| 2. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed redesignation 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 with guidelines (APPENDIX III). |
|    | <b>Moved by: R. Wright</b> <span style="float: right;"><b>Carried: 8 – 0</b></span>   |

POLICY AMENDMENT AND LAND USE AMENDMENT  
 CHINATOWN (WARD 7)  
 3 AVENUE SW AND 1 STREET SW  
 BYLAWS 38P2015 AND 179D2015

MAP 15C

**Applicant:**

Manu Chugh Architect

**Landowner:**

El Condor Lands Inc

<b>Planning Evaluation Content</b>	<b>*Issue</b>	<b>Page</b>
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	Yes	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	No	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	6
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	7
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	7
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	8
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	8
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	Yes	8

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015**

**MAP 15C**

---

**PLANNING EVALUATION**

**SITE CONTEXT**

The site is 'L' shaped with the primary site frontage located on 3 Avenue SW, but also has frontages to 2 Avenue SW and 1 Street SW. It is currently used as a surface parking lot

To the north the land is designated under DC Bylaw 48Z84 to provide for residential and commercial uses and street orientated development. The building form is primarily residential with commercial at grade. The Floor Area Ratio (FAR) reflects that of the existing DC Bylaw on the application site.

To the east the land is designated under the DC Bylaw 70Z84 to provide for residential and commercial uses and street orientated development. There are two existing residential blocks of approximately 12 storeys.

To the south the land is designated as Commercial Residential District (CR20-C20/R20) and is part of the downtown core wherein the Centre City Plan seeks to ensure connection to the surrounding residential/mixed use neighbourhoods. The Sun Life Plaza building comprises three office towers on a podium over almost the entire city block.

To the west, the residential tower, of approximately 15 storeys, in the north-west corner of the block is designated under DC Bylaw 224Z82 to provide for a 126 unit senior citizens apartment building. Across 1 Street opposite the site is a surface parking lot south of the Chinese Cultural Centre.

**LAND USE DISTRICTS**

The site is currently designated under DC Direct Control District Bylaw 70Z84 which uses language from the 2P80 Land Use Bylaw. The purpose statement indicates that the DC seeks to provide for residential and commercial uses and street orientated commercial development.

The DC has a maximum height of 46 metres (150 feet) and a requirement not to shadow adjacent public areas.

The DC also contains rules around density which allow for a maximum residential density of 7.5 Floor Area Ratio (FAR), a maximum commercial density of 4 FAR and a maximum mixed use density of 7.5 FAR. The bonus incentive to reach these maximums is through a financial contribution to the Chinatown Improvement Fund.

The proposed DC Direct Control District seeks to provide a mixed use development, but would use the Centre City Mixed Use District (CC-X) as the base district for development with the addition of Tong House use, which was included in the existing DC.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015**

**MAP 15C**

---

The maximum floor area ratio has been increased from a maximum of 7.5 FAR to 12.0 FAR, which is considered to be an appropriate transition from the Sun Life Plaza office towers and the Downtown to the south. The FAR maximum values would be adapted to from the Centre City Mixed Use District (CC-X) to encourage residential development in this location, but acknowledging that other options may also be appropriate given the 3 Avenue SW interface.

Floor plate restrictions would be included in accordance with The City's policies for the Centre City to ensure adequate light penetration between towers.

Rules concerning the location of uses would be included to support the activation of the street level.

The parking rules would be adapted from the Centre City Mixed Use District (CC-X) to reflect the requirements of the existing DC Direct Control District.

Specific rules would be included in respect of sunlight protection to ensure that Sien Lok Park is not impacted by any increase in FAR for the development.

Although the proposed DC Direct Control District increases the potential FAR on the site, Administration considers that the proposed DC direct Control district offers adequate safeguards for the surrounding area and the community as whole.

The proposed DC Direct Control District guidelines are set out in APPENDIX III.

## **LEGISLATION & POLICY**

### Municipal Development Plan (2009)

The subject site is located in the *Activity Centres - Centre City* as identified on Map 1 of the Municipal Development Plan (MDP). The *Centre City* land use policies seek to reinforce the Centre City as the focus of business, employment, culture, recreation, retail and high density housing.

### Centre City Plan(2007)

The Centre City Plan recognizes the Chinatown as a vibrant community with the opportunity to enhance its identity through the development of its edges and how these interface with the downtown.

In respect of Chinatown, the Policies of the Centre City Plan include facilitating Chinatown's evolution as a residential, mixed use and cultural neighbourhood and ensuring appropriate transition edges between residential developments in Chinatown and the Downtown.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015**

**MAP 15C**

---

Chinatown Area Redevelopment Plan

The Chinatown Area Redevelopment Plan (ARP) was approved 1986 January with a 2009 June office consolidation. The ARP acknowledges the allowance of a mix of commercial, residential and cultural uses at medium to high densities.

The site is located within the defined site 1 of the ARP wherein the development guidelines seek to:

- restrict building height;
- allow for commercial uses at grade;
- provide for landscaping;
- provide for amenity space;
- restrict parking in front yards; and
- pay special attention to the use of Chinese motifs.

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.

Administration considers that the proposed DC Direct Control District aligns with the objectives of the three plans and would allow for future development of the site to make a positive contribution to the Chinatown community.

## **TRANSPORTATION NETWORKS**

At the future Development Permit stage, a Transportation Impact Assessment would be required.

## **UTILITIES & SERVICING**

Public water, sanitary and storm deep main utilities exist within the adjacent public right-of-way. Ultimate development servicing will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) circulation stage(s); to the satisfaction of Water Resources. The developer would be required to remit payment towards the Centre City Utility Levy Bylaw (38M2009) prior to the release of a future Development Permit.

At the future Development Permit stage, the developer shall submit a Sanitary Servicing Letter, which would include a comparison between pre-development and anticipated post-development sanitary peak flows.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015**

**MAP 15C**

---

**ENVIRONMENTAL ISSUES**

At the future Development Permit stage a Phase I Environmental Site Assessment report will be required to determine if the site is suitable for the intended uses, as related to environmental issues.

**ENVIRONMENTAL SUSTAINABILITY**

Not Applicable.

**GROWTH MANAGEMENT**

This application does not present any concerns with regard to the City of Calgary's Growth Management policies and does not require an adjustment of the capital budget.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

A letter of support was received from the Sien Lok Society which referred to maintaining the visual and contextual spirit and character of Chinatown and providing a +15 Skywalk connection to increase connectivity.

The Society acknowledged that the proposal could dramatically increase economic and cultural activity in the community.

The letter from the Sien Lok Society is attached as APPENDIX IV.

**Citizen Comments**

No comments received by CPC Report submission date.

**Public Meetings**

The applicant has indicated that they have undertaken a series of public engagement exercises with various societies as part of the Chinatown Community Association.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C

---

APPENDIX I

APPLICANT'S SUBMISSION

## Applicant's Submission

Our File No. 2011.MC.1067

June 23, 2015

The subject application on behalf of **El Condor Lands Inc.**, seeks re-designation of the property (a total of twenty lots) in the community of Chinatown in the city centre of the City of Calgary to facilitate the re-development of the site in response to current and ever changing market demands and the positive outlook for the economic environment to its best and highest potential.

The site is approximately 1.52 Acs (0.61 ha) and is currently designated DC (70 Z 84) and is developed with surface parking and no permanent structures.

This application proposes a conceptual scheme for the proposed re-development of the site based on proposed changes to the existing Direct Control Bylaw (70 Z 84) and a **minor** amendment to the Chinatown A.R.P., **for a mixed use development**.

Both the current Bylaw and the Chinatown A.R.P are not only thirty years old and antiquated but are also very restrictive in its allowable uses, density and building height etc.

The developer, in order to determine a sensitive form of development, undertook extensive analysis in terms of building mass building height and shadow studies and based on a market study conducted to determine the most appropriate land uses and as a result of that study and a careful examination of the surrounding context, proposes a vibrant mixed use (multi-unit residential/commercial uses) development which promotes a high density sustainable urban community of residential, retail, and office use, and hence the proposed amendment seeks to amend the existing DC guidelines to increase the base residential and commercial density with a set of allowable uses that will promote a sustainable high density urban community of residential, retail and other commercial (including office) uses, thus ensuring a viable solution than responds to Calgary's rapidly and frequently changing market and economic environment. Analysis of the surrounding lands is outlined in chart 1 and map 1 attached.

The Centre City Plan demarks the Riverfront Avenue property as "primarily residential", and the A.R.P defines it as, "mixed-use, primarily residential development." <sup>1</sup> It is our argument that if

---

<sup>1</sup> City of Calgary Centre City Plan, p.53. Chinatown Area Redevelopment Plan, p.9 & p.14.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015**

**MAP 15C**

---

these two documents are to be respected in other comparable development projects, they so too should be respected in articulating the future development of the subject site.

In another adjacent development, contrary to the assertion that Chinatown should be developed as primarily residential, **the towers located at 222 3rd Avenue SW** have been built **totally as commercial office**. The Centre City Plan demarks the property as, "mixed-use," just as the subject property is while the ARP defines it as, "commercial."<sup>2</sup>

Further study of other existing Chinatown developments, as attached, provides a picture of a largely residential Chinatown within the immediate context of the subject site. Many of the larger mixed-use projects have developed as primarily residential providing only commercial use on their ground floor if at all. There is a large-scale primarily residential development **in each** but two of the eight Chinatown city blocks. Currently existing within the same block as the subject site are three large scale residential developments housing a total of 348 residential units.

The development of the subject site, regardless of use, would leave the existing primarily residential character of the Chinatown community intact while maintaining the course to a vibrant neighborhood that embraces the diversity of both commercial and residential community needs.

The proposed Land Use re-designation is based on the CC-X land use district with the uses and rules modified to meet the context unique to the Chinatown area also provides the developer to, in exchange for additional density beyond the increased base density, with an opportunity to contribute to local public realm improvement.

Following a series of public engagement with various societies as part of Chinatown Community Association, a letter of support from the president of SIEN LOK society of Calgary, is attached herewith for your information, use and records.

For your information and reference the proposed DC Bylaw is outlined below:  
In conclusion and based on the above we request C.P.A.G., Calgary Planning Commission and the City Council's support and approval.

---

<sup>2</sup> City of Calgary Centre City Plan, p.53. Chinatown Area Redevelopment Plan, p.9 & p.12.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C

---

**APPENDIX II**

**PROPOSED AMENDMENTS TO THE CHINATOWN  
AREA REDEVELOPMENT PLAN**

- (a) Delete the existing Map 1 entitled "Land Use and Development Guidelines Related to Table 1" and replace with the revised Map 1 entitled "Land Use and Development Guidelines Related to Table 1" (APPENDIX V).
- (b) Delete the existing Table 1 and replace with revised Table 1 with the following information:

SITE	EXISTING DESIGNATION	LAND USE	DENSITY	DEVELOPMENT GUIDELINES
1b	DC (Direct Control) Bylaw	Mixed Commercial and Residential Use	8.0-12.0 F.A.R Maximum Commercial Component 8.0 F.A.R	1. The main floor shall be designed and built so as to be capable of accommodating a range of non-office commercial uses.  2. Special attention is to be accorded to providing Chinese motifs on buildings, signage, designs and landscaping.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C

---

APPENDIX III

PROPOSED DIRECT CONTROL GUIDELINES

**Purpose**

- 1 This Direct Control District is intended to:
  - (a) provide for a high **density** mixed **use development**; and
  - (b) has a maximum base **density** with the opportunity for a **density** bonus to achieve a commercial residential mixed **use**, public benefit and amenities within the Chinatown community.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**Defined Uses**

- 4 In this Direct Control District:
  - (a) **“Residential Sales Centre”**
    - (i) means a **use**:
      - (A) where **units** are offered for sale to the public;
      - (B) that may include sales offices and displays of materials used in the construction of the **units** that are offered for sale; and
      - (C) that must only occur:
        - (a) in a **unit**, which may be temporarily modified to accommodate the **use**; or
        - (b) in a temporary **building**;

POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C

- 
- (ii) is a **use** within the Sales Group in Schedule A to this Bylaw;
  - (iii) must not operate for longer than four (4) years;
  - (iv) does not require **motor vehicle parking stalls**; and
  - (v) does not require **bicycle parking stalls – class 1 or class 2**;
- (b) “**Tong House**” means a Chinese family affinity meeting hall which may also provide rooming accommodation with shared washing and cooking facilities.

**Permitted Uses**

**5** The **permitted uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

**6** The **discretionary uses** of the Centre City Mixed Use District (CC-X) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Tong House.**

**Bylaw 1P2007 District Rules**

**7** Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

**Floor Area Ratio**

**8** In this Direct Control District:

- (a) The maximum **floor area ratio** is:
  - (i) 3.0; and
  - (ii) the maximum **floor area ratio** in subsection (i) may be increased by up to an additional **floor area ratio** of 9.0 when this additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development, Hotel and Tong House uses**; and
  - (iii) the maximum **floor area ratio** referenced in subsection (i) may be increased by up to an additional **floor area ratio** of 5.0 when this additional floor area is provided in accordance with the bonus incentive provisions contained in Schedule C.
- (b) The cumulative maximum **floor area ratio**, referenced in subsection (a), is 12.0.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C

- 
- (c) The amount of additional **gross floor area**, referenced in subsection (a)(iii), achieved by providing the requirements of the public amenity items in Schedule C are calculated as a **floor area ratio**, an Incentive Ratio or an Incentive Rate.
  - (d) An Incentive Rate indicates that the amount of additional **gross floor area** will be calculated by dividing either the cost of the provided public amenity item in Schedule C or the amount of the contribution to the fund, by the respective Incentive Rate as established by Council for the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007.
  - (e) Unless otherwise specified, a public amenity item for which additional **gross floor area** has been achieved must be maintained on the **parcel** for so long as the **development** exists.
  - (f) The **Development Authority** must determine whether a proposed amenity item is appropriate for the **development**.

**Floor Plate Restrictions**

**9** Each floor of a **building** located partially or wholly above 36.0 metres above **grade** and containing one or more of **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development, Hotel and Tong House uses** must not exceed a maximum:

- (a) **floor plate area** of 930.0 square metres; and
- (b) horizontal dimension of 44.0 metres.

**Location of Uses**

**10 (1)** The following **uses** must not be located on the ground floor of **buildings**:

- (a) **Catering Service – Minor;**
- (b) **Community Recreation Facility;**
- (c) **Counselling Service;**
- (d) **Health Services Laboratory – With Clients;**
- (e) **Indoor Recreation Facility;**
- (f) **Instructional Facility;**
- (g) **Medical Clinic;**
- (h) **Place of Worship – Small;**
- (i) **Radio and Television Studio; and**
- (j) **Service Organization.**

POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C

- 
- (2) Only those **uses** listed in the Residential Group of Schedule A to Bylaw 1P2007, with the inclusion of **Tong House** and exception of **Hotel**, may share a hallway with any other **use** in the Residential Group of Schedule A to Bylaw 1P2007 or **Tong House**.
  - (3) All **uses** must be contained completely within a **building**, with the exception of **Outdoor Café uses**.
  - (4) Only those **uses** listed in the Residential Group of Schedule A to Bylaw 1P2007, with the inclusion of **Tong House** and exception of **Hotel**, may share an area of a parking structure with any other **use** in the Residential Group of Schedule A to Bylaw 1P2007 or **Tong House**.
  - (5) All **uses** may share an entrance to areas of a parking structure.
  - (6) When not combined with other **uses** in a comprehensive **development** the **General Industrial – Light use** may only be located in a **building** that was legally existing or approved prior to the effective date of this Direct Control District Bylaw.

Use Area

- 11
- (1) Unless otherwise referenced in this section, the maximum **use area** for **uses** on the ground floor of a **building** is 1200.0 square metres.
  - (2) The maximum **use area** of a **Night Club** is 300.0 square metres of **public area**.
  - (3) For a **Retail and Consumer Service, Supermarket**, or a **Supermarket** combined with any other **use**, the maximum **use area** on the ground floor of a **building** is 3000.0 square metres.
  - (4) The following **uses** do not have a **use area** restriction:
    - (a) **Addiction Treatment;**
    - (b) **Assisted Living;**
    - (c) **Custodial Care;**
    - (d) **Hotel;**
    - (e) **Place of Worship – Medium;**
    - (f) **Place of Worship – Small;**
    - (g) **Protective and Emergency Service;**
    - (h) **Residential Care;** and
    - (i) **Utility Building.**

POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C

- 
- (5) Where a **building** is located on one or more **parcels** where the cumulative **parcel** area is greater than 1812.0 square metres, the cumulative **gross floor area** of **Office uses** on the ground floor of a **building** must not exceed the greater of:
- (a) 50.0 per cent of the of the **gross floor area** of the ground floor; or
  - (b) 550.0 square metres.

**Building Setbacks**

- 12 The **front setback area** must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres.

**Residential Window separation from Property Line**

- 13 Windows for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development, Hotel and Tong House uses**; must provide a minimum horizontal separation of:
- (a) 9.0 metres from a **property line** shared with another **parcel**; and
  - (b) 6.0 metres from a **property line** shared with a **lane**.

**Required Motor Vehicle Parking Stalls**

- 14 (1) Unless otherwise specified in this section, the minimum number of required **motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls – class 1** and **bicycle parking stalls – class 2** is the requirement specified in the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4 of Bylaw 1P2007.
- (2) There is no requirement for **motor vehicle parking stalls, visitor parking stalls** or **bicycle parking stalls – class 1** for **Computer Games Facility, Convenience Food Store, Food Kiosk, Liquor Store, Outdoor Café** and **Retail and Consumer Service** located on the ground floor of a **building** where:
- (a) the **building** contains a **Dwelling Unit, Hotel, Multi-Residential Development**, or **Office** located above the ground floor; or
  - (b) the **use area** is less than 465.0 square metres.
- (3) For a **Hotel**, the minimum number of required **motor vehicle parking stalls** is 1.0 per 3.0 guest rooms.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C

- 
- (4) For all **uses** other than **Dwelling Units**:
- (a) a minimum of 75 percent and a maximum of 100 per cent of the required parking stalls must be provided on site unless limiting transportation and engineering constraints are demonstrated; and
  - (b) a cash-in-lieu payment must be provided for the difference between the total number of required parking stalls and the number of parking stalls provided within the **development**. Such payment will be based on the cost of constructing the required number and type of parking stalls in accordance with Council's policy and calculated at a rate per parking stall established by Council at the time payment is made.

**Sunlight Protection**

**15** The following sunlight protection areas must not be placed in greater shadow by a **development** as measured on September 21, at the times and locations indicated for each area, than were already existing on the date the **development permit** was applied for:

- (a) the Riverbank (not including the Riverbank Promenade and between 3 and 7 Streets SW) as measured throughout the 20.0 metre wide area abutting the southern **top of bank** of the Bow River, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time;
- (b) the Riverbank Promenade (between 3 Street SW and Centre Street S.) as measured throughout the 9.0 metre wide area abutting the southern **top of bank** of the Bow River, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time;
- (c) the Sien Lok Park north of Riverfront Avenue SW between Centre Street NE and 1 Street SE, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time; and
- (d) the Sien Lok Park south of Riverfront Avenue SW between Centre Street NE and 1 Street SE, from 12:00 a.m. to 2:00 p.m. Mountain Daylight Time.

POLICY AMENDMENT AND LAND USE AMENDMENT  
 CHINATOWN (WARD 7)  
 3 AVENUE SW AND 1 STREET SW  
 BYLAWS 38P2015 AND 179D2015

MAP 15C

Schedule C

Item No.	Public Amenity Items
1.1	<p><b>PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE</b></p> <p>Publicly accessible private open space is defined as outdoor open space located on the development parcel that is made available to the public through a registered public access easement agreement acceptable to the Approving Authority, and is in a location, form, configuration and constructed in a manner acceptable to the Approving Authority.</p>
1.1.1	<p><b>The maximum incentive floor area ratio for this item is 2.0.</b></p>
1.1.2	<p><b>Incentive calculation:</b></p> <p>The allowable bonus floor area in square metres is equal to the total construction or restoration cost of the bonus earning item, divided by the average land value per square metre of buildable floor area multiplied by 0.75.</p> <p><b>Method:</b></p> <p>Allowable bonus floor area = total construction cost / Incentive Rate 1 (\$ X 0.75).</p>
1.1.3	<p><b>Requirements:</b></p> <p>A public open space includes the following:</p> <ul style="list-style-type: none"> <li>(a) a location at grade or within 0.45 metres above or below grade;</li> <li>(b) a location adjacent to, and accessible from, a public sidewalk;</li> <li>(c) where the public open space shares a perimeter with a public sidewalk, hard surfaced landscaped area for a minimum of 40.0 per cent of that perimeter to enable direct pedestrian access from the sidewalk;</li> <li>(d) a building along a minimum of 70.0 per cent of one side of its perimeter;</li> <li>(e) a minimum contiguous area of the lesser of 10.0 per cent of the cumulative parcel area or:</li> </ul>

**POLICY AMENDMENT AND LAND USE AMENDMENT  
 CHINATOWN (WARD 7)  
 3 AVENUE SW AND 1 STREET SW  
 BYLAWS 38P2015 AND 179D2015**

**MAP 15C**

	<ul style="list-style-type: none"> <li>(i) 250.0 square metres for sites greater than or equal to 1812.0 square metres in area; or</li> <li>(ii) 150.0 square metres for sites of less than 1812.0 square metres in area;</li> <li>(f) a depth that is not greater than 3.0 times the street frontage;</li> <li>(g) a maximum combined width of all entranceways to Office of the greater of:             <ul style="list-style-type: none"> <li>(i) 25.0 per cent of the building frontages forming the public square’s perimeter; and</li> <li>(ii) 15.0 metres;</li> </ul> </li> <li>(h) where mechanical systems or equipment are located inside the perimeter of the public open space, they must be screened and their surface areas are not included in the area calculation of the public open space;</li> <li>(i) public seating as individual fixed seats or bench seating;</li> <li>(j) hard surfaced areas that exceed any minimum standards for hard surfaced landscaped areas as established in this Bylaw;</li> <li>(k) a maximum cumulative total of 50.0 per cent of the area of the public square used as an Outdoor Café;</li> <li>(l) where an Outdoor Café is enclosed by a fence, a fence design that can be removed; and</li> <li>(m) ensured public access 24 hours a day, seven days a week through a public access agreement.</li> </ul>
<p><b>1.2</b></p>	<p><b>PUBLIC ART – ON SITE</b></p> <p>Public art is publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a development. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist.</p>
<p><b>1.2.1</b></p>	<p><b>The maximum incentive floor area ratio for this item is 1.0.</b></p>

POLICY AMENDMENT AND LAND USE AMENDMENT  
 CHINATOWN (WARD 7)  
 3 AVENUE SW AND 1 STREET SW  
 BYLAWS 38P2015 AND 179D2015

MAP 15C

<p>1.2.2</p>	<p><b>Incentive calculation:</b></p> <p>Where a development provides public art – on site the Incentive Rate is Incentive Rate 1 of Bylaw 1P2007.</p> <p><b>Method:</b></p> <p>Incentive gross floor area (square metres) = value of the artwork (\$) divided by Incentive Rate 1 (\$).</p>
<p>1.2.3</p>	<p><b>Requirements:</b></p> <p>Public art – on site includes the following:</p> <ul style="list-style-type: none"> <li>(a) artwork, the minimum value of which must be \$200000.00</li> <li>(b) the work of a recognized artist, i.e. created by a practitioner in the visual arts;</li> <li>(c) a location in a publicly accessible area; and</li> <li>(d) a minimum of 75.0 per cent of the artwork located either:             <ul style="list-style-type: none"> <li>(i) outdoors, at grade and visible from the public sidewalk;</li> <li>(ii) on the building’s exterior and visible from the public sidewalk; or</li> <li>(iii) in an indoor park and visible from the publicly accessible landscaped areas or the public sidewalk at all times.</li> </ul> </li> </ul>
<p>1.9</p>	<p><b>CONTRIBUTION TO CHINATOWN IMPROVEMENT FUND</b></p> <p>Financial contributions to a dedicated fund to be used to support off-site public realm improvements in Chinatown. Off site public realm improvements include, but are not limited to, improvements to public sidewalks, squares and parks and the acquisition of land for public squares and parks.</p>
<p>1.9.1</p>	<p><b>The maximum incentive floor area ratio for this item is 5.0.</b></p>
<p>1.9.2</p>	<p><b>Incentive calculation:</b></p> <p>Where a <b>development</b> provides a contribution to the Chinatown Improvement Fund, the applicable Incentive Rate is Incentive Rate 1 of the 1P2007 Bylaw.</p>

POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C

---

	<p><b>Method</b></p> <p>The incentive <b>gross floor area</b> (square metres) = contribution amount (\$) divided by Incentive Rate 1 (\$).</p>
1.9.3	<p><b>Requirements:</b></p> <p>A contribution must be made to the Chinatown Improvement Fund for the <b>development</b>.</p>

POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C

APPENDIX IV

LETTERS RECEIVED



Mr. David Galoska  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB T2P 2M5

June 6, 2014

RE: Proposed Site Feasibility and Land Use Amendment  
123 – 2 Ave. S.W and 124 – 3 Ave. S.W., Calgary  
LOC 2012 – 0101  
Public Engagement Feedback

Dear Mr. Galoska:

As a major stakeholder in the Calgary downtown core, and in particular, the Chinatown area, Sien Lok Society (“Sien Lok”) was asked to attend a public engagement and informational session on the above-noted proposed property development. This letter is to provide yourself and the developers some stakeholder feedback stemming from that presentation. The event was organized by Mr. Edmond Lee, the developer’s public engagement advisor. By way of disclosure, Mr. Lee has been a long time member of Sien Lok, a past director, and a past President.

We are a non-profit cultural organization, whose mission is to preserve and promote Canadian Chinese culture. We have a strong 40+ year relationship with the City of Calgary, Chinatown, the Province of Alberta, and indeed all of Canada. One of the most concrete examples of our mission has been the preservation of Chinatown itself, and the creation of Sien Lok Park with its public monuments.

Our current focus is on leveraging Sien Lok Park, and all of Chinatown, to drive a multi-fold increase in the amount of tourism, retail, and commercial activity into the area -- so that we can revitalize the whole of Chinatown in the context of the Riverfront walkway. We have several new major initiatives underway for this, and all of these initiatives share one primary tactic: to substantially boost the amount of pedestrian traffic in Chinatown and the entire sub-region.

That is, we believe that a revitalized Chinatown will only be achieved if such an undertaking happens with a broader vision in mind; namely, that Chinatown needs to be recognized as a critical success factor in creating a more vibrant downtown core, and a truly compelling Riverfront walkway, with Chinatown being a glowing centrepiece between Eau Claire and the East Village. The “glue” that binds all of these areas together? New, compelling, and culturally/contextually strong residential and commercial developments that increase foot traffic along the Riverfront area.

R. Mounty

POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C



Given the above, we are highly supportive of any progressive development that greatly contributes to the area, if that development:

- Maintains the visual/contextual spirit and character of Chinatown and the Chinatown Area Redevelopment Plan
- Increases density of activity, including foot traffic into Chinatown from the entire downtown area via +15 connections to developments in the surrounding area, like Sunlife Plaza

From the presentation given by the developers of the proposed development, we see precisely that potential – a development that could easily spur dramatic increases in economic and cultural activity, which could strengthen the entire Eau Claire-to-East Village corridor and encourage other such developments. Furthermore, and equally important, the presentation given by the developers suggests they will not only maintain, but indeed greatly enhance the character of Chinatown.

In short, we have a positive opinion of the proposed development, at least to the extent that we can at such an early stage.

I would be pleased to answer any questions you might have on our input regarding this matter, and can be reached at the contact points below.

Yours truly,

A handwritten signature in black ink, appearing to be 'Kevin Wong'.

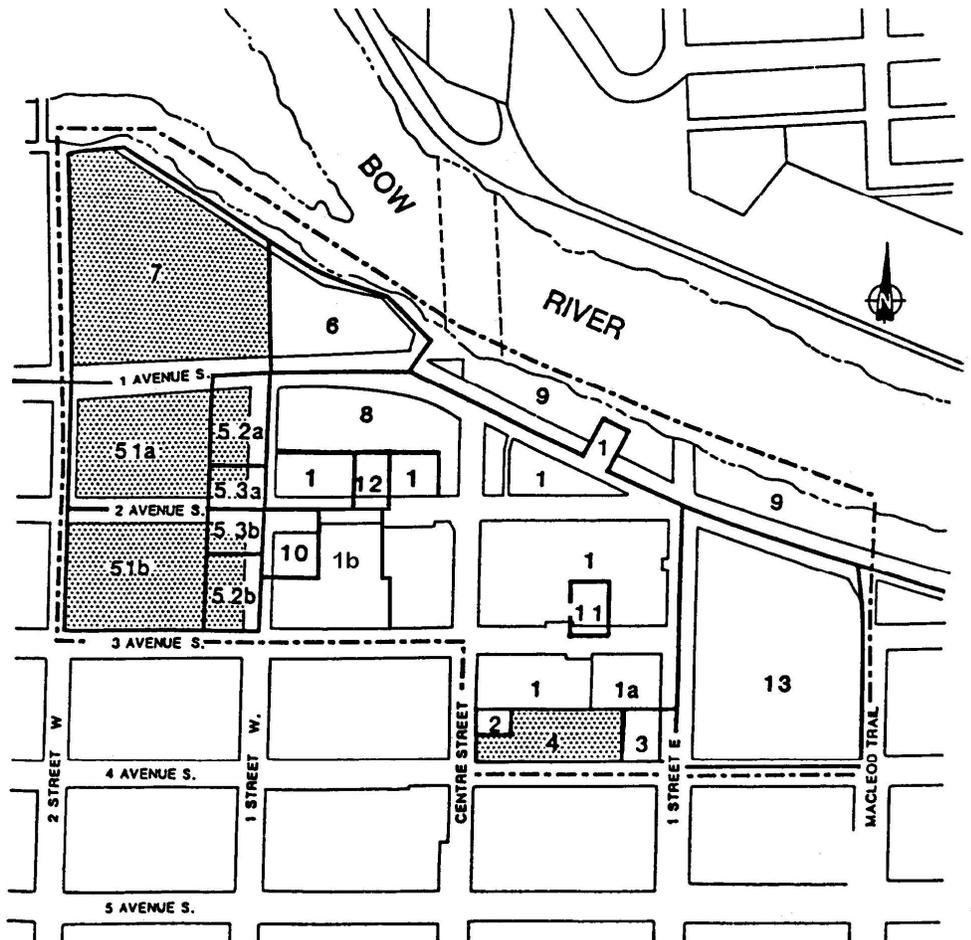
Kevin Wong, LL.B.  
President, Director  
Sien Lok Society of Calgary  
kwong@sienlok.org

POLICY AMENDMENT AND LAND USE AMENDMENT  
CHINATOWN (WARD 7)  
3 AVENUE SW AND 1 STREET SW  
BYLAWS 38P2015 AND 179D2015

MAP 15C

APPENDIX V

Revised Map 1



CHINATOWN  
MAP 1  
Land Use and  
Development Guidelines  
Related to Table 1

LEGEND

 Corporate  
Committee  
Properties

