

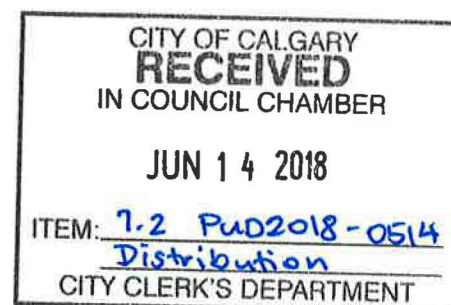


Calgary 

PUD2018 – 0514 Chinatown Area Redevelopment Plan
Phase 1 Update

June 14, 2018

June 14, 2018 PUD2018-0514 Chinatown Area Redevelopment Plan Phase 1 Update 1





Council Direction - 2016 December 5 C2016-0864

1. Reconsider the reporting requirement arising from Council's direction regarding 2016 January 11 Notice of Motion NM2016-01... and direct Administration to report to the 2016 December 05 meeting of Council.
2. **Approve the Guiding Principles** as outlined in Attachment 1 to be used as an interim guide to reviewing planning applications, in conjunction with the Chinatown ARP, Centre City Plan and other City policies, until a new ARP is approved by Council.
3. **Direct Administration to conduct Phase 1 of work as outlined in the Chinatown Area Redevelopment Plan and Cultural Plan Scope of Work** (Attachment 2) and report back to Council, through the Standing Policy Committee on Planning & Urban Development, with a progress report by no later than 2018 Q2.



Key Findings – Financial Feasibility & Site Analysis

- “the surface parking lots are financially viable for development at the existing land uses, heights and densities.”
- Factors that may be deterring development:
 - landowner choice
 - small / constrained sites
 - large marketable dev’t sites nearby
 - “numerous locations...offer good opportunities for developers...these are very marketable residential locations, offering good quality public realm, open space and amenities. Given the large number of locations... some locations (such as Chinatown) are likely to experience limited development” → concurs with Developed Areas Growth and Change document



Key Findings – Site Analysis & Capacity

Site Analysis – 8 vacant sites

- 3 large sites - unique circumstances; own development timing
- Smaller sites - constrained; incremental redevelopment

Capacity Forecast models

- how many people / units are possible, based on current land uses
- moderate dev't scenario could more than double the population; no need to add more units and population.



Key Findings, cont'd

Green Line + Station at 2 Avenue / 2 Street SW

- Increase community accessibility
- ARP does not envision

New planning policy tools and processes, ex)

- Urban Design Review Panel
- Guiding Principles
- Historical Context Paper (Q3 completion)

Consultants and Budget

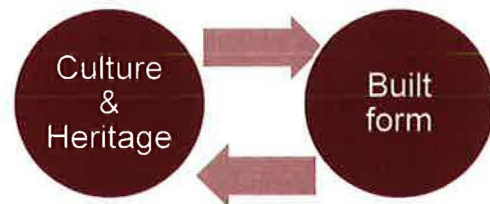
- Cultural Plan / Planning cannot be accommodated in existing budgets



What next?

- sufficient height / density / uses
- development potential of 8 sites
- typical capacity reasons for an ARP not present
- new policy tools for applications review
- theme of “loss of culture” and stagnation, in 2016 engagement
- budget constraints

→ 3 Options to move forward



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***Chinatown is not just a place,
it's a feeling***



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Options

Option 1 – Applications Review


- **Pros:** uses a variety of tools; direct response to applications
- **Cons:** Old ARP (dev't uncertainty); reactive; no cultural vision

Option 2 - Minor amendments - character / historical context

- **Pros:** Adds additional heritage / character info; quick process
- **Cons:** Old ARP (dev't uncertainty); no cultural vision

Option 3 – Cultural Plan / Culturally based Local Area Plan – **RECOMMENDED**

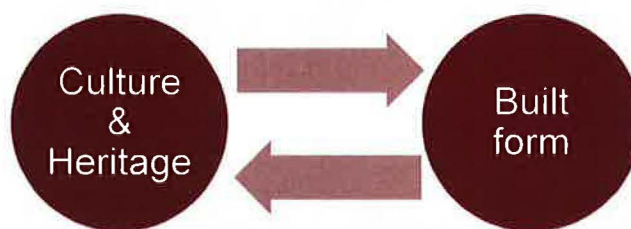
- **Pro:** Proactive; comprehensive; addresses all 8 Guiding Principles in detail; opportunity to innovate
- **Con:** long process; requires specialized consulting; requires significant additional budget

<div> <div>  </div> <div> Cost *Estimates* Options 1-3 </div> </div>			
	Option 1 – application review	Option 2 – minor amendments / heritage / signage	Option 3 – Cultural Plan / Culturally based Local Area Plan
Consulting Estimate	-	\$50,000 - \$100,000 - can be accommodated in existing budget	\$500,000 – cannot be accommodated in existing budget
Engagement Hard Costs Est. (ads, venues, etc.)	-	\$10,000	\$100,000
Total Estimated Cost*	-	\$60,000 - \$110,000	\$600,000* +
Expected budget ask	-		Up to \$1,000,000*
*actual costs will only be known following an RFP process *cost will be based on final scope, complexities arising, time			



Why Option 3?

- a cultural home for Calgary's Chinese community
- Calgary's most distinctive cultural neighbourhood. Timely support may help avoid decline
- demographic transition is imminent or underway
- Green Line & 2 Ave / 2 St Station. ARP does not envision the Green Line
- gateway to the Centre City
- critical link Eau Claire and East Village
- ARP is outdated; not aligned with MDP / City policies





Recommendation

That the SPC on Planning and Urban Development:

1. Recommend that Council direct Administration to:

- a) proceed with Option 3 Chinatown Cultural Plan / Culturally-based Local Area Plan, as presented;
- b) include the costs associated with Option 3, as identified in this report, in The City Planning & Policy 2019-2022 service plan and budget, when presented to Council in 2018 November; and
- c) report back to Council, through the Standing Policy Committee on Planning & Urban Development, with a detailed scope of work for Option 3 by not later than 2019 July, if budget for Option 3 is approved in the 2019-2022 service plan and budget.

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