



Calgary Chinatown Community Association

卡加利華埠街坊會

April 24, 2018

City of Calgary, Planning and Development
P.O. Box 2100, Station M, #8075
Calgary, AB Canada T2P 2M5

Attn.: Allison Chan
Senior Planner, Community Planning
allison.chan@calgary.ca

Re.: Options for Chinatown ARP

Dear Allison Chan:

Thank you for the opportunity to provide further comment on the Chinatown ARP options. As we indicated at the meeting on April 5, we are in full support of Option 3 as the most effective way to move forward with the updating the ARP and other city policies. In order to assist you in putting together your final presentation please see a few notes for each option below.

Option 1

- Note that you indicate "using a number of new tools / policies / processes, including..." It is true that these policies are newer than the ARP, but some have been in use for a number of years already and they did not assist us with the previous rezoning application that started us down this path. We have concerns with their ability to guide future applications without updates to the ARP that reinforce the same messages.
- Cons
 - This does not meet the original objective as given by the Council to review an out of dated ARP. It relies solely on the use of other documentation that will continue to conflict with the existing ARP.
 - There is a great potential for there to be conflicting messages throughout the documents given the age of the existing ARP – for example the Transit Oriented Development Guidelines and the lack of the Green Line anticipation. In order to rectify this revisions must be undertaken to the ARP.
 - Policies such as Urban Design Review Framework do not help with rezoning, only with the built form and only at the pedestrian realm.
 - This option does not utilize the work, money and time spent to date on aligning the ideas and policies.

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- It is extremely likely that problems will persist and another ARP study will need to be undertaken in the near future.

Option 2

- Pros
 - *Work corresponds well with the limited amount of development expected in the near future*
- but would be timely for any uptake in development around the new Green Line.
- Cons
 - This is a cut and paste approach which has the potential to retain contradiction within the documents and provide confusion for future developments. Mixing these document without a proper and thorough review could be problematic.
 - Base on Guiding Principal #1, it focuses on the heritage aspect but neglects the cultural aspect of the Chinatown Community.
 - It does not directly address Guiding Principles #2-8 in an effective and re-enforcing way.
 - There would be a lack of community engagement and input into the non-tangible elements of the community. Chinatown is more than just the small inner-city community, but serves as a support structure to citizens through the Calgary area.
 - The APR and other amended documents would require additional updates sooner with this fragmented approach.

Option 3

- Pros
 - It respects the uniqueness of a community which has its own character and a 100 years history.
 - It encourage citizen involvement throughout the city. Chinatown is more than just the small inner-city community, but serves as a support structure to citizens through the Calgary area.
 - Reinforces the connection of the built form and the unique culture of the community.
 - Utilizes the work, money and time spent to date on aligning the ideas and policies.
 - Though it has a longer timeline, there are not likely to be many major developments in the next couple year given the current planning of the Green Line (many developers will wait to see what the finalized plans are). Additionally, 2 of the surface parking lots have been given new Development Permits for Temporary Surface Parking within the last month. It could be perfect timing to guide development that are planned for about 3 years from now.

Please let us know if you require any clarification on our comments and if there is any other assistance that we can offer you in the upcoming milestones for the project.



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Sincerely,

Tiffany Whitnack
Secretary, Calgary Chinatown Association
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cc. Dino Civitarese (dino.civitarese@calgary.ca)
Janet Lavoie (Janet.Lavoie@calgary.ca)
Calgary Chinatown Commminute Association Board (ccca.yyc@gmail.com)