

Phase 1 Work Completed

Excerpt from Chinatown Area Redevelopment Plan (ARP) and Cultural Plan Scope of Work 2016 December 5

Phase 1 Q1 2017– Q2 2018 Internal Background Work and Process Development

Key pieces of internal background work would be completed in Phase 1. This would ensure that critical pieces of information are known, prior to working with the community to develop policy. During this phase, budget must be identified for a consultant to conduct the ARP / Cultural Plan.

Internal work includes, but is not limited to, the following:

Work Committed to:	Work Completed:
work with Calgary Neighbourhoods to define the parameters and resourcing requirements for a Cultural Plan	<ul style="list-style-type: none"> ✓ <i>Through discussion, it was determined that Recreation (Arts & Culture) would be the corporate lead on a Cultural Plan</i> ✓ <i>Calgary Neighbourhoods (CN) would be a part of any local area plan process due to Chinatown's unique demographic (elderly, immigrant, vulnerable population)</i> ✓ <i>CN could provide support to community through a This is My Neighborhood Process</i>
explore possible connections between The City's new Cultural Plan and Chinatown	<ul style="list-style-type: none"> ✓ <i>Planning has had ongoing discussions with Arts & Culture (Recreation) about the new City of Calgary Cultural Plan (adopted late 2016), and cultural planning in general. Cultural planning is a new concept to The City, and an emerging tool generally. There is no precedent on how a Cultural Plan could be delivered on a neighbourhood scale, however this presents an opportunity</i> ✓ <i>Research cultural planning in general</i>
conduct general research on Chinatowns and related planning policies	<ul style="list-style-type: none"> ✓ <i>Detailed discussions with City of Vancouver regarding recent major development issues and policy changes</i> ✓ <i>Research planning policies / cultural plans for Chinatowns and other cultural communities</i> ✓ <i>Walking tours of Chinatowns in Victoria BC, Vancouver BC, Toronto, ON and London UK</i>
conduct urban design inventory / preliminary concepts	<ul style="list-style-type: none"> ✓ <i>Analysis of possible policies to consider in future planning policy work</i> ✓ <i>Analysis of Vancouver Chinatown Urban Design Guidelines</i> ✓ <i>Gap analysis of City of Calgary Centre City Urban Design guidelines and their application within Chinatown</i> ✓ <i>Streetscape Profiles (block by block)</i> <ul style="list-style-type: none"> ○ <i>Condition of Sidewalks</i> ○ <i>Transit facilities</i> ○ <i>Bike Facilitates</i> ○ <i>Furniture</i>

	<ul style="list-style-type: none"> ○ <i>Street Trees</i> ○ <i>Signage</i> ○ <i>Lighting</i> ○ <i>Public Art</i> ○ <i>Utilities</i> <p><i>Urban Design Inventory (building by building)</i></p> <ul style="list-style-type: none"> ○ <i>Typology</i> ○ <i>Streetwall</i> ○ <i>Frontage</i> ○ <i>Street Corner</i> ○ <i>Building Massing</i> ○ <i>Upper Floors</i> ○ <i>Accessibility</i> ○ <i>Façade Articulation</i>
<p>complete an inventory of current conditions, mapping</p>	<ul style="list-style-type: none"> ✓ <i>Detailed Building Inventory:</i> <ul style="list-style-type: none"> ○ <i>stories</i> ○ <i>land use</i> ○ <i>uses</i> ○ <i>typology</i> ○ <i>year of construction</i> ○ <i>Chinese motifs</i> ✓ <i>Detailed Public Art inventory</i> ✓ <i>Parking analysis (parking in / near Chinatown, incl. pricing)</i> ✓ <i>Missing elements</i>
<p>consulting study to assess real estate and development limitations and opportunities</p>	<ul style="list-style-type: none"> ✓ <i>A consultant was retained to conduct a study to assist The City in understanding of Chinatown, including:</i> <ul style="list-style-type: none"> ○ <i>the general viability of redevelopment of improved properties</i> ○ <i>Whether sites in the planning area are viable for redevelopment under the existing Direct Control (DC) Districts that are in place or whether changes to the DC Districts are likely required to make redevelopment viable.</i> ○ <i>Whether a density bonus system could be implemented for the ARP area.</i> ○ <i>Whether an incentive density system can be implemented that would make retention of existing heritage buildings in the planning area financially attractive.</i>
<p>consulting study to explore the potential for heritage density transfers</p>	<ul style="list-style-type: none"> ✓ <i>Preliminary analysis conducted by a consultant. A detailed analysis would be completed upon a new land use concept (ARP stage).</i>

<p>consulting study to update heritage inventory</p>	<p>➤ <i>This is a small, non-urgent piece of work to update the existing heritage statements for buildings on the Heritage Inventory. This work can be completed at any time.</i></p> <p>✓ <i>However, Planning has provided heritage support to the community in its community-led “Building Could Talk” community history project. This work sets a foundation for heritage inventory updates.</i></p>
<p>identify estimated costs and a budget source for ARP / Cultural Plan consultant – this is critical for Phase 2 to proceed</p>	<p>✓ <i>An Expression of Interest was conducted to determine</i> <i>a) if appropriate consulting firms were available to do this work, and</i> <i>b) at what cost.</i></p> <p><i>Based on a high level scope of work for a Cultural Plan and ARP, a rough budget estimate has been determined, and is reflected in the costs outlines in Attachment 5</i></p> <p>✓ <i>At this time, P&D does not have budget to conduct a policy process within the current budget cycle.</i></p>
<p><i>Additional work conducted includes:</i></p>	<p>✓ <i>Geodemographic Analysis forecast:</i></p> <ul style="list-style-type: none"> ○ <i>Population</i> ○ <i>Units</i> ○ <i>Relative developability, as compared to other Centre City and Inner City communities (Developed Areas Growth and Change)</i> <p>✓ <i>Detailed Site analysis of possible development sites</i></p> <p>✓ <i>Developer interviews</i></p> <p>✓ <i>Interviews with other City staff who have worked in Chinatown</i></p> <p>✓ <i>High-level cultural resource mapping</i></p>
<p>If budget is identified:</p>	
<ul style="list-style-type: none"> • <i>conduct Request for Proposals process to hire a consultant</i> • <i>consultant to work with community stakeholders to develop Terms of Reference for the project based on the guiding principles, including timelines, governance structure, and an inclusive engagement process that involves a broad range of stakeholders, for Council approval</i> 	<p>➤ <i>There is no budget allocated for this work within the current budget cycle; therefore not RFP process was undertaken</i></p>