



Calgary



Tomorrow's Chinatown

Chinatown Area Redevelopment Plan

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Land acknowledgment

In the Blackfoot language, Calgary is Moh'kin'stis; in Îyâxe Nakoda, Wiçispa Oyade; in Tsuut'ina, Gu'tsi'tsi and in Métis, it is Ototkwunee. For each of these Indigenous languages, the words translate to 'Elbow,' representing the confluence of the Bow and Elbow Rivers. The confluence has been a trading hub for Indigenous peoples for millennia and the site where they celebrated natural abundance, ceremony, culture and partnerships. This is where the story of Calgary begins.

In these times of Truth and Reconciliation, this Plan acknowledges the traditional territories of the people of the Treaty 7 region in Southern Alberta. The Nations of the Treaty 7 region are: the Siksika (Seeg-see-gah), Piikani (Pee-gah-nee), and Kainai (G-ai-nah) First Nations, who, altogether, form the Siksikaitsitapi (Seeg-see-gate-see-ta-pee) (Blackfoot Confederacy). The Chiniki (Chin-ick-ee), Bearspaw, and Wesley First Nations, who, altogether form the Iethka Nakoda Wicistabi (Yith-ka Na-ko-da We-chi-staw-bee) Stoney Nakoda First Nations; and the Tsuut'ina (Soot-tenna) First Nation. The City of Calgary is also homeland to the historic Northwest Métis and to Métis Nation of Alberta, Region 3. We acknowledge all Indigenous urban Calgarians who have made Calgary their home. This Plan honours their long history and deep connections to this land.

We also reflect on the impact of colonization and that the City of Calgary is based on wealth that was generated through the exploitation of indigenous peoples and their land, and has benefited from colonial policy. We recognize the ongoing impact of colonization and systemic racism that continues to affect indigenous peoples in this country. With this acknowledgment comes a corresponding moral obligation to engage in reconciliation with indigenous peoples, which includes recognizing and understanding the truth about the past and taking action to achieve equity in the future.

Our commitment to equality, inclusion and accessibility

Chinatown is a place for all Calgarians; a place for everyone. Over the years, equity-deserving groups have identified the need for a more inclusive approach to The City's service delivery through various social movements. These movements highlight the need for more sincere and effective measures to be taken to reach equality for all. The City of Calgary strives to do better. This Plan provides direction for further study, accountability and investment to correct issues resulting from systemic racism and supports a commitment to taking action.

To start, we encourage anyone doing work in Chinatown to commit to the following actions:

- Be intentional about involving equity-deserving communities as part of decision-making processes that inform that Chinatown is a place which is equitable and inclusive for everyone.
- Recognize the needs of people from a cross-disability perspective through the use of The City of Calgary's Access Design Standards.
- Empower the public to participate in shaping future policy, projects, and initiatives, in line with The City of Calgary's Engage policy of inclusiveness.
- Engagement for significant projects in Chinatown should include stakeholders beyond the borders of the neighbourhood to reach those whose voices about the area are not always heard.
- To address issues of public safety, increase the focus on social service solutions and prevention to match enforcement.
- Respect and honour the Indigenous history that our City is founded on.
- Respect and honour the Calgary-Chinese history that the community is founded on while showcasing the Chinese culture that was brought by early migrant workers.
- Recognize the Chinese/Asian cultural diversity that has permeated through Chinatown since the start of the twentieth century.
- Where appropriate, communicate with bilingual language (English and Traditional Chinese) for better understanding.
- Be intentional about building trust and informed relationships between The City and Calgary-Chinese community.

This work aligns with the Council approved Social Wellbeing Policy (2019), which strives to advance equity for all and remove barriers to access and inclusion.

At The City of Calgary, we endeavor to make life better every day, for everyone.

— The City of Calgary

Acknowledgments

Chinatown Advisory Group

The Chinatown Advisory Group is a passionate group of community members whose insights and advice were instrumental to the project to prepare a Cultural Plan and Area Redevelopment Plan. We owe them a big ‘thank you’ for their hard work and guidance.

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Citizens of Calgary

Calgarians clearly care for their Chinatown. We are very grateful for everyone who participated in the engagement process.

In addition to the participants in a number of virtual meetings, over 6,000 people visited the project website with over 1,200 responses to the Discover Survey online. We thank each and every single participant for engaging with us and sharing their aspirations for Chinatown.

Community Organizations

The Chinatown community can rely on a great number of organizations who offer residents their cultural programs, social services and communal spaces. We thank them for sharing with us so candidly their hopes and aspirations.

Organizations

Calgary Chinatown Community Association
Calgary Chinese Cultural Centre
Calgary Chinese Elderly Citizens' Association
Chinatown Business Improvement Area
Chinatown's societies, Tong Houses and associations

Landowner, Developer, and Industry Groups

We want to extend a thank you to the various landowners, developers and industry groups who engaged with us on numerous topics. Your expertise and keen interest in the future of Chinatown is valued.

Urban Alliance

This strategic partnership between The City of Calgary and University of Calgary allowed the commissioning of three research projects specific to Chinatown. We thank all the professors, associate professors, research assistants and students who worked to complete these projects which helped inform this document.

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1

Introduction

About the Chinatown Area Redevelopment Plan

Chinatown is one of Calgary's most historic and culturally-distinctive neighbourhoods. It is a key gateway to downtown and an important destination for cultural experiences. Experiencing development pressures, Chinatown's success relies on the area being a culturally distinctive place where people want to live, visit and set up business. The **Chinatown Area Redevelopment Plan** is a long-range, statutory plan that sets out the future vision for redevelopment in Chinatown.

Why now?

Calgary's Chinatown has a distinct history spanning more than a century, but it is also part of a larger international story of migration, settlement, perseverance, hardship and prosperity for people of Chinese origin. In countries across the world, many municipalities contain specific and often designated areas primarily developed by Chinese immigrants known as "Chinatowns". In North America, these areas originated with Chinese migration in the late nineteenth and early twentieth centuries, brought on by the desire to escape local unrest, and the promise of new opportunities.

From their earliest history, these partially self-contained Chinatowns were deeply tied to the social, political and economic environment that made them necessary — particularly the structural racism, violence and discriminatory labour and immigration laws that placed onerous challenges on the lives of Chinese immigrants. Through individual and collective perseverance, Chinatowns developed from places where new migrants could access basic services and supports, to vibrant cultural enclaves where Chinese-born and descended people could feel a sense of belonging and establish a "home village" amidst an often-hostile society.

Today, Chinatowns are valued cultural resources, important economic hubs and city-wide destinations for tourism and recreation. At the same time, Chinatowns across North America increasingly face challenges in maintaining a distinct identity, culture and neighbourhood institutions in the context of broader municipal growth. Along with changes brought on by redevelopment, the role and representation of Chinatowns is consistently

evolving, incorporating an increasing variety of Chinese/Asian businesses and cultures, and holding a variety of meanings to different generations.

To support this valued cultural neighbourhood and address challenges facing Calgary's Chinatown, there was a need to seek out innovative solutions. With this intent, it was clear that a new type of planning solution was needed for Chinatown. In response, The City launched the Tomorrow's Chinatown project with a mandate to prepare the first cultural plan in coordination with a new area redevelopment plan in collaboration with the Chinatown community.

The project embraced many innovative approaches such as:

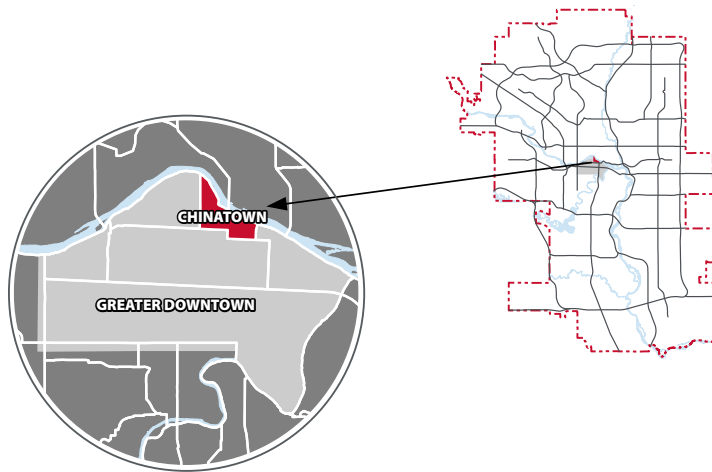
- Forming a citizen-led Advisory Group to represent community interests.
- Working with the University of Calgary Urban Alliance to conduct research to inform the project and plans.
- Fostering collaboration between preparation of The City's **Chinatown Historical Context Paper** (2019) and the independent heritage project, **Heritage Buildings Could Talk: Beyond dim sum, lion dances and empty parking lots**, led by Fung Ling Feimo and produced by Heritage Calgary.

The **Chinatown Area Redevelopment Plan** (The Plan) addresses the unique history and cultural character of Chinatown and serves to provide consistency and certainty to the community, developers and decision-makers. The Plan was informed by the **Chinatown Cultural Plan** and this influence will be evident throughout this document as there are clear intersections between cultural and land use planning.

Plan area

Chinatown is located in the north central part of Calgary's Greater Downtown and is one of several residential mixed-use neighbourhoods that surround the Downtown Core (see Figure 1). The plan area is 24.76 hectares and the boundary corresponds to the Census of Canada boundary for Chinatown which is roughly bounded by the Bow River to the North, MacLeod Trail S.E. to the east, 2 Street S.W. to the west, and to the south are 3 Avenue S.W. west of Centre Street S., and 4 Avenue S.E. east of Centre Street S. (see Map 1).

Figure 1: Plan context



Physical attributes

Location

Chinatown is a key gateway from the north to Greater Downtown, via the iconic Centre Street Bridge. Its picturesque location along the Bow River also connects the neighbourhood to other areas via the river pathway system. This central location makes it an ideal place for investment and growth.

Historic character

Chinatown is centered on a cluster of remaining heritage resources that contribute to a cohesive sense of identity and place for the community. These heritage buildings, features and streetscapes adjacent to Centre Street S. help create an urban character unique to Chinatown, and significant to the neighbourhood overall.

The Calgary Chinese Cultural Centre has been a neighbourhood focal point since its opening in 1992. It provides community space for gathering, festivals and events as well as other educational cultural programs. The associated museum also plays an important role in telling the history of the Chinese in Calgary and in Canada.

Green network

Greater Downtown's green network is an interconnected system of regional and local parks, natural spaces and river frontage connected by high-quality people-focused streets that promote health and are key components of a great neighbourhood. Chinatown is at a key location in the green network with Sien Lok Park, Daqing Plaza, river frontage and Prince's Island Park. Sien Lok Park is a culturally significant park with monuments to commemorate the contributions made by Chinese pioneers and honours the Chinese history within Canada.

Public transit system

Chinatown is well connected via transit with bus rapid transit operating north and south along Centre Street S. and a future public transit system station on 2 Street S.W. just at the edge of the neighbourhood. The neighbourhood is also only a couple blocks away from a transit hub identified in Calgary's Greater Downtown Plan. Easy access to major public transit infrastructure ensures greater connectivity to other areas of the city and a more vibrant pedestrian environment.

Map 1: Context and neighbourhood



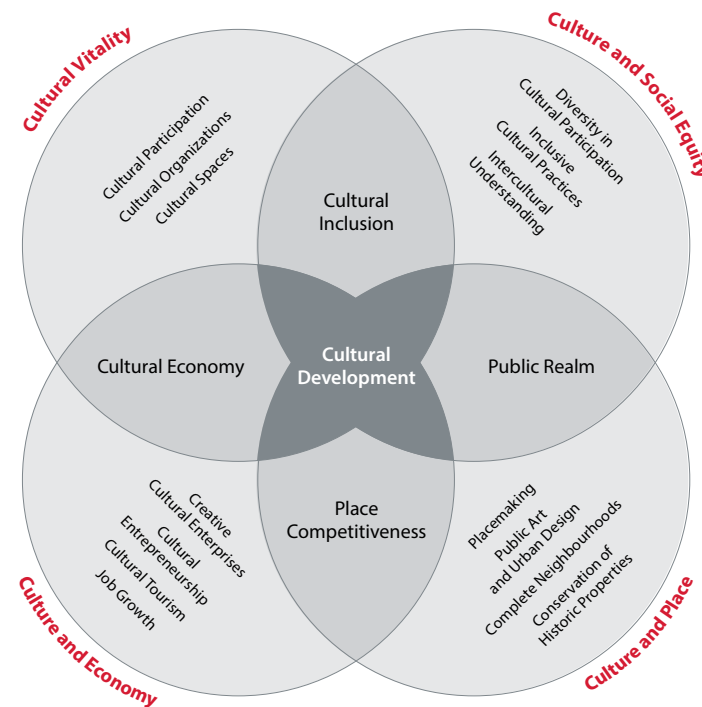
Alignment with other plans

Cultural Plan for Calgary

With acknowledgment that Calgary's cultural identity was evolving, in 2016 Council adopted in principle the overall **Cultural Plan for Calgary**. The **Cultural Plan for Calgary** was written on the cusp of an economic downturn that led to high unemployment and office vacancy rates, shifting more importance to creative industries and cultural identity. It also placed more importance on the role of culture in placemaking to attract and retain talent in Calgary, especially Calgary's Greater Downtown.

The **Cultural Plan for Calgary** outlines an approach to planning culturally in Calgary by providing an "overarching framework within which connections can be made between existing and future policy and planning initiatives; it is a foundation for integrated approaches to cultural planning and decision-making across the City" (p.5). An area redevelopment plan plays an important role in cultural planning as the framework in Figure 2 shows how the different dimensions of cultural planning intersect. Elements such as complete neighbourhoods, urban design, conservation of heritage resources and placemaking are aspects of the Culture and Place dimension outlined in Figure 2 and addressed in this Plan. Together with the **Chinatown Cultural Plan**, these documents lead the way for neighbourhood cultural planning in Calgary.

Figure 2: Dimensions of Cultural Planning from the Cultural Plan for Calgary



Chinatown Cultural Plan

The **Chinatown Cultural Plan** builds on the foundation laid out by the **Cultural Plan for Calgary**. In the **Cultural Plan for Calgary**, The City adopted an overarching framework for cultural planning that looks at culture not in isolation, but at how it connects and contributes to every aspect of life and society. This integrated, inclusive perspective on culture aligns with the **Chinatown Cultural Plan** and how the Chinatown community perceives its own cultural present and future.

Chinatown's future as a vibrant place to live, visit, work and play, for generations to come is supported jointly by this Plan and the **Chinatown Cultural Plan**. Strategic direction for advancing and investing in Chinatown's cultural future is outlined in the **Chinatown Cultural Plan** — including cultural experiences and programs; spaces, facilities and amenities; and legacy businesses and tourism. Guidance is also provided for setting priorities, forming partnerships, assigning roles, and securing resources. The **Chinatown Cultural Plan** also informs and complements this Plan by introducing cultural considerations in the planning process, including for new development and public space improvements.

Chinatown's current culture is the result of decades of contributions and stewardship by Chinese and Asian-Canadian community members. It is not the role of The City to determine what Chinatown's culture should be, or for The City to take ownership of this culture. Instead, the **Chinatown Cultural Plan** is a supportive plan; it proactively follows the lead of the community and looks for effective ways to be supportive to the cultural hopes of current and next generations.

The **Chinatown Cultural Plan** provides a framework of five key themes that emerged through cultural engagement with the Chinatown community (see Figure 3). These themes are:

- A.** People, Voices and Experiences
- B.** Culture, Creative and Learning
- C.** Food, Merchants, and Tourism
- D.** Housing, Health, and Social Purpose
- E.** Place, Spaces and Natural Environment

Each key theme, cultural insight and priority were distilled from community feedback and — where appropriate — incorporated into The Plan as cultural considerations, policies or strategic actions. The objective is to ensure that new development integrates in physical form the themes from the **Chinatown Cultural Plan** to reinforce Chinatown's culture, and contribute to what makes this neighbourhood such a special place.

Actions from the **Chinatown Cultural Plan** are highlighted throughout this Plan as call-out boxes in the margins. Actions and Maps of Aspirations are labeled and have icons associated with the key theme related to content in that section of The Plan.

(Source: The City of Calgary, Cultural Plan for Calgary 2016 as prepared by MDB Insight)

Figure 3: Key themes of the Chinatown Cultural Plan



A. People, Voices and Experiences

Tomorrow's Chinatown as a community that celebrates its diversity, and offers people harmony and a sense of belonging

Strategy A1: Bring Cultural Groups Together

Strategy A2: Build Bridges Across the Generations

Strategy A3: Improve the City- Community Relationship



B. Culture, Creative and Learning

Tomorrow's Chinatown as a community known for its artistic production, creativity and opportunities for cultural learning

Strategy B1: Expand Cultural Programs and Activities

Strategy B2: Secure More Space for Culture

Strategy B3: Unlock Potential of the Cultural Centre



C. Food, Merchants and Tourism

Tomorrow's Chinatown as a community valued for its independent businesses that offer cultural food, shopping and tourism experiences.

Strategy C1: Support Existing and Legacy Businesses

Strategy C2: Attract New Enterprises and Concepts

Strategy C3: Create a Year-Round Visitor Experience



D. Housing, Health and Social Purpose

Tomorrow's Chinatown as a community that provides residents the housing and support services they need, through all life stages.

Strategy D1: Invest in an All-Generations Community

Strategy D2: Contribute to the Lives of All Calgarians

Strategy D3: Sustain the Traditional Tongs and Societies



E. Places, Spaces and Natural Environment

Tomorrow's Chinatown as a community that expresses its culture, history and stories in the physical environment

Strategy E1: Design Streets for Culture and People

Strategy E2: Revive Heritage to Benefit Community

Strategy E3: Strengthen Chinatown's Contours

Climate Resilience Strategy

Calgary is already experiencing the effects of a changing climate, including more frequent and severe extreme weather as well as slow onset of climate change hazards, and these effects will continue to intensify. Current and future climate change impacts require The City to educate, incentivize and mandate climate mitigation and adaptation actions across Calgary, including Chinatown.

The City declared a Climate Emergency in 2021 to enable a coordinated approach to: implementation of effective management practices, policy direction, budget prioritization and strategic oversight. Integrating climate mitigation and risk-reduction strategies into all planning and development decisions within Chinatown is important. Informed by a climate risk profile created for Chinatown (see Appendix 2), policies and guidelines contained in this Plan are intended to support Chinatown's transition toward a low-carbon economy and a more resilient and sustainable future.

The purpose of the City of Calgary's Climate Strategy (The Strategy) is to outline The City's path towards achieving net zero emissions by 2050 and becoming more climate resilient in alignment with local, Provincial, National and International policy. To meet this ambitious target, The Strategy focuses on supporting a low-carbon future and reducing climate impacts by:

- Defining The City's role in transitioning Calgary to a low carbon economy while supporting continued sustained growth.
- Supporting the development of interim milestones for climate mitigation including specific programs and actions to reduce GHG emissions.
- Developing climate adaptation measures that will assist in managing climate risk to our built infrastructure, environment, economy and people.
- Preparing for program implementation and steps needed to achieve climate goals, while reporting on progress and achievements.

The Strategy and the associated Mitigation and Adaptation Action Plans are non-statutory documents. Implementation of the Action Plans is reliant on the legislated planning tools like this Plan and available development review and approvals processes.

See Appendix 2 for the Climate risk profile for Chinatown.

Climate mitigation

Climate change mitigation is taking action to reduce and prevent greenhouse gas (GHG) emissions from going into the atmosphere or removing GHGs from the atmosphere through natural or technological means. Mitigation program pathways are the ways that Calgary can transition to a net zero emissions future. There are five key themes: net zero homes and buildings; zero carbon energy transition; zero carbon mobility; consumption and waste; and, carbon capture, storage and utilization.

Almost all annual GHG emissions produced in Chinatown are directly equated to the use of carbon-intensive energy for building heating and cooling and transportation. Reducing emissions by decreasing reliance on private vehicles and improving the energy efficiency of buildings directly translates to reduced energy use and costs. When comparing low carbon development and mobility options with "business as usual" trends, research indicates that the shift towards a lower carbon development path for Chinatown (and Calgary as a whole) is economically and technologically viable.

Climate adaptation

Climate change adaptation requires developing a proactive plan to protect these systems from current and future climate impacts. It also involves building the capacity of citizens, organizations and communities to adapt to and withstand the effects of a changing climate. Adjacent to the Bow River, Chinatown is within the heavily urbanized area of Calgary that accommodates a mix of old and new buildings. The most significant climate change hazards facing Chinatown include extreme heat events; river flooding; and, heavy rainfall events. The Plan seeks to reduce climate hazard risks by addressing the climate resilience of buildings and infrastructure, to assist citizens with managing, responding, and adapting to these hazards, and leveraging the innate resiliency of natural infrastructure in the community.

Neighbourhood context

Chinatown's roots

Many early Chinese immigrants to Calgary were railroad workers from British Columbia who migrated to Alberta upon the completion of the transcontinental railway in the mid-1880s. Initially, these workers had been promised return fare to China once the railroad work was completed, but this agreement was not honoured. Having to remain in Canada, some workers settled in Calgary and established the first Chinatown location, in 1885, along 8 Avenue S.E. near the current City of Calgary Municipal Building, as shown in Figure 4. The small community at the time persevered through a fire that destroyed half the neighbourhood in the year 1886 and the 1892 Smallpox Riot, where hundreds of rioters, incensed over a racialized public health threat, vandalized businesses, injured residents and threatened other Chinese migrants and businesses from coming to the city. Despite these events, and in response to the need for more commercial and residential spaces, the Chinese community continued to grow. In approximately 1901, a second Chinatown location evolved between 10 Avenue S.W. and 11 Avenue S.W. and between 1 Street S.W. and 4 Street S.W. (see Figure 4). Property values in this location grew rapidly when a new hotel and railway were proposed in the area. This led to profitable land sales which pushed Chinese tenants to relocate once again.



Sourced from Chinatown Context Paper, Glenbow Archives PD-39-182



Canton Block, constructed in 1910
Glenbow Archives NC-24-52

Facing continuous displacement, a group of Chinese businessmen worked to purchase land on Centre Street S. and 2 Avenue S. to establish and build a new permanent location for Chinatown. Their plans were briefly stalled by anti-Chinese protests demanding Chinatown be located elsewhere. Through negotiations with City Council, these Chinese businessmen successfully obtained their permit to construct the Canton Block in the year 1910. The Canton Block would become the foundation of the Chinese community's permanent home in Calgary.

Although population growth was still inhibited due to the Chinese Immigration Act(s), the neighbourhood was essentially physically built-out over the following decades. New commercial buildings and Chinese businesses helped establish a strong core for the community to sustain itself and for its culture to flourish. Single-family dwellings built around the commercial core of the neighbourhood provided homes for a population base that could support these businesses. Functions of mutual support within the community were further strengthened through social organizations. These organizations helped newcomers to get established by providing space

Head Tax & The Chinese Exclusion Act

In 1885, immediately after construction on the Canadian Pacific Railway was complete, the federal government passed the Chinese Immigration Act, which stipulated that, with almost no exceptions, every person of Chinese origin immigrating to Canada had to pay a fee of \$50, called a head tax. In 1900, the head tax was raised to \$100. Then three years later, it went up to \$500 per person. This head tax was in effect until 1923 when it was replaced by a new Chinese Immigration Act (Chinese Exclusion Act) which essentially banned all Chinese immigration to Canada until 1947.

Source: The Canadian Museum for Human Rights, website: humanrights.ca

to socialize, cook and temporarily live. This intertwining of the built and cultural landscapes is vital to the deep roots established in this place.

Beyond the overtly racist laws, policies, and sentiments faced by the community in its early years, the modern period of the twentieth century saw Chinatown's existence threatened multiple times by urban renewal proposals. Calgary's economic prosperity following the 1948 discovery of oil in Leduc, Alberta prompted rapid growth in the downtown area, and the role of Chinatown in relation to the city as a whole began to shift. In the 1960s and 1970s, several large-scale infrastructure projects were proposed along the south bank of the Bow River, including a 12-lane freeway which would require Chinatown to again relocate, and substantially alter the character of Calgary's downtown. Community members in Chinatown significantly campaigned against these proposals, with a newly-formed Sien Lok Society organizing a 'National Conference on Urban Renewal as It Affects Chinatowns'. Ultimately, community efforts to halt these mega-projects were successful and led to the creation of a 1976 Chinatown Design Brief and subsequent 1986 **Chinatown Area Redevelopment Plan** which initiated a new 'revitalization period' for Chinatown. Although a majority of urban renewal projects were abandoned in Chinatown, the Harry Hays Building office complex was approved and constructed at the east end of Chinatown in 1978, requiring the demolition of 30 homes and the displacement of over 200 residents.



Chinatown Park archway, constructed in 1984/1985



Calgary Chinese Cultural Centre, constructed in 1992

In the decades since the 1976 Design Brief and 1986 Chinatown Area Redevelopment Plan, Chinatown continued to experience changes. Some changes include: the creation of neighbourhood amenities like the Calgary Chinese Cultural Centre and Sien Lok Park; the development of major commercial properties such as Dragon City Mall; the construction of extensive seniors housing to support aging demographics; and, visual and public realm improvements designed to enhance Chinatown's appearance and urban experience. Redevelopment interest has led to the construction of select infill projects, however concerns remain over the preservation of Chinatown's appearance, identity and culture.

The historical information outlined in The Plan is drawn from the **Chinatown Historical Context Paper** (2019). Alongside other community, academic and archival sources, this reference document may assist in further exploration of Chinatown's ongoing heritage.

Figure 4: Historic locations of three Chinatowns



The illustration is for conceptual purpose only.

A neighbourhood in transition

Current trends show a shifting demographic. Civic census data shows that Chinatown's population saw an 89 per cent change from 2007 to 2019 to peak at 2,471 residents in 2019. Between 1984 and 2004, Civic Census data showed the over 65 age group was an increasing majority, then in 2004 the 25 to 44 age group began growing and this age group remains the largest for the neighbourhood (2019 Civic census).

The over 65 age category still comprises approximately 28 per cent of the total Chinatown population which is significantly higher than other groups and most neighbourhoods. Seniors have traditionally played a significant role in the community and have been, and will continue to be, a crucial element in future planning of Chinatown. At the same time though, there now exists a challenge of harmonizing between the needs of a changing demographic and of maintaining the needs and sense of place for the continued presence of older generations.

Chinatown still provides a safe haven for newcomers to Canada that include immigrants of different nationalities and ethnicities. Immigrants remain a large proportion of the population of Chinatown making up 66 per cent of the total population in 2016. Overall the percentage of people of Chinese ethnic origin has decreased from 84 per cent in 2006, to 53 per cent of Chinatown's total population (Source: 2006 Census of Canada and 2016 Census of Canada, Statistics Canada). The increased diversity presents an opportunity for a larger population base to support the local Chinatown economy. Chinatown is and has historically been an area open to inviting visitors to share their culture. Today, the local businesses and languages visible on signage indicate an evolving eclectic Chinese/Asian culture, built upon a celebrated Chinese Canadian legacy.

Thirty years into the future, Chinatown is projected to accommodate growth upwards of 1,600 units with the population growing to over 5,000 residents, and striving to get back to over 5,000 jobs. The neighbourhood will be a unique destination for the region and provide important cultural and civic amenities that support the local population (Source: Scenario Series Population and Employment Projections, City of Calgary).

Despite decades of change, Chinatown's built environment remains significant to the community's sense of belonging and its deeply embedded support networks. Chinatown is the cultural, historic and symbolic home of the Chinese-Calgarian community. The neighbourhood functions, from the inside and out, to support and celebrate a common belonging for its residents, businesses and wider community. The historical core around Centre Street S., 2 and 3 Avenue S. anchors the neighbourhood and typically comes to mind first when thinking about the unique identity of Chinatown. More residential and support uses have historically layered around this core, housing families and workers. The layering of cultural, social and economic support uses within and around the "core" (such as Tong Houses and community organizations) creates seamless and natural transitions between public, semi-private and private spaces. This element is unlikely to be as profoundly integrated in other neighbourhoods and is crucial in Chinatown's future physical evolution. Chinatown possesses the important components that make a neighbourhood a culturally-supportive home for all generations of the community.

As Chinatown transitions and evolves over the lifetime of this Plan, a harmony must exist within and between the social, cultural, economic and physical functions of a neighbourhood. Redevelopment today and in the future must reflect Chinatown's unique character and function while balancing the need for growth and innovative evolution.

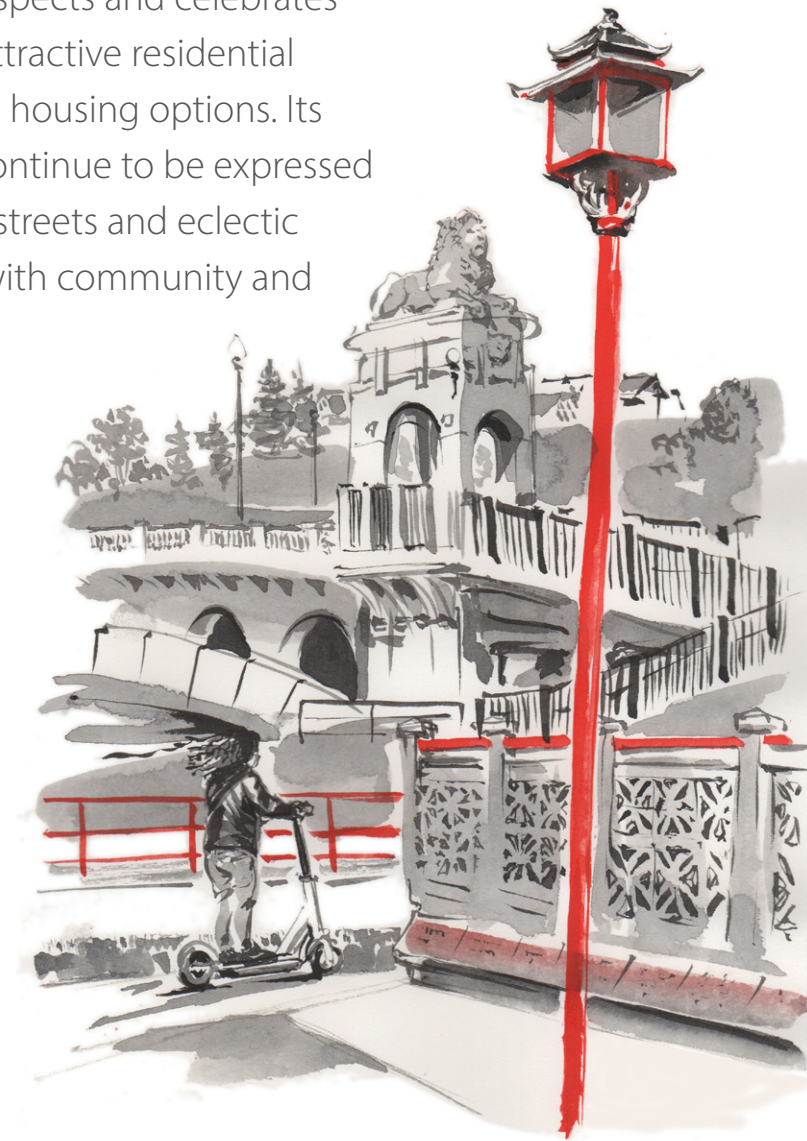


2

**Vision and
core ideas**

The vision for Chinatown

Chinatown is a distinct and supportive neighbourhood with a long, culturally rich history. It is an adaptable and authentic place for everyone, that respects and celebrates diversity. Chinatown will continue to be a valued, affordable and attractive residential neighbourhood, accommodating a diverse population with varied housing options. Its unique neighbourhood character and historical significance will continue to be expressed and preserved through its built environment. Chinatown's vibrant streets and eclectic commercial offerings will support a thriving local economy filled with community and family, and enhance individual health and harmony.



The core ideas for Chinatown

The **Chinatown Area Redevelopment Plan** is the vision for guiding growth and change in Chinatown. Hopes, fears and desires of the community were voiced through engagement and helped prioritize aspirations for the neighbourhood. Informed by the five key themes that make up the Chinatown Cultural Plan, these core ideas build on the vision and express a sought-after end state for the neighbourhood that is not time dependent. The vision and core ideas are the objectives of The Plan and were used to shape the policies, which are how the objectives will be achieved.



Chinatown is an affordable and attractive residential neighbourhood

Chinatown has housing choices that respond to community needs. They support daily life with easy access to open space, services and amenities.

Affordability

Create affordable housing in Chinatown so that the neighbourhood remains a gateway for newcomers and others wanting a home with close knit community support systems.

Multigenerational living

Provide culturally-appropriate housing choices that enable families to live with or in close proximity to each other in a neighbourhood where young people, families, and seniors find a home and care for one another.

Supporting daily life

Provide parks and open spaces for all ages and abilities that are culturally inspired and accommodate a variety of activities; and ensure a mix of services and community amenities are accessible to all.



Chinatown's unique neighbourhood character continues to be expressed through its built environment

Streetscapes, building scale, architecture, signage and art reflect Chinatown's culture.

Strengthen the edges

Strengthen the neighbourhood edges through growth and public realm design that reflect Chinatown's culture. These areas are gateways into the neighbourhood and draw people in through their identifiable character.

Contextual development

Allow a range of visual expression and cultural representation of Chinatown through development that respects the neighbourhood context.

Cultural reference

Integrate appropriate cultural references from Chinatown in site and landscape design, architecture and signage. Enhance the user experience through bilingual (English/Traditional Chinese) language signage.

Chinatown's historic significance is preserved

Built heritage sites in Chinatown remain meaningful and accessible. Adjacent growth contributes to the importance of these sites.

Conservation of heritage

Conserve existing heritage resources, such as storefronts, streetscapes, and alleyways to ensure continued use in everyday life. This may be through preservation or rejuvenation of buildings and their surroundings. This may also be through adding to the list of Calgary's Inventory of Evaluated Historic Resources.

Historic rhythm of streets

Reinforce the historic rhythm of Chinatown's streets through infill that sensitively integrates with the look and feel of adjacent historic resources.



Chinatown's vibrant streets and eclectic commercial offerings support a thriving local economy

Chinatown's pedestrian corridors are vibrant. Bolstered by a high-density residential base, these corridors are lined with a mix of small-scale retail shops and restaurants. A lively economic spirit is a core characteristic of Chinatown that supports residents and welcomes visitors.

Neighbourhood connections

Improve neighbourhood connections within and beyond Chinatown by ensuring streets are walkable and comfortable. Increase foot-traffic, cycling and scooting from adjacent neighbourhoods, the riverfront and transit stations and stops.

Historic commercial character

Offer regulatory flexibility for commercial and cultural uses. Limit large commercial and office units at the ground level to help preserve Chinatown's commercial character.

Year-round experiences

Create an exciting place to support a strong economy and attract people for year-round experiences. Design spaces to be comfortable in all seasons and that entice people to spend time in the neighbourhood.



Chinatown supports community, family and individual health and harmony

Chinatown has deeply-embedded support networks that are critical for individuals, particularly seniors and immigrants, and their families. Cultural, family and social associations play a key role for forming these networks. Also important is increasing a community sense of belonging. Arts, festivals and events bring people together to celebrate a shared cultural heritage.

Purposeful community space

Provide purposeful community, arts and cultural spaces that are accessible and function for a variety of groups. These spaces are crucial for the support networks in the community. Request space in new development for these purposes to sustain Chinatown as a home for the community.

Spaces for celebration

Provide public and private gathering spaces in Chinatown that are well-connected and can be activated through adjacent uses and events. These spaces may accommodate large festivals, social gatherings, or pop-up events where arts and culture in the community are openly celebrated.

A healthy climate

Implement climate mitigation and adaptation actions throughout the neighbourhood to support resilient built, natural, and social environments. Reduce emissions from buildings and transportation in Chinatown to net zero by 2050. A healthy climate ensures comfort, safety, and enjoyment for all who call Chinatown home.



3

Land use and density

3.1 Land use concept

This Plan sets out a framework for redevelopment that recognizes and celebrates the elements that make up Chinatown. Providing opportunities for a greater number of people to live and work in Chinatown will contribute to a more efficient use of land and public infrastructure. The land use and density concepts are aligned with Calgary's Municipal Development Plan (MDP) objectives of fostering more compact urban form, creating complete communities and enhancing neighbourhood vitality and character.

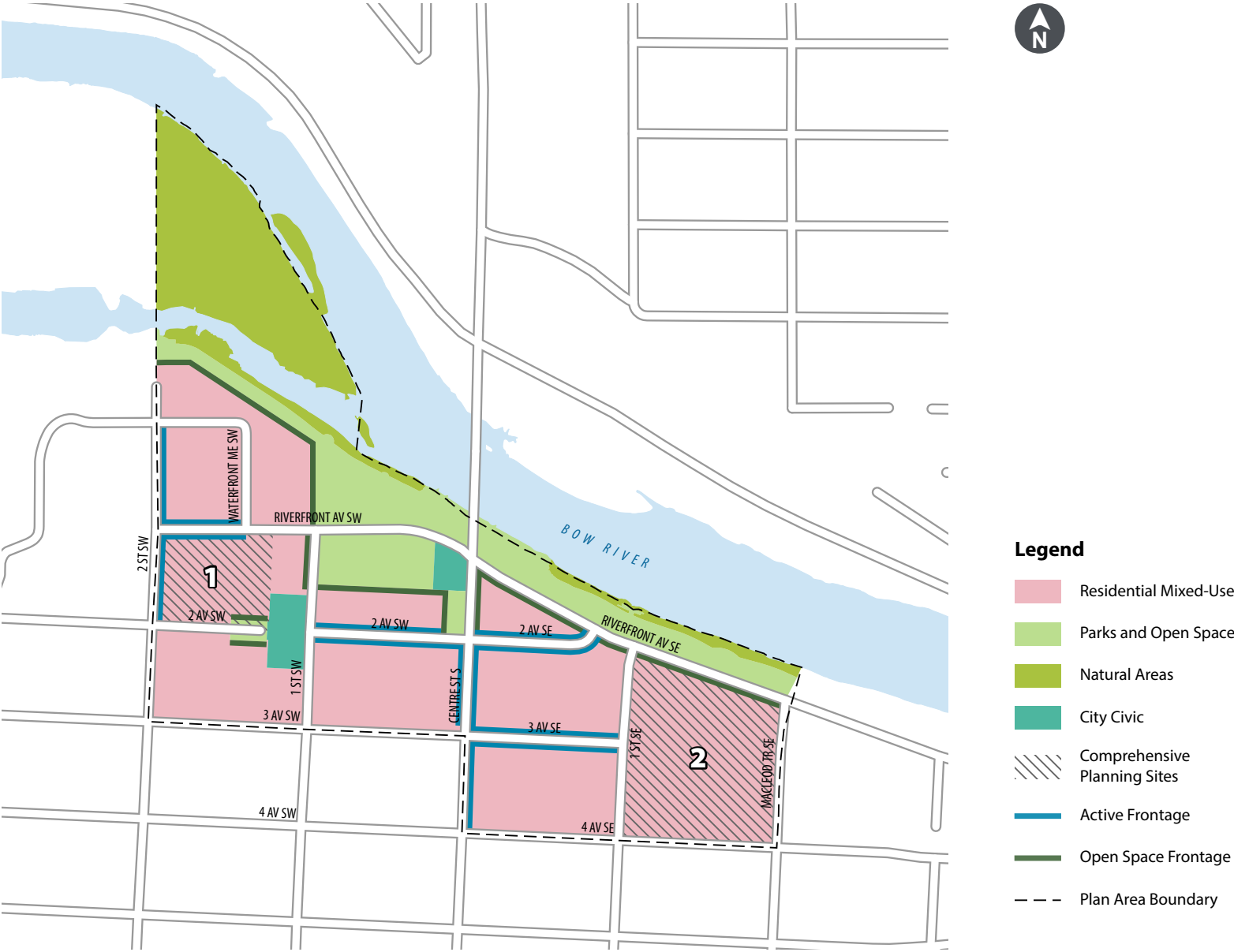
This chapter provides the Land Use Concept (see Map 2), the Density Concept (see Map 3) and general policies for the Chinatown neighbourhood. Collectively, these policies guide redevelopment in the neighbourhood. All development should generally comply with the maps and policies from The Plan.

The Land Use Concept for Chinatown reaffirms the area as a residential mixed-use neighbourhood with important connections to the Bow River through parks, open space and natural areas. The Plan envisions Centre Streets S. as a High Street and a gateway to the neighbourhood; 2 and 3 Avenues S. as commercial streets connecting the Cultural and Heritage Cores indirectly to the river; and, 1 Street S.W. as an important connector to the public transit system and neighbouring areas. These streets support high levels of activity and include a broad mix of uses. Activity levels will be accommodated through sensitively designed buildings with cultural references that support a high-quality public realm and street experience. These are, and will continue to be, the streets with the greatest number of people using them, enjoying shops and restaurants on wide sidewalks with a public realm that offers opportunities to sit, socialize and watch street life.

The Land Use Concept identifies two comprehensive planning sites. These two sites are categorized as such to address specific issues or situations not addressed by the broader land use classifications or policies of The Plan. First, The Plan identifies the parcel adjacent to the future public transit system station on 2 Street S.W. as Comprehensive Planning site #1. The Plan envisions that this site will accommodate a high intensity of both residential and commercial land uses. Second, The Plan identifies the current Harry Hays building site as Comprehensive Planning site #2. This site will require special attention in the event of its redevelopment over the life of this Plan. The determination of precise boundaries of each comprehensive planning site will be made by the Approving Authority at land use or development permit stages.



Map 2: Land Use Concept





Chinatown Cultural Plan

Culturally relevant health services are much needed, including a Chinese-speaking family physician, dentist, walk-in clinic, and health lab. Availability of Traditional Chinese Medicine is important as well.

— **Theme D Map of Aspirations (D)**

3.1.1 Residential Mixed-Use

Residential Mixed-Use is characterized by a range and mix of uses in many possible configurations. Buildings are oriented to the street with commercial use units on the ground floor and a range of uses located behind or above. Commercial frontages have frequent entrances and windows along the street to encourage pedestrian activity and animation. Some uses may be restricted or prohibited where they are adjacent or in close proximity to Primary Transit.

Policies in The Plan are intended to apply in addition to the policies found in Chapter 4: Urban Design in the Centre City Guidebook, MDP Vol 2, Part 2.

Policy

Land use

- a.** Land use designations should be consistent with the land uses shown on Map 2: Land Use Concept and the densities shown on Map 3: Density Concept.
- b.** Commercial uses on the ground floor are allowed in all buildings.
- c.** No new single-use office development should be allowed.
- d.** The following new uses should not be allowed:
 - i.** drive-through facilities;
 - ii.** fuel stations;
 - iii.** auto shops;
 - iv.** primary function at-grade permanent or temporary parking lots; and,
 - v.** single-use parkades.
- e.** For development of 4.0 FAR or higher, 60 per cent of total gross floor area of all new buildings, at full build out, should be residential uses.

Site design

- f.** Applications for new development of buildings over 12 storeys in height should provide a Pedestrian Wind Comfort and Safety Study. The study should:
 - i.** outline pedestrian level wind impact on the public realm including sidewalks and street frontages, building entrance areas, surrounding open spaces and rooftop amenity areas;
 - ii.** identify mitigation strategies to decrease the effects of the wind such as building massing, podium articulation, canopies and landscaping, and,
 - iii.** anticipate future changes to wind intensity and severe wind event frequency due to climate change.
- g.** To enhance neighbourhood character and identity, a comprehensive lighting plan, including experiential lighting, may be required.
- h.** A comprehensive lighting plan should highlight the site and/or building, animate the evening environment, ensure pedestrian safety, minimize glare and mitigate illumination of neighbouring properties.
- i.** A comprehensive lighting plan, including experiential lighting, should be provided for sites and buildings proposed in the following locations:
 - i.** along active frontages, at neighbourhood gateways and along landmark view corridors;
 - ii.** where there are architectural landmarks (contemporary, historic or cultural) and at tall buildings that have an impact on the overall skyline; and,
 - iii.** within, on, or under the Plus 15 bridges and at grade entrances to the Plus 15 network.



Chinatown Cultural Plan

The appeal of storefronts needs to be revived with freshened-up façades and interiors that make products and activities visible from the street. An incentive program could stimulate businesses and landlords to invest. — **Action C1.3**

Storefront façades can become exhibits that pay homage to the stories, cultural values, entrepreneurship and resilience of the Chinatown community. —

Theme A Map of Aspirations (E)

- j. Development in Residential Mixed-Use areas should locate building utilities such as meters, mechanical boxes, and ventilation shafts within the development site in a location that is fully screened from view of the public realm.
- k. Areas negatively impacted by vehicular entrances, parking ramps, service areas, utilities, blank walls, stairs and ramps at grade separated areas should incorporate character defining elements (see Section 4.1.3) through creative use of design strategies such as enclosures, architectural screening, artistic railings, featured quality finishes, murals, sensitive lighting and landscaping.

Active frontages

To create a high-quality and vibrant pedestrian environment, active frontages have been identified on Map 2. These building frontages should be designed to animate the sidewalk, prioritizing pedestrian movement and minimizing interruptions for access and loading. Less active uses, such as residential, office or institutional uses, are encouraged behind these more active uses or on upper floors.

In addition to the frontage policies in Chapter 4: Urban Design in the Centre City Guidebook, MDP Vol 2, Part 2, the following policies apply:

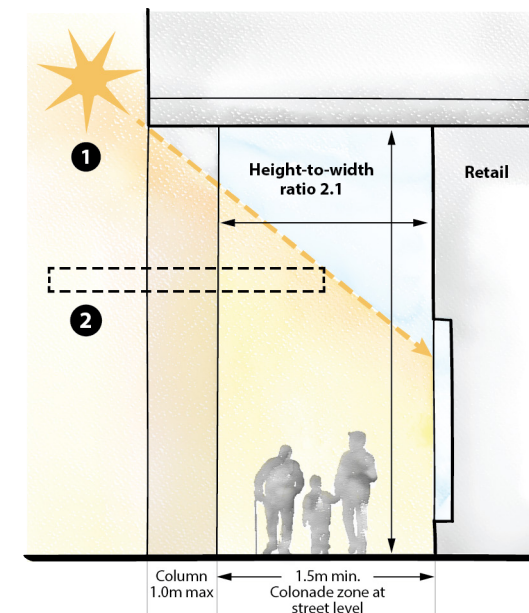
- l. Development in Active Frontage areas should:
 - i. have a minimum floor-to-ceiling height of 4.5 metres to support a range of active uses over time;
 - ii. integrate larger commercial or residential uses behind or above smaller commercial units facing the street;
 - iii. provide frequent entrances and windows that maximize views to and from the street;

- iv. use building articulation to provide a well-defined, continuous street wall and improve the pedestrian experience using varied textures, high-quality building materials;
- v. accommodate small variations in the street wall to integrate amenity space; and;
- vi. include additional building setbacks to accommodate an extension of the use outside of the building, such as patios and display areas.

Building frontages

- m. For colonnades and canopies along building frontages, the following should apply:
 - i. colonnades should only be used in sunny locations along streets identified as Active Frontage on Map 2;
 - ii. north-facing colonnades are discouraged in favour of transparent canopies;
 - iii. colonnades should provide transparency at the internal façade of any colonnade using large windows to allow indirect sunlight into the building interiors;
 - iv. any colonnade area should provide the preferred height-to-width ratio of 2:1;
 - v. canopy heights should be kept to a maximum of 3.0 metres to protect pedestrians effectively from weather; and,
 - vi. the use of transparent and visually light canopies should be encouraged for sunlight penetration and passive surveillance.

Figure 5: Colonnades



1 Sun illuminating internal façade

2 Add canopies for effective weather protection and human scale as needed

The illustration is for conceptual purpose only.

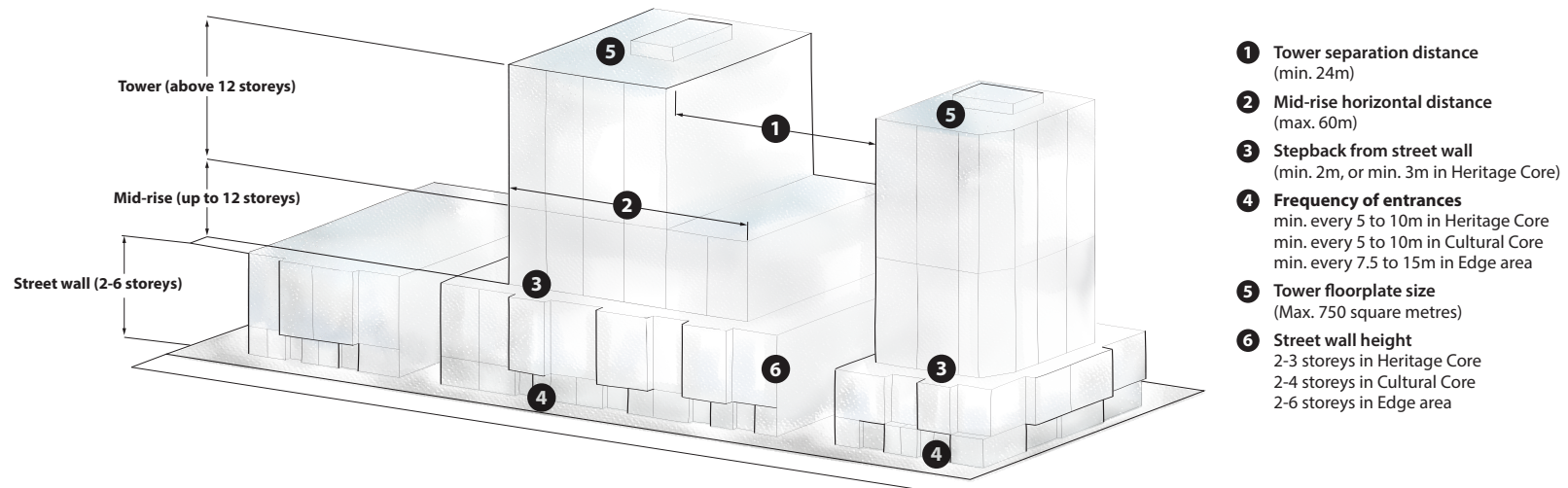
Building massing

- n.** Each floor of a building containing residential uses and located above 12 storeys in height should not exceed a maximum floor plate area of 750.0 square metres.
- o.** Each floor of a building located above 6 storeys in height should have a maximum horizontal dimension of 60.0 metres as measured along a street.
- p.** Design features that help to distinguish the base of the building from the rest of the building should be provided, including building massing, setbacks, façade articulation, textures and building materials.
- q.** Residential tower separation distance should be a minimum of 24.0 metres from building face to building face above 6 storeys in height to ensure resident privacy and sunlight access. This measure may be reduced to 18.0 metres between a residential tower and a commercial tower, or two commercial towers.
- r.** A reduced tower separation distance may be allowed, for comprehensive development and new development sites, provided that:
 - i.** the building envelope of a proposed development does not prevent development from complying on adjoining sites, and mitigating strategies are applied to minimize the development impact; and,
 - ii.** the arrangement of floor plans minimizes overlooking primary living spaces in adjacent buildings.
- s.** Rooftop mechanical equipment and elevator penthouses should be well integrated with the architectural design and screened from pedestrian view.

Landscape design

- t.** Where landscape screening is proposed in the setback, the planting medium should be of appropriate composition and adequate width and depth to support healthy plant development.

Figure 6: Built form considerations



3.1.2 Parks and Civic

This Parks and Civic areas section includes three land use categories: Parks and Open Space, Natural Areas and City Civic. These areas are centres of neighbourhood activity and greatly contribute to sense of place. They provide a range of opportunities for social interactions including play, rest, recreation and gatherings. These areas foster community cohesion and cultural vitality and support individual health and well-being. Prominent parks and open spaces in Chinatown are an important part of the cultural history of the neighbourhood while also key attractions for tourists and residents.

In addition to the general policies in Section 3.1.1, the following policies apply:

Policy

Site, Building and Landscape Design

- a.** Consider incremental site improvements, to be assessed periodically, including, but not limited to:
 - i.** improving connections to the neighbourhood and to other parks and open spaces;
 - ii.** improving the public realm to strengthen the sense of place and encourage social gathering as well as cultural and recreation activities through elements such as public art, street furniture, seating areas and enhanced landscaping;
 - iii.** providing additional programming, events, cultural spaces or facilities;
 - iv.** protecting, rehabilitating, and enhancing natural areas;
 - v.** improving accessibility; and
 - vi.** providing additional services, such as electrical and water service to allow for future facilities and capacity to support festival activities, where feasible.
- b.** Mobile vendors and kiosks may be allowed temporarily in public Parks and Civic areas.
- c.** Public and publicly accessible areas should be designed to:
 - i.** be centrally located and adequately sized to the development;
 - ii.** maximize safety, comfort and all-season enjoyment;
 - iii.** be adaptable to a variety of activities and programming;
 - iv.** be well landscaped to provide buffering from adjacent auto traffic;
 - v.** provide lighting and furniture;
 - vi.** maximize sunlight while providing access to shaded areas; and,
 - vii.** mitigate negative wind impacts using landscaping.
- d.** Buildings and facilities should:
 - i.** be located to maximize accessibility;
 - ii.** provide running water, power and washroom facilities;
 - iii.** be oriented to minimize negative impacts, such as shadowing;
 - iv.** be made of materials that complement surrounding areas;
 - v.** provide shelter to allow for year-round use, where appropriate; and,
 - vi.** consider design that allows indoor spaces to open to the outdoors.
- e.** Support wildlife and pollinators by providing appropriate habitat.
- f.** Consider alternative and innovative approaches to provide opportunities for play, physical activity and social connection.

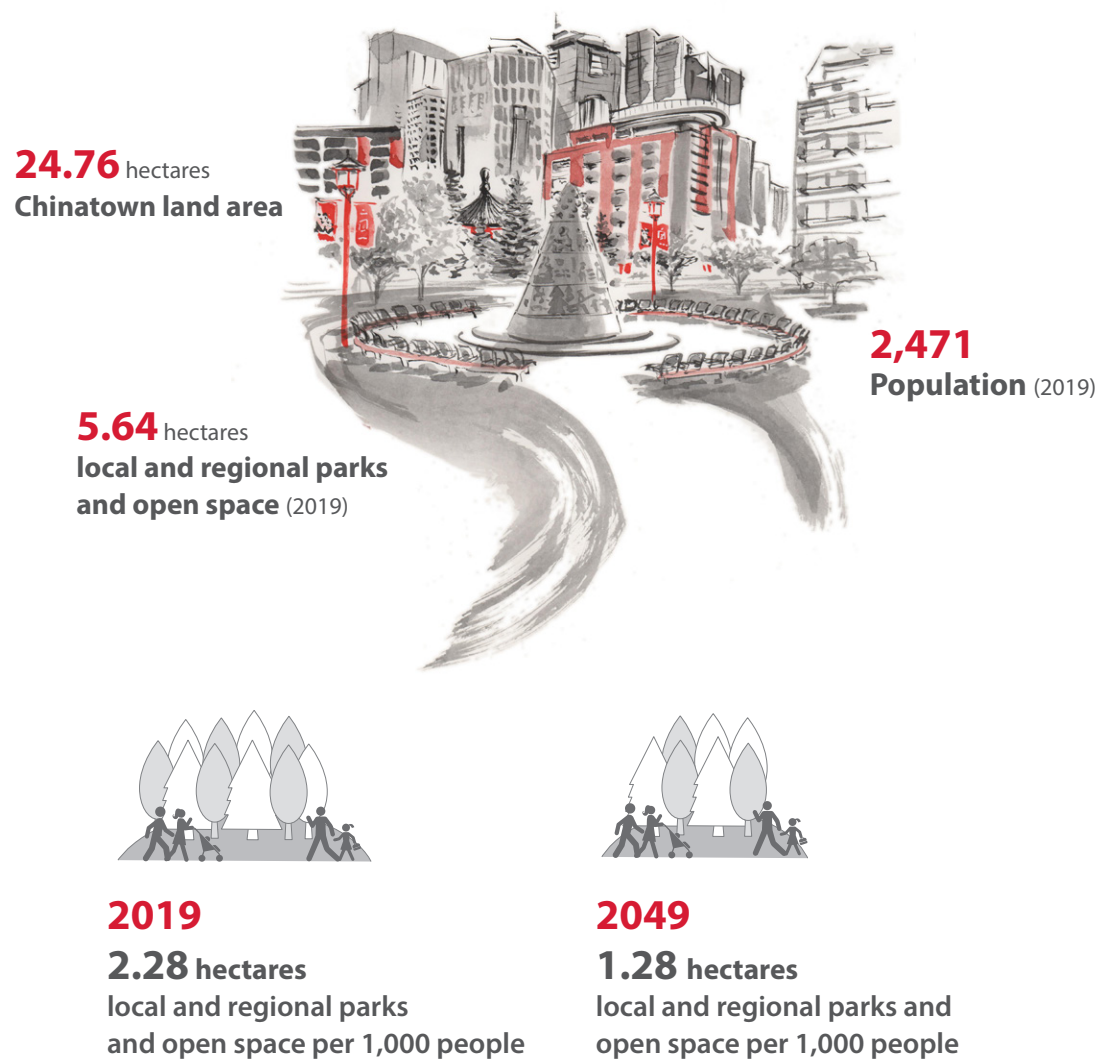


Chinatown Cultural Plan

More culturally inspired outdoor spaces should be dedicated to play and exercise for all ages. — **Action D1.4**

Figure 7: Chinatown standard of local and regional open space

Population in Chinatown is projected to grow to over 5,000 residents by 2049. Ensure sufficient open space in Chinatown using the minimum quantity standard of 1.0 hectare of local and regional open space per 1000 residents.





Chinatown Cultural Plan

Opportunities exist to apply Eastern garden philosophies more widely. Examples include Chinese garden designs in streets, parks and at senior housing, vegetable gardens and (indoor) edible landscapes. — **Action E1.4**

Sien Lok Park and James Short Park would benefit from more amenities, such as bike parking and rentals, a park pavilion, food trucks, (covered) seating, dog parks, playgrounds and community gardens. — **Action E3.1**

An open or enclosed pavilion in Sien Lok Park could offer a place to have tea with friends or family, listen to a performance, rent bikes or explore what else is happening nearby — **Theme E Map of Aspirations (A)**

3.1.2.1 Parks and Open Space

Parks and Open Space areas are characterized by publicly-accessible outdoor space and provide some ecosystem services. These areas may include amenities such as gathering places, urban plazas and playgrounds. Parks and Open Space areas may include significant historical, cultural, archaeological or Indigenous sites.

In addition to the general policies in Section 3.1.1, the following policies apply:

Policy

Land Use

- a. Parks and Open Space areas may accommodate:
 - i. a range of uses that support the primary function of these open spaces such as community uses and community gardens;
 - ii. educational, athletic, cultural, creative, and social programming;
 - iii. commercial services or pop-up and temporary uses that complement the primary function of the site, where possible;
 - iv. public education programming and interpretive information about local history and ecosystems; and,
 - v. festival and event spaces.
- b. Ensure sufficient open space in Chinatown using a minimum quantity standard of 1.0 hectare of local and regional open space per 1000 residents.
- c. There shall be no loss of local or regional open space within the plan area.

Site, Building and Landscape Design

- d. Parks and Open Space areas should be designed to:
 - i. reinforce the character and heritage of the Chinatown neighbourhood;
 - ii. celebrate the diversity, culture, art and history of the community;
 - iii. protect existing trees and ensure adequate soil volume to support tree health and growth;
 - iv. support programming in all seasons;
 - v. use landscaped areas to delineate open space and property boundaries, where possible; and,
 - vi. identify and integrate cultural landscapes in their design and layout.
- e. New or redeveloped Parks and Open Space areas should include significant areas of soft landscaping, with a recommended target of 50 per cent of the park area. The intent is for this to provide people with an area of respite in the heavily urbanized environment, to reduce the urban heat island effect, and to enhance the capacity of parks to sequester carbon dioxide. Native plant species that have better carbon sequestration capacity should be prioritized.





Chinatown Cultural Plan

Despite Calgary's climate, a classical Chinese garden is certainly feasible. Sien Lok Park or the eastern section of Prince's Island Park could be good locations for this. —

Theme E Map of Aspirations (C)

3.1.2.2 Natural Areas

Natural Areas in the city are characterized as areas that provide a range of ecological functions and benefits, from improving air and water quality to supporting biodiversity (that is protecting native vegetation and providing wildlife habitat). These areas may include a range of amenities such as pathways, river access points, washrooms, gathering spaces and interpretative features.

In addition to the general policies in Section 3.1.1, the following policies apply:

Policy

Land use

- a. The natural characteristics and function of the land should be protected as natural areas that contribute to biodiversity and provide ecosystem services.
- b. Human uses and activities at and adjacent to the Natural Areas should be designed and managed in order to mitigate negative impacts to natural areas.
- ii. integrating bioengineering techniques into bank restoration where feasible, including areas where hard infrastructure needs to be replaced.
- e. Pathways and trails adjacent to and within Natural Areas should be designed and constructed to minimize disturbance to the Natural Area and create a buffer between the Natural Area and adjacent development.

Site, building and landscape design

- c. Natural Areas should:
 - i. support the protection, preservation and rehabilitation of ecological processes and functions; and,
 - ii. support the presence of wildlife and pollinators and provide habitat and movement corridors by connecting parks and open spaces with natural areas.
- d. Riparian health along the Bow River in Chinatown should be improved by:
 - i. prioritizing areas for possible improvements (i.e. banks with poor or moderate health; riparian zones that are unhealthy or healthy with problems); and,
 - ii. strategically protecting areas adjacent to waterways to safeguard freshwater resources; and,
 - ii. allowing for modification of natural areas, to enhance the overall habitat condition and increase their capacity to incorporate a buffer for more sensitive areas.
- g. A minimum 35-metre-wide zone from the top of bank of the Bow River to any development parcel in Chinatown should be maintained to accommodate the regional pathway, protect bio-diversity and provide pedestrian access to the riverbank.



3.1.2.3 City Civic

City Civic areas in Chinatown are characterized by indoor and outdoor facilities located on public land. These areas may include a range of accessible programmable spaces, such as athletic, arts and cultural amenities. Facilities on these sites provide spaces to gather, celebrate, learn and play. The private sector, public sector, non-profit agencies, charities and partnerships amongst them may play a role in the ownership, operation and development of these neighbourhood assets.

The Calgary Chinese Cultural Centre and the Calgary Chinatown Seniors' Centre are located within City Civic areas. These facilities are important amenities in Chinatown providing a venue for cultural events and festival as well as offering community space to gather and socialize. Though on City-owned lands, these facilities are leased and operated by local associations. Continued support and investment in these facilities is necessary to allow them to continue to thrive.

In addition to the general policies in Section 3.1.1, the following policies apply:

Policy

Land use

- a. Support the integration of recreation uses into existing and new facilities and spaces to create multi-purpose and multi-use amenities.
- b. All types of special care facilities and affordable housing are appropriate in City Civic areas and are encouraged to locate where there is convenient access to community services and amenities.

Site, building and landscape design

- c. Enhance the functionality of neighbourhood facilities and spaces through the inclusion of infrastructure such as lights, electricity, drinking fountains, water, and washrooms to allow for a range of accessible activities.

d. Redevelopment in City Civic areas should:

- i. include adaptable spaces and amenities that respond to diverse needs in the community, in all seasons;
- ii. include adequate servicing, access, space, and facilities based on the size and function of the area to support community gatherings, festivals, cultural activities and special events; and,
- iii. consider programming and services that encourage artistic, cultural, sport and recreational enrichment to promote a more vibrant, healthy, active, safe, and caring community for the enjoyment of all community members.

e. City Civic areas may have uses that attract a high number of people. Redevelopment in and around City Civic areas should mitigate impacts by considering:

- i. pedestrian connections to adjacent transit stops and pathways;
- ii. on-site pedestrian routes to minimize conflicts with vehicles, particularly near access and service areas;
- iii. location of parking areas to support activities on the site; and,
- iv. screening from adjacent uses.





Chinatown Cultural Plan

The spaces west (Daqing Square) and east (Daqing Ave) of the [Cultural] Centre can be upgraded into vibrant plazas that accommodate cultural events in all seasons, while improving connections with the greater community — **Action B3.2**

Movable or fixed canopies, tents, light fixtures and street furniture would turn spaces like Daqing Square into vibrant plazas that can host cultural events all through the year, rain or shine. — **Theme B Map of Aspirations (D)**

3.1.3 Comprehensive Planning Sites

3.1.3.1 Comprehensive Planning Site 1: Adjacent to the future public transit system station

Intent

Comprehensive Planning Site 1, as shown on Map 2, focuses on the importance of the integration of this site with the future public transit system station as shown in Figure 8. The intent is that this site will support intensification through new buildings that frame the public streets and open space, improve connectivity and provide a comfortable pedestrian experience.

This site is important for realizing Chinatown's vision as a residential neighbourhood supported by a variety of commercial uses and mobility options. It offers significant placemaking opportunities for a new culturally congruous development that strengthens the western edge of the neighbourhood.

In addition to all other policies in this chapter and Section 4.2 of this Plan, the following policies apply:

Policy

Land Use

- a. Land uses should be consistent with the intent for a comprehensive mixed-use development with a required minimum density of 7.0 FAR.
- b. New development may include up to six storeys of non-residential uses within a building podium.

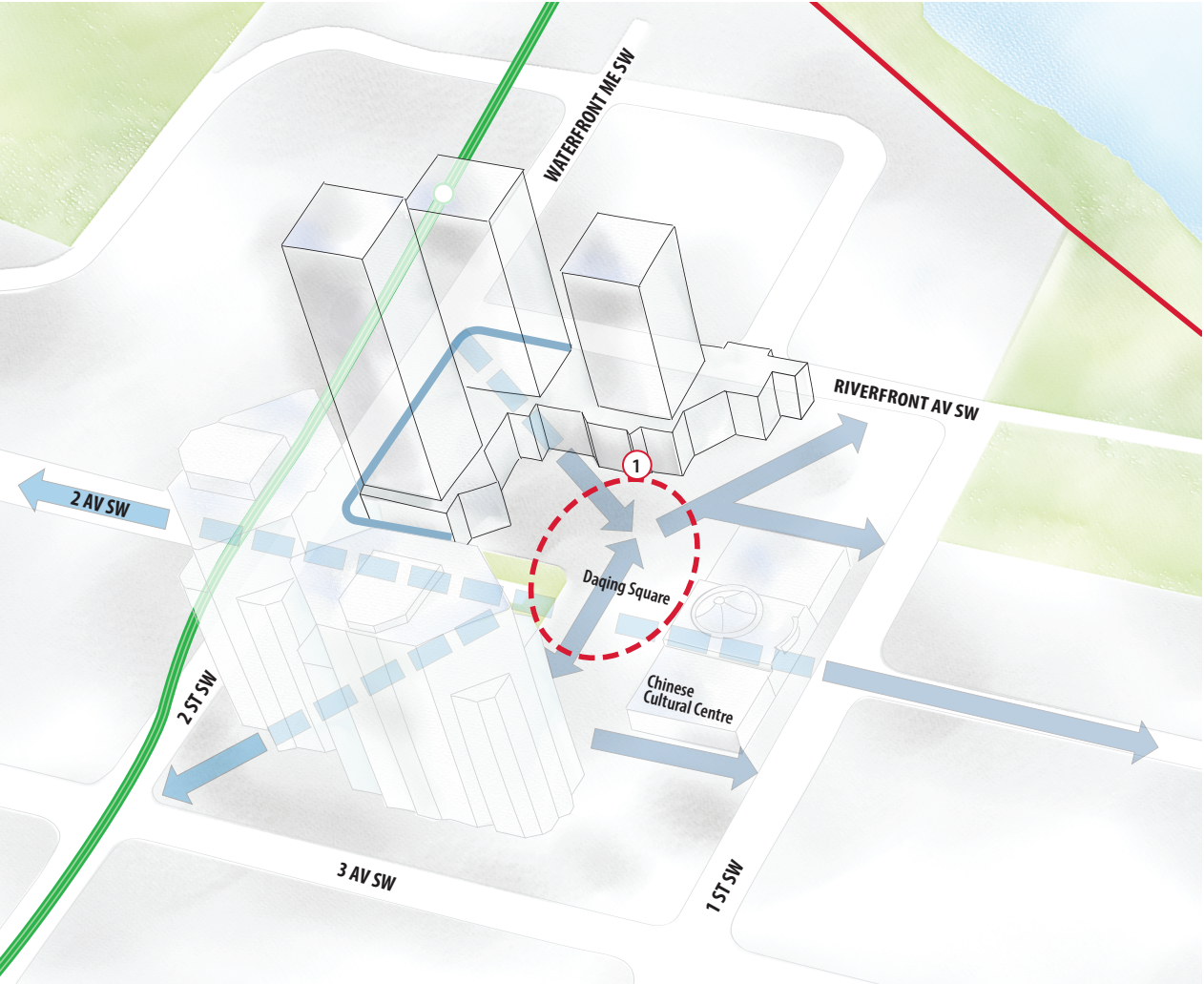
Site, Building and Landscape Design

- c. At the time of redevelopment, a comprehensive site plan should be provided and establish:
 - i. an internal pedestrian network;
 - ii. the location of buildings that focus on place-making; and,
 - iii. the incorporation of active use along 2 Street S.W., on-site open spaces, pedestrian passageways and pedestrian amenities.

- d. East-west pedestrian and wheeling connections through the site and Daqing Square should be established to facilitate direct "last mile pedestrian connectivity" from the future public transit system station to the east part of Chinatown.
- e. In addition to the policy in Section 3.3.2, the height and positioning of buildings on this site should maximize sunlight penetration to on-site open spaces and the public sidewalk area along the north side of Riverfront Avenue S.W.
- f. A minimum of 2,675 square metres of publicly accessible private open space shall be provided and integrated with Daqing Square. The 2,675 square metres includes the amount of public realm setback defined in the Land Use Bylaw.

- g. Servicing and loading functions, and access to parkades and building mechanical systems such as ventilation screens, should be strategically located to minimize impact on the 2 Street S.W. and 2 Avenue S.W. streetscapes as well as Daqing Square.
- h. Buildings and site design elements should reflect the cultural and historic significance of the neighbourhood and reinforce Chinese/Asian motifs. Particular focus should be placed on the building façades facing the future public transit system station, open spaces and street corners at 2 Avenue S.W. and Riverfront Avenue S.W. (see Section 4.1.3).
- i. Lobbies of residential buildings and at-grade residential units should not front onto 2 Street S.W..

Figure 8: Concept plan for comprehensive planning site 1 adjacent to the future Public Transit System



- Legend**
- ① Integrated urban plaza as focal point of the neighbourhood
 - Proposed links through site
 - Existing parks/plaza
 - Active Frontage
 - Future Public Transit System
 - 20m from Top of Bank for sunlight protection

The illustration is for conceptual purpose only.



Chinatown Cultural Plan

There are opportunities to address historical wrongs and injustices towards Calgary's Chinese community, and to recognize and share the important contributions of Chinese and Asian Canadians to Calgary and its culture. — **Action A1.1**

3.1.3.2 Comprehensive Planning Site 2: Harry Hays

Intent

Comprehensive Planning Site 2 as shown on Map 2 focuses on the importance of extending 3 Avenue S.E. through the site as shown in Figure 9. The intent is that this site will support residential uses supplemented by a range of commercial uses concentrated along 3 Avenue S.E. If redevelopment occurs, the intent is that this site will support intensification through new buildings that frame the public streets and semi-private amenity space, improve connectivity and provide a comfortable pedestrian experience. In addition to the policies in this chapter and in Chapter 4 of The Plan, the following policies apply:

Policy

Land Use

- a. Land uses should be consistent with the intent for a comprehensive mixed-use development of up to 5.5 FAR, depending on the sunlight protection policies specified in this Plan.
- b. The maximum density (FAR) allowed for single-use non-residential development should not exceed 2.0 FAR.

Site, Building and Landscape Design

- c. At the time of redevelopment, a comprehensive site plan should be provided and establish:
 - i. an internal pedestrian network;
 - ii. the location of buildings that focus on place-making; and,
 - iii. the incorporation of active uses, on-site open spaces, pedestrian passageways and pedestrian amenities.

- d. Redevelopment of the site should include a direct, at-grade pedestrian connection, in the form of a new retail street, established to extend 3 Avenue S.E. between 1 Street S.E. and Macleod Trail S.E.
- e. Buildings and site design elements should reflect the cultural and historic significance of the neighbourhood and reinforce Chinese/Asian cultural motifs. Particular focus should be placed on the 3 Avenue S.E. extension, riverfront interface and all street corners.
- f. Servicing and loading functions, and access to parkades and building mechanical systems such as ventilation screens, should be strategically located to minimize impact on the pedestrian realm and streetscape.
- g. A future Plus 15 bridge crossing 4 Avenue S.E. should be designed with cultural reference (see Section 4.1.3).

Site 2 history

The land where the current Harry Hays building sits was expropriated by the federal government at the expense of the community. Thirty homes were demolished in 1974 which displaced 200 residents who were once part of an established inter-generational community. This Plan attempts to recognize this history by reintroducing a residential base in this location and restoring the historic block structure.

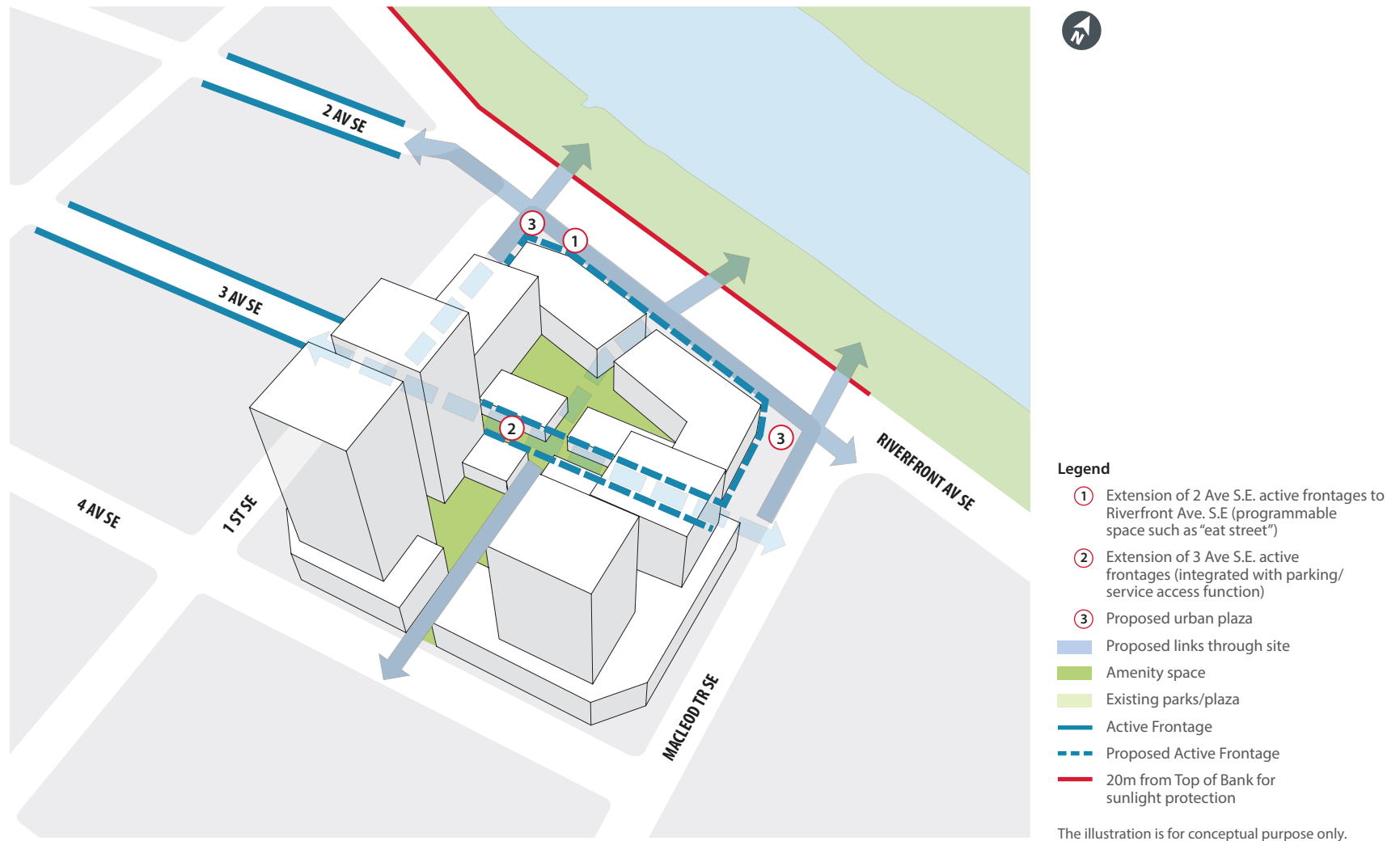


1972



1975

Figure 9: Concept plan for comprehensive planning site 2 currently Harry Hays



3.2 Density

3.2.1 Density areas

Chinatown has been categorized into areas of different density depending on the purpose and character of the area and an area's ability to accommodate higher densities. The different areas are shown on Map 3 and are described below. A summary of the density area policies is outlined in Table 1: Density concept. Where applicable, land assembly and ownership of parcels have been taken into consideration.

Density shall be measured by Floor Area Ratio (FAR). FAR means the quotient of the gross floor area of a building divided by the gross site area.

Area A

Area A, as shown on Map 3, consists of the lands that are envisioned to be comprehensive development sites that take into consideration the shadowing of important public and open areas. Within Area A, mixed-used development may be comprised of primarily residential development with commercial uses at grade creating active interfaces along Riverfront Avenue S.E. Area A supports single-use residential development.

Area B

Area B, as shown on Map 3, offers direction for new development sites. Area B allows for existing developed areas to be re-developed as medium-profile, higher density mixed-use development that offers residential and non-residential uses. Within Area B, single use buildings are discouraged. Re-development in Area B should be contextually sensitive and enhance the identified character of the neighbourhood. The pedestrian interface is of utmost importance with the density and scale working to preserve and contribute to the street level experience.

Area C

Area C, as shown on Map 3, applies roughly to the "non-river edges" of Chinatown where high-profile and high-density development accommodates residential mixed-use development. Non-residential uses at-grade along identified active frontages and open spaces will enhance the pedestrian experience and establish links to landmarks and cultural destinations.



Table 1: Density concept

Area	Base Density FAR	Maximum Allowable Density with Bonus (FAR)* ¹
A	3.0	5.5
B	6.5	7.5
C	7.0	9.0
C1	7.0	12.0
C2	3.0	12.0

* Site constraints and or sunlight protection requirements may prevent maximum allowable density from being achieved.

¹ The maximum density listed in the Bonus Schedule may be exceeded by up to 10 per cent through a transfer of heritage density rights.

Map 3: Density Concept



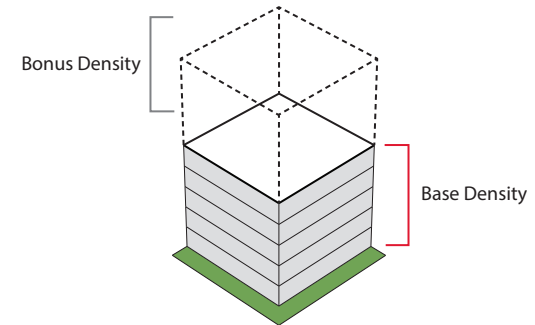
*NOTES: Site constraints and or sunlight protection requirements may prevent maximum allowable densities from being achieved. The maximum densities listed in the Bonus Schedule may be exceeded by up to 10 per cent through a transfer of heritage density rights.

3.2.2 Density bonusing

3.2.2.1 Principles

Bonus density is an incentive method to obtain additional FAR in exchange for providing public amenities that support the greater activity and larger population that increased density brings. Building density up instead of across an entire piece of land can create additional space at street level for amenities such as plazas, parks and other public spaces. Bonus density in Chinatown will be implemented through land use and development permits for the applicable parcel. It is at the discretion of the Development Authority to evaluate the public benefit and to allow the use of a density bonus provision in Chinatown.

- a. Base density (FAR) in Areas A, B and C may be exceeded, through a land use amendment, up to the maximum allowable density, as shown in Table 1: Density concept, provided the public benefit to Chinatown is demonstrated. Additional density beyond the base must be appropriate and supportable given the local site context and infrastructure constraints (see Utility infrastructure).
- b. Bonus Density should be evaluated according to the following principles:
 - i. Density bonuses should be established only for items or features that provide a perpetual or enduring benefit to the neighbourhood in which the density will be accommodated;
 - ii. Unless otherwise specified through a development approval, a bonus earning item as listed in the Bonus Schedule for which additional gross floor area ratio has been achieved must be maintained on the parcel for so long as the development exists;
 - iii. Density bonuses should not be granted for elements of building or site design that can be achieved through other means;
 - iv. The amount of floor area granted through a bonus should be based on the additional monetary value added to the land as a result of the bonus and the cost to the developer of providing the bonus item;
 - v. Contributions and amenities achieved through bonuses are only a portion of what will be required to meet the needs of the neighbourhood as it grows; and,
 - vi. The provision of affordable housing should be provided prior to the use of any other bonus item. This Plan places a priority on the role and need for low-income or below-market affordable housing in Chinatown.
- c. Where necessary, legal agreements may be required to secure the long-term maintenance and operation of the features used to acquire bonus density.



3.2.2.2 Bonus schedule

Development sites can be developed up to the base density without providing any bonus items. In order to develop above the base density and up to the maximum density, development should provide one or more bonus items in exchange for a defined amount of additional density. Subject to the discretion of the Development Authority and the local context of the proposed development site, any combination of items in this schedule can be used to earn additional density or through the land use process, other amenity items could be explored. Details of each item are as follows:

a. Provision of affordable housing units

Description

Affordable housing units are defined as non-market housing units owned and operated by a housing provider approved by The City to provide non-market housing, provided within the proposed development.

Rationale

As allowable densities increase, so does the likelihood that higher density uses are redeveloped into affordable rental apartment buildings. Affordable housing unit provision within new development will help off-set the loss of existing affordable housing.

Eligibility

Any new development that can provide housing units within a proposed development in a number, location and of a design acceptable to The City or other genuine non-market housing provider recognized by The City, is eligible for this bonus.

Bonus Rate

The allowable bonus floor area will be based on the total construction cost of the units to a standard acceptable to The City. Cost estimates shall be prepared by a Professional Quantity Surveyor. For example, if the cost to the developer to provide 1,000 square metres of affordable housing units is \$500,000 and

the average land value per square metre of buildable floor area for the area is \$270, then the amount of the bonus floor will be calculated as follows:

Total construction cost / (Average land value x 75%) + gross floor area of affordable housing units = Allowable Bonus Floor Area
 $\$500,000 / (\$270 \times 75\%) + 1,000 \text{ square metres} = 3,469 \text{ square metres}$

*Note: The average land value is discounted at a rate of 25 per cent to account for transactional costs associated with the provision and negotiation of the bonus.

b. Cash in lieu contribution for affordable housing units

Description:

Density may be granted for cash in lieu contributions towards affordable housing units. The funds may be used for the purchase of land or construction of affordable units in the Beltline (or Chinatown).

Rationale:

As allowable densities increase, so does the likelihood that smaller, affordable rental apartment buildings will be redeveloped to higher-density uses. A fund that provides some affordable housing units elsewhere in the community helps off-set the loss of existing affordable housing, and promote housing equity.

Eligibility:

Upon creation of the Affordable Housing Fund, any development proposing to build above the base density allowed for the subject site is eligible to contribute to the Affordable Housing Fund. The contribution may be one component of a larger package of bonus items.

Bonus rate:

The amount of the contribution will be calculated at the time of development permit approval based on the average land value per square metre of buildable floor area as established by The City. For example, if the average land value for the area is equal to \$270 per square metre of buildable floor area, and a developer is proposing to build 1,000 m² of floor area above the base, then the amount of the contribution will be calculated as follows:

Average land value x Proposed amount of bonused floor area = Contribution

$\$270 \times 1,000 \text{ m}^2 = \$270,000$

This contribution amount represents what a developer would, on average, have to pay for the additional land within the Beltline necessary to support the additional floor area.

c. Provision of indoor amenity space for community groups and support services

Description

Indoor amenity space for community groups and support services, including Tong Houses, means floor area made available within a proposed development, in perpetuity to The City of Calgary, in a form acceptable to The City of Calgary for not-for-profit community purposes including but not limited to offices, meeting rooms, assembly spaces, recreation facilities, educational facilities, cultural facilities, daycares, Tong Houses and other social services. Cultural support space is an internal space that provides accommodation for one of the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. Cultural support space is intended for activities that do not require public accessibility, e.g. administration, rehearsal space, storage.

Rationale

Preserving cultural heritage is an important goal of The Plan. Cultural heritage is not limited to buildings, but extends to the many social and cultural groups who meet and gather in Chinatown and give it its unique community and cultural support network. Therefore, it is important that new development recognize the importance of cultural groups and activities by allowing for space to accommodate a range of cultural activities in new development.

Eligibility

The location, size and configuration of a physical space should be provided to the satisfaction of The City. The City shall secure the space in perpetuity through ownership or other acceptable means. The City will then contract the space to specific user groups. Developers are encouraged to develop their own relationships with possible users or consult with The City on potential users for community amenity space within their project.

Bonus Rate

The allowable bonus floor area will be based on the construction cost of the raw floor space and, where provided, any improvements to the space required by the proposed user. It does not include operating costs. Cost estimates shall be prepared by a Professional Quantity Surveyor. For example, if the cost to the developer to provide the space is \$500,000 and the average land value per square metre of buildable floor area for the area is \$270, then the amount of the bonus floor area will be calculated as follows:

$$\text{Total construction cost} / (\text{Average land value} \times 75\%) = \text{Allowable Bonus Floor Area}$$
$$\$500,000 / (\$270 \times 75\%) = 2,469 \text{ m}^2$$

*Note: The average land value is discounted at a rate of 25 per cent to account for transactional costs associated with the provision and negotiation of the bonus.

d. Heritage designation

Description

A building or portions of a building are designated as a Municipal Historic Resource.

Rationale

As allowable density increases, the pressure to redevelop heritage sites also increases. To counterbalance this situation, incentives are required to conserve and re-use heritage resources.

Chinatown's heritage resources are important to both the neighbourhood and all of Calgary. They help sustain the living legacy of Chinatown and the Chinese community in Calgary and can unlock triple-bottom-line benefits recognized by the **Municipal Development Plan** and Calgary Heritage Strategy. Where heritage resources have been identified by the Inventory of Evaluated Historic Resources, they warrant protection and conservation wherever possible.

Eligibility

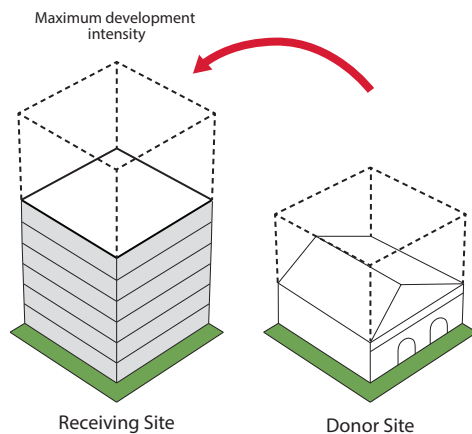
A heritage resource on a proposed development site must be designated as a Municipal Historic Resource. The upgrade to the structure shall be consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and to a degree that will allow for residential or commercial occupancy under the Alberta Building Code. Any cost estimates for the preservation, rehabilitation or restoration shall be submitted by the applicant and prepared by a Registered Architect with demonstrated experience in heritage conservation. Agreement on the cost estimates shall be determined through negotiations with the applicant and the Heritage Planning.

Bonus Rate

The amount of additional floor area that may be earned through the preservation of heritage features is based on the overall cost of the preservation, rehabilitation, or restoration and any other related costs, depending on the specific circumstances of each building. These will be determined through the land use and development permit approval process. As with other bonus items, the floor area bonus will relate to the average land value per square metre of buildable floor area for the area. For example, if the total cost is determined to be \$500,000 and the average land value per square metre of buildable floor area for the area is \$270, then the amount of the bonus floor area will be calculated as follows:

$$\text{Total conservation cost} / (\text{Average land value} \times 75\%) = \$500,000 / (\$270 \times 75\%) = 2,469 \text{ m}^2$$

Any bonus floor area over and above the maximum allowable FAR for the subject property will reside with the property through an agreement acceptable to The City and may be transferred to other sites within the plan area.



e. Heritage density transfer

Description

Heritage density transfer is the transfer of unconstructed gross floor area from a parcel designated by bylaw as a Municipal Historic Resource (donor site) to a development parcel (receiving site). The City establishes the policy and procedure for density transfer, which requires a Land Use Amendment for both source and receiver properties. The transaction for density is a market agreement between property owners, and The City is not involved in pricing or negotiations as to the payment terms and timeline(s) for the density.

Groups looking to acquire additional density engage directly with the owner of a designated (legally protected) heritage resource in the same plan area as their project site, and the two parties will reach a private agreement. The City has no responsibility to ensure payment or fulfillment of the conditions of the private agreement between the parties.

Rationale

As allowable density increases, the pressure to redevelop heritage sites also increases. To counterbalance this situation, incentives are required to conserve and re-use heritage resources.

Chinatown's heritage resources are important to both the neighbourhood and all of Calgary. They help sustain the living legacy of Chinatown and the Chinese community in Calgary and can unlock triple-bottom-line benefits recognized by the **Municipal Development Plan** and Calgary Heritage Strategy. Where heritage resources have been identified by the Inventory of Evaluated Historic Resources, they warrant protection

and conservation wherever possible.

Eligibility

Unused density rights on an individual lot, created as a result of the formal designation of a building as a Municipal Historic Resource may be transferred to another development site or sites within Chinatown. At a minimum, the unused density shall be determined by subtracting the existing floor area from the total maximum allowable FAR as outlined in Table 1: Density concept.

Bonus Rate

Maximum allowable density as shown in Table 1: Density concept may be exceeded through a land use amendment on a receiving parcel by up to a maximum of 10 per cent for the purposes of accommodating a heritage density transfer. Additional density must be appropriate and supportable given the local site context.

Heritage density, calculated as gross floor area, may be transferred from a parcel that is legally protected as a Municipal Historic Resource (donor parcel) to a receiving parcel located within the plan area.

Both the donor parcel and the receiving parcel will require a Direct Control Land Use District to track the transfer of heritage density, as per standardized practice throughout Calgary's Greater Downtown.

Sites receiving heritage density transfers may exceed their maximum allowable floor area by up to 10 per cent, provided the additional 10 per cent is entirely the result of a heritage density transfer.

**f. Contribution to the
Chinatown Improvement Fund**

Description

The Chinatown Improvement Fund will be used for projects within the Chinatown neighbourhood related to public realm improvements, including but not limited to park acquisition, park and open spaces design, redevelopment or enhancement, streetscape design and improvements within rights-of-way, implementation of urban design strategies and public art on public land. Improvement fund scope and responsibilities to administer the spending from the fund is typically set through a policy plans, and updated over time.

Rationale

As development intensity increases, there is increased demand placed on public parks and open spaces, sidewalks, alleyways and roads. In order to provide both existing and future residents with a quality public environment, additional park and open space and enhanced existing spaces and facilities will need to be provided. Providing high quality walking and wheeling facilities will also minimize the potential number of automobile trips and maximize transit, pedestrian, and wheeling trips. Upgrading the public environment will make Chinatown a more attractive residential and business location and, as a result, will assist in allowing Chinatown to reach its full potential.

Eligibility

Any development proposing to build above the base density allowed for the subject site is eligible to contribute to the Chinatown Improvement Fund. The contribution may be one component of a larger package of bonus items.

Bonus Rate

At the time of development permit approval, the contribution amount will be calculated based on the average land value per square metre of buildable floor area as established by The City.

For example, if the average land value for the area is equal to \$270 per square metre of buildable floor area, and a developer is proposing to build 1,000 square metres of floor area above the base, then the amount of the contribution will be calculated as follows:

Average land value x Proposed amount of bonused floor area = Contribution
 $\$270 \times 1,000 \text{ m}^2 = \$270,000$.

This contribution amount represents what a developer would, on average, have to pay for the additional land within Chinatown necessary to support the additional floor area.



Chinatown Cultural Plan

New funding and incentive tools should be adopted that ensure heritage revitalization does not lead to the displacement of — but instead to new opportunities for — cultural groups, programs and activities. — **Action E2.1**

3.2.2.3 Administration of the Chinatown Improvement fund

The Chinatown Improvement Fund (CIF) will be established by Council and administered by a Committee with a Terms of Reference and membership to be approved by Council. The Committee should have a core membership with representation from City Administration. Additional membership could include other stakeholders from within the Chinatown community who have an interest such as Business Improvement Area and Community Associations. Each year, or as is necessary, the Committee will prepare a list of priority projects for funding that will be presented to Council for approval and, where possible, through the Capital Budget process.

3.2.2.4 Establishing the average land value per square metre of buildable floor area

In order to represent changing market conditions, Council may approve, review annually and update as necessary, the actual dollar amount used to represent the average land value per square metre of buildable floor area in the bonus floor area calculations. Additionally, the dollar amount may vary for different areas of Chinatown where market conditions are different.



3.3 General policy

General policies apply to all parcels in the plan area and all land use classifications located within the plan area (see Map 2).

3.3.1 Climate change mitigation and adaptation

In addition to the climate policies contained in this section, direction and policies contained in the Municipal Development Plan, Calgary's Climate Resilience Strategy and **Calgary's Greater Downtown Plan** should be consulted for additional climate mitigation and adaptation direction.

Climate mitigation and adaptation direction and policies included in this Plan are divided into several key themes in alignment with the Climate Resilience Strategy (2022 update). There are three climate mitigation themes: Net Zero Home and Buildings, Renewable Energy Transition and Zero Carbon Mobility. There are four climate adaptation themes: People, Built infrastructure, Natural infrastructure, and Water.

3.3.1.1 Climate mitigation

Policy

Net zero homes and buildings

- a. New development, renovation and retrofit projects should incorporate climate mitigation building features, technologies, and operational approaches. This may include, but is not limited to:
 - i. reducing energy consumption beyond energy code minimum requirements by integrating high performance mechanical systems and building envelope wall-assemblies;
 - ii. reducing greenhouse gas emissions by integrating on-site renewable energy generation; and,
 - iii. lowering embodied emissions and waste production by re-purposing existing buildings.
- b. Development should prioritize passive building design strategies to reduce energy demand for buildings' cooling and heating systems.
- c. Encourage net zero and/or net zero-ready development.
- d. Net zero-ready development should provide a plan to achieve net zero by 2050.
- e. Prioritize retrofit and renovation projects that improve long term energy use and performance in buildings.



Zero carbon energy transition

- f.** A Low Carbon Energy Supply Feasibility Study, conducted by qualified professionals, may be required when new or renovation projects do not contemplate net zero or net zero-ready construction solutions at the outset of the approvals process.
- g.** A Low Carbon Energy Supply Feasibility Study shall analyze and assess approaches to greenhouse gas mitigation and delivering low carbon energy to the proposed development over time. Analysis of technical options both at the site and building scale should be undertaken from a financial and environmental perspective.

Zero carbon mobility

- h.** New development, major renovation and retrofit projects should include appropriately scaled:
 - i.** bicycle and end-of-trip facilities;
 - ii.** solar collector canopies with new and existing at-grade parking areas; and,
 - iii.** electric vehicle (EV) charging infrastructure. Where deployment of vehicle charging infrastructure may not be warranted, EV capable charging stalls should be provided.

3.3.1.2 Climate adaptation

Policy

People

- a.** Encourage the provision of shading and cooling amenities on public and private lands, especially at transit stops and stations, heavily paved areas, and areas with lower tree canopy coverage.
- b.** Encourage the provision of amenities that provide shade and cool in development bounded by 2 Avenue S.E. and 4 Avenue S.E. and Centre Street S. and Macleod Trail S.E., where the temperatures are higher than other parts of the neighbourhood (source: Urban Heat Island Map).

Built infrastructure

- c.** New development, major renovation and retrofit projects should include:
 - i.** climate resilient features such as cooling systems (e.g. air-source heat pumps, AC), green roofs, climate resilient building materials, high efficiency insulation or permeable native landscaping;
 - ii.** food production opportunities such as rooftop gardens or edible landscaping; and,
 - iii.** back-up power generation that can function during periods of power loss — where possible from renewable sources.

Natural infrastructure

- d.** New development, major renovation and retrofit projects should reduce the amount of impervious surfaces, and exceed minimum landscaping requirements for trees and soft surfaced areas to limit impacts associated with extreme heat events and stormwater flooding.
- e.** Prioritize the protection and retention of healthy trees on public and private lands. Trees that cannot be retained during redevelopment should be compensated or a new tree planted in a suitable location to replace the lost tree.
- f.** Vegetation and trees chosen for streetscapes, parks and private development should be diverse native species that are drought-resistant, suitable for extreme weather conditions, and appropriate for soil volume and composition.

Water

- g.** New development, major renovation and retrofit projects should:
 - i.** seek to minimize water demand; and,
 - ii.** use sustainable water sources to supplement landscaping irrigation on public or private lands.
- h.** Publicly accessible amenity spaces should be designed to include drinking fountains and washrooms.

3.3.2 Sunlight protection

Sunlight protection areas are shown on Map 3. Policy related to sunlight protection may impact site design and building massing for any new development.

Policy

- a. The following sunlight protection areas shall not be placed in greater shadow by 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:
 - i. the Riverbank as measured 20.0 metres wide throughout abutting the top of the south bank of the Bow River, from 10:00 a.m. to 4:00 p.m., Mountain Daylight Time;
 - ii. Sien Lok Park north of Riverfront Avenue S.W. between Centre Street S. and 1 Street S.W., from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time; and,
 - iii. Sien Lok Park south of Riverfront Avenue S.W. between Centre Street S. and 1 Street S.W., from 12:00 p.m. to 2:00 p.m. Mountain Daylight Time.
- b. The “entranceway” to Sien Lok Park, located directly adjacent to Centre Street S. and 2 Avenue S.W., extending to the northernmost boundary of the parcel to the west (the “panhandle area”), may be shadowed between 1:30 p.m. and 4:00 p.m. Mountain Daylight Time on September 21.





Chinatown Cultural Plan

Chinatown currently does not have a gateway. Residents, businesses and artists could come together to imagine innovative, never-before-seen ways to visually mark the entry points to this special community — **Action E3.2**

The entrance into Chinatown from Centre Street Bridge should become a visual experience with an abundance of neon, light art and projections on the façades and rooftops. — **Theme B Map of Aspirations (E)**

New fun and instagrammable spots will interest people to stay longer and explore unfamiliar areas of Chinatown. Places to sit, chat, learn, experience and take lots of selfies. — **Theme C Map of Aspirations (E)**

Not all Chinatown gateways have to look the same. Maybe Calgary Chinatown could be a bit different and mark the entry points of its community with large (light) art structures. — **Theme E Map of Aspirations (E)**

3.3.3 Gateways, landmarks and view corridors

Streetscapes and buildings should be designed to highlight and promote the gateways, landmarks and view corridors as shown on Figure 10. The identified sites, buildings, structures, parks and escarpment areas will serve as important urban context and character defining elements for both public improvement and development projects in Chinatown.

Policy

- a. Development within sites at gateway locations, as shown in Figure 10, should:
 - i. be designed as culturally sensitive, contemporary landmark buildings with exceptional architectural merits;
 - ii. be designed with highly original and innovative massing, orientation and façade design, and durable materials or technology that have a positive effect on the public realm.
 - iii. demonstrate how the use of public art, architecture and other design elements offer a visible and physical gateway to Chinatown.
- b. Public and/or publicly accessible small plazas, patios, gardens and public seating should be provided at strategic locations along the view corridors, as shown in Figure 10, for the enjoyment of the pedestrians.
- c. Public realm design at all public transit stations and stops, along view corridors, as shown in Figure 10, should receive special treatment to ensure accessibility, natural surveillance, amenity, vibrancy and character.

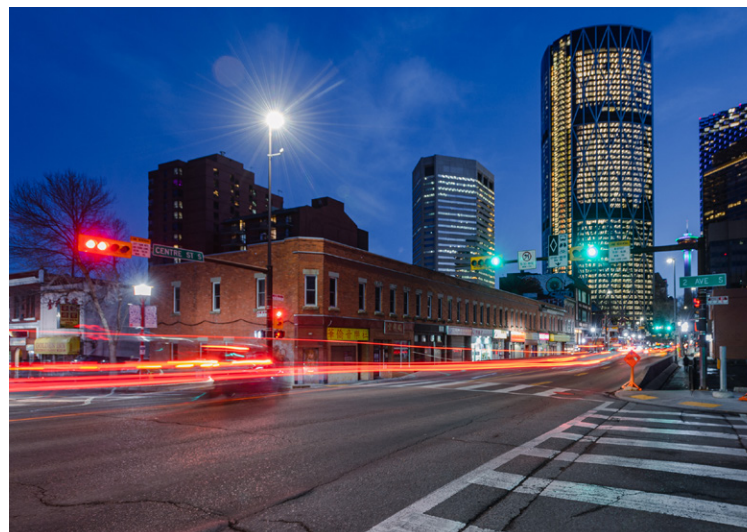
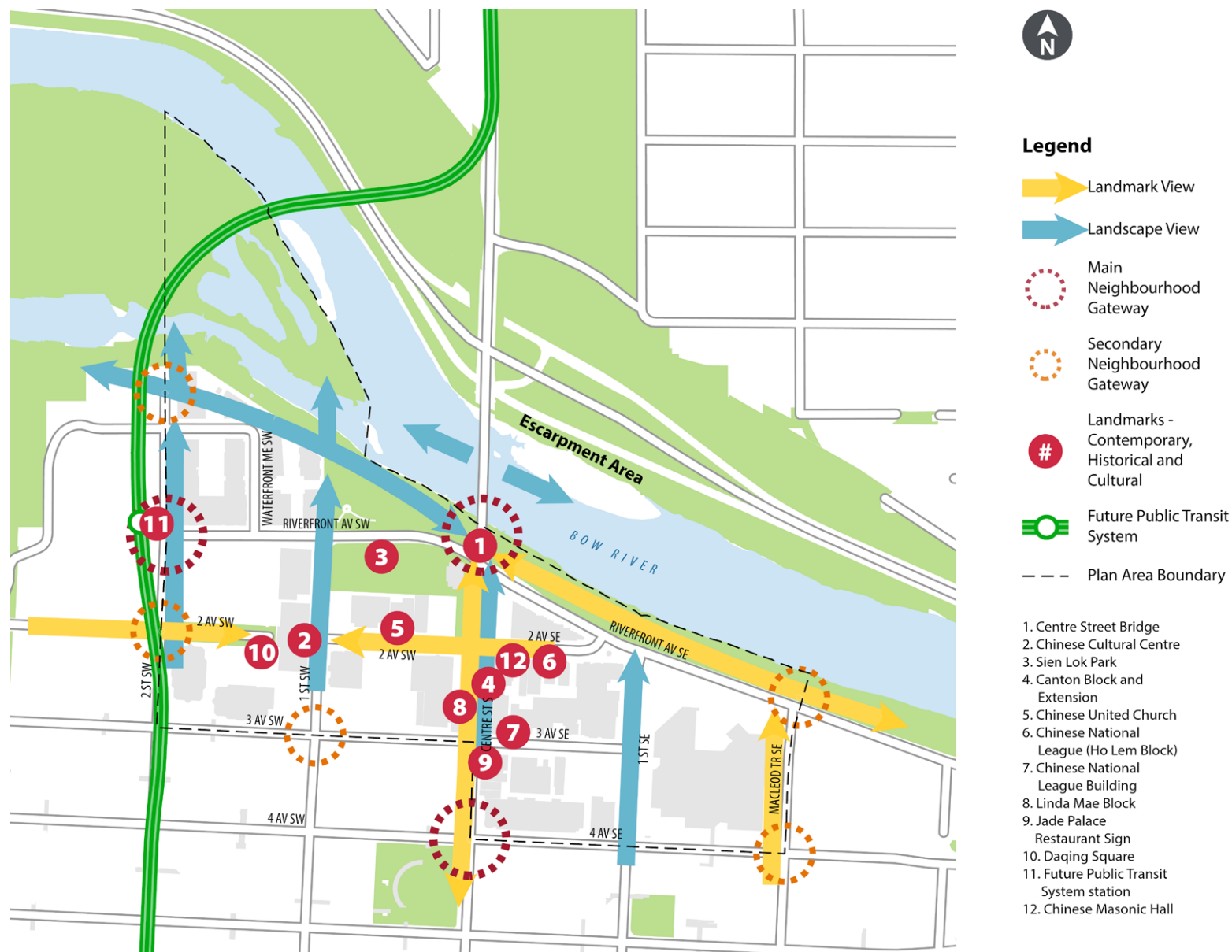


Figure 10: Gateways, landmarks and view corridors

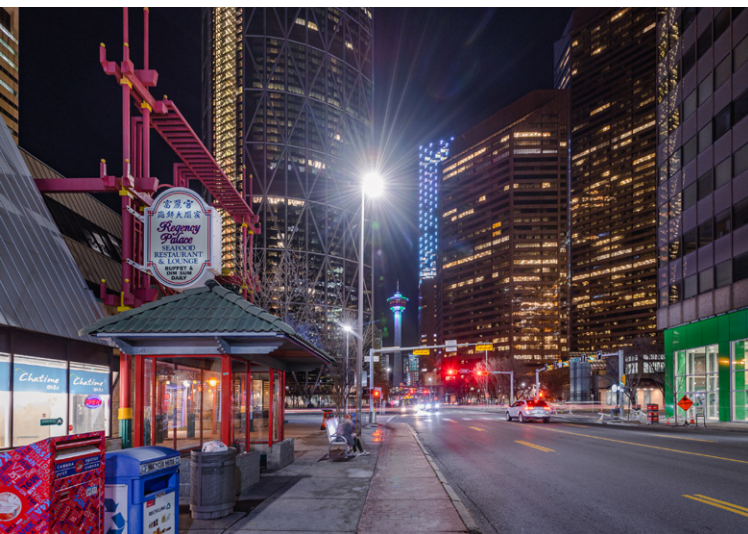


3.3.4 Plus 15 network and protected views

The Plus 15 network is a valuable part of the pedestrian network in the Calgary's Downtown Core which extends into Chinatown. It provides safe and attractive connections to destinations as well as utilizes this connective space to create unique experiences for users. For guidance related to future development, operations and long-term asset management of the Plus 15 network, please refer to the Plus 15 Policy.

Policy

- a. Look for opportunities to improve the Plus 15 network, while meeting the requirements defined in the Plus 15 Policy.
- b. All north views, toward the escarpment areas, along the streets between 2 Street S.W. and Macleod Trail S.E., should be protected and enhanced, and any obstructions of the views are not supported within a minimum distance of two blocks from the riverfront promenade. Dramatic escarpment views are opportunities to tell Indigenous perspectives and stories about the landscape (i.e. importance of the escarpment landscapes for buffalo hunting).
- c. When on Centre Street S., views of the Centre Street Bridge and Calgary Tower should be protected and enhanced, at a minimum distance of two blocks from each landmark structure.
- d. When on 2 Avenue S.W., views of the Calgary Chinese Cultural Centre should be preserved by limiting new Plus 15 bridges across 2 Avenue S.W. at a minimum distance of one block west of the landmark structure.
- e. Public access from grade to the Plus 15 network with visual transparency should be provided to take advantage of landmark and landscape views from the Plus 15 bridges.



3.3.5 Housing

This Plan aims to ensure a wide variety and mix of housing types, building forms, and unit sizes to accommodate different household types and lifestyles that encourage social diversity (as outlined by Canada Mortgage and Housing Corporation's housing continuum, cmhc-schl.gc.ca).

Having access to safe and stable culturally-appropriate housing in Chinatown provides many benefits, such as:

- Helping to create an inclusive, healthy, prosperous and safe neighbourhood.
- Adding diversity by attracting young adults and families into the neighbourhood.
- Providing chances for residents to find and keep jobs; learn and build skills; and, be active community participants.
- Keeping vulnerable residents off the streets and reducing demand and pressure on emergency services, hospitals and the justice system.
- Boosting the local economy through:
 - construction-related jobs;
 - increased purchasing power of residents; and,
 - attracting employers with the promise of a more stable workforce.

The City of Calgary defines a household as in need of affordable housing if it spends 30 per cent or more of its income on shelter and earns less than 65 per cent of Calgary's median household income.

In addition to the policies included in Sections 3.1, 3.2, 4.2 and in Chapter 4: Urban Design in the Centre City Guidebook, MDP Vol 2, Part 2, the following policies apply:

Policy

- a. Explore opportunities to include affordable housing units in residential development.
- b. New development should:
 - i. contribute to age-friendly housing and support multigenerational living through innovative housing design such as units with lock-off suites, two primary bedrooms and accessible washrooms; and,
 - ii. support the diversification of the housing stock to suit the needs of larger families by encouraging multi-unit housing development to offer units with two and three or more bedrooms.
- c. Where municipal land is available, explore the coordination of non-profit land sales for affordable housing and dispose according to City policy.
- d. Encourage the co-location of affordable housing units within civic projects.
- e. Support the intensification and retention of existing affordable housing development to ensure no net loss of units.
- f. Explore opportunities for partnerships between public, private and non-profit organizations to facilitate the integration of affordable housing in locations supported by mobility choices, public amenities and access to services.
- g. Support deep energy retrofits within existing affordable housing development to reduce emissions and energy bills.
- h. Explore opportunities for new affordable housing to be designed to net zero energy standards.



Chinatown Cultural Plan

New housing is a priority for those already connected to Chinatown, such as seniors looking to be near cultural services. — **Action D1.2**

Multigenerational housing options are desired, such as 3+ bedroom units and lock-off suites, and spaces for young and old to mix. — **Action D1.1**

Innovative housing concepts can redefine multi-generational living, with elderly-friendly units designed for seniors, while the (grand)children live separately in the same estate or nearby. — **Theme D Map of Aspirations (B)**



4

Character areas



Chinatown Cultural Plan

A building could be converted into a place where people of mixed ages, backgrounds and skills can learn, create and activate Chinatown together: in the building, on the streets and in the community at large. — **Action A2.4**

Cultural and language barriers have kept much of Chinatown's heritage 'hidden' to most. An opportunity is to reveal these histories through info signs, public art, open houses, social media and cultural resource maps. — **Action E2.3**

The depth of Chinatown's legacy is worthy of a physical place where the histories are made accessible for everyone to enjoy. Perhaps the National League Hall is a suitable place — **Theme D Map of Aspirations (B)**

4.1 History, design and character

Chinatown's look, feel and function are influenced by the buildings, streets, parks, plazas and other elements valued by the community. When the most significant aspects of Chinatown's visual identity and sense of place are understood and made compatible, it can inspire civic pride and attract investment to the neighbourhood.

The Plan acknowledges that Chinatown as a whole is a culturally important heritage neighbourhood, but as a result of historical development, the form and appearance of Chinatown can vary significantly from one area to another. In acknowledgment of this context, and to support the diverse range of assets and opportunities in Chinatown, three character areas (see Map 4) are presented within the plan boundary: Heritage Core; Cultural Core; and, Edge area. Each character area has accompanying urban design and heritage conservation policies (see Section 4.2).

Users of this Plan must reference applicable policies in this Plan as well as Chapter 4: Urban Design in the Centre City Guidebook, MDP Vol 2, Part 2.



Map 4: Character areas

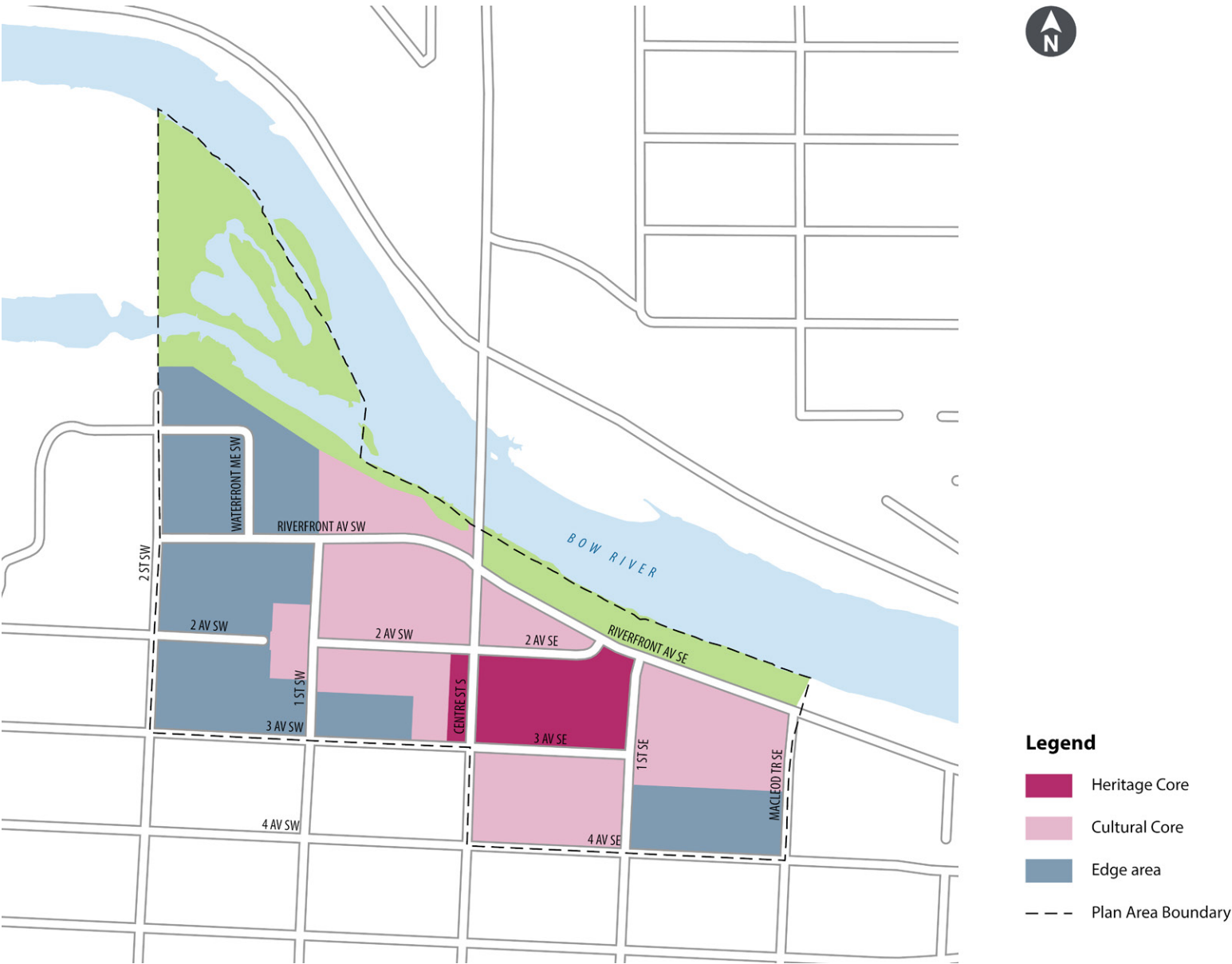


Figure 11: Focus and intent of each character area

Heritage Core

The Heritage Core prioritizes conservation and enhancement of a small, but highly significant group of heritage resources. Policy focuses on additions, alterations and cultural adaptation based on heritage preservation.



Cultural Core

The Cultural Core focuses on places for gathering and cultural expression that help define the unique character of Chinatown. Policy focuses on sensitive redevelopment that respects the prevailing scale and parcel pattern.



Edge area

The Edge area focuses on reinforcing neighbourhood character by applying an understanding of the heritage, character and context of Chinatown through contextual new development.



4.1.1 History of Chinatown's design and character

Unique physical design and character

Chinatown is a unique cultural neighbourhood in Calgary, and its physical form and character have been shaped by cultural, political and economic forces throughout multiple periods of development and key historic events. Today's Chinatown is the third and official location of a Chinatown area, anchored by the Canton Block — the first land owned by Chinese immigrants in Calgary. Chinatown contains buildings and sites with a diverse mixture of architectural styles, designs, scales and ages of construction. This varied urban environment is unified by an overall cultural and community influence, a small but highly significant collection of identified heritage resources, and the creation of neighbourhood design standards in the 1970's and 1980's which intended to conserve and revitalize Chinatown as a visually unique area.

The oldest intact structures in Chinatown are early twentieth century commercial buildings designed in Edwardian and Early-Modern architectural styles that were broadly popular in Calgary at their time of construction. Reflecting pressures at the time towards cultural assimilation, these buildings are outwardly similar to historic commercial structures in other neighbourhoods from the same time period. Instead, these buildings revealed their distinctiveness through Chinese signage and interior layouts which supported Chinese-specific business and cultural institutions.

Decorative elements

Chinatown's architecture after World War II reflected a resilient, adaptive approach to racist stereotypes of Chinese culture that remained pervasive outside of the community. Design in this period abandoned the comparable modesty of earlier architecture and played into exotic notions of Chinese culture and business to attract non-Chinese visitors to Chinatown. Ornate and sometimes-flamboyant decorative elements were included in new development and added to existing buildings, including large neon signage, and cladding elements which evoked a generalized sense of Chinese design and construction.

Character motifs established

The transition from the emerging visual character of the post-war period to Chinatown's present-day appearance was significantly shaped by the **Calgary Chinatown Design Brief** (1976). This document played a major role in a 'revitalization period' for Chinatown and has significantly influenced the neighbourhoods' present-day layout and appearance. Amenities like the Calgary Chinese Cultural Centre, Sien Lok Park and the proliferation of seniors' housing have their roots in the **Calgary Chinatown Design Brief** (1976), which attempted to balance the needs of residents with Chinatown's role as a 'cultural home' for the now-broader Chinese community in Calgary. The **Calgary Chinatown Design Brief** (1976) and subsequent **Chinatown Area Redevelopment Plan** (1986) also established visual standards for the types of 'character motifs' that are now commonplace in Chinatown, such as pagoda-style roof caps, patterned metal fencing, and decorative use of Chinese characters and symbols.

Planning approach to highlight

Chinatown's diverse history

The planning approach to heritage conservation and urban design in this chapter has been created in recognition of the unique development context outlined in this section, and its impacts on Chinatown's present-day urban form. In particular, the identified character areas provide location-specific policies (see Section 4.2) to guide architectural and cultural expression that seek to highlight Chinatown's diverse history, rather than adopt one standard for the entire community. In this way, future redevelopment can more specifically respond to the variety of heritage and cultural resources across multiple stages of growth and change, while maintaining an overall look and feel that is identifiable as Chinatown.

Chinatown Historical Context Paper

This summary is informed by the **Chinatown Historical Context Paper**, commissioned by The City of Calgary in 2019. Historical context papers are reference documents created to promote greater understanding of a community's development, including major historical events, persons, institutions, and structures. The **Chinatown Historical Context Paper** draws on a variety of historic and contemporary sources and includes generous contributions from members of the community.

The **Chinatown Historical Context Paper** may provide valuable information for a variety of Plan stakeholders, but should be used as a starting point for further research, engagement and exploration — particularly involving sources and voices directly tied to Calgary's Chinatown.

4.1.2 How to use design guidance

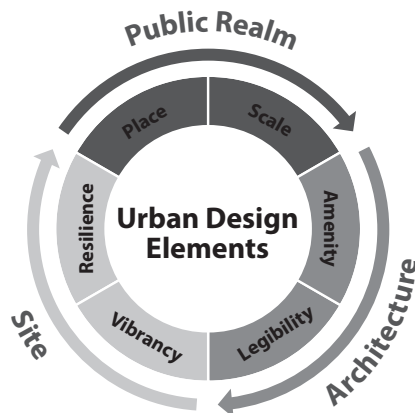
Qualitative design guidance

The design guidance in this chapter is more qualitative in nature and based on six urban design elements (see Figure 12). When used together with the land use, density and general policies in Chapter 3 it should yield the desired outcome of preserving and enhancing the character of Chinatown.

New development and renovation projects should go beyond the consideration of individual buildings and fit into the Chinatown-specific urban context in relation to the identified character areas (see Map 4). Projects should respond well to the surrounding context through sensible public realm, site and architecture design to meet the design expectations as set out in this chapter.

The Urban design elements framework (see Figure 12) provides high-level design direction, clarifies design expectations and sets design quality evaluation criteria for the physical design of the public and private realm and buildings.

Figure 12: Urban design elements framework



Cultural reference and design compatibility

Cultural reference is introduced in this Plan as an important way to intensify the “look and feel” of Chinatown and promote continuity between the building and local character through character defining elements, or cultural expressions (such as culturally appropriate design, Chinese/Asian motifs and signage).

This chapter does not prescribe specific architectural styles. It does not encourage direct imitation of the past or radical departure from the existing context. Instead, it introduces the concept of design compatibility, which is the quality of being “contextual”, respecting local character, human scale, activity level, materiality, pattern and rhythm of the streetscape or block face with designs that are complementary, compatible and will contribute to the overall quality of the neighbourhood.

The intensity level of cultural reference and the level of design compatibility with its surroundings should be directly correlated with the location of the project. At a minimum, the intensity level of cultural reference should be comparable to existing local examples in each character area, as outlined in Section 4.1.3, in terms of the location, type, amount and fine grain detail of the character defining elements.

As a general guidance, the following should apply:

- **Heritage Core area:** moderate cultural reference and high design compatibility
- **Cultural Core area:** high cultural reference and moderate to high design compatibility
- **Edge area:** moderate cultural reference and moderate design compatibility

For example, if a project is located in the Cultural Core, a high intensity level of cultural reference with moderate to high design compatibility is expected. Reflected in the built form, this includes two aspects:

1. Intense visual variety offering sensory stimulation that relates to Chinese/Asian cultures, such as engaging indoor and outdoor activities generated by active ground floor uses and distinctive designs of storefronts, building façades, signage, illumination, public art and other elements in the public realm. In this case, culturally inspired design interventions should be applied to various locations of the building, site and public realm incorporating multiple layers of character defining elements (see Section 4.1.3); and,
2. Highly contextual design based on the location of the project and its surrounding urban context, such as street wall height, storefront width, setbacks, cornice line, materiality or other featured design elements in the public realm.

Design proposal equivalencies

Although the design policies will be used as a benchmark for design performance, not all guidance applies to all proposals. A project may be considered if it meets the intent of The Plan while demonstrating an alternative approach toward achieving the overall objectives of The Plan.

4.1.3 Character defining elements and motifs

The use of distinctive architectural motifs and design elements adds to the visual characteristics that make Chinatown special and allows people the chance to experience the Chinese/Asian culture exhibited in Calgary's Chinatown. The **Chinatown Cultural Plan** identifies successful cultural motifs that contribute to Chinatown's sense of place. Authentic references to, or interpretations of Chinese/Asian architectural motifs in new development, renovation and public improvement projects can be an important way to reinforce the culture and identity of the community.

Architectural motifs are decorative elements and details that are repeated across multiple buildings, scales and eras to create a broader identity. In the case of Chinatown, a language of motifs has developed based on traditional Chinese construction, design and culture. These motifs can be structural — roof lines, columns, beams, door lintels, brackets, etc. — ornamental, — window screens, building corner detailing, tile wall finishes, etc. — or in some cases combine both types as assessed and confirmed by the Chinatown Sense of Place Survey (Alaniz Uribe, 2021)¹.

A variety of perspectives exist on the authenticity, appropriateness and relevance of certain forms of cultural motifs in Chinatown. A given architectural motif may hold multiple meanings to stakeholders and can represent positive and negative connotations. Diversity in the use of cultural motifs is supported with opportunity for honouring the historic appearance of Chinatown and innovative Chinese/Asian cultural expressions.

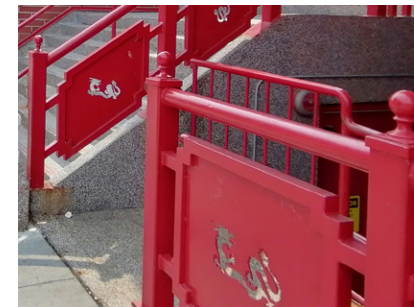
To help define the neighbourhoods' existing visual character and identity, a list of design elements used in Calgary's Chinatown is shown on page 56. These provide a basis for compatibility with the "look and feel" of Chinatown — but do not represent the total range of possibilities for cultural expression. A given motif or design element will not be appropriate for all contexts. Consultation with community stakeholders is required on development and redevelopment projects to help ensure the appropriateness and authentic representation of the intended cultural messaging.



Structural: rooflines, columns, beams brackets



Ornamental: detailing, railings, screens, wall finishes, colours



¹ Chinatown Sense of Place Survey, lead by Francisco Alaniz Uribe, University of Calgary, School of Architecture, Planning and Landscape, The Urban Lab, September 10, 2021

The design of all new public realm, site and architecture in Chinatown should focus on the quality of the experience and particularly improve the interface between buildings and the public realm, while also including the use of distinctive Calgary Chinese/Asian architectural motifs and design elements.

Public realm

- Chinese inspired public spaces.
- Expansion of pedestrian spaces for street vendors and programming.
- String lanterns to intensify the “look and feel”.
- Traditional inspired pedestrian amenities and facilities such as Chinese banners, streetlights, kiosks/pavilions, transit shelters, artistic urban furniture, movable planters, decorative tree grates, tree seats, outdoor exercise equipment, playground, painted utility boxes, etc.
- New traditional inspired gateway or landmark enhancement features.

Site

- Unique signage with Chinese characters.
- Publicly accessible gathering places integrating patios, distinctive landscaping and site furniture which reflects traditional Asian influences.
- Building orientation towards courtyards, streets with active frontages, parks and plazas.
- Public art and interpretive features.
- Pedestrian focused feature lighting.
- Traditional inspired paving techniques and materials.
- Featured fences and railings.
- Decorative installations along railings, blank walls and pavements.

Architecture:

- Vertical mixed-use — retail at-grade, Tong Houses on second level and residential units on upper levels.
- Narrow storefronts with creative architectural motif integration on the building facades (e.g. pagoda style roof details, traditional symbols and patterns, wooden brackets, lanterns, medallions, balustrades, cloth awnings).
- At-grade commercial entrances or split-level entrances with below-grade commercial uses.
- Accentuated entrances with culturally-distinct signage, display windows, lighting and art.
- Clusters of businesses organized around an internal courtyard/alley, or a multi-level atrium.
- Windows at grade that open for interaction.
- Distinctive window configurations and mullion patterns, projections and insets.
- Murals on walls, alleyways and garage doors.
- Special design treatments on building rooflines (cornices, parapets, and eaves).
- Traditional architectural materials such as wood, ceramic tiles, bricks, masonry and stones.
- Emphasis on traditional Chinese/Asian colour preferences (red, yellow, green, patterned).





Chinatown Cultural Plan

—
Rooftops, façades, awnings, bus stops, shutters and utility boxes; almost anything can become a canvas for designs that reflect Chinatown's culture. Policy relaxations and art budgets are needed to support this. — **Action B2.4**

4.2 Character areas policy

The following policies provide direction for the three character areas in Chinatown including Heritage Core, Cultural Core and Edge area (see Map 4).

4.2.1 General

Policy

Cultural reference

- a. Layers of character-defining and culturally appropriate elements should be incorporated into all new development and renovation projects through their public realm, site and architecture (see Section 4.1.3). Allow contemporary interpretation of traditional elements if they are inspired by Chinese design principles with cultural significance, but may not necessarily align with the general policies as set out in this Plan.
- b. Cultural reference and design compatibility should generally be determined and directly correlated with the location of the project based on the following:
 - i. Heritage Core area: moderate cultural reference and high design compatibility;
 - ii. Cultural Core area: high cultural reference and moderate to high design compatibility; and,
 - iii. Edge area: moderate cultural reference and moderate design compatibility.
- c. New development should resemble the fine grain scale established in the Heritage Core and Cultural Core with respect to storefront widths, fenestrations and cornice lines of existing buildings.

- d. New development should allow a degree of flexibility for individualization of street-front commercial unit façades, to support cultural expression (e.g. colourful canopies, retractable awnings, convertible storefront windows).

Signage

- e. Both new and renovation projects are encouraged to provide signage that contains both Chinese characters and English for all types of businesses throughout Chinatown.
- f. New neon signage (or other technology that resembles neon) is encouraged to resemble historic neon as an appropriate recalling of the heritage of the area. New neon signage should be compatible with adjacent buildings and streetscape and mitigate potential impacts to residents.
- g. Signage with contemporary interpretation of traditional elements is encouraged to complement the identity and history of Chinatown, except in cases where heritage restoration is pursued.
- h. To meet the size, frequency and design intent for each character area, relaxations may be considered for signage that contributes to the overall character of the area.
- i. The size and frequency of projecting blade signage should be proportional to the width of a building façade, so as not to create clutter and visual pollution. The maximum size of projecting blade signage should be 2.3 square metres, except in cases where heritage restoration is pursued, or located in the areas identified in policy 4.2.1.j.
- j. Projecting blade signage up to 4.5 square metres in size may be allowed in the following locations if they create distinctive views and promote Chinatown businesses to transit passengers:
 - i. on the Centre Street S. transit corridor;
 - ii. along Active Frontages near the future public transit system station; and,
 - iii. near a gateway location along the edges of Chinatown.

4.2.2 Heritage Core

The Heritage Core includes the area of approximately one-block between Centre Street S. and 1 Street S.E., and 2 and 3 Avenues S. The north side of 2 Avenue S. and the west side of Centre Street S. are also counted in this area (see Map 4). This area is strongly associated with the early settling of Calgary's third Chinatown around the Canton Block. It is tied to the lives of significant persons from the community that have played leading roles in the establishment of present-day Chinatown.

Identified heritage resources are concentrated in the western portion of this character area as shown in Figure 13. Other existing buildings and sites on this block were generally constructed or extensively modified during the 'revitalization' period of Chinatown from the 1970's onward. Certain sites may include character motifs and design elements that are more ornate and stylized than early historic development in Chinatown and the remaining heritage resources. There are also design elements such as extensive setbacks on portions of 3 Avenue S.E. without grade-level storefronts, which do not align with early historic development in this location.

Although the look and feel of these later sites contributes to the overall character of Chinatown, future alteration and redevelopment provide an opportunity to unify this location's approach to urban design around a compatible interpretation of Chinatown's early history. When combined with high-quality interpretive features and select cultural expressions, this character area allows community members and visitors to experience and celebrate a formative part of Chinatown's living history first-hand.

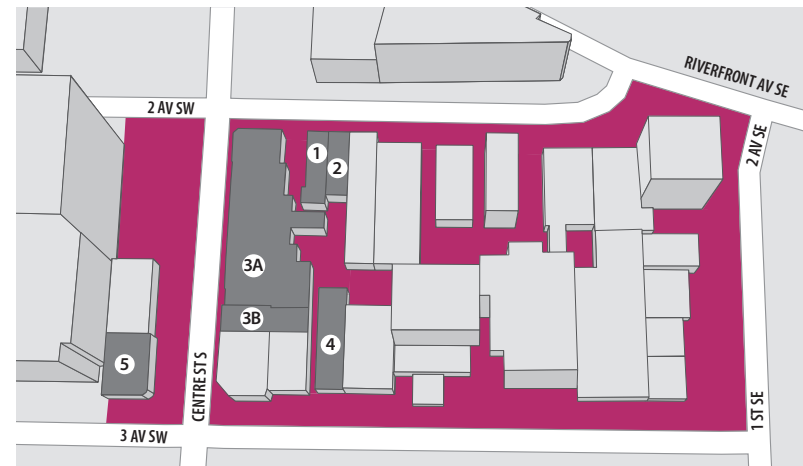
Intent

The Heritage Core focuses on conservation and enhancement of the existing heritage resources, and a surrounding context that further enhances this area as the historic centre of Chinatown.

The Heritage Core is characterized by:

- Sensitive alteration, adaptive re-use and additions to heritage resources.
- Contextual built form that prioritizes a low-scale pedestrian environment.
- Cultural expression that does not obscure the heritage context.
- High-quality contemporary interpretations of historic form and design from Chinatown's early periods.

Figure 13: Heritage Core



The illustration is for conceptual purpose only.

1. Chinese Masonic Hall, 1919
2. Chinese National League (Ho Lem Block), 1909
- 3A. Canton Block, 1911
- 3B. Canton Block Extension, 1915
4. National League (Modern), 1954
5. Linda Mae Block, 1950

Figure 13 illustrates sites which have been identified on the **Inventory of Evaluated Historic Resources** (Inventory) by Heritage Calgary, a Civic Partner of The City of Calgary. The names used for these buildings in The Plan are aligned with their listing on the Inventory according to Heritage Calgary's **Historic Resource Evaluation System Handbook**, and may not always reflect current tenants or property owners.

4.2.2.1 General

In addition to other policies in The Plan, the following policies apply to the Heritage Core:

Policy

Land Use

- a. New development in the Heritage Core should have historic vertical mixed-use such as retail on the first level, Tong Houses, community organizations or cultural spaces on the second or third level, and residential units on the upper levels.

Site, building and landscape design

- b. New development should have a street wall height of a minimum of 2 storeys and a maximum of 3 storeys, and provide building setbacks and cornice lines compatible with heritage resources to create a consistent streetscape character.
- c. Portions of new development above a street wall height of a minimum of 2 storeys and a maximum of 3 storeys should use a minimum setback of 3.0 metres to maintain a high-quality historic-scale pedestrian environment.
- d. New development should have a similar entrance frequency as historic development in the Heritage Core, with entrances at a minimum of every 5 to 10 metres.
- e. In new development, encourage smaller commercial retail units similar to historic development in the Heritage Core.
- f. Consolidating two or more existing storefronts into a larger unit with uniform rooflines should be avoided to maintain the traditional fine-grain pattern in Chinatown.

- g. New development should have at-grade access to first level commercial spaces to match the existing character of historic development.
- h. Discourage below-grade or split-level entries in the Heritage Core, except where required for building code or flood-mitigation purposes.
- i. The architectural style of new development should seek the highest possible compatibility with heritage resources and historic development in the Heritage Core without direct mimicry — achieved through high-quality contemporary interpretation of the following elements of early twentieth century commercial architecture:
 - i. simple building form and massing, without extensive articulation;
 - ii. use of masonry cladding (especially red brick) on street wall façades;
 - iii. regular or symmetrical arrangement of windows and doors, with simplified lintels and sills;
 - iv. high main floor storefronts, with at least 50 per cent glazing and recessed entrances;
 - v. flat roofs, with simplified cornice or frieze elements; and,
 - vi. avoidance of ornate or highly detailed decorative elements, including cultural motifs.

Cultural reference

- j. Where applicable, encourage the following in the Heritage Core:
 - i. modest contemporary building character that interprets details of early twentieth century commercial architecture;
 - ii. a colour palette focused on natural building materials, with opportunity for traditional Chinese colour placement in building accents rather than primary elements;
 - iii. interpretive features conveying the history of existing or demolished buildings and activities;
 - iv. murals and public art limited to alleyway spaces, and portions of a building which do not visually impact heritage resources;
 - v. lighting features that subtly illuminate existing heritage resources, or enhance new development without districting from heritage resources;
 - vi. the provision of space in the public realm for cultural activities;
 - vii. culturally influenced public realm elements such as string lanterns to intensify the “look and feel”; and,
 - viii. permanent public realm elements directly in front of heritage resources that do not visually distract from an overall historic character.

Signage

- k.** Encourage illuminated projecting blade signage for all businesses in the Heritage Core.
- l.** Where documentation is available, encourage the replacement, restoration or replication of the large, often fluorescent signage that adorned the buildings in the 40s to 60s, and may not be constrained by the maximum allowable size of the signage.
- m.** The size and frequency of signage should be proportional to the width of a building façade. A maximum of one for every 5.0 metre section of building façade parallel to the streets should be allowed. The maximum size of projecting blade signage should be 2.3 square metres in Heritage Core area.
- n.** Signage should not obscure architectural elements of a building with historical significance.

Figure 14: Historic examples of characteristic signage on resources in the Heritage Core

Although the original design and construction of heritage resources in the Heritage Core followed dominant trends in commercial architecture (Edwardian and Early-Modern styles), highly expressive signage was installed on many businesses during post-WWII period to enhance the visual distinctiveness of Chinatown, particularly to Calgarians outside of the neighbourhood. In the Heritage Core, the use of expressive projecting and rooftop signage of a variety of sizes and types is encouraged to provide opportunities for cultural expression and the remaining heritage resources.





Chinatown Cultural Plan

The Canton / Ho Lem Blocks and National League Hall should be secured as affordable cultural spaces, and revived with experiences, neon and art works at the alleyway, façades and rooftops. — **Action E2.2**

Chinatown's Mural Alley could become a real experience. Desired improvements include hanging ornaments, lighting, nighttime performances, movable seating and patios — **Theme B Map of Aspirations (B)**

4.2.2.2 Heritage resources

Certain culturally influenced design elements and architectural motifs listed on page 56 in Section 4.1.3 may be inappropriate in the Heritage Core, due to the focus on highlighting existing heritage resources, and presenting an urban character that is more representative of the early historic period of Calgary's third Chinatown. The following policies only apply to heritage resources in the Heritage Core:

Policy

Alterations

- a. Proposed alterations to heritage resources should respect the original building style, especially retaining the configuration of original demising walls, and openings such as the historic storefront width and height.
- b. Encourage restoration or recreation of documented character-defining or significant historic elements which are no longer present, including (but not limited to):
 - i. the wood and glass storefronts of the Canton Block and Canton Block Extension;
 - ii. the pressed metal cornice of the Canton Block;
 - iii. the original main façade of the Chinese Masonic Hall, including removal of the current façade cladding, and recreation of a historic main floor appearance based on available documentation and/or reference example; and,
 - iv. historic signage on these resources from various periods of Chinatown's history, including rooftop and projection signs.

- c. Painting of historically unpainted materials should not be supported unless for a public art installation or mural when there is no other viable location.
- d. Encourage the use of conservation-safe techniques for paint removal of historically unpainted elements such as the façade of the Chinese National League (Ho Lem Block). Do not use of strong abrasives or mechanical techniques such as power washing or sandblasting for paint removal.

Additions

- e. Additions to heritage resources should prioritize conserving the primary façade appearance, and increase the building area above or behind the primary façade.
- f. Additions to the Canton Block, Canton Block Extension, Chinese National League (Ho Lem Block) or Chinese National League Building are encouraged to use vertical development that retains opportunities for creation of publicly accessible private alleyway spaces, however the retention and conservation of heritage resources is prioritized where development objectives may be in conflict.

- g. Vertical additions should minimize visual impact on the historic streetscape through the use of setback, material and colour such as:
 - i. a minimum 3.0 metre setback from the addition to all street-facing façades of heritage resources;
 - ii. the application of high-quality cladding materials that do not closely mimic the heritage resource; and,
 - iii. the avoidance of dark or saturated colours.
- h. Additions should support overall design compatibility with heritage resources by arranging significant elements like windows in a pattern and frequency similar to the heritage resource, while maintaining a distinguishable modern appearance.

Heritage resources in the Heritage Core area

Five sites within the Heritage Core have been listed on the Inventory of Evaluated Historic Resources as having city-wide heritage significance. These represent the oldest and most significant remaining buildings in this Chinatown location:

1. Chinese Masonic Hall



2. Chinese National League (Ho Lem Block)



3A. Canton Block



3B. Canton Block Extension



5. Chinese National League (Modern)



6. Linda Mae Block



4.2.3 Cultural Core

The Cultural Core expands outwards from the Heritage Core and includes a broad range of historic, cultural and commercial sites such as the Calgary Chinese Cultural Centre, Calgary Chinese Elderly Citizens Association, Sien Lok Park and Dragon City Mall (see Map 4 and Figure 15). The Cultural Core also includes a variety of buildings that feature architectural motifs and cultural design features. Design compatibility is important given the evolving character of the area, but a wider variety of existing buildings and sites allow more design interpretation and creativity than is appropriate in the Heritage Core. The Cultural Core offers the greatest opportunity for expression through cultural reference. Authentic Chinese/Asian cultural motifs and design elements are encouraged in a broad variety of styles.

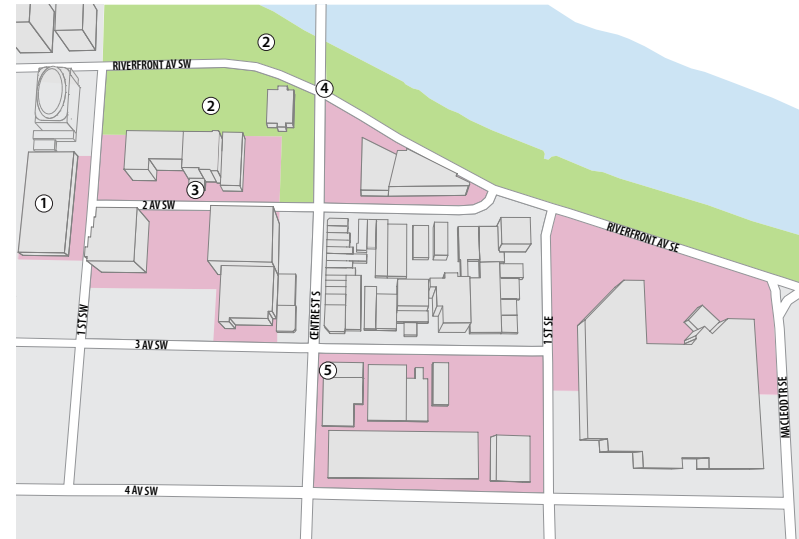
Intent

The Cultural Core focuses on enhancing and developing the most significant portions of Chinatown outside of the Heritage Core, including key sites for growth and development, and important spaces for gathering, cultural expression, entertainment, business and living.

The Cultural Core is characterized by:

- Places that offer a continuous, high-quality cultural experience with sensitive transitions.
- Active frontages and medium profile residential development that respects the fine grain and historical block structure.
- Culturally-influenced design.
- Contextual detailing with respect to scale, configuration and rhythm of the street.
- Gathering spaces that are essential for community and cultural activities.
- Compatibility with existing cultural and heritage resources, particularly in new development.

Figure 15: Cultural Core



The illustration is for conceptual purpose only.

1. Calgary Chinese Cultural Centre
2. Sien Lok Park
3. Chinese United Church Façade
4. Centre Street Bridge
5. Jade Palace Restaurant Sign

Figure 15 illustrates sites which have been identified on the **Inventory of Evaluated Historic Resources (Inventory)** by Heritage Calgary, a Civic Partner of The City of Calgary. The names used for these buildings in The Plan are aligned with their listing on the Inventory according to Heritage Calgary's **Historic Resource Evaluation System Handbook**, and may not always reflect current tenants or property owners.

4.2.3.1 General

In addition to other policies in The Plan, particularly the Active Frontage policies included in Section 3.1.1, the following policies apply to the Cultural Core:

Policy

Land Use

- a. New development in the Cultural Core should have traditional inspired vertical mixed-use such as retail on the first level, Tong Houses, community organizations or cultural spaces on the second or third level, and residential units on the upper levels.
- b. New development in the Cultural Core should contribute to the highest concentration of cultural and gathering spaces.
- c. Multi-level, urban retail configurations are encouraged to accommodate large commercial uses and support a high-quality pedestrian experience.

Site, building and landscape design

- d. New development in the Cultural Core should respond to the established storefront widths, fenestrations and cornice lines of existing buildings along Active Frontages.
- e. Where site frontage is larger than 20.0 metres, the street wall heights and façade articulations should be varied to be compatible with the contextual scale of the adjacent buildings..

- f. Portions of new development above a street wall height of a minimum of 2 storeys and a maximum of 4 storeys should use a minimum setback of 2.0 metres to maintain a high-quality human-scale pedestrian environment.
- g. An additional street wall height of 2.5 metres may be allowed to encourage character elements such as cornices and parapets on rooftops subject to urban design performance.
- h. Where building façades, at or below four storeys, face streets or open spaces, the building façade should incorporate recesses and projections (or architectural treatments such as columns or pilasters) every 5.0 to 10.0 metres of horizontal distance, over its entire height.
- i. Consolidating two or more existing storefronts into a larger unit with uniform rooflines should be avoided to maintain the traditional fine-grain pattern in Chinatown.
- j. Mezzanines should be encouraged, especially at street corner locations, to allow for attractive retail opportunities with greater visibility and sunlight penetration.

Cultural reference

- k. New development should incorporate high cultural reference (see Section 4.1.3). Multiple layers of cultural expressions applied in the design of architecture, site and public realm should help to intensify the distinctive character of Chinatown
- l. The traditional built form of split-level entries should be allowed where applicable to maintain the character of the retail businesses in the area. For split-level retail businesses, ensure that:
 - i. adjacent sidewalk widths accommodate steps and ramps without impacting the flow of pedestrians; and,
 - ii. featured wayfinding signs, business signs, glass storefronts, visual cues, landscaping and lighting be provided to attract pedestrian interests to both above grade and below grade businesses.

Signage

- m. Along Active Frontages (see Map 2), layers of projecting blade signage should be used that horizontally projects toward sidewalks and vertically extends to the upper building levels, to create visual interest and culturally appropriate character.
- n. Signage should not obscure architectural elements of a building with historical significance.



Chinatown Cultural Plan

More small and mid-sized cultural spaces are needed that are designed for specific purposes. — **Action B2.1**

Spontaneous cultural events must be encouraged across Chinatown, with interior spaces, stages, outdoor pavilions and speaker's corners that accommodate events year-round and in any kind of weather. — **Action B2.3**

2nd and 3rd Ave. are good places to stimulate a street economy and hawker culture. This can also help make better connections between areas east and west of Centre St.
— **Theme C Map of Aspirations (B)**

4.2.3.2 Heritage resources

The policies in this section apply only to identified heritage resources in the Cultural Core:

Policy

- a. The pagoda roof of the Calgary Chinese Cultural Centre has been identified as a significant landmark element for the neighbourhood. Additions to the Cultural Centre, adjacent development and development along view corridors shall demonstrate preservation of sightlines to this element of the heritage resource.
- b. Change and/or redevelopment on properties adjacent to Sien Lok Park shall demonstrate sensitivity to this cultural landscape.
- c. In recognition of Sien Lok Park's role as a significant cultural landmark and amenity, support the redesign or reconstruction of the park to:
 - i. better integrate it with surrounding development. Change and/or redevelopment on properties adjacent to Sien Lok Park must demonstrate sensitivity to this cultural landscape, including community consultation;
 - ii. recognize the legacy of the Chinese community; and,
 - iii. incorporate opportunities to further recognize the historic downtown and riverbank preservation efforts of the Sien Lok Society and Calgary's Chinese community.

Heritage resources in the Cultural Core area

The Cultural Core contains five sites listed on the Inventory of Evaluated Historic Resources, including the Calgary Chinese Cultural Centre, Sien Lok Park, the Jade Palace Restaurant Sign, Centre Street Bridge, and façade elements of the former Chinese United Church. As the final three sites are non-building resources, direction in this character area focuses on the following two resources:

Sien Lok Park



South (Phase 1) portion of Sien Lok Park



North (Phase 2) portion of Sien Lok Park

Calgary Chinese Cultural Centre



East view of the Calgary Chinese Cultural Centre from 2 Ave SW.



Interior pagoda roof detail

4.2.4 Edge area

The Edge area interfaces with adjacent neighbourhoods and the riverfront (see Map 4 and Figure 16). The Plan recognizes that over the years, a few culturally inharmonious developments have eroded the edges of Chinatown. The Edge area is intended to reclaim and strengthen the edges of Chinatown while maintaining continuity with the Heritage and Cultural Cores. This can be done through re-establishing the urban fabric and incorporating contemporary interpretations of traditional elements in site, building and public realm design.

Intent

Ensure that new development in the Edge area:

- Contributes to neighbourhood character and placemaking
- Provides a design compatibility and cultural reference expressed through contemporary interpretation of traditional elements at strategic locations to extend the “look and feel” of Chinatown
- Provides built form transitions to the Cultural Core area, surrounding neighbourhoods, riverfront promenade and other public spaces
- Integrates well with the future public transit system station and improves the “last mile” pedestrian connectivity and experience along key east-west pedestrian routes
- Reclaims and strengthens the edges of Chinatown through a variety of built forms and identifying features

Figure 16: Edge area



The illustration is for conceptual purpose only.



Chinatown Cultural Plan

Not all Chinatown gateways have to look the same. Maybe Calgary Chinatown could be a bit different and mark the entry points of its community with large (light) art structures. —

Theme E Map of Aspirations (E)

4.2.4.1 General

In addition to other policies in The Plan, the following policies apply to the entire Edge area:

Policy

Land Use

- a. Large at-grade commercial uses that exceed 1,200 square metres should be combined with other uses.
- b. Multi-level, urban retail configurations are encouraged to accommodate large commercial uses and support a high quality pedestrian experience.

Site, building and landscape design

- c. New development proposed in gateways should provide enhancement features to reinforce pride and identity and strengthen the edges of Chinatown, while providing character and scale transition between Chinatown and adjacent neighbourhoods.
- d. New development should demonstrate a form-based transition in scale relative to development located in the Heritage Core and Cultural Core. A combination of the following design strategies should be applied to mitigate massing, shadow, view, and privacy impact:
 - i. step down heights and decrease scales incrementally through a block toward the riverfront promenade;
 - ii. provide upper level setbacks and/or greater façade articulations along the street walls which interface with open spaces, active frontages, or Cultural Core areas in general;
 - iii. reduce the street wall height to transition the visible mass of a taller building to match the cornice line for a shorter building;
 - iv. buffer higher-intensity development from lower-intensity development using landscaping and setbacks;
 - v. design buildings to have complementary massing and street wall heights if applicable on both sides of the street; and,
 - vi. use smaller or narrower floor plates and increased distances between towers to reduce shadowing impact, provide more light for surrounding residential units, and allow flexibility for potential conversion of office buildings to residential.
- e. Portions of new development above a street wall height of a minimum of 2 storeys and a maximum of 6 storeys should use a minimum setback of 2.0 metres to maintain a high-quality pedestrian environment.
- f. Where building façades, at or below the sixth storey, face the streets or open spaces, the building façade should incorporate recesses, projections or other architectural treatments every 7.5 to 15.0 metres of horizontal distance, over its entire height.

Cultural reference

- g. New development should incorporate cultural reference (see Section 4.1.3) at strategic locations (such as gateways, Active Frontages, street and building corners, building entrances or public transit system stations) using contemporary interpretation of traditional elements. Multiple layers of cultural expressions applied in the design of architecture, site and public realm should help to strengthen the edges of Chinatown.

Signage

- h. Along the Active Frontages, layers of projecting blade signage should be used, that horizontally projects toward sidewalks and vertically extend to the upper building levels, to create visual interest and culturally appropriate character.

A nighttime photograph of a city street, likely in Toronto. The CN Tower is illuminated in the background. In the foreground, there's a street sign for 'VENTURE ST S' and a traffic light. A sign for 'S... Restaurant' with Chinese characters '光 饭店' is visible. Below it, a sign for '中太 参茸行' and 'HUNG TAI TRADING LTD. HBS & SEAFOOD' is seen. Further down, another sign for '中太 参茸行' is visible. The street is lit up, and a bus is visible in the distance. The overall scene is a vibrant urban night view.

5

Mobility and utility infrastructure

5.1 Mobility

Moving around the city should be safe and convenient for people of all ages, genders, incomes and abilities. Mobility refers to a well-connected network that includes options for walking, bicycling/wheeling, taking transit and using personal vehicles (see Map 5). It also provides people with travel choices that meet a variety of needs and preferences year-round. Recognizing the business needs in Chinatown, the mobility network needs to support localized deliveries and a high-level of curbside activity. Winter travel should account for a higher number of pedestrians and ensure a safe and accessible mobility network, critical to achieving healthy and resilient neighbourhoods.

The overall goal of the policies in this section is to provide direction for the development of mobility infrastructure that connects people to destinations, drawing on previously Council approved documents such as **Calgary's Greater Downtown Plan**, the **Calgary Transportation Plan**, and within it, the Always Available for All Ages & Abilities (5A) wheeling network and the Primary Transit Network (both as shown in Part 8 of the **Calgary Transportation Plan**). These policies guide the review of planning applications for development that contributes to publicly accessible amenities, infrastructure and facilities.



Map 5: Mobility





Chinatown Cultural Plan

Chinatown's streets could be more intentionally designed with the youngest and oldest residents in mind. Traffic safety and accessibility are major concerns, and more places to linger and socialize are desired. — **Action E1.1**

Chinatown is an excellent location for people-oriented streets that accommodate all sorts of uses, can be closed off for cultural events, and where all traffic modes share space in a safe, vibrant environment – day and night. — **Action E1.3**

5.1.1 Pedestrian

Pedestrian routes are a critical element of a well-connected mobility network at street level and within the Plus 15 network. Part of Chinatown's vibrancy can be attributed the number of people walking in the area. Unlike most neighbourhoods in Calgary, walking and transit are the predominant modes of transportation to and from work in this area.

With a larger proportion of older adults, attention needs to be paid to pedestrian routes that accommodate people of all ages and abilities in large volumes. There is also a higher rate of jaywalking within the plan area, so strategies are required to discourage this activity or formalize mid-block crossing opportunities.

Policies in this section are intended to guide the development of pedestrian infrastructure in Chinatown.

Policy

- a. Any temporary uses in the street should use on-street parking spaces, leaving any existing pedestrian spaces, sidewalks or bus zones unencumbered.
- b. Enhanced pedestrian connectivity may be supported by additional mid-block crossings along Riverfront Avenue S., 2 Avenue S. and 3 Avenue S.
- c. Explore opportunities to improve pedestrian comfort and connectivity through strategies such as advanced walk signals, leading pedestrian intervals or scramble crosswalks to increase walk time given at intersections and curb extensions to reduce crossing distance.
- d. Explore the provision of additional seating along 1 Street S.W., 2 Avenue S. and 3 Avenue S. to provide resting points for elderly pedestrians.
- e. Explore the use of contrasting sidewalk colours or materials to separate walk zones from furniture or planting zones.
- f. Pedestrian wayfinding signage should support the travel of pedestrians to and from Chinatown.
- g. Pedestrian wayfinding signage should be placed near or at transit stops, pathway connections, intersections and entrances/exits to Plus 15 network.





Chinatown Cultural Plan

Locals and visitors would benefit greatly from economic activity on Chinatown's streets, including night markets, all-season patios, and (after-hours) food and retail stalls, as well as late night events. — **Action C3.1**

5.1.2 Biking and wheeling

Lanes for biking and wheeling (to accommodate scooters and other lightweight forms of human powered vehicles) are critical to the mobility network. Biking and wheeling infrastructure should be convenient, safe, comfortable, accessible and provide connections within the area and to the city-wide network.

Biking and wheeling facilities come in many forms, both on-street and off-street. Pathways are typically off-street multi-use facilities that have a high degree of separation from the roadway and can accommodate those walking as well as those wheeling. Bikeways are typically on-street and reserved for only those that wheel.

The Chinatown neighbourhood includes portions of the Bow River Pathway System and is in close proximity to the existing 5A (Always Available All Ages and Abilities) biking and wheeling network of separated on-street bikeways. Chinatown is well positioned to tie into these networks, providing a seamless user experience for those living, visiting or working in Chinatown.

Policies in this section are intended to guide the development of biking and wheeling infrastructure in Chinatown.

Policy

- a. Chinatown should be connected to the city-wide 5A biking and wheeling network, as shown in the **Calgary Transportation Plan**. This includes comprehensive, complete and permanent bikeway and pathway connections east-west and north-south.
- b. Improve connectivity and transitions between bikeways and pathways, particularly along 2 Street S.W., 1 Street S.W. and 1 Street S.E.
- c. Public bicycle parking should be located near entrances of buildings in highly visible and well-lit areas whenever possible.
- d. To encourage and support those biking or wheeling to the area, additional seasonal or temporary secure biking and wheeling parking may be provided on-street through the conversion of on-street parking stalls at high demand locations.



5.1.3 Transit

Transit service is another critical element of the mobility network, connecting people to destinations across the city. A fast, frequent and reliable transit system can improve access into and out of Chinatown. Chinatown is served by the Primary Transit Network that includes Centre Street S. and 4 Avenue S. The future public transit system route is another planned rapid transit corridor running along the Chinatown/ Eau Claire border, with a station near 2 Avenue S.W. The transit policies in this section focus on supporting transit connectivity and the transit customer experience in Chinatown.

Policy

- a. Transit stops or Bus Rapid Transit stations can be either as stand-alone structures or integrated with adjacent development. Where development opportunities arise, seamless integration with these stops/ stations is encouraged by providing on-site transit shelters or amenities that promote placemaking for people while waiting for the transit service.
- b. New development located adjacent to Light Rail Transit and/or Bus Rapid Transit stations should seamlessly integrate with these facilities (e.g. orient entrances to the station, provide shelter and additional setbacks).
- c. Transit stops should be safe, comfortable, accessible and convenient for all. They should be sized, both in length of curbside and amount of sidewalk/stop space, to accommodate the large number of users on the Centre Street S. corridor.
- d. Centre Street S. is identified in **Calgary's Greater Downtown Plan** within the Primary Transit Network and is critical for transit operations and connectivity through Chinatown and to the Greater Downtown area. Centre Street S. should continue to be developed and invested in to accommodate efficient transit service through the area.



5.1.4 Parking

The following parking policies support flexibility in how and where parking is provided to incentivize development in locations that support a range of mobility, housing and commercial options. Managing parking at the area-wide scale, rather than site-by-site, may result in more efficient land use and parking. Parking policies and regulations need to be adaptive to current needs while enabling neighbourhoods to be more responsive to future trends.

Chinatown is served by a mix of private and city-owned parking lots and parkades. In addition, there are on-street parking spaces available throughout the neighbourhood. The area has a high density of retail businesses but lower overall job density when compared to other Greater Downtown neighbourhoods. There is also a higher population-base than most other areas. This mix will tend to see more short-term vehicle trips and fewer all-day trips than neighboring Greater Downtown neighbourhoods have, requiring a different combination of parking choices.

In Chinatown, there is a high concentration of historic commercial properties that have minimal or no on-site parking or loading facilities. This adds pressure to on-street loading zones for commercial deliveries, which reduces the overall amount of curbside parking space available for visitors. Chinatown is an ideal location to pilot innovative curbside management initiatives that aim to make more efficient use of constrained spaces.



Policies in this section are intended to guide the development of parking infrastructure in Chinatown.

Policy

- a.** No new temporary or permanent at-grade surface parking lots shall be allowed as a stand-alone use.
- b.** The term of renewal for an existing temporary at-grade surface parking lot shall not extend beyond three years.
- c.** Shared off-street parking solutions should be considered within comprehensive mixed-use development or nearby sites where the peak parking demands for such development are substantially different from each other (e.g. uses with evening and weekend peaks compared to uses with daytime peaks).
- d.** Explore opportunities to convert on-street parking stalls for shared micromobility parking as the demand for shared micromobility increases.
- e.** Reductions or relaxations to parking requirements may be considered:
 - i.** where development use integrates transportation demand management measures;
 - ii.** for development of affordable housing as defined and accepted by The City; and,
 - iii.** for development of special care facilities.
- f.** Where surface parking is renewed, it should:
 - i.** include at least 25 per cent short stay parking (2 hours or less);
 - ii.** include pedestrian routes and landscaped areas to minimize visual and environmental impacts;
 - iii.** support adaptive reuse or temporary use of space, such as parking for food trucks; and,
 - iv.** incorporate edge treatments that improve the interface with the pedestrian realm through landscaping, public art or seating, and incorporate principles of crime prevention through environmental design.
- g.** Parking structures with non-residential uses should:
 - i.** identify opportunities to incorporate commercial, residential and office uses on the ground floor;
 - ii.** be integrated into development to minimize their visual impacts on the street;
 - iii.** include at least 25 per cent short stay parking (2 hours or less);
 - iv.** use designs that support future adaptive reuse through strategies such as flat decks, appropriate garage layout and floor-to-ceiling heights that allow for a range of uses;
 - v.** incorporate charging infrastructure for electric vehicles;
 - vi.** ensure stairs for parking access are highly visible at all levels from the street;
 - vii.** consider new parking technologies (i.e. robo-garages); and,
 - viii.** explore the use of roofs for amenity opportunities.

Site access and loading

- h.** Where an on-street bicycle route with a protected cycle track is built or proposed, access to off-street parking and loading should be avoided.
- i.** Where a transit-only lane is built or proposed, access to off-street parking and loading should be avoided.

5.1.5 Street network

The street network is an important part of the public realm and should provide functional, safe and efficient connections within the Chinatown neighbourhood and to other parts of Greater Downtown and the city as a whole. The network must support a range of mobility options with priority placed on providing the best experience for walking, bicycling/wheeling and transit, while carefully considering impacts to vehicles and goods movement. A street network is typically comprised of any roads, alleyways (lanes), and other types of mid-block connections. In Chinatown, most blocks do not have alleyways. A lack of alleyways concentrates activities along street frontages, whether it is business access by patrons or employees but also delivery activities. This is most pronounced along 2 Avenue S., 3 Avenue S. and 1 Street S.E. where there are high concentrations of small businesses.

Policies in this section are intended to guide the development of infrastructure related to the street network in Chinatown.

Policy

- a.** New public or internal publicly accessible private streets are encouraged where connections are missing in longer blocks or where alleyways do not exist (e.g. Harry Hays site).
- b.** Permanent roadway or alleyway closures may be considered where there is an opportunity to reconfigure, enlarge or improve the functionality of an existing open space or publicly accessible private open space.
- c.** The temporary closure of roadways should be supported to provide additional public space within Chinatown for community events.
- d.** River crossings shall minimize impacts on the natural characteristics of the area including the wetland, riparian areas and trail system. Factors to be considered when planning, designing and constructing these crossings includes:
 - i.** waterway constraints (stream corridor considerations and riparian areas);
 - ii.** location and design of river crossings;
 - iii.** maintenance of the natural characteristics of the east end of Prince's Island Park;
 - iv.** minimizing impacts on parks and natural areas; and,
 - v.** incorporating river crossing design principles.



5.2 Utility infrastructure

This section outlines various mechanisms for the provision of services for growth. The policies address different themes including protecting public health, safety, financing, environment and property.

The overall goal of these infrastructure policies is to provide efficient, safe, socially and environmentally sound infrastructure that supports water distribution, wastewater collection, stormwater collection and flood protection.

These policies align with a number of City policy documents such as The **Municipal Development Plan** (MDP) and the Centre City Levy (CCL) Bylaw strictly for utilities. The Plan also considers recent advancements in infrastructure planning and incorporates new policy guidance to reflect this.

5.2.1 Utility infrastructure funding

Chinatown will continue to be part of the Centre City levy by-law. Any key infrastructure investments triggered by The Plan will continue to be funded by this levy bylaw, pending any changes, and The City, through utility rates.

The following policy is proposed to help direct utility infrastructure funding for Chinatown in the future.

Policy

- a. The City shall continue to promote safe, efficient and affordable utility infrastructure solutions that reduce overall life cycle costs to support future growth in Chinatown.

5.2.2 Water, sanitary and shallow utility servicing

Utility infrastructure within Chinatown was designed to meet the needs of the built form at the time of development. Any changes would be made as needed to retain level of service. Chinatown is located within the Inner-City/Glenmore Sanitary District Study (SDS) area and the Glenmore water pressure zone. Servicing into the area for capital infrastructure is evaluated regularly through periodic updates to the Water Long Range Plan and Sanitary Long-Range Plan programs. At this time, there are no existing or future upgrades currently identified within the plan area in long-range plans. However, depending on future land use changes, there may be associated local upgrades required. Local servicing capacity would be evaluated through the established development application process.

The following policies are proposed to help facilitate orderly and efficient water, sanitary and shallow utility servicing for Chinatown in the future.

Policy

- a. Development shall be serviced with municipal water, sanitary sewer and stormwater infrastructure, as well as shallow utilities (e.g., gas, cable, electricity, and telephone) as determined necessary by utility providers.
- b. Provision, alignment and capacity of water distribution mains, sanitary sewer mains and trunks, and stormwater mains and trunks within a development should be in accordance with City standards and confirmed through reviews of a development site servicing plan, a fire flow letter and a sanitary servicing letter as deemed required by The City.
- c. The City should identify any off-site water, sanitary or stormwater system improvements required to be up-sized prior to development.
- d. Depending on the increase in intensity, development application requirements may require a detailed utility infrastructure study, which includes a water network plan and a sanitary servicing study, to demonstrate that the subject site can be serviced. Constraints that are determined with the intensification may require upgrades that would be at the cost of the developer.
- e. The location of utility rights-of-way, easements and public utility lots should be addressed:
 - i. to the mutual satisfaction of The City and the utility companies; and,
 - ii. to accommodate the extension of municipal utilities necessary for development and continued access for maintenance of municipal utilities.
- f. Explore opportunities to relocate any existing overhead utilities underground in conjunction with future public realm/public infrastructure opportunities in Chinatown.
- g. Consider efficiency measures within new development to reduce potable water consumption.
- h. New development application proponents should collaborate with the City of Calgary to explore and evaluate opportunities to potentially reduce fire flow demands. Upgrades may be determined that could be developer-funded.



5.2.3 Stormwater management

The stormwater management system should be designed to adequately and efficiently service redevelopment and adopt Low-Impact Development (LID) strategies where appropriate.

Stormwater management within established older neighbourhoods in Calgary, such as Chinatown, poses a significant challenge. The loss of pervious surfaces expected due to increasing intensification/density in older neighbourhoods, combined with little to no opportunities for incorporating large storage ponds and the increasing impacts of climate change, means that older neighbourhoods need to consider multiple approaches to addressing stormwater management going forward. The following policies are proposed to capture a multi-layered approach to addressing stormwater in the plan area.

Policy

- a.** Existing municipal stormwater infrastructure shall be extended to the site of any new development at the cost of the developer. On-site stormwater detention may be required based on the land use to reduce impacts on pipe capacity.
- b.** The provision, alignment and capacity of any new stormwater mains and trunks within the plan area shall be in accordance with City standards and confirmed through the development site servicing plan (DSSP).
- c.** The stormwater management system for any development should be designed to adequately and efficiently service the development while preserving riparian and wetland areas, where possible.
- d.** Application information submitted should demonstrate how runoff from impervious surfaces will be treated.
- e.** Any requirements for new stormwater outfall discharge locations, maximum allowable release rates, unit area release rates, runoff volume control targets and stormwater treatment should be consistent with the approved drainage plans for the plan area.
- f.** Consider adding low-impact development strategies within new development to reduce stormwater runoff volume and peak flow and treat stormwater as a resource rather than a waste product. Such strategies may include, but are not limited to:
 - i.** source control practices such as absorbent landscaping, bioswales and rain gardens;
 - ii.** rainwater harvesting/reuse for irrigation; and,
 - iii.** redirect surface runoff to landscaped areas, where appropriate.
- g.** Explore potential opportunities for alternative and innovative stormwater management practices integrated with projects such as upgraded transportation corridors and recreational facilities/parks within the plan area.



5.2.4 Flood hazard areas

Climate change models indicate flood events will likely occur more frequently and severely than in the past. Proactive approaches to increasing resiliency in design are required to mitigate risks of overland river flooding and associated hazards such as high groundwater, as Chinatown is located adjacent to the Bow River and within the flood fringe hazard area.

Calgary has undertaken significant work to reduce the risks of river flooding. In the case of Chinatown, a new downtown flood barrier (2024 estimated completion) is being constructed along the Bow River that will provide the neighbourhood with significant flood protection (see Figure 17). Two other flood control structure projects in the area, the West Eau Claire flood barrier and the Centre Street Bridge demountable flood barriers, were both completed in 2018. Other structures that protect the neighbourhood include the Ghost Reservoir on the Bow River, which can hold back water and reduce the impacts of small and moderate floods. Building regulations such as the Land Use Bylaw include flood hazard area requirements that will designate the required elevation to protect the building and the associated mechanical/electrical systems. It should also be noted that the Government of Alberta is currently updating flood maps for Calgary and once completed, this information may have an impact on these neighbourhood-level regulatory tools such as the Land Use Bylaw. Any additional implications on flood hazard area development in Calgary, including Chinatown, will be known at a future date. Finally, because the risk of major floods cannot be completely eliminated, property owners, building managers and residents in Chinatown are encouraged to take steps to make their properties resilient to flooding and have a flood emergency plan.

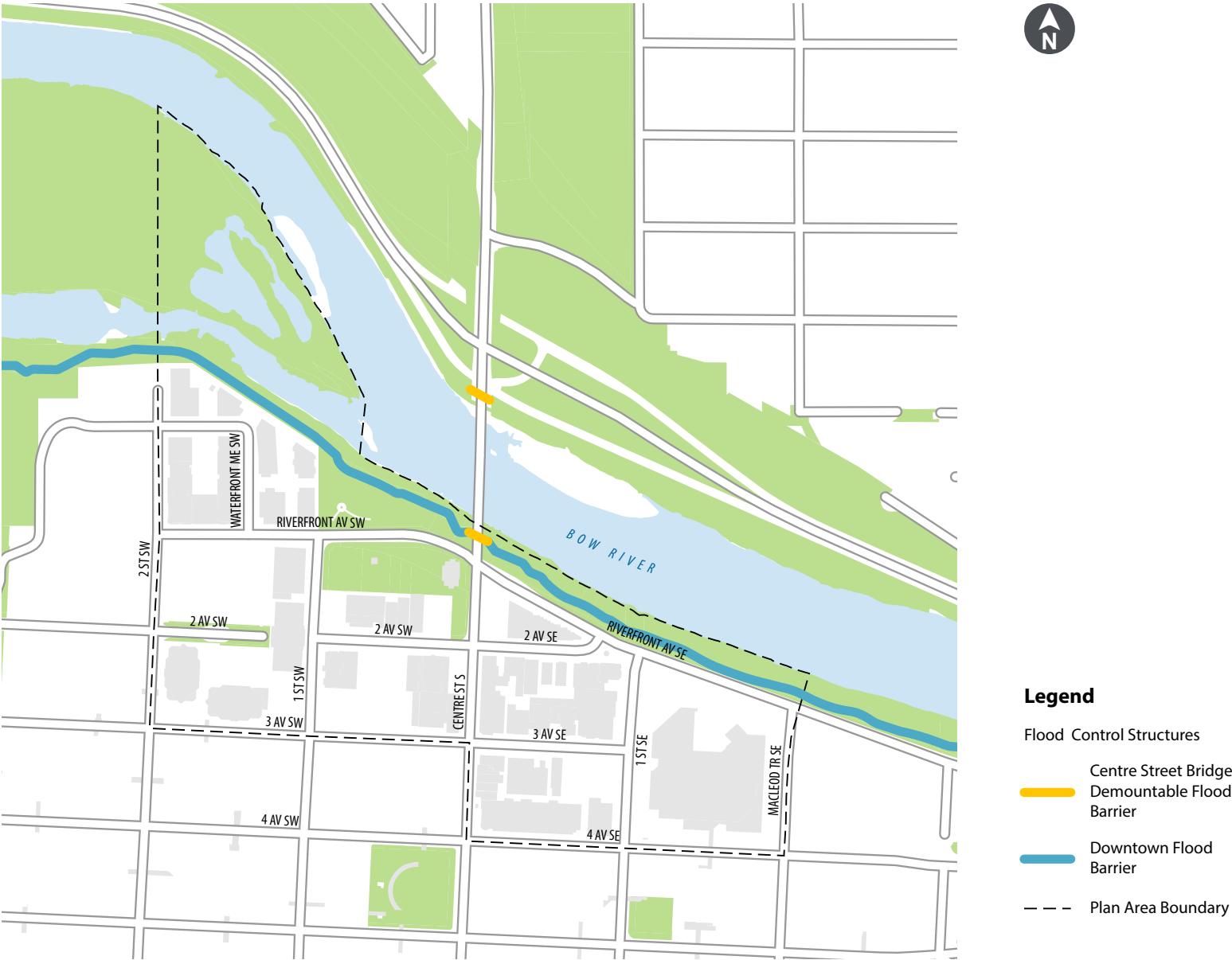


The following policies are proposed to help facilitate flood protection for Chinatown in the future.

Policy

- a. The design of any utility infrastructure should address flood conditions, if applicable, to ensure long term infrastructure resilience including consideration of our changing climate. The design of any new buildings should incorporate higher standard groundwater considerations to ensure that they are designed to address the high groundwater levels associated with a river flood.
- b. No new residential uses shall be allowed to be developed below the designated flood level.

Figure 17: Flood protection



6

Implementation and interpretation



6.1 Policy framework

The Municipal Government Act outlines the purpose and scope of powers for municipalities in Alberta. The Plan is a statutory area redevelopment plan that establishes a long-range framework for land use, urban design, mobility and utilities for the Chinatown neighbourhood. The Plan is meant to be updated periodically as development and change occur, but is envisioned to provide direction for the next 30 years. The Plan has considered and is in alignment with the **South Saskatchewan Regional Plan**. The Plan must be read in conjunction with the **Municipal Development Plan** (MDP) Volume 1, **Municipal Development Plan** (MDP) Volume 2, Part 2, Chapter 4, the **Calgary Transportation Plan** (CTP), and other City of Calgary policy and guiding documents, unless otherwise indicated.

6.1.1 Hierarchy of plans

The Municipal Development Plan

Calgary's Municipal Development Plan (MDP) is a statutory plan that lays out a vision for how the city will grow and develop over the next 30 to 60 years. Together with the **Calgary Transportation Plan (CTP)**, MDP Vol 3 as approved with Bylaw 49P2020, the MDP sets a long-term strategy of a more sustainable city form for Calgary and the transportation networks to serve it. To do so, the MDP encourages growth within the city to make the best use of existing land, reduce the cost of City services, locate residents closer to where they work, shop and play, and support increased mobility options.

The long-range target set in the MDP is to accommodate 50 per cent of Calgary's future population growth to the Balanced Growth Boundary over the next 60 to 70 years, starting in 2009. This acknowledges that there is significant opportunity for changes in Greater Downtown, Activity Centres and Main Streets.

In 2017, Council adopted the **Centre City Guidebook (CCG)**, MDP Vol 2, Part 2, that only applies where a local area plan says that it applies. While the framework, best practices and common policies in the CCG are a starting place for consideration during the development of plans in Greater Downtown, policies in Chapter 4.0: Urban Design of the CCG policies are the only policies that apply to this Plan. See Section 6.2.1(a) and (b) and 6.3(a) and (b) for additional information.

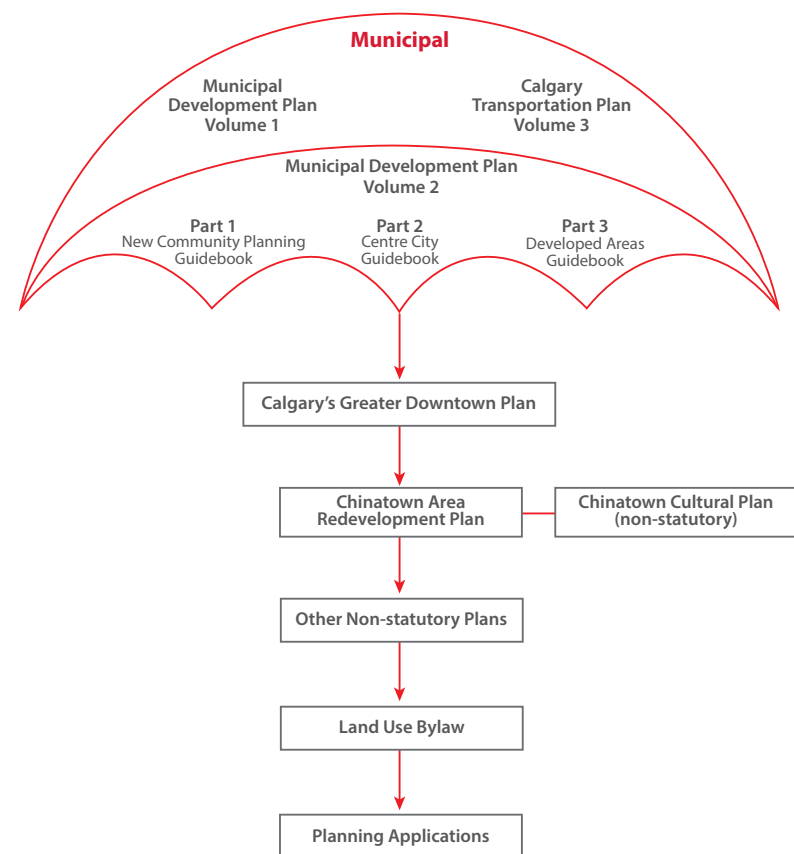
Calgary's Greater Downtown Plan

Calgary's Greater Downtown Plan is a non-statutory plan that sets out the roadmap and commitment to support the reinvention of Greater Downtown. The neighbourhoods of: Downtown Core, Downtown West, Eau Claire, Chinatown, East Village and Beltline are collectively referred to as Greater Downtown. A primary consideration in any new policy work for Greater Downtown, including Chinatown, is the vision and principles outlined in the **Calgary's Greater Downtown Plan**.

Chinatown Area Redevelopment Plan

The **Chinatown Area Redevelopment Plan** serves multiple functions; it provides a neighbourhood specific vision for Chinatown based on stakeholder feedback; priorities that inform the policies and guidance of this Plan; and, actions to achieve the vision.

Figure 18: Policy relationship



6.2 Interpretation

6.2.1 Policy interpretation

- a. In 2017, Council adopted the Centre City Guidebook (CCG), MDP Vol 2, Part 2, that only applies where a local area plan says that it applies. It is recognized that the MDP indicates that the CCG framework should be used and that best practices and common policies from CCG be used as a starting point. However, as the second approved guidebook within the MDP, the CCG was adopted with only two land use categories; Mixed-Use High Density for the neighbourhoods surrounding the Downtown Core and Employment - Intensive for the Downtown Core. The report acknowledged that where a policy doesn't fit based on local context, an area redevelopment plan could exempt itself for something more appropriate. As a diverse neighbourhood, Chinatown requires more than one land use category. Additionally, the MDP underwent significant updates in 2021, making much of the general policy housed in the CCG redundant. For these reasons, the CCG policies for Chapter 4 are the only CCG policies that apply to this Plan.
- b. The policies within Chapter 4 of the CCG will apply to the Chinatown plan area and must be read in conjunction with the Chinatown Area Redevelopment Plan. Where the policies within Chapter 4 of the CCG and this policy plan are different, the difference is intentional and not an inconsistency, because policy has been tailored to the Chinatown area. Where there is an absence of a specific policy within this policy plan, Chapter 4 of the CCG prevails.
- c. The South Saskatchewan Regional Plan (SSRP) establishes a long-term vision for the region using a cumulative effects management approach to guide local decision-makers in land use and watershed management to achieve Alberta's economic, environmental, and social goals. This Plan allows The City to encourage and incentivize more progressive policies related to sustainability and the environment.
- d. The word "should" is explicitly used to further clarify the directional nature of the statement. Policies that use active tense or "should" are to be applied in all situations, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical, or feasible in a given situation. Proposed alternatives will comply with MDP and CTP policies, intent, and guidelines to the satisfaction of The City with regard to design and performance standards.
- e. Where an intent statement accompanies a policy, it is provided as information only to illustrate the intent and enhance the understanding of the subsequent policies. If an inconsistency arises between the intent statement and a policy, the policy will take precedence.

6.2.2 Map interpretation

- a. Unless otherwise specified in this Plan, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute and will be interpreted as such. The maps are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines, roads, or utility rights-of-way. The precise location of these boundaries, for the purpose of evaluating development proposals, will be determined by the approving authority at the time of application.
- b. No measurements of distances or areas should be taken from the maps in this Plan.
- c. All proposed land use classifications, additional policy guidance, road and utility alignments and classifications may be subject to further study and may be further delineated at the land use amendment stage in accordance with applicable policies. Any major changes may require an amendment to this Plan that includes a Public Hearing of Council.
- d. Any change to the text or maps within this Plan shall require an amendment to the Plan that includes a Public Hearing of Council.
- f. Policies that use the words “shall,” “will,” “must” or “require” apply to all situations, without exception, usually in relation to a statement of action, legislative direction, or situations where a desired result is required.
- g. All illustrations and photos are intended to illustrate concepts included in the Plan and are not exact representations of an actual intended development. They are included solely as examples of what might occur after implementation of this Plan’s policies and guidelines.

6.2.3 Figure interpretation

- a. Unless otherwise specified within this Plan, the boundaries or locations of any symbols or areas shown on a figure are approximate only, not absolute and shall be interpreted as such. Figures are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or road or utility rights-of-way.
- b. Unless otherwise specified within this Plan, where actual quantities or numerical standards are contained within the figure, these quantities or standards shall be interpreted as conceptual only and will be determined at the detailed design stage.

6.2.4 Appendix interpretation

- a. The appendices do not form part of the statutory portion of this Plan. The intent of the appendices is to provide information and guidelines to support the policies of this Plan.

6.2.5 Plan limitations

- a. Policies and guidelines in this Plan are not to be interpreted as an approval for a use on a specific site. No representation is made herein that any particular site is suitable for a particular purpose. Detailed site conditions or constraints must be assessed on a case-by-case basis as part of an outline plan, land use amendment, subdivision, or development permit application.

6.2.6 Existing caveats/restrictive covenants

- a. Some parcels in the plan area may have caveats registered against the certificate of title which may restrict development. In some cases, the caveats may not be in alignment with the goals and objectives of this Plan and where such conflicts occur, The City of Calgary supports the direction of this Plan. It is the responsibility of landowners to have caveats discharged from their land title certificate.

6.3 Implementation

6.3.1 Using The Plan

- a. The Plan is intended to be read in conjunction with the following plans, which provide city-wide policy direction as well as policy direction for Calgary's Greater Downtown:
 - i. Municipal Development Plan (MDP Volume 1, Part 1) and Calgary Transportation Plan (CTP); and,
 - ii. Centre City Guidebook (MDP, Volume 2, Part 2) only the policy identified in Chapter 4: Urban Design.
- b. Additional policy and guidance are provided for Greater Downtown through plans such as the non-statutory Calgary's Greater Downtown Plan, Centre City Mobility Plan and the Centre City Urban Design Guidelines.
- c. New concepts and ideas may arise that are constrained by or contradictory to certain policies within this Plan. Where these respond to and meet the intent of the vision of the Plan found in Chapter 2, or offer a creative solution to a particular problem, amendments may be supported. To make any change to the text or maps within this Plan, an amendment that includes a Public Hearing of Council shall be required.

6.3.2 Monitoring

- a. The policies within this Plan shall be monitored over time in relation to development in order to ensure they remain current and relevant. Where determined necessary by Administration, these policies shall be updated through the plan amendment process either generally or in response to a specific issue in accordance with the Municipal Government Act.
- b. To ensure The Plan remains current and relevant, it is proposed that Administration undertake a review and update every 10 years or when significant changes are made to the Chinatown Cultural Plan. Administration should monitor The Plan for: policy interpretation issues; policy gaps; implementation processes; and, changes to corporate objectives.

6.3.3 Review

- a. In reviewing all land use amendment and development permit applications, the Approving Authority should consider the context and compatibility of proposed development relative to the Character Area boundaries.
- b. Development permit applications that impact gateway conditions and landmark view corridors should be referred to the Calgary Planning Commission for decision.
- c. Proponents of land use redesignation and discretionary use development permits for sites greater 5,000 square metres (1.2 acres) should undertake community outreach and seek comments from community groups, including the Chinatown Community Association and Chinatown BIA, prior to formal submission of application(s) to The City.
- d. All land use redesignation and discretionary use development permit applications for sites greater than 5,000 square metres (1.2 acres) shall be circulated for review and comments to community groups, including the Chinatown Community Association and Chinatown BIA.
- e. The Approving Authority may consider alternatives to support climate mitigation and adaptation innovation, including, but not limited to relaxations to the Land Use Bylaw; or, varying building design or development standards such as building setbacks, height, façade articulation or parking requirements.

6.3.4 Amendments

- a. Where an amendment to The Plan is requested through a planning application, the applicant shall submit the supporting information necessary to evaluate and justify the potential amendment and ensure its consistency with the MDP and other relevant policy documents.

6.4 Glossary

Please see the Glossary in the **Municipal Development Plan** for definitions that you cannot find here.

A

active frontage — The portions of a building where the ground floor uses must be commercial to create a more vibrant and safer pedestrian environment and contribute to activity on the streets throughout the day and evening.

arcade — A roofed exterior passageway lined with a colonnade along at least one edge.

articulation — The manner in which the exterior of a building form is designed to include window patterns, materials, colours, textures or significant changes in plane, that together, create visual interest.

assisted living — Where seniors live together but in separate units (rooms or apartments) owned by an organization (for-profit or not-for profit) and formal services are provided such as meals, recreational activities, transportation, and health care services.

C

Centre Street Bridge Demountable Flood

Barrier — This is a temporary barrier that is constructed prior to a flood, and taken down after the flood. The supports are built into the bridge deck and when needed a temporary wall is assembled across the lower deck out of metal posts and panels that secure into the supports on the bridge deck.

Chinatown — Chinatown consists of approximately 24.76 hectares bounded mainly by the Bow River on the north, Macleod Trail S.E. on the east, mainly Second Street S.W. on the west, and Third Avenue S.W. to the south, with a bump-out extending one block south along Centre Street South and two blocks east across Fourth Avenue S.E. The neighbourhood boundaries also include the eastern portion of Prince's Island Park.

Chinese/Asian — A term that refers to China, East Asia and Southeast Asia for the purpose of reflecting the history and current ethno-cultural characteristics of Calgary's Chinatown.

colonnade — A series of regularly spaced columns providing load-bearing support of an overhead structure, such as an arcade.

community — A term to emphasize the bonds that link residents to each other and to the neighbourhood they call home, or to a group with which they share a common interest.

concept — A general notion or idea.

Council — The Council of The City of Calgary.

cultural reference — An important way to intensify the “look and feel” of Chinatown and promote continuity between the building and local character through character defining elements, or cultural expressions (such as culturally appropriate design, Chinese/Asian motifs and signage).

D

density bonus — A planning tool that allows an increase in density of development in exchange for providing public amenities that have a lasting public benefit as identified by the community.

design compatibility — The quality of being “contextual”, respecting local character, human scale, activity level, materiality, pattern and rhythm of the streetscape or block face with designs that are complementary, compatible and will contribute to the overall quality of the neighbourhood. It does not encourage direct imitation of the past or radical departure from the existing context.

Downtown Core — One of the neighbourhoods that make up Greater Downtown. This area is a prominent destination for business, entertainment, culture and events. It is an area of intensive high-rise, high-density development. Buildings in this area incorporate a mix of uses and may have access to the Plus 15 network.

E

ecosystem services — Benefits people obtain from ecosystems, including the provision of services such as food and water; regulating services such as regulation of floods, drought, land degradation and disease; supporting services such as soil formation and nutrient cycling; and cultural services such as recreational, spiritual, religious and other nonmaterial benefits.

equitable housing — Ensuring that municipal systems and processes provide equal opportunities for people to access, obtain, and retain housing that meets needs and preferences.

equity-deserving groups — Communities that identify barriers to equal access, opportunities and resources due to disadvantage and discrimination, and actively seek social justice and reparation. This marginalization could be created by attitudinal, historic, social, and environmental barriers based on characteristics that are not limited to sex, age, ethnicity, disability, economic status, gender, gender-expression, nationality, race, sexual orientation and creed. (Website: www.cka.ca/en/cka-inclusion)

experiential lighting — While lighting can serve more than one purpose, experiential lighting is designed primarily to enhance the environment, not to provide security. This can include lighting of buildings, monuments, public art or pathways. Source: Centre City Illumination Guidelines, 2011

G

gateway — Important transportation connections either to enter the city or to signify entrance into a specific part of the city. Well-designed entrances welcome people and provide a sense of arrival to an important place.

greenhouse gases — Refers to any gas in the atmosphere that absorbs infrared radiation, thereby trapping heat in the atmosphere.

green network — Refers to an interconnected system of regional and local parks, natural spaces and river frontage connected by high-quality people-focused streets (such as a High Street).

H

heritage asset — A privately owned structure, typically constructed before 1945, that significantly retains the original form, scale, massing, window/door pattern and architectural details or materials. Individual heritage assets may not warrant inclusion on the Inventory of Evaluated Historic Resources or consideration as a heritage resource.

heritage resource — Includes heritage buildings, bridges, engineering works and other structures, as well as cultural landscapes such as heritage parks, gardens or streetscapes, culturally significant areas, Indigenous traditional-use areas and sites with archaeological or palaeontological resources. These can be managed by municipal, provincial or federal authorities.

high street — A street that responds to the special character of an area with historic resources or high density retail with concentrated pedestrian movement. It represents a model of the traditional main street with mixed-use, medium- to high-density developments that provide flexible transportation alternatives and comfortable, green, animated and safe pedestrian environments. The pedestrian realm must accommodate a full range of activities from retail to hospitality (patios), as well as other uses.

housing continuum — A visual concept used to describe and categorize different types of housing, from non-market to market housing. Housing continuums are developed to assist with planning and program development.

I

imagineCALGARY — A two-year process initiated by The City and led by the community to create a 100-year vision for Calgary.

inclusion — An environment in which any individual or group is respected and valued, and supported to fully participate in society. In these environments people are included.

Inventory of Evaluated Historic Resources (Inventory) — A growing (non-exhaustive) list of sites that have been assessed by Heritage Calgary according to the Council-approved Historic Resource Evaluation System.

K

kiosk — A small structure in a public area used for providing information or displaying advertisements, often incorporating signage.

L

landmark sites — Prominent sites of high visual impact where buildings are — or would be — recognizable and contribute to wayfinding and placemaking for the neighbourhood. Landmark sites are rare within a neighbourhood and may include hilltops and terminating vistas. They may be buildings, structures such as bridges, memorials or public art. They may also be landscapes that have a special heritage, architectural or cultural significance.

landscaping (soft and hard) — The modification and enhancement of a site in any of the following ways:

- soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and ground cover
- hard landscaping consisting of non-vegetative material such as brick, stone, concrete, tile, wood and other material
- architectural elements consisting of sculptures and the like

lock-off or lock-out units — The design of dwelling units that permits a portion of the dwelling to be divided into two separate sections for the purposes of renting or accommodating additional family members.

M

Municipal Development Plan — The City of Calgary’s vision for how the city grows and develops over the next 30 to 60 years.

multi-generational housing — The design of dwellings with accessibility, flexibility and the needs of larger families in-mind. Specific provisions include the creation of family-friendly (2 and 3 or more bedrooms) multi-unit housing that ensure adequate space that includes kitchen spaces, and appropriate number of bathrooms to accommodate all family members.

N

net zero — A target of completely negating the amount of greenhouse gases produced by human activity, to be achieved by reducing emissions and implementing methods of absorbing carbon dioxide from the atmosphere.

net zero buildings — Buildings that produce as much clean energy as they consume annually, using on-site renewable energy systems. They may have extra insulation, high performance windows and airtightness that minimizes heating and cooling needs. Appliances, lighting and mechanical systems are also energy efficient.

net zero ready buildings — Buildings that are built to the exact same efficiency level as net zero buildings, except that the renewable energy system (e.g. solar panels) have not yet been installed. These buildings are designed and constructed to easily install the renewable energy systems in the future.

P

pathway — A facility for use by walkers and wheelers for recreation and transportation purposes, but where motorized modes are prohibited. The regional pathway system is Calgary’s city-wide linear network.

pedestrians — The term often used for people walking on the street, but it should also be used for people with mobility challenges.

The Plan — Refers to the Chinatown Area Redevelopment Plan.

Plus 15 network — A network of grade-separated pedestrian walkways and bridges, 15 feet above the road grade, which connects developments within Calgary’s Downtown Core.

private realm — Consists of private space or buildings that are visually incorporated into the public realm and allows for limited or no physical access to the public.

promenade — A formally designed pedestrian-priority walkway along the riverfront that includes a walkway and urban features such as benches, garbage disposal and pedestrian-scale lighting.

R

recreation — The City of Calgary defines “recreation” as including sport, arts and culture, and physical and leisure activities.

retail — The sale of goods and services from individuals or businesses to the end-user.

riverfront — Refers to the area alongside the Bow and Elbow rivers.

S

screening — The total or partial concealment of a building, equipment, structure or activity by a berm, fence vegetation or wall.

servicing — The space and facilities used for the delivery and/or removal of material to a residential, retail or commercial property.

semi-private realm — Consists of the space between a building façade and a public sidewalk as well as any private spaces that may be accessible to the public such as the Plus 15 network or enclosed atriums/galleries. Semi-private space ties together linkages and built form in a comprehensive and connected public realm.

setback — An area measured as a distance from a public right-of-way or private lot line restricting building development.

shared micromobility — Shared-use fleets of small, fully or partially human-powered vehicles such as bikes, e-bikes and e-scooters. These vehicles are generally rented through a mobile app or kiosk, are picked up and dropped off in the public right-of-way, and are meant for short point-to-point trips.

special care facilities — Facilities that provide for a broad range of specialized accommodation and care in order to meet a diverse array of neighbourhood needs, including uses in the Care and Health Group of the Land Use Bylaw such as nursing homes, daycares, adult group homes, youth care facilities, rehabilitative homes and transitional facilities. These facilities should be small scale in nature and in a form that fits with the neighbourhood character.

storey — The space between the top of any floor and the top of the next floor above it, or, if there is no floor above it, the portion between the top of the floor and the ceiling above it. It does not include a basement.

strategy — An expression of how and where efforts will be focused to achieve goals.

street level — The elevation of the street where it meets a building or open space interface.

street wall — The base height of a building that defines the vertical edge of the street it faces.

sunlight access — The siting of buildings, including podiums and upper building levels, to maximize sun exposure to adjacent streets, open space and building façade.

T

Tong House — A use which provides for a Chinese family affinity meeting hall and that may include the provision of rooming accommodation with shared washing and cooking facilities. Source: Bylaw number 99D2021.

traffic calming — The combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behaviour and improve conditions for non-motorized street users. Typical devices include traffic circles, curb extension, diverters and speed humps.

traffic signals — A traffic control device used to regulate the flow of vehicles, bicycles and pedestrians through an intersection.

transit service — Refers to all components (type of transit, routes, schedules, et cetera) of providing transit to residents, workers and tourists.

transit station area — The area surrounding a transit station along a primary transit line, such as a light rail transit or Bus Rapid Transit route, that includes enhanced amenities.

transportation demand management — Built facilities or ongoing initiatives that reduce single occupant vehicle trips, such as universal transit passes, secure bicycle parking facilities, showers and changing facilities for workers and/or carpooling incentives.

U

universal accessibility — Creating an environment with no barriers, so that all members of society can access the neighbourhood amenities and participate in the activities of the neighbourhood.

urban design — The practice of giving form, shape and character to the arrangement of buildings, neighbourhoods or the city as a whole. At the more detailed level, it involves shaping the external spaces between buildings and designing their detail and finishes to respond to use, context, climate and building form.

utilities — Facilities for gas, electricity, telephone, cable television, water, and storm or sanitary sewer.

V

view corridors — Defined and discrete views from one point to another point. These may include, for example, views of the Calgary Tower from Centre Street S. or views of the Rocky Mountains from Nose Hill.

vulnerable groups — Groups of people at a higher risk for poor economic and individual health because of social, economic, political and environmental circumstances, including barriers such as illness and disability.

W

walkways, pedestrian — Principally a public linkage for pedestrians only — a right-of-way or easement.



A Appendix

Appendix 1: Planning and engagement process

Project evolution

In 2016, The City led extensive engagement regarding the future of Calgary's Chinatown. This work highlighted concerns about the erosion of the unique cultural identity and viability of Chinatown, including but not limited to programming and investments for the built environment. In the summer of 2018, City Council was unanimous in their support to proceed with the first ever area-based cultural plan for Calgary's Chinatown that would inform a new area redevelopment plan. Council's direction gave way to a multi-year program of projects known as Tomorrow's Chinatown.

Tomorrow's Chinatown Program

Tomorrow's Chinatown was a collaborative program of projects that facilitated working together with community stakeholders. The program includes three projects: **Chinatown Area Redevelopment Plan**; **Chinatown Cultural Plan**; and, renaming James Short Park. to prepare a cultural plan, new culturally informed area redevelopment plan and . The focus of the **Chinatown Area Redevelopment Plan** project was to prepare a new culturally informed area redevelopment plan to ensure that Chinatown thrives as a vibrant, culturally rich place to live, visit, work and do business for generations to come.

The analysis, planning and engagement process for the **Chinatown Area Redevelopment Plan** project spanned over three years in collaboration with the Chinatown Advisory Group and many other stakeholders. While context and public input are an important aspect of policy formulation and part of any planning process, other contributions played a significant role in influencing the content of this Plan by offering different analysis and perspectives.

Contributing influences

There have been many sources of input for this unique project that offered different perspectives and information, they are listed below.

- Contributions made by the Chinatown Advisory Group
- Community and public input
- **Chinatown Cultural Plan**
- **Chinatown Historical Context Paper**, The City of Calgary in collaboration with Heritage Calgary (formerly Calgary Heritage Authority) and The Chinatown Heritage Project - including Heritage Buildings Could Talk: Beyond dim sum, lion dances and empty parking lots, led by Fung Ling Feimo and produced by Heritage Calgary.
- **The Inventory of Evaluated Historic Resources**, Heritage Calgary
- Three Urban Alliance academic research projects:
 - **Identity and Culture in Calgary Chinatown**, by Dr. Matt Patterson, Lindsey Kokaritis, Jacey Magnussen and Jason Yip, University of Calgary, Urban Alliance.
 - **Chinatown Mobility Study: Evaluation of Transportation Network and Market Condition**, prepared by Dr. Kwangyul Choi, University of Calgary, School of Architecture, Planning and Landscape, The Urban Lab.
 - **Chinatown Sense of Place Survey**, led by Francisco Alaniz Uribe, University of Calgary, School of Architecture, Planning and Landscape, The Urban Lab, Sept. 10, 2021.
- Calgary Chinatown-Artist-In-Residency
- Technical analysis
- Chinatown Lunch and Learn sessions
- Landowner / Developer / Industry sessions

The process

Discover

In the Discover Phase, we engaged with the community to understand Chinatown's cultural values, the community's vision for future development, and how those two things intersect. We reached out to Calgarians to discover what people hope for the Chinatown of tomorrow.

Create

In the Create Phase, we had deeper conversations with the community about what the major opportunities and priorities are that should drive the future planning of Chinatown. In conversations focused on specific topics, we discussed what The Plan should aim to achieve with its policy direction.

Realize

In the Realize Phase, we synthesized all that we learned from the engagement process to develop a vision, core ideas, and planning policies to help guide future development in the neighbourhood. The result was the completion of the Area Redevelopment Plan and the initiation of its implementation.

Who we reached



6,000+ people visited the calgary.ca/Chinatown webpage



1,200+ surveys filled out with **1,300+** individual contributions



760+ comments on social media

Communications and engagement overview

Integral to formulation and development of this Plan was the engagement with key stakeholders. Public engagement was a significant input to the preparation of this Plan. It ensured that the needs, priorities and local knowledge are represented in this Plan and that future actions in the neighbourhood will be successfully implemented.

The communications and engagement program for the Council-directed program called Tomorrow's Chinatown provided the opportunity for citizens to participate in meaningful engagement where we sought local and city-wide input that have been used to develop the planning goals for Chinatown.

The multi-year engagement to deliver this Plan occurred from June 2020 to 2022 and focused on obtaining a better understanding of the area and the Chinatown community, looking at many factors that impact the neighbourhood and make it unique. This helped the project team proactively explore ideas with stakeholder aspirations, concerns and viewpoints in mind.

Engagement during a pandemic

In March 2020, The City coordinated a local response to the COVID-19 pandemic and a State of Local Emergency was declared. During the course of the pandemic, a combination of public health orders, restrictions and general guidance made in-person engagements unfeasible, and as such, all in-person public engagement between March 2020 and 2022 was suspended.

Public engagement and outreach for this Plan took place from June 2020 to 2022. Since in-person events were impacted, much of the engagement was conducted online via The City's engagement portal and through online virtual meetings.

Input from all stakeholder engagement was considered by the project team during the formulation of The Plan.

Engagement spectrum, capacity-building and inclusiveness

The Engage Spectrum level for this project was 'Consult' which can be explained as; we will consult with stakeholders to obtain feedback and ensure their input is considered and incorporated to the maximum extent possible. We undertake to advise how consultation impacted the decisions and outcomes.

Prior to starting formal engagement, the project commenced with an educational focus to increase knowledge about planning and development to enable participants to effectively contribute to the process. This included conversations on how the emergence of cultural planning can benefit the planning process. Community stakeholders were consulted on the project's scope and information was shared on how an area redevelopment plan fits into our city-wide goals. A plain language and transparent communications approach were consistently applied in our materials.

An inclusive engagement process was achieved through:

- Facilitation and providing equal and accessible opportunities to participate in all aspects of outreach and engagement
- Prioritization of translating all engagement portal content into Traditional and Simplified Chinese
- Accommodation and provision for translation services in real-time (virtually) for focus groups
- Collaboration with senior's service agencies to ensure that senior's voices were heard and included
- Communications and marketing initiatives that included radio, print, and online advertising and social media in Traditional and Simplified Chinese text to draw attention to engagement opportunities

Tomorrow's Chinatown Advisory Group

One of the foundational pieces of the Tomorrow's Chinatown program engagement included the recruitment of the Tomorrow's Chinatown Advisory Group. The Advisory Group (AG) was designed to accommodate those stakeholders with more committed interests and more time to offer to the program; where we could have more technical conversations, a deeper dive into both cultural and planning matters and build off the knowledge gained at each session.

The purpose of the AG was to advise and work with The City's program team to develop the **Chinatown Cultural Plan** and the Chinatown Area Redevelopment Plan; and to provide support and advocacy for the Tomorrow's Chinatown program within respective community networks. The AG served as a sounding board to The City's project team and participated in more detailed dialogue about the broader planning interests of Chinatown with a focus on big ideas and actions/opportunities for future growth. In total there were (15) formal AG meetings held since June 2020.

The AG is comprised of a broad range of stakeholders and has 25 members. Membership is comprised of:

- Three (3) members representing the general community
- One (1) member from the Calgary Chinatown Community Association
- One (1) member from the development industry
- Two (2) members from the Chinatown Business Improvement Area
- Four (4) members from arts and culture organizations or affiliated with post-secondary institutions
- Nine (9) members from a religious or ethno-cultural organization or society
- Two (2) members from a healthcare, education or social service agency
- Three (3) members representing youth, sports, fitness, recreation or tourism organization

Appendix 2: Climate risk profile

Chinatown

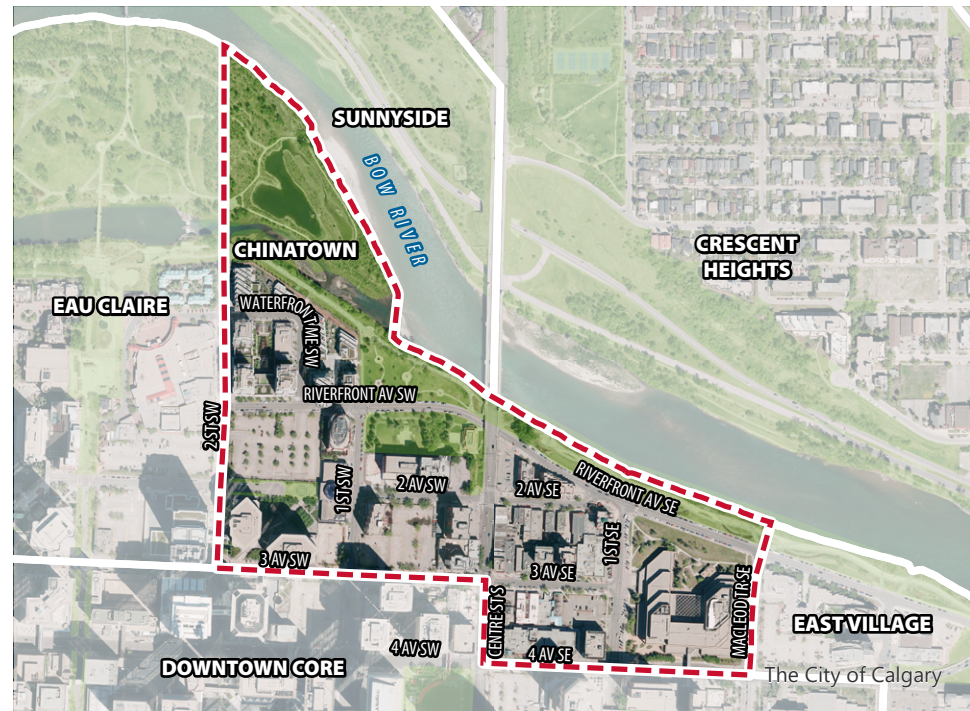
Chinatown, like all neighbourhoods in Calgary, will experience impacts of climate change. The City of Calgary is creating climate risk profiles to provide a detailed understanding of climate change risks and opportunities to create climate resilience in each community in Calgary.

Climate risk is determined by three factors:

- **Climate change hazards:** Events made more intense and/or frequent by climate change that may cause loss of life, injury, health impacts, damage to property, livelihoods, services, and the environment.
- **Exposure:** The presence of something of human value in a place that could be impacted by a climate change hazard.
- **Vulnerability:** The characteristics of a place and people that make hazards more impactful.

A risk score is assigned to each community, which reflects the relative risk of climate change in that community compared to others in Calgary.

Risk is assessed for both the present and 2050. Risk in Chinatown is below the city average but is expected to rise significantly by 2050.



Legend

- Chinatown Area Boundary

Sources of Vulnerability



Social Environment

Social vulnerability to all climate hazards in Chinatown is moderate due to the comparatively dense and older population of Chinatown. The presence of these vulnerable groups within the neighbourhood is higher than other Calgary neighbourhoods, which increases sensitivity to climate hazards, particularly extreme heat. Chinatown's presence as an established mixed-use area may provide some protection from climate hazards as residents can access critical services and providers within their neighbourhood.

- There are many people over 65 and under 5 in Chinatown, who may have challenges preparing and responding to disasters
- There are many people in Chinatown who do not speak English as a first language, who may have challenges getting information about climate hazards and how to respond
- Many people in Chinatown live alone



Built Environment

Built systems in Chinatown are moderately vulnerable to all climate hazards due to the age and condition of dwellings. Transportation, infrastructure and park assets are in close proximity to the Bow River and may be impacted by flooding. Major flood works to protect the neighbourhood were under construction in 2021.

- There are many older dwellings and dwellings in poor condition in Chinatown
- Over half the surfaces in Chinatown are paved, which can worsen urban heat effects and floods
- Stormwater pipes and drains in Chinatown are older and therefore can handle less water and are more likely to be damaged



Natural Environment

Natural systems in Chinatown are moderately vulnerable to extreme heat and higher average temperatures due to the poor health of some parts of the parks, riparian areas, and public trees.

- Chinatown has few natural areas and trees
- Park and natural spaces in Chinatown and along the Bow River are in poor condition and damaged by human activity, climate change, and recent floods



What are we doing about it?

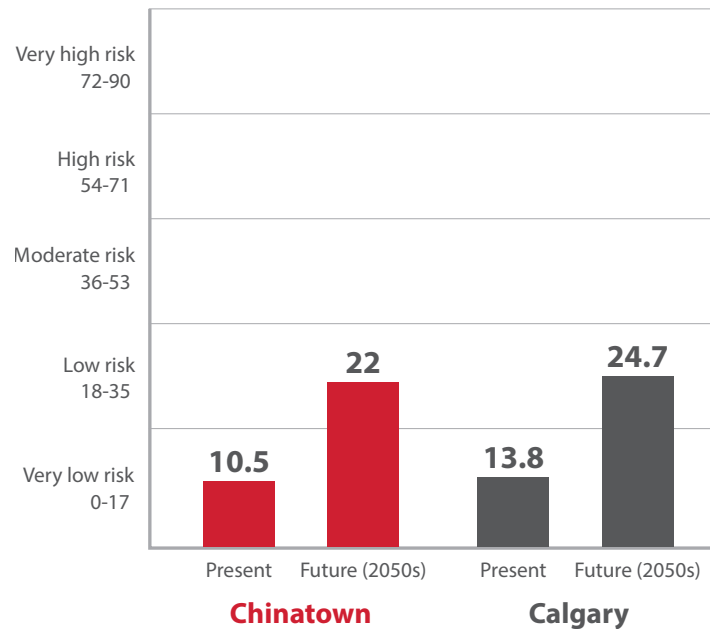
Climate resilience direction within The Plan related to new development, major renovation, and redevelopment projects should:

- Include climate resilient features like cooling systems, green roofs, and permeable native landscaping
- Exceed minimum landscaping requirements for trees and soft surfaced areas to reduce extreme heat and stormwater flooding;
- Not destroy healthy trees on public or private lands
- Incorporate back-up renewable power generation
- Include affordable housing units

Community Climate Risk Score

A Community Climate Risk Score is a relative ranking system for climate risk across all communities in Calgary. The index includes exposure, vulnerability, and risk scores for six climate hazards (meteorological drought, higher average temperatures, extreme heat, severe storms, river flooding, and short duration high intensity precipitation). The index can be used to find the highest risk communities and compare levels of risk across communities. It can also be used to measure change in community risk scores over time.

Climate Risk Score



Top climate hazards for Chinatown



River flooding

Floods will become more frequent due to climate change



Extreme heat

Climate change will result in more frequent, longer, and intense heatwaves



High intensity precipitation

Climate change will result in more intense rain and snow events that can cause floods

Appendix 3: Public realm strategy

Overview and objectives

To sustain and grow Chinatown's vitality, there must be public realm improvements that reflect the community's history and cultural presence. Chinatown's prime location in proximity to the river, transit and offices are great assets. However, what sets Chinatown apart from any other neighbourhood is its cultural identity and unique historic resources. As any older neighbourhood, it is challenged by aging infrastructure and space in the road rights-of-way for the needs of everyone. Chinatown will continue to evolve over the coming decades. Investment in the public realm and infrastructure will impact the future success of Chinatown as a place where people want to live, visit and set up businesses.

The following objectives are intended to guide decisions for public realm improvements in Chinatown:

- Facilitate social connections through access to a variety of great places.
- Reinforce the unique identity, culture and history of Chinatown through architecture, art, signage and any other public or private realm redevelopment.
- Improve safety and comfort for all ages and abilities to enjoy public places.
- Improve the mobility experience to support all travelers.
- Celebrate, protect and enhance heritage assets.
- Strengthen neighbourhood gateways, edges and landmarks.
- Leverage community partnerships to ensure redevelopment, infrastructure projects and programs contribute to the vision for Chinatown.

The actions outlined in this section provide high-level, neighbourhood-wide options to get to the future envisioned in The Plan. The identified actions represent opportunities that were identified by stakeholders through public engagement conducted over the duration of the Tomorrow's Chinatown project.

Proposed actions in this section could also provide high-level, strategic direction to inform investment decisions. Further detailed analysis and study for each option identified will be required and require engagement with area stakeholders as appropriate.

This section is intended to be revised over time as local growth occurs, actions are evaluated or completed and/or new options are identified through subsequent stakeholder engagement and City departmental prioritization.

Strategic direction

Chinatown has distinctive features and opportunities that informed the proposed future actions in this section. To achieve Chinatown's vision and core ideas, there must be sustained action in each of the following areas: placemaking; the green network; and, mobility.

Placemaking

Chinatown has several special places; however the opportunity exists to enhance the public realm and these places to support the culture and heritage of the neighbourhood to meet the needs of the community.

Culture

- Implement an overhead lantern program.
- Provide better wayfinding signage that is multilingual for people walking and wheeling to and through Chinatown, especially at public transit system stations close to Chinatown.
- Support a façade improvement program in Chinatown to provide an incentive for beautification and restoration of business frontages.
- Support the use of murals on private property that depict the history of Calgary's Chinatown and aspects of Calgary's Chinese/Asian culture.
- Contribute towards efforts to archive, curate, transfer and store documents, images and videos from Tong Houses and other neighbourhood-based cultural organizations that add to the history of the neighbourhood and the overall city.

Heritage

- Adopt new funding and incentive roles to ensure that the appreciation of heritage value does not lead to the displacement of — but instead new opportunities for — cultural groups, programs and activities.
- Explore how the Canton/Ho Lem Blocks, National League Hall and other historical spaces can be revived with experiences, neon signs and art works in the alleyway and façades and rooftops.
- Explore the (re)naming of sites, streets and buildings to better reflect or interpret the area's heritage.
- Consider cultural reference in the implementation of public and commemorative art.
- Explore ways to increase awareness and appreciation of Indigenous heritage in the Chinatown area, including through collaborative artwork and interpretive features. Celebrate the relationships and friendship between the Chinatown community and Indigenous peoples, such as at or near the site of the former Friendship Centre.

Cultural Centre

- When opportunities exist, enhance the Calgary Chinese Cultural Centre as the most prominent landmark in Chinatown by incorporating innovative design and placement of signage and lighting on the building façades, as well as street interface improvement adding character defining elements, without compromising the integrity of the iconic building.
- The public realm west and east of the Calgary Chinese Cultural Centre should be upgraded with new infrastructure, utilities and street furniture to facilitate vibrant streets and plazas that accommodate cultural events in all seasons.

Gateways

- New gateway or landmark enhancement features should be supported at strategic locations to encourage pride and identity and strengthen the edges of Chinatown, while providing character and scale transition between Chinatown and adjacent neighbourhoods.

Alleyway activation

- When opportunities exist, privately-owned undeveloped spaces behind heritage resources labeled #1 and buildings along 2 Avenue S.E. labeled #2 in Figure 20 should be explored as potential 'alleyway' gathering spaces. An informal space (labeled #1 in Figure 20) has already benefited from community-level activation with public art and interpretive historic features and demonstrates potential for enhanced activation of this and/or other 'alleyway' spaces as gathering places with small business integration.
- If supported by impacted property owners, The City should explore further opportunities to support one or more publicly accessible 'alleyway' spaces in the Heritage Core character area, including improvements to safety, lighting, pedestrian connectivity, usage and placemaking.
- In collaboration with impacted property owners, The City should investigate available resourcing that could be used to reach a consistent access agreement or fund required upgrades.

Green Network

Chinatown's publicly accessible private and public open spaces and associated amenities provide important benefits to the residents and wider community. These are places where residents gather, celebrate, learn and play. Continued support and investment in these facilities is necessary to allow them to continue to thrive. Action should be taken in the following areas:

General

- Calgary's Greater Downtown Plan outlines a network of parks and open spaces that are part of the green network. As these build out, the green network grows. This includes improved connections to the Bow River, urban plazas and Sien Lok Park.
- As the population of Chinatown increases, The City should investigate opportunities for acquisition of additional land for parks, arts, culture and recreation purposes. Additional open space acquisition may occur through donation, land purchase, or other means (such as public access easements).
- Assess and upgrade public lighting along the river pathway system and other Chinatown parks as needed to ensure user safety and usability at night.
- Amend the Land Use Bylaw to make consistent the sunlight protection rules for the riverbank promenade throughout the Greater Downtown area and add sunlight protection rules for Sien Lok Park.
- Support restoration of native habitat within natural areas to enhance ecological connectivity and carbon sequestration potential.
- Support a Chinese-inspired garden design.

Sien Lok Park

- Sien Lok Park is a significant cultural landmark and key open space resource in Chinatown. It connects directly to the Riverbank Promenade and is an important gateway into the neighbourhood from adjacent areas. It is a reminder of Chinatown's historic resilience and should be a significant hub for the neighbourhood. To beautify, activate and increase the cultural significance of the park, the following actions should be considered:
 - Support the planned enhancements to Sien Lok Park.
 - Improve the road crossing between both sides of the park.
 - Allow uses which activate the park such as temporary food stalls or temporary sales stalls.
 - Identify funding for capital upgrades to Sien Lok park and the adjoining open spaces.
 - Support culturally inspired amenities (from the **Chinatown Cultural Plan**).
 - Retain public art that expresses Chinatown's history and culture.
 - Enhance the cultural character by incorporating traditionally inspired, contemporary garden design elements (e.g. featured entrance gateway, meandering pathways, seating areas, gathering hubs, interactive public art, play zones, experiential lighting, featured spaces for programming, virtual storytelling components, etc.).

Mobility

Mobility infrastructure is a critical element of a public realm strategy. How people move and/or linger in the public realm significantly impacts the vitality of a neighbourhood.

Centre Street S.

- Centre Street S. acts as a neighbourhood divider, but with the right improvements, could be a neighbourhood connector.
 - Develop strategies to re-knit the urban fabric, connect people to and through the neighbourhood and improve accessibility and permeability for all modes of transportation.
 - Increase signal timing and explore intersection improvements along Centre Street S. to give pedestrians more time to cross.
 - Allow additional space in the public right-of-way to enhance pedestrian amenities.
 - Support the progression of transit priority in the corridor to transition from the current peak direction lane reversal to dedicated transit-only lanes.
 - Explore additional bollards or planters at the northwest corner of 4 Avenue S. and Centre Street S. to increase pedestrian safety from errant vehicles.
 - Improve the curb radius to slow right hand vehicle turning movements and improve pedestrian safety at the southwest and northeast corners of Centre Street S. at 2 Avenue S.

3 Street S.

- Replace jersey barriers dividing the sidewalk from vehicle lanes with a safe and attractive alternative that uses a smaller footprint.

Parking

- Chinatown is an ideal location to pilot innovative parking strategies as well as curbside management initiatives that aim to make more efficient use of constrained spaces.
 - Conduct a thorough review of parking in the area to determine the needs and utilization.
 - Explore technology that supports smart parking and city-led initiatives for curbside management.
 - Pilot innovative on-street loading and curbside management initiatives to improve the effectiveness and efficiency of loading in dedicated vehicle parking stalls.

Connections

- Provide a network of pedestrian and bicycle facilities that will link the open space network to the surrounding neighbourhoods, the regional pathway and citywide park and open space system.
- Conduct a thorough review of wayfinding signage for Chinatown.
- Provide wayfinding signage to identify all gateways, parks and open spaces and other public gathering places as necessary.
- Re-establish of the urban grid through the Harry Hays site.



Chinatown Cultural Plan

There is opportunity for a stronger (funding) relationship between the Cultural Centre and City of Calgary, based on a renewed vision, and working as close partners on promotion, programming and facility upgrades.. — **Action B3.3**

Centre Street S. requires a full rethink to no longer act as a divider. — **Action E1.2**

Zero carbon mobility

- Prioritize mobility infrastructure investments that support:
 - improved air quality and reduced transportation-related greenhouse gas emissions;
 - vibrant public space and street designs that encourage active, low carbon travel options including walking, wheeling and biking; and,
 - deployment of car sharing programs, low-carbon and electric vehicles.

Figure 19: Chinatown strategic investments

Projects – Completed, underway, designed

Park / Plaza Projects

- (A) Eau Claire Promenade

Streetscape Enhancement

- (B) Centre Street from Bridge to 4 Avenue S. conceptual design
- (C) 3 Avenue S. walking and wheeling upgrades

Project and Programs

- (D) North Central BRT and dedicated transit lanes on Centre Street
- (E) Future Public Transit System Station at 2 Avenue S.W.
- (F) Downtown flood barrier and Eau Claire Promenade

Projects – Future

Park / Plaza Projects

- (G) Sien Lok Park upgrades
- (H) Centre Street and 2 Avenue S.W. enhance gateway feature and open space
- (I) 4 Avenue S.E. and Centre Street improve and enhance plaza space and transit stop/station area
- (J) Enhance the Calgary Chinese Cultural Centre

Streetscape Enhancement

- (K) Centre Street between 2 and 4 Avenue introduce overhead gateway features
- (L) Centre Street S. and 4 Avenue S. repurpose parking to increase the public realm and potentially BRT station
- (M) Centre Street between 2 and 3 Avenue increase and enhance the pedestrian space
- (N) 1 Street S.W. activation
- (O) Potential green network upgrades

Project and Programs

- (P) Heritage Core Alleyway Activation Program
- Develop a consistent furniture palette that incorporates cultural references with ample seating opportunities (all streets in Chinatown).



Legend

- Green Network
- - - Potential Green Network
- Existing Parks/Plaza
- Streetscape Enhancement
- Future Public Transit System

The illustration is for conceptual purpose only.

Figure 20: Alleyway opportunities



The illustration is for conceptual purpose only.

Spotlight

The illustration above imagines the future of the alleyway in the Heritage Core area. Privately-owned undeveloped spaces behind buildings along 2 Avenue S.E. should be explored as potential 'alleyway' gathering spaces. An informal space (item 1) has already benefited from activation with public art and interpretive historic features. There is potential for further enhancements and activation.

The future alleyway enhancement and activation needs:

- a.** Property owner support and involvement for public accessibility.
- b.** Improvements for safety, lighting, pedestrian connectivity, usage and placemaking.
- c.** Parking alternatives for business owners.
- d.** Regular cleaning and maintenance.

