

Growth Plan Alignment Statement

Chinatown Area Redevelopment Plan

Growth Plan Policies	City of Calgary Rationale
3.1 Blueprint for Growth	
3.1.1 Region-Wide Policies	<p>The plan area for the Chinatown Area Redevelopment Plan is entirely within the municipal boundary of The City, and no portions of the plan area are shared with another jurisdiction.</p> <p>The plan area is located within Calgary’s Greater Downtown, which does not include, nor is it adjacent to, agricultural land. However, the policies of section 3.3.1 encourage opportunities for food production such as rooftop gardens or edible landscaping.</p> <p>The Chinatown Area Redevelopment Plan supports a residential- mixed use land use typology that will enable institutional, recreational and cultural services to operate.</p>
3.1.2 Preferred Placetypes	<p>The plan area is predominantly the Preferred Placetype Infill and Redevelopment with additional lands for Parks and Open Space and Natural Areas.</p> <ul style="list-style-type: none">• The Plan provides opportunities for more people to live and work in Chinatown, which allows for a better use of land and public infrastructure and encourages a more compact urban form• The plan aims to ensure a wide variety and mix of housing types and unit sizes to accommodate different household types and lifestyles that encourage social diversity.

	<ul style="list-style-type: none"> • The Plan area is located in the north central part of Calgary's Greater Downtown. The plan area is well connected to public transit and adjacent to a future LRT station, and supports and encourages options for walking, bicycling and wheeling. • The plan area includes civic facilities which provide athletic, arts, and cultural amenities and community space to gather and socialize. Chinatown's existing pedestrian corridors are vibrant and lined with a mix of small-scale retail shops and restaurants. • The Plan area contains local and regional parks and open spaces, natural spaces and connections to the Bow River and river pathway system. <p>The plan does not contain the Masterplan Communities or Mixed-use/TOD Placetypes.</p>
<p>3.1.3 Preferred Growth Areas</p>	<p>The Chinatown Area Redevelopment Plan supports a more compact, complete and climate resilient neighbourhood. Removing barriers and encouraging redevelopment in one of Calgary's oldest neighbourhoods makes efficient use of existing infrastructure and brings people closer to services and amenities, resulting in reduced greenhouse gas emissions.</p> <p>Protecting Calgarians from floods is a top priority for The City, and the plan supports the implementation of flood mitigation measures from Calgary's Flood Resilience Plan approved by Council in 2017. These include flood barriers and stormwater improvements will ensure Calgary is protected against a 2013-level flood on the Bow and Elbow Rivers. The Downtown Flood Barrier will extend from the Peace Bridge to Reconciliation Bridge and lower the risks of flooding in the downtown core, including Chinatown, East Village and Eau Claire communities.</p> <p>In the coming decades, the plan estimates an additional 1600 new units coming into Chinatown that will see the current population increase by approximately 80% to about 5000 residents. Based on 2016 Data, Chinatown achieved a job and population intensity number of over 350 jobs and people per hectare. In the next 3 decades or so, the plan is forecasted to increase this figure to over 500 jobs and people per hectare. Located in close proximity to the downtown core, in 2019 Chinatown had over 220</p>

	<p>businesses and service providers located within the plan area. Over the coming decades the number of businesses, services and not-for-profit organizations are anticipated to increase for a total of 5000 jobs forecasted within the plan area.</p>
<p>3.1.4 Placetype Targets for Population Growth</p>	<p>All residential dwelling units within the plan area will be located within the Infill and Redevelopment Preferred Placetype. The plan does not contain the Residential Community Placetype.</p>
<p>3.1.9 Joint Planning Areas</p>	<p>The plan is not located within a Joint Planning Area</p>
<p>3.1.10 Existing ASPs and ARPs</p>	<p>Not applicable</p>
<p>3.2 Economic Wellbeing</p>	
<p>3.2.1 Municipal Development Plans</p>	<p>The Chinatown Area Redevelopment Plan recognizes that moving around the city should be safe and convenient for people of all ages, genders, incomes and abilities. Within the plan, mobility refers to a well-connected network that includes options for walking, bicycling / wheeling, taking transit, and using personal vehicles. The goal of the mobility policies is to enable people with various travel choices that meet a variety of needs and preferences year-round.</p>

	<p>Section 5.1 of the plan provides the specific policy framework to guide the review of planning applications for development that contributes to publicly accessible amenities, infrastructure and facilities.</p> <p>Based on the context and highly urbanized setting within Calgary Greater Downtown, industrial uses are not permitted within the plan area.</p>
<p>3.3 Protect and Enjoy the Environment</p>	
<p>3.3.1 Flood Prone Areas</p>	<p>Chinatown is located adjacent to the Bow River and within the flood fringe hazard area. Climate change models show flood events will likely occur more frequently and severely than in the past. Proactive approaches to increase flood protection in design are required to help avoid risks of overland river flooding and associated hazards such as high groundwater.</p> <p>Chapter 5, Section 5.2.4 of the Chinatown Area Redevelopment Plan provides policies that are proposed to help facilitate flood protection for Chinatown in the future</p>
<p>3.3.2 Environmentally Sensitive Areas</p>	<p>Map 7: Growth plan placetype alignment includes 100m around the plan area indicating Environmentally Sensitive Areas.</p> <p>Environmental Screening Reporting Requirements for REF Applications</p> <p><u>Brief overview of Statutory Plan:</u> The Chinatown Area Redevelopment Plan is a long-range plan that guides future growth and change in Chinatown. The plan area is 24.76 ha and corresponds to the Census of Canada boundary for Chinatown in the north central part of Calgary's Greater Downtown. The plan area 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 3 Avenue S.W. west of Centre Street S. and 4 Avenue S.E. east of Centre Street S. to the south.</p>

Brief overview of Assessment Methods:

GIS files Ecological Network, Amphibian Connectivity Network, Parks Asset Reporting & Information System (PARIS), and habitat recognisance.

Summary of Findings – Does the plan area or within 100m of the plan area include any of the following?

a. Areas maintaining the provision of water quality and quantity and providing protection against drought and flooding events

Yes No

The area is adjacent to the Bow River within Calgary. Within the plan area, The City of Calgary has constructed a flood barrier along the river, reducing flood risk and potential damages in Chinatown and greater Downtown area. The barrier is located on City land and extends on either side of the Plan area from the Peace Bridge (7th St SW) to Reconciliation Bridge (4th St SE).

Does this finding require an Environmental Study be conducted?

Yes No

b. Area providing habitat for identified local species of interest, designated species of conservation concerns (SCC), or identified local species group

Yes No

High beaver activity, including lodges and feeding piles, reconstructed wetland habitat for waterfowl, Prince's Island Park high goose population in the summer, wetland and urban forest songbirds, and Great Horned Owls nesting.

Does this finding require that an Environmental Study be conducted?

Yes No

c. Area providing rare, unique or biologically diverse ecosystems or unique landforms

Yes No

Part of the Riparian Ecosystem, and the Bow River Corridor. Both are unique and biological diverse ecosystems.

Does this finding require that an Environmental Study be conducted?

Yes No

d. Areas contributing to other important ecosystem functions or services at a regional or local scales.

Yes No

Part of the Primary Ecological Network for The City of Calgary, while the model for this layer ends at the City boundaries, the Bow River corridor provide connectivity to regions outside of the City. No sites were found as part of the Amphibian Connectivity Network.

Does this finding require that an Environmental Study be conducted?

Yes No

Recommendation

a. Is an Environmental Study required for this Area Structure Plan or Area Redevelopment Plan?

Yes No

b. Provide a brief rationale for the recommendation

The Plan is an Area Redevelopment Plan that intends to intensify existing parcel areas and aims to protect the parks and open spaces within the plan boundary. The Plan responds to natural areas by supporting the protection, preservation and rehabilitation of ecological processes and functions. Specific policies aimed at protecting natural areas include:

Policy 3.1.2.2 Natural Areas

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.

The City of Calgary has a robust understanding of environmentally sensitive areas with greater protections in place in areas adjacent to waterways. There is not a need for an Environmental Study due to the robust policies, existing data of environmentally sensitive areas within the plan boundary and the limitations of future development in natural areas.

3.4 Water Stewardship	
3.4 Water Stewardship	<p>Natural Areas within the City of Calgary are characterized as areas that offer 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. Within the Chinatown Area Redevelopment Plan boundary, these areas include a range of amenities such as pathways, parks, river access points, and gathering spaces.</p> <p>Section 3.1.2.2 of the plan includes a framework that intends to ensure that human uses and activities at and adjacent to the natural areas should be designed and managed in order to mitigate negative impacts to such areas.</p> <p>The policies of the plan offer protection to the characteristics and functions of natural areas that contribute to biodiversity and provide ecosystem services.</p>
3.5 Shared Services Optimization	
3.5.1 Transportation & Transit Corridors	<p>Transit service is a 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. The future Light Rail Transit (LRT) corridor runs along the Chinatown / Eau Claire border, with a station near 2 Avenue S.W.</p> <p>The Chinatown Area Redevelopment Plan identifies corridors on maps within the plan and captures comprehensive planning for sites located along the LRT corridor, see sections 3.1.3 and 3.2.1 – specifically Map 3 Density Concept.</p>

	Finally, policies of section 5.1.3 of the plan guide transit connections along corridors and speak to the customer experience in Chinatown.
3.5.2 Energy & Utility Corridors	Not applicable as the plan area does not include regional energy and utility corridors
3.5.3 Planning and Protection for Regional Corridors	Not applicable