

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

	<ul style="list-style-type: none"> • 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. • 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</p>

	<p>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 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

As per Growth Plan Policy 3.3.2.1(c) an Environmental Study is required if an Environmentally Sensitive Area is located on or within 100 metres of the plan

Environmental Study Reporting Requirements for REF Applications

1. Overview of Environmental Studies

Riparian Areas Mapping Project – Phase 2 Technical Report Riparian Area Opportunities (& supporting maps)

Conducted by O2 Planning & Design

October 25, 2013

Riparian Management Zones in Chinatown ARP area identified as Conservation (Prince's Island Lagoon), recreational (Pathway system and open spaces adjacent to river) and developed (built areas of Chinatown ARP).

The Riparian Areas mapping project utilized Marxan modelling, citywide datasets and Cows and Fish Riparian datasets as inputs.

Habitat Condition Rating (HCR) Surveys

Conducted by City of Calgary Parks Ecologists and Fiera Biological Consultants
2021

These surveys are completed every 5 years in City parks with natural area components. For the Chinatown ARP area, surveys were completed in 2014 and 2021 for Prince’s Island lagoon and in 2018 for the Chinatown riverbank park. HCR survey results are used by parks operations to plan management and restoration activities in natural areas. Data from surveys were reviewed to inform mitigation measures.

Desktop Analysis of Environmentally Significant Areas within the China Town ARP

Conducted by City of Calgary Parks Ecologists
2021

The Parks Ecologist reviewed the proposed development to understand its impacts on the environment and developed mitigation strategies and policies to be included in the ARP. The Environmental Planning Ecologist performed site visits, reviewed existing environmental studies, and utilized their extensive working knowledge throughout the desktop analysis.

The results and recommendations of the above environmental studies and the review of other City data by the City Environmental Planning Ecologist informed the mitigation measures and other natural area policies in the Chinatown ARP.

2. Overview of Environmental Study Findings – See Appendix 1 attached below

3. Study Conclusions

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.

The City of Calgary has a healthy understanding of environmentally sensitive areas with greater protections in place in areas adjacent to waterways. A detailed desktop analysis was completed in addition to the existing City-wide studies. The desktop analysis outlined potential impacts of the proposed development to environmentally sensitive areas including the River. Based on

	<p>the analysis, policies were developed to manage, mitigate and promote these areas of interest. The Chinatown ARP contains robust policies to mitigate potential impacts of development on the identified Environmentally Sensitive Areas. The Plan includes policies and guidelines for climate mitigation and adaptation to support Chinatown’s transition toward a low-carbon economy and a more resilient and sustainable future. Natural areas are encouraged to be protected and human uses and activities should be designed and managed to mitigate negative impacts to natural areas. Chinatown is located adjacent to the Bow River and within the flood fringe hazard areas, proactive approaches to increase flood protection is required to help avoid risks of overland river flooding and high groundwater. Calgary has undertaken significant work to reduce the risks of river flooding with the construction of flood barriers, building regulations within the land use bylaw, and policies within this Plan and the Municipal Development Plan.</p> <p>The City of Calgary also has the following citywide non-statutory policies to guide planning and development:</p> <ul style="list-style-type: none"> - Bird Friendly Urban Design Guidelines - Biodiversity Policy - Calgary Climate Strategy – Pathways to 2050 - Calgary’s Greater Downtown Plan - Calgary River Valleys Plan - Habitat Restoration Project Framework - Natural Areas Management Plan - Riparian Strategy: Sustaining Healthy Rivers and Communities - Source Water Protection Policy - Source Water Protection Plan - Riparian Action Program <p>These studies inform the desktop analysis performed for the Chinatown ARP and provide for direction on the policies and mitigation tactics.</p>
<p>3.4 Water Stewardship</p>	

<p>3.4 Water Stewardship</p>	<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>
<p>3.5 Shared Services Optimization</p>	
<p>3.5.1 Transportation & Transit Corridors</p>	<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> <p>Finally, policies of section 5.1.3 of the plan guide transit connections along corridors and speak to the customer experience in Chinatown.</p>

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

Appendix 1: Overview of Environmental Study Findings

Name/ Description of Identified ESA	Potential Impacts of Proposed Development	Recommended Mitigation Measures	Identify Mitigation Measures
Bow River	<ul style="list-style-type: none"> - Risk of overland river flooding and high groundwater can impact public safety and result in property damage - Source water protection 	<ul style="list-style-type: none"> - Reducing development in the Floodway - Flood risk reduction measures incorporated into development in the flood fringe and overland flow areas to reduce the amount of damage likely to occur during a 1-in-100 year flood - Property owners, building managers and residents in Chinatown are encouraged to take steps to protect their properties from flooding and have a flood emergency plan 	<p><u>ARP Policy 5.2.4 Flood Hazard Areas</u></p> <ul style="list-style-type: none"> a. The design of any utility infrastructure should address flood conditions, if applicable, to ensure long-term infrastructure resilience b. The design of new buildings should include high standard groundwater considerations to ensure they are designed to address the high groundwater levels associated with a river flood c. No new residential uses shall be allowed to be developed below the designated flood level d. Development located within the Flood Fringe should be designed in accordance with Flood Fringe policies of the Municipal Development Plan and Land Use Bylaw <p><u>Flood Control Structures</u></p> <ul style="list-style-type: none"> - New downtown flood barrier under construction along the Bow River (Figure 17, p. 84) - Two completed flood control projects in the area: West Eau Claire flood barrier and Centre Street Bridge demountable flood barriers - Ghost Reservoir upstream on the Bow River, which can hold back water and reduce impacts of small or moderate floods <p><u>Land Use Bylaw 1P2007 Part 3 Division 3:</u></p> <ul style="list-style-type: none"> - Section 57 No new buildings or structures allowed in the floodway - Section 59 Flood Fringe and Overland Flow Area Regulations

		<p>- Section 60 Building Design in the Flood Fringe</p> <p><u>Municipal Development Plan 2.6.3 Water</u></p> <p>q. Protect and enhance waterway catchment boundaries to safeguard fresh water resources.</p> <p>r. Protect water quality and supply by:</p> <ul style="list-style-type: none"> i. Increasing natural infrastructure. ii. Reducing water consumption per capita. iii. Preserving and expanding lands critical to watershed protection. iv. Sustaining groundwater sources. v. Safeguarding sourcewater catchments. <p>s. Improve the quality of city and regional water supply through sourcewater protection:</p> <ul style="list-style-type: none"> i. Promote and foster continued inter-municipal partnerships for land use regulations. ii. Incorporate source watershed overlays in land use planning decisions through intermunicipal partnerships and the Calgary Metropolitan Board on matters related to water security and quality and land use regulations. iii. Support active and public transportation modes (walking, wheeling, transit) to reduce polluted run-off from streets <p><u>Municipal Development Plan Policy 4.4 Food Hazard Areas</u></p> <p>a. Increase public safety, reduce private and public property damage, minimize municipal liability, and enhance the city's flood resiliency, through the following:</p> <ul style="list-style-type: none"> i. Flood risk reduction work undertaken by, or on behalf, of The City of Calgary within the floodway, consisting of repairing river
--	--	--

			<p>banks, erosion control, and land stability where the primary purpose is to enhance public safety, protect public infrastructure and ensure proper function of river morphology, be allowed without requiring a development permit.</p> <p>ii. All new development in the floodway should be refused by the Development Authority, with the exception of the following.</p> <ul style="list-style-type: none"> • Uses related to agriculture, open space, outdoor recreation, parks, transportation infrastructure and utilities. • the redevelopment of low density residential buildings on the existing building footprint where sufficient risk reduction measures have been taken to the satisfaction of the Development Authority. <p>iii. For redevelopment of existing buildings where the building footprint straddles both the floodway and flood fringe, the redeveloped building should be located exclusively in the flood fringe.</p> <p>iv. All redevelopment of existing residential buildings in the floodway must be done through a discretionary permit process</p> <p>v. All buildings located in the floodway, flood fringe or overland flow area must be designed to prevent:</p> <ul style="list-style-type: none"> • Damage by floodwaters. • Damage by elevated groundwater. • Incremental increase of upstream river water levels. <p>vi. The Development Authority, when reviewing applications that propose flood</p>
--	--	--	--

			<p>risk reduction measures, ensure that public safety, minimizing property damage, and minimizing municipal liability take precedence in considering development relaxations that may alter the existing built form context and development pattern in a neighbourhood. Approved relaxations should be commensurate with the degree of proposed flood risk reduction measures.</p> <p>vii. Align The City's flood policy and development regulations to at least meet the minimum standards set by the Government of Alberta.</p> <p>viii. Recognize the importance of using up to date flood modelling information as the basis for informing policy and development regulations.</p> <p>ix. In areas with Community Scale Flood mitigation measures in place, relaxation of redundant mitigation in individual buildings should be considered.</p> <p>x. Include the impacts of climate change on river flood risk.</p> <p>xi. Promote long-term management of flood mitigation infrastructure and minimize the need for future flood mitigation infrastructure through land use planning.</p> <p>xii. Include flood protection measures for development in provincially identified flood fringe areas to mitigate risk at the 1-in-100 flood event level.</p>
Habitat for local species: beavers, waterfowl, geese, wetland and urban	- Loss of wildlife habitat, impacts to biodiversity	- Retain natural areas to support biodiversity by protecting native vegetations and	<p><u>ARP Policy 3.1.2.2 Natural Areas</u></p> <p>c. Natural Areas should:</p> <p>i. support the protection, preservation and rehabilitation of ecological processes and functions' and</p>

forest songbirds, and Great Horned Owls		providing natural wildlife habitat	ii. support the presence of wildlife and pollinators and provide habitat and movement corridors by connecting parks and open spaces with natural areas
Riparian Ecosystem/ Bow River Corridor	- Impacts to air and water quality, loss of native vegetation and wildlife habitat, stormwater runoff, loss of pervious surfaces due to increasing intensification, erosion	<ul style="list-style-type: none"> - Protect riparian areas by protecting and improving river banks, storm water outlets and habitat conditions - Protect natural areas - Manage human activities to mitigate negative impacts to natural areas - new development should increase the amount of impermeable surfaces and exceed minimum landscaping requirements - protect and retain trees - incorporate native species in development and public spaces - Low-Impact Development (LID) stormwater management strategies should be adopted - Erosion protection measures 	<p><u>ARP Policy 3.1.2.1 Parks and Open Space</u></p> <ul style="list-style-type: none"> 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 current local or regional open space within the plan area. d. Parks and Open Space areas should be designed to: <ul style="list-style-type: none"> iii. protect existing trees and ensure adequate soil volume to support tree health and growth 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. <p><u>ARP Policy 3.1.2.2 Natural Areas</u></p> <ul style="list-style-type: none"> 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

			<p>managed in order to mitigate negative impacts to natural areas.</p> <p>d. Riparian health along the Bow River in Chinatown should be improved by”</p> <p>i. prioritizing areas for possible improvements (i.e. banks with poor or moderate health, riparian zones that are unhealthy or healthy with problems); and,</p> <p>ii. integrating bioengineering techniques into bank restoration where feasible, including areas where hard infrastructure needs to be replaced.</p> <p>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.</p> <p>f. The protection of the riverfront/riparian areas should be planned and supported to buffer incompatible uses by:</p> <p>i. strategically protecting areas adjacent to waterways to safeguard freshwater resources; and,</p> <p>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.</p> <p>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.</p> <p><u>ARP Policy 3.3.1.2 Climate Adaptation</u></p> <p>c. New development, major renovation and</p>
--	--	--	--

		<p>retrofit projects should include:</p> <ul style="list-style-type: none"> i. climate resilient features such as cooling systems (e.g. building canopies, air-source heat pumps, air conditioning), green roofs, climate resilient building materials, high efficiency insulation and/ 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. <p>d. New development, major renovation, and retrofit projects should consider the use of semi-permeable pavements where possible.</p> <p>e. New development, major renovation and retrofit projects should reduce the amount of impermeable surfaces, and exceed minimum landscaping requirements for trees and soft surfaced areas to limit impacts associated with extreme heat events and stormwater flooding.</p> <p>f. Prioritize the protection and retention of healthy trees on public and private lands. Trees that cannot be kept during redevelopment should be replaced in a suitable location.</p> <p>g. Vegetation and trees chosen for public areas, parks and private development should be diverse native species that are tolerant to periods of drought, suitable for extreme weather conditions, and appropriate for soil volume and composition.</p> <p>h. New development, major renovation and retrofit projects should:</p> <ul style="list-style-type: none"> i. minimize water demand; and,
--	--	--

			<p>ii. use sustainable water sources to supplement landscaping irrigation on public or private lands.</p> <p><u>ARP Policy 5.2.3 Stormwater Management</u></p> <p>c. The stormwater management system for any development should be designed to:</p> <ul style="list-style-type: none"> i. adequately and efficiently service the development while preserving riparian and wetland areas, where possible; and, ii. anticipate climate change impacts to precipitation patterns, including the increased frequency of heavy rainfall events. <p>d. Application information submitted should demonstrate how runoff from impervious surfaces will be treated.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> i. source control practices such as absorbent landscaping, bioswales and rain gardens; ii. rainwater harvesting/reuse for irrigation; and, iii. redirecting surface runoff to landscaped areas, where appropriate.
--	--	--	---

			<p>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.</p>
--	--	--	---