一九七七年

鑑城華埠

DOWNTOWN PLAN
working paper #1

The FUTURE of CHINATOWN

area planning section
planning department
city of edmonton

1978

"PRELIMINARY PLAN"
not reviewed
by city council

january 1978

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EXECUTIVE SUMMARY

SECTION I

Council's Directives

At a meeting of Council held on Tuesday, September 6, 1977, the following recommendations received approval:

"1. *That Council support the principle of creating an orderly and viable redevelopment of Edmonton's Chinatown.*

2. *That the Planning Department with the cooperation of other Civic Departments be directed to work together with interested members of the Chinese community in undertaking a feasibility study for the redevelopment of Chinatown.*

3. *That the request for funding from the Edmonton Chinatown Planning Committee be tabled pending a review of the terms of reference for the Master Development Plan in light of activities being undertaken as part of other studies currently underway."*

Purpose of the Working Paper

The City of Edmonton Planning Department releases this Working Paper in the initial stages of the Chinatown Plan Process with the intent to provide an information base to stimulate public discussion and identify some of the more prominent issues to be addressed in the forthcoming Plan.

Existing Policies

The City of Edmonton's General Plan is a policy document which establishes a set of objectives and principles upon which decisions concerning the development and redevelopment of Edmonton may be evaluated. Currently under review, this document provides a framework to be used by City Council in the context of policy formulation. The General Central Area Objectives as stated in the General Plan Section 10.2 are:

"To make central Edmonton a specialized entertainment, cultural, educational, restaurant and hotel centre that will make a visit to the Central Area more informative and enjoyable.

To develop Edmonton's Central Area as a unique, attractive and dynamic urban centre to function as a symbol of the City and the great Northwest by serving as the stage for City, regional and national political, cultural, religious and other noteworthy events."

The area referred to in this report as Chinatown is unique to the City of Edmonton and has the potential to contribute a distinctive character to downtown Edmonton, consistent with the objectives of the General Plan.

In analysing the function and viability of Edmonton's Chinatown it was found that:

1. Within a six block area bounded by 97 Street on the west, 95 Street on the east; Jasper Avenue to the south; and 102 A Avenue to the north; there is a

concentration of residents of Chinese extraction, the majority of whom are elderly.

2. An additional 770 Asians are located directly north and north-east of the Chinatown Study Area.

3. Located within Chinatown are grocery stores, importers, restaurants, herbalists and associations meeting the needs of the Chinese living in the suburbs as well as those living in the study area.

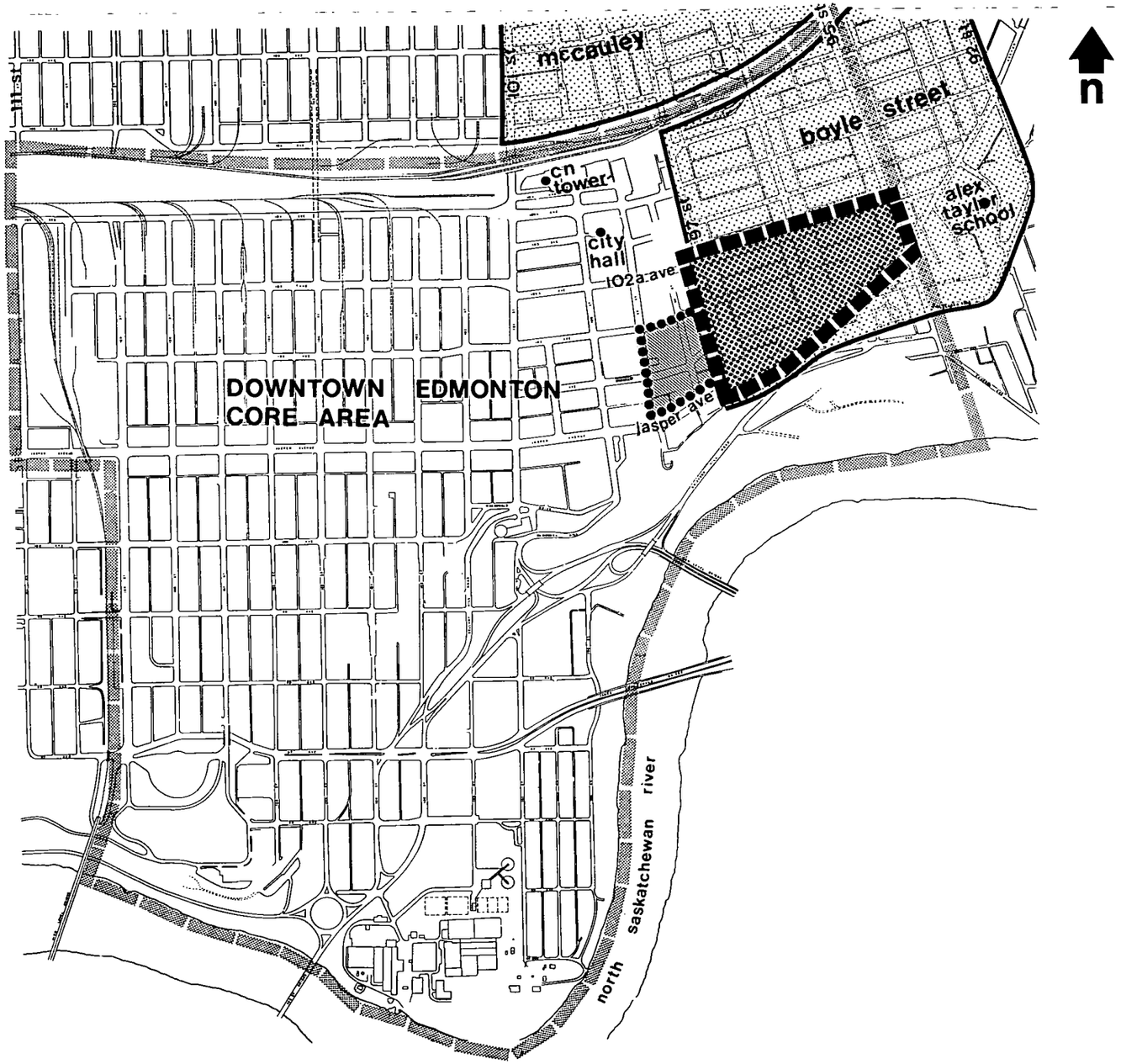
4. Chinatown is an area subject to:
   a) Pressures for redevelopment;
   b) Increased pedestrian traffic;
   c) Possible historic preservation;
   d) Probable roadway changes; and
   e) Presence and therefore, needs of the urban poor.

5. Approximately 75 per cent of the buildings in the Chinatown Study Area qualify as requiring minor repairs at most.

6. While Chinatown's future is uncertain by virtue of redevelopment and expansion of the City core, the following factors will have some influence on any future plans for Chinatown:
   a) Chinatown meets the daily needs of the elderly and newly-arrived immigrants;
   b) Chinatown strengthens cultural heritage and diversity;
   c) Chinatown provides a setting for some unique business opportunities;
   d) Contains a strong supportive population (community spirit and belief in the viability of this neighbourhood).

PLANNING PARAMETERS

SECTION II



LOCATION map..... I

study area boundary

southeast civic centre

CHINATOWN

CITY PLANNING DEPARTMENT
area planning section

1 cm = 144 m (1" = 1200') approx

1977

INTRODUCTION

The City of Edmonton Planning Department is currently in the process of developing a plan for the Downtown Core Area. The boundaries for the Downtown Plan have been defined to include the inner-city community of Chinatown. A statement is therefore in order, indicating Council's objectives for the future of Edmonton's Chinatown.

The City of Edmonton Planning Department has undertaken a project in the Boyle Street/McCauley area the purpose of which will be to address the social and physical problems in the two areas. Since Chinatown is located within the community of Boyle Street, the Chinatown Study will fall within the bounds of the planning process and will therefore be the responsibility of the Boyle Street/McCauley Planning Team. It is anticipated that the Chinatown Plan will be a major component of the Boyle Street/McCauley Study.

The Chinatown plan process will be integrated with the Boyle Street/McCauley plan process early in 1978 in a concerted approach to address the needs of the community at large.

Chinatown has the potential to contribute a distinctive character to downtown Edmonton. For the past few years however, the pressures for redevelopment in the central area have diminished the size of the Chinese community and reduced the visual impact it once had within the central core. Moreover, the present rate and scope of redevelopment is proceeding quickly and threatens to displace a distinctive portion of the Chinese community which remains within the central area. A proposal by the Federal Government to consolidate Federal offices within a four block area, located on the west side of 97 Street between Jasper Avenue and 102 Avenue, could result in the removal of the mainstay of the Chinese business community.

Chinatown is a medium through which Chinese commercial, social and cultural interests interact. It provides a refuge to Chinese immigrants and Chinese Canadians and the option to preserve the Chinese context within

redevelopment pressures

the mainstream of Canadian life. A network of supportive services act as a liaison with society in general and allow for a certain degree of independence for the Chinese community in such matters as welfare, education, housing, local economics, and ethnic pride. The challenge to be addressed is the preservation and enhancement of this community.

PURPOSE

The purpose of this report is to provide interest parties with information per taining to the existing conditions in the plan area and what steps may be undertaken to ensure that the City of Edmonton maintains an orderly and viable Chinatown.

The report is an assessment by the Planning Department of the current status of Chinatown.

Since the Chinatown area is an integral component of the downtown core area, this report will be used as a working paper to assist public, private and the civic administration with the Boyle Street/McCauley Plan.

SCOPE

This working paper is the first in a series of reports which will eventually result in the formulation of a Chinatown Plan. The tentative physical boundaries for the purpose of this working paper have been defined as:

> *"97 Street on the west, 95 Street on the east; 102 A Avenue on the north; Jasper Avenue on the south."*

As the plan process progresses it is anticipated that the boundaries may be expanded or reduced.

The boundaries of the study area have been defined as such because of the fairly high percentage of Chinese people living in the area, and the presence of small businesses predominantly run by the Chinese community. Within this neighbourhood of approximately six blocks, are found Chinese trading companies, restaurants, grocery stores, herbalists, institutions and associations.

The scope of this report will entail the analysis of existing conditions in the Chinatown area, causes of change, consequences of change, and general directions which may ensure that Chinatown develops in a desirable manner.

CHINATOWN PLAN PROCESS

DATA COLLECTION

1. REVIEW OF PROBLEM AS BASIS FOR STUDY
2. REVIEW OF RELATED STUDIES AND PROBLEMS
3. DATA COLLECTION FOR PROBLEM ANALYSIS
4. ANALYSIS OF DATA

ANALYSIS

1. FORMULATION OF PROPOSED APPROACH TO SOLUTION OF PLANNING PROBLEMS
2. DETERMINATION OF EVALUATION DATA REQUIREMENTS
3. DETERMINATION OF THE RANGE OF PLANNING OBJECTIVES
4. SELECTION OF OBJECTIVES FOR PLANNING
5. DESCRIPTION OF PLANNING OBJECTIVES

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2. IDENTIFICATION OF THE RANGE OF PLAN POSSIBILITIES
3. GENERATION OF ALTERNATIVE PLANS
4. PREPARE ALTERNATIVE CONCEPT PLAN

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2. PREDICTION OF THE CONSEQUENCES OF EACH ALTERNATIVE
3. DELINEATE AREAS OF RESPONSIBILITY
4. SPECIFICATION OF THE GROUPS DIRECTLY INVOLVED
5. IDENTIFICATION OF THE INSTRUMENTAL OBJECTIVES OF EACH GROUP WITH RESPECT TO THE CONSEQUENCES OF THE ALTERNATIVES
6. COMPARISON OF ALTERNATIVE PLANS
7. RANKING OF ALTERNATIVES IN TERMS OF MAXIMUM NET BENEFIT
8. MAKING OF RECOMMENDATIONS TO DECISION MAKERS

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1. REVIEW OF THE PLANNING EVALUATION BEHIND ANY RECOMMENDATIONS
2. CONSIDERATION OF POLITICAL CONSTRAINTS ON DECISION MAKING
3. DECIDING ON AND APPROVING A PLAN
4. COMMITMENT TO IMPLEMENT THE PLAN

PLAN IMPLEMENTATION

1. FORMULATION OF IMPLEMENTATION POLICIES AND PROCEDURES
2. OBTAINING ACCESS TO THE REQUIRED MANPOWER AND FINANCIAL RESOURCES FOR IMPLEMENTATION
3. ESTABLISHMENT OF WORKING RELATIONS WITH RELATED AUTHORITIES, AGENCIES AND GROUPS IN THE COMMUNITY

REVIEW

1. OBSERVATION OF CONSEQUENCES OF PLAN THROUGH TIME
2. ANALYSIS OF NEW CONDITIONS IN THE FIELD
3. COMPARISON OF CONDITIONS RESULTING FROM PLAN WITH DESIRED CONDITIONS IN FIELD

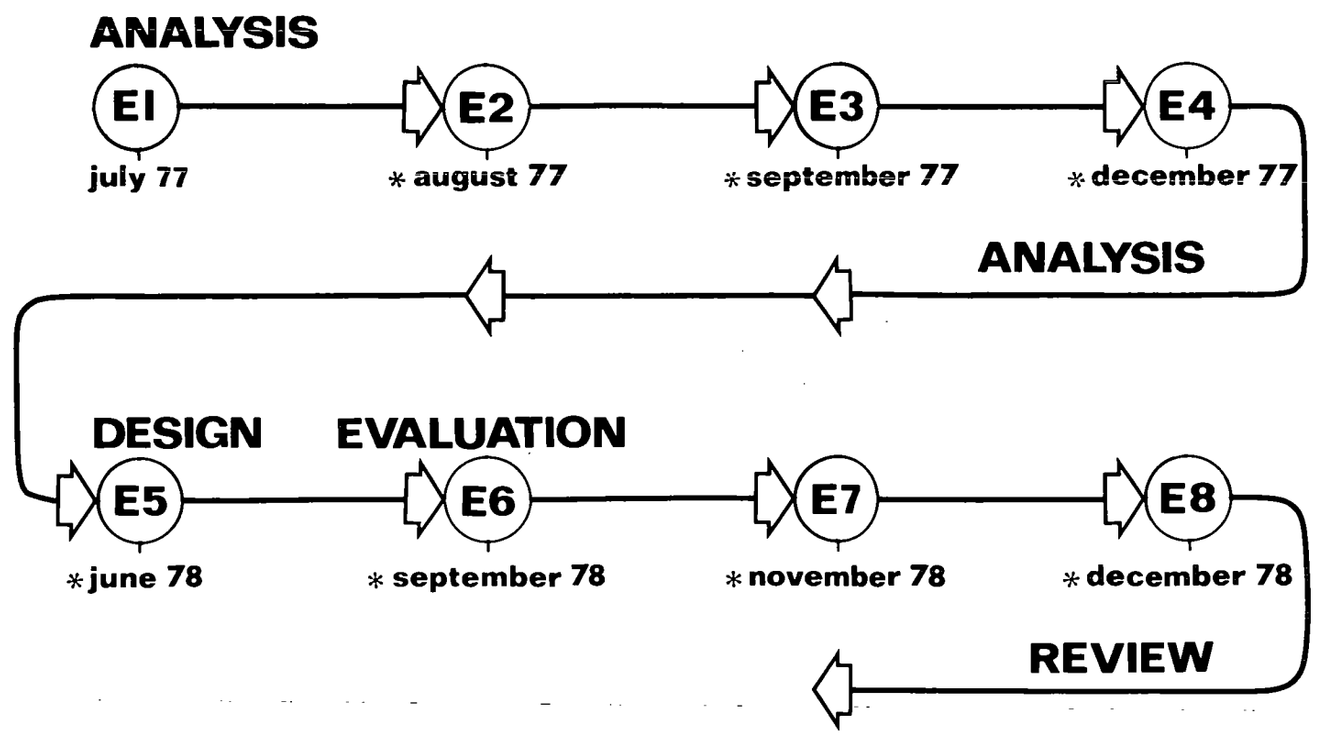
figure 1

MILESTONE EVENTS & PROJECT TIMETABLE

Directly following the next section, the Public Participation Program, is the section entitled "Methodology" which contains a description of the method of study and the involvement level of the various interest groups. This section describes the activities schedule for the Chinatown Plan Process. The milestone events represent the intended output from the various stages of the plan process and their respective timing.

As depicted in Figure 2 the milestone events indicate the initiation or termination of significant planning activities. (This report is illustrated in the Activity Chart as Milestone E-4.) Milestone E-2 indicates the completion of the tentative work program required for the project. Milestone E-3 depicts the completion of preliminary data collection for the Chinatown study area. Milestone E-4 signifies the completion of the report, Downtown Working Paper No. 1: The Future of Chinatown. The report contains the findings of the data collection phase and

ACTIVITY CHART



E = events

E1 - Start
E2 - Milestone...work program
E3 - Milestone...data collection
E4 - Milestone...downtown working paper #1
E5 - Milestone...feasibility study
E6 - Milestone...alternative selection
E7 - Milestone...chinatown plan
E8 - Milestone...development bylaw
* completion dates

figure 2

schedule for the Chinatown plan process. This milestone event signals the start-up date for the Public Participation Program.

Milestone E-5 indicates the termination of planning activities concerned with design objectives and also the completion of the milestone event: The Feasibility Study. Milestone E-6 depicts the completion of alternative selection. Milestone E-7 illustrates the completion date for the Chinatown Plan. Commencement of planned development and plan review, begin upon completion of the Development Bylaw and Council's approval is obtained.

PUBLIC PARTICIPATION

The approach for the redevelopment of Chinatown incorporates the concerns of public interest groups at aggregate levels of decision-making. Access to channels of decision-making is provided to the various interest groups through the Public Participation Program outlined in this section.

The authority for the incorporation of a Public Participation Program into the planning process is addressed through a formal commitment by City Council. At a meeting of City Council held on Tuesday, September 6, 1977 the following recommendation received Council's approval:

> *"That the Planning Department with the cooperation of other Civic Departments within be directed to work together with interested members of the Chinese Community in undertaking a feasibility study for the redevelopment of Chinatown"*

Edmonton Chinatown Consultative Committee

The public is one of the most difficult components for which to develop an effective framework for representation in any planning model. Edmonton's Chinatown however, has a history of well-organized interest group involvement. This in itself is a good indication of the credibility a public participation program would provide to the plan process.

Since the Chinatown area has a history of well-organized public interest groups, these groups will be contacted to select a representative to serve on the Edmonton Chinatown Consultative Committee.

A body known as the Edmonton Chinatown Consultative Committee composed of members of various Civic Departments, social agencies and Chinese associations will be established. The organizations contacted may provide advice and assistance to the Planning Department ensuring that concerns of these organizations are addressed.

Interest groups and members of the community not represented on the E.C.C.C. will be encouraged to present their concerns at regular meetings of the Committee.

A major responsibility of this Committee will be to review the progress of the Planning Team and make recommendations as to how best the Team can approach solutions to problems that have consequences of concern to many. As the organizations these individuals represent often have access to information

which will bear upon the development of the Plan, they will be asked to provide any such information.

Consultation with the various interest groups throughout the plan process to ensure any decisions arrived at facilitates the concensus of all interests, is the objective of the Public Participation Program. The vehicle for public participation will be a two-way information exchange through the E.C.C.C. incorporating representation from governments, industry and the community.

METHODOLOGY

The methodology for the Chinatown Plan has been organized as follows:

Phase I

In this phase the Planning Department will provide a description of existing conditions in the study area. Pertinent data collected will be compiled in a working paper and submitted to the Edmonton Chinatown Consultative Committee for their comments. The E.C.C.C. will review the documents and advise the Planning Department as to the completeness and accuracy of findings. Upon completion of identification of problem areas and issue clarification, the Planning Department, in consultation with the E.C.C.C., will establish selection criteria for the purpose of defining objectives. Formulation of selection criteria will signal the completion of Phase I.

Phase II

The possible range of alternative development concepts will be explored. The alternatives considered will be restricted to those which meet the criteria determined in Phase I.

Phase III

The implications for the various alternative development concepts will be identified. The feasibility of each alternative will be addressed in terms of physical, social and economic impact. A critical examination of values and facts, means and ends will be undertaken by the Planning Department in consultation with E.C.C.C. to ascertain the relevance of study direction in light of more up to date information available.

Phase IV

This phase will be concerned with alternative selection and the completion of the Chinatown Plan. Plan implementation will be delineated, and the initiation of planned development will commence.

Phase V

The objective of this phase will be the review of the situation after the plan has been implemented to ensure the improvements succeed in eliminating problem areas.

FEEDBACK RESOLUTION

Consistent with the objective of this Working Paper of stimulating suggestions and/or comments, the following issues have been identified as being focal points for subsequent discussion:

1. Representation

   What representation would most effectively voice the concerns of the various interest groups on the Edmonton Chinatown Consultative Committee?

2. Problem Areas

   What are the major problem areas as perceived by the various interest groups?

3. Boundaries

   Are the tentative boundaries established for the purposes of this Working Paper justifiable?

4. Plan Process

   Is the plan process delineated in this Working Paper the most appropriate?

5. Time Frame

   Is the time frame described in the Working Paper realistic or should it be refined?

6. Resources Required

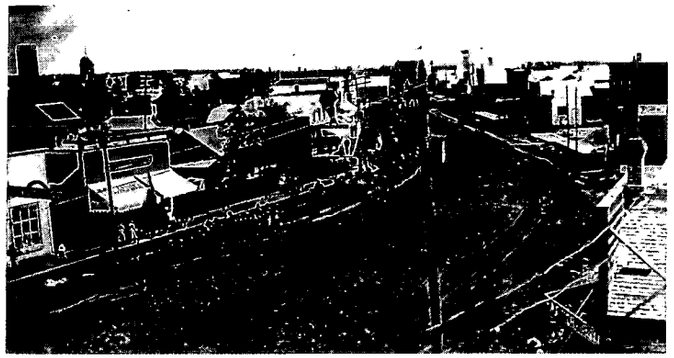
   What role do the various agencies, civic departments, interest groups and residents perceive themselves playing, and what resources will be required by the various interest groups?

PLAN AREA PROFILE

SECTION III

HISTORY OF CHINATOWN

Chinese immigration to Canada began with the Caribou Gold Rush of 1858 to 1880. A significant factor leading to the development of Edmonton's Chinatown was the completion of the Canadian Pacific Railroad in 1885.



jasper ave looking east from 100 st

source:
provincial archive of alberta
e. brown collection

Because most of the Chinese workers had few alternatives other than to remain in Canada when the C.P.R. was completed, many Chinese migrated to the cities and settled in the downtown areas. By 1892, Edmonton's Chinese population of 250 was located primarily in the Boyle Street area.

In the early 1900's clans formed in Edmonton for the purpose of assisting members and migrants. The Chinese Benevolent Association was founded in 1932 to aid the sick, unemployed and aged. That same year the Chinese United Church rented accommodations to the newcomers at their 96th Street location.

Prior to Second World War, various social and legal restrictions such as the Chinese Exclusion Law had the effect of confining the Chinese immigrants to Boyle Street. During this period Edmonton's Chinatown was a cohesive, self-sufficient community providing housing and employment, social and cultural activities. Associations emerged to function in the capacity of welfare and protective agencies. Leaders of these associations acted in turn as mediators between the Chinese and the outside community.

Social and cultural activities were also centered in Chinatown. Events such as the Chinese Pageant on August 20, 1945 drew hundreds of people to watch the Lion Dance and received excellent media coverage.

Edmonton's Chinatown existed at this time in isolation from the community at large supporting the Chinese way of life.

In 1947, Immigration Laws were repealed to permit naturalized Chinese Canadians to bring their wives and unmarried children under the age of 18 to Canada. During the late 1950's Chinatown served as a transitional area for immigrants until they were economically and socially ready to move.

With the breakdown of discriminatory barriers, acceptance into other occupations and the arrival of the new immigrant—the professionals, technicians and students—there was no longer a similar dependency on Chinatown with the result that the Chinese dispersed throughout the City.

EDMONTON'S CHINATOWN

Chinatowns in North America are most often situated in the core or fringe of downtown commercial districts. As shown on Map 1, Edmonton's Chinatown is situated on the eastern fringe of the Central Business District. It is located within walking distance of the Civic Centre Area, the major shopping and commercial district, and cultural and entertainment facilities.

As an ethnic community meeting the daily needs of residents of Chinese extraction, this area of the downtown provides varied and unique experiences. By providing these experiences, Chinatown is an attraction to people who work in the downtown office buildings as well as tourists and residents.

Edmonton's Chinatown has been located in the Boyle Street Area since the late 1800's. As a support community bordering the downtown core area Boyle Street provides services for people in dependent situations. The "catch-all" area associated with Downtown dependents is common to most cities, including Edmonton. With the extent and quality of support services which the Boyle Street Area offers, an immediate and perhaps long-term need is met for the transient population. The provision of such essential facilities as low rental accommodations, rooming houses, overnight shelters, emergency provisions, temporary employment services, cafes, second-hand stores, and support agencies gives some indication of the nature of demand placed on this support community.

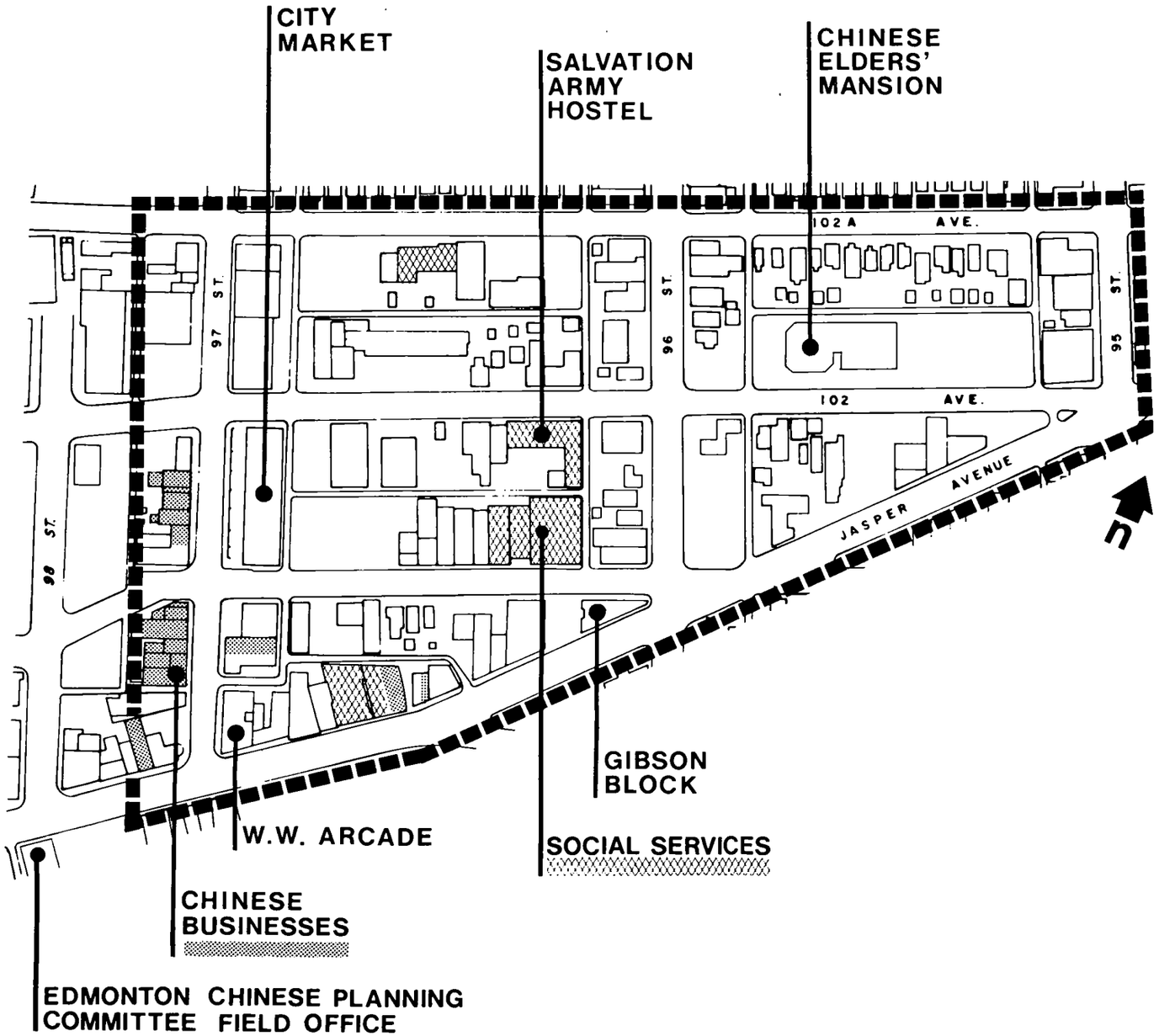
102 avenue
looking west
from the salvation army

102a avenue
boyle street housing

jasper avenue
97st & 99 st
field office

STUDY AREA–ELEMENTS

map.....2



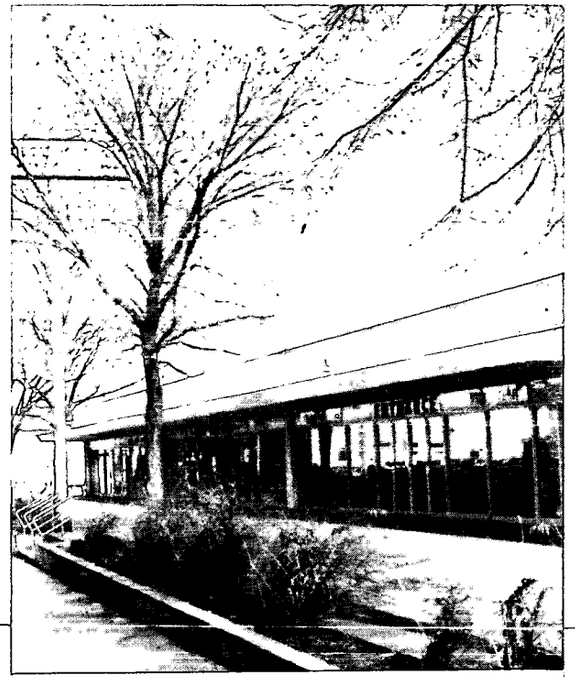
study area boundary

CHINATOWN

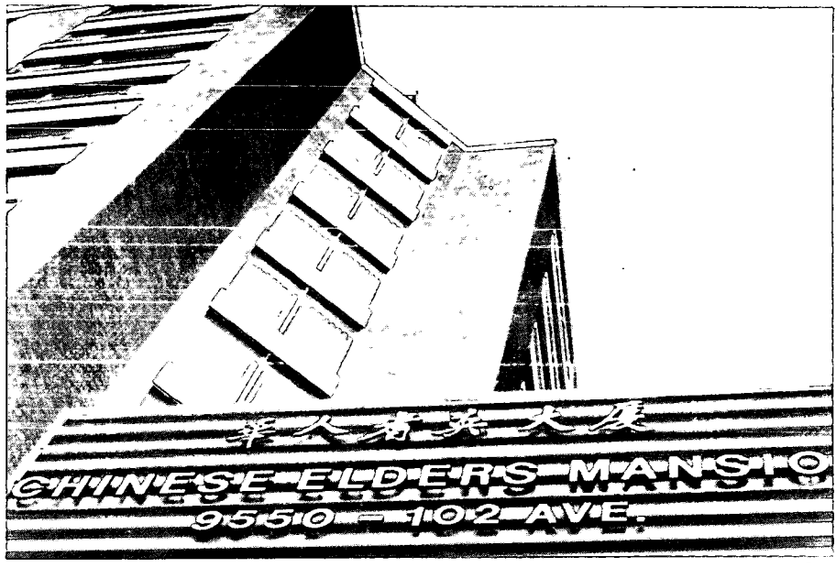
CITY PLANNING DEPARTMENT
area planning section

1cm : 36m (1": 300') approx

1977



city market
on 97 st



elders' mansion

ww arcade
corner of jasper ave & 97 st

salvation army
north side of 101a ave

chinese businesses
west of 97 st looking north

gibson block
looking west

CHINESE BUSINESSES

Located within the study area are Chinese business establishments such as grocery stores, importers, restaurants, barbers, a book store, travel agency and two herbalists. In some instances the main floor of a building is devoted to a business such as an import shop, with a restaurant located on the second floor.

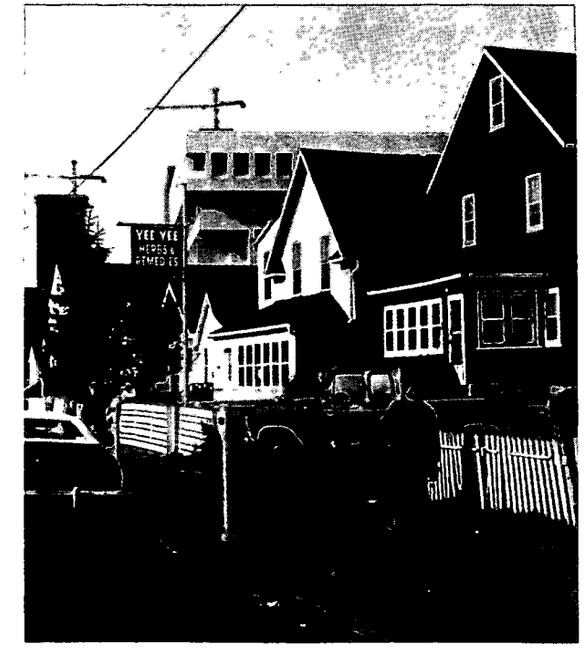
Because these facilities have always served the population well beyond the boundaries of Chinatown, the invasion of non-Chinese businesses has not threatened their existence. Today they maintain this specialist function meeting the needs of customers from as far away as Fort McMurray.

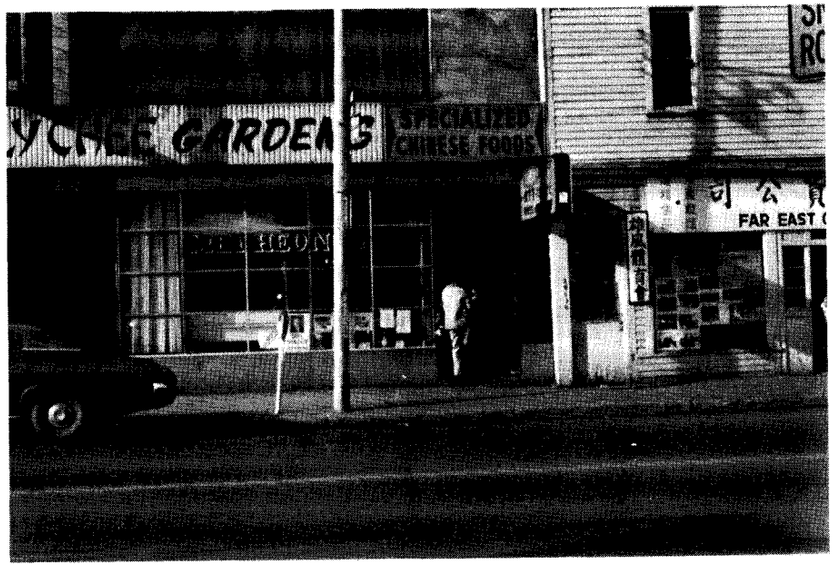
Chinatown grocery stores provide some goods that cannot be purchased elsewhere in the City. Price range, quality and convenience are contributing factors in customer preference for shopping at these stores. Customers include not only individual shoppers but restaurant owners from both Edmonton and outside the City. Goods sold vary from staples such as rice to a great variety of other items including bean curd, shark's fin, bird's nest, and won-ton wrap—to kitchen utensils such as Kwoks and rice bowls.

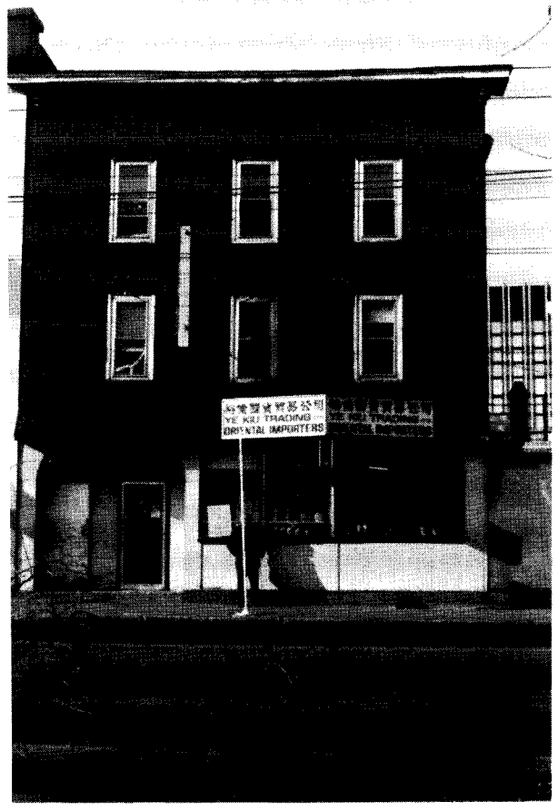
These stores, and the book store on Jasper Avenue, are a source of cultural information to members of the Chinese Community. Bulletin boards are used to advertise meeting dates, and cultural events such as the Chinese opera and films. Chinese novels, magazines and newspapers sold from these facilities are unique to this area of the City.

In addition to Chinese restaurants, trading companies specializing in goods from the Far East, (such as Chinese porcelain) or in local specialties, are located on the western boundary of the study area.

Two Chinese Herbalists cater to a predominately Chinese clientele from all over the City selling raw herbs, patent medicines, and prescriptions, as well as the renowned Ginseng Root .







CHINESE BUSINESSES

displaced by the future redevelopment of southeast civic centre

DEMOGRAPHIC CHARACTERISTICS

This section of the report contains the demographic characteristics for the Chinatown Study Area. A comparison of population statistics for the years, 1951, 1961, and 1971 is provided in Tables 1 and 2.

Because census statistics in 1951 did not provide population characteristics for enumeration areas, it has been necessary to provide population figures for the census tract which is, in effect, larger than the study area. Placing a further constraint on analysis is the fact that the population of census tracts is given in terms of the category "Asian" which includes Japanese, Korean, Philippino, Syrian-Lebanese as well as Chinese.

Table 1

Asian Population in Selected Edmonton Census Tracts for the Years 1951, 1961, 1971

Year	Federal Census Tract	Total Population	Asian Population
1951	10	9,317	456
1961	20	8,265	653
1971	34	7,115	745

Table 1 illustrates that while the total population in the Federal census tracts has decreased by 23.6 per cent from 1951 to 1971 the Asian population has increased.

The City of Edmonton Planning Department's 1975 Trend Report states that over the 1971 to 1975 period, the population of the Inner-City—with the exception of the neighbourhoods adjacent to the University and west of the downtown area—has declined by approximately 20,500 persons, while the new developing residential areas have attracted almost 34,000 residents.

On a City-wide basis, the statistics for the total Chinese population are available. As an aid to the interpretation of data, Chinese population as a percentage of Asian for the City of Edmonton is presented in the following table.

Table 2

Comparison of Chinese and Asian Population in Edmonton for the Years 1951, 1961, 1971

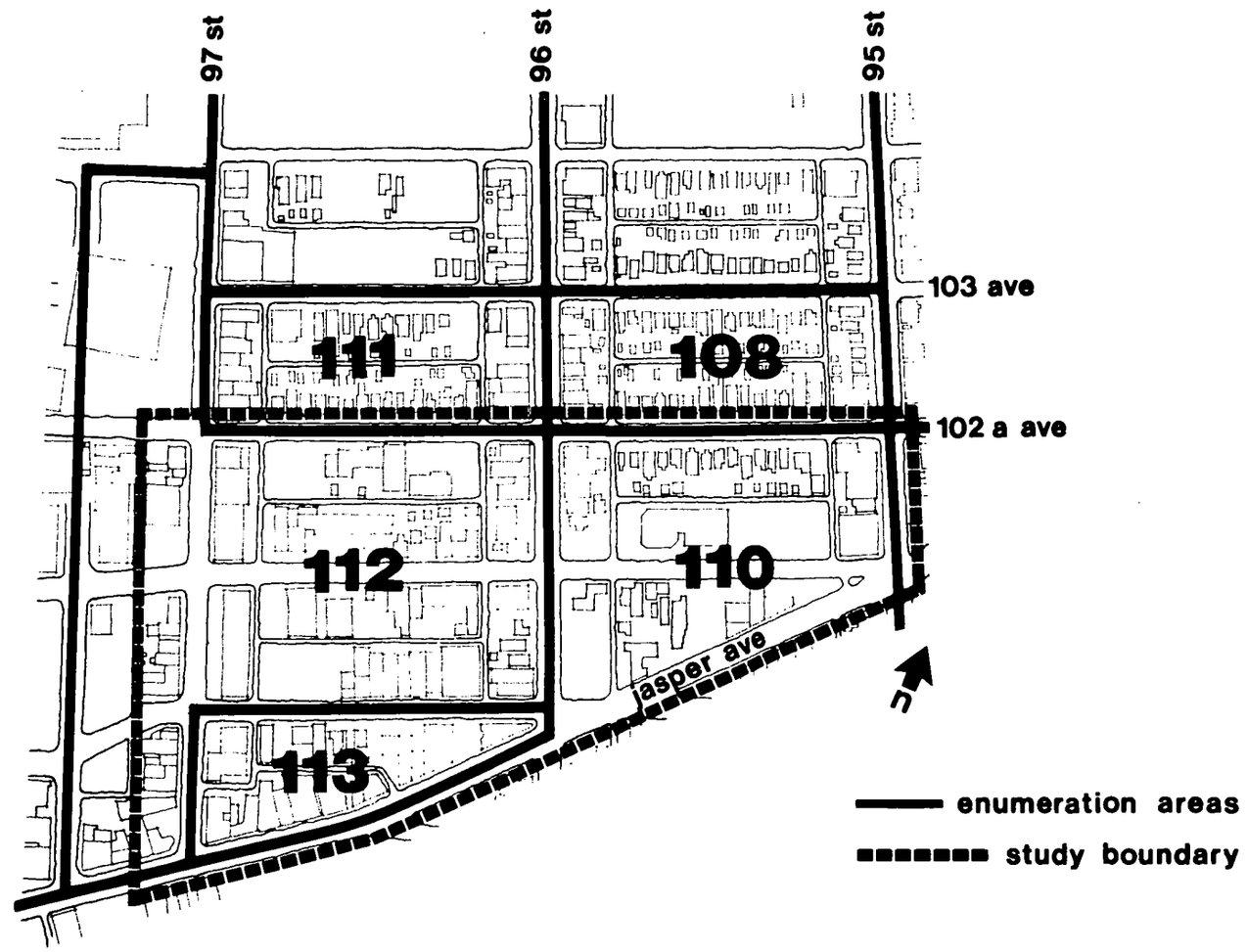
Year	Asian Population	Chinese Population	Chinese as a Percentage of Asian
1951	1,175	782	66.55%
1961	3,018	1,805	59.80%
1971	9,675	4,940	51.05%

Table 2 indicates that the Chinese population, as a proportion of the Asian population, is decreasing. The geographic distribution however, is not available.

CENSUS TRACT 34

In absolute numbers an analysis of Census Tract 34 in terms of enumerator areas 108, 110, 111, 112, 113 in 1971 revealed that the Asian population within the Chinatown Study Area amounted to a total of 240 individuals: 172 men and 68 women. An additional 325 Asians (170 men and 155 women) were located in enumerator areas 105, 106 and 107 which is the area directly north and northeast of the study area.

Of those Asians living within the Chinatown Study Area, the majority are elderly. Those located outside the study area include families whose children attend Alex Taylor School at 9321 Jasper Avenue. (It has been estimated that approximately 40 percent of the students attending this school for the 1976-77 term were of Chinese extraction.) An additional concentration of Chinese residents is found in Census Tract 44 which is located directly north-east of the study area. The southern boundary of this Census Tract is 105 Avenue extending as far north as 112 Avenue from 96 Street on the west to 82 Street on the east. The Asian population is 445, or 6.4 percent of the total population of the Census Tract.

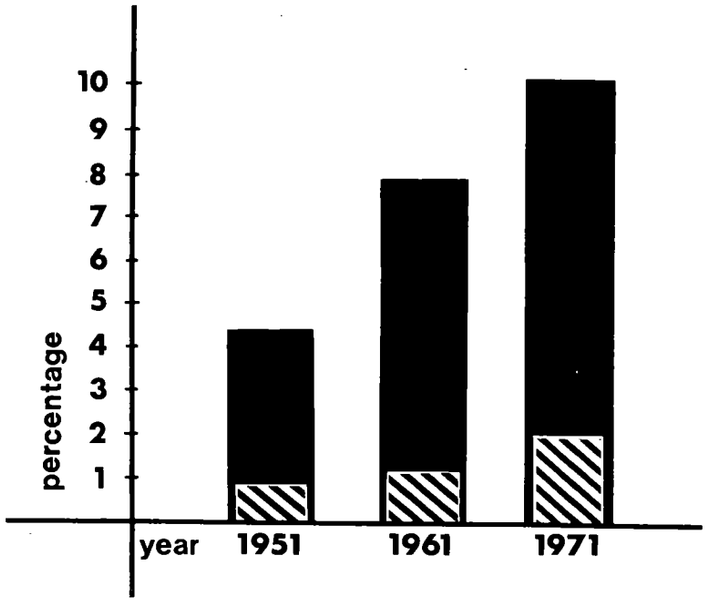


city planning department
area planning section
1cm = 48m (1" = 400') approx 1977

map.....3

In Figure 3, entitled "Asiatic Population in Edmonton", it is interesting to note that the Asian population as a percentage of the total population within the Census tracts identified, more than doubled over the twenty year period (1951 - 1971). The Asian population as a percentage of the total population within the City of Edmonton has increased 1.6 percent over the same period.

ASIATIC POPULATION IN EDMONTON



% of asiatic people in study area

% of asiatic people in city of edmonton

N.B. the study area for each year was as follows:

1951 ····· census tract 10

1961 ····· census tract 20

1971 ····· census tract 34

source ··· july /77 ··· Statistics Canada

figure 3

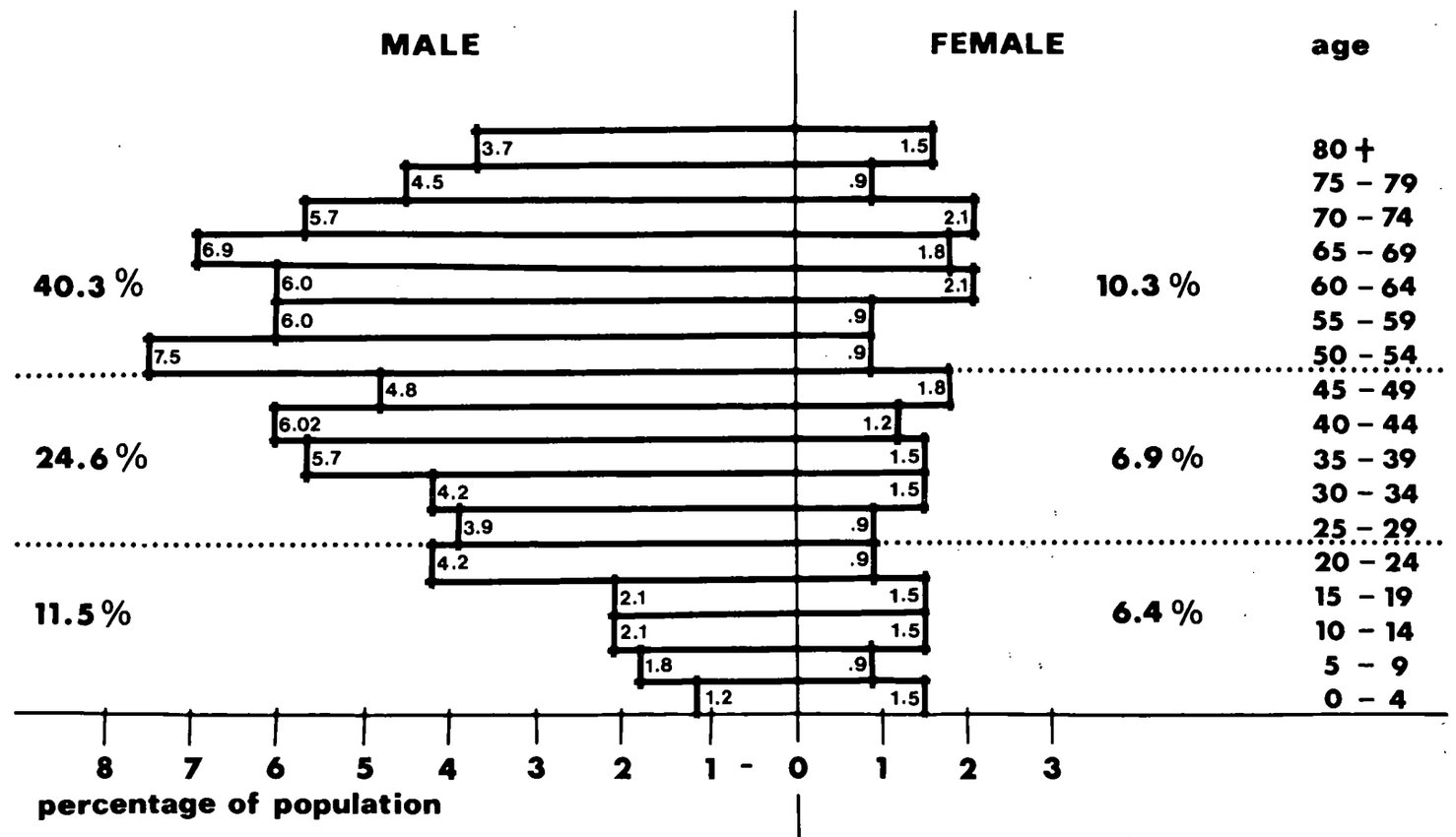
The population aggregate in the Age/Sex Structure (Figure 4) identifies the disportionate amount of single elderly males which reside in the study area. Statistics for the area show that single men make up at least 60 percent of the population. The strong dependence upon light housekeeping facilities is a unique characteristic of the study area.

Approximately one-half (50.6 percent) of the Chinatown Study Area population is over the age of 50. The population of this age cohort is dependent upon facilities in the study area which cater to the needs of the residents such as the Salvation Army Men's Hostel, Humans on Welfare, Consumer Help and St. Vincent de Paul Store.

SEX & AGE STRUCTURE

census tract ····· 34

enumeration areas ··· 108, 110, 111, 112, 113



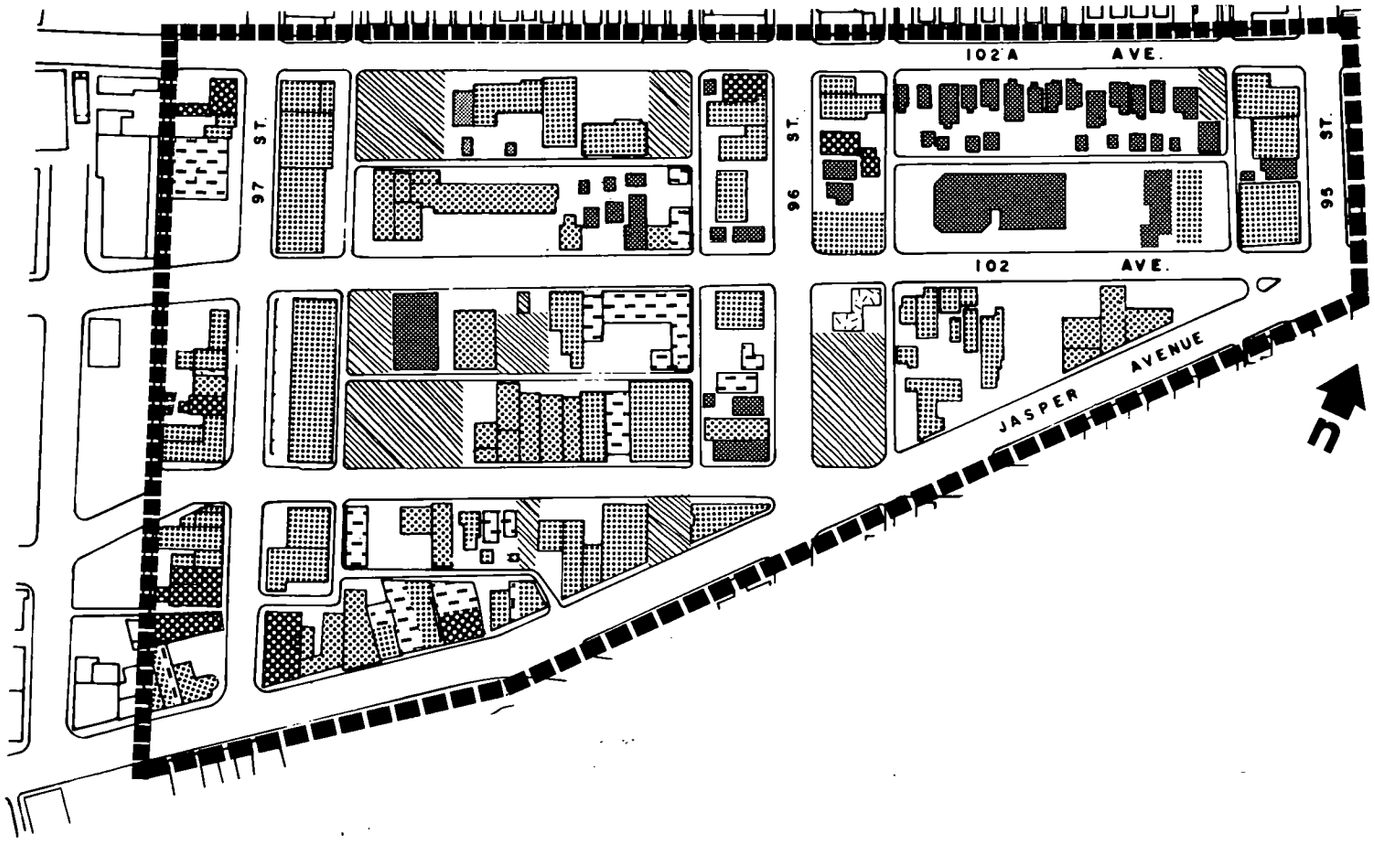
total population 1660

male 1270

female 390

source ··· july /77 ··· Statistics Canada

figure 4



EXISTING LAND USE map.....4

residential.....18.2 %

commercial.....55.9

institutional.....10.1

parking/ open space.....10.2

residential/ commercial.....5.6

study area boundary

CHINATOWN

CITY PLANNING DEPARTMENT
area planning section

1cm : 36m (1" = 300') approx

july 1977

LAND USE

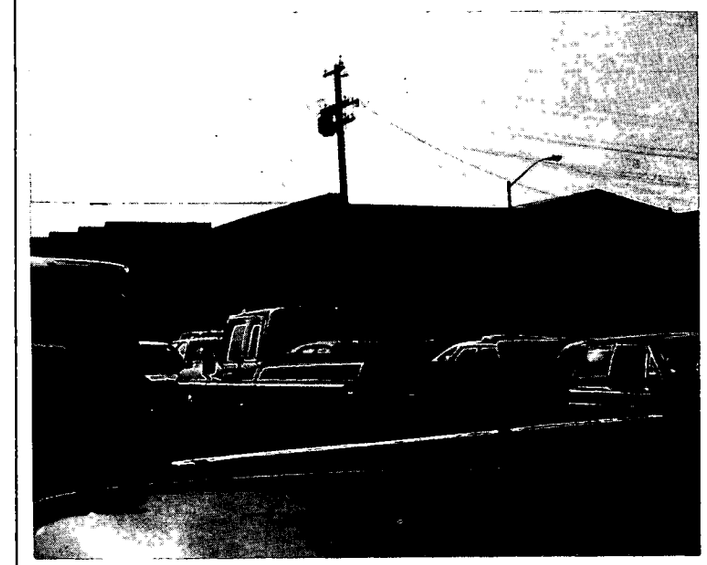
The majority of the land within the Chinatown Study Area is zoned commercial. Business establishments range from small cleaning outlets to retail hardware outlets. The presence of hotels and a number of automobile related businesses such as radiator and auto body shops are elements characteristic of inner-city neighbourhoods bordering the Central Business District.

A second major land use classification in the study area is residential. A total of 23.8 per cent of the land use is found in the form of commercial premises with attached residential accommodations. Most of the light housekeeping premises are located on the northern boundary of the study area. The redevelopment of the four block area for the Southeast Civic Centre Complex will result in the demolition of some of the existing residential/commercial buildings which provide inexpensive accommodations to the transient population.

The third largest land use category is accounted for by institutions and government agencies which meet the needs of residents and transients for the entire Boyle Street Area. Some of these agencies include: Humans on Welfare, Consumer Help, St. Vincent de Paul Store as well as the Salvation Army Men's Hostel.

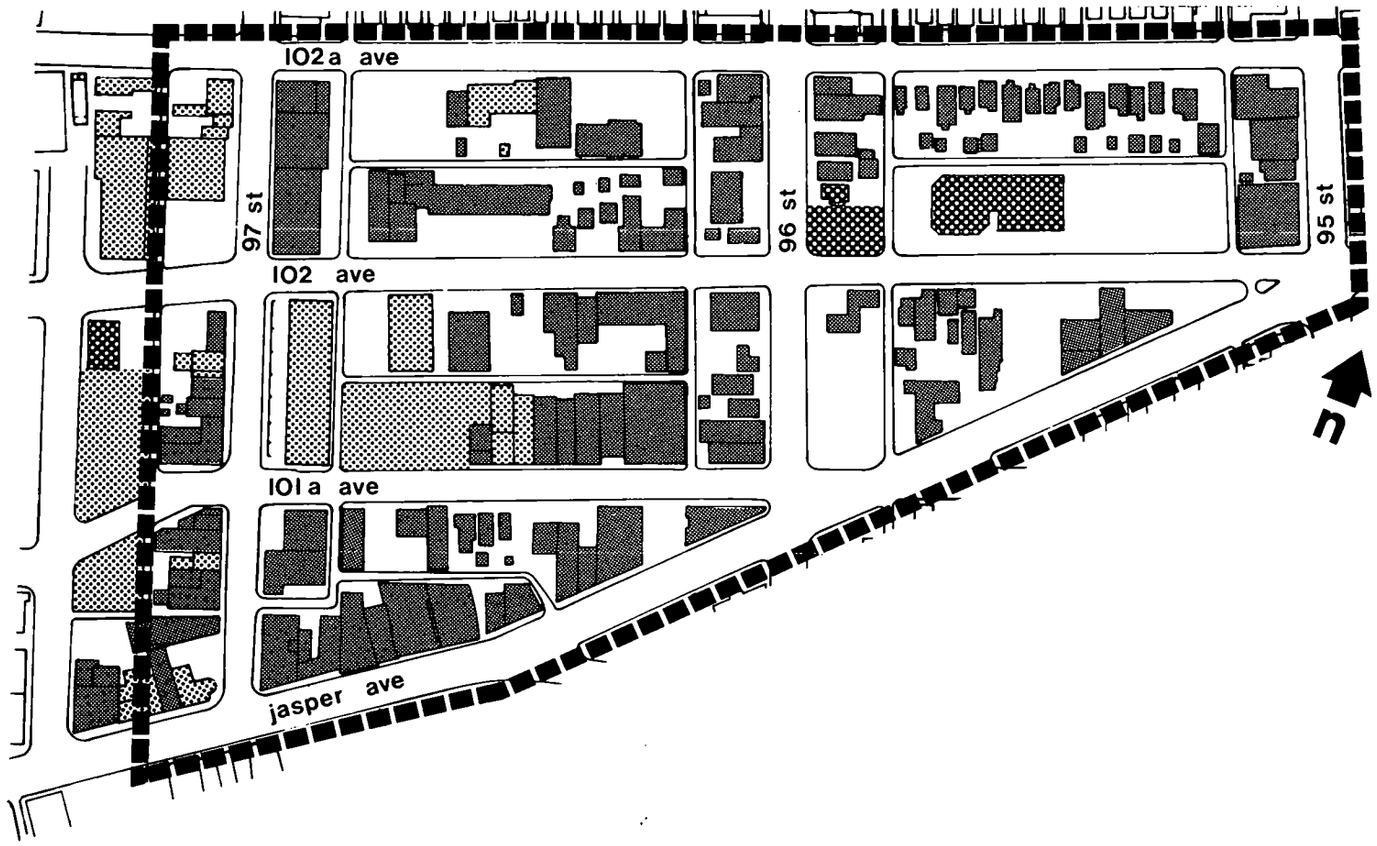
jasper ave
looking west from 97 st

Vacant lots account for 10.2% of land use in this area, most of which are used as parking lots or used car lots. In some cases, open space is also used for casual parking. Notably absent is the presence of park space. Land is being held by the Alberta Housing Corporation adjacent to the Senior Citizens Mansion for future use condusive to the home so that a future park is a possibility.



casual parking

PROPERTY OWNERSHIP map 5



provincial government

city government

private

study area boundary

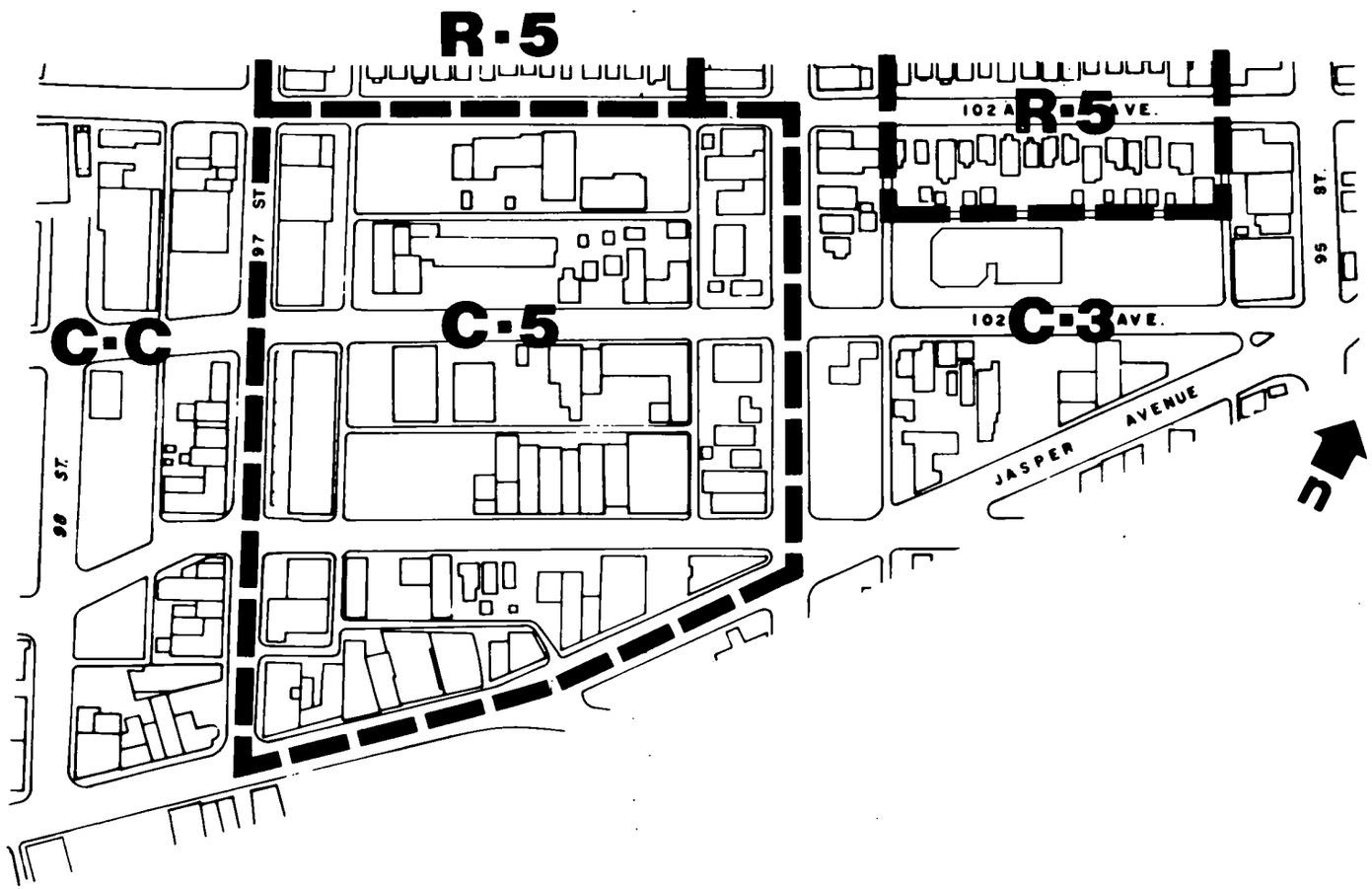
CHINATOWN

CITY PLANNING DEPARTMENT
area planning section

1cm : 36m (1" = 300') approx

july
1977

EXISTING ZONING map.....6



C·C civic centre

C·3 general commercial

C·5 special purpose office & motel

R·5 medium density residential

N.B. study area under Land Use Classification Guide

CHINATOWN

CITY PLANNING DEPARTMENT
area planning section

1cm : 36m (1" : 300') approx

1977

ZONING

The land use in the Chinatown Study Area is controlled under the provisions of the Land Use Classification Guide. As a point of explanation, the Guide includes Zoning Districts which are not contained within the Zoning Bylaw. The Development Control Officer deals with all applications within such areas having regard to the purpose and intent of these districts.

Within and bordering upon the study area there are four such districts:

C-C	Civic Centre District
C-5	Motel and Special Purpose Office District
C-3	General Commercial District
R-5	Medium Density Residential District

A brief description of these districts follows including general purpose, permitted uses (with examples found in the Chinatown Study Area) and height regulations.

C-C: Civic Centre District

As this zoning district borders the study area on the west, a brief description will suffice. The general purpose of this district is to serve as the actual and symbolic civic and community centre for the City. It is to contain administrative buildings and related compatible uses and other uses such as hotel and meeting facilities.

Among the permitted uses are police stations, retail stores, libraries, public and quasi-public buildings—all of which are found on the western boundary of the study area.

C-5: Motel and Special Purpose Office District

The majority of the Chinatown Study Area falls under this classification. The general purpose of this district is to allocate sufficient space for low density motel and hotel development, special purpose offices, market facilities and appropriate commercial services.

Some of the permitted uses found within the study area include:

Motels and Motor Hotels - Travelodge
- Royal Hotel and Cafe
- Hub Hotel

Retail, Auto Repairs and Servicing.
- Montgomery Tire Service
- Arcade Automotive

Cleaning Establishments - Pat's Cleaners

Production and Repair of Clothing
- Quality Tailors

Height Regulations: Maximum of 45'. This may be increased by the Development Control Officer, where in his opinion, such increase will not adversely affect adjacent properties.

C-3: General Commercial District

The south-east portion of the Chinatown Study Area is classified as C-3.

The general purpose of this district is to provide sites at appropriate locations for service, supplies, storage and specialized uses where retail character has been largely lost. Some uses may have adverse effects upon residential and retail commercial properties and it is necessary to monitor

control over such uses.

Height Regulations: maximum of 45 feet.

R-5: Medium Density Residential District

This Zoning District borders the Chinatown Study Area on the north-east.

The general purpose of this District is to reserve sufficient land for apartments and other uses within a medium density range at appropriate locations conveniently accessible to transportation facilities, work centres and recreational areas.

The Development Control Officer should encourage those factors of individual apartment development which tend to improve the quality of the residential environment and which, amongst other things, includes the consolidation of individual lots into larger parcels, enclosed parking areas, low site coverage and landscaped open space for tenant recreation.

Permitted uses found on the northern boundary of Chinatown include boarding and lodging houses, and one-family dwellings.

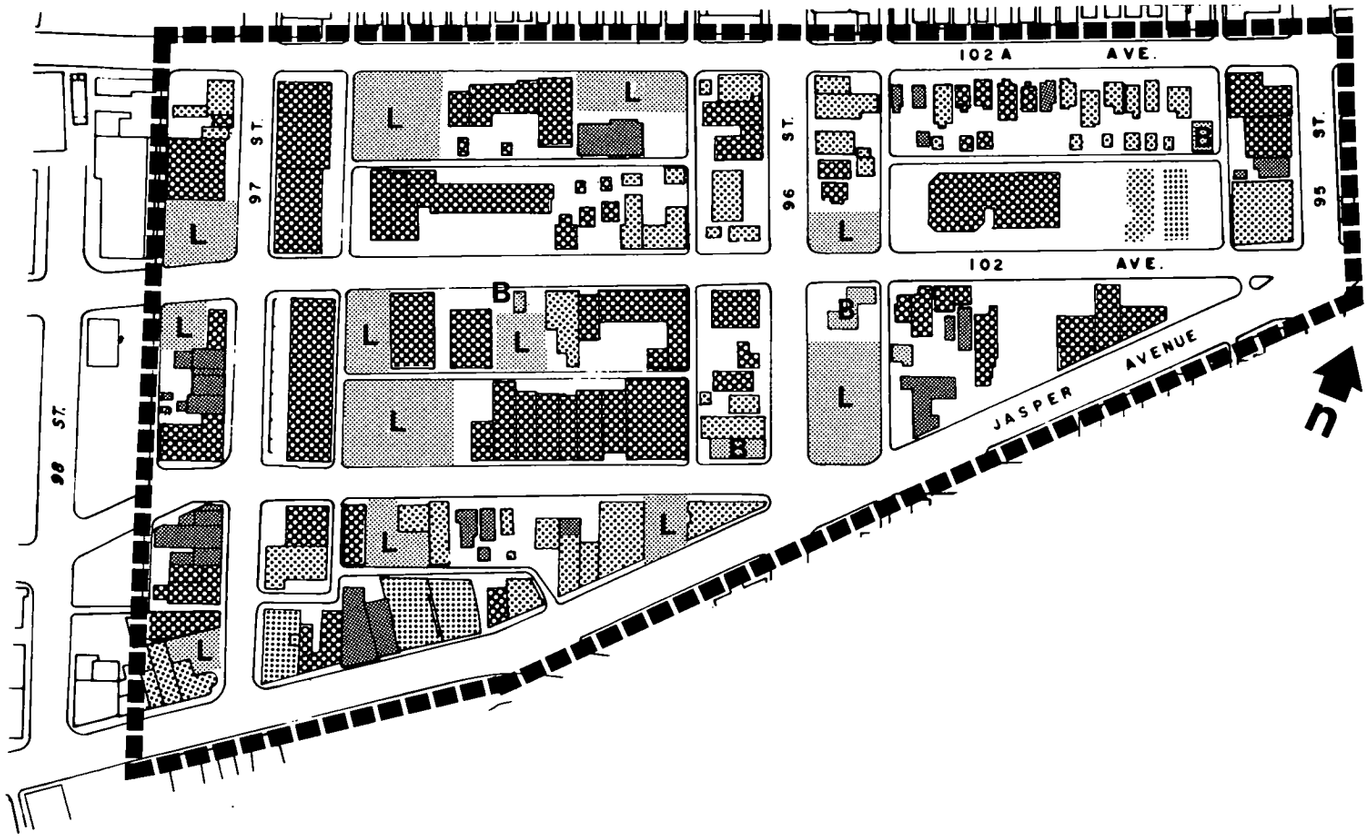
Height Regulations: Maximum of six storeys or 75 feet.

Among permitted uses found in Chinatown are:

Service Stations - Pandor and Miles Motors
- Wheeler Dealer Speed and Auto
- Kar-Mac Auto Body Repair
- Pacific 66 Car Wash

Institutions - Chinese Elders' Mansion (A nursing home would also be permitted.)

BUILDING CONDITION map 7



- major repairs needed
- minor repairs needed
- structure in good condition
- L vacant lot
- B vacant building
- study area boundary

CHINATOWN

CITY PLANNING DEPARTMENT
area planning section
1 cm : 36 m (1" : 300') approx

source : survey
july
1977

BUILDING CONDITIONS

A survey conducted by the Planning Department in August of 1977 refutes any claim that Chinatown is an area of urban blight. It has been estimated that 81.1% of the buildings in the Chinatown Study Area require minor repairs at the most. This includes most of the single-family dwellings on the northeast boundary of the study area and the residential/commercial buildings on the western boundary.

It was found however that 15.1% of the buildings in the Chinatown Study Area require major structural repairs.

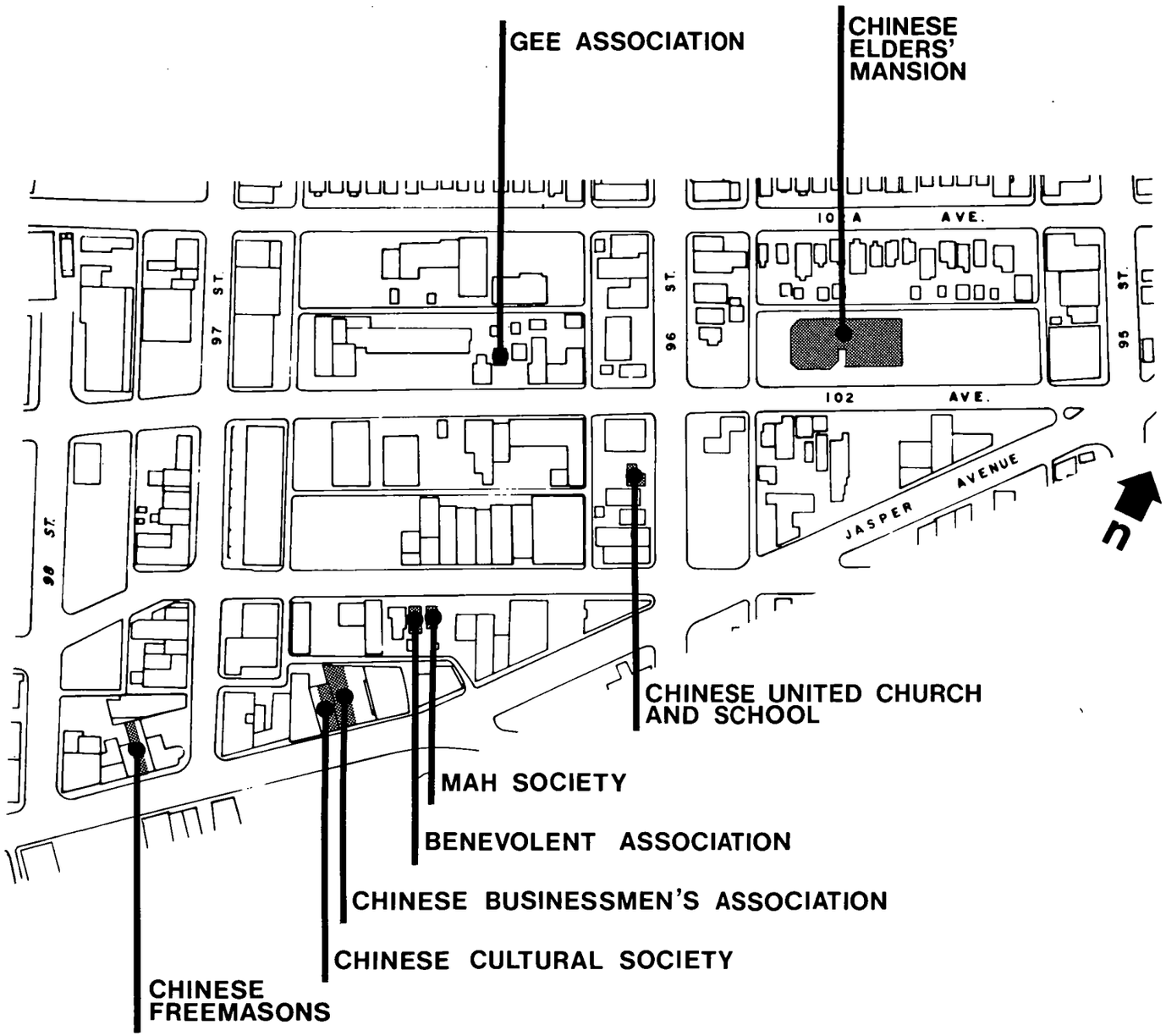
The following criteria were applied to the assessment of buildings in the study area.

Included in this category are some buildings on the western boundary (the area proposed for future redevelopment of the Southeast Civic Centre Complex).

Table 3

Building Condition Within Chinatown Study Area

Category	Criteria	Findings
Vacant Building	Building not in use: Often boarded up.	3.78 %
Major Structural Repairs Required	Evidence of severe cracking, shifting foundation, sagging roof, general dilapidation.	15.11 %
Minor Repairs Required	Such as: coat of paint, improved yard conditions, steps, siding, replacement of windows.	31.11 %
Structure in Good Condition	Building structurally sound, did not require cosmetic repairs.	50.00 %



CHINESE ASSOCIATIONS and INSTITUTIONS

map.....8

CHINATOWN

CITY PLANNING DEPARTMENT
area planning section

1cm : 36m (1" = 400') approx

1977

CHINESE ASSOCIATIONS & INSTITUTIONS

The social environment within Chinatown has been sustained through the activities of associations, clans and cultural events in the area and outside the area.

Not all associations are located within Chinatown. As an example, the Federation of Chinese Associations in Edmonton is a co-ordinating committee made up of several organizations, and sponsors a program on Capital Cable T.V. dealing with various aspects of the Chinese Community. The Chinese Nationalist League which is a paternal association with ritual, economic and political functions is located just north of the study boundary. Adhering to policies advocated by the Government in Taiwan, the Nationalist League observes occasions such as Double-Ten Day.

As shown on Map 8, the following associations are located in Chinatown. A brief description of each follows.

Mah Association

Formed in 1914 this Clan Association serves the needs of members with the surname Mah in aspects such as; mutual assistance, home for elderly, forwarding address for mail.

Chinese Benevolent Association

Founded in 1932 Chinese leaders from other associations hold executive posts in original functions such as; aide to sick, old, disabled, and unemployed, promotion and retention of homeland cultural heritage.

Chinese United Church

The Chinese United Church has rented premises on 96th Street since 1932. A new church was built in 1953 to assist in moral and spiritual direction. The Chinese cultural identity is perpetuated through the reading and writing of Cantonese taught in the annex of the Church. The Church provides facilities for meeting the needs of the elderly, hospitalized, and new immigrants.

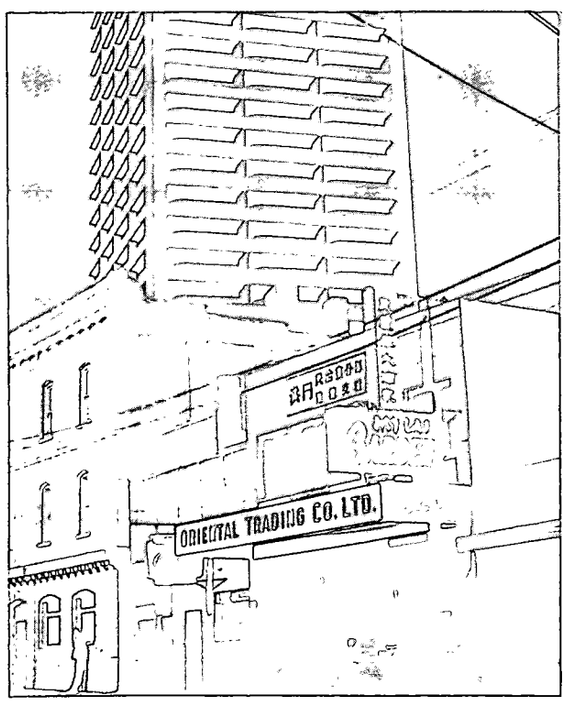
Gee Association

To be admitted to a family association, prospective members must trace their ancestorship through a family tree. Clans such as the Gee Association, Wong Society, Mah Society, etc., are the centre of social activities for family members in addition to providing assistance for those of the family in need.

In the past, by providing assistance to members of the Chinese Community, these associations cushioned the effect of discrimination. Today for many of these associations, membership is declining and is perpetuated largely by the elderly Chinese living in Chinatown. Whether or not the declining functionalism and importance of some of the associations will have adverse affects on the viability of Edmonton's Chinatown, is a point for discussion. (Appendix A provides information on the Sequence of Events which resulted in the formation of the Edmonton Chinatown Planning Committee.)

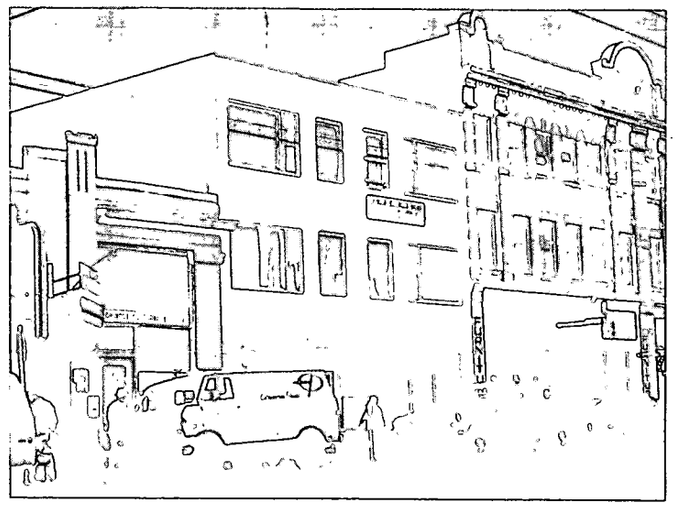
Chinese Freemasons

Formed about 300 years ago, the Freemasons are not connected with the Freemasons of Europe but are rather a branch of the Chinese Triad Society. Objectives include the preservation and promotion of Chinese culture, provision of social and recreational facilities, and assistance to all Chinese.



Chinese Cultural Society

As its name applies, the cultural society promotes Chinese culture and heritage. This society was formed in 1968 - 1969 to maintain cultural contacts with China.

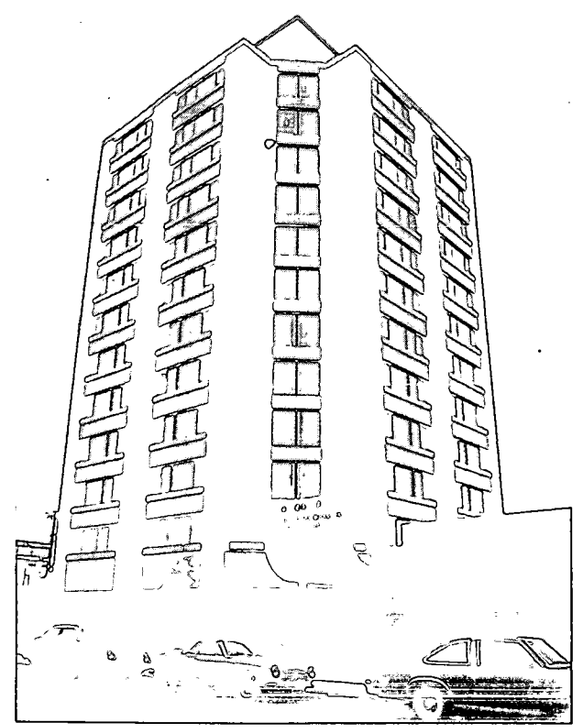


Chinese Businessmen's Association

The promotion of collective bargaining with buyers and increased knowledge of the food industry among members were the instigating factors leading to the formation of this association in 1962.

Chinese Elders' Mansion

In the fall of 1977 the Elders' Mansion was officially opened for occupancy. It houses over 100 senior citizens many of whom have lived in the Chinatown area since immigrating to Canada. The Elders' Mansion contains 22 bachelor units, 66 single bedroom dwelling units and 3 units for the handicapped.



FUTURE OF CHINATOWN

SECTION IV

PLANNING DYNAMICS

In the early settlement of Chinatown, prejudice and discrimination were contributing factors to the formation of a cohesive community. Chinatown functioned to meet the social and economic needs of the residents.

With the relaxation of prejudice and discrimination in terms of immigration and job opportunities the future role of Chinatown has become somewhat ambiguous. A similar dependency on Chinatown found in the past is no longer apparent since many of the recent Chinese immigrants are professionals or highly skilled. There are however those who still require an area of the City where the transition to a new way of life can be made. Chinatown meets the needs of this group of immigrants providing inexpensive rental accommodations and employment for those who do not speak English.

Although most Chinese in the City of Edmonton live outside the Chinatown area, by virtue of the fact that they frequent the specialty shops and restaurants in the area they ensure the viability of the community. The amenities which the speciality shops offer in many cases can only be obtained in the C.B.D. of the major urban centre.

For the older generation who have always lived in Chinatown, it is an area where their economic, social and cultural needs are fulfilled. In effect their life-style is contained within the perimeter of Chinatown. With the opening of the Elder's Mansion in the fall of 1977 the continued existence of this group within Chinatown is assured.

Chinatown therefore continues to be an area of the City where pride in ethnic heritage and cultural diversity are visible. The strong supportive population is apparent through the politically active cultural associations.

The varied and unique experiences which Chinatown provides to the Downtown Area of Edmonton attracts people from all segments of society. Chinatown was found to be a vibrant component of the Downtown Area during working hours and after working hours serving the needs of various clientele and residents.

It was indicated in earlier sections that Chinatown lacks the visual impact it once had within the Downtown Area and has become less influencial in terms of its former cultural entourage.

Intruding forces have been a factor since the 1960's when the viability of Chinatown was threatened by the Urban Renewal Program. Today, the development and expansion of the City Core will virtually destroy Chinatown unless a solution can be agreed upon by the various interest groups.

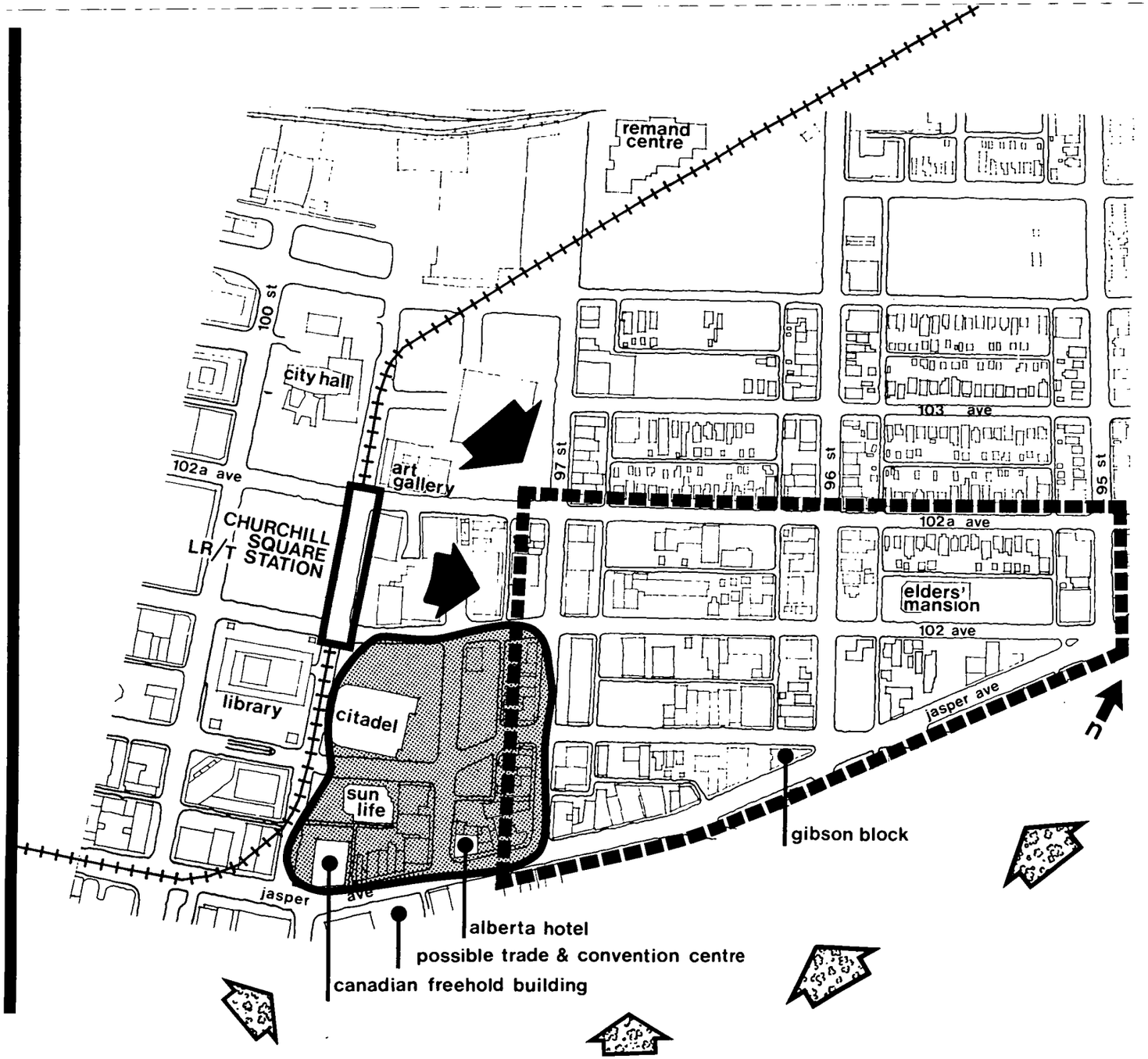
The following factors either directly affect the Chinatown Study Area as it presently exists or may affect the area in the future (see Map 9).

Southeast Civic Centre

The proposed Southeast Civic Centre will dislocate the commercial core of the present Chinatown; however there could be provisions

IMPACTS & INFLUENCES ON STUDY AREA

map.....9



redevelopment for southeast civic centre

other gov't projects & private development

capital city park

study area

light rail transit station & line

CHINATOWN

CITY PLANNING DEPARTMENT
area planning section

1cm : 48m (1" : 400') approx

1977

to incorporate viable businesses into the four block development. Government buildings and private development projects such as Sun Life, Canadian Freehold and the possible Trade and Convention Centre will not only exert considerable influence on the growth and direction of downtown development, but will also act as a catalyst for future developments in the Chinatown area. Of particular significance to Chinatown is the fact that these developments will affect traffic circulation and parking in the immediate area and will attract patrons to restaurant and cultural facilities.

Light Rail Transit Station and Pedway Network

The introduction of light rail transit stations (such as the Churchill Station shown on Map 9) and the continued development of the pedway network will greatly influence the pattern of downtown pedestrian movement.

Future plans having a direct impact on Chinatown involve the construction of the May Way Spine starting east from 93 Street between the one-way couplet of 103 Avenue and 102 Avenue west to the proposed development of the C.P.R. Yards.

Although the proposed May Way Pedway is just outside the Chinatown Study Area, when it is constructed it will conveniently link Chinatown with Downtown retail and commercial facilities.

The Heritage Trail Pedway east of 99 Street and south of Jasper Avenue runs along the top-of-the-bank of the River Valley to the Legislative Grounds. Relative to Chinatown this pedway will serve to open the top of the riverbank for public use, as well as provide pedestrian access to the proposed Trade and Convention Centre, and historic buildings in the area between 98 Street and 95 Street.

Historic Preservation

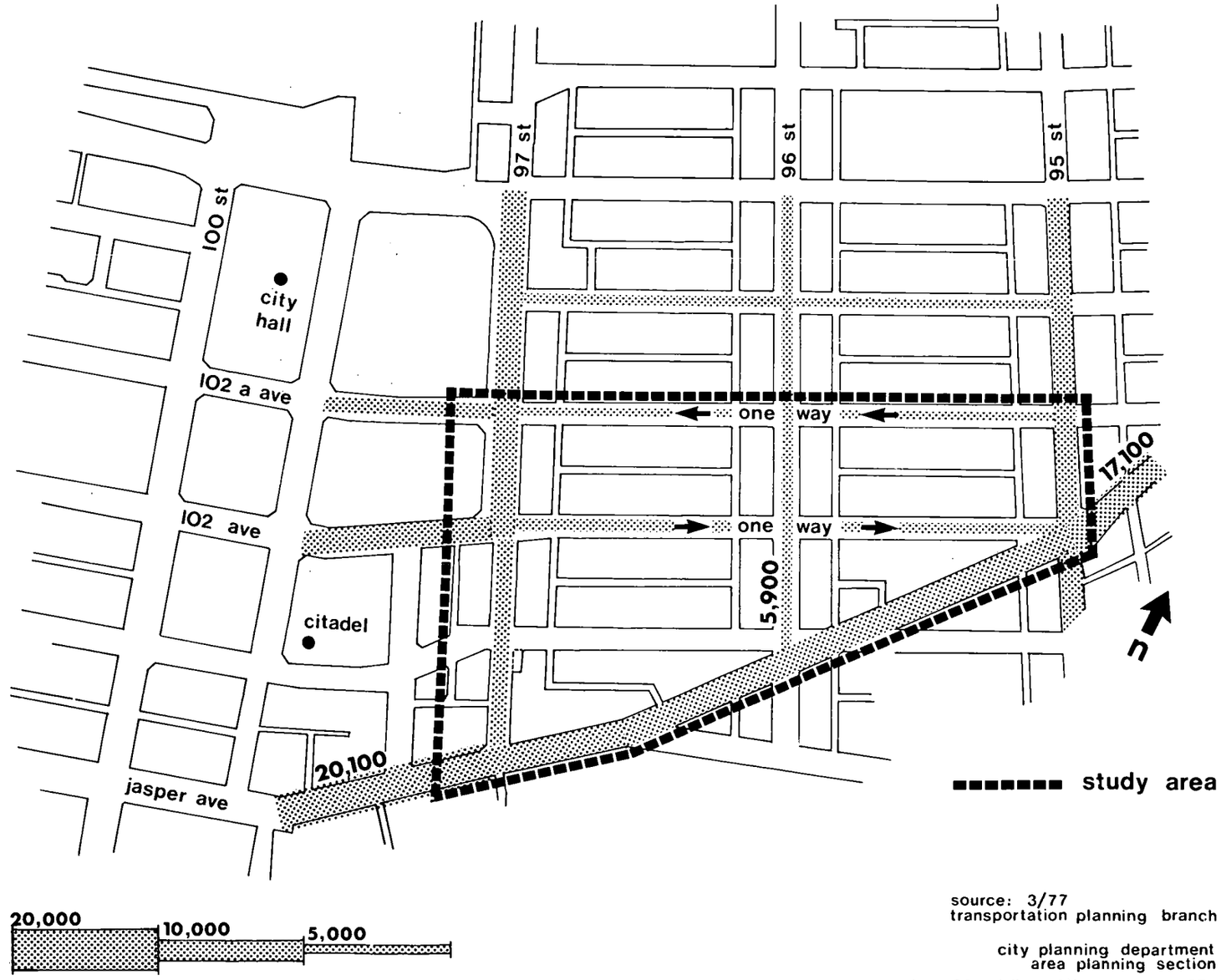
Buildings of architectural and historic significance such as the Alberta Hotel and Gibson Block are found within the study area. Should these buildings be declared as historic sites by the Alberta Government, the land between 95 and 98 Street on the north side of Jasper Avenue may become an area of historic preservation. Future plans may then involve the renovation and recycling of certain such buildings. In the case of Chinatown, should historic preservation become a reality in the south-west section of the study area, an added sense of vitality with all the attendant benefits would ensue.

Traffic Circulation and Roadway Plans

The major roadways located in the Chinatown Study Area and their respective average annual weekday traffic volumes are shown on Map 10. The three traffic lights located at 102 Avenue, Jasper Avenue and 102 A Avenue on 97 Street complement pedestrian accessibility to commercial facilities on either side of 97 Street during peak hours. The large volumes of traffic that the arterials accommodate suggests the potential for redevelopment which threatens to displace businesses in the Chinese community.

The Chinese Community has responded in the past to the threat of the 97 Street road widening. While Council approved the widening of 97 Street from 127 Avenue to 135 Avenue at its meeting on February 25, 1976, it was agreed that no roadway construction between Jasper Avenue and 125 Avenue would be undertaken until the impact of such widening has been assessed. This is not therefore an immediate threat to Chinatown.

TRAFFIC FLOW
average annual weekday traffic



source: 3/77
transportation planning branch

city planning department
area planning section

1cm=60m (1" = 500') approx 1977

map 10

More immediate to the study area is the possibility of road-widening on Jasper Avenue between 97 Street and the proposed new 99th Street to overcome the restriction of traffic circulation caused by the existing alignment at 99th Street.

Cultural and Entertainment Facilities

The Citadel Theatre, Art Gallery and Centennial Library attract people from all parts of the City as well as tourists. These facilities are located within walking distance of the Chinese restaurants on 97 Street. Future development of cultural or entertainment facilities in Chinatown would likely serve as an additional attraction for such interest groups.

Capital City Park

The Grierson Hill Area of the Capital City Recreation Park if appropriately developed, could promote recreation linkage from the Proposed Trade and Convention Centre to the Muttart Conservatory. Present plans call for pedestrian access towards an overall recreation corridor connecting both sides of the river. Terraced walkways, ornamental and/or ethnic gardens as well as recreation areas, benches and shelters have been proposed as a means of enhancing future vistas.

Of importance to Chinatown in addition to the physical planning and landscaping is the impact in terms of increased pedestrian circulation in the area. Again, the presence of pedestrians will lead to increased interest in the cultural and recreational facilities in Chinatown.

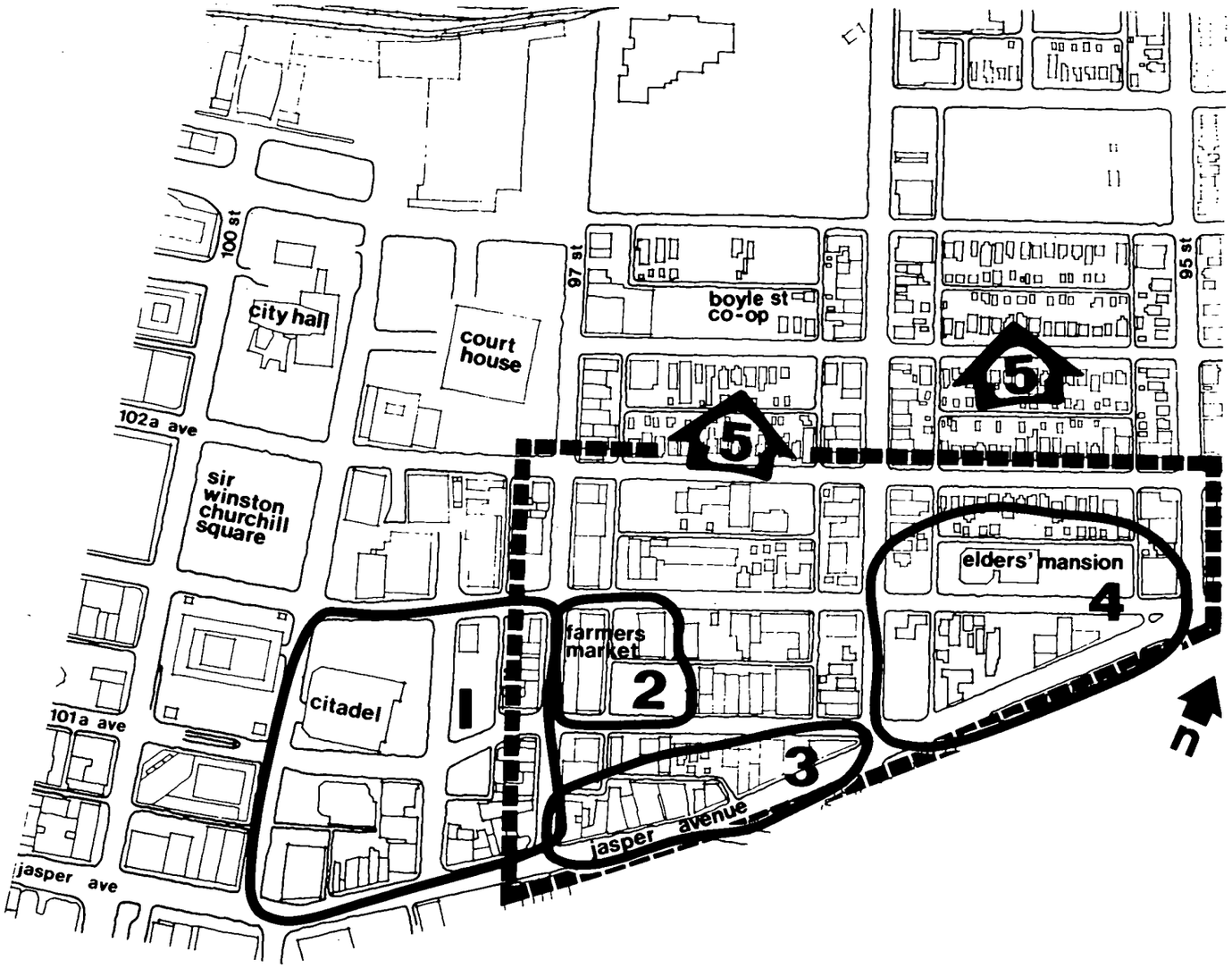
The following criteria have been used to assess the viability of Chinatown:

Population to support essential services;
Services and Community Facilities to aid in the functioning of a neighbourhood;
Protection of environment from intruding forces such as unwarranted traffic and incompatible industry; and community spirit and belief in the viability of the neighbourhood.

For Chinatown to exist functionally it should have a sufficiently large ethnic population base to support it. Without this, its uniqueness and much of its social functions will be lost in city growth.

Empirical evidence suggests that for the survival of a "Chinatown" there should be: a City population of 50,000, a diversified economy and a Chinese population of 250 where the Chinatown is located. It would appear that given the additional Asian population north of the Study Area, that Edmonton's Chinatown meets this criteria. (While the population of Chinatown Study Area in 1971 was 240, an additional 770 Asians were located in the area directly north and northeast.)

With regard to the second criteria, Chinatown provides services and community facilities for residents of Chinese extraction. Elements such as a library, medical facilities, a cultural and recreational hall are notably missing and might be considered in future plans.



POSSIBLE SITES

relocation of chinese business core

map II

1 southeast civic centre

2 farmers market

3 jasper avenue infill

4 elders' mansion area

5 dispersion

study area boundary

CHINATOWN

CITY PLANNING DEPARTMENT
area planning section

1 cm : 48 m (1" : 400') approx

1977

POSSIBLE RELOCATION SITES

This section of the report will identify some of the possible locations for the redevelopment of Chinatown if relocation becomes evident. This working paper will provide a cursory examination of some of the possible sites in an attempt to stimulate future discussions.

The next phase in the planning process will involve the Civic Administration, representatives of various interest groups within the Chinese community and social agencies and residents of Boyle Street. These interested parties will work together in the pursuit of the overall community goal of formulating a plan for an orderly and viable Chinatown.

The initial evaluation of alternative sites identifies some of the trade-offs which must be considered in the final decision. In recognition of the fact that various interest groups will perceive alternatives from differing perspectives, the proposed planning strategy ensures all parties be actively involved in the decision-making process.

The initial analysis identifies: current land use, land ownership, zoning, impact on parking, site advantages and site disadvantages. It may be that additional variables will be considered of importance by the interest groups involved in the final choice.

A brief explanatory note on the implications of various alternative sites follows:

1) City Market.

Because much of the land is owned by the City of Edmonton, land consolidation is less difficult than for the other options. Of concern is the impact on parking and the Salvation Army outlets.

2) Jasper Avenue Infill.

Since no civic policy presently exists regarding historic preservation there are serious implications as to the viability of this proposal; one drawback is the difficulty inherent in future expansion.

3) Elders' Mansion Area.

While this site has the advantage of offering room for future growth, it is some distance from the Central Business District which could affect the tourist potential of future developments.

4) Dispersion

This alternative could result in the loss of Chinatown as it is unlikely that consolidation of land allowing for the relocation of business establishments and the future development of cultural/recreational facilities in close proximity would be feasible.

5) Redevelopment Within the Four Block Southeast Civic Centre Complex.

The feasibility of consolidating the dislocated commercial faction of Chinatown will be examined in a following report.

Several unknowns such as the interest of the Chinese Community as well as the financial resources available for investment preclude a more exhaustive analysis at this point in time.

Table 4

SITE SELECTION DECISION MATRIX

Alternative Sites	Current Land Use	Land Ownership	Zoning	Impact on Parking	Site Advantages	Site Disadvantages
City Market	City Market Automotive Repairs Salvation Army Commercial-Retail Parking	City of Edmonton Private ownership Salvation Army	C-5 Motel & Special Office District	Loss of 3 parking lots	Ease of land consolidation Proximity to C.B.D. Attractions to Market Building—possible.	Relocation of present market —lack of civic policy. Restricted area—limits future expansion Presence of social service agencies in immediate area.
Jasper Avenue Infill	Automotive Repairs Light Industrial Commercial-Residential Institutional Parking	Private ownership	C-5 Motel & Special Office	Loss of 1 parking lot	Extensive frontage enhances visual impact.	Historic Preservation—lack of civic policy. Restricted area—limits future expansion for Land Consolidation.
Elders' Mansion Area	Commercial Automotive Repair-Sales Vacant Lot Residential	Alberta Housing Private ownership	C-3 General Commercial District	Loss of vacant lot presently used for parking	Adjacent land is held by Alberta Housing for nursing home/cultural complex. Combination of housing, recreation and commercial possible.	Separated from Central Business District by 'dead space'. Land consolidation. Expansion to the north would threaten existing single-family.
Dispersion	Commercial-Retail Residential	Depend on sites chosen	R-5 Medium Density	Would depend on sites	Concensus of Chinese Community not necessary. Land consolidation not required.	Chinatown would lack strong central focus. If business establishments scattered could threaten future viability. Possibility of future redevelopment in Boyle Street—future uncertain. Supply of suitable sites within Boyle Street questionable. Provision of cultural/recreational facilities within same area—difficult.

APPENDIX

SEQUENCE OF EVENTS

The future of Chinatown has been uncertain since the days of urban renewal in the late 1960's.

Over the years representatives of the Chinese community have formed committees responding to the:

Urban Renewal Program;

Need for a senior citizens home, nursing home, and community centre;

Proposed widening of 97th Street;

Future development of Chinatown.

Outlined in the following section is the sequence of events since 1968.

November 1968

In a brief to the Hellyer Task Force, the Chinese Benevolent Association stated that Edmonton's Chinatown must be kept alive within any urban renewal project for the following reasons:

"1. Chinatown has quasi-government functions such as welfare, housing and education which supplement existing government programs;

2. It is essential because of social, cultural and recreational development which enriches the community, city and nation;

3. It helps the transition of the immigrants;

4. It helps the local economy and creates a strong tourist attraction which benefits the city and the province at large;

5. It is needed to maintain good liaison and communications between those of Chinese origin and other Canadians."

April 2, 1969

Meeting of the Chinese Urban Renewal Committee with a representative of the City of Edmonton's Urban Renewal Department.

Issue:

Federal Urban Renewal Program to be discontinued; fear was expressed that the survival of the Chinese Community in Boyle Street would be threatened by private developers.

April 9, 1969

In a greeting to the Calgary Chinese Community, Premier Harry Strom, stated that the Government was committed to a pluralistic society and Chinatowns complement this strategy.

Later that year the Chinese Renewal Committee submitted a brief to Ottawa asking for recognition of the need for a Chinatown; the brief was followed-up with a task force visit.

1972 - 1973

Representatives of the Chinese Community met with Provincial Health Minister Neil Crawford, the Alberta Health Commission, the Federal Central Mortgage and Housing Corporation, and the Alberta Housing Corporation to discuss the need for a senior citizens home, a nursing home and a community centre.

August 1, 1973

Meeting of the representatives of the associations, cultural societies, clans and churches was called to form a committee to "save Chinatown".

Issue:

City plan to widen the west side of 97th Street which would virtually eliminate the commercial section of Chinatown.

February - March 1974

Representatives of the Chinese Benevolent Association met with Mayor Ivor Dent, the Alberta Hospital Services Commission and Alberta Housing Corporation.

Issue:

Needs of the Chinese senior citizens in terms of accommodation and health care.

November, 1974

Architectural firm of Bell-Spotowski was retained by the City's Real Estate and Housing Department to examine the feasibility of changing the City Market to a Chinese Market and Cultural Centre. It was proposed that the Terms of Reference should include a development program for the rehabilitation of the area between 95th to 97th Streets. The study did not proceed as neither Central Mortgage and Housing nor Alberta Housing approved a grant for this purpose.

April 2, 1975

Formation of the Edmonton Chinese Community Development Committee.

Terms of Reference: To investigate the development of a Chinatown.

May 27, 1975

Meeting of the representatives of the Edmonton Chinese Community Development Committee with Civic Officials including His Worship Mayor William Hawrelak, A. H. Savage - Commissioner of Public Affairs, P. Ellwood - Real Estate Housing, D. A. McCullagh - Real Estate and Housing, J. Boddington - Parks and Recreation and S. C. Rodgers - Planning.

Issue:

1. To review the case for a civic grant requested by the Committee for the purpose "finding out what the Chinese people want done towards the development of a Chinatown".
2. To ascertain the needs of the Edmonton Chinese Community and to determine the best way the City could assist.

Outcome of Meeting

1. Chinese Community requested to submit a proposal with regard to their needs and objectives.
2. Office space for the Committee was provided by the City at 9755 - Jasper Avenue.
3. Task Force consisting of R. Francis - Planning Department, D. McCullagh - Real Estate and Housing, Bruce Yip and Lee Chan of the Development Committee established to determine the City's and Chinese Community's needs and commit-

tments. It was determined that the Task Force would be employed during the initial period in defining the position of the Chinese Community with respect to:

a) Amount of commercial development required for a viable Chinese Commercial presence.

b) Commercial concerns interested in the development.

c) Method of implementing the square footage of commercial space required.

d) Locations favoured.

June 10, 1975

First meeting of the Task Force.

Issues discussed:

1. Impact of the Development Scheme Bylaw in terms of dislocating the Chinese Business Community.

2. City Market as a possible site.

3. Alternative site at 95 Street and Jasper Avenue.

November, 1976

D. O'neil, Director of Rehabilitation and Redevelopment Branch of City Planning interviewed on Capital Cable T.V. on the following issues:

1. The relationship between Chinatown and Downtown;

2. The development of Chinatowns in other Canadian Cities;

3. Communications between Government planning authorities and the Chinese Community.

This program was sponsored by the Edmonton Federation of Chinese Associations.

While housing for senior citizens has been assured, the future of Chinatown is in doubt with the building of the Southeast Civic Centre Complex. The Chinese community has responded to the challenge and the debate on the future of Chinatown has resumed.

Spring, 1977

Formation of the Edmonton Chinatown Planning Committee.

The Edmonton Chinatown Planning Committee was formed by the amalgamation of the following clans and associations in the summer of 1977.

1. Federation of Chinese Associations
2. Chinese Cultural Society
3. Chinese Dramatic Club
4. Chinese Freemasons
5. Chinatown Relocation Committee
6. Chinese Graduate Students of Alberta
7. Chinese Performing Arts Society
8. Wong Society
9. Businessmens' Association
10. Chinese Music Club

The objectives of the Committee are as follows:

1. To coordinate the preparation of a Master Development Plan which will incorporate all of the planned recommen-

dations of the Edmonton Chinese community, both in terms of commercial and cultural/recreational facilities;

2. To provide a forum for the consideration and discussions of questions affecting the development of Edmonton's Chinatown;

3. To encourage and to support Chinatown businessmen in relocating their businesses in the development project; and,

4. To study, investigate and assess the cultural, social and commercial needs in the development of Edmonton's Chinatown.

5. To handle financial studies and requirements of the committee.

OTHER CHINATOWNS

Chinatowns in North America are most often situated in the core or fringe of downtown commercial districts. While land values are high, in many cases Chinatowns are classified as blighted neighbourhoods. Over the years many of the former residents have moved to the suburbs with the result that today, Chinatowns are often an area of senior citizens and newly arrived immigrants.

In drafting the Chinatown Report, a comparison was made with other cities in Canada. Included in this section is a brief overview of Toronto, Vancouver, Winnipeg, Calgary, Regina and Victoria.

In contrast to the initial description of Chinatowns in North America, Toronto and Vancouver reflect a changing profile. Financed by local savings and foreign investment, highrise office buildings and shopping malls are replacing some of the older buildings.

Estimated at 50,000 people Toronto boasts North America's fastest-growing Chinatown. While the existence of Edmonton's Chinese commercial area is threatened by the expansion of the city core, Toronto's commercial community has increased in size with Chinese specialty stores occupying what used to be tailor's shops in areas such as Spadina. Reflecting the changing style, is the Chinatown Commercial Mall which incorporates small shops and restaurants as well as an authentic Chinese garden. Future plans call for the additon of an 18-storey commercial/residential complex.

A "Chinatown Plan" does not exist for Toronto; however, a draft plan for the South-East Spadina area which includes the Chinatown section was slated to be presented to the community in 1977.

Vancouver's Planning Department prepared an Area Plan for their Chinatown in the fall of 1977.

Actively involved in the planning process in Vancouver is the Chinatown Historic Area Planning Committee. Representation from interest groups such merchants, property owners and residents, were appointed by City Council in response to the expressed wish of the Chinatown community to have a more direct involvement and participation in planning decisions affecting the area. The Committee acts in an advisory capacity to the Planning Department, and has been involved in the drafting of a Zoning By-Law which was designed to recognize Chinatown's unique quality and to ensure the protection, restoration and maintenance of this area's historical, architectural and cultural character.

Vancouver's Chinatown sign guidelines "intended to ensure the preservation and encouragement of some of the environmental aspects which contribute to its present attractiveness and distinctiveness" have been approved by Council. All the new signing in this area will incorporate Chinese motifs, symbols and forms. In contrast to Edmonton, Vancouver's Chinatown has a unique ethnic and visual character. It has also been claimed that the architecture such as the recessed balcony facades is unique to the area.

In contrast to Toronto and Vancouver, Winnipeg's Chinatown is restricted to an area of four city blocks with an estimated Chinese population of 100. Again, the presence of senior citizens is notable.

While an ambitious plan for the redevelopment of Winnipeg's Chinatown was formulated by the Chinese Development Corporation Limited, financial support from the business community was not forthcoming. To date this plan is in abeyance. The Planning Department is not involved in drafting a plan for Chinatown.

As in Edmonton's case, priority has been given to the housing needs of senior citizens and an 88-unit home was opened in December 1977. As well, the Chinese community is presently involved in the planning of a cultural centre.

Calgary's Chinatown is situated in the northeast section of downtown. The population has dwindled over the years and now amounts to approximately 300 residents of Chinese extraction. Contributing to the decrease of residential population was the land clearance program necessitated by the construction of a Federal Government office complex.

In November, 1976, Calgary's City Council approved the "Chinatown Design Brief" which was drafted by the City Planning Department in consultation with the Chinatown Development Task Force, a group of concerned citizens representing various interest groups within the Chinese community.

The Committee has continued to be actively involved in the implementation of the Design Brief. In addition to the senior citizens' home which was recently completed, plans call for a cultural centre, a park and Central Mortgage and Housing Corporation financed non-profit housing in cooperation with the Lee Association.

To conclude this section, it should be noted that specific plans for Chinatown have not been formulated for either Regina or Victoria. In Regina's case, there is not sufficient Chinese population to necessitate the planning of a Chinatown. Victoria on the other hand was the centre of a thriving Chinese community in the early 1900's. Today Chinatown has dwindled to a two-block area of approximately 200 Chinese. Many similarities with Edmonton's Chinatown exist: Chinatown is an area of specialty shops, restaurants, herbalists, clan associations, and fraternity associations. During the last decade several proposals for Victoria's Chinatown have been drafted; to date the Planning Department has included Chinatown in the downtown plan rather than formulating a separate plan.

In summary there would appear to be increased interest on the part of most cities in the future of their Chinatown. Plans vary from the more ambitious approach incorporating highrise office towers to the provision of facilities for residents of Chinese extraction. Of importance is the fact that several cities have successfully included representatives of the Chinese community in the planning process.

BOYLE STREET

As noted in the previous section Chinatown is located within the Boyle Street area. It was therefore necessary to include within the planning process due consideration to this area of the City.

What follows is a brief description of population and land use characteristics of Boyle Street.

In terms of population, Boyle Street is characterized by:

- A significant concentration of elderly residents (36% over 60 years of age);
- In contrast, a small school-age population (7% under 18);
- A small percentage of females (21%);
- A significant concentration of Natives (3.3% versus the City average of 1%).

This is an area of the urban poor including:

- Low-income senior citizens;
- Single-elderly males who are either marginally employed or living on social assistance;
- Transient men;
- Long-term skid row residents and alcoholics;
- In contrast to other neighbourhoods, the majority of Boyle Street's residents represent non-family households;

In addition, the average family income is significantly lower than the City average.

Catering to the transient and single-male population are temporary employment services, second hand stores, income tax services as well as street level social services such as the Bissell Centre and the Boyle Street Co-op.

Land use consists of a mix of commercial, light industrial and residential. In addition to single-family dwellings, there are many rooming houses, hotels and commercial structures with rooms above.