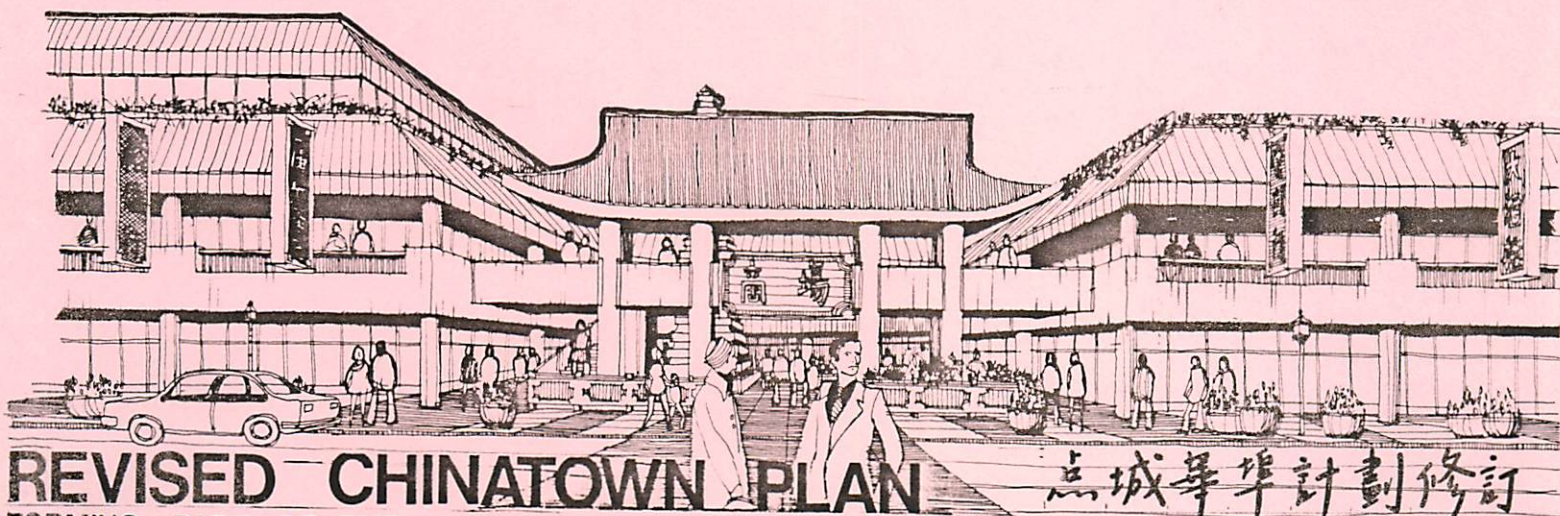


DP-404540

MN-310-230-65

MENT
BY A



REVISED CHINATOWN PLAN

点城華埠計劃修訂

FORMING PART OF THE
PROPOSED BOYLE STREET
MCCAULEY AREA REDEVELOPMENT
PLAN

THIS MATERIAL WAS BE-
FORE CITY COUNCIL ON

Aug 12/80 WHEN IT WAS
DATE

Approved
DECISION

CITY of EDMONTON
PLANNING DEPARTMENT
community planning branch

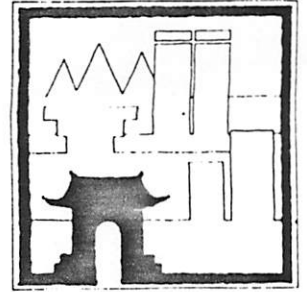
AUG., 1980

EDMONTON CHINATOWN PLANNING COMMITTEE

~~9755 X JASPER AVENUE~~ EDMONTON ALBERTA, CANADA ~~T5J 1K9~~

P.O. BOX 1888

T5J 2P3



August 11, 1980

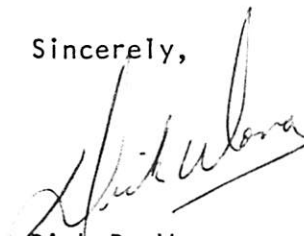
Mayor Cec J. Purves
Members of City Council
City Hall
1 Sir Winston Churchill Square
Edmonton, Alberta
T5J 2R7

Mr. Mayor, Ladies and Gentlemen:

At a meeting of our Committee on August 8, 1980, the Revised Chinatown Plan was reviewed and discussed. We are pleased to advise that we are in favor of these revisions and would recommend to Council for the approval of this document.

We would also take this opportunity to thank Council and Administration for your continuous support with this project. Members of the Planning Department were extremely helpful during the discussion of the revisions and we appreciate their thoroughness and expertise in this matter.

Sincerely,



Dick B. Wong
Chairman

DBW/ss

cc: Armand Preiksaitis
Kubbir Singh ✓

點
城
華
埠
計
劃
委
員
會

點 問 頓 中 華 會 館 Chinese Benevolent Association

9645-101A AVENUE
Edmonton, Alberta. T5H 0C8, Canada
Telephone: (403) 429-1914

加拿大點問頓壹零壹A橫街九六四五號
電話:(四〇三)四二九・一九一四

COPY

August 11, 1980

Mayor Cec J. Purves
Members of City Council
City Hall
1 Sir Winston Churchill Square
Edmonton, Alberta
T5J 2R7

Mr. Mayor and Members of Council:


You are probably aware that the Chinese Benevolent Association is the umbrella organization and representative for all registered Chinese community organizations in Edmonton. As such, we met on August 8, 1980 with members of the Edmonton Chinatown Planning Committee to review the Revised Chinatown Plan.

We would like to express our support for this Revised Chinatown Plan and would recommend Council's approval. We are particularly pleased with the Planning Department's policies and guidelines concerning the parkette and pedway network, street furniture and proposals for special cultural features.

Please be assured that we are prepared to work with our Chinatown Planning Committee and your Planning Department in the implementation of these cultural/recreation aspects of Chinatown.

Thank you for your understanding and support.

Sincerely,


Tommy Mack
President

TM/ss

1980 08 05

A.H. Savage
COMMISSIONER OF PUBLIC AFFAIRS

SUBJECT: Report to Council for 1980 08 12 Meeting on Bylaw 6116 and the
Revised Chinatown Plan (1980)

Please forward the attached report with enclosures to the Office of the City Clerk for inclusion on Council's agenda of 1980 08 12.



A. Regenstreif
A/GENERAL MANAGER
PLANNING DEPARTMENT

KS/1jb(Ch/12)

Attachments: Report to Council

- | | |
|---------------|--|
| Enclosure I | - Revised Chinatown Plan (1980) |
| Enclosure II | - Conditions of Approval |
| Enclosure III | - Letter of Support from the Applicant (IP Investments Ltd.) |
| Enclosure IV | - Letter of Support from Stephen Iu Architect Ltd. |
| Enclosure V | - Letter of Support from Dick Wong (Edmonton Chinatown Planning Committee) |

Bylaw 6116 - to Delete from the Land Use Classification Guide, Chinatown Plan Area Phase I

- RECOMMENDATIONS:
1. That the Revised Chinatown Plan 1980, forming part of the Boyle Street/McCauley Area Redevelopment Plan, be approved. (Enclosure I).
 2. That Bylaw No 6116, an application for redistricting from DC3 (C-3) to DC2 by IP Investments Ltd., for a site described as Lots 19A and 20A, Block 4, Plan D, and Lots 21, 22, 23, and 24, Block 4, Plan 226 C.L., located east of 96 Street and south of 102 Avenue, River Lot 14, be given second reading, provided the development proposal is revised by the applicant so that it conforms with the Revised Chinatown Plan 1980.
 3. That the Administration bring forth Bylaw No. 6116 for third reading in September, 1980 and prior to the third reading of the Bylaw, a development agreement be entered into to include, among other things, all conditions as described in Enclosure II.

HISTORY

At a meeting of City Council held on 1980 07 08, the above-noted Bylaw was submitted, at which time it received first reading and was then referred to the administration to work out the areas of major concern with the applicant and the Chinatown Planning Committee.

DISCUSSION

At the Council meeting, the major concerns identified in the application were: excessive density, non-compliance with the Chinatown Plan (approved in principle by Council in September 1979); the Boyle Street/McCauley Area Redevelopment Plan; the Edmonton General Municipal Plan; and fiscal arrangements.

Pursuant to City Council's referral, meetings were held between the applicant (IP Investments Ltd.), Stephen Iu, consulting architect for the applicant and author of the Chinatown Plan 1979, and Chairman and members of the Chinatown Planning Committee.

JUSTIFICATION

1. In order to accommodate the development proposal by IP Investments Ltd., and to provide implementational mechanisms for parkette and pedway network and special Chinese cultural features, it was necessary to prepare a revised Chinatown Plan 1980 forming part of the proposed Boyle Street/McCauley Area Redevelopment Plan. The City has received letters of support for the Revised Chinatown Plan from the applicant, Stephen Iu, Architect, and Dick Wong, Chairman of the Chinatown Planning Committee (See Enclosures III, IV and V).

2. The applicant has agreed to submit a revised development proposal which will reduce the maximum Floor Area Ratio from 7.2 to 5.95, and reduce the maximum building height from 15 stories to 10 stories. The revised application will therefore conform with the Revised Chinatown Plan 1980 and the Edmonton General Municipal Plan.
3. The applicant has agreed to the conditions in Enclosure II as part of the Development Agreement including compensation for the City in lieu of redevelopment levy.

ENCLOSURES

- I Revised Chinatown Plan (1980)
- II Conditions of Approval to be Incorporated as Part of Development Agreement
- III Letter of Support from the Applicant (IP Investments Ltd.)
- IV Letter of Support from Stephen Iu Architect Ltd.
- V Letter of Support from Dick Wong (Edmonton Chinatown Planning Committee)

REVISED CHINATOWN PLAN 1980

FORMING PART OF THE PROPOSED
BOYLE STREET/McCAULEY
AREA REDEVELOPMENT PLAN

AUGUST, 1980

PLANNING DEPARTMENT
CITY OF EDMONTON

ACKNOWLEDGEMENTS

The assistance and co-operation of the Chinatown Planning Committee, the Chinese Benevolent Association, and Mr. Stephen Iu, Architect, is appreciated in the preparation of the Revised Chinatown Plan (1980).



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PROPOSED LAND USE REGULATIONS FOR THE CHINATOWN PLAN AREA (FORMING PART OF THE PROPOSED BOYLE ST./McCAULEY AREA REDEVELOPMENT PLAN).	Appendix A

PREFACE

The Revised Chinatown Plan (1980) has been prepared in response to a directive given by City Council to Planning Staff on 1980 07 08 while Council was considering an application for redistricting a parcel of land within the Chinatown Plan Area.

From the Council discussion on this matter, it appears that the Chinatown Plan, as prepared by Stephen Iu, Consulting Architect, and approved in principle by Council in September 1979, should be reviewed in light of this proposal.

Council also indicated that Planning Staff should negotiate with the Chinatown Planning Committee and the proponent of the application (IP Investments Ltd.) regarding the outstanding issues, such as maximum Floor Area Ratio, maximum Building Height, Redevelopment and Special Assessment Levies, and other cost-sharing arrangements.

For the following reasons, it was thought better to draft a Revised Chinatown Plan for incorporation into the Boyle Street/McCauley Area Redevelopment Plan:

- . The Chinatown Plan (September 1979) is written in a form which only expresses general ideas not couched in a planning policy framework. The Revised Plan contains policies designed to implement the concepts stated in the September 1979 Chinatown Plan.
- . For reasons known to Council, an increase in certain proposed regulations (ie. maximum F.A.R. and maximum Building Height) is required to accommodate the IP Investments proposal. The Revised Plan addresses this issue.
- . The Revised Chinatown Plan (1980) has been designed in a form such that the Plan and the implementing Land Use Bylaw can form a chapter in the Boyle Street/McCauley Area Redevelopment Plan.
- . The Boyle Street/McCauley Area Redevelopment Plan as it was approved by the Municipal Planning Commission in January 1980 does not contain the necessary implementation stages for the parkette and pedway network, or for special cultural features, nor does it contain policies relating to the funding of these items.

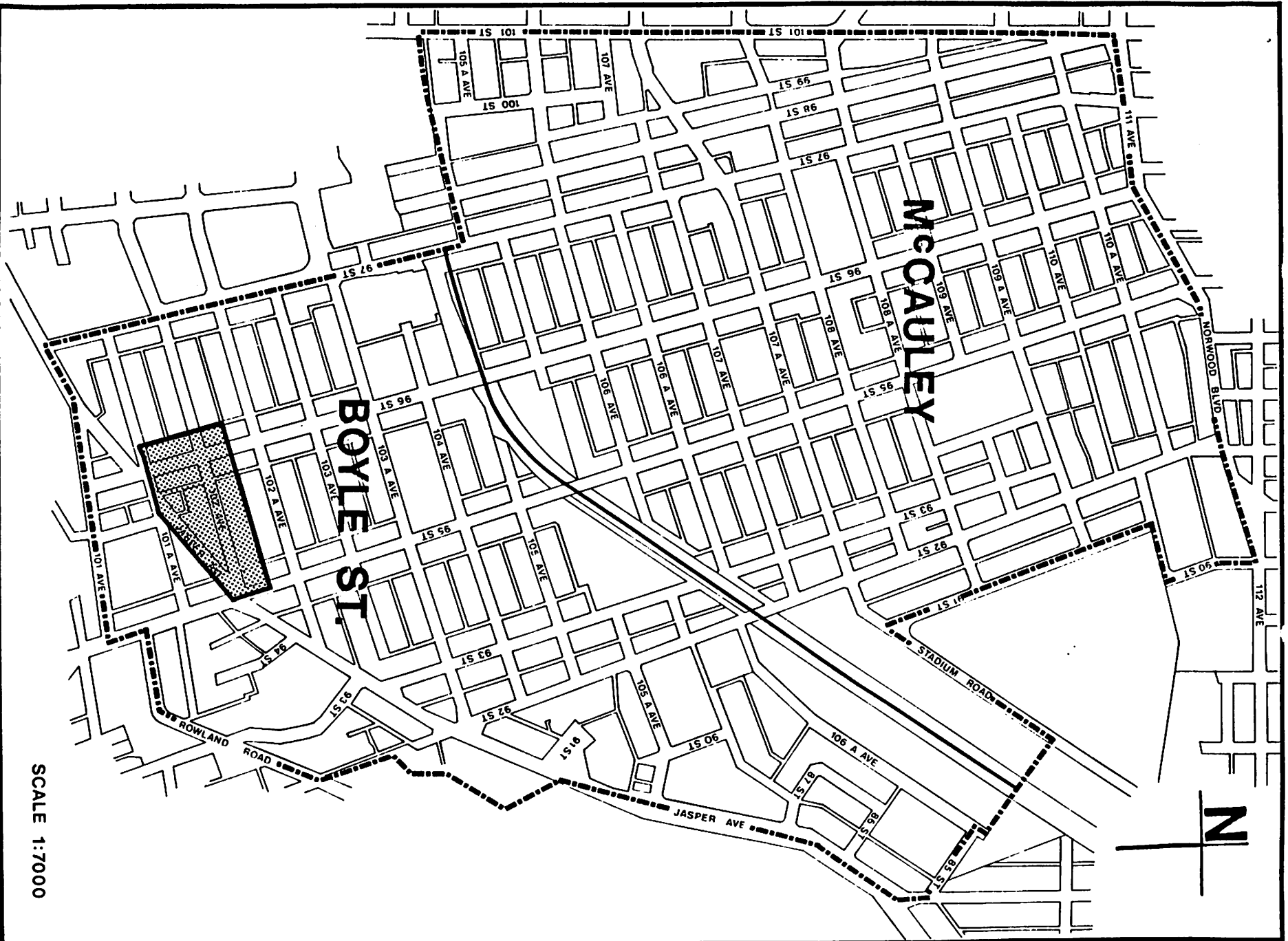
1.0 INTRODUCTION

The Chinatown Plan (1980) forms a component of the Boyle Street/McCauley Area Redevelopment Plan. Schedule A illustrates the location of the Chinatown Plan Area within the Boyle Street/McCauley Area Redevelopment Plan.

The purpose of the Chinatown Plan (1980) is to define objectives, policy directives, land use proposals and fiscal implementational mechanisms concerning redevelopment within the Area, in response to the perceived major issues.

These issues can be identified as follows:

- . There is a perceived need to establish a recognizable Chinese community capable of attracting some of the existing scattered Chinese residential, commercial and cultural functions, and to provide a focal point for the establishment of new Chinese functions.
- . This need is based on the City's desire to retain an identifiable Chinese heritage as a component of Edmonton's emerging multi-cultural fabric.
- . The existing decentralized Chinese community is more susceptible to assimilation than it would be in a defined community area.
- . Redevelopment of such a community area should be sensitive to the surrounding areas. Chinatown must be complementary to, yet not serve as an extension of, the neighbouring Downtown. Chinatown should also reinforce the future revitalization of the surrounding Lower Boyle Street Area.
- . Pressures for redevelopment which exceed the present maximum height and density guidelines in the Land Use Bylaw for this Area, and in the proposed Boyle Street/McCauley Area Redevelopment Plan, underline the need for policies to deal with these issues.



SCHEDULE A
CHINATOWN AREA

2.0 LAND USE

2.1 OBJECTIVES

- 2.1.1 TO CONSOLIDATE AND ENCOURAGE THE DEVELOPMENT AND GROWTH OF A CHINESE NUCLEUS OF BUSINESS, RESIDENTIAL AND CULTURAL ACTIVITIES WITHIN THE CHINATOWN AREA.

2.2 POLICIES

It is therefore the policy of Council to:

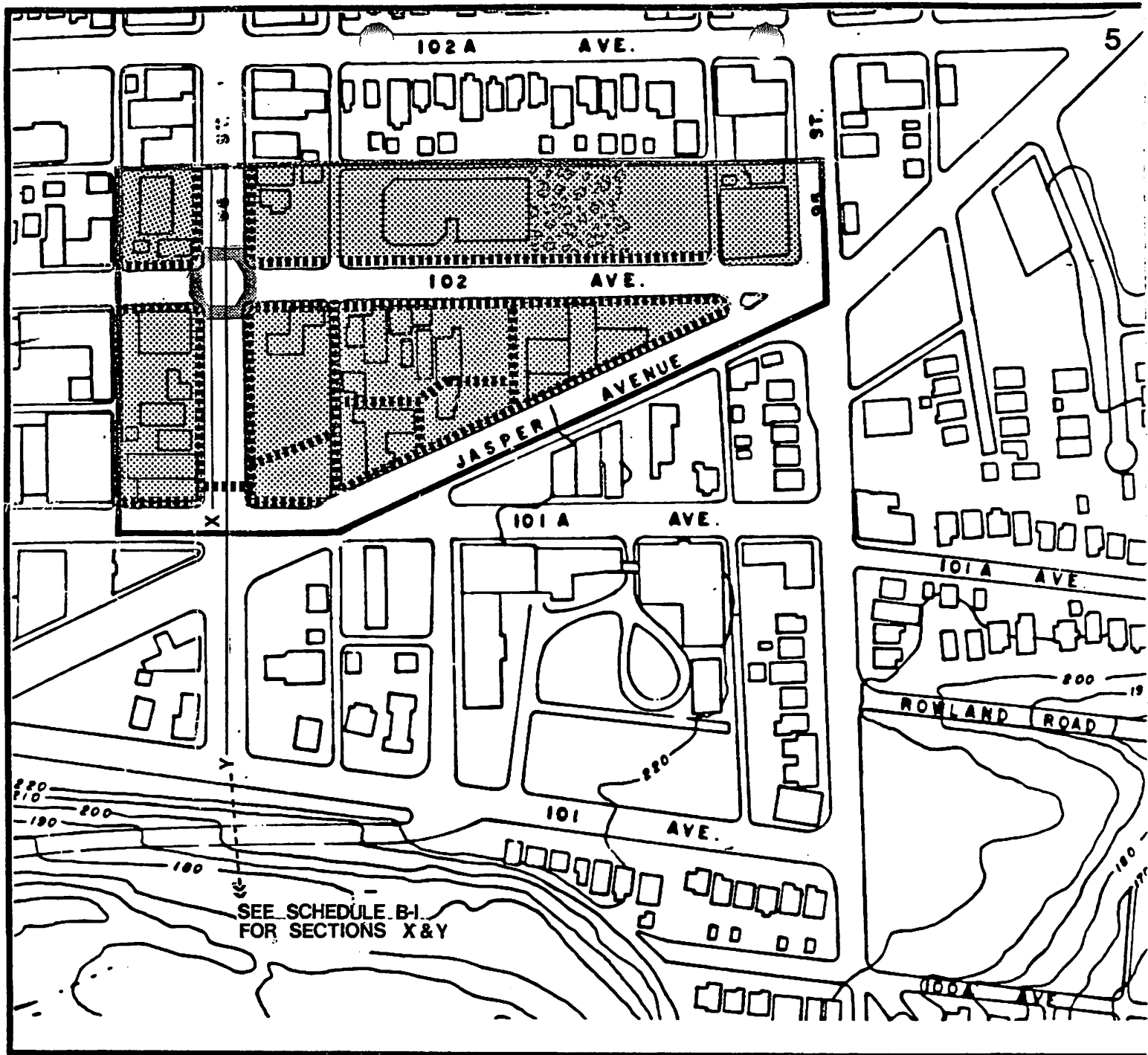
- 2.2.1 Promote the relocation of existing Chinese activities, and the establishment of new Chinese activities, within the Chinatown Area.
- 2.2.2 Ensure that redevelopment and growth within this Area includes a balanced mix of necessary support facilities/services, which may be non-Chinese in nature.
- 2.2.3 Define appropriate maximum Floor Area Ratios and maximum Building Heights within the Plan Area to ensure that lands adjacent to the Plan Area, in the Lower Boyle Street Area are not adversely impacted by large scale development.

2.3 LAND USE PROPOSALS

The proposed Chinatown Area shall incorporate a mixture of residential, commercial and cultural uses. A significant percentage of these uses should be thematically connected with the Chinese culture.

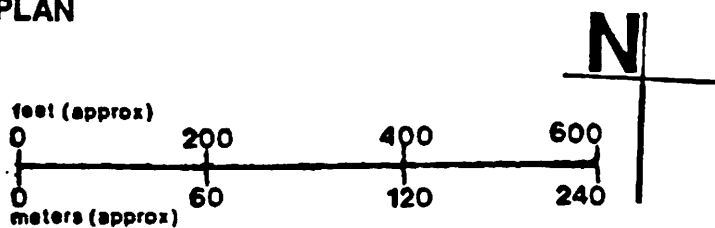
It is proposed:

- 2.3.1 That the Chinatown area be designated for a mix of high density residential and commercial uses, as well as ancillary institutional uses, as shown on Schedule B.
- 2.3.2 That the ground floors of all buildings shall only be used for retail commercial outlets. The exceptions shall be buildings used for religious, cultural and/or educational purposes.
- 2.3.3 That development density in the Chinatown Plan Area be permitted to exceed the densities in the surrounding Lower Boyle Street Area, to the north, east and south, but shall be lower than densities permitted in the Downtown Area to the west.
- 2.3.4 That cinemas, when located in mixed-use buildings, be exempted from Floor Area Ratio calculations. The exemption from Floor Area Ratio calculations for cinemas shall double for cinemas having a clear height of 6.1 metres (20') or more.



SCHEDULE B LAND USE

REVISED CHINATOWN PLAN
FORMING PART OF THE
PROPOSED BOYLE STREET
MCCAULEY AREA REDEVELOPMENT
PLAN



LEGEND

USES PERMITTED UNDER
SECTION NO. 2.3

OPEN SPACE

■ CHINESE GARDEN

■ PEDWAY NETWORK

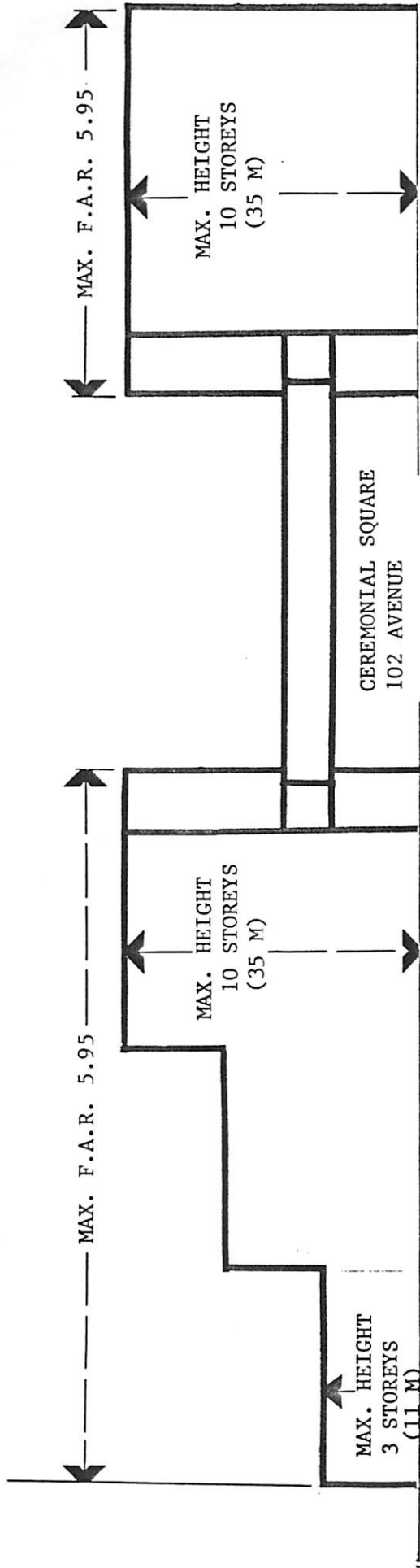
■ SEE SECTION NO. 3.3

CHINATOWN AREA

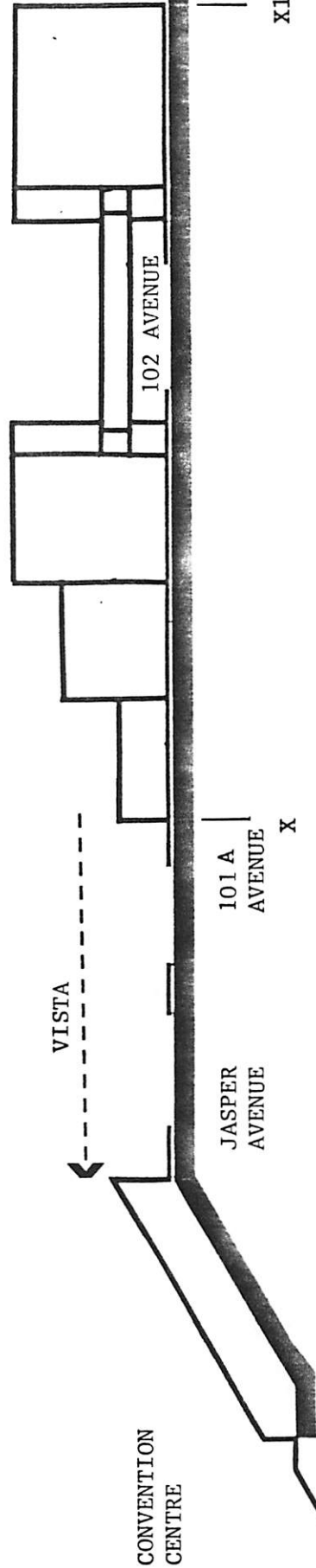


CHINATOWN PLAN
BOUNDARY

CHINATOWN PLAN
BOUNDARY



SCALE 1" = 50'



SCALE 1" = 100'

SCHEDULE B-1 BUILDING FORM GUIDELINE

2.4 DENSITY AND URBAN DESIGN PROPOSALS

It is proposed:

- 2.4.1 That development in the Area, through its height, design and character, shall highlight the proposed Ceremonial Square (102nd Avenue and 96th Street) as the focal point of Chinatown.
- 2.4.2 That a maximum F.A.R. of 5.95, and a maximum Building Height of 35 metres (115') or 10 stories, whichever is less, be permitted within the Chinatown Plan Area.
- 2.4.3 That the maximum F.A.R. for sites less than 1,400 square metres (15,061 sq. ft.) in area be 4.0, and the maximum Building Height be 26 metres (85') or eight stories, whichever is less.
- 2.4.4 That an urban form be achieved for properties having frontage or flankage on 96th Street by requiring a reduction in Building Height from north to south, from the Ceremonial Square to 101A Avenue. (See schedule B.1)
- 2.4.5 That all developments reinforce the character of the Area by ensuring that uses at-grade increase the street activity, and the viability of the pedway network.

3.0 PARKETTE AND PEDWAY NETWORK

3.1 OBJECTIVES

- 3.1.1 TO PROVIDE A PARK FACILITY WITHIN THE PLAN AREA, WHICH UTILIZES A CHINESE THEME.
- 3.1.2 TO PERMIT A VARIETY OF PEDESTRIAN FLOWS THROUGH THE AREA, AND TO PROVIDE LINKAGES WITH PEDWAYS EXTERNAL TO THE AREA.

3.2 POLICIES

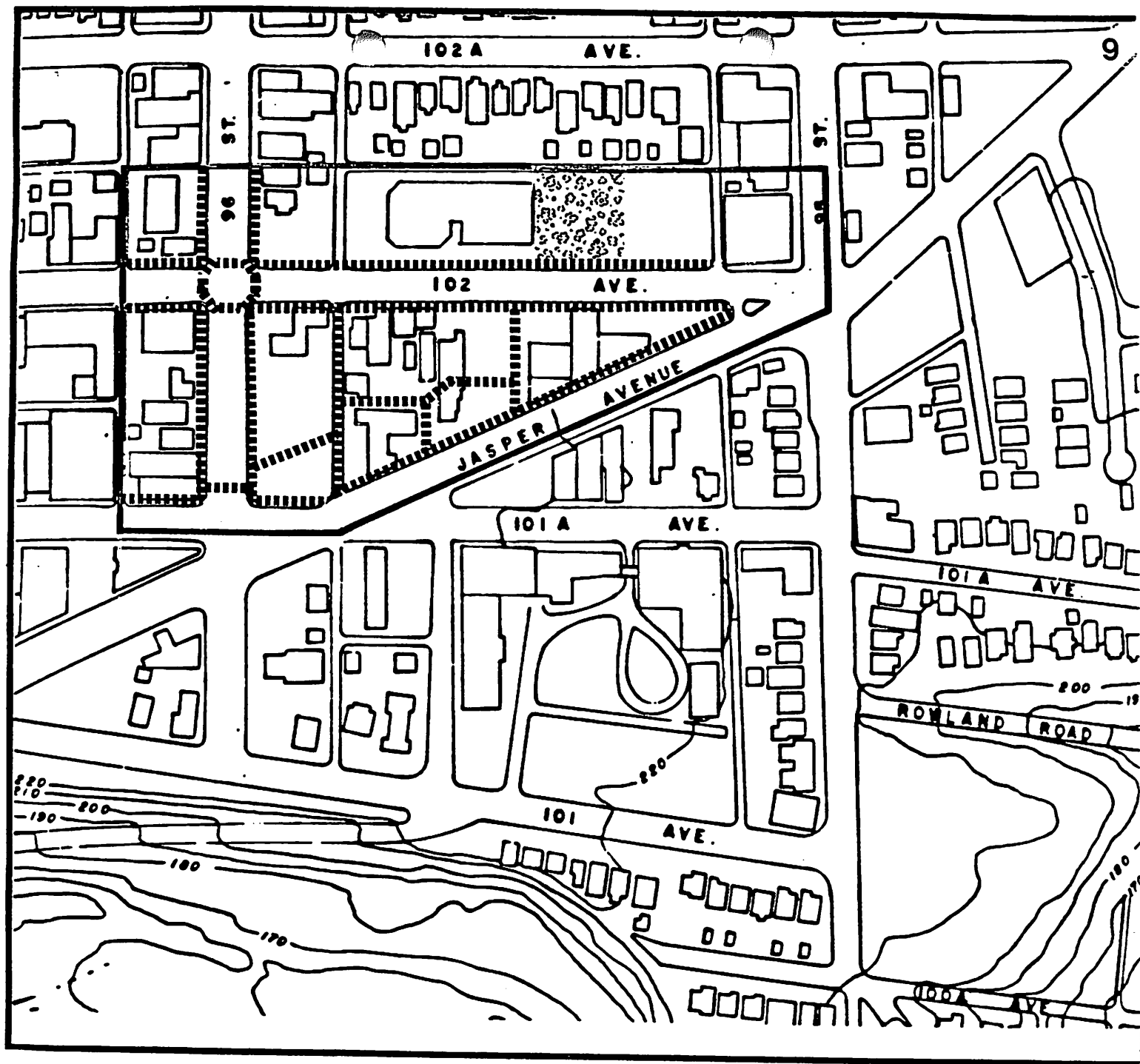
It is therefore the policy of Council to:

- 3.2.1 Promote the development of a parkette within the Plan Area. This facility may be developed on a two-tier system in conjunction with a lower level parkade, as a space optimization method.
- 3.2.2 Initiate the design and construction of a pedway network through the Plan Area.

3.3 PARKETTE AND PEDWAY NETWORK PROPOSALS

It is proposed:

- 3.3.1 That a parkette/parkade be established on Lots 40 to 43 inclusive, Block 5, Plan D, covering approximately 0.15 hectares (0.37 acres).
- 3.3.2 That this facility may contain a lower level parkade to alleviate public parking demand in the area. The parkette would occupy an upper level, and would have a Chinese garden theme.
- 3.3.3 That the Chinese Benevolent Association in conjunction with the City negotiate with the Alberta Housing Corporation regarding the subject lands described in Section 3.3.1, for development of a Chinese garden to be developed and managed by the City and/or any other interest group.
- 3.3.4 That a consultant be retained to provide detailed design and a cost estimate for the proposed parkette, as a basis for determining the appropriate funding mechanism.
- 3.3.5 That involved provincial/local agencies be approached to augment funding for the project through existing cultural assistance programs and/or urban parkland development programs.
- 3.3.6 That the proposed Pedestrian Network, as shown on Schedule C, be adopted as the basis for future planning and construction of pedestrian routes through the Chinatown Area.
- 3.3.7 That these pedway links be identified through the use of special paving or surface treatment schemes, be covered or protected from the weather where feasible, and serve as the primary access system to ground level commercial operations in the Chinatown Area.

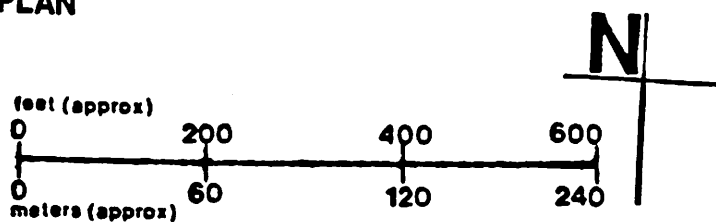


SCHEDULE C PROPOSED PARKETTE & PEDWAY NETWORK

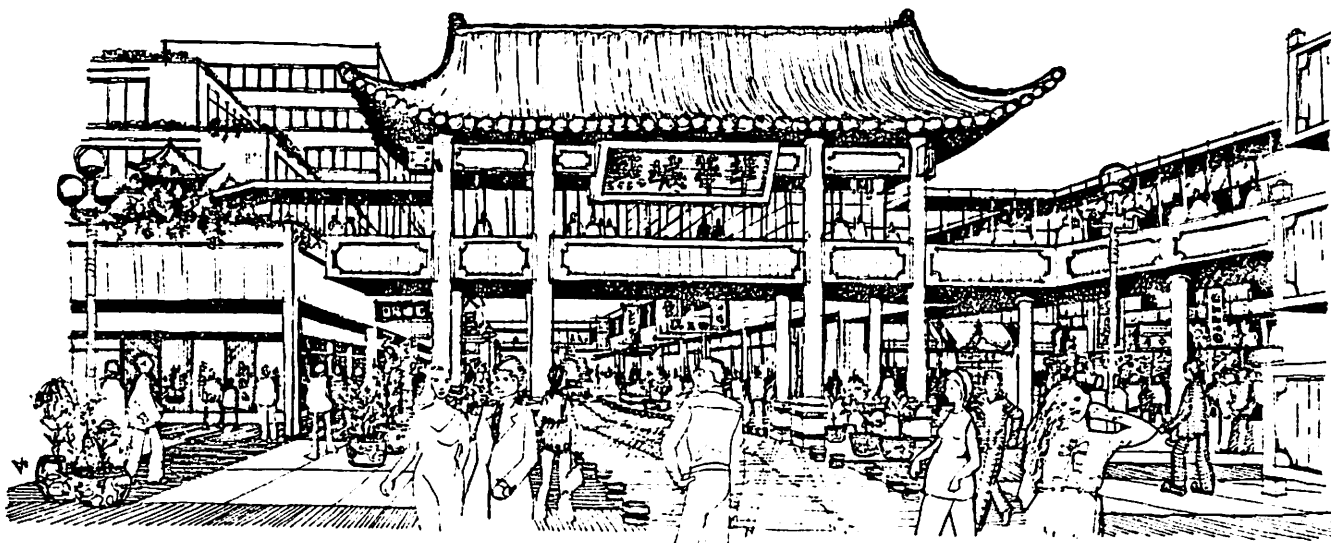
REVISED CHINATOWN PLAN
FORMING PART OF THE
PROPOSED BOYLE STREET
MCCAULEY AREA REDEVELOPMENT
PLAN

LEGEND
PEDWAY NETWORK
CHINESE GARDEN
PARKETTE

■■■■■■■■■■
30:3.5



- 3.3.8 That detailed development proposals recognize the proposed pedway network by orienting ground-level retail space to these corridors.
- 3.3.9 That the operational width of the pedway path shall be a minimum of 6.1 metres (20 feet).



4.0 SPECIAL CULTURAL FEATURES

4.1 OBJECTIVE

4.1.1 TO REINFORCE THE CHINESE THEME IN THE PLAN AREA.

4.2 POLICY

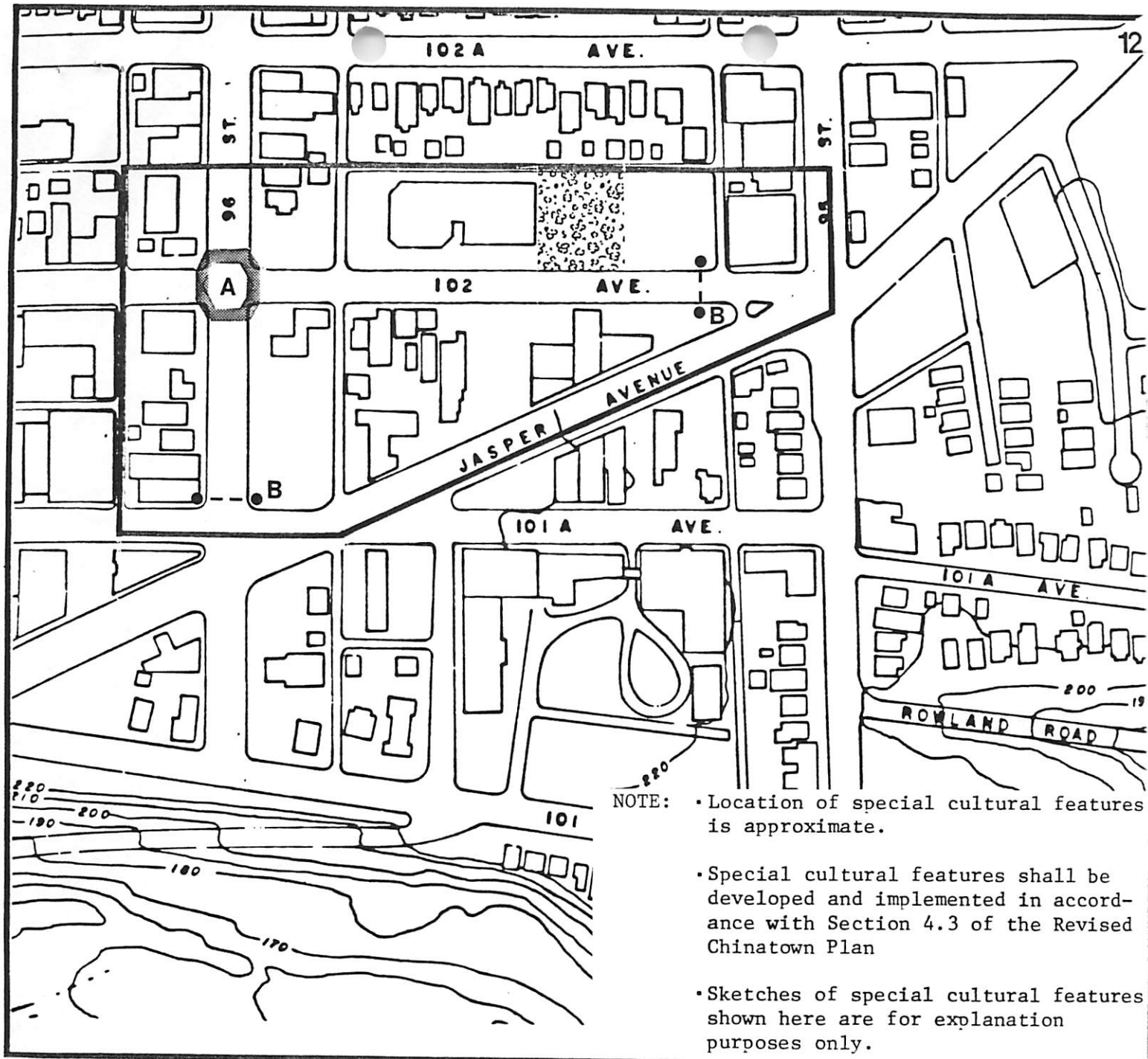
It is therefore the Policy of Council to:

4.2.1 Ensure that redevelopment within the Plan Area utilizes an acceptable degree of design components which reflect the Chinese theme of the Area, through appropriate regulations in the amending Land Use Bylaw, subject to the regulations of Section 67.3 of the Planning Act as amended, and as shown on Schedule D.

4.3 PROPOSAL FOR SPECIAL CULTURAL FEATURES

It is proposed:

4.3.1 That a consultant be retained by the City, in co-operation with the Chinatown Planning Committee, to provide detailed design and cost estimates for the construction of two (2) entrance gates (one at 96 Street and Jasper Avenue, and the other at 102 Avenue west of 95 Street), as well as miscellaneous street furniture, which may include benches, signage, special paving techniques, trash containers, phone booths and so on. These special features shall generally reflect a Chinese theme. The cost estimate shall be used as a basis for determining an appropriate funding mechanism.

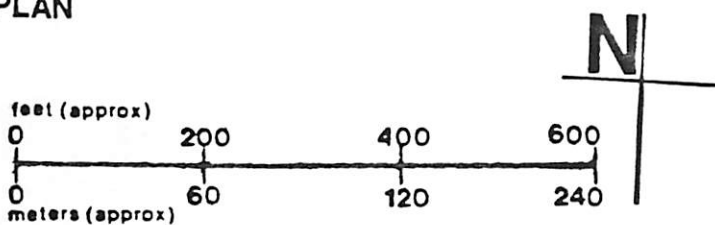


SCHEDULE D SPECIAL CULTURAL FEATURES

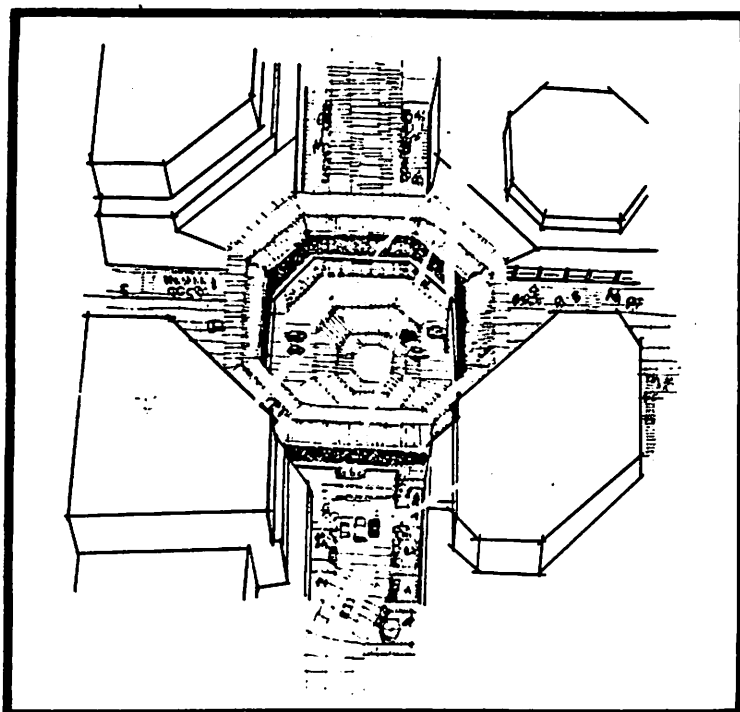
REVISED CHINATOWN PLAN
FORMING PART OF THE
PROPOSED BOYLE STREET
MCCAULEY AREA REDEVELOPMENT
PLAN

LEGEND

- A. CEREMONIAL SQUARE
- B. GATE
- C. CHINESE GARDEN
- SEE SCHEDULE D1 FOR MORE DETAIL



A.

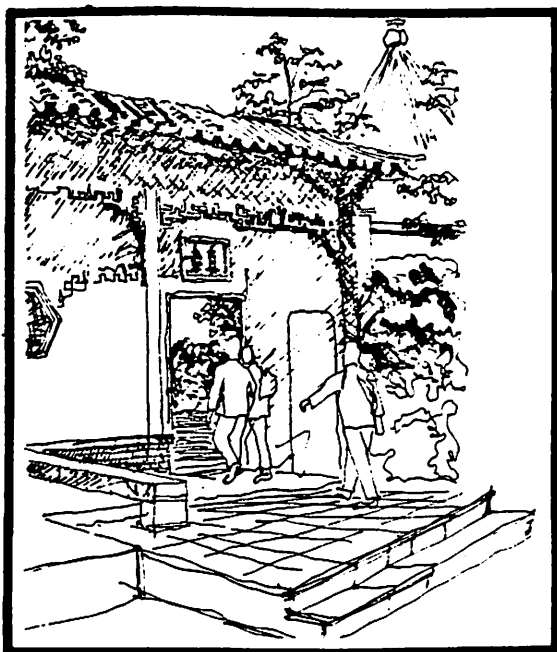


CEREMONIAL SQUARE

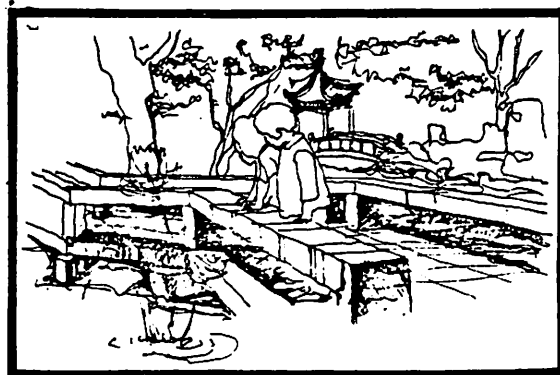
B.

MAIN GATE 96
STREET

C.



CHINESE GARDEN



5.0 FUNDING

5.1 LAND ACQUISITION

It is proposed:

- 5.1.1 That funding for the acquisition, where necessary, of lands for the proposed parkette and/or pedway network be obtained through a redevelopment levy imposed on redevelopment applications within the Chinatown Plan Area, in accordance with the provisions of Parts 73 and 75 respectively, of the Planning Act, as amended.

5.2 DESIGN AND CONSTRUCTION

It is proposed:

- 5.2.1 That funding for the design and construction of the parkette/parkade facility, the pedway network and the special cultural features be obtained from any and/or all of the following sources at the discretion of Council:
- i) the imposition of a "special frontage assessment" on lands within the Chinatown Plan Area, in accordance with the provisions of Part 4 of the Municipal Taxation Act, as amended.
 - ii) Contributions from available funding programs operated by various provincial/local agencies.

APPENDIX A

**PROPOSED LAND USE REGULATIONS
FOR THE CHINATOWN PLAN AREA;
Forming Part of the Proposed Boyle Street/McCauley
Area Redevelopment Plan**

In addition to the policies in the revised Chinatown Plan 1980, the following regulations shall implement the redistricting of lands within the Chinatown Plan Area to DC1-A. These regulations shall form part of the proposed Boyle Street/McCauley Area Redevelopment Plan regulations.

1. Permitted Uses

None

2. Discretionary Uses

Residential Use Classes

- a. Apartments - Rental
 - Condominium
 - Senior Citizens

Commercial Use Classes

a. Amusement/Entertainment Establishments

- Arcade
- Ballroom
- Bowling Alley
- Cinema
- Health Club/Industrial Arts Studio/Gym.
- Nightclub/Lounge

b. Bank/Financial Establishments

c. Business Support Services

d. Eating and Drinking Establishments

e. Hotels, Apartment-hotels

f. Liquor Stores

g. Parkette/Parkade/Chinese Garden

- h. Parking, non-accessory
- i. Personal Service Shops
- j. Offices - Commercial
 - Medical
 - Professional
- k. Retail Stores - Convenience
 - General
 - Grocery/Supermart

Basic Service Use Classes

- a. Essential Utility Services
- b. Government Services

Community/Educational/Cultural Service Use Classes

- a. Churches
- b. Community and Civic Services
- c. Day Care Centres
- d. Post Office
- e. Private Clubs
- f. Public Libraries/Cultural Exhibit

3. Development Regulations

- 3.1 All redevelopment within the Chinatown Plan Area shall conform to the objectives, policies, and proposals outlined in the revised Chinatown Plan, 1980.
- 3.2 The Maximum Density of Development for sites in excess of 1400 square metres (15,061 square feet) shall be 5.95 F.A.R.
- 3.3 The Maximum Density of Development for sites of 1400 square metres or less shall be 4.0 F.A.R.
- 3.4 The Maximum Building Height for sites in excess of 1400 square metres shall be 10 stories or 35 metres (115 ft.), whichever is less.
- 3.5 Maximum Building Height for sites of 1400 square metres or less shall be 8 stories or 26 metres (85 ft.), whichever is less.

- 3.6 Cinemas in mixed use buildings shall be exempted from Floor Area Ratio calculations. This exemption shall be doubled for cinemas having a clear height of 6.1 metres (20') or more.
- 3.7 Maximum Residential Density shall be 373 dwelling units/hectare (151 dwelling units/acre). Maximum Residential Density shall be calculated on the basis of gross site area, including lands required for dedication to the City for road widenings, pedways and other purposes.
- 3.8 Amenity Area and Parking space requirements for the Chinatown Plan Area shall reflect the minimum requirements of the General Land Use Regulations.

ENCLOSURE II

CONDITIONS OF APPROVAL TO BE INCORPORATED
AS PART OF DEVELOPMENT AGREEMENT

1. That the development proposal conforms with the Revised Chinatown Plan 1980, particularly regarding the following, among other things:
 - (a) the Maximum Floor Area Ratio shall be 5.95, excluding cinemas from F.A.R. calculations; according to policy 2.3.4 of the Revised Chinatown Plan 1980;
 - (b) the Maximum Building Height shall be 35 metres (115') or 10 stories, whichever is less;
 - (c) compliance with roadway and traffic requirements and provision of lane widening and corner cuts, to the satisfaction of Transportation Systems Design Department;
 - (d) Provision of parking, loading and amenity areas in accordance with the Land Use Bylaw requirements;
 - (e) That the building be setback from the east property line by a minimum of 3.048 metres (10 feet), and from the north property line by a minimum of 1.524 metres (5 feet).
 - (f) That surface treatment schemes be employed to cover any on-site pedway as identified in the Revised Chinatown Plan 1980.
2. That the developer, through a qualified traffic consultant, undertake a traffic impact study of the development proposal.
3. That the developer agrees to the funding mechanism as stipulated in the Revised Chinatown Plan 1980 for the necessary land acquisition, design and construction of the parkette/-parkade facility, the pedway network and special cultural features within the Chinatown Plan Area.
4. That the developer adequately compensate the City in lieu of the Redevelopment Levy if this development proposal is to go ahead before the Boyle Street/McCauley Area Redevelopment Plan is adopted by Council.

IP INVESTMENTS LTD.

August 5, 1980

Armand Preiksaitis
Director of Area Planning
Planning Department
11th Flr., Phipps-McKinnon Bldg.
10020 - 101A Avenue
Edmonton, Alberta
T5J 3G2

Dear Armand:

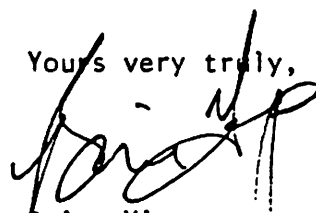
Re: Chinatown Phase I
Lot 19A, 20A Block 4, Plan D
Lot 21, 22, 23, 24 Bl. 4 Plan 226 C.L.
River Lot 14

Further to our meeting of today on the above development application, this letter is to confirm the following:

1. Ip Investments is in basic agreement with the revised Chinatown Plan prepared by your department.
2. Ip Investments will revise the proposed development to conform with the revised Chinatown Plan.
3. Ip Investments agrees to incur \$138,000.00 for improvements, such as special Chinese features, landscaping, street furniture, which will be located in the Chinatown redevelopment plan area. Such special features are to be placed in common areas for the benefit of the public and will be maintained by the City of Edmonton.

I trust the above is satisfactory and I look forward to working with your department on the development agreement after the City Council gives second reading to the By-Law 6116. We hope to start construction of this project as soon as possible after the City Council approves the development agreement on September 8, 1980.

Yours very truly,



Brian Yip
President

BY/ss

stephen iu architect ltd

200 MACLEAN BLOCK, 10110-107th STREET EDMONTON ALBERTA T5J 1J4 (403) 428-1767

August 5, 1980

Mr. Kulbir Singh
Senior Planner
Planning Department
11th Flr., Phipps-McKinnon Bldg.
10020 - 101A Avenue
Edmonton, Alberta
T5J 3G2

Dear Sir:

Regarding the revised Chinatown Plan 1980, after meeting with yourself and having reviewed the draft copy of the revised Chinatown Plan 1980, I have the following comments regarding same.

1. I am satisfied that the plan maintains the necessary mechanisms to sufficiently implement the objectives put forward in the Chinatown Plan 1979.
2. I have already made recommendations to the Edmonton Chinatown Planning Committee for their review, in favor of the revision.
3. Subject to the terms and agreements as discussed in our meeting of this morning, I am recommending to Ip Investments to comply with the revision, and the letter to acknowledge same will be forth coming to you directly.

Through your co-operation, my confidence in the Chinatown Plan has been restored and I thank you for your efforts with the assurance that I will assist your department in the further implementation of the plan.

Yours truly,

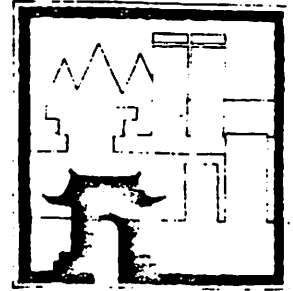


Stephen Iu, M.R.A.I.C.

SII/ss

EDMONTON CHINATOWN PLANNING COMMITTEE

~~9755 XASPER AVENUE~~ EDMONTON ALBERTA, CANADA ~~T5J 1N8~~
P.O. Box 1888 T5J 2P3



August 5, 1980

Mr. Armand Preiksaitis
Director of Area Planning
Planning Department
11th Flr., Phipps-McKinnon Bldg.
10020 - 101A Avenue
Edmonton, Alberta
T5J 3G2

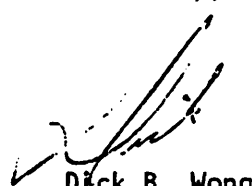
Dear Armand:

I have had an opportunity to review the Revised Chinatown Plan 1980 and I am satisfied with the discussions and meetings we have had on this matter. The co-operation and assistance given to me by yourself and Mr. Kulbir Singh are very much appreciated.

I am prepared to recommend the approval of the Revised Chinatown Plan 1980 to members of the Edmonton Chinatown Planning Committee. A formal letter by the Committee will be directed to the City Council before August 12, 1980.

Thank you again for your assistance.

Sincerely,


Dick B. Wong
Chairman

DBW/ss

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