

Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27

ISC: UNRESTRICTED
IP2025-0072

Chinook Communities Local Area Plan

PURPOSE

This report seeks approval of the proposed Chinook Communities Local Area Plan (the Plan).

PREVIOUS COUNCIL DIRECTION

At the 2022 February 15 Combined Meeting of Council, the recommendations of the 2022 City Planning Policy Roadmap ([IP2022-0053](#)) were adopted. The Chinook Communities Local Area Plan was identified in Attachment 2 of the report under the Local Area Planning Program.

RECOMMENDATION(S):

That Infrastructure and Planning Committee:

1. Forward this Report to the 2025 April 08 Public Hearing Meeting of Council; and

That Infrastructure and Planning Committee recommend that Council:

2. Give three readings to the proposed bylaw for the proposed Chinook Communities Local Area Plan (Attachment 2); and
3. REPEAL, by bylaw, the Parkhill/Stanley Park Area Redevelopment Plan, Manchester Area Redevelopment Plan and 50 Avenue SW Area Redevelopment Plan; and
4. RESCIND, by resolution, the Revised Windsor Park Transition Area Policy Statement, Chinook Station Area Plan and Glenmore Trail Land Use Study.

RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2025 FEBRUARY 27:

That Council:

1. Give three readings to **Proposed Bylaw 36P2025** for the proposed Chinook Communities Local Area Plan (Attachment 2); and
2. REPEAL, by bylaw, the Parkhill/Stanley Park Area Redevelopment Plan, Manchester Area Redevelopment Plan and 50 Avenue SW Area Redevelopment Plan; and
3. RESCIND, by resolution, the Revised Windsor Park Transition Area Policy Statement, Chinook Station Area Plan and Glenmore Trail Land Use Study.

Opposition to Recommendations: Councillor Chabot, Councillor McLean, and Councillor Sharp

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee,
2025 February 27:

“A package of public submissions was distributed with respect to Report IP2025-0072.”

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CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed Local Area Plan provides a clear vision that will guide future growth and change across the Chinook Communities. The Plan also supports the implementation of Home is Here: The City of Calgary's Housing Strategy.

HIGHLIGHTS

- The Plan sets the vision for the evolution of a group of communities over the next 30 years, providing direction on future development and investments that existing and future residents, landowners, builders / developers, city departments and Council can refer to as a guide for new development.
- The Plan provides guidance and direction on growth and change to nine communities: Bel-Aire, Britannia, Elboya, Manchester, Manchester Industrial, Mayfair, Meadowlark Park, Parkhill, Windsor Park and a small, naturalized area north of the Glenmore Reservoir.
- The Chinook Communities include the existing Manchester Industrial area east of Macleod Trail S that offers many inner-city business and employment opportunities. Policies in the Plan support resilient and flexible economic activities that allow for the compatible integration of residential, commercial and low-impact industrial uses (i.e. triple mixed-use) in strategic locations near transit stations, Main Streets and Activity Centres.
- Future growth and change that enables a range of housing choices will be concentrated near Light Rail Transit (LRT) stations, along the Macleod Trail S and 50 Avenue SW Main Streets, Activity Centres and along the Elbow Drive SW community corridor. Incremental growth is supported broadly in existing, primarily residential areas.
- Calgarians will benefit from key moves in the Plan, including increased flexibility of uses in the Manchester Industrial area, improved east-west linkages, placemaking along Main Streets, connecting mobility with housing and creating accessible transit station areas.
- The Plan aligns with Council's priority to modernize local area planning by applying consistent policies across multiple communities that share common amenities and infrastructure.

DISCUSSION

The Chinook Communities share common amenities, including a major retail centre at CF Chinook Mall, public and transit infrastructure, natural areas, regional and neighbourhood parks and schools. The proposed Plan (see Attachment 2) sets out a long-term vision, development policies and objectives for supporting growth that recognizes and builds upon the shared elements that connect them. The Plan also identifies community improvements and implementation options that will inform future investment decisions to support growth and change in the Chinook Communities. These community improvements are tied to the Plan's vision and core values.

The Plan seeks to support more diverse housing types and choices in key locations such as transit station areas, Main Streets, Activity Centres and community corridors. Additional small-scale housing options within primarily residential neighbourhoods are also supported. Increased housing options will encourage population renewal that supports local schools, businesses and amenities.

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The Plan's future growth concept aligns with the direction of The City of Calgary's Municipal Development Plan. The Plan identifies strategic growth areas and area specific policies for the Macleod Trail S Urban Main Street, 50 Avenue SW Neighbourhood Main Street, transit station areas around the two existing Red Line LRT stations and a potential future infill station and Activity Centres such as Britannia Plaza and Mission Road SW. These areas are envisioned to accommodate the greatest proportion of growth in the Plan area.

A detailed Background and Planning Evaluation can be referenced in Attachment 3.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|---|---|
| <input checked="" type="checkbox"/> Public engagement was undertaken | <input checked="" type="checkbox"/> Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

Engagement Overview

The proposed Plan was developed over two years using a phased engagement approach to advance local area planning in these communities. Public input gathered through an extensive engagement and communications plan identified opportunities, challenges as well as solutions to guide growth and change in this area. In addition, a working group consisting of representatives from community associations, residents and development industry met a total of eight times and provided detailed feedback through each phase of engagement. A detailed description of the project's Engagement Summary is found in Attachment 4.

Calgary Planning Commission (CPC) Workshop

A closed session workshop with CPC was held on 2024 April 04. The workshop focused on the draft Plan including the Urban Form and Building Scale maps, development policies supporting growth and implementation options captured within Chapter 3 of the Plan. There was general support of the draft Plan, and the feedback provided informed subsequent revisions. Attachment 6 provides a summary of themes from the workshop and Administration's response.

IMPLICATIONS

Social

The Plan includes policies and implementation options that provide direction to the Chinook Communities to develop into well-connected communities that thrive with diverse residential options, walkable commercial spaces, innovative industrial areas and healthy green spaces. The Plan supports housing choices so existing and future Calgarians of all age groups and abilities can find a home in the Plan area that meets their changing needs and lifestyle.

Environmental

The Plan includes direction for greenhouse gas reductions and climate resiliency. It provides development policies that encourage more efficient buildings, renewable energy generation and improved physical and natural infrastructure. The Plan also includes policies to support expansion of the tree canopy through retention of the existing canopy and planting new trees. In

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addition, the Plan strives to explore opportunities to invest in the preservation, restoration and enhancements of natural areas within the ecological network. Removing barriers and encouraging redevelopment in established neighbourhoods makes efficient use of existing infrastructure and brings people closer to services and amenities, resulting in reduced greenhouse gas emissions.

Economic

The Plan will guide development and investment in the community over the next 30 years, enabling a more compact urban form that will support more efficient use of existing infrastructure, including the Red Line LRT. The Plan supports a range of local and regional commercial and employment opportunities in Activity Centres, transit station areas and along the two Main Streets. This will improve commercial amenities for residents and provide opportunities for commercial and employment investment in the Plan area. The Plan also supports the ability to respond to innovative industrial activities within the General Industrial urban form category and allows for flexibility in creating triple-mixed use areas (commercial, industrial, and residential uses) that mutually benefit from co-locating together. Increasing housing choices in the area has numerous economic benefits as it would increase housing supply, reduce housing costs and allow more people to afford to live in the communities, thus supporting local businesses and improving their viability.

Service and Financial Implications

No anticipated financial impact

RISK

Over the past two years, there has been a significant investment from members of the public, the working group, community associations, targeted groups, the development industry and The City towards the formulation of the proposed Plan. If the proposed Plan is not approved, communities will continue to redevelop without the guidance of a local area plan, which creates less certainty and predictability for development that is linked to investment opportunities identified by the communities. This may erode community trust, support and impact engagement opportunities for future City projects.

ATTACHMENTS

1. Previous Council Direction
2. **Proposed Bylaw 36P2025**
3. Background and Planning Evaluation
4. Final Engagement Summary
5. Lessons Learned
6. Calgary Planning Commission Review
7. Presentation
8. Public Submissions
9. **Public Submissions Received at Committee**
10. **Public Submissions Received after Committee**
11. **Confidential Public Submission Received after Committee**

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Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning & Development Services	Approve

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