



# Chinook Communities Local Area Plan

IP2025-0072

2025 February 27

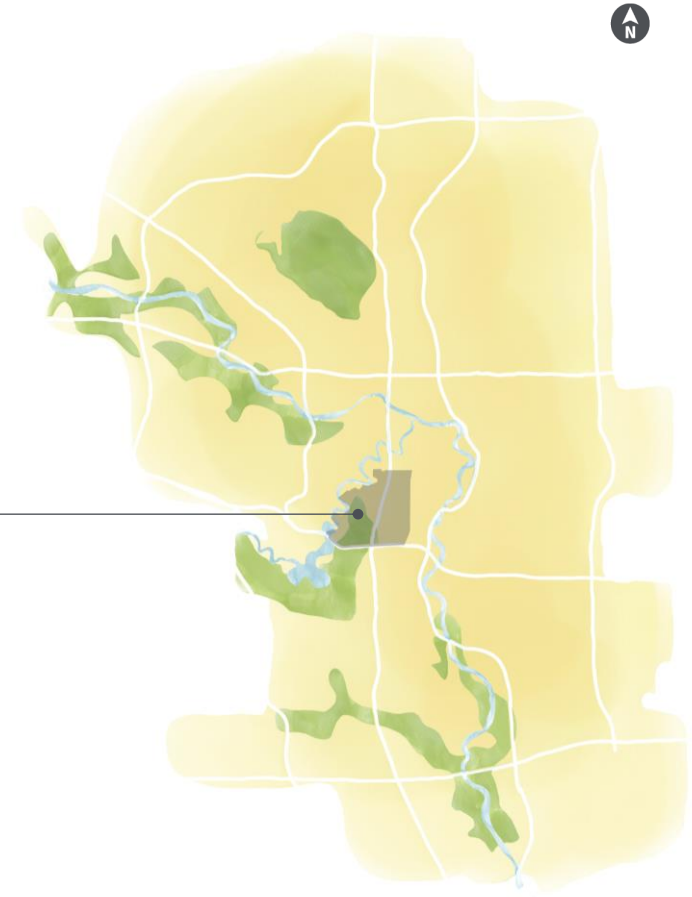
## RECOMMENDATION(S):

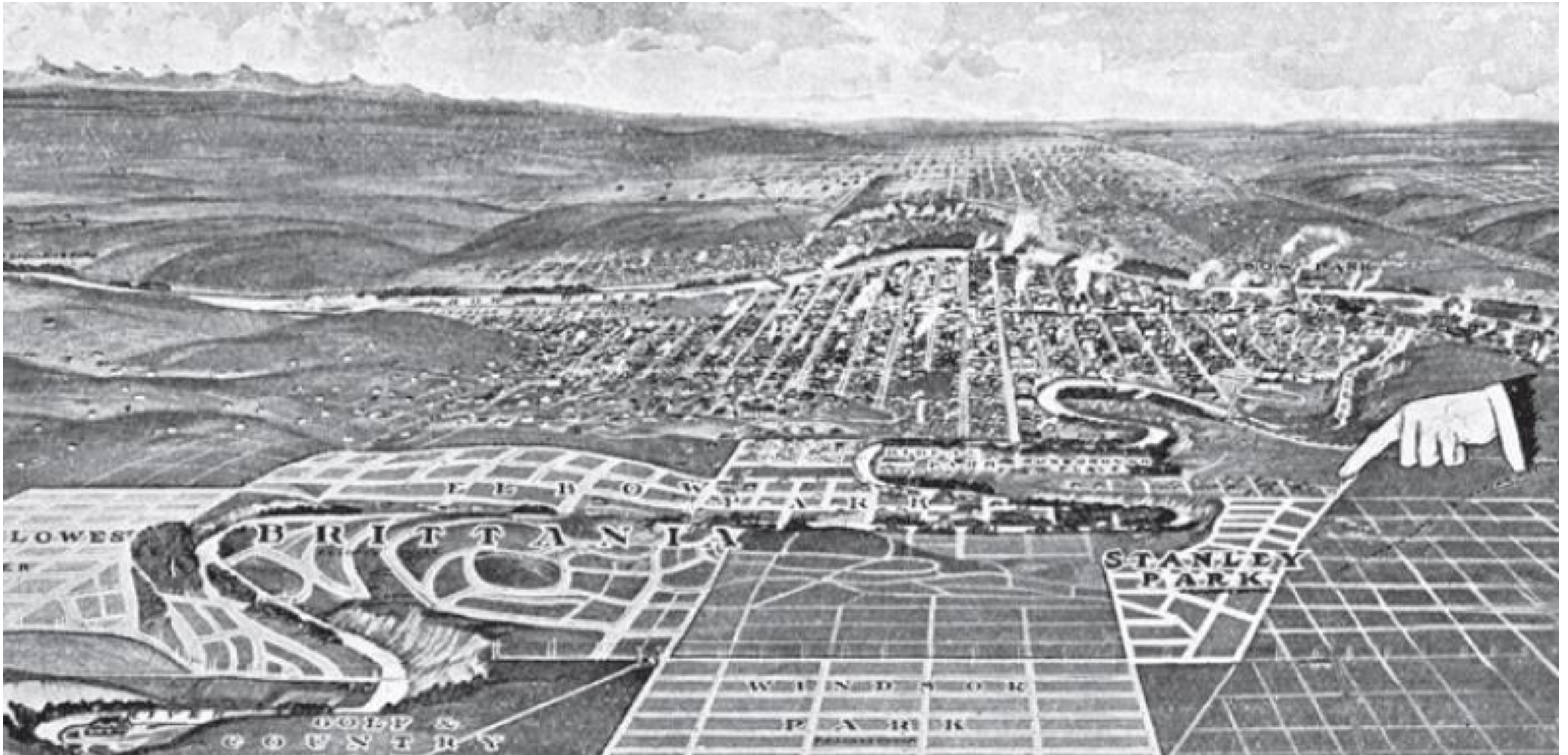
That Infrastructure and Planning Committee:

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

That Infrastructure and Planning Committee recommend that Council:

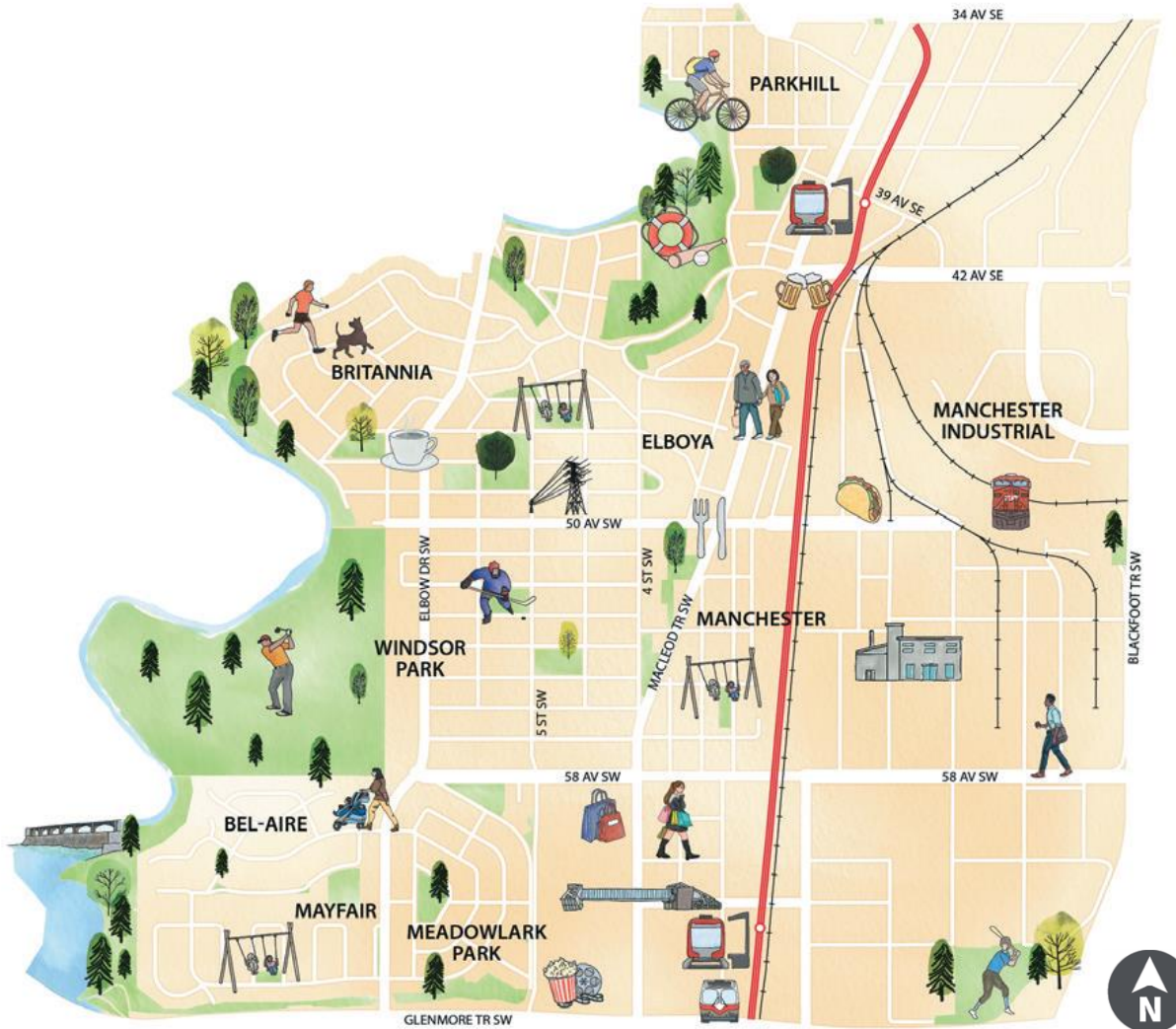
2. Give three readings to the proposed bylaw for the proposed Chinook Communities Local Area Plan (Attachment 2); and
3. REPEAL, by bylaw, the Parkhill/Stanley Park Area Redevelopment Plan, Manchester Area Redevelopment Plan, 50 Avenue SW Area Redevelopment Plan; and
4. RESCIND, by resolution, the Revised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







# Present Communities



**9**  
Communities

- Bel-Aire
- Britannia
- Elboya
- Manchester
- Manchester Industrial
- Mayfair
- Meadowlark Park
- Parkhill
- Windsor Park

**11,212**  
Total Population



**2+ years**

To create the **Chinook Communities Local Area Plan**

**4 phases**  
of public participation

**1.2K+** instances of  
**direct engagement participation**

**51**  
engagement  
**events**

**17** targeted  
engagements

**19** public  
sessions

**7** walking  
tours

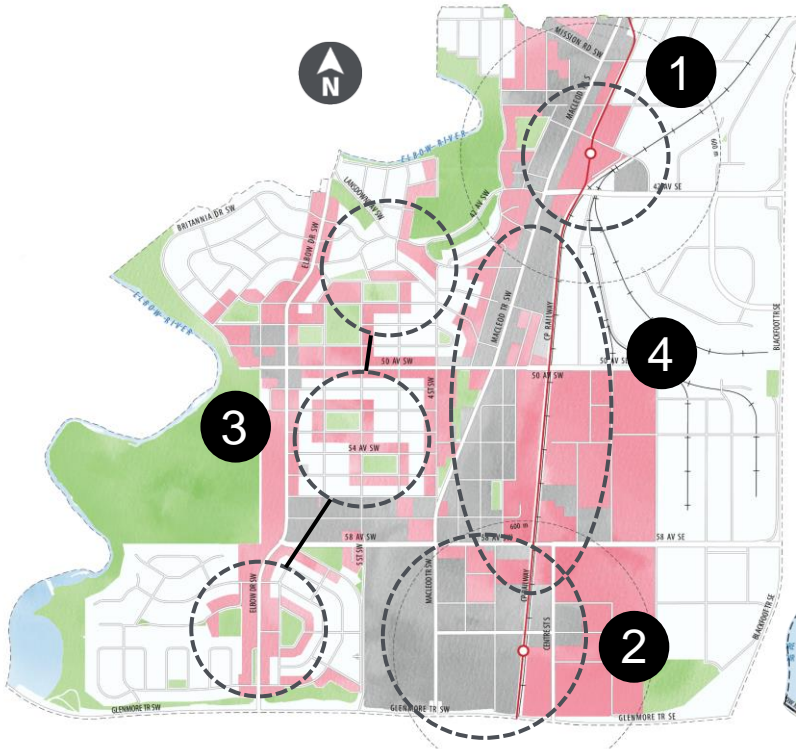
**8** working  
group sessions



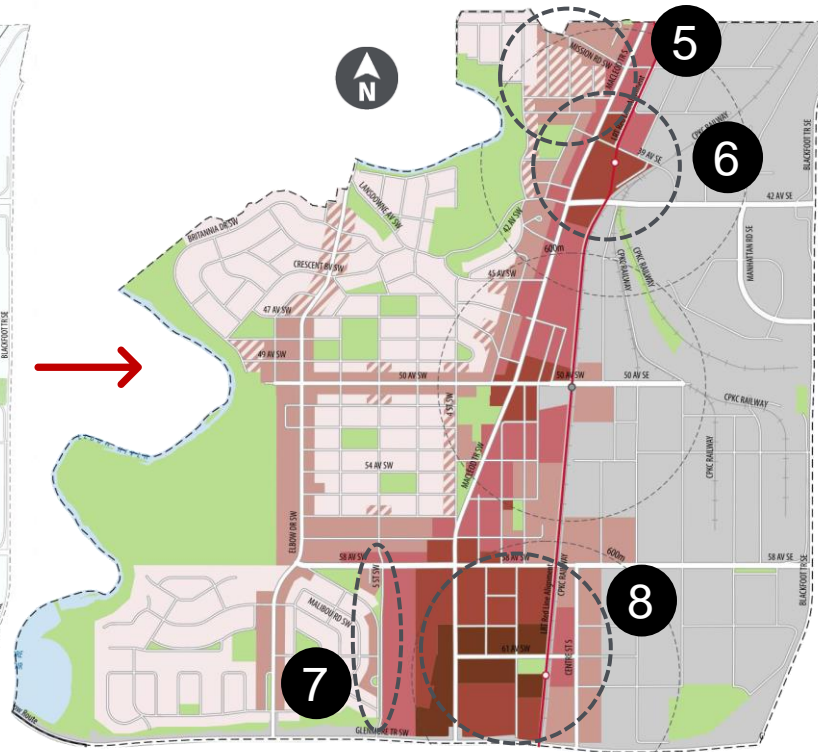


# Building Scale Map Evolution

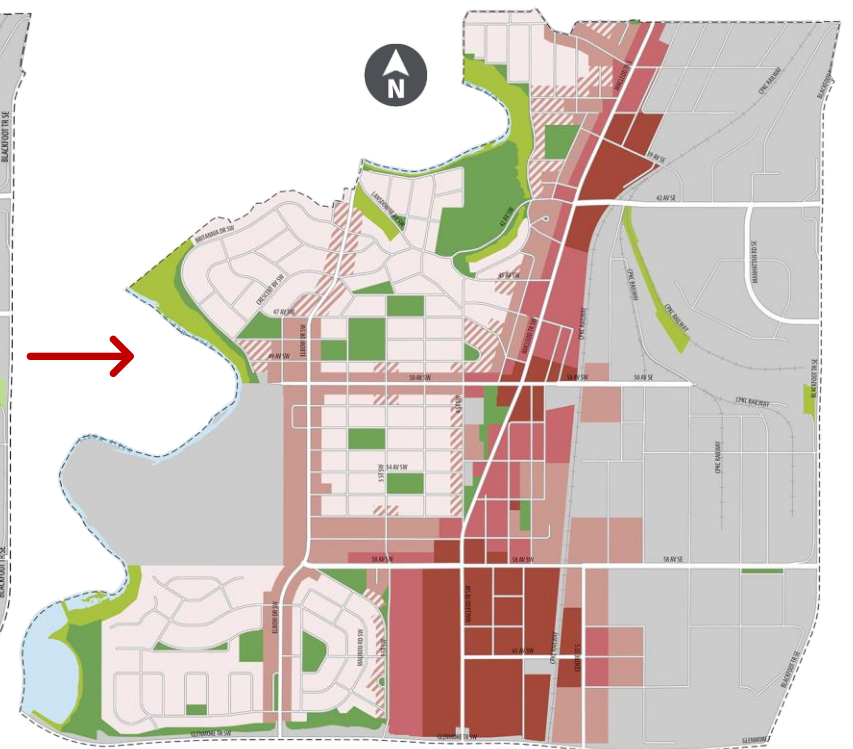
Phase 2 Key Growth Concept



Phase 3 Draft Scale Map



Proposed Scale Map



Existing Focus Areas for Growth  
Potential Focus Areas for Growth

Legend

- Limited (up to 3 Storeys)
- No Scale Modifier
- Low - Modified (up to 4 Storeys)
- Natural Areas
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- Parks and Open Space
- High (up to 26 Storeys)
- Plan Area Boundary
- Highest (over 26 Storeys)

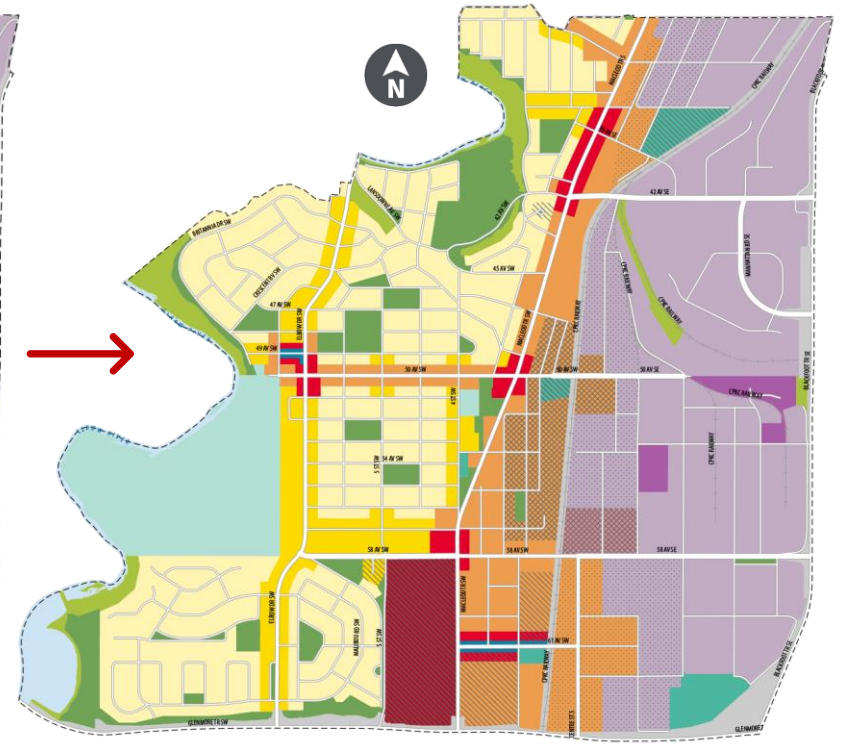
Phase 2 Key Growth Concept



Phase 3 Draft Urban Form Map



Proposed Urban Form Map



Existing Focus Areas for Growth  
Potential Focus Areas for Growth

Urban Form

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Centre
- Commercial Corridor
- Industrial General
- Industrial Heavy

- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Private Institutional and Recreation

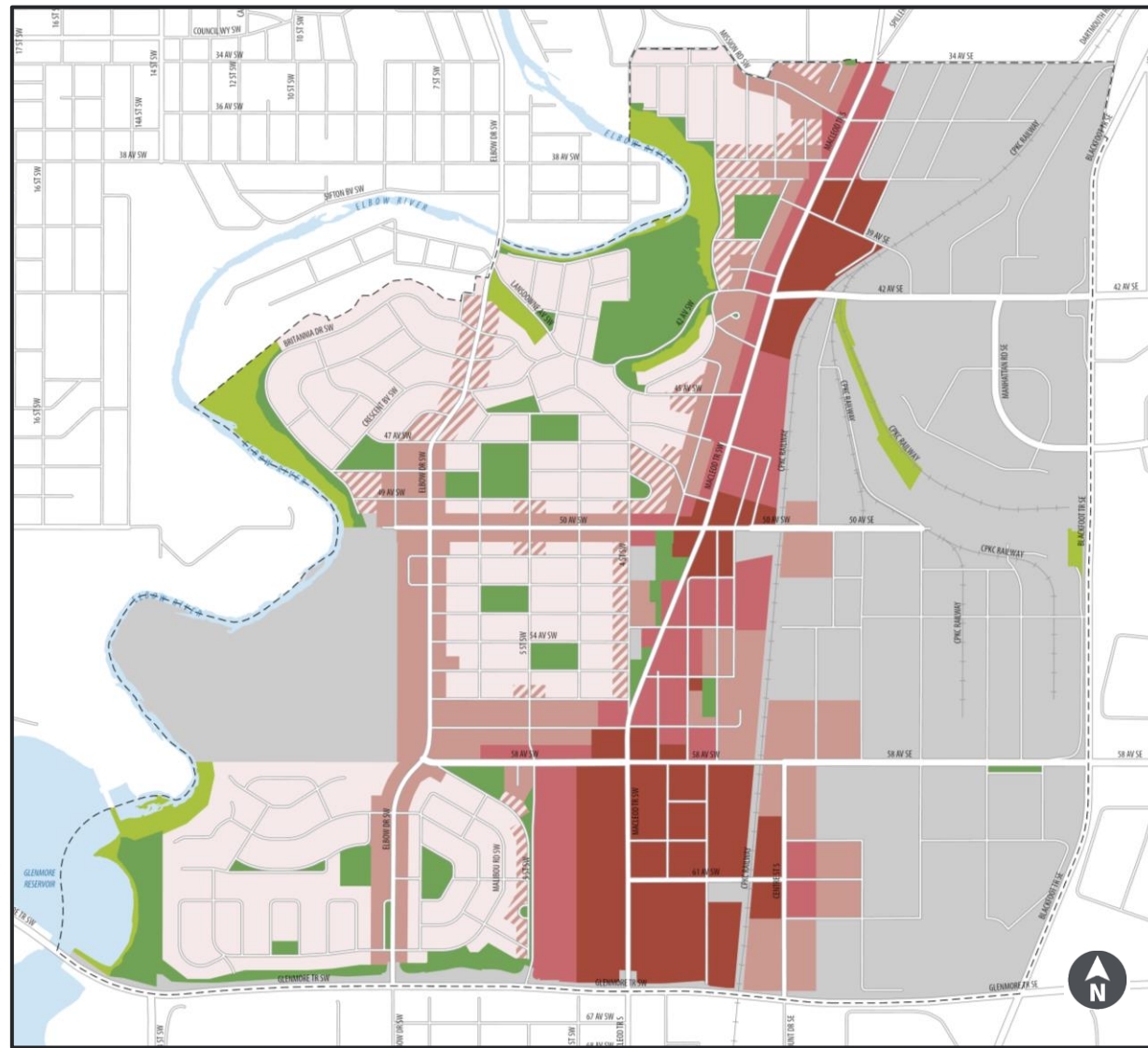
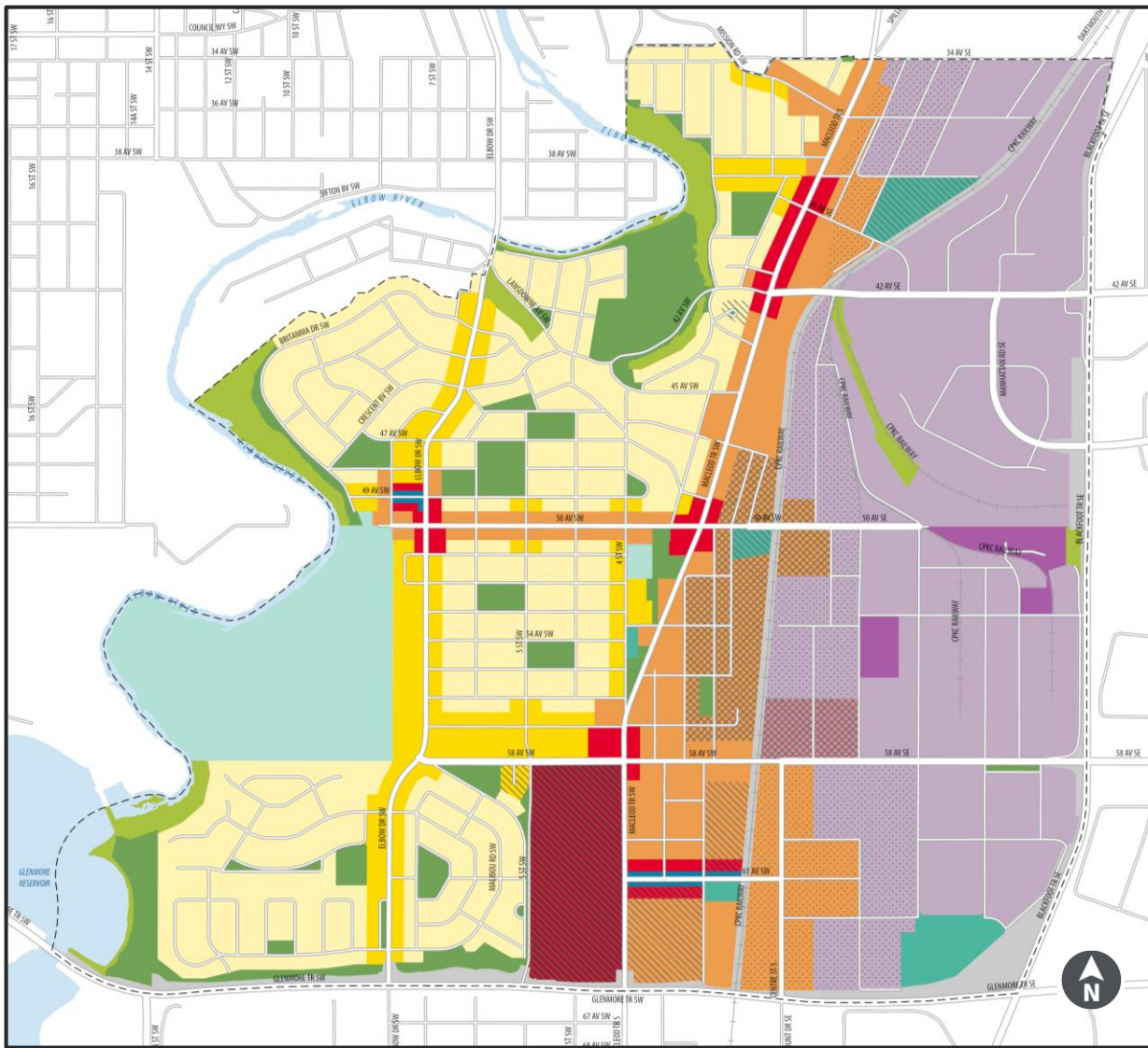
Additional Policy Guidance

- Comprehensive Planning Site
- Industrial Transition
- Special Policy Area
- Active Frontage





# Proposed Urban Form & Building Scale Maps





## Supporting Manchester industrial transition and Manchester Industrial triple mixed-use

- Additional mixed-uses.
- Enhance parks, pedestrian and cycling connections.



## Improving linkages for passive and active recreational opportunities

- East-west pathway linkages.
- New civic facilities and community spaces.



## Improving the public space and convenience of east-west connections for pedestrians

- Placemaking and new residential and commercial uses along Macleod Trail S and 50 Avenue SW.



## Improving connectivity between housing options and transit infrastructure

- Improve mobility networks and east-west connections across Macleod Trail S and Elbow Drive SW.
- Support housing diversity.



**Improving safety, connectivity, wayfinding, and accessibility within transit station areas**

- Mixed-use development surrounding the Chinook and 39 Avenue LRT Stations.
- Potential future Infill LRT Station



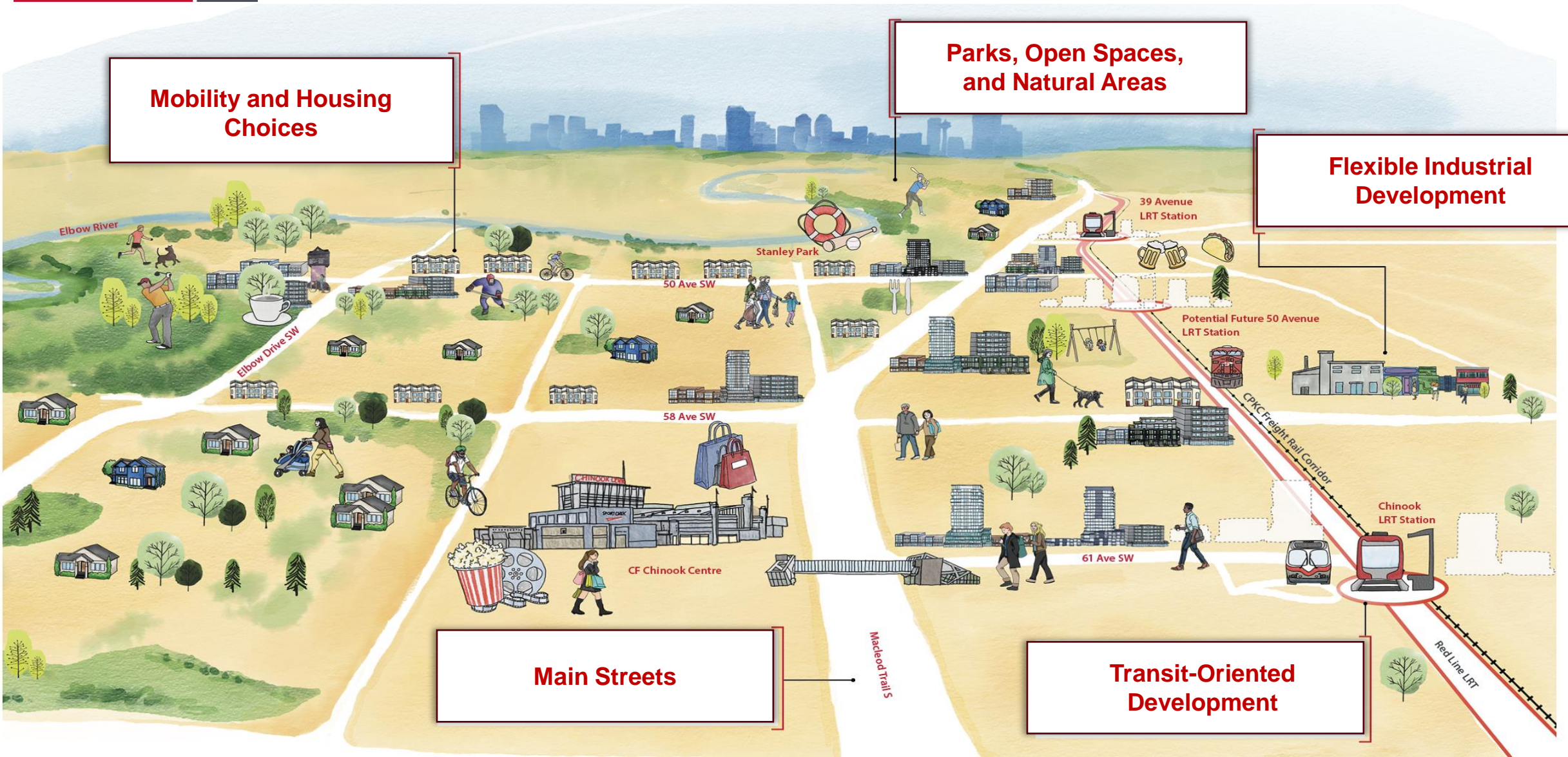
**Mobility and Housing Choices**

**Parks, Open Spaces, and Natural Areas**

**Flexible Industrial Development**

**Main Streets**

**Transit-Oriented Development**



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