

Calgary



IP2025-0072

REVISED ATTACHMENT 7



# Chinook Communities Local Area Plan

IP2025-0072

2025 April 08

ISC: Unrestricted

Chinook Communities Local Area Plan

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

APR 08 2025

ITEM: 7.3.5 IP2025-0072  
Distrib - Revised Attach 7  
CITY CLERK'S DEPARTMENT





# Recommendation

IP2025-0072

REVISED ATTACHMENT 7

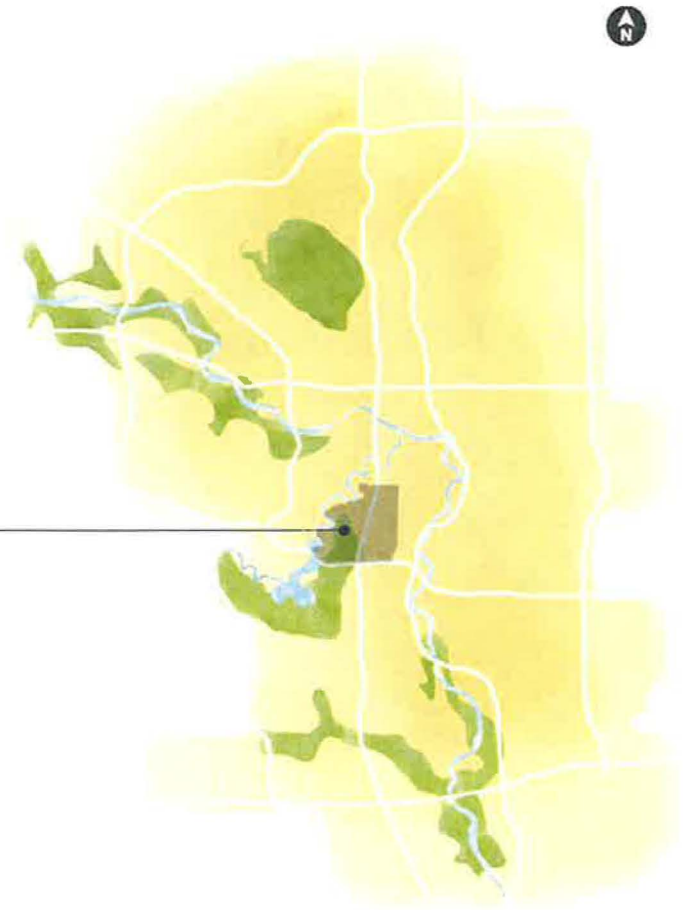
## RECOMMENDATION(S):

That with respect to Report IP2025-0072, the following be approved:

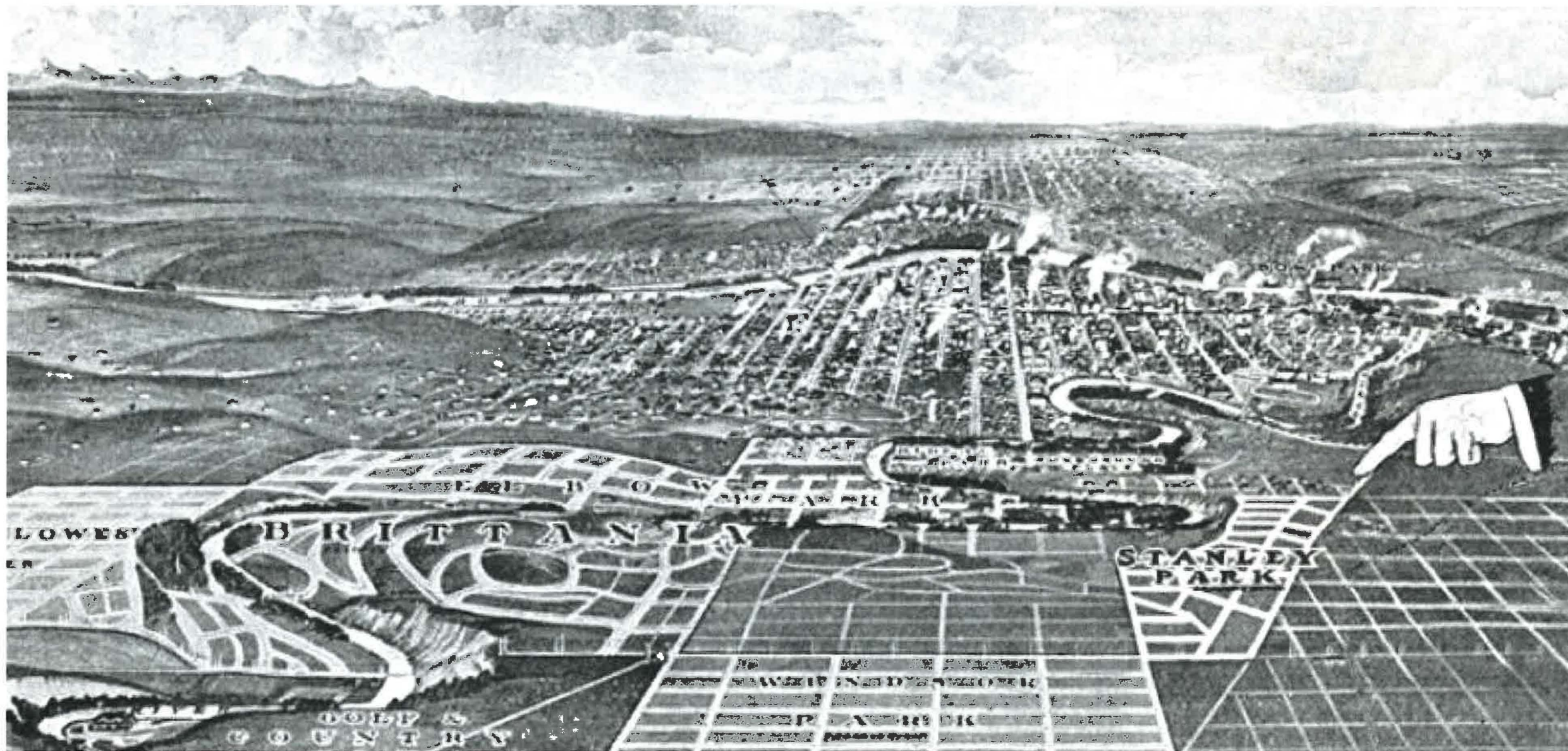
That Infrastructure and Planning Committee Recommendation be amended to read as follows:

1. Give three readings to **Proposed Bylaw 36P2025** to adopt the Chinook Communities Local Area Plan and repeal Bylaw 20P94 Parkhill/Stanley Park Area Redevelopment Plan, Bylaw 4P2003 Manchester Area Redevelopment Plan and Bylaw 9P2013 50 Avenue SW Area Redevelopment Plan (Attachment 2); and
2. RESCIND, by resolution, the Revised Windsor Park Transition Area Policy Statement, Chinook Station Area Plan and Glenmore Trail Land Use Study.

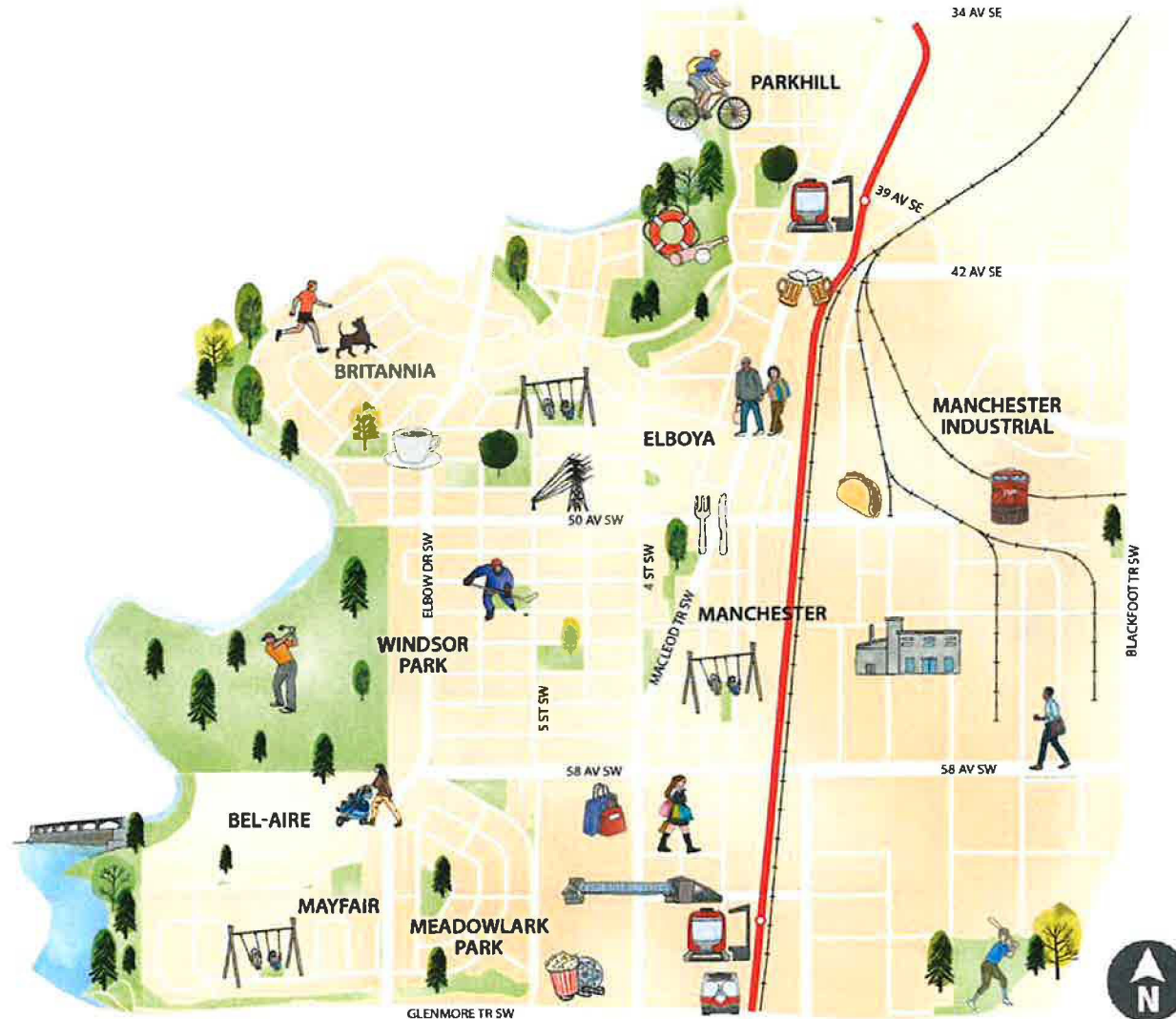












**9**  
Communities

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



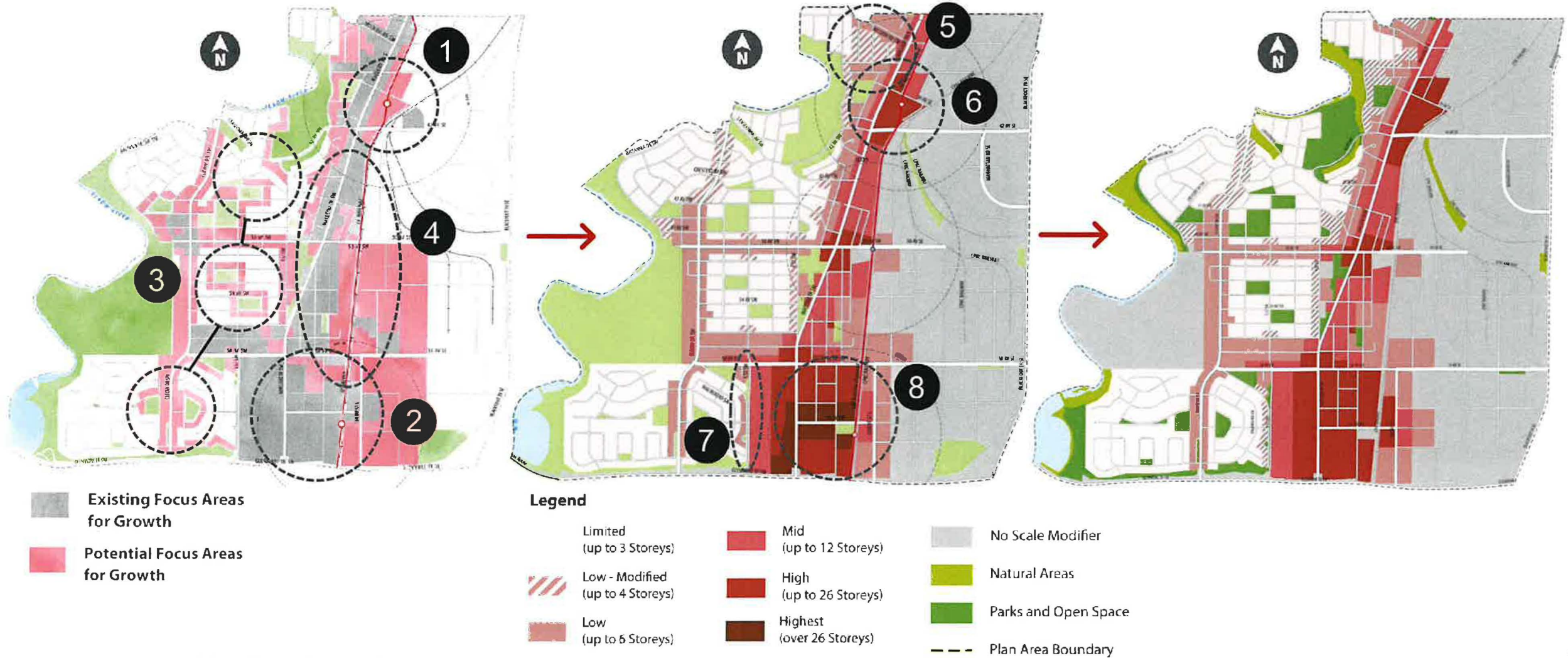


# Building Scale Map Evolution

Phase 2 Key Growth Concept

Phase 3 Draft Building Scale Map

Proposed IPC Building Scale Map

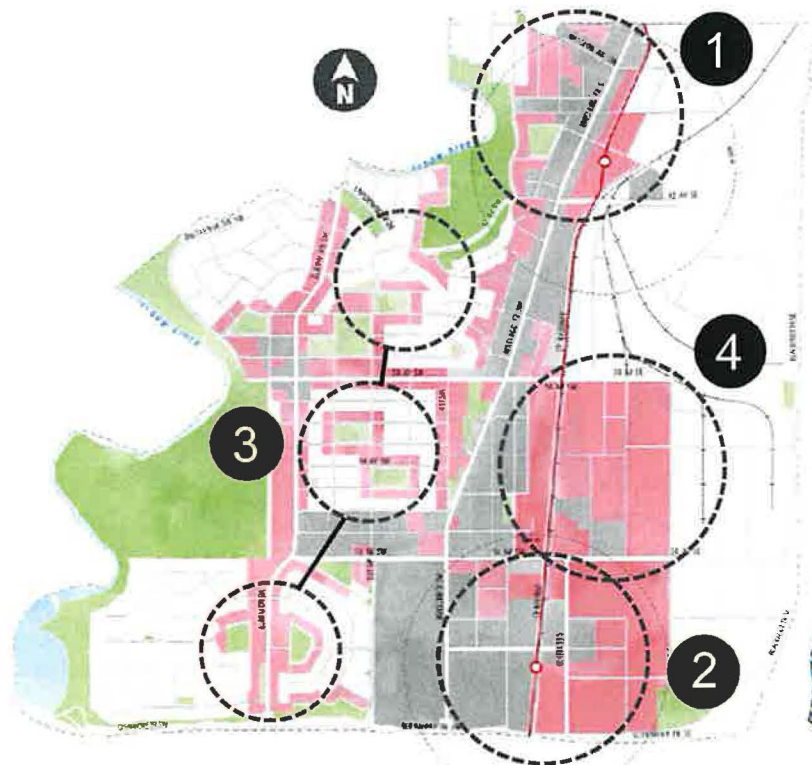




Phase 2 Key Growth Concept

Phase 3 Draft Urban Form Map

Proposed IPC 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

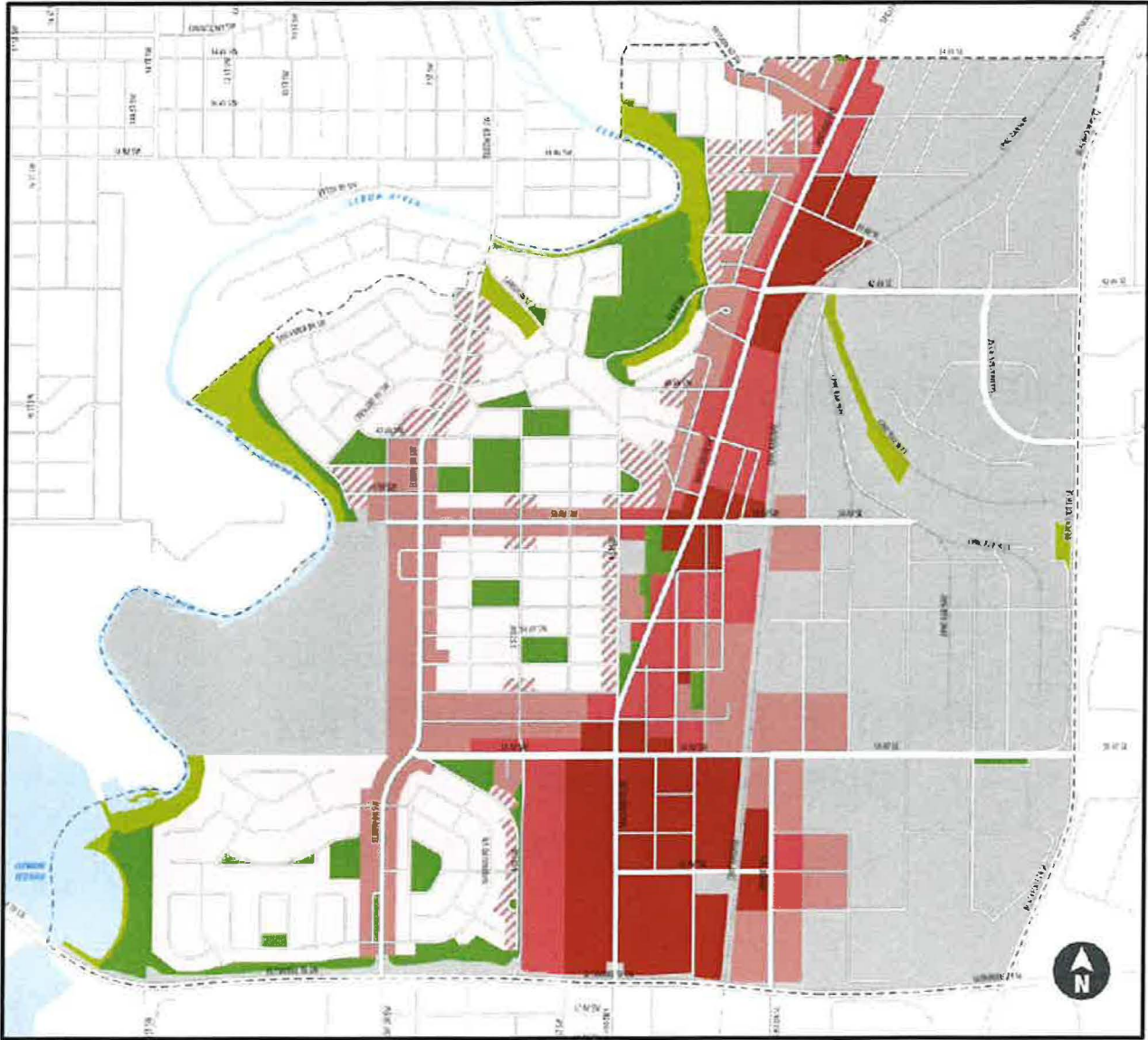
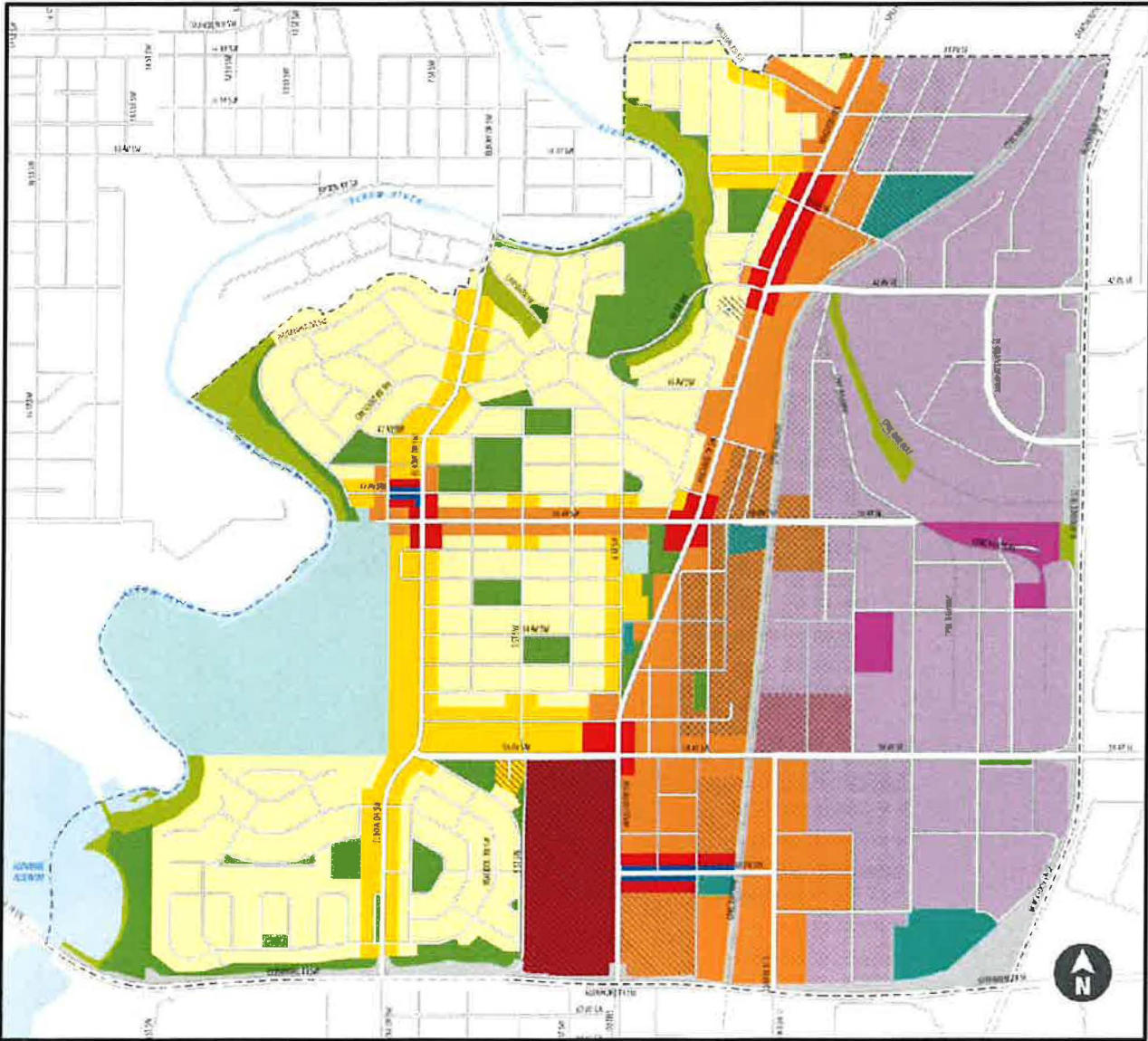
 Industrial Transition

 Special Policy Area

 Active Frontage



# Proposed IPC Urban Form & Building Scale Maps



ISC: Unrestricted

Chinook Communities Local Area Plan





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

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



# Improved East-West Linkages



## Improving linkages for passive and active recreational opportunities

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



# Placemaking Along Main Streets

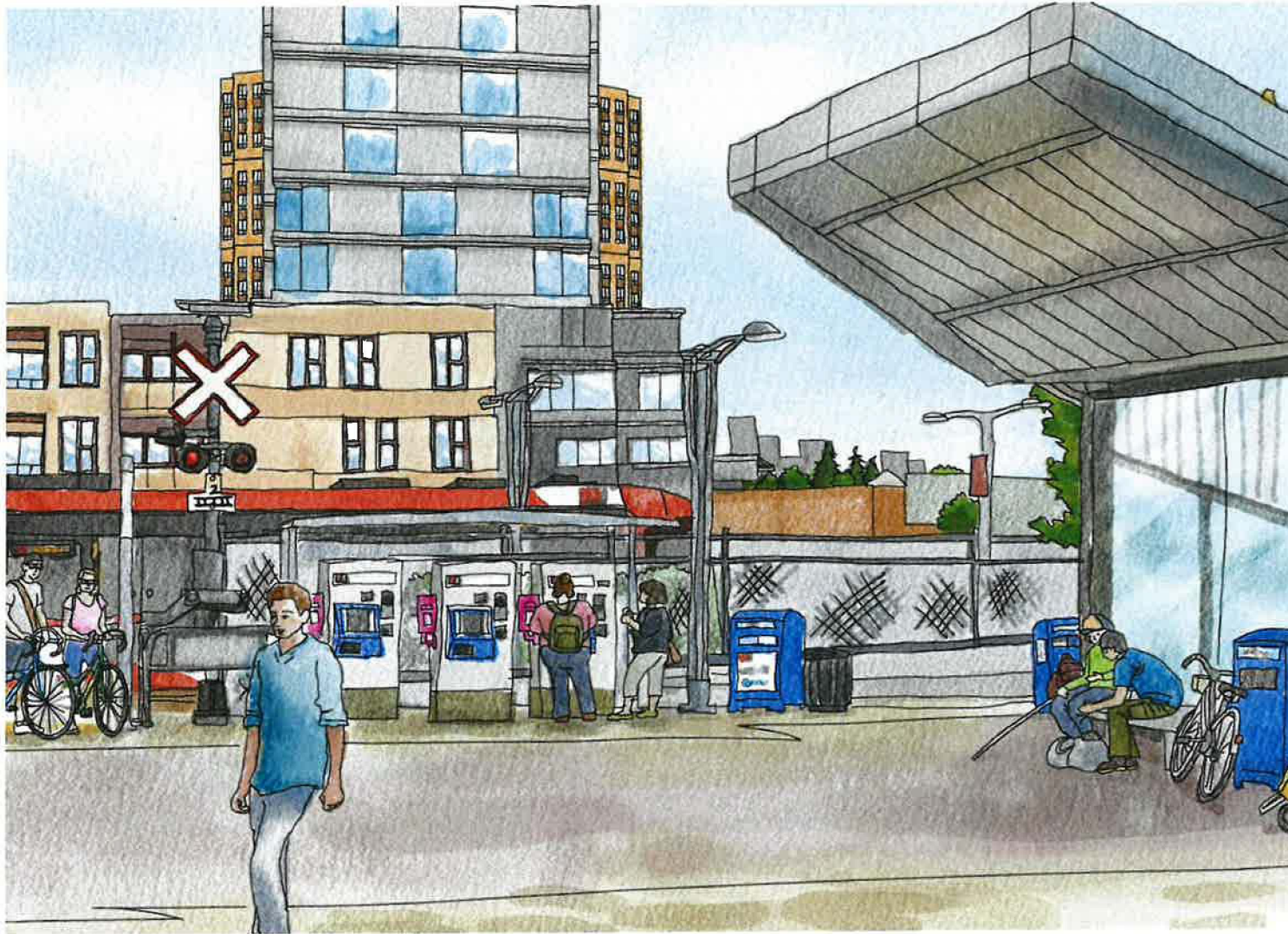


**Improving the public space and convenience of east-west connections for pedestrians**

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



# Connecting Mobility with Housing



## 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.

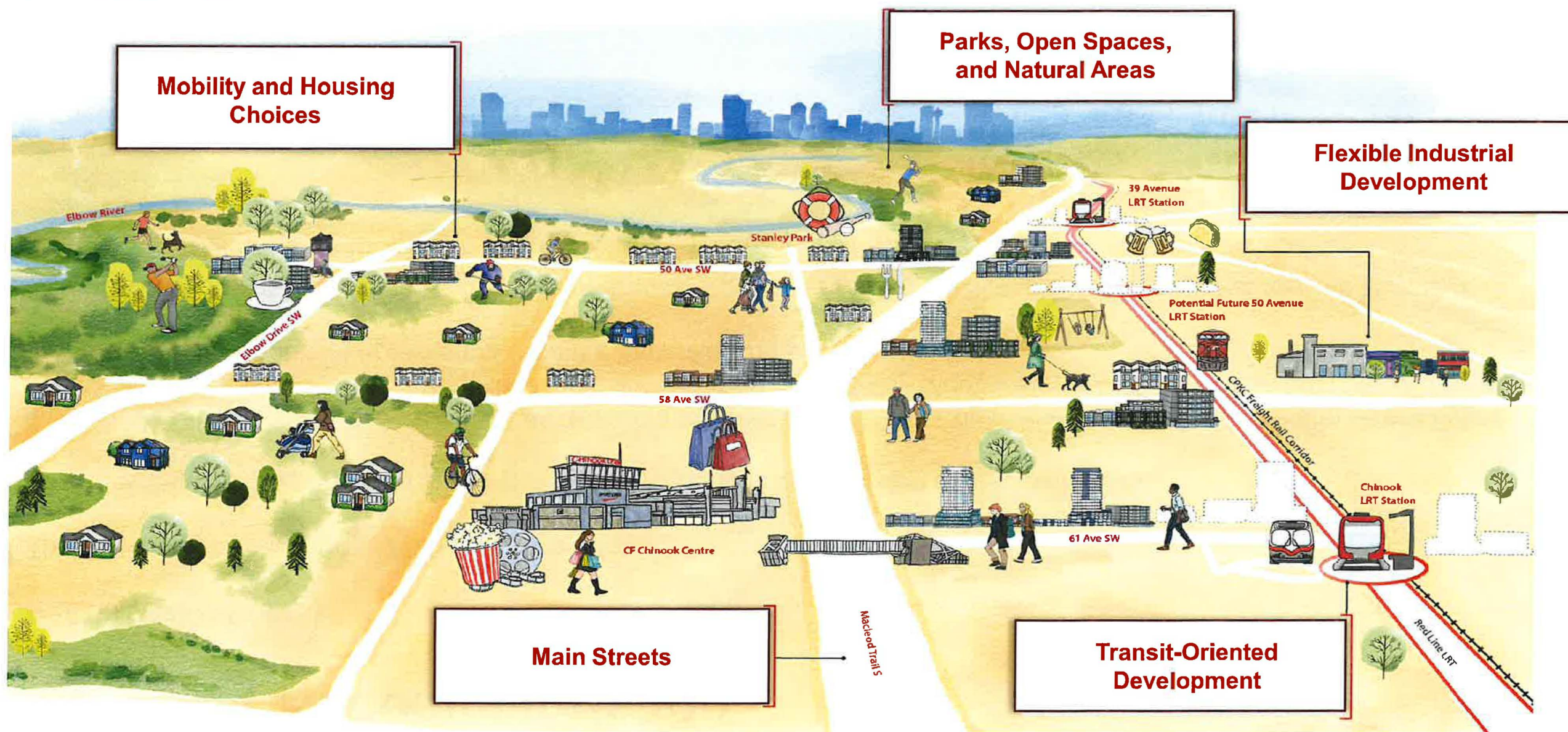




**Improving safety, connectivity, wayfinding, and accessibility within transit station areas**

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









# Recommendation

## RECOMMENDATION(S):

That with respect to Report IP2025-0072, the following be approved:

That Infrastructure and Planning Committee Recommendation be amended to read as follows:

1. Give three readings to **Proposed Bylaw 36P2025** to adopt the Chinook Communities Local Area Plan and repeal Bylaw 20P94 Parkhill/Stanley Park Area Redevelopment Plan, Bylaw 4P2003 Manchester Area Redevelopment Plan and Bylaw 9P2013 50 Avenue SW Area Redevelopment Plan (Attachment 2); and
2. RESCIND, by resolution, the Revised Windsor Park Transition Area Policy Statement, Chinook Station Area Plan and Glenmore Trail Land Use Study.