



# Chinook Communities Local Area Planning

Working Group Session 5

February 27, 2024

FOR DISCUSSION ONLY

# Welcome & Introductions

(10 mins)



FOR DISCUSSION ONLY

# Project Team

Phase 2 WG Session 5  
For discussion purposes only

## Community Planning

Manish Singh, Project Lead  
Chris McCaw, Project Planner  
Aaron Bomback, Project Planner

Calvin Chan, Senior Planner  
Jenna Davidson, Senior Planner  
Scott Thompson, Planner  
Sara Wilson, Planner

## Engagement & Communications

Stephanie Lake  
Claire Owens  
Bannoura Awad  
Theresa Cheng

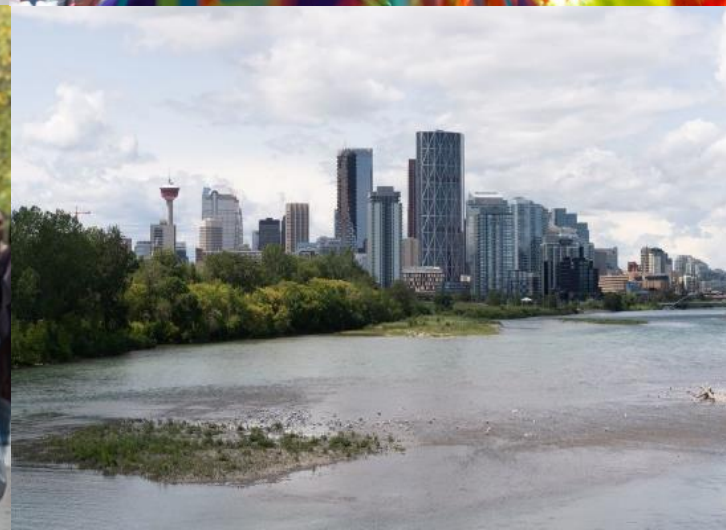
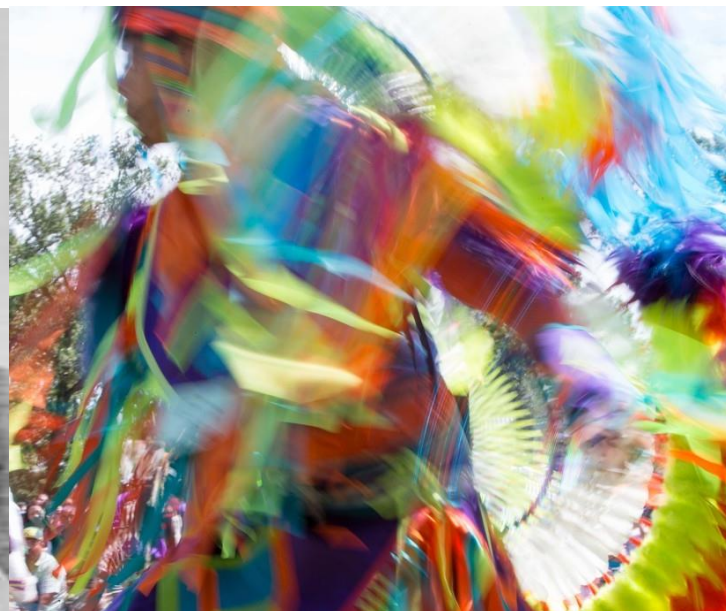
## Local Area Plan Coordinator

Breanne Harder

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# Land Acknowledgement



# Respectful Workplace Policy

- The City is committed to ensuring that everyone will be treated with respect, honesty and dignity.
- It is our objective to create and sustain environments that are healthy, productive, efficient and make all feel welcomed and included.
- Behaviour and/or situations that run contrary to such treatment will not be tolerated. The City recognizes that disagreements may occur. We expect these issues to be resolved in a manner that contributes to a healthy and positive workplace and service delivery environment.
- The City is required by the Human Rights & Citizenship Commission to ensure that there is no discrimination or harassment on any one of the prohibited grounds of discrimination covered by this law.
- The City is committed to responding quickly to issues alleging inappropriate consideration for privacy and confidentiality.

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# Participation Guidelines

This is our shared commitment for all of us and outlines how we can work together in a way that maintains respect, honesty, and dignity. We agree to:

## Share the space

- Give everyone a chance to speak and consider all ideas
- Listen without interrupting
- Speak from our own experiences and avoid assumptions

## Show respect

- Respect everyone's time and focus on our topics
- Use polite language, even if we don't agree
- Offensive behavior, harassment or abuse won't be tolerated

We ask that everyone share this commitment as they participate in this session.

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# Agenda

Phase 2 WG Session 5  
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- **Welcome and Introductions** – *10 mins*
- **Project Update** – *5 mins*
- **Key Areas for Urban Form and Building Scale** – *5 mins*
- **Mapping Overview and Activity** – *90 mins*
- **Next Steps** – *5 mins*

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# Project Update: What Has Happened So Far?

(5 mins)

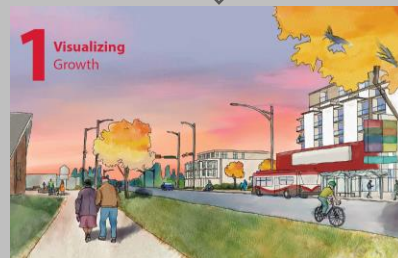


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# Project Timeline

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# LAP Engagement Process

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## Phase 2: EXPLORE

### Working Group

Focus: UFC & Scale Maps & Implementation Options

Working group session 4 – **Intro to UFC & Scale Categories**

Working group session 5 – **Key Areas for Urban Form and Building Scale Maps**

Working group session 6 – **UFC & Scale Maps + Implementation Options**

  
**WE ARE  
HERE**

March 19,  
2024

## Phase 3: REFINE

### Targeted Engagement

Focus: Draft UFC & Scale Maps & Implementation Options

Community Association Session (in-person)

Community Association Session (virtual)

Industry Session (virtual)

Manchester Industrial Session (in-person)

### Public Engagement

Focus: Draft UFC & Scale Maps & Implementation Options

Public Session (virtual)

Public Session (in-person)

Public Session (virtual)

Age-friendly sessions (TBD)

Youth engagement booklets

### Working Group

Focus: Refining the local area plan

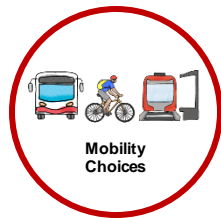
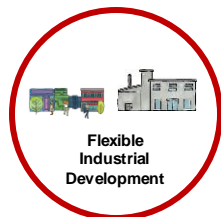
Working group session 7 – **Refine Plan**

Working group session 8 – **Additional session for outstanding issues**

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# Phase 2 Public Engagement – Report Back

## High-level Snapshot:



- **Parks and Open Spaces**

traffic, shadowing, access to parks, emphasis on protecting tree canopy and green spaces, less support for moderate-to large-scale growth

- **Schools and Places of Worship**

traffic, overuse of existing park facilities, shadowing, infrastructure concerns, less support for moderate-to large-scale growth

- **Transit Station Areas**

Need to consider safety for Chinook and 39 Avenue LRT Station areas and more support for moderate-to large-scale growth, specifically around 39 Avenue LRT Station

- **Main Streets and Key Corridors**

More support for growth along Macleod Trail SW and location specific concerns and suggestions for portions of Elbow Drive SW due to traffic, congestion, parking, noise

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# Draft Potential Focus Areas for Growth





**The grey areas are existing focus areas for growth.**

These areas are existing focus areas that already support (through zoning or policy) new development that is four storeys or higher.

**The pink areas are potential focus areas for growth to discuss and consider.**

Based on the Municipal Development Plan and feedback received so far, these are areas that have been highlighted as potential areas for discussion and feedback, where new buildings that are four storeys (or potentially higher) might fit best if proposed in the future.

## Legend

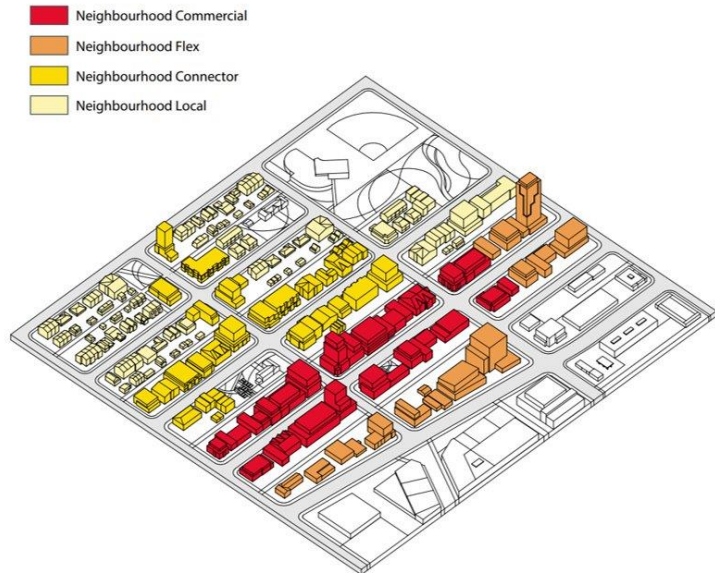
-  Red Line LRT
-  Distance from LRT Station
-  Plan Area Boundary
-  Area for Review  
Based on Engagement Feedback



# Key Areas:

## Urban Form and Building Scale

(5 mins)



**Limited**

■ Buildings of three storeys or less.



**Low-Modified**

■ Buildings of four storeys or less.



**Low**

■ Buildings of six storeys or less.



**Mid**

■ Buildings of up to 12 storeys or less.



**High**

■ Buildings of 26 storeys or less.



**Highest**

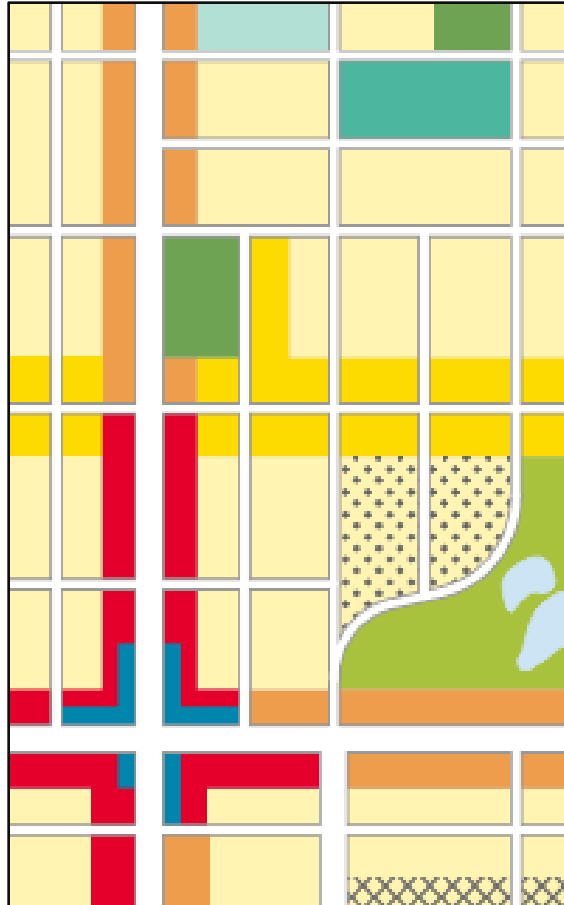
■ Buildings of 27 storeys or more.

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# Urban Form and Building Scale Maps

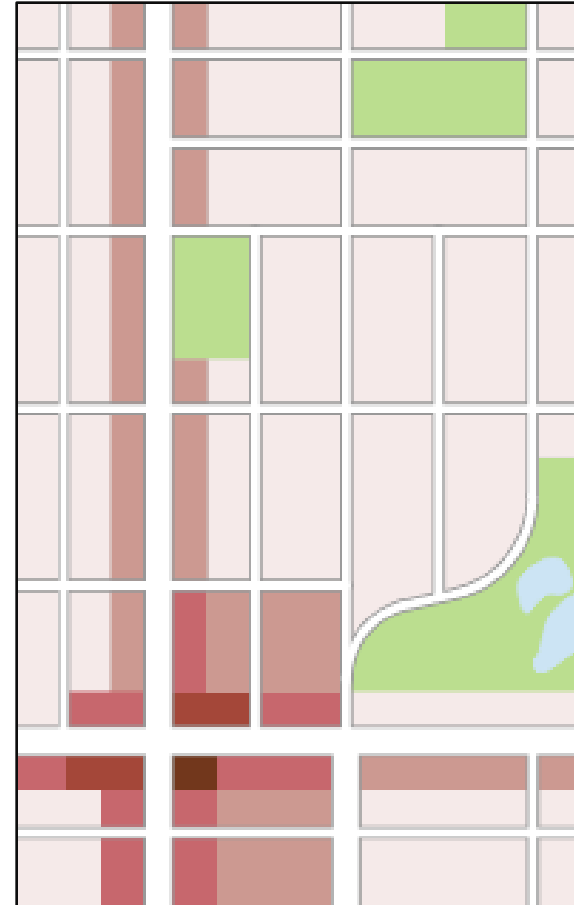
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Urban Form Map



Urban Form Sample

Building Scale Map

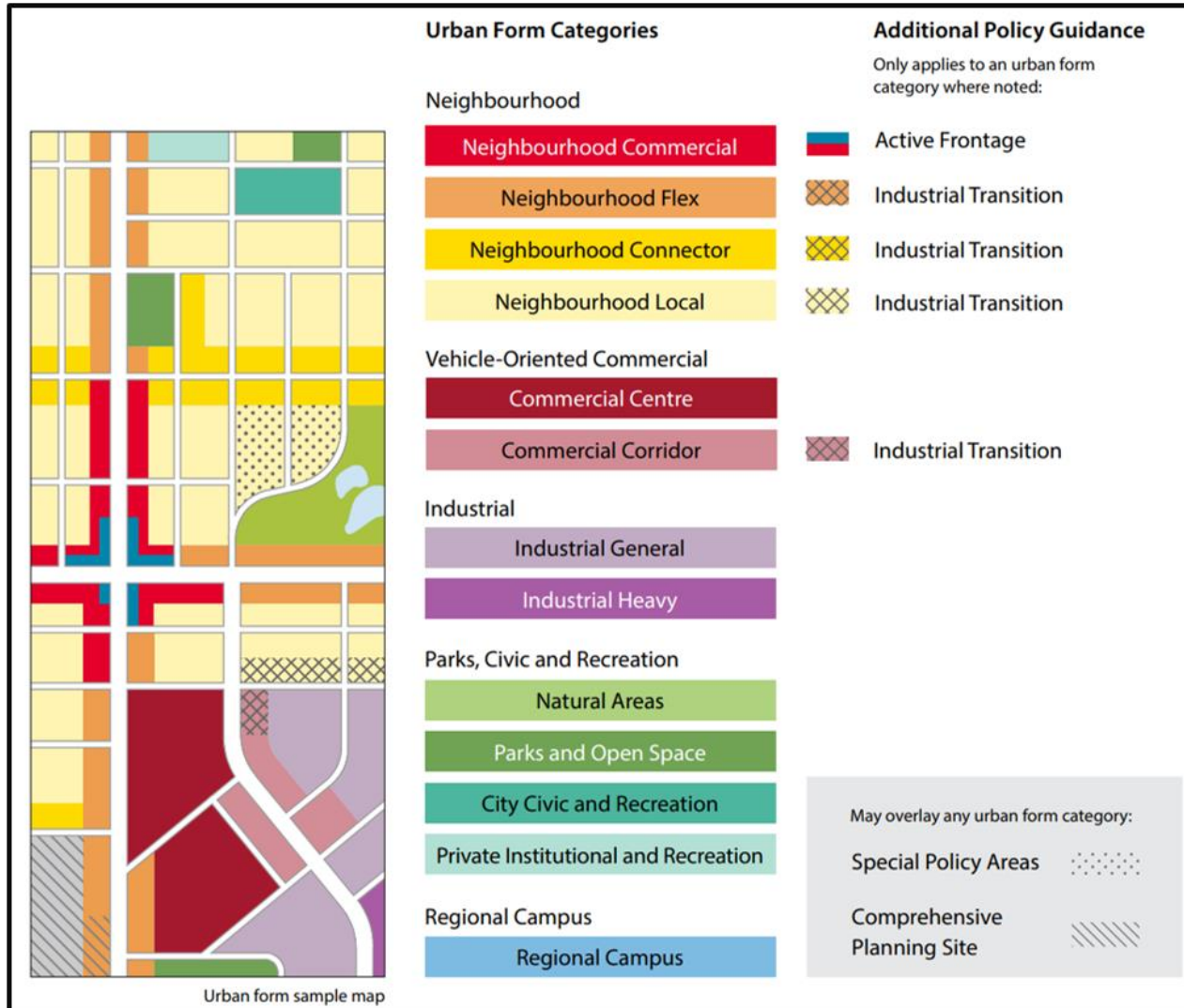


Building Scale Sample

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# Urban Form Categories

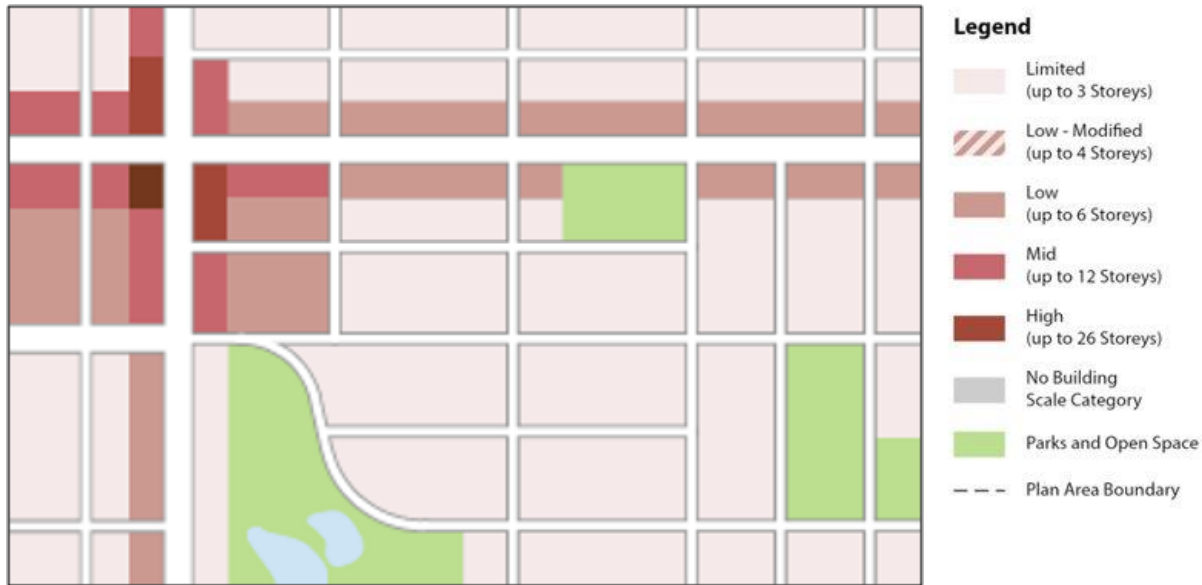


## Overview

- Detail the purpose and general function of different parts of the communities
- Describes the mixture of different building types
- Site and building design policies

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# Building Scale



Scale Sample Map

## Overview

- Sets maximum height (in storeys) of buildings



**Limited**

- Buildings of three storeys or less.



**Low-Modified**

- Buildings of four storeys or less.



**Low**

- Buildings of six storeys or less.



**Mid**

- Buildings of up to 12 storeys or less.



**High**

- Buildings of 26 storeys or less.



**Highest**

- Buildings of 27 storeys or more.

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# Additional Policy Guidance

## Policy Guidance

- Additional tools that can be applied to specific areas, allowing for further policy customization:

### ⋮⋮⋮ **Special Policy Areas**

Applied over an area to modify existing policy or provide additional policy guidance

### //// **Comprehensive Planning Site**

Additional planning or site design requirements for future planning applications

### XXXX **Industrial Transition**

Range of low-impact and small-scale industrial uses for transition to non-industrial uses

### — **Active Frontage**

Commercial/businesses required on ground floor and must face sidewalk/street

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# Draft Key Areas Overview

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## Draft Key Areas Urban Form

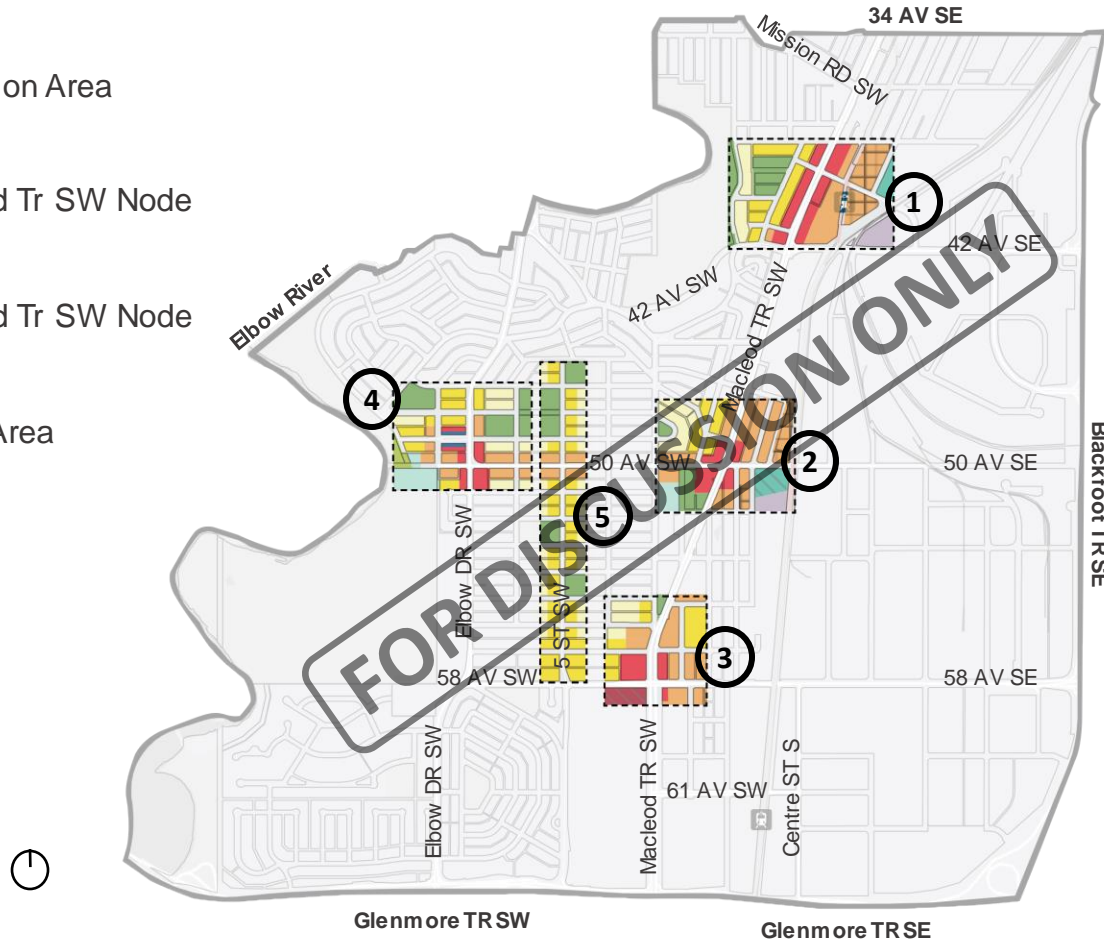
**Key Area 1**  
39 Ave LRT Station Area

**Key Area 2**  
50 Ave / Macleod Tr SW Node

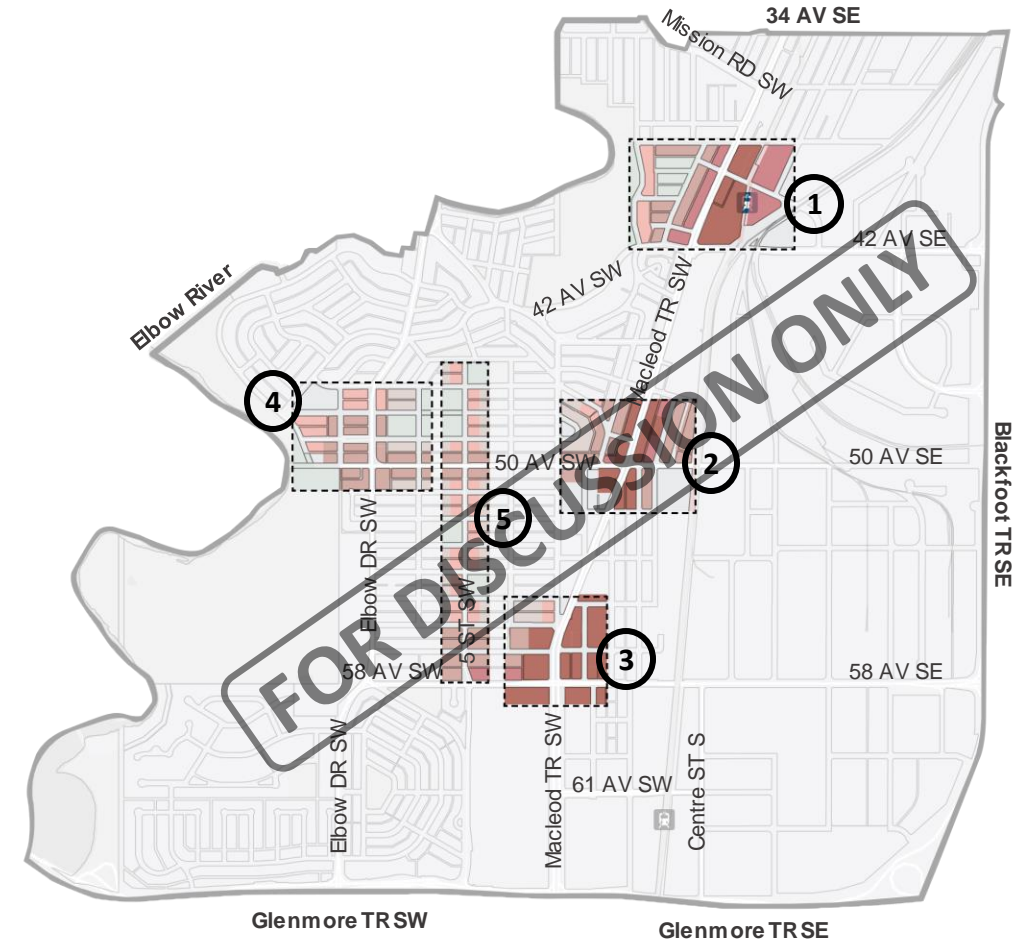
**Key Area 3**  
58 Ave / Macleod Tr SW Node

**Key Area 4**  
Britannia Plaza Area

**Key Area 5**  
5 Street SW



## Draft Key Areas Building Scale





# KEY AREAS MAPPING ACTIVITY

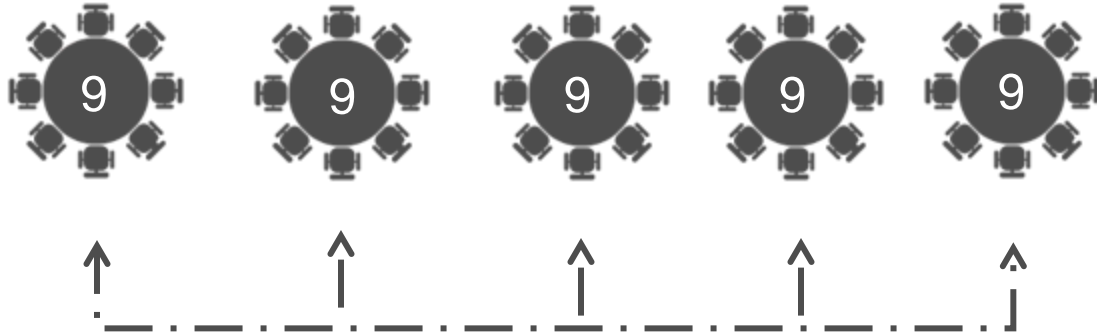
## Urban Form and Building Scale

(90 mins)

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## Step 1: Assigned Groups + Rotating Tables

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**x1** Facilitator  
**x1** Notetaker  
**x7** WG Members per group

**x5** Tables

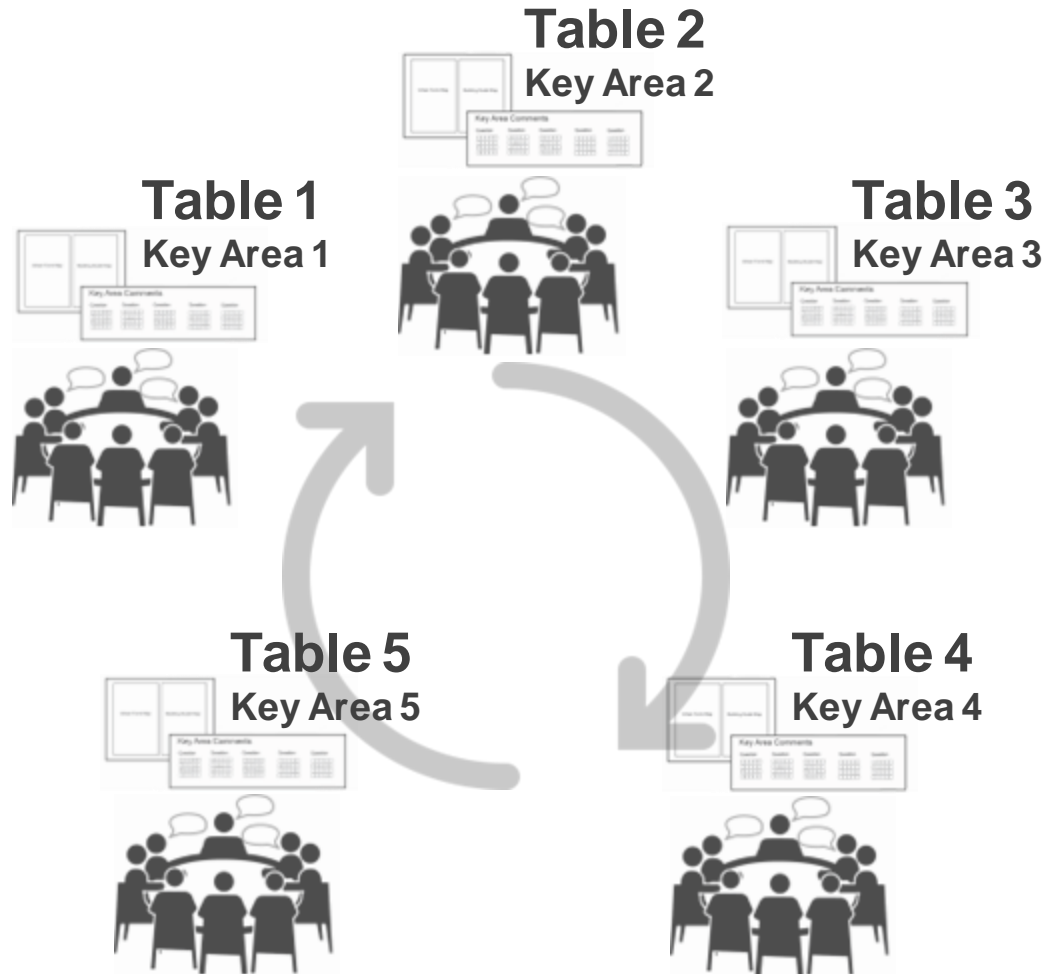
Each Working Group will be rotating to each key area table.  
**You will start and end at the same assigned table.**

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## Step 2: Key Areas Mapping Activity

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# X5 Key Area Tables

🕒 15 min rotations

🕒 75 min total

📝 Sticky Notes

📍 Number Dots

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## Step 2: Key Area Questions

- Q1:** Imagine this key area in 30 years – how do you envision this key area evolving? (*function and use / building form / street connectivity / enhanced walkability*)
- Q2:** Do you think the draft Urban Form and the Building Scale for the key area supports the vision in the Plan area? Please explain what change(s) you think should be considered and why?
- Q3:** Have we missed any key areas that you would like to identify for the team?
- Q4:** Were these maps easy to understand? Was there anything we could better clarify for you when presenting these maps?

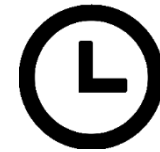
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## Step 3: Group Discussion + Report Back

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### x1 Report back

Facilitators from each table will provide key takeaways



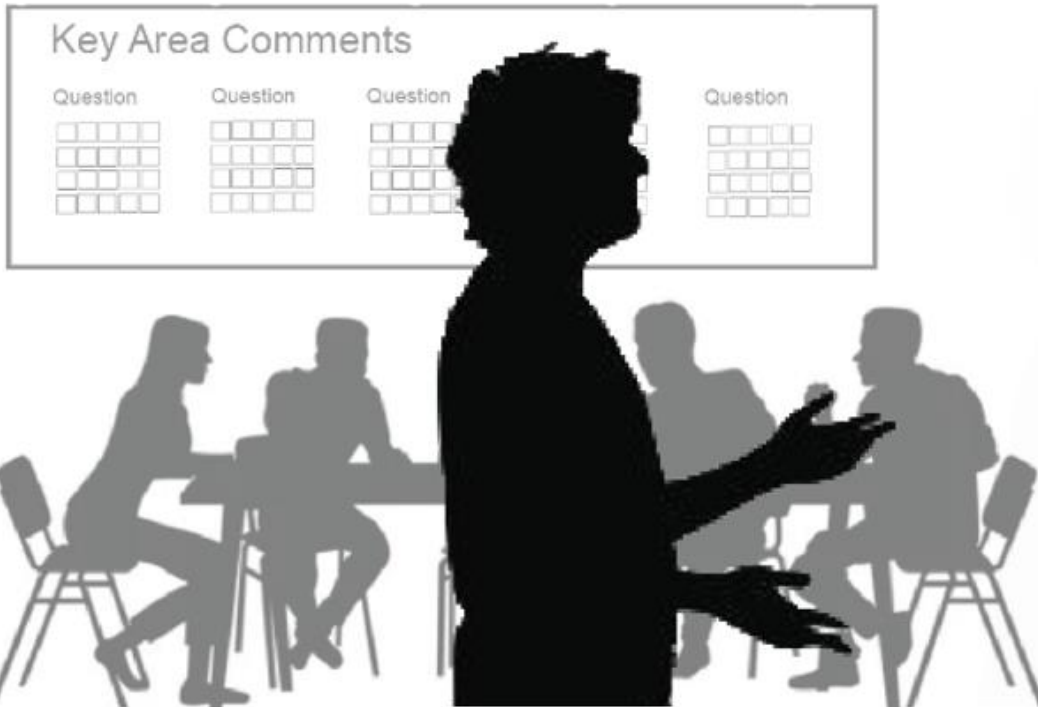
2 min per table / key area



10 min total



Notetaker Summary



Key Area Comments			
Question	Question	Question	Question
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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# Table Assignments – For Start

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Table 1 Key Area 1	Table 2 Key Area 2	Table 3 Key Area 3	Table 4 Key Area 4	Table 5 Key Area 5
<b>Aaron</b> (facilitator)	<b>Calvin</b> (facilitator)	<b>Scott</b> (facilitator)	<b>Chris</b> (facilitator)	<b>Manish</b> (facilitator)
<b>Bannoura</b> (not etaker)	<b>Theresa</b> (noteta ker)	<b>Sara</b> (notetaker)	<b>Claire</b> (notetaker)	<b>Jenna</b> (notetaker)
Chris B.	Jonathan S.	Sarah W.	Verna L.	Marc H.
Peter C.	Katherine M.	Carri C.	Sam S.	Ken Y.
Maura G.	Alexandra R.	Avree B.	Hailey S.	Darren M.
Joel M.	Brian M.	Bill C.	Allison T.	Stephanie L D.
Mike R.	Sharon M.	David O.	Kevin P.	Sabrina M.
Danielle R.	Laura H.	Danielle K.	Desmond H D.B.	Melissa P.
Greg F.	Ivan G.		Karen C.	

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# NEXT STEPS

(5 mins)

## Working Group Session 6: **Draft Urban Form and Building Scale Maps**

March 19, 2024

6:30 – 8:30 p.m. In-person (Evening Session)

Windsor Park Community Association



# Thank you! Connect with Us!

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Learn more, stay connected, and subscribe for updates:

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**Email:** [Chinook@calgary.ca](mailto:Chinook@calgary.ca)



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