

Your community's past, present and future.

Let's chat.



Apply to be a
member of the
Working Group
by May 23.

Provide your input
and **mail in.**



Help Shape Your Community's Future

Communities naturally change and evolve over time. Working together, we will create a plan to guide growth, change, redevelopment and community improvements in your community and the surrounding local area.

The Chinook Communities include Bel-Aire, Britannia, Elboya, Manchester, Mayfair, Meadowlark Park, Parkhill, Windsor Park, a south portion of Manchester Industrial, and a small eastern portion of Glenmore Park.

We need input from a broad and diverse range of people (from homeowners and renters, youth to seniors, singles, couples, families, those who are new to the area and those who have been here for a lifetime, local business owners, workers and community groups) and anyone else who loves the area and is interested in how it could evolve over the next 30 years.



WE NEED YOUR INPUT

Your feedback and the feedback of your neighbours is needed. Help shape how your community and the surrounding area evolves over the next 30 years.

我们希望聆听您对社区未来的想法。

拨打 311，提及“Chinook 计划”，然后用自己的语言说出您的想法。

نود أن نسمع آراءكم حول مستقبل مجتمعكم المحلي.

اتصل بالرقم 311، مع الإشارة إلى "شينوك بلان"، أي خطة شينوك، وتحديث بلغتك.

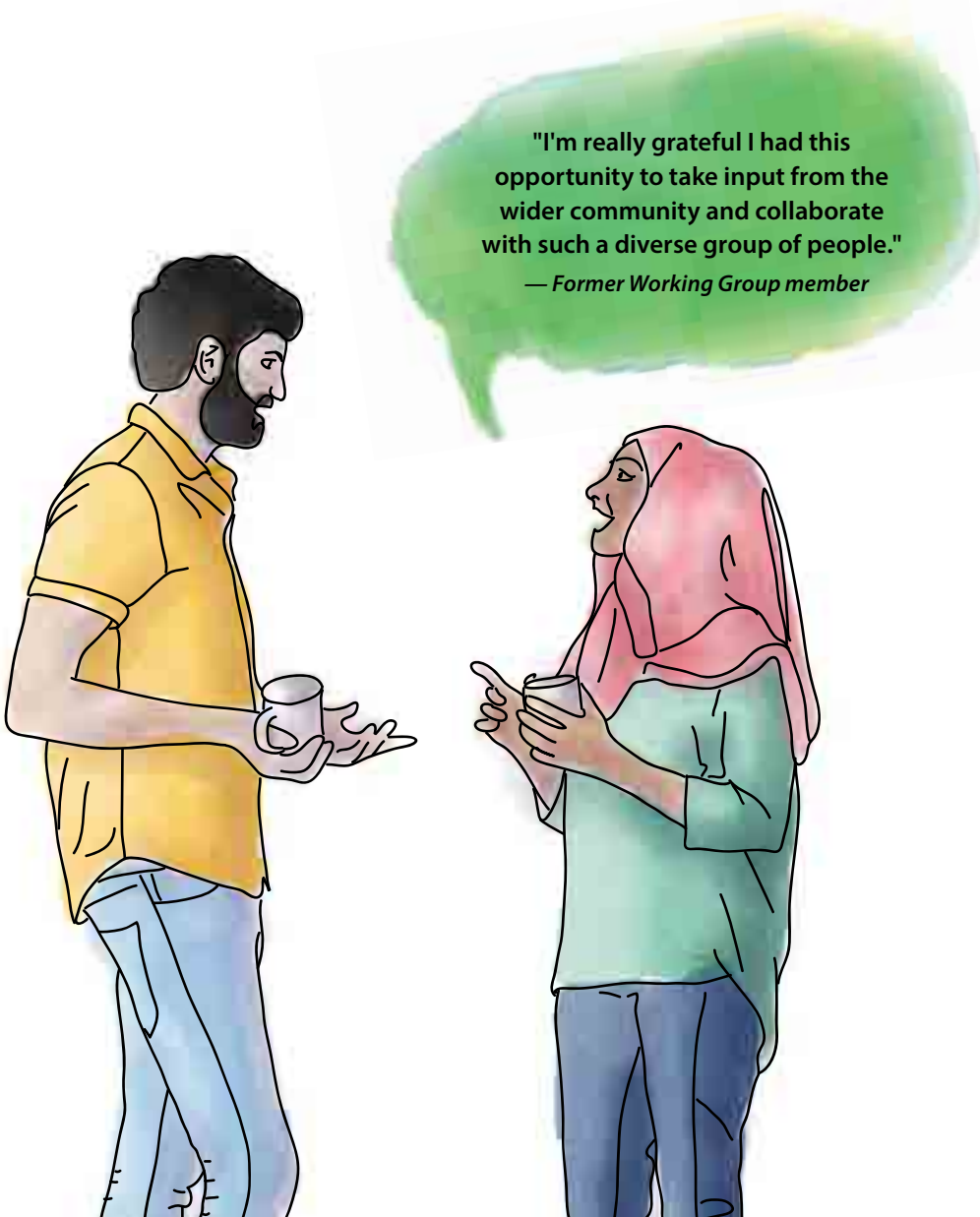


Your Voice Matters

Working together we will create the Chinook Communities Local Area Plan. Your input is needed to help shape the local area plan and the future of your community.

Please read this engagement booklet carefully, add your feedback to the form on the last page, tear it out and drop it in the mail (postage prepaid) by **May 23, 2023**. You can also provide your feedback online at calgary.ca/Chinook or at any engagement session (check out the schedule online or call 311).

- **Topic 1: PAST** – the area’s history and roots (pages 6–7)
- **Topic 2: PRESENT** – the area as it exists today (pages 8–9)
- **Topic 3: FUTURE** – the next 30 years (pages 10–11)
- Feedback Form (page 15)



"I'm really grateful I had this opportunity to take input from the wider community and collaborate with such a diverse group of people."
— Former Working Group member

Apply to join the Chinook Communities Working Group

We want you!

Are you interested in participating in more in-depth discussions about the Chinook Communities with other community members?

Apply to join the Chinook Communities Working Group by **May 23** at calgary.ca/Chinook

Communities Naturally Change and Evolve

Let's chat about the next 30 years.

Over time, trees and kids grow up, businesses change ownership and offerings, homes and buildings age. People choose to move, renovate or rebuild their homes or businesses to better suit their changing needs.

There is a stage in each community's life cycle when the choice to rebuild or redevelop homes and buildings becomes more and more frequent (generally as homes and buildings reach 50+ years).

A lot of change within a short time can start to feel unpredictable or overwhelming. It's at this stage where it can be helpful to have a plan in place to guide decisions about how and where change, new development and community investment and improvements make sense in communities.

Creating a plan to help guide change within communities ensures that there's flexibility (for people looking to make changes), direction (to help guide new development when ideas are proposed), and certainty (for residents to know how their community may change in the future).

We're creating a local area plan to help ensure change happens in the right ways in the Chinook Communities.



Community that is 40–60+ years old

Homes and buildings age and the population continues to drop or flatline. Schools and businesses often struggle to stay open.



Community redeveloped and revitalized

The community is revitalized through private redevelopment and public reinvestment, bringing increased population growth and enabling local businesses and amenities to thrive.

Why Do We Need to Plan for Growth, Change and Redevelopment?

A local area plan will support your community as it changes.



Predictability

Increasing predictability about how the area could change in the future.



Changing trends

Responding to changing trends and demographics such as population decline, family composition, aging in place, housing preferences.



Housing choice

Expanding housing choice to welcome additional people and increase population.



Local amenities

Supporting local amenities and businesses through increased population.



Reinvestment

Informing decisions about reinvestment such as improvements to public spaces.



Sustainability

Adding more homes, increasing bikeability, walkability and access to amenities and transit, as well as reducing the need to expand our city's footprint all play a role in environmental sustainability.

Topic 1:

PAST – The Area’s History and Roots

When thinking of change within your community and the surrounding area, let's first look back in time at the area's history (Past), then we'll focus on the area as it exists today (Present) and lastly, we'll think about how the area could evolve over the next 30 years (Future).

All communities change, and we can see that clearly when we look back in time. Having a good understanding of an area's past helps us learn about, appreciate, and better understand the history of the area, its people and the influences that led to what we see today.

Did you know?

The Chinook Drive-In (6415 Macleod Tr. S.W.) opened in 1949 as Western Canada’s first drive-in theatre.



Indigenous history: Widening of Macleod Trail in 1966

Macleod Trail began as part of the Old North Trail, an ancient north-south Indigenous trail that linked Calgary to Fort Macleod and was part of a north-south continental transportation system. Blackfoot Trail began as a fur trade route that led to the fur trade posts in Edmonton and Rocky Mountain House.

Both of these roads traverse the planning area, which lies approximately three kilometres south of the confluence of the Bow River and Elbow River. Photo courtesy of the Glenbow Archives.



Chinook Drive-In: Opened in 1949 as Western Canada’s first drive-in theatre

The Chinook Drive-In (6415 Macleod Tr. S.W.) opened in 1949 as Western Canada’s first drive-in theatre. It was later demolished in the late 1950s to make way for the Chinook Shopping Centre. The shopping centre was an amalgamation of two malls that were separated by 60th Ave. S.W.; at the time they were known as Chinook Mall and Southridge Mall. Photo courtesy of the Glenbow Archives.



WE NEED YOUR INPUT

What is important for people to know about the area's history?

Share your thoughts on page 15.



Parkhill Elementary School opened in 1913

Parkhill Elementary became the first school established in the Chinook Plan area. Cottage schools were designed for temporary use as schools and for eventual disposal and conversion into residences. The school closed in 1977 and it was converted into a private home. The building is on The City's Heritage inventory, and an historical interpretive panel tells its story. Photo courtesy of the Glenbow Archives.



Mayfair development in the late 1950s with the Glenmore Reservoir in the background

Mayfair had a small commercial area, the Mayfair Shopping Centre (6511 Elbow Dr. S.W.), which opened in 1959 at the northwest corner of Elbow Drive and Glenmore Trail.

Cottage Crafts Gifts and Fine Arts, which sold Indigenous and Inuit art and supported the artists, was a longtime landmark tenant. Photo courtesy of the Glenbow Archives.

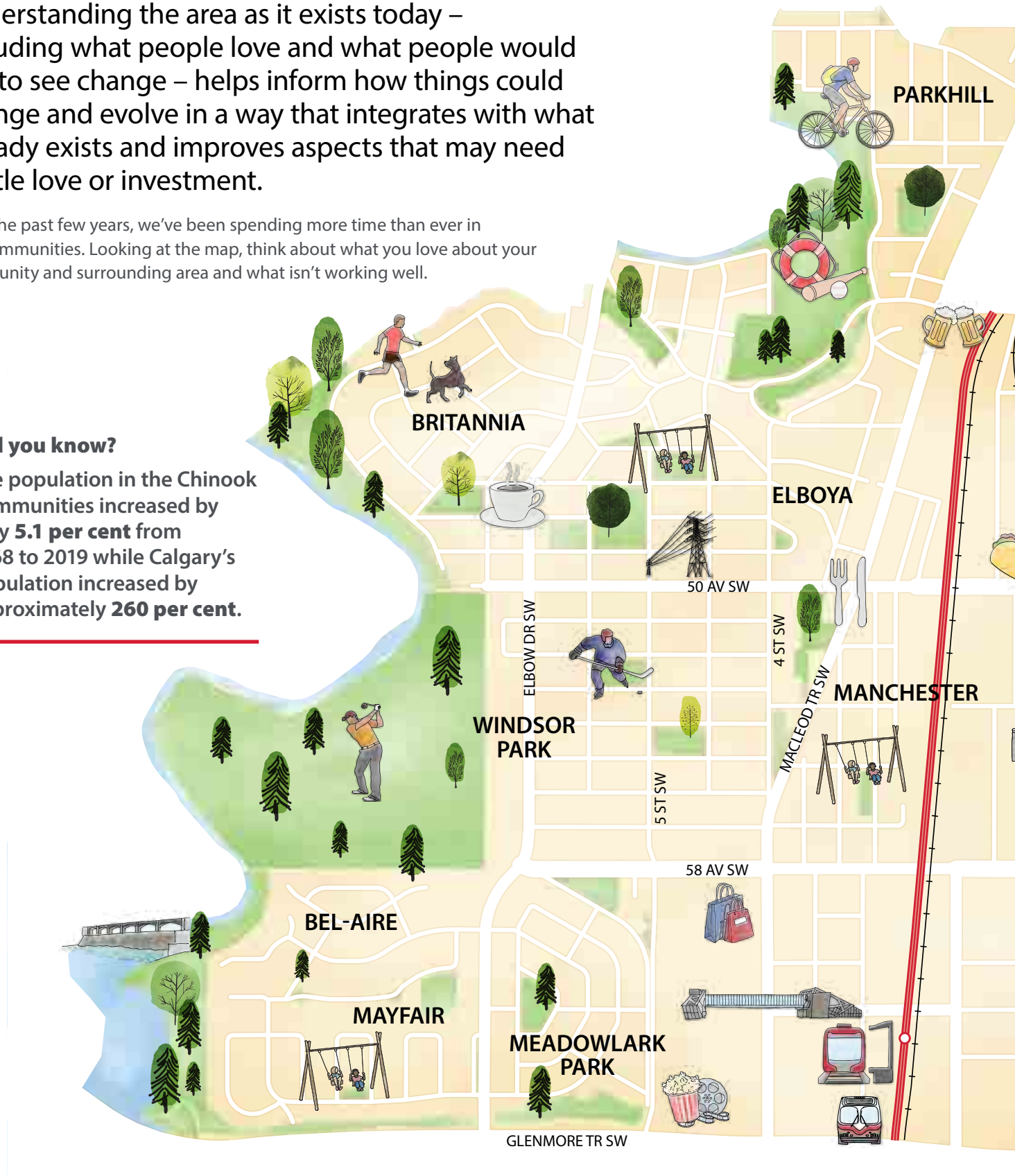
Topic 2: PRESENT – The Area As It Exists Today

Understanding the area as it exists today – including what people love and what people would like to see change – helps inform how things could change and evolve in a way that integrates with what already exists and improves aspects that may need a little love or investment.

Over the past few years, we've been spending more time than ever in our communities. Looking at the map, think about what you love about your community and surrounding area and what isn't working well.

Did you know?

The population in the Chinook Communities increased by only **5.1 per cent** from 1968 to 2019 while Calgary's population increased by approximately **260 per cent**.





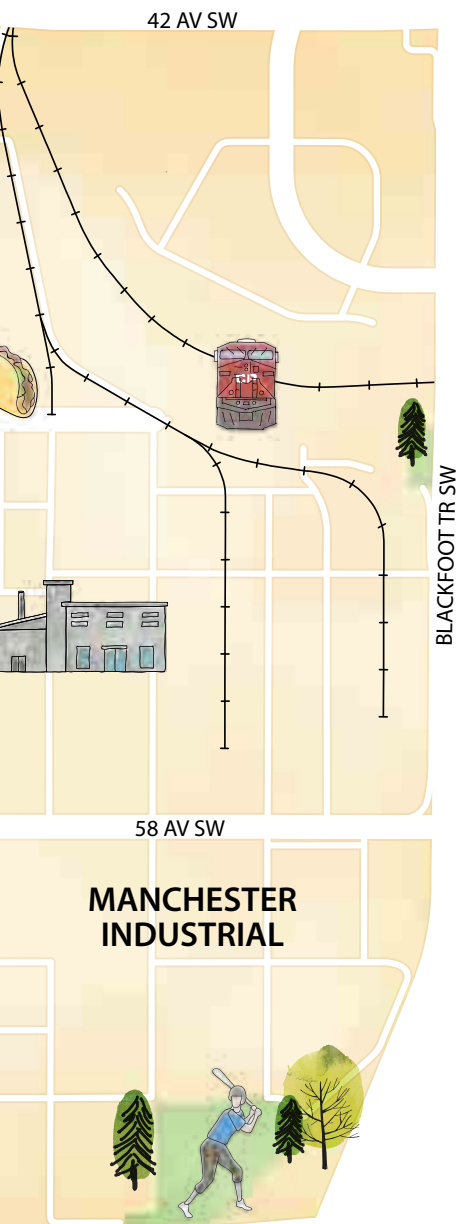
WE NEED YOUR INPUT

What do you love about the area and your community and why? What are the challenges your area is facing and why?

Share your thoughts on page 15.

Did you know?

The average number of people living in each home in the Chinook Communities was **3.74** in 1968, but in 2019 that number has dropped to only **2.36** people per home.



Did you know?

Avenue Calgary magazine named Manchester as 'Calgary's Best Industrial Neighbourhood' in 2022.

Did you know?

CF Chinook Centre is the highest-valued non-residential property in Calgary, according to The City's 2023 assessment roll.

Communities are made up of people and places. To better plan for communities and their evolving future, we need to hear from a range of community experts – the people who know and understand parts of a community best. The knowledge you share will help inform the foundations of your local area plan.

Topic 3: FUTURE – The Next 30 Years

Community change and evolution is often gradual, but many small changes can have a big impact over the long term. Having a local area plan in place to guide change and redevelopment helps ensure individual changes contribute towards a bigger picture plan.

The wants and needs of this generation are different from the last and will be different from the next. We know that things will naturally adapt and change in response to peoples' changing needs but having a better understanding of current and future needs is key to how we plan and where we go as communities.



WE NEED YOUR INPUT

What's important to you and for future generations when thinking about how the area could evolve?

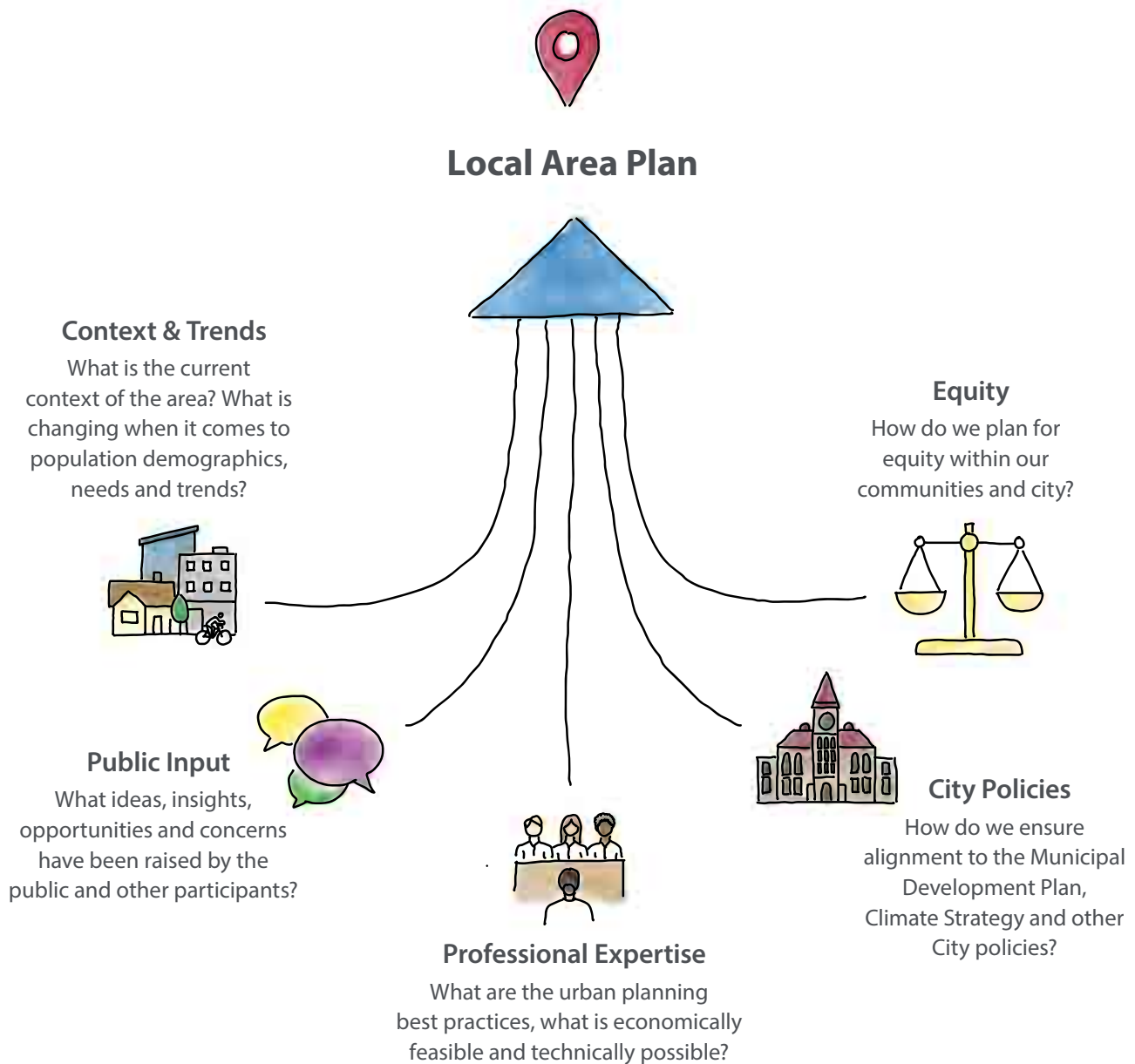
Share your thoughts on page 15.





"What do you mean by the use of this word [equity]? And why is equity a relevant consideration for the local area plan?"
— *Community Association participant*

How Will Your Feedback Be Considered and Used?



Did you know?

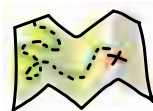
Feedback provided by participants helps shape the local area plan as it is created.

Following each phase of engagement, the project team compiles and shares what was heard, highlights the key themes raised, and provides responses for how key themes were considered and addressed.

In addition to participant input, other key inputs are also considered to help inform the creation of the local area plan, as shown above.

Learn More and Stay Connected

WE ARE HERE



Spring 2023

Fall 2023

Fall 2024

Winter 2025

Phase 0: Discover

Pre-project research, awareness building, and knowledge transfer.

Phase 1: Envision

Looking back at the past, understanding the present and envisioning the future of the area.

Phase 2: Explore

Exploring where and how growth and change could happen in the area.

Phase 3: Refine

Refining the plan and confirming the investment priorities.

Phase 4: Realize

Committee and Council review and decision.

Frequently Asked Questions

What is a local area plan?

A local area plan sets the vision for growth and change in a group of communities over the next 30+ years. A local area plan provides guidance and direction on development, investment and community improvements that residents, landowners, builders/developers, City Planners and Councillors can commonly refer to when new ideas are proposed for the area.

Why is a local area plan needed?

All communities change and evolve over time – buildings age, community demographics change, trees mature, local amenities and businesses change ownership and offerings.

Redevelopment is a natural part of a community's life cycle, which often begins when communities reach a certain age and homes, buildings and amenities need to be revitalized or replaced. When communities reach this stage, a local area plan is a helpful tool to have in place to help guide decisions when new homes, developments and local investments are proposed and considered.

What are the benefits to welcoming more homes and people into our communities?

While Calgary's population has been growing approximately 1.8 per cent every year since 1985, the peak population within 86 per cent of Calgary's established communities has declined.

Population stability within established communities is essential to support local schools, businesses, services, amenities and infrastructure. Greater housing choice and diversity supports increased population and stabilization within Calgary's established communities and ensures people can stay in their communities longer.

Expanding the types of homes that can be built is a great way to improve housing choice in a community naturally over time – in turn supporting population and community stability.

Will the zoning change if the Chinook Local Area Plan is approved?

No. Adoption of a local area plan does not result in the rezoning (redesignation) of land. Local area plans provide direction to help inform decisions about development if/when proposals to rezone are brought forward by property/landowners in the area.

If a land use rezoning were brought forward by a property/landowner, it would be reviewed for alignment with the local area plan (if one were in place and approved by Council). If a local area plan is not in place, applications to rezone would be reviewed against the direction of broader Council-approved plans such as the Municipal Development Plan. Any proposal to rezone or redesignate a parcel must always include opportunities for public involvement and notification.

Apply to Join the Working Group

We Need You!

Are you passionate about helping shape your community for you and future generations? Are you interested in working with fellow citizens, Community Association members, local builders/developers and City Planners to discuss growth and change in the Chinook Communities?



**"I got to meet so many great people from surrounding communities and have some really interesting discussions with them and The City."
— Former Working Group member**

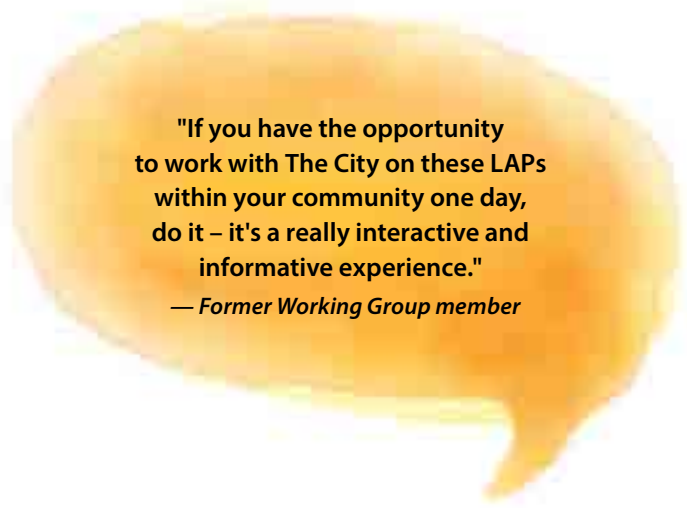


**"Was great to listen to the concerns and visions and viewpoints of all different types of people who live in the same geographic area. We came together to formulate the future vision for this area."
— Former Working Group member**

What is the Working Group?

The Working Group includes people from a range of backgrounds who provide feedback, consider input provided by the broader community, and discuss concepts and ideas with City Planners as the local area plan is created.

The Working Group will participate in eight to nine focused workshops over approximately two years.



**"If you have the opportunity to work with The City on these LAPs within your community one day, do it – it's a really interactive and informative experience."
— Former Working Group member**

Who Can Apply for the Working Group?

We're looking for a broad range of people to join the Working Group, including:

- Local residents including long-term or new homeowners and renters (balance of youth, young professionals, families, singles and seniors).
- People who work in the area.
- People who own property in the area.
- Local business owners.
- Members from the development industry.
- Community users (from a recreation or customer perspective).
- Education, Faith, Environmental, Cultural or Advocacy group members in the area.

You have insights and ideas that are important as we discuss the evolution of your community and create a local area plan to help guide future growth and change.

Get Involved and Stay Connected:



Scan here or visit our webpage at calgary.ca/Chinook to apply for the Working Group **by May 23**.



Scan to join our email list or visit calgary.ca/ChinookSubscribe



- 1. PAST:**
What is important for people to know about the area's history? (i.e. significant people or places, heritage)
- 2. PRESENT:**
Over the past few years, we've been spending more time than ever in our communities. What do you love about the area and your community and why? What are the challenges your area is facing and why?
- 3. FUTURE:**
What's important to you and for future generations when thinking about how the area could evolve in the next 10-30 years and why? Think of specific topics such as housing, connectivity (bike, transit, vehicle), sustainability and/or specific locations within the area (community gathering spaces, libraries etc.)

- 4. Select the top 3 topics that are most important to you as these communities evolve:**
- Expanding the types of homes in the area to better suit peoples' changing needs
 - Access to goods, services and amenities close by
 - Opportunities to gather and participate in civic arts, cultural and entertainment activities in the area
 - Spaces, places and programs focused on recreation, play and outdoor activities close by
 - Strong local shops, businesses and amenities
 - Enhanced mobility options to help make it easier to get around walking, wheeling and driving
 - Enhancing public spaces and places
 - Healthy and thriving natural areas
 - Other
- Why?**

- 5. Tell us about you. Check all that apply.**
- How old are you?**
- Under 18 18-24
 25-34 35-44
 45-54 55-64
 65+
- Which community do you live in?**
- Bel-Aire
 Britannia
 Elboya
 Manchester
 Manchester Industrial
 Mayfair
 Meadowlark Park
 Parkhill
 Windsor Park
- Do you?**
- Own Rent
- What's your connection to the plan area?**
- Live Work
 Attend school
- What type of home do you live in currently?**
- Single-detached
 Semi-detached/Duplex
 Townhouse/Rowhouse
 Apartment/Condo
- How long have you lived in the area?**
- Less than 5 years
 5-10 years 10+ years



Chinook Communities Local Area Planning

Share your thoughts

STEP 1

Review the information in this engagement booklet.

STEP 2

Respond to the questions at the back of this engagement booklet.

STEP 3

Tear out the Feedback Form and drop it in the mail by May 23, 2023. Feedback received after June 6, 2023 may not appear in the What We Heard Report.

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