

**LAND USE AMENDMENT  
BOWNESS (WARD 1)  
48 AVENUE NW AND 33 AVENUE NW  
BYLAW 367D2017**

**MAP 33W**

**EXECUTIVE SUMMARY**

This land use amendment proposes a redesignation of a parcel from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate the existing children's health centre and ancillary uses and to enable protection of a significant tree stand.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 October 05

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 367D2017; and

1. **ADOPT** the proposed redesignation of 13.8 hectares  $\pm$  (34.1 acres  $\pm$ ) located at 9400 - 48 Avenue NW (Plan 8911515, Block 1) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate existing children's health centre, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 367D2017.

**REASON(S) FOR RECOMMENDATION:**

The purpose of this Direct Control District is to allow for the continued operation of the existing home, specialized care, educational and treatment facility uses on site as well as future redevelopment and expansion of those uses on the eastern portion of the subject site not regulated by the Alberta Ministerial Order and Historical Resources Act on the western portion of the site (Douglas Fir tree sanctuary).

This proposal conforms with applicable policies of the Municipal Development Plan and Local Area Plan.

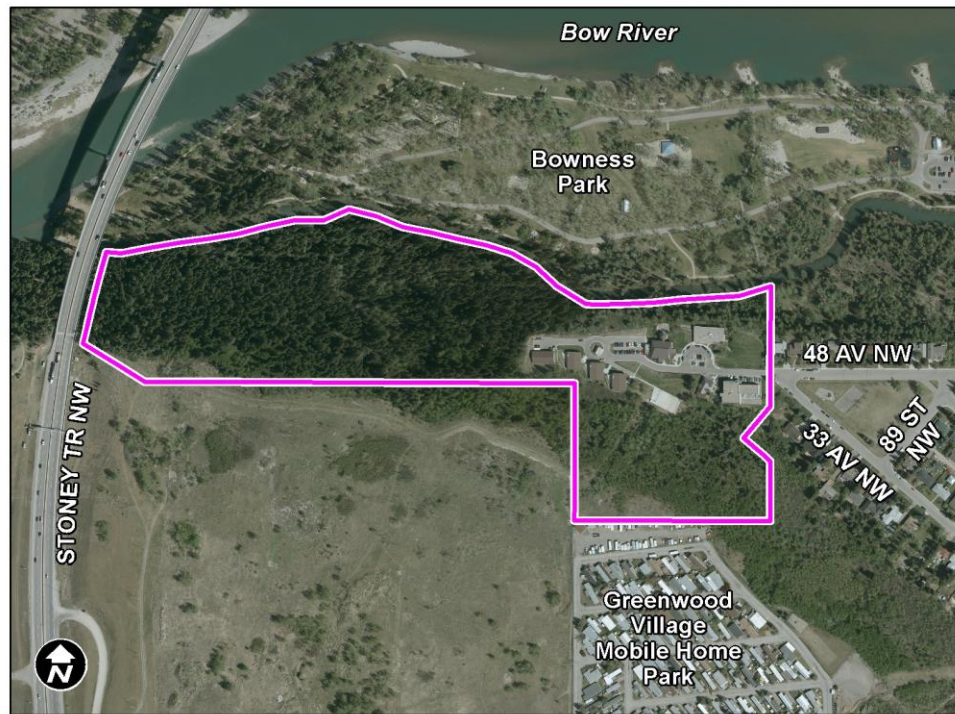
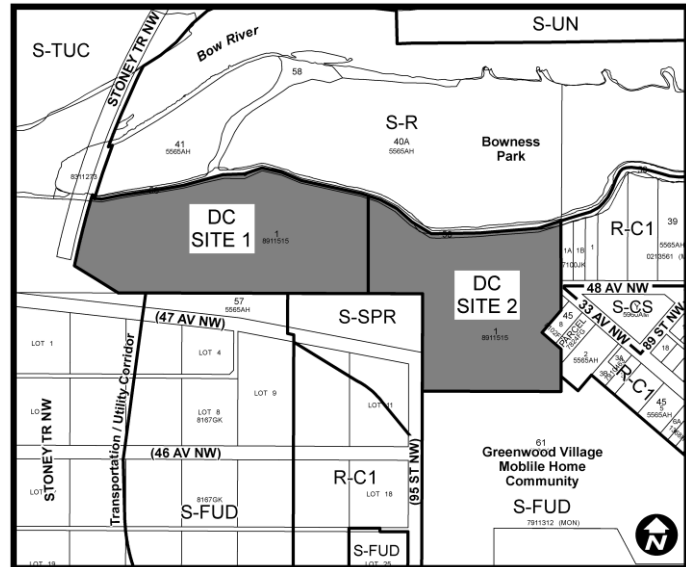
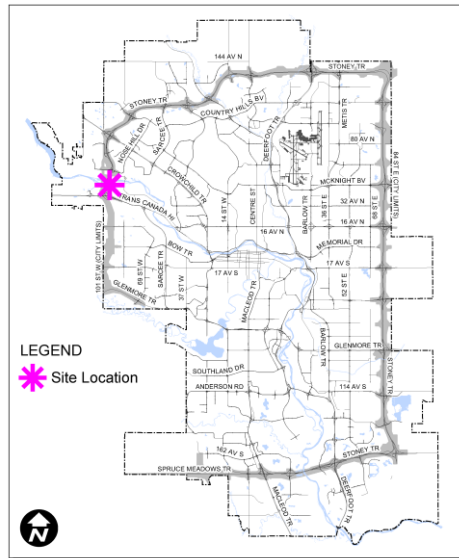
**ATTACHMENT**

1. Proposed Bylaw 367D2017
2. Public Submissions

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LOCATION MAPS



CALGARY PLANNING COMMISSION  
REPORT TO COUNCIL  
2017 NOVEMBER 20

ISC: UNRESTRICTED  
CPC2017-376  
LOC2016-0205  
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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 13.8 hectares  $\pm$  (34.1 acres  $\pm$ ) located at 9400 - 48 Avenue NW (Plan 8911515, Block 1) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate existing children's health centre with guidelines (APPENDIX II).

**Moved by: L. Juan**

**Carried: 6 – 0**

Absent: G.-C. Carra and C. Friesen

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**Applicant:**

Collins Development Consultants

**Landowner:**

Wood's Homes Society

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located in the Community of Bowness on the corner of 33 Avenue NW and 48 Avenue NW. Greenwood Village Mobile Home Park is located directly to the south, Bowness Park is located directly to the north, low-density residential development is located to the east.

**LAND USE DISTRICTS**

The proposed Direct Control District recognizes two distinct land use districts. DC site 1 will enable the S-UN District for the western portion of the subject site which has been formally regulated through an Alberta Ministerial Order and Historical Resources Act protecting a prime stand of Douglas Fir trees. DC site 2 provides regulations for the eastern portion of the site using the Multi-Residential – Contextual Grade- Oriented (M-CG) District with the addition of the rules associated with the new -Children's Heath Centre use.

**LEGISLATION & POLICY**

No amendments to the Bowness Area Redevelopment Plan are required as part of this application. The parcel is identified as "Institutional" on Map 2 Land Use Policy Areas of the Bowness Area Redevelopment Plan (ARP) and the existing "Wood's Christian Home" is noted as falling under this use, therefore the DC conforms to this category.

**South Saskatchewan Regional Plan (SSRP)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**TRANSPORTATION NETWORKS**

The site is located at the corner of the intersection of 33 Avenue NW and 48 Avenue NW. Forty-eighth Avenue NW is classified as a Collector roadway and 33 Avenue NW is classified as a Residential roadway. Both roads see less than 5,000 vehicles per day.

There are no parking restrictions in the area and parking should be provided at the time of Development Permit. Parking shall meet specifications and bylaw requirements.

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The site is located approximately 247 metres from a transit stop, servicing Route 1 that offers service to the downtown core. The site is also located approximately 1.2 kilometres walking distance from the primary transit network (Route 305) and offers service to the downtown core.

**UTILITIES & SERVICING**

The current site has an existing water connection from the 48 Avenue NW, which is in the Glenmore Pressure zone. Elevations below 1085 metres can be serviced from Glenmore Pressure Zone. Any elevation that is above 1085 metres will be serviced from the existing 400 millimetre water main which is located approximately 340 metres south of the site.

If re-development occurs within Glenmore pressure zone, an upgrade requirement will be evaluated when detailed information is available at the DP stage.

Sanitary sewer is available. If the proposed density is over 55 persons/ha and the proposed Peak Wet Weather Flow (PWWF) is more than 1 L/s, a Sanitary Servicing Study will be required at the development permit stage.

The existing site topography shows storm runoff drains north-easterly towards Bowness Lagoon on the north. The proposed runoff rate shall be net zero to the existing Bowness Lagoon and quality shall be minimum 85 percent TSS removal for particles larger than 50 microns. At the formal submission of the Development Permit a Stormwater Management Report is required.

Water, sanitary, or storm extension or upgrade will be at the expense of the developer.

**ENVIRONMENTAL ISSUES**

Environmental Site Assessment (ESA) documents may be required at the Development Permit stage.

**ENVIRONMENTAL SUSTAINABILITY**

The S-UN land use will enable the protection of the extant stand of Blue Douglas Fir which are on the Alberta Register of Historic Places. This tree stand represents one of the last and best collections of this species remaining in Alberta.

**GROWTH MANAGEMENT**

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

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## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

The Bowness Community Association was circulated the application and responded with no objection.

### **Citizen Comments**

No comments received by CPC report due date.

### **Public Meetings**

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Wood's Homes has owned the parcel municipally described as 9400 48<sup>th</sup> Avenue NW, Calgary AB (Wood's Homes Bowness Campus) since at least 1928. This property is used to provide intensive treatment and care for children with a history of neglect, trauma and maltreatment.

The site needs to be redesignated to achieve two purposes: (1) recognition of the existing buildings and uses on site and (2) provide assurance to the Bowness Community of the form of development which could occur in the currently unlikely event that Wood's Homes were to abandon and transfer the site to another user.

The current use of the Wood's Homes Bowness Campus is unique serving as both a private educational institute with associated residential use and as a clinical treatment centre for children. In addition, there are numerous ancillary uses including 2 temporary short-term accommodation units for families of children under treatment. A direct control (DC) bylaw is required because there is no existing land use district in 1P2007 which accommodates all of the existing uses.

To control any future redevelopment, the 'base' land use district must propose development consistent with the existing Bowness Community.

In discussions with City Planners, they suggested that a Multi-Residential – Grade Oriented (M-CG) District would provide an appropriate base for a DC land use bylaw and to define any potential for future development.

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## APPENDIX II

### PROPOSED DIRECT CONTROL GUIDELINES

#### **Purpose**

- 1 This Direct Control District is intended to:
  - (a) allow for **development** that respects and complies with the Alberta Ministerial Order pursuant to the Historical Resources Act protecting the trees, shrubs and vegetation on the western, undeveloped portion of the site;
  - (b) allow for the continued operation and redevelopment of the existing **uses** as a home, specialized care, educational and treatment facility for children who are in need of intensive intervention to maximize their opportunity to lead fulfilling and happy lives as fully integrated members of society; and
  - (c) provide for the full-time residential, educational, physical, nutritional, medical and other needs of children as dictated by the circumstances of the children in attendance.

#### **Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

#### **Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

#### **Defined Uses (Optional)**

- 4 In this Direct Control District:
  - (a) **"Children's Health Centre"** means a **use**:
    - (i) where social, physical or mental care is provided to children who live on a temporary, full-time basis in the facility;
    - (ii) that has at least one staff person at the facility at all times when at least one resident is within the facility;
    - (iii) that may provide programming for the social, creative and physical development of the children under the care of the facility;
    - (iv) that will have a maximum of 32 residents located in the facility; and



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- (v) that may include provision for temporary residency by family or guardian(s).

**Site 1 (± 6.07ha)**

**Application**

- 5 The provisions in Sections 6 through 9 apply only to Site 1.

**Permitted Uses**

- 6 The **permitted uses** of the Special Purpose – Urban Nature District (S-UN) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exception of:

- (a) **Park Maintenance Facility – Small.**

**Discretionary Uses**

- 7 There are no **discretionary uses** in this Direct Control District.

**Bylaw 1P2007 District Rules**

- 8 Unless otherwise specified, the rules of the Special Purpose – Urban Nature (S-UN) District of Bylaw 1P2007 apply in this Direct Control District.

**Motor Vehicle Parking Stalls**

- 9 There must be no **motor vehicle parking stalls** located on Site 1.

**Site 2 (± 7.07ha)**

**Application**

- 10 The provisions in Sections 11 through 15 apply only to Site 2.

**Permitted Uses**

- 11 (1) The **permitted uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within an existing approved **building**:
- (a) **Children’s Health Centre.**

**Discretionary Uses**

- 12 The **discretionary uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

**Bylaw 1P2007 District Rules**

- 13 Unless otherwise specified, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.