

Applicant Submission

2022-10-07

O2

Applicant Statement

On behalf of Wood's Homes Society, O2 is proposing to amend the Land Use Bylaw (LUB) to redesignate a property located at 805 37 Street NW to expand mental health programs and services in the neighbourhood of Parkdale. Wood's Homes has been in operation since 1914, providing treatment and support for youth with mental health challenges through campus style locations inclusive of therapy buildings, living quarters, administrative buildings, and a school. The Parkdale Campus currently provides four live-in treatment 'cottages' with 8 beds per structure totaling 32 bedrooms to provide mental support for youth.

Existing residential structures are aging and need replacement, creating an opportunity for Wood's Homes to both respond to the growing demand for youth mental health care through increasing on-site cottage capacity at the Parkdale campus. The on-site expansion would result in the replacement of existing structures and the construction of five 10-bedroom cottages housing a maximum of 50 beds. In addition, a new maintenance facility will be constructed on the western edge of the site whereas no permanent facility exists today. This application will be submitted concurrently with another application for a similar site on the Bowness Campus also operated by Wood's Homes.

A land use redesignation is required to amend the existing Direct Control District (24Z2006) to redefine 'Adolescent Care Centre' to align with the 'Children's Health Centre' definition used in the Bowness application, increase bed capacity from 32 beds to 50 beds to support program expansion, and increase the maximum building height of the cottages and enable temporary structures to house youth during construction. In addition, the land use redesignation will bring the DC Bylaw into conformity with the current 1P2007 Land Use Bylaw.

Access to the site is supported by public transportation and road infrastructure located directly south on Bowness Road NW and 37 Street NW, enabling convenient connections for employees and visitors to access the site. Additional bus routes are located on West Campus Blvd NW including the MAX BRT Orange route providing direct access to the subject site and support services such as Foothills Medical Centre and Alberta Children's Hospital. Community amenities such as an outdoor fitness park provide recreation opportunities for existing and future youth residing on the site. The proposed expansion of the Parkdale campus location is consistent with the existing policy context of the Shaganappi Communities Area Plan, supporting the development of community, health, and social care facilities to meet the needs of area residents.

The proposed land use redesignation will enable Wood's Homes to upgrade older structures on site and increase accommodations for youth to support on site programming and accept additional youth in need of care.

The proposed land use amendment will:

- Respond to the growing demand for youth participating in mental health programming by increasing bed capacity on site.
- Enable Wood's Homes to diversify programming and accept additional youth in need of care
- Provides an opportunity to upgrade existing aging structures to provide the highest quality care and support for youth

The appended Draft Direct Control District is based on the existing 367DC2017 on the Bowness Campus site, with minor revisions to allow it to achieve the above noted objectives.