

Land Use Amendment in Bowness (Ward 1) at 9400 – 48 Avenue NW, LOC2022-0183

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 13.14 hectares ± (32.47 acres ±) located at 9400 – 48 Avenue NW (Plan 8911515, Block 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Children’s Health Centre with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for an increase in the number of residents on site.
- This proposal aligns with the *Municipal Development Plan* and the *Bowness Area Redevelopment Plan*.
- What does this mean to Calgarians? This application would allow for the expansion of the existing Children’s Health Centre.
- Why does this matter? The proposal would enable the existing facility to respond to the growing demand for services.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This application, in the northwest community of Bowness, was submitted by O2 Planning and Design on behalf of the owner, Wood’s Home Society on 2022 October 7. The Applicant Submission indicates that the owner intends to increase accommodations for children on site to a maximum of 40 residents (Attachment 3).

This 13.14 hectare site is located at the northwest corner of 33 Avenue NW and 48 Avenue NW. The site is currently developed as a Children’s Health Centre, which is a campus-style development with 8 existing buildings. This includes four residential cottages (32 residential beds total), an administration building, a therapy building, a school building and a maintenance building. In the short term, the residential cottages will be replaced with two new cottages. In the long term, the existing school will be replaced. The existing DC District allows for a maximum of 32 residents and the proposed DC District would allow for an increase to 40 residents.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

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Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and respective community association was appropriate. In response, the applicant provided a project website, conducted a postcard drop, and hosted two virtual information sessions. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

One letter of opposition was received regarding development of the Douglas Fir Sanctuary (Site 1 of the DC District). Under the existing and the proposed DC District, no development will be permitted on the Douglas Fir Sanctuary, which is identified as a provincial historic resource and is recognized as a significant natural area. Through the development review process the applicant has also been informed that the application will require Historical Resources Act approval. The proposed expansion and redevelopment of the Children's Health Centre will be fully contained within Site 2 of the DC District.

The Bowness Community Association replied to Administration's standard circulation form indicating they had no comments or concerns. The Community Association did not provide any additional response.

IMPLICATIONS

Social

The proposed application enables the expansion of an existing Children's Health Centre which will allow the facility to provide mental health services to more children in need of care.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stage.

Economic

The proposed land use amendment supports the expansion of a local non-profit organization.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2023 February 09**

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Proposed Direct Control District
- 3. Applicant Submission
- 4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform