

Background and Planning Evaluation

Background and Site Context

The subject site is situated in the northwest community of Bowness and is located at the northwest corner of 33 Avenue NW and 48 Avenue NW. The site is approximately 13.14 hectares (32.47 acres) in size and is currently developed with a Children’s Health Centre in a campus-style form with eight low-rise buildings. This includes four buildings to house 32 residents in total, and four buildings for programing and administrative functions. Vehicle access to the site is provided from 48 Avenue NW.

Low-density residential dwellings designated as the Residential – Contextual One Dwelling (R-C1) District are located east of the site. The site is buffered by undeveloped Special Purpose Districts to the south (Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District). The site is buffered by Special Purpose – Recreation (S-R) District lands known as Bowness Park to the north. The site identified as Direct Control (DC) Site 1 on the location maps comprises part of a provincial historic resource known as the Douglas Fir Sanctuary.

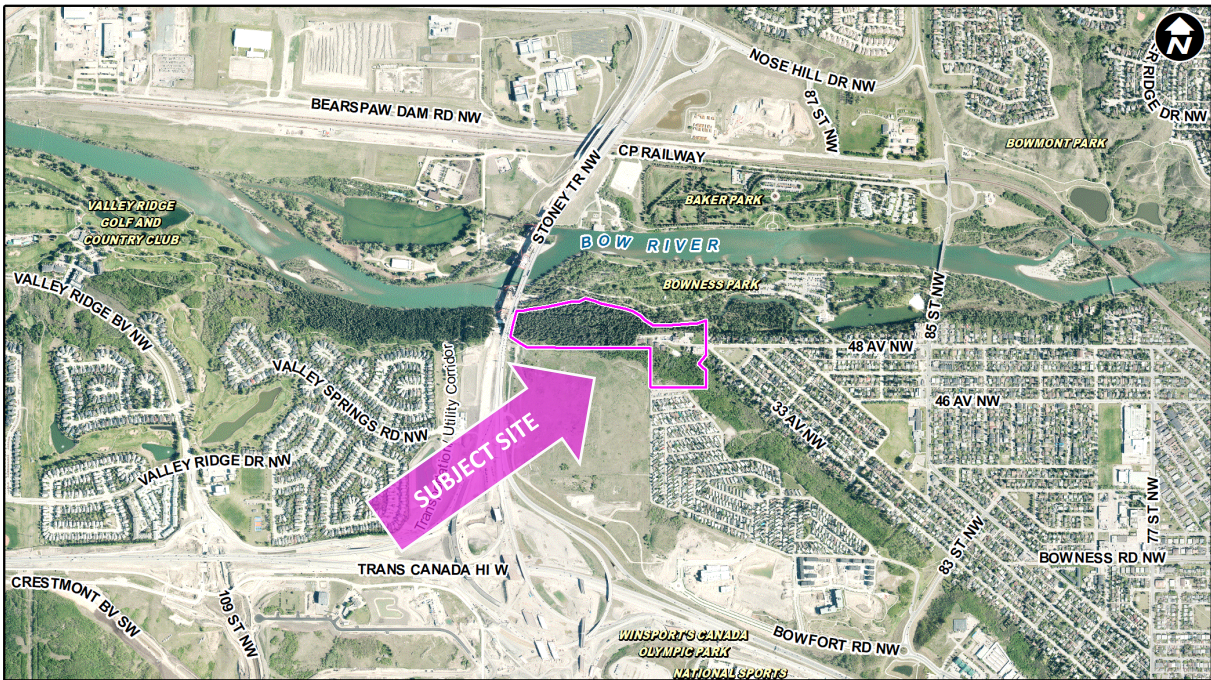
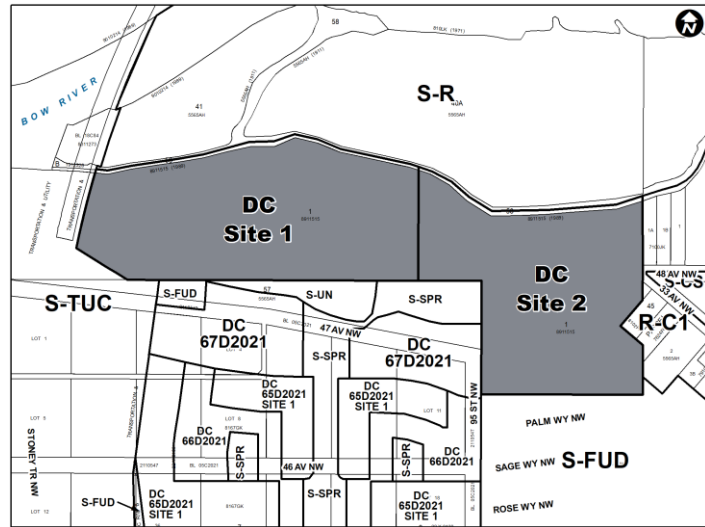
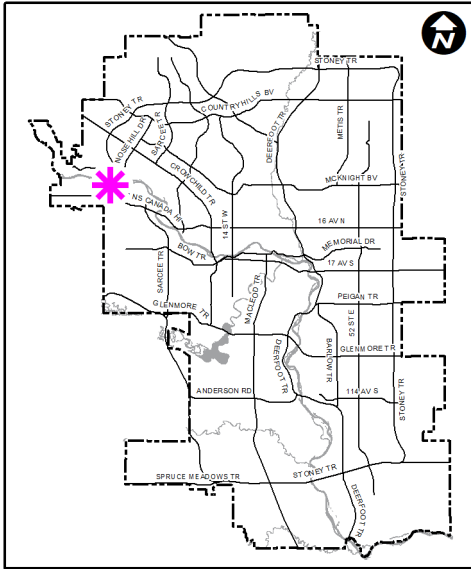
As identified below, the community of Bowness reached its peak population in 1982.

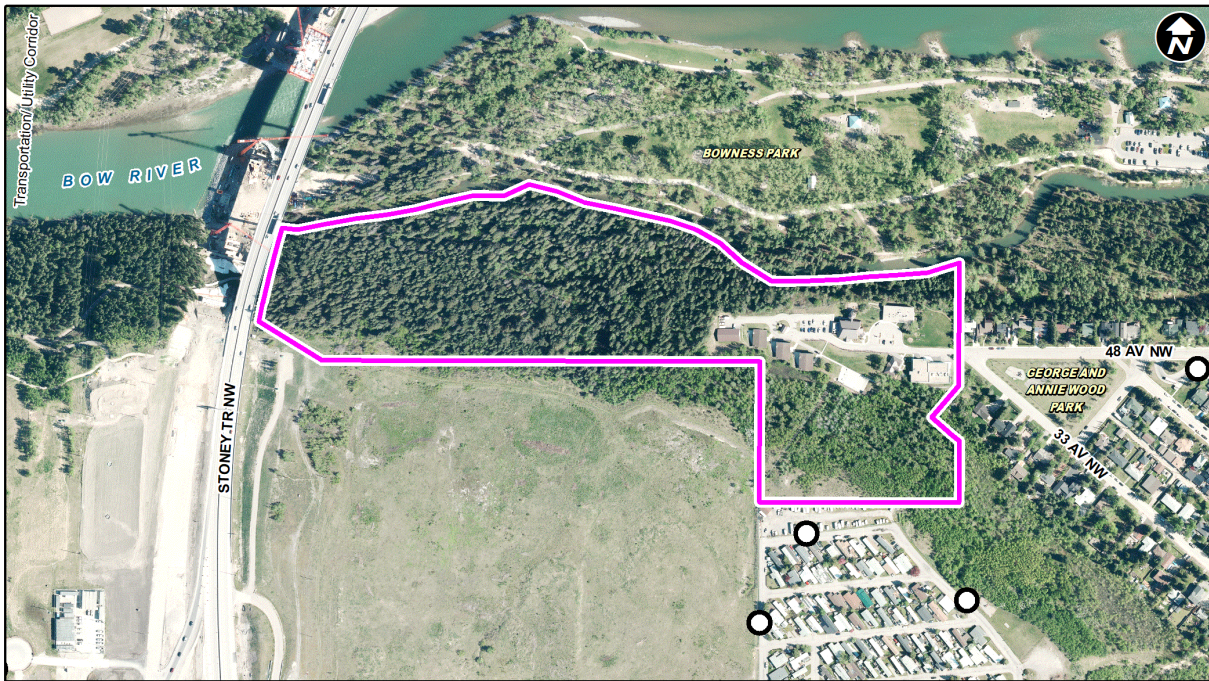
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.1%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Bowness Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw [367D2017](#)) is based on the Special Purpose – Urban Nature (S-UN) District (Site 1) and the Multi-Residential – Contextual Grade-Oriented (M-CG) District (Site 2) of Land Use Bylaw 1P2007 with the additional discretionary use of Children’s Health Centre. The DC District limits the site to a maximum of 32 residents in the facility. The purpose of this application is to provide a new DC District to allow for additional residents on the site and facilitate future expansion and redevelopment of the site.

Site 1 of the proposed DC District is based on the rules of the S-UN District. This allows 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. This is not proposed to change as part of the new DC District.

Site 2 of the proposed DC District is based on the rules of the M-CG District with the additional defined discretionary use of Children’s Health Centre. The DC District is intended to:

- Define the Children’s Health Centre use;
- Allow for the continued operation, redevelopment and expansion of the existing Children’s Health Centre;
- Increase the maximum building height from 12m to 14m for Children’s Health Centre;
- Increase the maximum of residents to 40;
- Provide minimum parking requirements; and

- Allow for multi-residential development of low height and low density if the Children's Health Centre ceases operations.

The proposed DC District includes Section 17 which is a rule that allows the Development Authority to relax Sections 12 through 15 of the DC District. Section 12 incorporates the rules of the M-CG District in Bylaw 1P2007 for Site 2, where the DC District does not provide for specific regulation. Sections 13 through 15 contains rules for the maximum number of residents, maximum height and the minimum number of motor vehicle parking stalls. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of Section 17 is to ensure that the rules of Bylaw 1P2007 that can normally be relaxed in a standard land use district can also be relaxed in the same way for this DC district.

Administration considered whether a base land use district and existing defined use in Land Use Bylaw 1P2007 could accommodate the proposal. While the Residential Care use could accommodate the proposal, it would also allow the site to provide services to adults, in addition to children, which could be seen as a more intense use. A more intense use is not the intent of this application and Administration was comfortable that the defined use of Children's Health Centre was appropriate in this circumstance.

Development and Site Design

The rules of the proposed DC District, including the rules of the S-UN and M-CG Districts, would provide guidance for the future expansion and redevelopment of the site including appropriate uses, building height, landscaping and parking. Other key factors that will be considered during the review of the development permit application include:

- Building massing, shadowing and the relationship of development with the S-R District lands (including the Bow River Pathway) to the north;
- A geotechnical assessment and biophysical impact assessment to assess drainage, slope stability, existing flora and considerations related to the physical impact of the proposal; and
- An accessible on-site loading and unloading area for Calgary Transit.

Transportation

Pedestrian access to the site is available from an existing sidewalk along 33 Avenue NW. All required parking, as specified by the proposed DC District and Land Use Bylaw 1P2007, will be provided on site. The primary vehicle access to the site is from 48 Avenue NW and will be retained for any future expansion or redevelopment. A bus stop for Route 1 (Bowness/Forest Lawn) is located at the Bowness Terminal, 250 metres (a three-minute walk) east of the site.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Bowness Area Redevelopment Plan (Statutory - 2019)

The [Bowness Area Redevelopment Plan](#) (ARP) contains policies related to the preservation and protection of the Wood's Douglas Fir Tree Sanctuary and Slopes. Section 9.3 of the ARP indicates that protection of this environmentally sensitive area will take precedence over any development or pedestrian trail, and that an environmental impact assessment with full public participation shall be undertaken prior to determining how the area will be managed.

Sites 1 and 2 of the DC District are shown as Institutional in the ARP's Map 2, Land Use Policy Areas. Section 11.3 of the ARP contains policies related to expansion and states that any expansion of an existing facility should be compatible with the neighbouring uses in terms of building character, scale and traffic generation. New or expanded institutional uses which would address identified community needs are encouraged (for example, needs of children, senior citizens, single parents).

Administration has determined that this proposal is compatible and in alignment with the policies of the ARP.