

## Applicant Statement

On behalf of Wood's Homes Society, O2 is proposing to amend the Calgary Land Use Bylaw (LUB) to redesignate a property located at 9400 48 Avenue NW to expand mental health programs and services in the neighbourhood of Bowness. 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 Bowness 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 Bowness campus. The on-site expansion would result in the replacement of existing structures and the construction of two cottages with 16 beds and 24 beds respectively, housing a maximum of 40 beds. Updated security and safety measures will be included in the redevelopment of the site, enabling Wood's Homes to better protect staff and monitor access of clients to and from the subject site. This application will be submitted concurrently with another application for a similar site on the Parkland Campus also operated by Wood's Homes.

To enable the expansion of services, a land use redesignation is required to amend the existing Direct Control District (367D2017) to enable an increase in bed capacity from 32 beds to 40 beds to support program expansion, additional intake, and care of youth. The expansion will take place on the existing development footprint, identified as DC Site 2 under the current DC Bylaw and will not impact or impede on the existing Douglas Fir Tree Sanctuary.

Access to the site is supported by existing public transportation and road infrastructure located east on 48 Avenue and 33 Avenue NW to enable convenient connections for employees and visitors to access the site. Community amenities such as Bowness Park provide multi-use paths to support active travel and recreation for existing and future youth residing on the site. The proposed expansion of the Bowness campus location is consistent with the existing policy context of the Bowness Area Redevelopment Plan, supporting the "Institutional" designation of the site to enable the development vision.

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
- Provide an opportunity to upgrade existing aging structures to provide the highest quality care and support for youth