

Land Use Amendment in Bowness (Ward 1) at 8620 – 48 Avenue NW, LOC2025-0030

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.19 hectares \pm (0.47 acres \pm) located at 8620 – 48 Avenue NW (Plan 5565AH, Block 39, a portion of Lot 17) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional uses of child care service and health care service, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:

That Council give three readings to **Proposed Bylaw 121D2025** for the redesignation of 0.19 hectares \pm (0.47 acres \pm) located at 8620 – 48 Avenue NW (Plan 5565AH, Block 39, a portion of Lot 17) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional uses of child care service and health care service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for Child Care Service and Health Care Service, in addition to the uses already allowed in the Residential – Grade-Oriented Infill (R-CG) District.
- The proposal allows for development that is compatible with the character of the neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use would allow for additional uses that meet the daily need of area residents and provide local employment opportunities.
- Why does this matter? The proposed Direct Control (DC) District would provide additional flexibility for the use of the existing building, increasing the services available to nearby residents in a form that is consistent with adjacent development.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of Bowness, was submitted by O2 Planning and Design on behalf of the landowner, Renfrew Educational Services Society, on 2025 February 14. No development permit application has been submitted at this time; however, as noted in the Application Submission (Attachment 3), their intent is to further enable speech-language pathology, physiotherapy and outpatient medical services within the existing building.

The approximately 0.19 hectare (0.47 acre) site is located on the north side of 48 Avenue NW and sits atop the lagoon at Bowness Park. It is currently developed with a residential building operating as a child care facility. Surrounding development includes single detached dwellings to the west and south, a multi-residential condominium building to the immediate east and a neighbourhood commercial building to the southeast on 85 Avenue NW.

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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

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 the public/interested parties and the Community Association was appropriate. In response, the applicant advertised the application on-site, delivered postcards to adjacent buildings, and communicated with the Bowness Community Association and Ward 1 Office. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received one letter of opposition from the public concerning parking and traffic congestion in the area.

The Bowness Community Association replied to Administration's standard circulation and indicated neither support nor opposition to this application. The Community Association did not provide an additional response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The site design, including the parking layout and provision of required parking stalls, will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed DC District would enable additional services, allowing area residents to better meet their daily needs. Child care and health care services are essential to creating complete communities.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development

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on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed redesignation would allow for Child Care Service and Health Care Service. Having these services within the neighbourhood would allow parents and caregivers to more effectively participate in the labour force and provide employment opportunities within the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 121D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**
6. **Public Submission**
7. **CONFIDENTIAL Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform