

Applicant Submission

2025 February 14

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O2

Applicant Submission

On behalf of Renfrew Educational Services Society, O2 Planning & Design is proposing to redesignate one parcel located at 8620 48 Avenue NW to enable a 'Health Care Service' uses within the existing Renfrew Educational Services Bowness Centre. The site is currently designated as a Direct Control (DC) District, based on the former R-1 Residential Single-Detached District under the previous Land Use Bylaw 2P80, with "Child Care Facility" as a Permitted Use. However, the current DC does not accommodate "Health Care Service" uses. To enable the proposed vision, O2 proposes to redesignate the current land use to a Direct Control land district, Residential – Grade Oriented Infill R-CG, with the addition of Health Care Service as a Discretionary Use within an existing building.

Renfrew Educational Services Society & Development Vision

Renfrew Educational Services is a registered Canadian charity and an accredited designated Special Education School in Alberta. Since 1974, Renfrew has provided essential support to families and children with significant disabilities, including Down Syndrome, Fragile X Syndrome, Cerebral Palsy, and global developmental delays.

The Bowness Centre, one of Renfrew's four Calgary locations, has operated since 1999 and was designed to integrate seamlessly into the surrounding Bowness community. The centre features a residential-style built form with specialized amenities such as a sensory gym, accessible music room, interactive multi-sensory areas, gymnasium, and playground. Situated next to Bowness Park, the centre offers classrooms with year-round views of nature, enhancing the children's educational experience. The Bowness Centre currently operates two Early Childhood Service classrooms for children aged 2 to 5. To better support children, youth, and adults with disabilities, Renfrew Educational Service's vision is to expand its offerings within the Bowness Centre to include uses complementary to their core mission, including the potential for speech-language pathology, physiotherapy, and on-site outpatient medical doctor services.

Site Context

The subject site fronts 48 Avenue NW west of 85 Street NW and east of Stoney Trail NW and is directly adjacent south to Bowness Park. The site is home to the established Bowness Centre, which provides educational and specialized programs for young children with disabilities. The surrounding area is characterized by 10-storey multi-residential to the east, the Bow River to the north, single-detached residential development to the west, and a mix of commercial and residential uses to the south. The subject site is well-served by public transit and active transportation infrastructure to support multimodal transportation for future patrons. Public transit operates within 15 metres of the site along 48 Avenue NW, with additional stops on 85 Street NW offering convenient connections to the broader Bowness neighborhood and beyond. On-street cycling paths along 48 Avenue NW and 85 Street NW provide connections through the communities of Bowness, Silver Springs, and Varsity.

Policy Framework

The site is regulated by the Bowness Area Redevelopment Plan (ARP), which designates the site as Residential: Low Density, Conservation Infill, aiming to maintain stability in the community through the protection of the existing residential character and quality of the neighbourhood (6.3.2). Further, it encourages the enhanced quality of life in the community, in terms of its physical character and amenities (Policy 6.2.3), while ensuring all existing and new residential development contributes to the enhancement of Bowness as a unique community with its own small-town history and spirit (Policy 6.2.1). The proposed development vision aligns with this designation, maintaining the existing structure, which already adheres to the built-form residential character of Bowness, ensuring the residential character of the area is maintained. Additionally, by expanding the existing site's services, the Bowness

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Centre will further contribute to supporting Bowness' role as a family-friendly community by offering important services for children, youth, and adults with disabilities and enhancing local service offerings without altering the neighbourhood's low-density character.

Proposed Land Use Amendment

A land use redesignation application is required to facilitate the desired vision for the site. The application proposes to amend the existing land use from DC77Z99 to a new Direct Control district based on Residential – Grade Oriented Infill (R-CG). The site's current Direct Control designation is based on the former R-1 Residential Single-Detached District under the previous Land Use Bylaw 2P80, with "Child Care Facility" as a permitted use. However, the current DC does not allow "Health Care Service" uses such as speech-language pathology and physiotherapy.

The use of a DC is required to enable "Health Care Service" uses as a Discretionary Use. The proposed DC will maintain the site's low-density residential character, utilizing the updated R-CG district land use to ensure consistency with the surrounding area. Additional DC rules have been maintained from the previous DC, including Slope Stability provisions, Outdoor Activity Space requirements, and Landscaping, ensuring continued integration with the surrounding residential context. This redesignation will allow Renfrew Educational Services to better support children, youth, and adults with disabilities while maintaining the existing low residential character of the site.

Summary

The proposed Land Use Amendment will:

- Enable Health Care Service as a Discretionary Use to support speech-language pathology, physiotherapy, and outpatient medical services within the existing Renfrew Educational Services Bowness Centre.
- Align with the Bowness Area Redevelopment Plan (ARP) by maintaining the existing built form and enhancing local services while preserving the community's character.
- Maintain the Existing Low-Density Residential Character by utilizing the R-CG district framework while integrating new uses that complement the neighbourhood.
- Support Families and Individuals with Disabilities by expanding essential services for children, youth, and adults in a familiar and accessible setting.