

Applicant's Submission

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Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

This Land Use amendment application is to redesignate the subject property located at 131 9th Ave SW, from Direct Control (DC) District CR20-C20/R20 to DC District to allow for the additional use of Pet Care and Boarding Services. The use would allow for overnight care of pets without outdoor enclosures so that there is no noise or smell impact beyond the walls of the building. As the tenant space will include a pet indoor play area there is no need for an outdoor dog run typically associated with kennels in industrial areas.

The amendment is proposed in order to provide additional services to pet owners who work downtown and downtown residents who want their pet cared for while they are at work or away from home. It can also provide pet care services to visitors of downtown hotels.

The only land use districts that allow for the overnight care of pets are the I-G (Industrial - General) or I-R (Industrial - Redevelopment) Districts which would be inappropriate land use for the downtown core. The addition of the proposed use fills an urban context need and doesn't force pet owners to travel long distances to industrial areas or to kennels in Rocky View County to accommodate their overnight pet care needs. This is of particular importance to downtown residents who do not have a vehicle.

The use would occupy space within a concrete building that houses an office tower. The concrete structure will provide noise abatement to tenants of adjoining floors. Noise abatement wall materials and air filtration equipment will be installed to prevent nuisance to adjoining office tenants. As the landlord, Palliser Square Properties Ltd. intends to lease out adjacent office space and do not wish to jeopardize future tenants with a use that creates noise or odor issues.

All activities for dogs are provided in indoor exercise rooms with separate space used to wash, cut and groom dogs. Pets staying the night will be placed in separate crates with supervised 24/7 care. As well, a veterinarian will be on call 24 hours a day.

The business would be required to comply with all Alberta Health and Animal Services requirements. All staff will be required to pass police checks, be insured as well as be trained and certified in pet first aid.

Pet stores are an allowable use within the existing land use district. Within retail pet stores, pets for adoption are already cared for overnight. This additional use would allow for overnight care for pet owners as well.

We feel that the addition of Pet Care and Boarding Services use will create a more positive and dynamic downtown, by providing additional services that will attract both residents and businesses back to the downtown core and provide convenience to pet owners already residing downtown.

ISC: Protected

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Business Operation:

- The Pet Care and Boarding Services will be able to accommodate 80-100 dogs and cats per day across all service offerings.
- Pet care will be administered at a staff-to-dog ratio of 1:20. Additional staff will be scheduled for business administration.
- The Pet Care and Boarding Services is a 24 hour operation with staff on site at all times, including statutory holidays. Overnight staff will deep clean the facility and supervise the health and comfort of guests in their care.
- The Pet Care and Boarding Services is a self-contained, indoor only facility. Individual, on leash walks will be offered only for clients who request them and sign an additional liability waiver acknowledging that their pet is leaving the property.

In this space specifically, the Pet Care and Boarding Services will provide care for dogs in spaces that do not share any common walls with neighboring tenants to mitigate any potential for disruption. All of the boarding kennels and play rooms are located along exterior, cinder block walls that are at least 12" thick, with a concrete pad floor and drop ceiling. There are multiple offices and hallways between the boarding kennels, playrooms and the general public/neighboring tenants.

For clarity, to the west is an ally way. To the north is 9th Avenue. To the south is a parking structure. To the east is a hallway. There are no adjacent neighbours in any direction.

We respectfully request Administration and Council's support of our proposed application.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

ISC: Protected