

Land Use Amendment in Sunalta (Ward 8) at 2004 - 10 Avenue SW, LOC2020-0146

RECOMMENDATION(S):

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2004 - 10 Avenue SW (Plan 5700AG, Block 231, Lot 13) from DC Direct Control District to DC Direct Control District to accommodate the additional use of Kennel – Urban, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for the additional use of Kennel – Urban, in addition to the permitted and discretionary uses of the current DC.
- The proposal allows for the use of Kennel – Urban to accommodate overnight stay of pets. It is in keeping with the applicable policies of the use in the *Municipal Development Plan* and the *Sunalta Area Redevelopment Plan*.
- What does this mean to Calgarians? Additional services that are not traditionally offered locally, within the community of Sunalta, and within walking distance to the Sunalta LRT Station.
- Why does this matter? The proposal enables more private investment in Calgary to reflect changing demands within the community of Sunalta.
- No development permit has been submitted at this time, but the applicant has indicated their intention to expand their business to provide kennel services.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use amendment application was submitted on 2020 October 14 by business owner Kim Kilback of Central Bark Doggy Daycare, with consent of the landowner, The City of Calgary. Central Bark Doggy Daycare currently leases this property from the City of Calgary.

The 0.05 hectare midblock site is located on the north side of 10 Avenue SW, and is directly adjacent to Canadian Pacific Railway track in the southwest community of Sunalta. The site is currently functioning as a doggy daycare, with the proposed application seeking to expand the services that can be offered. The proposed DC Direct Control District (Attachment 2) allows for Kennel – Urban as a discretionary use within the existing building. The proposed DC is based on the existing DC which was developed specifically for the community of Sunalta along 10 Avenue SW. No development permit has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 3), the intent is to expand the services offered on-site.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Sunalta Community Association was appropriate. The applicant met with community stakeholders and did not receive any public comments that needed to be addressed. The applicant did not submit an outreach summary.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published online and notification letters were sent to adjacent landowners.

No public comments were received at the time of writing this report.

The Sunalta Community Association provided a letter of support on 2020 November 12 (Attachment 4).

Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council 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 land use allows for a needed service for families (and pets) and contributes to the goal of complete communities.

Environmental

This application does not include any actions that specifically meet objectives of the [Climate Resilience Strategy](#), however, opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to operate kennel services, alongside a doggy daycare, at this location provides a business opportunity within the community of Sunalta. This location is in an economic centre for the community, and the opportunity for a new service supports additional business activity within the community.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed DC Direct Control District
3. Applicant Submission
4. Community Association Letter

Department Circulation

General Manager	Department	Approve/Consult/Inform