

Background and Planning Evaluation

Background and Site Context

The subject site is located on a corner parcel in the community of Sunalta on the north side of 10 Avenue SW. This section of 10 Avenue SW has hindered development opportunities as it is located adjacent to Canadian Pacific Railway tracks and located underneath The City of Calgary's Light Railway Train tracks.

As indicated in the Applicant's Submission (Attachment 3), the applicant is intending to offer Kennel services in the existing commercial building currently being used as a dog daycare facility. No development permit has been submitted at this time.

Community Peak Population Table

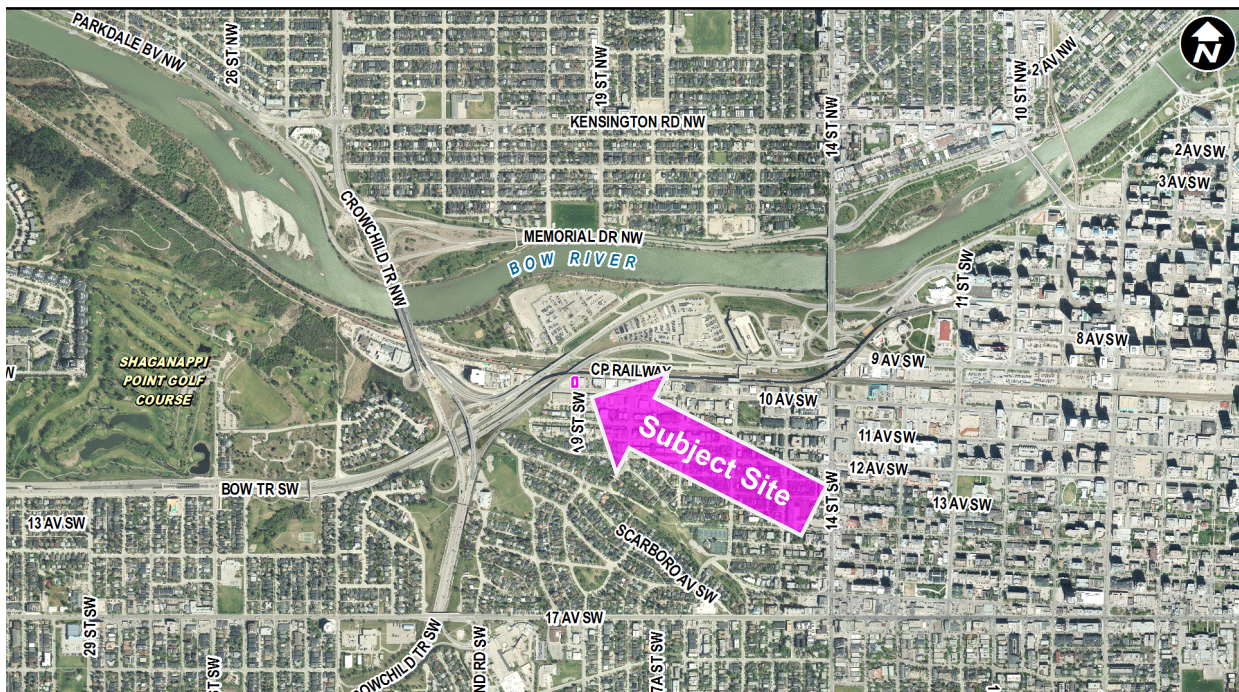
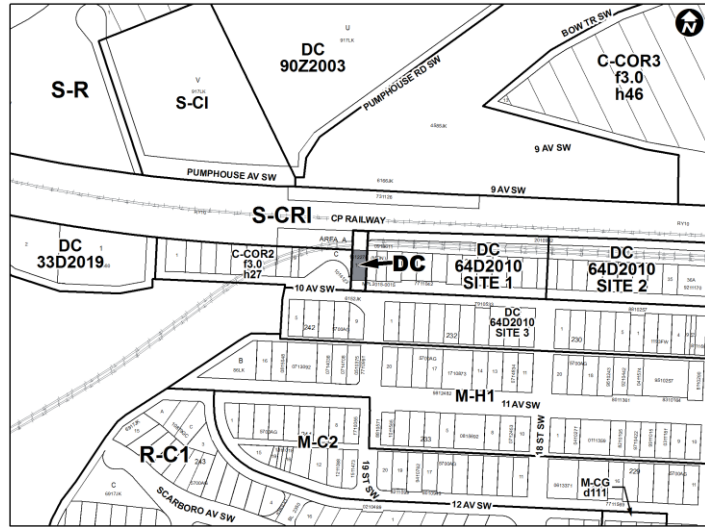
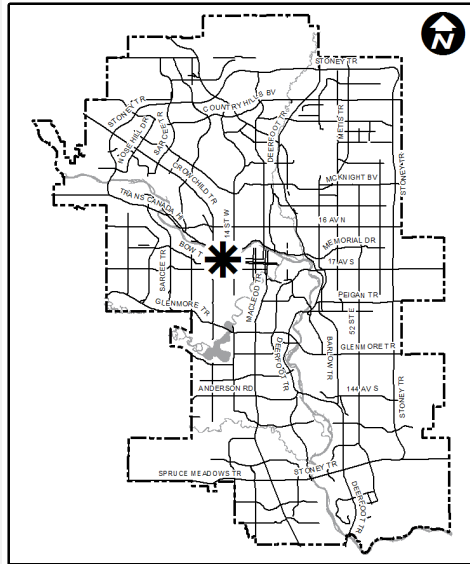
As identified below, the community of Sunalta reached its peak population in 2015, and the population has decreased.

Sunalta	
Peak Population Year	2015
Peak Population	3454
2019 Current Population	3268
Difference in Population (Number)	-186
Difference in Population (Percent)	-5%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Sunalta Community Profile](#)

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control District ([Bylaw 64D2010](#)) is intended to accommodate commercial development as well as allowing a wide range of institutional and residential uses.

The proposed Direct Control District emulates the rules of the existing DC District but adds the additional use of Kennel – Urban, which will accommodate the boarding of domestic animals (domesticated bird, reptile, amphibian or mammal) for periods greater than 24 hours. The DC District also contains the following guidelines to mitigate potential nuisance concerns and ensure the suitability of the use in the urban context.

Kennel – Urban:

- not have any indoor enclosures, pens, runs or exercise areas located in a room that shares an interior demising wall with an adjacent use.

Development and Site Design

The rules of the proposed DC District will provide basic guidance for any future site redevelopment including appropriate uses, height and building massing, landscaping and parking. The location of this site makes redevelopment difficult.

Transportation

Pedestrian and vehicular access to the site is available from 10 Avenue SW. The area is served by Calgary Transit with the Route 90 bus. Onsite parking adjacent to the site is not regulated by Calgary Parking Authority. The site is approximately 500 metres, walking distance along 10 Avenue, from the Sunalta LRT Station.

Environmental Site Considerations

There are no existing environmental conditions on this residential parcel. An environmental site assessment was not required for this application.

Utilities and Servicing

Water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit and Development Site Servicing Plan stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies identify the Inner City as the focus of business, employment, cultural, recreation, and retail. Accommodating additional services in the Inner City supports these policies by providing additional services that will attract both resident and businesses.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. 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.

Sunalta Area Redevelopment Plan (Statutory – 1983)

The [Sunalta Area Redevelopment Plan](#) (ARP) currently identifies the property as Mixed Use, which directs administration to review applications according to size and scale during the development permit phase. Accommodating additional services in the Inner City supports these policies by providing additional services that will attract both resident and businesses. An amendment to the ARP is not required to enable the proposed land use district.

Development Next to Freight Rail Corridor Policy (Non-Statutory – 2018)

The use complies with the [Development Next to Freight Rail Corridor Policy](#) and no new permanent structure will be built at this location at this time.