

Applicant's Submission

DIRECT RATIONALE: OVERNIGHT KENNELING – M17 DOGTOPIA – Overnight Kenneling

Land Use Amendment

A land use amendment is required to permit overnight boarding of pets at the existing pet care location at 115 – 17TH Ave SE.

An existing pet care facility currently occupies the space at 115-17th Ave SE for day services and is a good fit for overnight kenneling of pets. The overnight option will be a benefit to area pet owners, and pet owners without vehicles or vehicle access to reach current pet boarding location, most of which are in industrial areas.

New land use

Specialty Kenneling

Propose a new land use: Specialty Kenneling offering Boutique Services

- Urban environments
- Feed & Play & Stay
- Extra Services including quality food, segmented kennel stays, purpose built play areas
- Strong noise mitigation

Noise Mitigation

- **Noise Barrier Ceiling**
- **Interior Partition Construction**

Specific construction for a Specialty Kennel include these specifications.

SUPPORT: OVERNIGHT KENNELING

Appropriateness of Use

Calgary has the second highest per capita dog ownership in Canada; however, most importantly, Calgary has 150 separate off-leach dog areas which is the largest amount of combined off-leash areas in North America, representing 17% of total park space in Canada. Dog ownership quality of life is a priority for Calgarians and has been supported by infrastructure investment from the City of Calgary.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/Dog-off-leash-areas-in-parks.aspx>
<https://www.trustedhousesitters.com/blog/pets/top-5-canadian-cities-for-dog-owners/>

The Municipal Development Plan notes policies that support business and investment, including “Remaining open to innovation and provide flexibility to the changing needs of business.” (MDP 2.1.1)

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An MDP objective is to build and diversify urban activities in Activity Centres. Overnight kenneling in urban locations supports this objective of "locating new housing and jobs within higher intensity, mixed-use areas" (MDP 2.2.1)

Currently Dogtopia is operating the facility, daily, up until 7pm. An amendment will support pet owners residing in Calgary's central core. Currently, a pet owner residing in inner-city Calgary requires a private vehicle to reach a pet boarding facility. Pets are currently prohibited on public transit, in taxis, and car-sharing; resulting in a burden of car ownership for pet owners looking to board animals overnight. A land use amendment for this purpose will provide a meaningful service to inner-city residents.

Compatibility

Impact of an overnight kennel Facility within 150m of a Residential Building

1. Noise

All applicable City Bylaws remain in place, specifically for noise. Currently, the facility has dogs up until 7pm and all noise mitigation items are already in place. To note, there has not been a record of any noise complaints attributed to this operator at this location.

2. Waste

There is no exterior component to the Facility; there is no dog walking services outside the building. This will be the same for the overnight use. The entire service offering of overnight kennelling exists within the retail space. Separate waste disposal exists in a controlled manner