

Policy and Land Use Amendment in South Airways (Ward 10) at 2882 – 11 Street NE, LOC2024-0170

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.34 hectares ± (0.84 acres ±) located at 2882 – 11 Street NE (Plan 7811365, Block 13, Lot 12) from Industrial – Business f1.0 (I-B f1.0) District to Special Purpose – Community Institution (S-CI) District; and
2. Direct Administration to apply to The Province of Alberta, formally the Minister of Municipal Affairs, for an amendment to the Calgary International Airport Vicinity Protection Area Regulation (AVPA) to permit a school use in the existing building located at 2882 – 11 Street NE.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a future charter school within an existing building.
- Provincial Ministerial approval for an exemption to the *Airport Vicinity Protection Area Regulation* (AVPA) is required to allow for a school use within the applicable Noise Exposure Forecast (NEF) contour area.
- This proposal allows for a non-industrial use near an existing residential community and the Primary Transit Network, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would provide a charter school option to the northeast quadrant of the city.
- Why does this matter? The proposal would make better use of a vacant building and existing amenities.
- A development permit application (DP2024-08452) has been submitted for a change of use and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the northeast community of South Airways, was submitted by SK Architect Ltd. on behalf of the landowner, Almadina School Society, on 2024 July 11. As indicated in the Applicant Submission (Attachment 2), this application is intended to allow for a charter high school with an emphasis on English Language Acquisition within an existing office building.

The approximately 0.34 hectare (0.84 acre) site is currently developed and located along 11 Street NE along the southwestern edge of South Airways Industrial. The site is surrounded by parcels designated as the Industrial – Business f1.0 (I-B f1.0) District and the Industrial – General (I-G) District. The residential community of Vista Heights is located south of the site.

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The site is located within the AVPA noise exposure forecast contour area of 30-35, which prohibits school uses on the site as per the AVPA Regulation. In order to accommodate a school use, an exemption to the AVPA Regulation is required by Ministerial consent approved by the Province to allow the school use on site. As such, Council direction is required to apply for the Provincial exemption. An Application for an Amendment to the Calgary International Airport Vicinity Protection Area Regulation can be found in Attachment 4).

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant contacted the Ward 10 Councillor's office and distributed flyers for an open house that was held on 2024 November 2. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 11 letters of opposition including a letter on behalf of a Condo Corporation representing a 23-unit building. The letters cited the following concerns:

- safety concerns;
- lack of access to public transportation;
- potential for increased garbage and loitering;
- negative impact to existing businesses and operations;
- proposed number of high school students and loss of parking; and
- increased traffic and negative impacts to 11 Street NE and 32 Avenue NE.

There is no community association for the South Airways industrial area.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate given its proximity to existing greenspace, commercial and residential development and public transportation. The site design, landscaping, privacy, parking sufficiency, waste and recycling and transportation concerns is being reviewed during the development permit application.

Amendment to the Calgary International Airport Vicinity Protection Area Regulation

Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment will be posted onsite and mailed to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district would enable additional community service options and may better accommodate the education needs of different age groups and demographics.

Environmental

The application does not include any actions that specifically address the objectives of the *Climate Resilience Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies is being explored and encouraged through the development permit application.

Economic

The proposed land use amendment would allow for institutional uses in the existing building and a more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Amendment to the Calgary International Airport Vicinity Protection Area Regulation

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform