

Applicant Outreach Summary

2024 November 29



ALMADINA LANGUAGE CHARTER ACADEMY
Read and Write, Reach the Height

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November 28, 2024

Melanie Messier

City of Calgary

Planner, Community Planning – North

Subject: Addressing Concerns Raised by the Neighboring Businesses Regarding Almadina High School
Rezoning LOC Application Number: LOC2024-0170

Dear Melanie,

I hope this message finds you well. I am writing on the behalf of Almadina School Society in response to the detailed team review (DTR) that was sent to us, which outlined concerns raised by some neighboring businesses regarding our proposed rezoning application for the building located at 2882 – 11 Street NE.

We acknowledge the concerns raised by these businesses, particularly in relation to:

- increased traffic,
- parking, and
- the potential impacts of having a high school in this location.

However, I would like to address these concerns and provide additional context on our due diligence and the overall benefits of this project for the city and the province.

- On November 21, 2024, Almadina School Society executive members visited the neighboring businesses to discuss our plans for the building in person. On this day, we distributed flyers for the open house which took place on November 23, 2024 (refer to Appendix A for the flyer that was handed out to local businesses in person)
- We also hosted an open house at the proposed site on November 23, 2024 to provide the local community and businesses an opportunity to engage with us directly about the proposed school. Despite our efforts to ensure an open dialogue, we did not receive any attendance from the neighboring businesses at this event, nor were any further concerns raised at that time. This shows that the level of opposition may not be as significant as initially perceived.
- In terms of the concerns raised regarding traffic and parking, Almadina is committed to mitigating any impact this may have on the surrounding area. We have carefully considered the local infrastructure (refer to Appendix B for transportation access to the PCL building), and we believe that with strategic planning, we can manage the flow of students and staff without overburdening the roads, by providing transportation services to our students, or parking, we have 110 parking stalls on site which is more than what will be needed for staff parking (refer to the site map showing the number of parking stalls in Appendix C). The projected enrollment for September 2025 is 250 students. ONLY four or five buses will be contracted through a third party and will be sufficient to provide transportation services for our students. Students demographics show that the commute time would be 40-50 minutes to and from the school

(refer to bubble map showing students demographics in Appendix D) Alternatively, students can take city transit (refer to appendix E for Calgary Transit bus stops). Additionally, we are in discussions with local transit authorities to explore how we can further support student transportation to minimize pressure on the area.

- As for the concerns about high school behaviors, Almadina Language Charter Academy has a long history of providing a supportive, safe, and well-managed educational environment. We take the responsibility of fostering a positive learning environment seriously and have implemented strong policies that emphasize respect, community involvement, and responsible behavior. For the last 28 years since the launch of our charter school, our school community has a track record of cooperation with local businesses and neighbors.
- The issue of future expansion is also an important point of clarification. While we acknowledge the concerns regarding potential future growth, it is important to note that we have carefully considered the capacity of the proposed building, and any future expansion would require a new application process with full community and city consultation. Our intention is to operate a school that will serve the community effectively and sustainably, and we are fully committed to following all regulatory and zoning requirements.

Finally, we believe that this project offers significant benefits to the city and the province. By repurposing an existing building to create a school, we are providing a much-needed educational facility at a fraction of the cost of constructing a new school from scratch. This is not only an efficient use of resources but also helps alleviate the growing demand for school spaces in Calgary, particularly in underserved areas.

We sincerely hope that these facts help provide additional context and address the concerns raised by the neighboring businesses. Almadina School Society is committed to working collaboratively with the City of Calgary and the surrounding community to ensure that this project is a positive addition to the neighborhood.

We would appreciate your support in moving forward with our application, and we look forward to any further opportunities to engage with you or the public as the process progresses.

Thank you for your attention to this matter.

Sincerely,



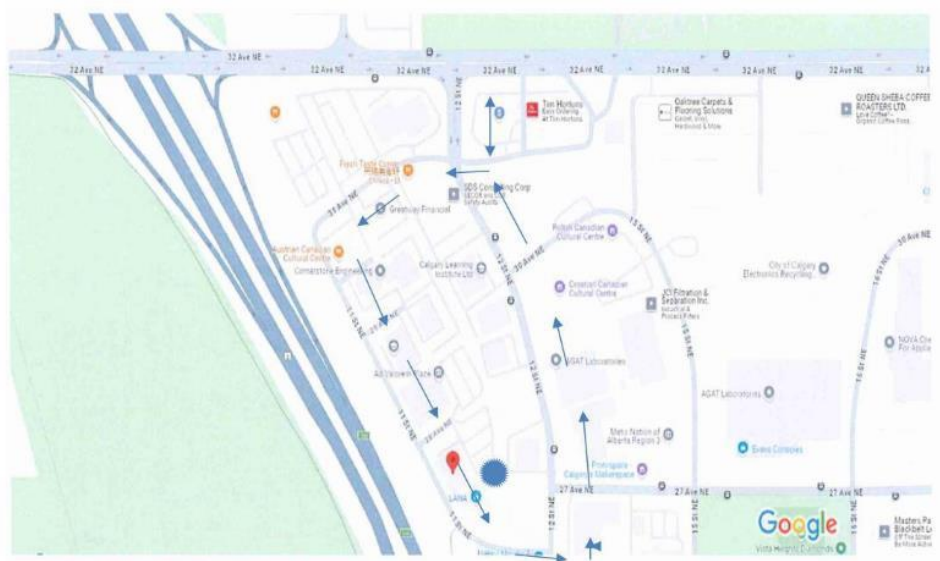
Hassan Elkadri
Chairman of the Board of Trustees
Almadina School Society

Appendix A – Flyer for the open house



Appendix B – Transportation Access Loop for our Buses

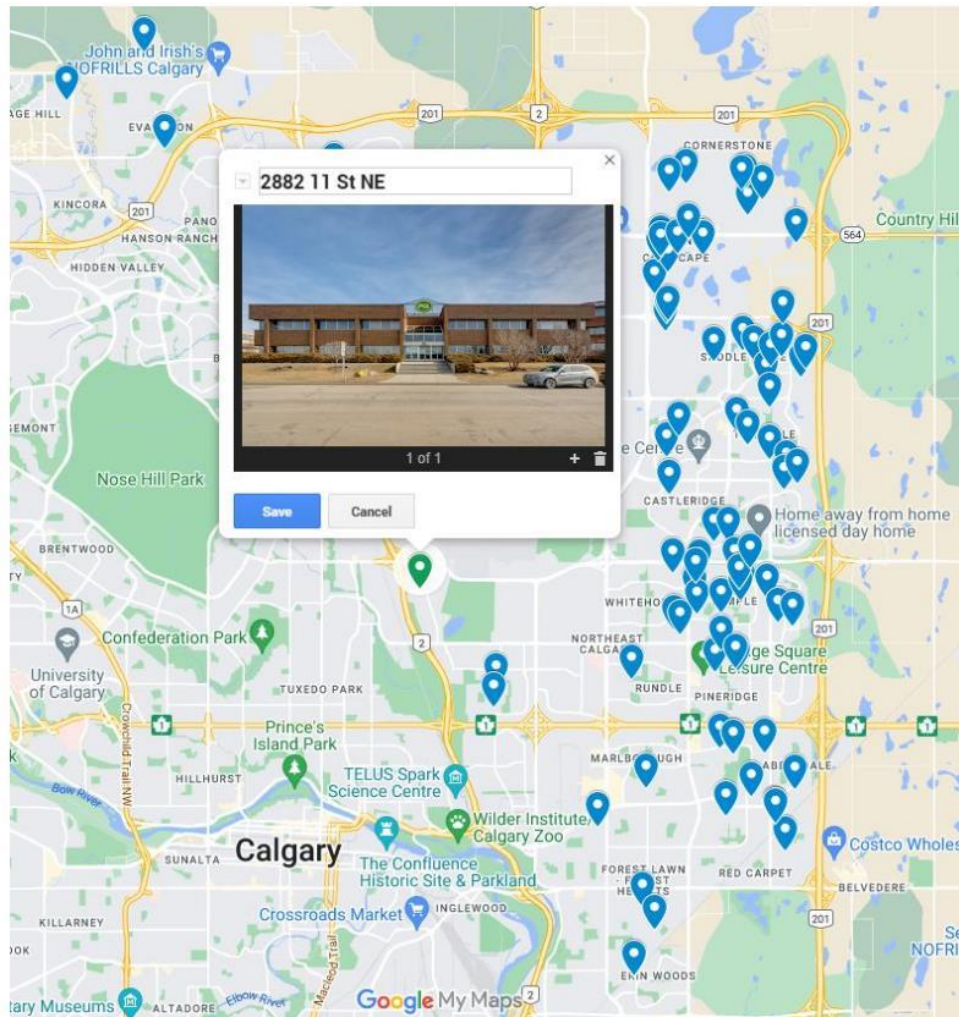
Busing access to the PCL building is from 32nd Avenue. As shown below, a **circular route** allows the three school buses to drop students off at the school and continue on the loop to exit. This route follows a continuous loop for entering and exiting the area.



Appendix C – Parking Layout



Appendix D - Bubble map showing students demographics and PCL building





November 22, 2024

To Whom It May Concern:

Almadina Language Charter Academy Site Campus at 2882 11 ST NE
Almadina School Society - LOC 2024-0170

The Almadina Language Charter Academy is requesting an exemption to the AVPA Regulations/Noise Exposure Forecast, in order to locate a high school campus at 2882 11 ST NE (formerly the PCL building).

Located within the northeast quadrant of Calgary, this site is ideally situated for serving their student body, most of whom reside in close proximity to the South Airways area of Ward 10.

Granted charter status in 1996 by the Alberta Minister of Education, the Almadina Language Charter Academy aspires to provide a safe, inclusive and supportive learning environment for the diverse families in the Northeast with a vision to support students in reaching their potential when English is often their second or third language.

With a current waitlist of over 700 students and a current student population of 1350, these numbers are a testament to their past and present success as well as their dedication to the greater community.

An exemption to the AVPA/Noise Exposure Forecast would allow the Almadina School Society to move forward with this initiative and I support their application.

Sincerely



AC:ja

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