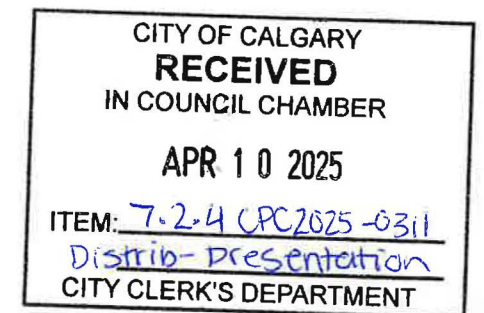




# LOC2024-0170 / CPC2025-0311 Policy and Land Use Amendment

April 10, 2025





## RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.34 hectares  $\pm$  (0.84 acres  $\pm$ ) 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.
2. Direct Administration to apply to The Province 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.

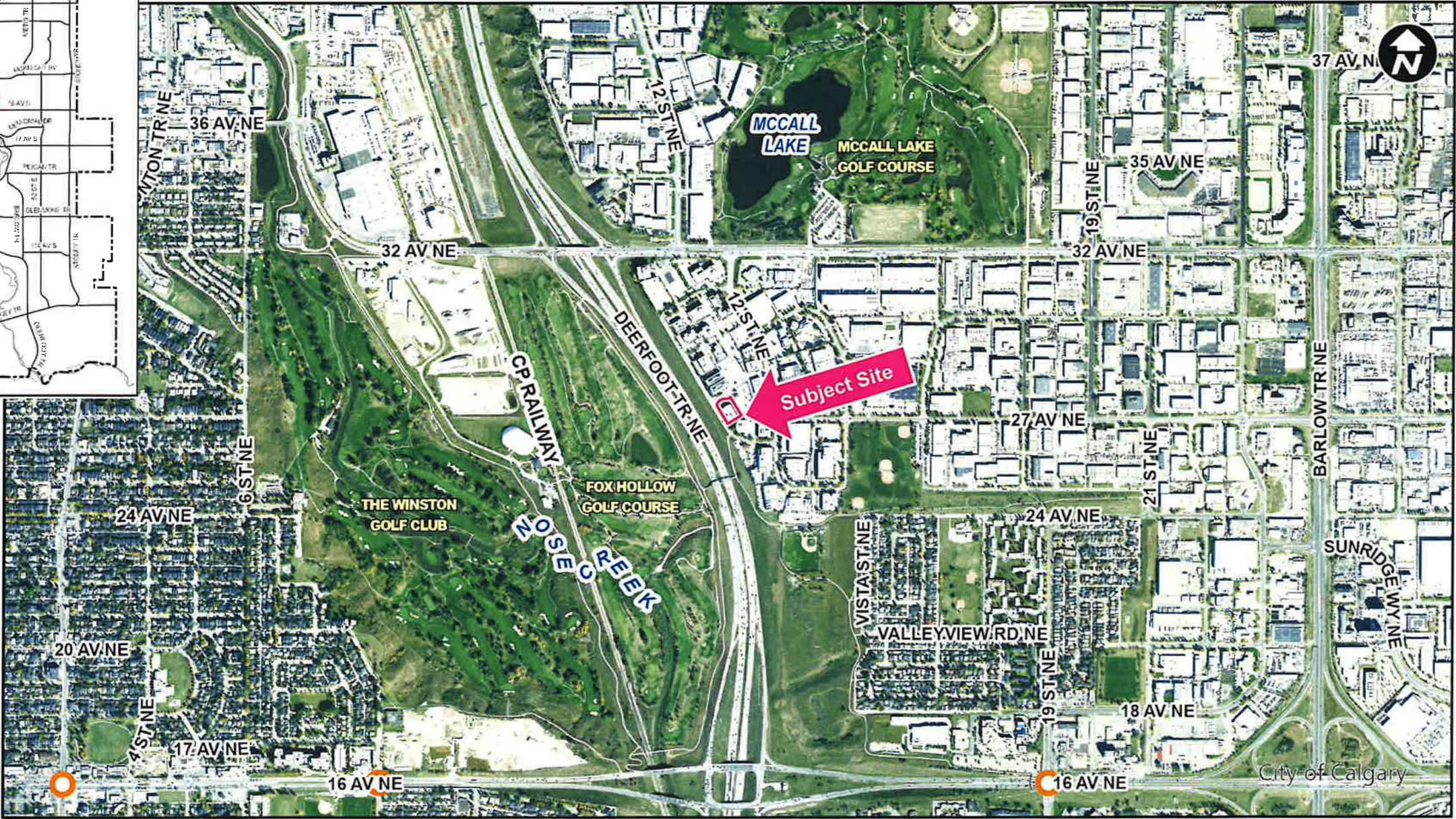






LEGEND

- 600m buffer from LRT station
- LRT Stations
  - Blue
  - Downtown
  - Red
  - Green (Future)
- LRT Line
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops
  - Orange
  - Purple
  - Teal
  - Yellow







## Legend

○ Bus Stop

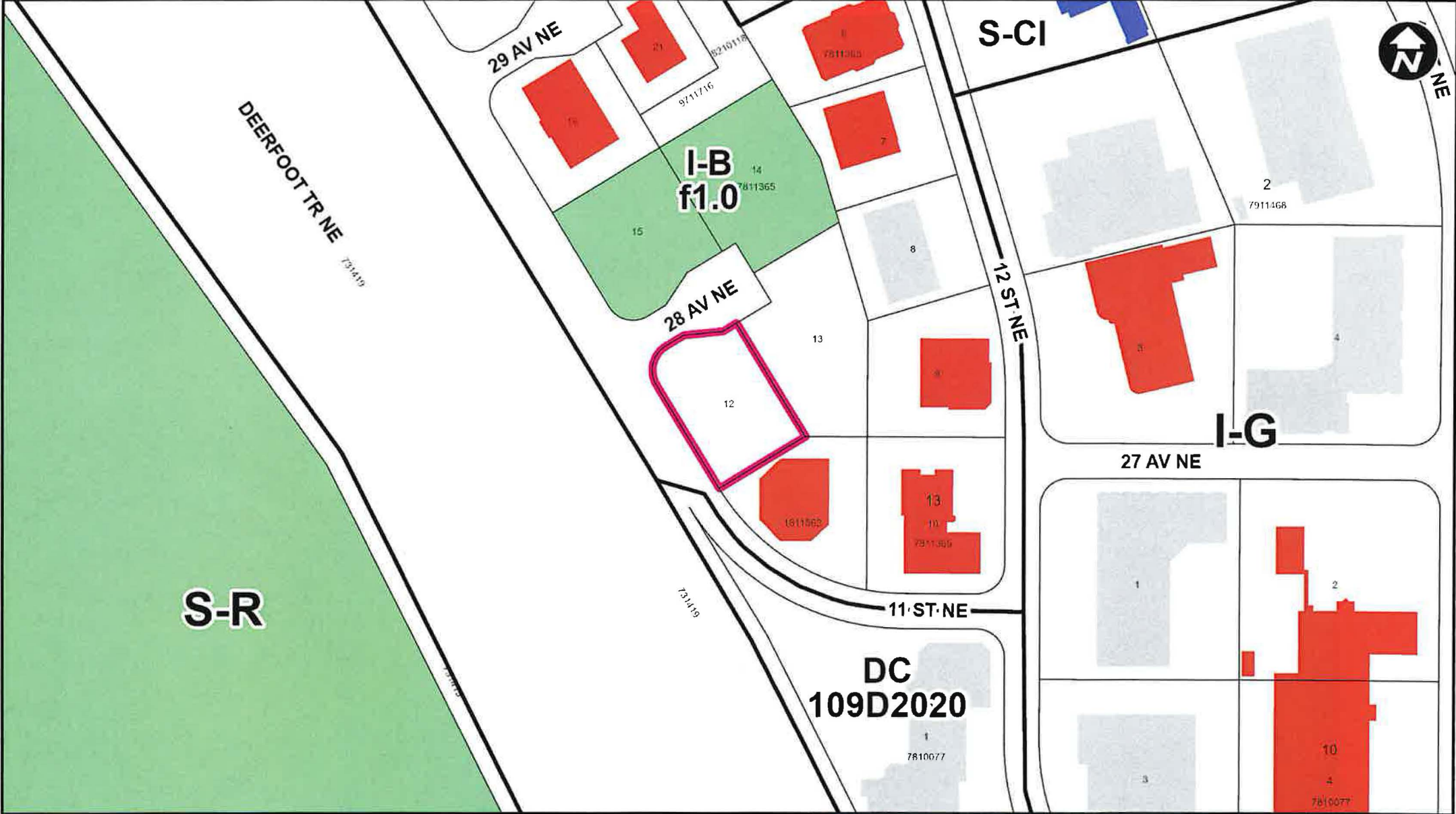
Parcel Size:

0.34 ha  
64m x 49m

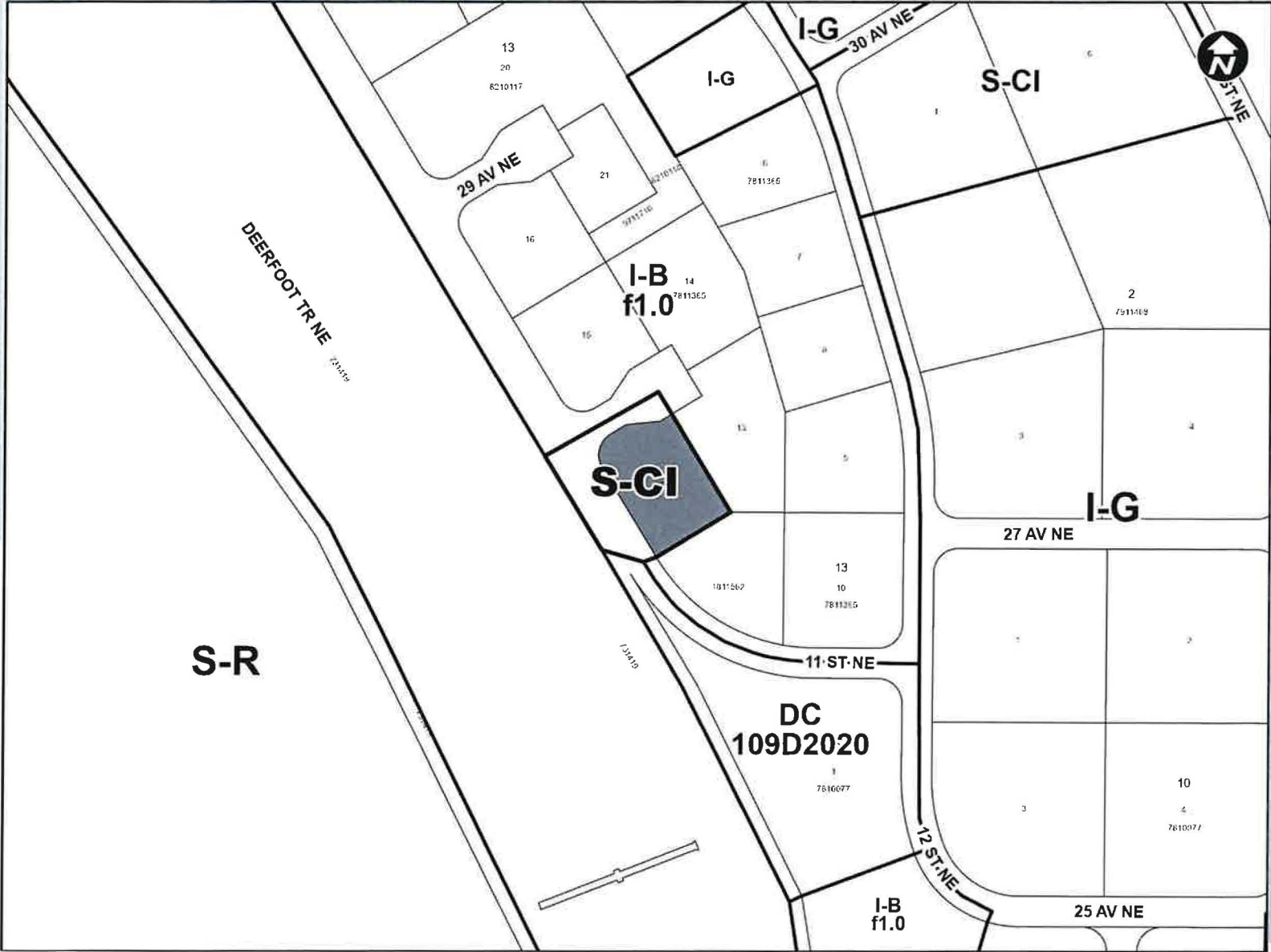








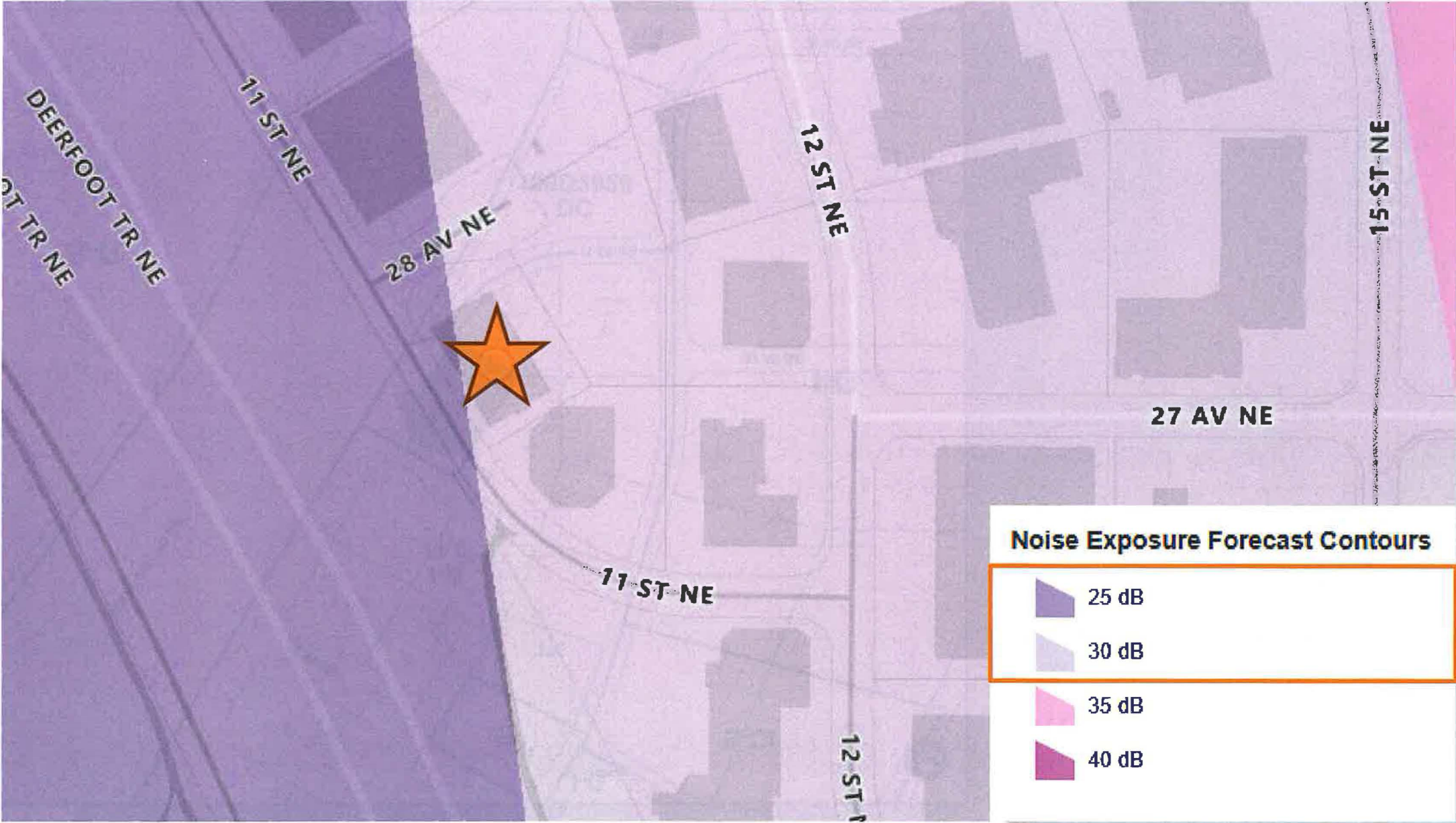
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary



**Proposed S-CI District:**

- provide for large scale culture, worship, education, health and treatment facilities.
- School Authority – School as a discretionary use.







## RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.34 hectares  $\pm$  (0.84 acres  $\pm$ ) 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.
2. Direct Administration to apply to The Province 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.



## Supplementary Slides



## Option 1

Students can take one of 2 school bus routes **or** Calgary Transit:

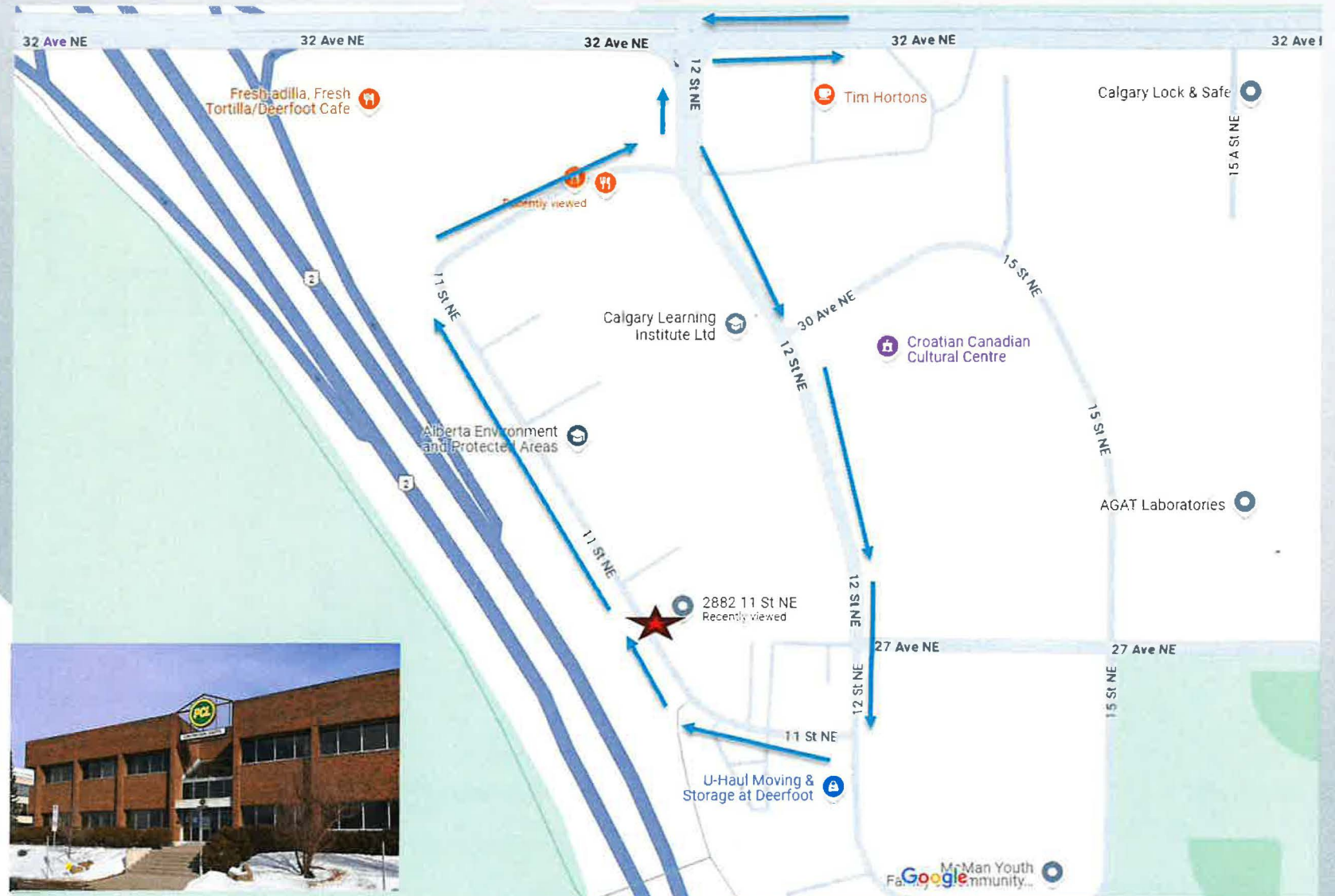
School buses will take the following route:

- 32<sup>nd</sup> Avenue > 12<sup>th</sup> Street NE > 11<sup>th</sup> Street NE (South Entrance)
- Circular route for buses

Front Entrance of High School will be the loading and off-loading zone

Enrollment estimated to be 200 – 250 High School students.

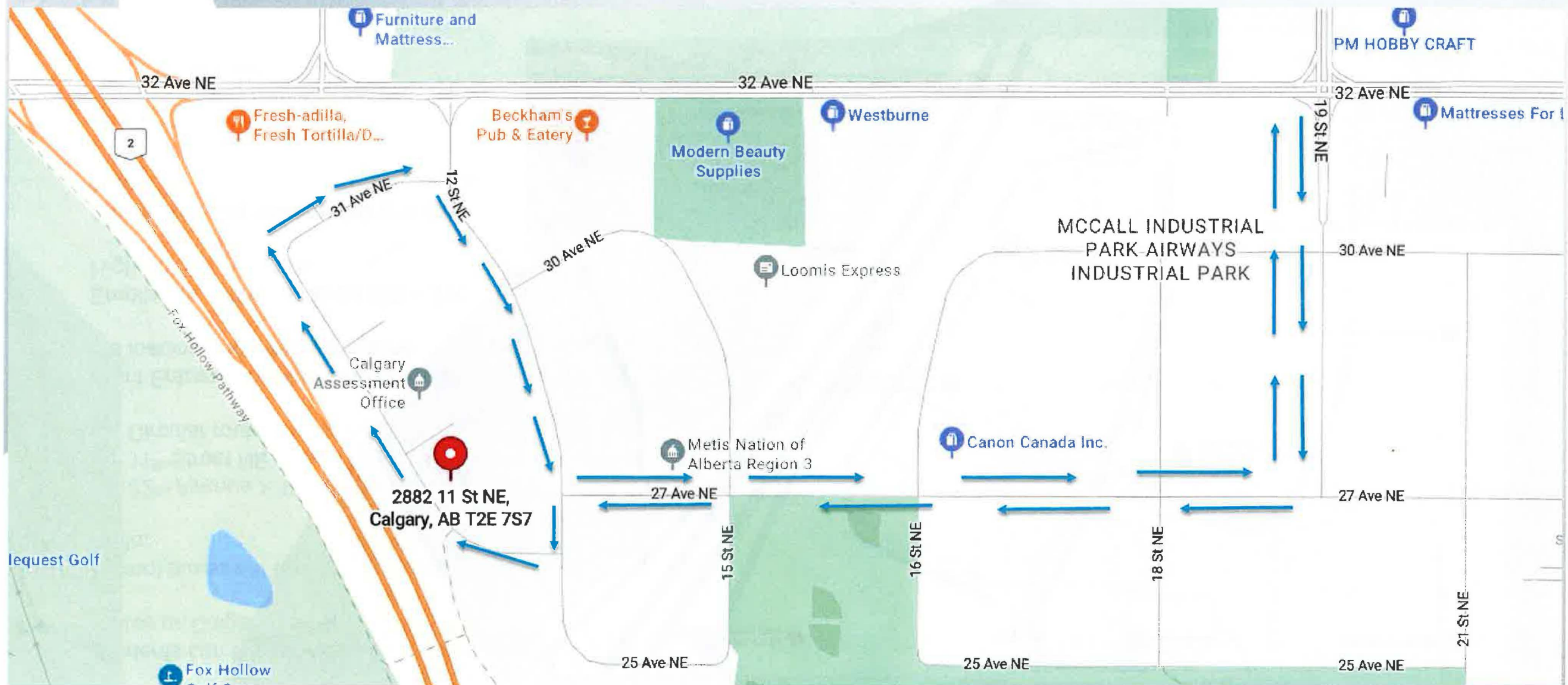
Ample staff and visitor parking in the rear.





## Option 2

12





1  
A.02

PARKING LAYOUT  
SCALE: N.T.S.

**April 10, 2025**



