

Amendment to the Calgary International Airport Vicinity Protection Area Regulation

Attachments:

Appendix I: Rationale for Application for an Amendment to the Calgary International AVPA Regulation

Appendix II: Aerial Photo and NEF Contours Map

Appendix III: Noise Emission Acknowledgement Letter

APPENDIX I: Rationale for Application for an Amendment to the Calgary International AVPA Regulation

The following rationale is provided to support an application for an amendment to the Calgary International Airport Vicinity Protection (AVPA) Regulation to accommodate a charter school within an existing development on the mentioned land which is legally described as: Plan 7811365; Block 13; Lot 12; located at 2882 – 11 Street NE.

The Development Permit approval is subject to an amendment of the Regulations by the Minister of Municipal Affairs. City of Calgary Administration is seeking approval from City Council to proceed with an application for amendment as set out in the Regulations through a Council Resolution.

BUILDING FOOTPRINT AND CONTOURS

Currently, the specific site contains an existing office building. The current development permit application, DP2024-08452 proposes to change the use within the existing building to School Authority – School to allow for a charter high school. The scope of the amendment to the AVPA Regulation is intended to be limited to the existing building located within the 30-35 Noise Exposure Forecast (NEF) contour. The aerial photo in Appendix II shows the footprint of the existing building, wherein the School use is expressly prohibited in the Regulation due to potential noise conflicts from overhead planes. Appendix II includes maps of the existing NEF and proposed NEF contours (which are still subject to approval by the Province).

RISKS

A risk to the Calgary Airport Authority exists as the proposed development is located within the 30-35 NEF contour and will thus experience a level of noise concerns. The City of Calgary acknowledges that the school could voice complaints regarding potential noise impacts.

In Appendix III, a letter from the proponent indicates their understanding, and acknowledgement that the building is within the Calgary International Airport Vicinity Protection Area, and that noise will be present.

CONCLUSION

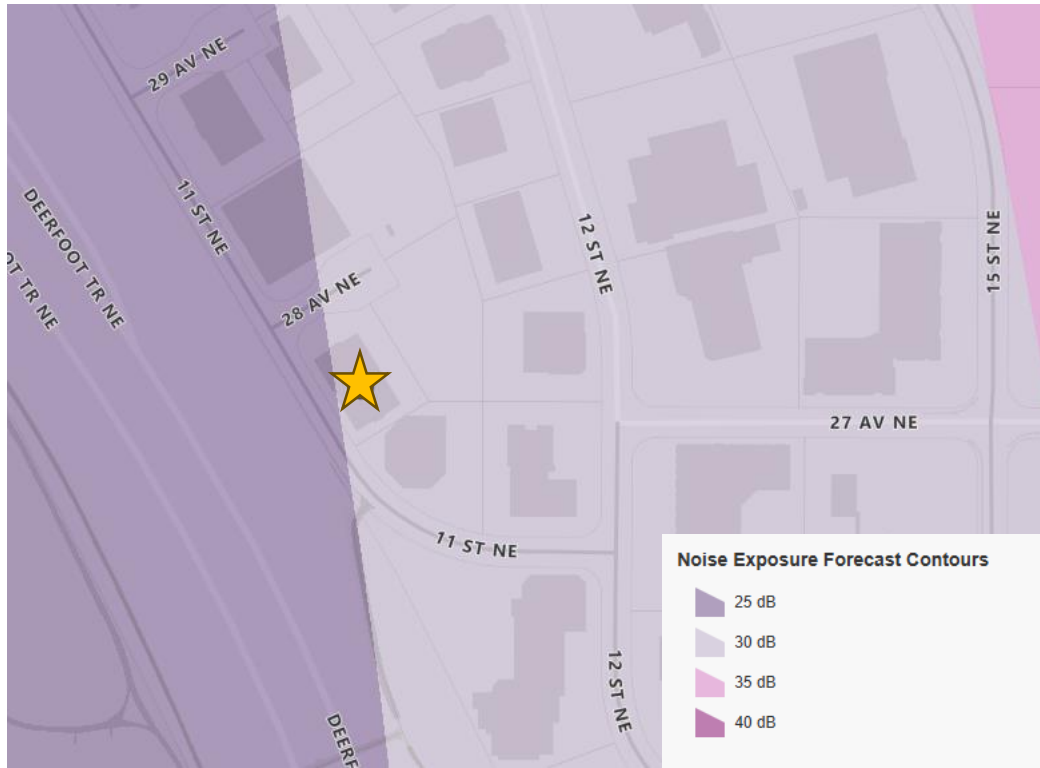
The City of Calgary is formally requesting an amendment to the AVPA Regulation to allow for residences within the existing development at 2882 – 11 Street NE for the following reason:

1. The approval of the school will not compromise the viability of the airport and its operations.

APPENDIX II: Aerial Photo and NEF Contour Maps



Aerial Photo of subject site at 2882 – 11 Street NE.



Subject site primarily within the 30-35 NEF contour.

APPENDIX III: Noise Emission Acknowledgement Letter**ALMADINA LANGUAGE CHARTER ACADEMY***Read and Write, Reach the Height*

Office of the Board Chair

Hassan Elkadri

Chairman of the Board

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Via Email & Courier

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RE: Almadina School Society – Property at 2882 11 Street NE, Calgary, Alberta

As requested, we confirm that Almadina School Society has taken ownership of the subject property located at 2882 11 Street NE, Calgary, Alberta.

All parties signed herein hereby acknowledge and understand that the building is within the Calgary International Airport Vicinity Protection Area (AVPA), and the occupants of the building are directly susceptible to risks of noise emission levels that are typically higher than in other locations.

Sincerely,

ALMADINA SCHOOL SOCIETY

Hassan Elkadri
Board Chair
Almadina School Society