

Proposed Calgary International Airport Protection Area Regulation amendment request

Airport Vicinity Protection Area: Proposed Amendment for Residential Intensification

Rationale

The City of Calgary and Calgary Airport Authority support a Calgary International Airport that is fully integrated into the City's urban fabric, creating a vibrant, liveable city for Calgarians and visitors. We recognize the role of the Calgary International Airport as a global logistics centre, while ensuring city-wide access is retained for public transit, passenger vehicles and goods movement. This role must also be balanced with growth and intensification in Calgary, while respecting overall community safety and well-being, and allowing for the continued growth of the airport and associated logistics hub. The current Calgary International Airport Vicinity Protection Area (AVPA) Regulations limit residential intensification in the 30-35 Noise Exposure Forecast (NEF) contour area. Therefore, The City of Calgary and Calgary Airport Authority have undertaken collaborative discussions regarding a comprehensive amendment to the AVPA Regulation to allow for some residential intensification in the Protection Area.

Proposed Ministerial Amendment

A. *Acoustical Requirements*

- (1) The requirements of Section 5 of the AVPA apply to B. and C. below.
- (2) At the Building Permit stage, The City will ensure compliance with the Alberta Building Code acoustical requirements, as identified in the AVPA Regulation, at the design stage and verified at the completion of construction.

B. *Secondary Suites*

- (1) In the communities of Inglewood, Mayland Heights, and Vista Heights, within the 30-35 NEF Area, secondary suites and backyard suites are not prohibited by the AVPA Regulation, except as set out in section C(2)(c). [Note that this provision means that either a basement or backyard suite may be constructed in a given dwelling, but not both, as indicated in the Land Use Bylaw.]

C. *Low Intensity Residential Infill*

- (1) In the community of Inglewood, within the 30-35 NEF Area, subject to the Land Use Bylaw and any applicable statutory plans, the following low intensity residential infill developments are not prohibited by the AVPA Regulation:
 - a) Development of single detached dwellings and single lot splits (subdivision) to allow for single detached dwellings;
 - b) Development of semi-detached dwellings and potential subdivision of the lot to allow for two Certificates of Title; and
 - c) Only when located on corner lots, development of up to four dwelling units (such as rowhouse buildings or townhouses) and potential subdivision of the lot to allow for up to four Certificates of Title, with secondary suites and backyard suites (no more than one suite per unit).

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- (2) In the communities of Mayland Heights and Vista Heights, within the 30-35 NEF Area, subject to the Land Use Bylaw and any applicable statutory plans, the following low intensity residential infill developments are not prohibited by the AVPA Regulation:
- a) Development of single detached dwellings and single lot splits (subdivision) to allow for single detached dwellings;
 - b) Development of semi-detached dwellings and potential subdivision of the lot to allow for two Certificates of Title; and
 - c) Only when located on corner parcels, development of up to four dwelling units (such as rowhouse buildings or townhouses) and potential subdivision of the lot to allow for up to four Certificates of Title, without secondary suites or backyard suites.

D. Requests for Amendment

The City of Calgary and The Calgary Airport Authority have agreed that no requests for amendment to the AVPA will be submitted by the City of Calgary for ten years from the date of this Ministerial amendment taking effect. The City of Calgary and The Calgary Airport Authority request that this agreement be represented in the Ministerial amendment.