

2026 COUNCIL APPROVED BUDGET

CITY of AIRDRIE
COMMUNITY & OPPORTUNITY

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Reader's Guide

Welcome to the City of Airdrie's 2026 Council Approved Budget. This document is designed to be both transparent and accessible, offering a comprehensive view of the City's financial planning for 2026 and beyond.

The budget book is organized into 12 key sections:

1. Executive Summary
2. Budget Overview
3. Engagement Results
4. Budget Assumptions and Trends
5. Reserves
6. Municipal Comparisons
7. Budget at a Glance
8. Tax-Supported Operating Budget
9. Utility-Supported Operating Budget
10. Operating Budget by Directorate
11. Capital Budget and Plan
12. Appendices

We recognize that budget documents can be complex. To support your review, we've included a variety of tools such as tables, graphs, and narrative explanations to help interpret and contextualize the information presented.

The following section-by-section overview is intended to guide residents of Airdrie through the document, making it easier to locate key information and understand the decisions made by Council.

2026 Budget – Executive Summary

The Executive Summary provides a high-level overview of the budget development process, outlines the approved operating and capital budgets, and introduces the municipal tax adjustment required to balance the budget.

Budget Overview

This section summarizes the major factors influencing the amount required to balance the 2026 budget. It also details the property tax distribution, services provided by the City, impacts on average households and businesses, and alignment with Council's strategic priorities.

Engagement Results

In the Spring of 2025, Administration sought feedback from Airdrie residents and businesses regarding their priorities for the coming year. This section provides an overview of what we heard.

Budget Assumptions and Trends

This section outlines the key assumptions used in developing the Council Approved Budget, including inflation rates, population growth, user fees, grants, personnel costs, and utility purchase costs.

Reserves

This section explains the role of reserves in municipal financial planning and provides a five-year forecast of reserve balances across four classifications.

Municipal Comparisons

Airdrie's financial metrics are compared with those of other Alberta municipalities, including per capita spending, residential and non-residential property tax rates, and service delivery benchmarks.

Budget at a Glance

This section presents a concise summary of the operating budget across all funds, offering a snapshot of the City's financial position.

Tax-Supported Operating Budget

The tax-supported operating budget details the revenues and expenditures funded through property taxes, including the impacts of growth, inflation, and year-over-year changes.

Utility-Supported Operating Budget

The utility-supported operating budget is a self-sustaining fund that provides utility services such as water, sewer, stormwater, and waste management to Airdrie residents. This section is presented separately from tax-supported operations as this area is funded through utility rates.

2026-2028 Operating Budget by Directorate

This section breaks down the operating budget by City directorate, highlighting service offerings, changes year-over-year, one-time costs, and new initiatives.

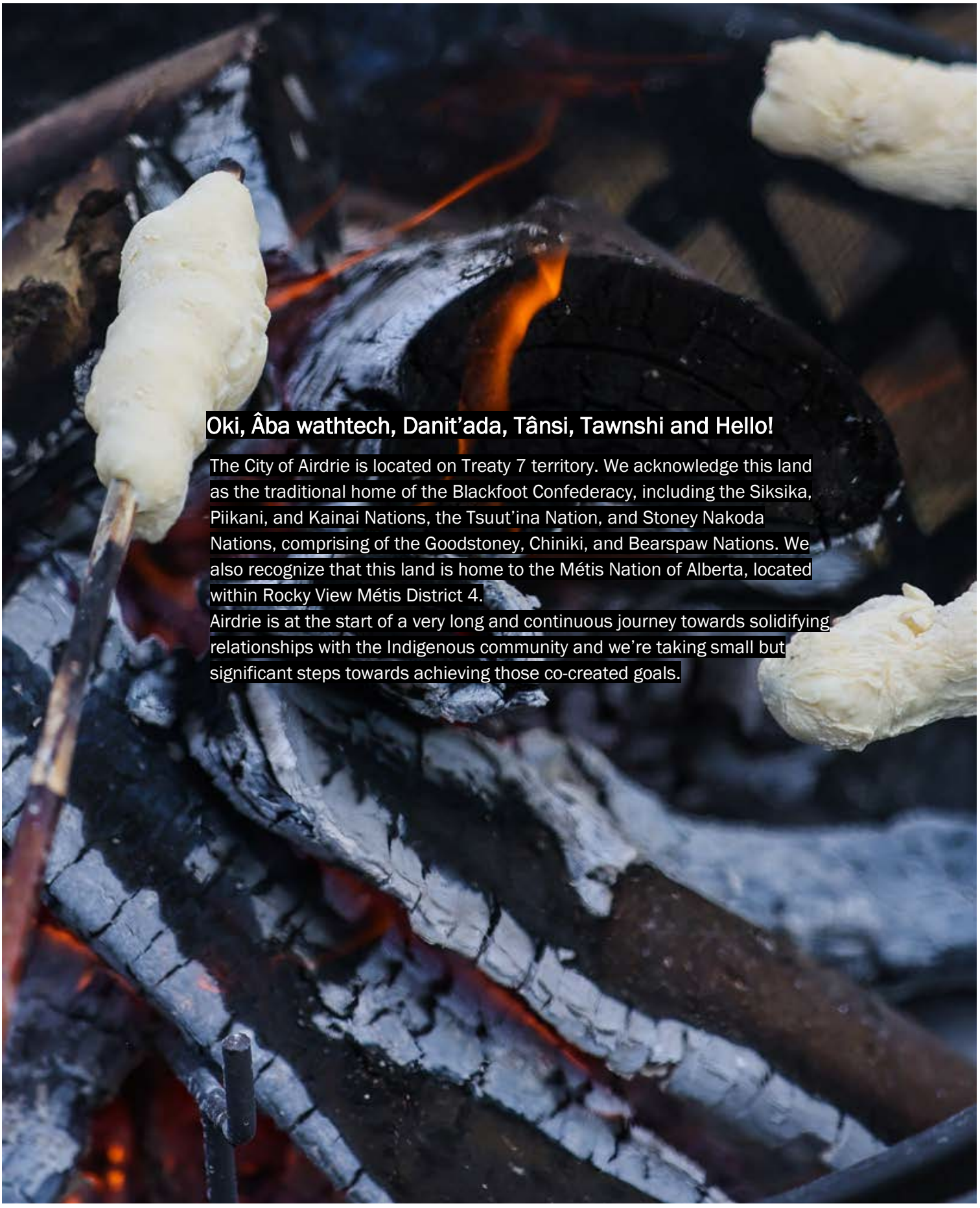
2026-2035 Capital Budget and Plan

The Capital Budget and Plan provides a ten-year outlook on capital investments, including debt analysis and justifications for approved 2026 capital projects.

Appendices

Appendices include detailed information regarding one-time costs and new initiatives valued over $25,000.





Oki, Âba wathtech, Danit'ada, Tânsi, Tawnshi and Hello!

The City of Airdrie is located on Treaty 7 territory. We acknowledge this land as the traditional home of the Blackfoot Confederacy, including the Siksika, Piikani, and Kainai Nations, the Tsuut'ina Nation, and Stoney Nakoda Nations, comprising of the Goodstoney, Chiniki, and Bearspaw Nations. We also recognize that this land is home to the Métis Nation of Alberta, located within Rocky View Métis District 4.

Airdrie is at the start of a very long and continuous journey towards solidifying relationships with the Indigenous community and we're taking small but significant steps towards achieving those co-created goals.

Message from the Mayor



Putting together a City budget is not just about the numbers. It is about people, priorities, and ensuring residents receive strong value for every dollar they contribute.

This was the first budget for our new Council, and it required an extraordinary amount of work. Municipal budgets are complex, technical, and layered. Council spent many long hours reviewing detailed reports, asking questions, and carefully working through thousands of pages to fully understand how each decision would affect our community today, and in the years ahead.

These were not easy conversations. We had to make difficult choices, weigh competing needs, and balance affordability with responsibility. This Council took that responsibility seriously, because every line in the budget represents real services that residents rely on every day.

What is important to understand is just how much value Airdrie residents receive for their municipal tax dollars.

The 2026 budget supports the services that keep our city running and our neighbourhoods safe. This includes fire and emergency response, policing, road maintenance, snow removal, parks, pathways, recreation facilities, and community programs. These are the services families depend on whether it is responding to emergencies, maintaining infrastructure, or ensuring public spaces remain safe, clean, and welcoming.

This budget also invests in the facilities and infrastructure required to support a rapidly growing city. Projects such as the Southwest Recreation Centre and the Highland Park Fire Station are essential to maintaining service levels and quality of life as our population continues to increase.

Airdrie remains one of the most affordable cities of its size in Alberta. Even as thousands of new residents join our community each year, we continue to deliver strong service levels and dependable infrastructure at a comparatively low cost. Council worked carefully to ensure this budget maintains those standards while recognizing the financial pressures many households are facing.

This process required careful stewardship. Spending was reviewed line by line. Assumptions were challenged. The focus remained on protecting core services while planning responsibly for the future. The goal was not simply to pass a budget, but to ensure residents see clear and meaningful outcomes from it.

I want to thank City Administration for their professionalism, transparency, and dedication throughout this demanding process. I also want to thank residents who took the time to engage, ask questions,

and learn more about how municipal budgeting works. Your involvement strengthens our community and helps guide the decisions we make.

There is still a great deal of work ahead of us. Airdrie is at a point where accountability matters. We must be clear about the opportunities in front of us and intentional about how we move forward.

Airdrie is a community built on connection, resilience, and optimism. While growth brings challenges, it also brings energy, opportunity, and possibility. I am proud of the thoughtful, forward-looking approach reflected in this budget. I am confident that together we are making choices that will keep Airdrie a great place to live, work, and raise a family.

Thank you for being part of this journey with us.

Heather Spearman

Heather Spearman
Mayor, City of Airdrie | She/Her

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Message from the City Manager



The City of Airdrie's 2026 Council Approved Budget reflects our continued commitment to delivering exceptional services and maintaining the infrastructure that supports this growing and dynamic community of over 90,000 residents.

Airdrie's impressive growth throughout 2025 has brought both exciting opportunities and complex challenges. The 2026 budget is designed to responsibly manage inflation, supply chain pressures, and international volatility, while continuing to meet the high expectations of our residents. We've prioritized key investments such as the opening of Inspire, the construction of our fourth Firehall, the design of the Southwest Recreation Centre, and critical upgrades to roads, water, and sewer systems – all part of our robust ten-year Capital Plan.

Our approach is transparent and inclusive, shaped by meaningful input from both internal teams and the broader community. This reflects our deep commitment to listening, adapting, and delivering on shared priorities while maintaining operational excellence.

I want to extend my sincere appreciation to our Finance Team for their expertise, professionalism, and dedication. Their work has been instrumental not only in compiling this comprehensive budget report but also in engaging and educating the public on important financial matters.

I also wish to extend a warm welcome to our incoming City Council and express appreciation for your engagement throughout the recent budget deliberations. Your willingness to learn, contribute, and bring fresh perspectives to these important discussions has been invaluable to Airdrie's future. We commend your thoughtful participation and commitment to making informed, sometimes difficult decisions in the best interest of our community.

Thank you all for your continued support and partnership. Together, we are building a resilient, forward-looking Airdrie – one that thrives through change and remains grounded in service, integrity, and shared purpose.

Horacio Galanti

Horacio Galanti, P.Eng, ICD.D
City Manager, City of Airdrie

2026 Budget – Executive Summary

Each year, City Administration prepares a three-year operating budget and a ten-year capital budget, guided by Council's focus areas, corporate priorities, and departmental business plans. These budgets shape how the City delivers services, maintains infrastructure, and plans for future growth.

The original department submissions indicated a need for $15.8MM to balance the 2026 budget. Over the summer and into September, Administration reviewed and refined these requests, reducing the amount by 62% to $5.9MM for Council's deliberation.

In late-November and early December, Council spent four days reviewing the 2026 Operating and Capital Budgets. The first year of each budget was examined in detail, while future years were assessed for potential new services, facilities, and emerging pressures. Through a combination of expenditure reductions and strategic use of the 2025 surplus, Council further lowered the budget by $1.7MM.

On December 9, 2025, Council approved an Operating Budget of $299,164,000 and a Capital Budget of $215,894,000. To balance these budgets, Council approved a municipal tax adjustment of $4.2MM (4.6%). For the average household assessed at $614,000, this represents $115 per year, or about $9.59 per month.

Understanding the City's Budgets

Operating Budget

The Operating Budget funds day-to-day services like fire protection, policing, transit, road maintenance, community events, and more.



Capital Budget



The Capital Budget supports long-term investments in major infrastructure projects, including recreation facilities, firehalls, and transportation networks.

Utility Fund

The Utility Fund covers essential services such as water, sewer, stormwater, and waste and recycling. This fund is self-sustaining and primarily affects utility rates.



As required by the Municipal Government Act, Council must adopt balanced operating and capital budgets annually. Unlike other levels of government, municipalities cannot run deficits. Every dollar spent must be accounted for.

Budget Development Approach

The City of Airdrie uses a modified zero-based budgeting methodology when preparing budgets. Unlike pure zero-based budgeting, which starts from a "zero base" and requires every expense to be justified from scratch each year, this approach does not discard prior budgets entirely. It retains the previous year's budget as a starting point but does not assume all line items will be carried forward without scrutiny.

It also avoids the pitfalls of traditional incremental budgeting, which simply rolls forward last year's budget with minor adjustments (e.g., inflation). Instead, it actively evaluates service levels, strategic priorities, and operational needs.

This approach ensures that every line item is evaluated for relevance and accuracy, with adjustments made to reflect:

- New initiatives aligned with Council's strategic focus areas.
- One-time costs and changes to service levels that respond to evolving community needs.
- Updated assumptions, including inflation rates, population growth, utility costs, and grant funding projections.
- Community engagement feedback, which informs prioritization and resource allocation.



This methodology allows the City to remain responsive to change while maintaining a stable financial foundation. It reflects a commitment to responsible stewardship of public funds and a collaborative approach to budgeting that supports informed decisions.

Balancing Growth and Fiscal Responsibility



The City's revenue comes from three main sources: user fees and charges, franchise fees, and property taxes. While growth brings in new revenue, it also increases demand for services and infrastructure. In many cases, the cost of serving a growing population outpaces the revenue generated through new development.

To maintain current service levels, advance Council's priorities, and ensure long-term financial sustainability, the City must consider adjustments to taxes and user fees. The 2026 Council Approved Operating Budget reflects this balance, investing in the future while remaining fiscally responsible.

Budget Overview

This section provides a high-level summary of the main contributors behind the $4.2MM needed to balance Airdrie's 2026 Operating Budget.

Only those items that are supported by the tax base are included in this section. The utility-supported budget is detailed separately in the below section titled *"Utility-Supported Operating Budget"*. This approach ensures clarity around tax supported operations.

In the table that follows, negative values represent savings or revenue increases that help move the budget toward balance, while positive values indicate cost pressures or funding needs that must be addressed to achieve a balanced budget. This overview is intended to help residents understand the financial pressures facing the City and the rationale behind the approved tax adjustment.

	Year-Over-Year Change	Description
Property tax growth revenue	$ (3,350,000)	Tax revenue from growth is expected to reach $3.4MM due to new construction since 2025.
Penalties on unpaid taxes	(371,000)	Penalties for unpaid taxes are expected to rise by 5% in 2026, mainly attributed to the continued growth in unpaid tax balances and prevailing economic factors.
Franchise fee revenue	(1,452,000)	During deliberations, Council increased the ATCO franchise fee to Alberta Utilities Commission maximum, aligning it with Fortis, which was already at the cap. This change resulted in additional revenues of approximately $500K, with additional incremental revenue expected based on updated consumption and revenue forecasts provided by both ATCO and Fortis.
Rental revenue	(679,000)	Projected revenue will rise mainly due to expanded space rentals at Genesis Place and revised lease agreements. Additionally, Ron Ebbesen Arena, which was closed for approximately six months in 2025 for renovations, will resume full-year operations in 2026, further contributing to the growth in rental revenues.
Fees collected from animal licenses, building permits, and various applications	(215,000)	The City anticipates an increase in revenue from animal licenses, building permits, and various applications, attributable to population growth and a trend toward larger average residential building sizes.
Sales to other Governments – Census	215,000	With the Federal Census set for 2026, most municipalities are expected to rely on federal data rather than conducting their own municipal census. It is anticipated that only five to seven municipalities will utilize our service, compared to previous participation levels of up to 20.
RCMP fine revenue	140,000	Amendments to Provincial Legislation in 2025 resulted in the removal of Alberta Sheriffs from participation in the Safe Roads Program. The 2025 budget used estimated impacts from this policy change, while the 2026 budget reflects the actual revenue losses more accurately.

	Year-Over-Year Change	Description
Interest revenue	(761,000)	According to projected cash flows, investment interest is expected to generate additional revenue in 2026.
Results of Airdrie Mainstreet Square Real Estate Inc. (AMSQ) dissolution	(191,000)	AMSQ, a company owned by the City, was dissolved in 2025, with its assets subsequently transferred to the City. This transition resulted in several key changes: • With the City assuming ownership of the buildings, the tenants will now contribute directly to City rental revenues. • The City will no longer pay rent to AMSQ, as it will own the facility. • The City will no longer receive dividends from AMSQ, as the entity will cease to exist. When all factors are considered, the overall financial impact is expected to be positive for the City.
New staffing (non-union) 30.8 FTE	3,383,000	Council approved 30.8 new tax-funded positions to support service delivery in response to Airdrie's continued growth. This investment will help maintain service levels and ensure the City can continue meeting community needs.
Fire positions to staff the new Highland Park Fire Station 25.0 FTE	4,114,000	In 2024, Council approved the capital project for the new Highland Park Fire Station. It is important to note that the approval of such capital projects impact the tax base when the associated costs appear in the operating budget, such as the need to hire firefighters to staff the new facility.
Draw from Tax Stabilization Reserve to phase in the cost of new Fire positions	(3,291,000)	To manage the financial effect of these fire positions, Council approved the use of the Tax Stabilization Reserve to phase in these costs over five years. This approach helps smooth the impact on the tax base while ensuring the fire station is fully staffed and operational when it opens. With this phased funding strategy, the tax impact in 2026 was reduced to 0.9% from the originally projected 4.6%.
Cost-of-living adjustment (COLA) 2.8%	1,663,000	The 2026 budget includes a 2.8% COLA approved by Council. This adjustment was informed by a review of recent CUPE agreements in neighbouring municipalities and helps ensure City employees' compensation remains fair and competitive while balancing overall affordability for residents.
Salaries, wages, and benefits	1,072,000	This includes step movements for current staff as outlined in employment contracts and union agreements. Adjustments have also been made for benefits and yearly maximum pensionable amounts. A contingency has been incorporated to account for COLA affecting unionized staff, which will be determined through upcoming contract negotiations. While COLA is set by Council for non-union staff, adjustments for unionized staff are governed strictly by the collective bargaining process.

	Year-Over-Year Change	Description
Added to reserves	2,175,000	Increased capital investment contributions are required to fund the purchase and lifecycling of City assets.
New debt obligations	992,000	The 2026 operating budget reflects the downstream impacts of capital investment decisions made in prior years. A key example is the commencement of debt payments as capital projects transition into their operational phases. The first debt draws for the Highland Park Fire Station, fire equipment, and the Inspire facility will result in $992,000 debt payments in 2026.
Debt paid off in 2026	(324,000)	New debt obligations are partially offset by the full retirement of debt associated with the Main Firehall.
Draw from the Community Revitalization Levy (CRL) to fund Inspire	(367,000)	A portion of the Inspire facility's debt will be funded through the CRL, which will contribute $367,000 annually for debt payments. This funding approach helps to reduce the impact on the tax base.
Draw from Tax Stabilization Reserve to phase in new debt	(320,000)	Council approved the use of the Tax Stabilization Reserve to phase in the financial impact of debt for the Highland Park Fire Station and the Inspire facility. This aims to reduce short-term budget concerns caused by new debt payments and allows for an easier integration of these costs into the City's operating budget.
New facility – Airdrie Animal Services Centre	210,000	In 2025, Council authorized the acquisition of a municipally operated Animal Services Centre, scheduled to become fully operational in 2026. This budget item represents the associated costs of onboarding this new facility.
Inspire – full year of operations	(207,000)	Inspire, Airdrie's new multi-use and library facility, opened its doors in the fall of 2025. This line item reflects the transition from a quarter-year to a full year of operations, resulting in a net positive financial impact.
Power	255,000	There is a projected rise in Power delivery charges, based on actual costs incurred over the past 12 months.
Natural gas	(398,000)	This projected reduction is largely due to the elimination of the federal carbon tax, which has substantially reduced natural gas rates.
Technology services	310,000	Technology costs are increasing citywide for various software, annual subscriptions, and licenses.
Professional Fees	175,000	The City will issue a Request for Proposal to secure a new contract for audit services in 2026. Historical data indicates that costs typically increase with the start of a new audit term. Additionally, expenditures for legal services are projected to rise, consistent with prior spending patterns and anticipated requirements for legal support during upcoming labour negotiations and union-related matters.

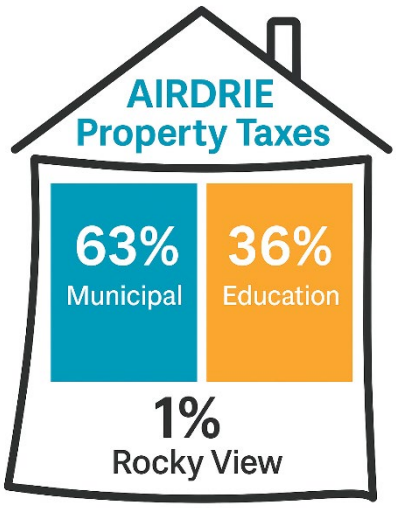
	Year-Over-Year Change	Description
Security	92,000	As City facilities and services continue to grow and see higher levels of public use, additional security resources are required.
Insurance	95,000	The 2026 budget reflects an increase in insurance costs, driven by standard annual increases based on market trends and inflationary pressures, and higher insured values across assets.
Library grant	552,000	Council approved an additional $552K in operating funding for the Airdrie Public Library to support expanded services in the new, larger facility. This investment helps the library to continue offering programs, resources, and welcoming spaces for residents of all ages.
Four additional RCMP Officers	774,000	Council approved funding for four additional RCMP officers in 2026, reflecting the full cost of salaries, benefits, vehicles, equipment, and related support costs. This investment responds to identified needs for enhanced policing capacity as Airdrie's population grows and service demands and public safety priorities increase.
Policing agreement adjustment	(379,000)	The projected savings in the policing agreement are based on two key assumptions: 1. Underutilization of RCMP member positions: Not all budgeted positions are typically filled throughout the year. 2. Contingency for indirect costs: A buffer is included to account for variable or unforeseen indirect expenses. In previous years, the City applied a 10% savings factor based on these assumptions. However, historical data shows that actual savings have averaged closer to 15%. This factor has thus been revised to more accurately reflect historical trends, reducing the overall policing budget. To mitigate potential budget overruns should actual savings fall below the revised estimate, this factor has been set at 12.5%.
Family and Community Support Services (FCSS) funding strategy	128,000	To align with the 2026-2028 FCSS Funding Strategy and the FCSS Provincial Accountability Framework, the City has increased FCSS funding by $128K.
Various other changes	130,000	Various other revenue and expenditure changes across the City contribute to the amount required to balance the budget. These items will not be focused on.
Total Amount Required to Balance the Budget	**$ 4,170,000**	**To balance the 2026 budget, $4.2MM in additional funding was required, equivalent to a 4.6% tax adjustment. Council approved this adjustment on December 9, 2025, following four days of detailed budget deliberations.**

Did You Know?

In 2025, 63% of property taxes went to the municipality, 36% to the province for education, and 1% to Rocky View Foundation, a nonprofit association offering low-rent housing for seniors in Rocky View County and the Province of Alberta.

Every year, the province determines how much municipalities must contribute to public education, based on total assessment value.

Municipalities collect and forward these education taxes to the Alberta School Foundation Fund, which distributes funds equally per student to both public and separate school boards.



Annual Average Household Tax Contribution

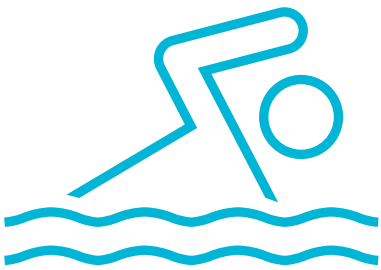
In 2025, a household that was assessed at the average value of $614,000 paid total property taxes of $3,964. Of this amount, $2,486 stayed within the municipality. In 2026, the municipal portion for that same household is $2,600. The table below provides the breakdown of the total property tax bill:

Average Household Tax Contribution	2026	2025
Municipal Taxes (63%)	$ 2,600	$ 2,486
Provincial Education Taxes (36%)*	TBD	1,439
Rocky View Foundation Taxes (1%)*	TBD	40
Total Property Tax Bill	**TBD**	**$ 3,964**

**Note that the City does not set property tax rates for the Province or Rocky View Foundation. The 2026 amounts in the above table will be determined once the Province and Rocky View Foundation approve their budgets for 2026.*

Did you know?

Genesis Place hosts **over 1 million visits annually**, offering fitness, aquatics, and community programs.



After the City collects Education and Rocky View Foundation taxes, these funds are sent to the Province and Rocky View Foundation, leaving the remaining $2,600 in municipal taxes. This is what the City uses to provide services to the residents of Airdrie. This amount can be broken down as follows:

City Investment	Portion of Municipal Taxes		Services Provided
Community Safety and Social Services	30.7%	$ 800	For $800 per year (or $67 per month), the average Airdrie Household will receive fire response and prevention, crime prevention and education, law enforcement and patrols, emergency management, business licensing, animal licensing, affordable housing, not-for-profit support and social well-being improvement.
Community Infrastructure	15.0%	$ 389	For $389 per year (or $32 per month) the average Airdrie Household can enjoy over 147 km of paved pathways, 1,700 acres of parkland, and 85 playgrounds. These dollars also cover the cost of maintaining over 716 lane km of roads including snow and ice control, spring cleanup and street cleaning, traffic control, land development and protection, and enhancement of natural areas such as Nose Creek.
Community Services	4.7%	$ 122	For $122 per year (or $10 per month) the average Airdrie Household will receive access to the City's various recreation, arts, and culture facilities including Genesis Place, Inspire, Bert Church Theatre, Town & Country Centre, arenas, and outdoor sports fields. Programs are available to residents, from swimming lessons to summer camps, adult fitness to wellness programs, aquatic certifications to postnatal programs, and a range of performing and visual arts programs. Also included is access to several City-led community events including the New Years Eve and Canada Day Fireworks, AirdrieFEST and Cabin Fever. Sport and event rental opportunities are also offered across all community facilities.
Strategic Growth and Investment	3.2%	$ 83	For $83 per year (or $7 per month) the average Airdrie Household will receive access to public transit including local bus services and regional services to CrossIron Mills and NE/Downtown Calgary, services such as land use planning and design of new communities or commercial areas, business and investment attraction, and support for small or new businesses.

City Investment	Portion of Municipal Taxes		Services Provided
Administrative Functions	20.9%	$ 543	Administrative Functions include internal support services provided by the City Manager's Office and Corporate Services. While these areas may not be directly visible to residents, they play a critical role in facilitating the efficient, responsible, and strategic delivery of City services, consistent with Council's priorities. The City Manager's Office provides strategic leadership and organizational oversight, ensuring that operations align with Council's priorities. It supports corporate planning and guides decision-making to achieve long-term goals. Corporate Services is responsible for essential behind-the-scenes functions such as finance, human resources, information technology, and procurement. These teams manage public funds responsibly, support staff across all departments, maintain secure and efficient systems, and ensure compliance with laws and regulations. Together, these functions serve as the foundation of the City's operations, supporting everything from emergency response and infrastructure development to community programming and customer service.
Capital Investment	25.5%	$ 663	This capital investment includes funds for the lifecycling of the City's $1.4 billion asset base including buildings, roads, bridges, water, sewer, storm systems, machinery, equipment, and vehicles as well as the costs associated with bringing on new facilities such as the Highland Park Fire Station, Inspire, and the new Animal Services Centre.
Total Municipal Taxes		**$ 2,600**	

Did you know?

In 2026, the City is projected to add **4,000 residents**



Overall Effect on the Average Residential Household

Based on the Council Approved Budget, the average household will pay $2,600 in municipal taxes in 2026. Utility rates have also been factored into the below table to provide the net annual effect to the average household assuming an assessed value of $614,000 (average home in Airdrie).

	2025	2026	Change Year-Over-Year
Municipal Tax	$ 2,486	$ 2,600	$ 114
Municipal Utility Rates	1,827	1,828	1
Net Annual Effect			**$ 115**

Overall Effect on the Average Business

The budgeted additional revenue has the following estimated impact to business taxes:

	2025	2026	Change Year-Over-Year
$600,000 assessed business	$ 5,104	$ 5,339	$ 235
$850,000 assessed business	7,231	7,564	333
$1,500,000 assessed business	12,761	13,348	587



Council Focus Areas

At the start of their 2023 – 2026 term, the previous Council established Focus Areas to guide decision-making and help Airdrie grow as a well-planned, welcoming, safe, and healthy community with its own identity. These priorities direct Administration's efforts, inform resource allocation, and communicate Council's goals to the community. The 2026 budget includes the resources needed to advance these priorities.

A new Council was elected in October 2025 and approved the 2026 budget on December 9 after four days of deliberations. During this transition, the incoming Council inherited the final year of the previous Council's focus areas. This approach ensures continuity in City planning while allowing the new Council to support current priorities and begin shaping their own Focus Areas for the 2027 – 2030 term.

Advocacy

A focus on advocacy means that residents will be able to see the actions that Council and Administration are taking to advocate for Airdrie on a variety of issues and the results that follow. Healthcare infrastructure and mental health supports are of high importance under advocacy.



Key objectives:

- Airdrie has effective partnerships with other levels of government to address the issues affecting quality of life for our residents and businesses
- Citizens understand what services the City provides and how they can advocate for services provided by other levels of government
- Citizens will be able to see what actions Council and Administration are taking to advocate for Airdrie on a variety of issues

Caring Community



A focus on caring community is one where all residents feel a sense of belonging in Airdrie. This focus will ensure there is support and care for residents who experience social vulnerability to enhance social well-being and access to resources here in Airdrie so people can stay in our community.

Key objectives:

- All residents feel a sense of belonging in our community
- Advocate for enhanced social well-being
- Create an environment where all residents can access housing based on their income and accessibility needs
- All residents can access opportunities and participate in activities
- Stronger community connections with all multinational residents and cultures, including Indigenous connections

Economic Prosperity

A focus on economic prosperity will allow us to shift the tax base away from reliance on residential taxation. This will also help keep jobs in the community and foster a place where residents can work, live and play right here in Airdrie, supporting residents' needs both financially and socially.



Key objectives:

- Improve the non-residential to residential assessment ratio
- Create opportunities for owners to revitalize Downtown
- Attract, retain and grow business
- Grow Airdrie's visitor economy
- Investment Readiness



Environmental Protection

A focus on environmental protection will ensure that through necessary infrastructure, water conservation measures, alternative energy solutions and energy-efficient transportation options we reduce harmful environmental impacts in our City.

Key objectives:

- Implement sustainable environmental practices
- Explore infrastructure opportunities that support the transition of the City's operations towards increased use of renewable energy

Informed and Engaged Community

A focus on an informed and engaged community will ensure a wide scope of representation from residents with varying interests, backgrounds and demographics are represented in the City's citizen engagement processes. In addition to this, residents will have access to valuable information to get involved in and be informed of City activities and projects.



Key objectives:

- Increased public participation in engagement opportunities
- Community stakeholders feel heard and that their input has been considered in decision-making
- Citizens will have access to information about civic events, service updates, City advocacy efforts and opportunities to get involved





Leisure, Recreation and Culture

A focus on leisure, recreation and culture will meet the demands of Airdrie's growing population with four-season opportunities for recreation and social connection through events and arts & culture, all of which are highly valued by our community and enhance residents' quality of life.

Key objectives:

- 4-season opportunities for recreation and social connection
- Community facilities and amenities meet the needs as Airdrie grows

Transportation

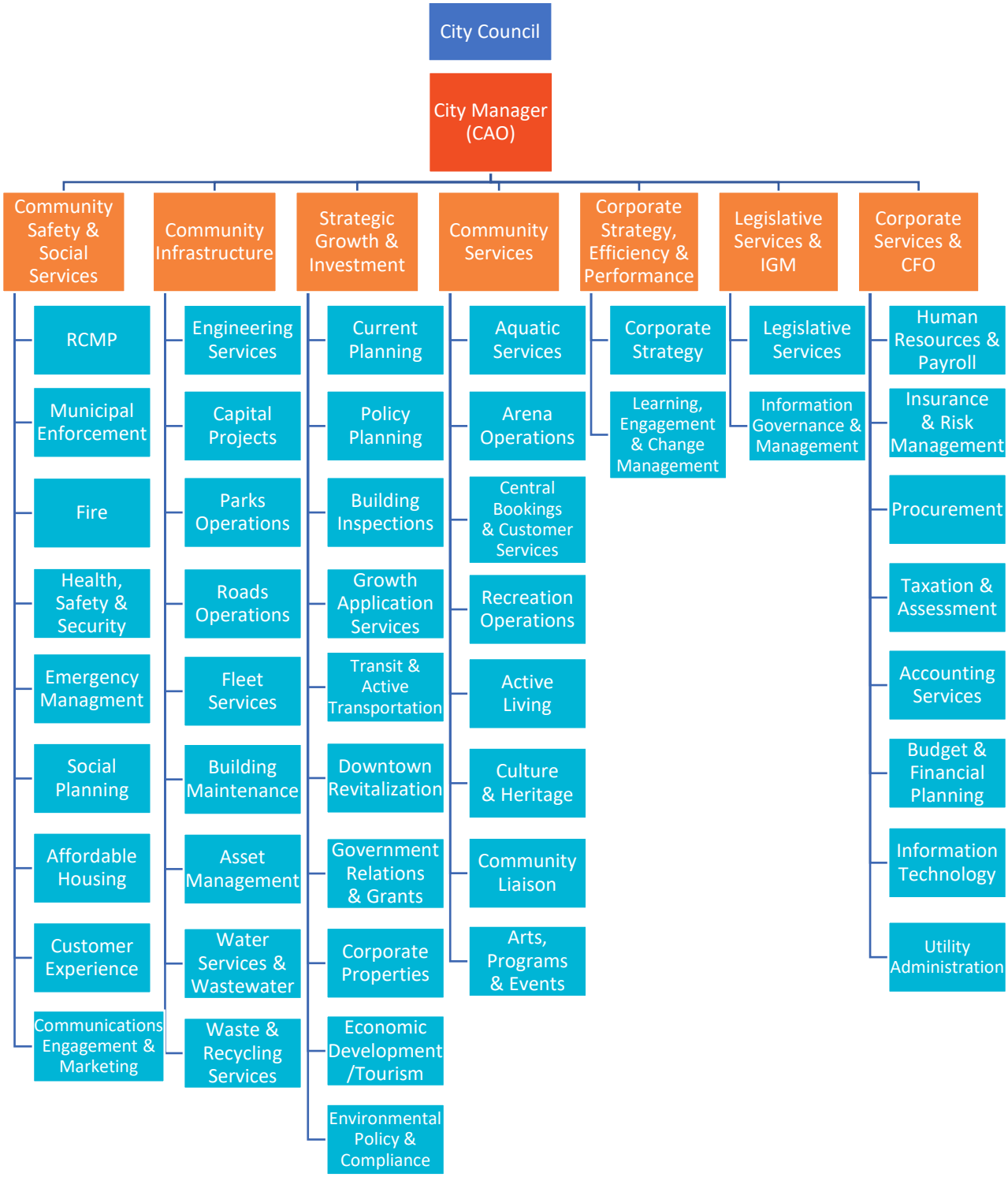
A focus on transportation will meet our residents' desire to move around Airdrie safely in a variety of ways. By removing barriers in transportation, more businesses will be enabled to set up in Airdrie; this will generate more non-residential taxes and revenue for municipal services to our community.



Key objectives:

- Enhance mobility and economic growth through improved transportation infrastructure

Organizational Structure



Engagement Results

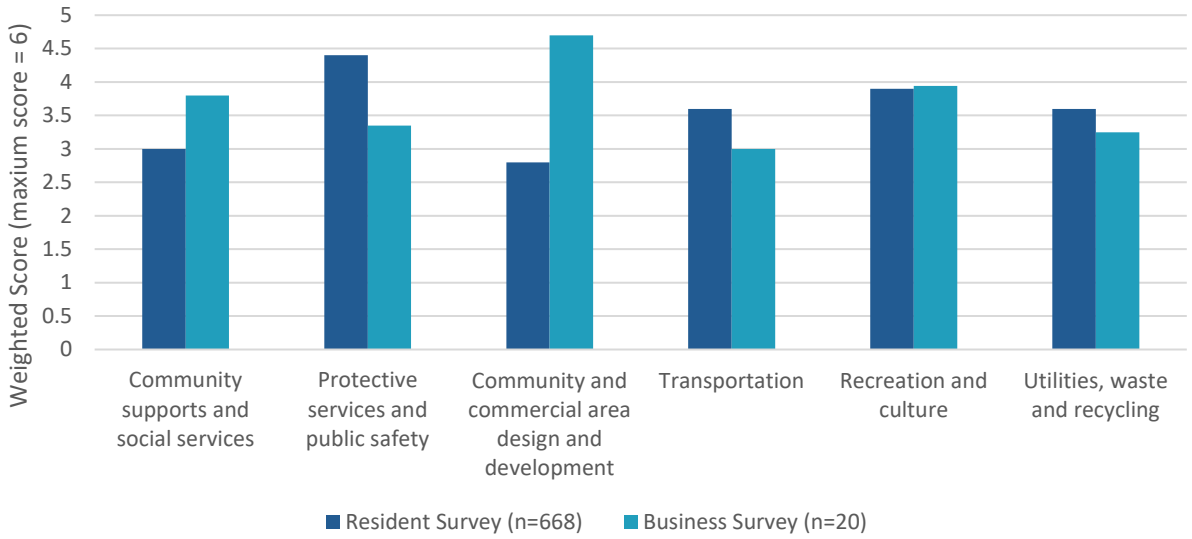
2026 Budget Survey

In the Spring of 2025, the City sought input from Airdrie residents and businesses to identify their priorities for the coming year. An information booth was provided at the Airdrie Home and Lifestyle Show on April 12-13, 2025. In addition, feedback was collected online through Involve Airdrie from April 12 to May 11.

Responses gathered via the online platform provide Council with critical insights into which areas residents and businesses deem most important for the upcoming year. This information reflects community viewpoints regarding municipal services and served as one component among many that Council considered when finalizing the 2026 budget. Here's what we heard:

Results: Municipal Service Areas

Residents and businesses were invited to rank municipal service areas according to their perceived importance for Council's focus during the 2026 budget cycle. The online survey received responses from approximately 668 residents and 20 businesses.



Resident respondents identified protective services and public safety as the highest priority, followed by recreation and culture, transportation, utilities, community supports and social services, and community and commercial area design and development. Notably, business participants placed significant emphasis on commercial area design and development.

Within protective services and public safety, respondents highlighted concerns regarding escalating theft and disorderly behaviour, expressed interest in expanded outreach and educational initiatives for Airdrie youth, and voiced support for enhanced Bylaw enforcement related to pathway use and loud vehicles.

Feedback emphasized the need for infrastructure and amenities, including roads, utilities, community facilities (such as recreation, arts, and culture), and green spaces that can keep pace with population growth. Respondents also specifically called for more recreational amenities, ongoing maintenance of natural areas, expanded tree planting, strategies to reduce traffic congestion, and enhancements to transit services.

Your Feedback in Action

Resident and business feedback played an important role in shaping the 2026 budget. In response to the priorities identified through the budget survey, Council approved targeted investments that align with what we heard from the community.

Strengthening Public Safety and Protective Services

To address residents' top priority of public safety, Council approved several investments to enhance emergency response, policing, and enforcement capacity:

- **Fire Services:** Council approved the addition of 25 Fire positions to staff the new Highland Park Fire Station. These positions are required to meet service standards, maintain emergency response capacity, and ensure timely response as Airdrie continues to grow.
- **RCMP Services:** To support crime prevention and community safety, Council approved four additional RCMP officers. These resources will increase visible patrols, support proactive policing efforts, and help ensure investigations remain timely, responding directly to concerns related to theft and disorderly behaviour.
- **Bylaw and Community Safety:** Council approved the addition of a Youth Engagement Officer and a Traffic Officer.
    - The Youth Engagement Officer will focus on proactive outreach and education to strengthen relationships with young residents and promote positive engagement.
    - The Traffic Officer will address growing traffic enforcement needs, improving road safety and compliance, including concerns related to loud vehicles and pathway use.

Improving Transportation and Mobility

Feedback highlighted the importance of reducing congestion and improving transit options. In response, Council approved continued investment in public transit:

- **Transit Service Enhancements:** Council approved maintaining 2026 service levels in alignment with the 2025 Transit Pilot Program, including:
    - 4,260 additional service hours to restore local fixed routes to pre-pandemic levels
    - 550 additional service hours for Route 900, including an earlier weekday morning trip to better serve commuters traveling to northeast Calgary
- **Traffic Safety and Calming:** Council approved a one-time $90,000 investment to retain a traffic safety consultant to develop a Traffic Calming Policy. This policy will establish clear, consistent guidelines for improving road safety and will be guided by Vision Zero principles, which focus on reducing collisions, injuries, and fatalities.

Enhancing Parks, Green Spaces, and Community Amenities

Residents emphasized the need for green spaces and amenities that keep pace with growth. In response, Council approved $308,000 to plant approximately 300 additional trees across residential neighbourhoods in 2026. This initiative is fully funded through the Growing Canada's Community Canopies Grant and does not impact property taxes.

Investing in Infrastructure to Support Growth

To support population growth and long-term service delivery, Council approved a $215.9MM capital budget for 2026. This funding addresses both infrastructure renewal and growth-related needs, including major projects such as the construction of a Wastewater Force Main to Calgary, development of the South Regional Lift Station, and 24th Street improvements from Cobblestone Gate to Southwinds Drive.

Budget Assumptions and Trends

Before discussing specifics of the 2026 Council Approved Budget, it is essential to understand the key assumptions that informed its development.

Economy

The economic outlook is created to support financial planning and budgeting. By closely tracking trends and changes within the economic region, decision-makers gain a clearer understanding of the opportunities and challenges that may affect our community. This information helps anticipate how various decisions, informed by key economic indicators, could impact Airdrie's future.

Calgary Economic Region (CER)

(Ref: Spring 2025 Calgary and Region Economic Outlook 2025-2030)

As is common among mid-sized municipalities, the City of Airdrie references economic publications from the City of Calgary to inform planning assumptions specific to Alberta and the Calgary region. These sources provide key indicators including the following inflation rates, which have been incorporated into the development of the 2026 budget:

Operating

Forecast	2025	2026	2027	2028
Inflation Rate – CPI (%)	3.0%	2.1%	1.9%	1.9%

Capital

Forecast	2025	2026	2027	2028
Non-residential CPI (construction, buildings, roads)	2.0%	0.7%	0.4%	6.3%
CPI (vehicles, information technology, machinery)	3.0%	2.1%	1.9%	1.9%

Inflation is expected to moderate in this budget cycle, decelerating from 3.0% in 2025 to 2.1% in 2026 and 1.9% in 2027, bringing it below the Bank of Canada's 2% inflation target. This easing could lead to lower interest rates and increased investments opportunities for businesses.

Last year, the CER experienced a notable 6% population increase, the highest in Canada. While this growth has helped alleviate labour shortages in certain sectors, such as construction, unemployment remains elevated, indicating ongoing economic challenges. Overall, job creation has not kept pace with population growth, resulting in continued pressure on the local labour market.

Population

Airdrie has experienced extraordinary growth, increasing by 46% over the past decade to 90,044 residents in the 2025 census. This growth solidifies Airdrie's status as both the fifth largest city and one of the fastest growing municipalities in Alberta.

Population growth is expected to remain strong, averaging 4.6% annually from 2026 to 2035. The 2026 Budget reflects the following population estimates from the Growth Projection Committee:

- 2026: 94,070
- 2027: 98,490
- 2028: 102,780

Growth

Development activity is projected to average 112 hectares annually from 2026 to 2028, with total land absorption expected to reach 770 hectares over the full ten-year capital planning horizon.

These projections are a key input in estimating revenue for both the Planning and Development and Engineering departments. They also inform anticipated offsite levy contributions from developers, which help fund the construction of future infrastructure required to support growth.

Property Assessment

Over the past three years, Airdrie has experienced substantial increases in the real estate market, primarily driven by heightened demand for housing and a limited supply of available properties. Alberta has also seen elevated levels of interprovincial migration, further contributing to the demand for housing in our community.

These market conditions are reflected in the 2025 assessed values across both residential and non-residential properties. In response to real estate pressures, development activity in Airdrie surged. However, recent indicators suggest that this trend is beginning to level off, pointing to a more stable market ahead.

User Fees

On March 4, 2025, Council approved an amendment to the User Fees and Charges Policy P-COM-65-C. This policy requires user fees and charges to be presented to Council during budget development, providing Council with early certainty on user-fee revenues in advance of deliberations on the 2026 tax adjustment.

Under the amended policy, a comprehensive review of all fees is conducted in year one of the budget cycle. In years two through four, a CPI adjustment is applied to user fees and charges that are not tied to cost recovery. As 2026 is year four of the current budget cycle, a CPI factor of 1.7% was applied to the user fee rates. These adjusted rates are reflected in the User Fees and Charges Bylaw, B-12/2025.

The 1.7% CPI applied to user fees reflects the Fall 2024 economic forecast, which was the latest data available when user fees were approved. Updated forecasts released in Spring 2025 indicate CPI of 2.1%, which is reflected elsewhere in the 2026 budget.

Grants

Operating

The funding from the Province of Alberta for Family and Community Support Services (FCSS) is projected to remain consistent with 2025 levels at $1.6MM. The 2026 Policing Grant budget reflects a modest increase in funding from $1.32MM to $1.38MM, primarily driven by population growth.

Introduced in 2024 to replace the Municipal Sustainability Initiative (MSI), the Local Government Fiscal Framework (LGFF) program maintains operating allocations at levels consistent with MSI. The 2026 Budget assumes an LGFF operating allocation of $979,000.

Capital

There are two primary grant sources used for capital funding. The following describes each program and indicates other grant assumptions made when developing the 2026 Budget.

Canada Community-Building Fund (CCBF)	All municipalities in Alberta are eligible to receive funding through the CCBF. A ten-year agreement between the federal and provincial governments was signed in July 2024, covering funding allocations from 2025 to 2034. The CCBF is distributed based on the most recent population data published by Alberta Municipal Affairs. Funding is estimated at $5.2MM for 2026, consistent with the 2025 allocation.
Local Government Fiscal Framework (LGFF)	The LGFF, introduced in 2024 to replace the MSI, establishes a long-term approach to infrastructure funding for all Alberta municipalities. The 2026 allocation has been confirmed at $9.4MM, representing a $100K increase over 2025. As future allocations beyond 2026 have not yet been announced, the capital plan assumes a consistent annual LGFF funding level of $9.4MM from 2027 through 2035 for planning purposes.

Housing Accelerator Fund

The Housing Accelerator Fund (HAF), launched in 2024, aims to support municipalities in developing climate-resilient, affordable, inclusive, equitable, and diverse communities. Under this program, the City of Airdrie has been allocated a total of $24.8MM, with $12.4MM received to date.

The remaining two installments are contingent upon the City achieving specific housing targets and implementing policy actions outlined in Airdrie's HAF Action Plan.

The table below summarizes the HAF allocation and disbursement status:

HAF Receipts and Allocations	Amount
2024 Receipt	$ 6,209,750
2025 Receipt	6,209,750
2024 Spent – Operating	(1,009,893)
2025 Approved Operating	(2,175,426)
2024-2025 Allocation to Capital – Inspire*	(15,000,000)
2026 Approved Operating Budget	(2,062,423)
2026 Expected Receipt of Funds**	6,209,750
Shortfall	**$ (1,618,592)**

*In 2024, Council approved the allocation of $15MM in HAF funding toward the construction of the Inspire project. As this allocation exceeds the amount of HAF funds received to date, future installments are required to fully fund the approved amount. At the time of the decision, the Inspire capital project was well underway, and has since been completed, aligning with HAF spending deadlines.

**The remaining third and fourth HAF payments of $6.2MM each, expected in 2026 and 2027, are not guaranteed. Disbursement is contingent upon meeting all conditions set out by CMHC within specified timelines. While the City is currently on track to meet the requirements for the third payment, there is some uncertainty around the fourth installment due to several factors that could influence timing and eligibility. Administration continues to monitor these requirements closely and will provide updates as more information becomes available.

Salaries and Wages

The City employs both unionized and non-unionized staff, with salary increases for unionized employees determined by collective agreements and projected future adjustments. To account for typical staff turnover, leaves and vacancies, a vacancy adjustment is applied to overall personnel costs. Based on historical trends, the vacancy rate has been set at 4.0% for the 2026 budget.

Cost-of-living adjustments to non-unionized salaries and wages have been applied as follows:

- 2026: 2.8%
- 2027: 2.5%
- 2028: 2.5%

These adjustments ensure compensation remains competitive and aligned with inflationary pressures while maintaining fiscal responsibility.

Benefits

The Local Authorities Pension Plan (LAPP) employer contributions will decrease from 8.45% to 7.52% on earnings up to the Yearly Maximum Pensionable Earnings (YMPE) and from 11.65% to 10.32% on earnings exceeding the YMPE.

Effective 2026, the APEX pension plan will adopt split employer contribution rates, aligning with the structure used by LAPP. Contributions will be 3.40% on pensionable earnings up to the YMPE and 2.38% on earnings above the YMPE, up to the APEX salary cap. This replaces the flat rate of 2.96% applied in 2025.

In 2024, the Canada Pension Plan (CPP) introduced a second earnings ceiling for higher-income earners. The first and second ceiling rates for 2026 remain unchanged from 2025, at 5.95% and 4.00%, respectively.

Employment Insurance (EI) contributions are expected to remain stable at $2.30 per $100 of insurable earnings.

For Alberta Blue Cross, the first six months of 2026 benefit rates are known. An estimated 5.00% increase has been applied to Extended Health Care and Dental benefits for the second half of the year.

Other benefit costs are expected to increase minimally, based on current trends and available information.

Electricity and Natural Gas

The City has entered into long-term agreements for the supply of natural gas and electricity to act as a safeguard from large fluctuations in energy prices. The natural gas contract extends to October 31, 2027, while the current electricity agreement extends to 2028. The natural gas and electricity costs have been adjusted to remove the impacts of carbon tax, and annual increases in distribution fees from ATCO Gas and Fortis Alberta.

Water and Sewer Purchase Costs

Water and Sewer costs are budgeted in the Utility Fund under Purchases from Other Governments and reflect amounts agreed to in the Master-Servicing Agreement with the City of Calgary.



Reserves

Under Alberta's Municipal Government Act, one of the key responsibilities of a municipality is to provide services, facilities and infrastructure that Council determines are necessary or beneficial for the community. To fulfill this responsibility, the City of Airdrie must plan, build, operate, and maintain a wide range of infrastructure, from roads and recreation centers to water systems and public buildings.

Paying for these essential projects requires careful financial planning. The City can either borrow funds (take on debt) or save a portion of its revenue over time to cover the costs. Both approaches have benefits and trade-offs.

The strategic use of debt allows the City to build important infrastructure sooner, especially assets that will serve residents for many years. By spreading payments over time, we reduce the immediate financial impact on taxpayers. However, we also recognize that high debt levels can limit future flexibility and increase financial risk. That's why the City works to maintain a healthy balance, using debt when it makes sense, but not relying on it excessively.

To support this balance, the City sets aside a small portion of revenues over multiple years for future infrastructure needs. This is what we call “contributions to reserves”. These reserves help us:

- Reduce reliance on borrowing and avoid interest costs
- Stay within provincially mandated debt limits
- Replace and upgrade aging infrastructure
- Respond to unexpected events or emergencies
- Support long-term financial sustainability

Maintaining strong reserve balances ensures that Airdrie can continue to grow responsibly, deliver high quality services, and protect taxpayers from sudden financial pressures. It’s part of our commitment to building a resilient, well-managed City both today and for future generations.

Reserves are classified into one of the following four types:

Operating Reserves

Operating reserves are an essential part of the City’s financial strategy. These funds are set aside to support one-time operating costs and to help stabilize the budget during unexpected economic challenges. In simple terms, they act as a “rainy-day fund”, providing flexibility and security when the City faces unforeseen events or emergencies.

These reserves play a critical role in:

- Maintaining stable tax rates, even during economic downturns
- Funding one-time initiatives that benefit the community
- Managing future liabilities and financial risks
- Supporting long-term financial sustainability

Operating reserves are used alongside the City’s annual Operating Budget to supplement activities that are typically funded through general revenues.

The following table shows the Operating Reserves Balances over the next five years:

Operating Reserves	2026	2027	2028	2029	2030
Affordable Housing	1,610,000	1,610,000	1,610,000	1,610,000	1,610,000
General Operating	28,706,000	30,139,000	31,572,000	33,005,000	34,438,000
Cemetery	209,000	73,000	87,000	5,000	19,000
Tax Stabilization	28,963,000	23,393,000	14,160,000	6,771,000	955,000
Downtown Revitalization	1,784,000	1,784,000	1,784,000	1,784,000	1,784,000
Total	**61,272,000**	**56,999,000**	**49,213,000**	**43,175,000**	**38,806,000**

Capital Reserves

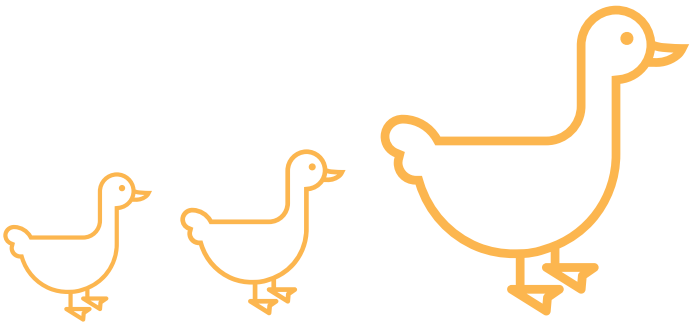
Capital reserves are funds set aside by the City to support infrastructure projects and the long-term care of public assets. These reserves are used to pay for capital expenses such as repairs, replacements, and upgrades to existing infrastructure, ensuring that the services residents rely on every day remain safe, reliable and efficient.

With an asset base valued at approximately $1.4 billion, the City uses capital reserves to fund the lifecycling of roads, buildings, parks, utilities, and other essential infrastructure. This proactive approach helps extend the life of assets, reduce emergency repair costs and avoid sudden tax increases.

By planning ahead and saving gradually, capital reserves allow the City to maintain and improve public infrastructure, reduce reliance on borrowing and interest costs, support long-term capital planning, and ensure consistent service delivery for residents.

The following table shows the Capital Reserves Balances over the next five years:

Capital Reserves	2026	2027	2028	2029	2030
Parks	880,000	303,000	790,000	1,166,000	1,581,000
Fleet	2,016,000	496,000	915,000	1,924,000	3,737,000
Information Technology	230,000	515,000	635,000	1,204,000	1,814,000
General Capital	6,870,000	4,122,000	7,738,000	13,690,000	22,258,000
Roads	3,090,000	1,266,000	1,158,000	2,240,000	5,000,000
Transit	448,000	378,000	1,605,000	1,003,000	2,378,000
General Recreation	2,001,000	(220,000)	744,000	1,347,000	326,000
Building	2,681,000	1,871,000	881,000	2,508,000	2,095,000
Internally Restricted Capital	**18,216,000**	**8,731,000**	**14,466,000**	**25,082,000**	**39,189,000**
Cash in Lieu	2,182,000	2,182,000	2,182,000	2,182,000	2,182,000
High School Land Assembly	1,451,000	1,451,000	1,451,000	1,451,000	1,451,000
Community Revitalization Levy	600,000	250,000	(748,000)	(967,000)	(1,107,000)
Genesis Place	2,353,000	1,719,000	1,084,000	450,000	43,000
Externally Restricted Capital	**6,586,000**	**5,602,000**	**3,969,000**	**3,116,000**	**2,569,000**
Total Capital Reserves	**24,802,000**	**14,333,000**	**18,435,000**	**28,198,000**	**41,758,000**



Did you know?

Ducks and ducklings are the most commonly helped animals crossing roads in Airdrie.

Offsite Levied Reserves

Offsite levied reserves are a special category of funds that are entirely developer funded. These reserves are created from levies collected when new developments are approved and built in Airdrie. The purpose of these reserves is to ensure that growth pays for growth, meaning the costs of new infrastructure needed to support development are not placed on existing taxpayers.

These reserves are:

- Restricted in use and tied to specific projects that support new development
- Interest-bearing, helping to grow the funds over time
- Segregated from other reserves to ensure transparency and accountability

Offsite levied reserves help fund the construction of new roads, utilities and other infrastructure required to support a growing community. By using these funds strategically, the City ensures that development is financially sustainable, and that new growth contributes to the infrastructure it depends on.

The following table shows the Offsite Levied Reserves Balances over the next five years:

Offsite Levied Reserves	2026	2027	2028	2029	2030
Enhanced Landscaping	3,525,000	3,536,000	3,625,000	3,633,000	3,724,000
Land Offsite	552,000	565,000	579,000	594,000	609,000
Roads Offsite	50,577,000	63,651,000	73,605,000	82,236,000	84,326,000
Sewer Offsite	-138,000	12,692,000	28,238,000	41,711,000	44,755,000
Water Offsite	2,039,000	7,216,000	11,475,000	15,261,000	15,001,000
Storm Offsite	466,000	943,000	1,432,000	1,934,000	2,518,000
Community Facilities Offsite	8,320,000	15,805,000	22,432,000	28,181,000	28,454,000
Total Offsite Levied Reserves	**68,974,000**	**108,041,000**	**145,019,000**	**177,183,000**	**183,020,000**

Utility Reserves

Utility reserves are dedicated funds that support the City's water, sewer and waste management systems. These reserves help ensure that essential services remain reliable, efficient and affordable for residents.

They are used to:

- Repair, replace and upgrade water and sewer systems
- Support capital and operating projects in waste management
- Mitigate financial risk from unforeseen events or emergencies
- Stabilize the utility budget and reduce the impact of unexpected costs
- Minimize rate volatility, helping to keep utility rates predictable for residents

The following table shows the Utility Reserves Balances over the next five years:

Utility Reserves	2026	2027	2028	2029	2030
Utility Stabilization	3,295,000	3,295,000	3,295,000	3,295,000	3,295,000
Utility General	2,642,000	1,242,000	1,242,000	1,242,000	1,242,000
Waste Management	2,269,000	2,386,000	2,699,000	3,599,000	2,360,000
General Water	7,812,000	8,261,000	7,896,000	9,618,000	12,216,000
Sewer	15,441,000	20,051,000	24,482,000	31,698,000	39,937,000
Total Utility Reserves	**31,459,000**	**35,235,000**	**39,614,000**	**49,452,000**	**59,050,000**

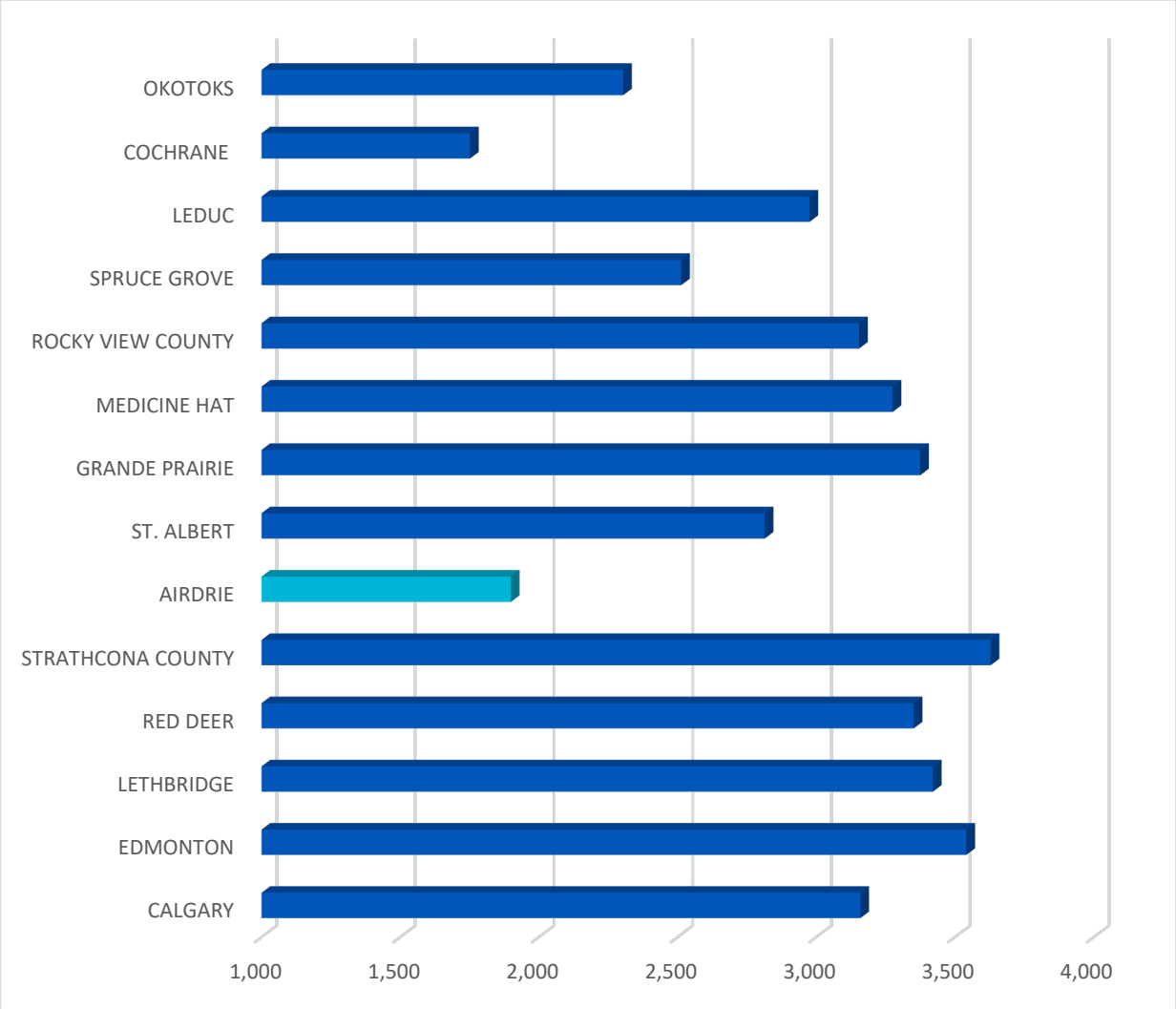


Municipal Comparisons

Total Per Capita Expenses (Not Including Utilities)

This chart shows the total per capita expenditures not including utilities. It is ranked by smallest to largest municipality with a population of over 30,000.

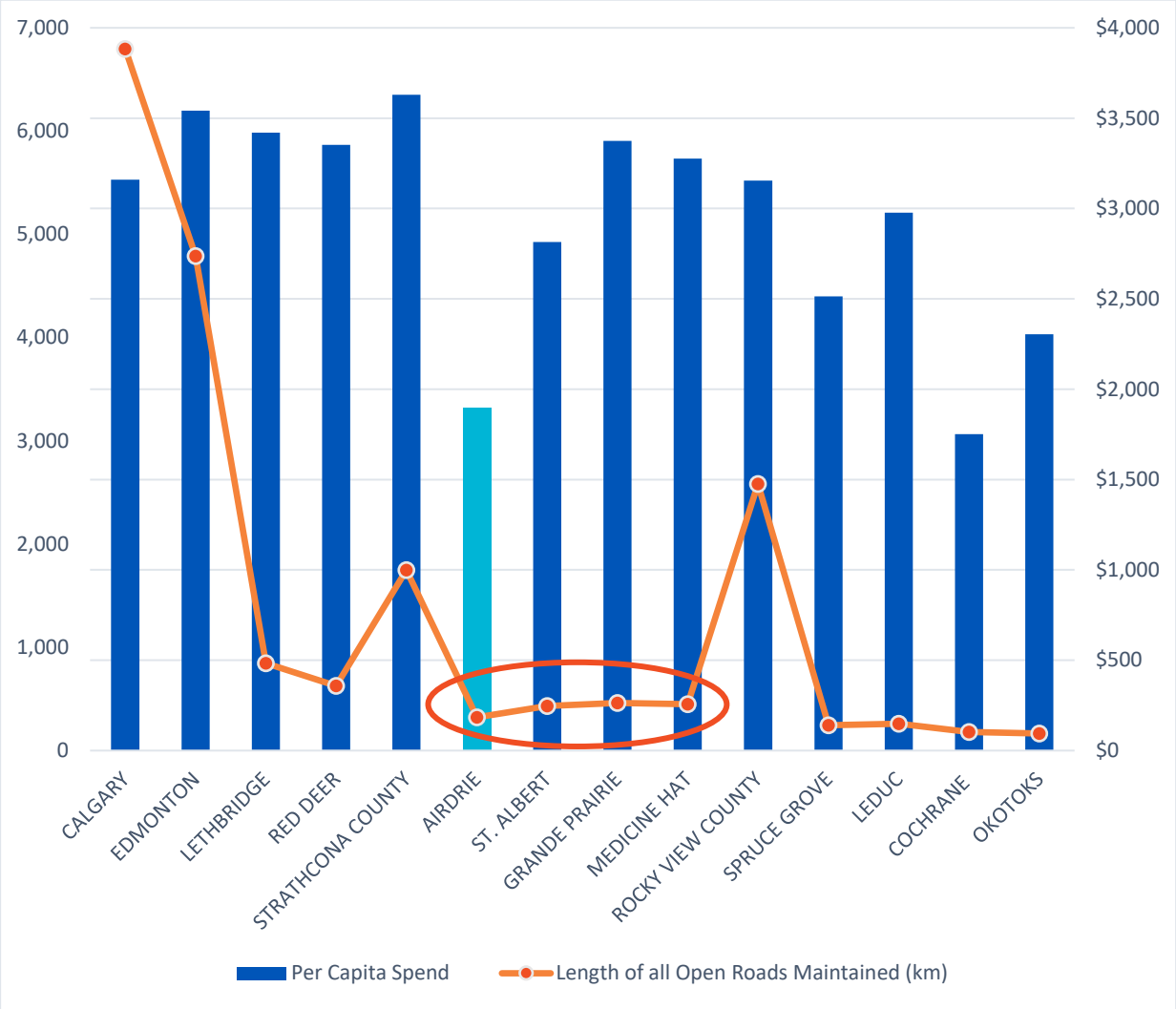
As seen below, Airdrie is spending 37% less per capita than the rest of the mid to large sized cities.



Per Capita Spend Compared to Length of Maintained Roads

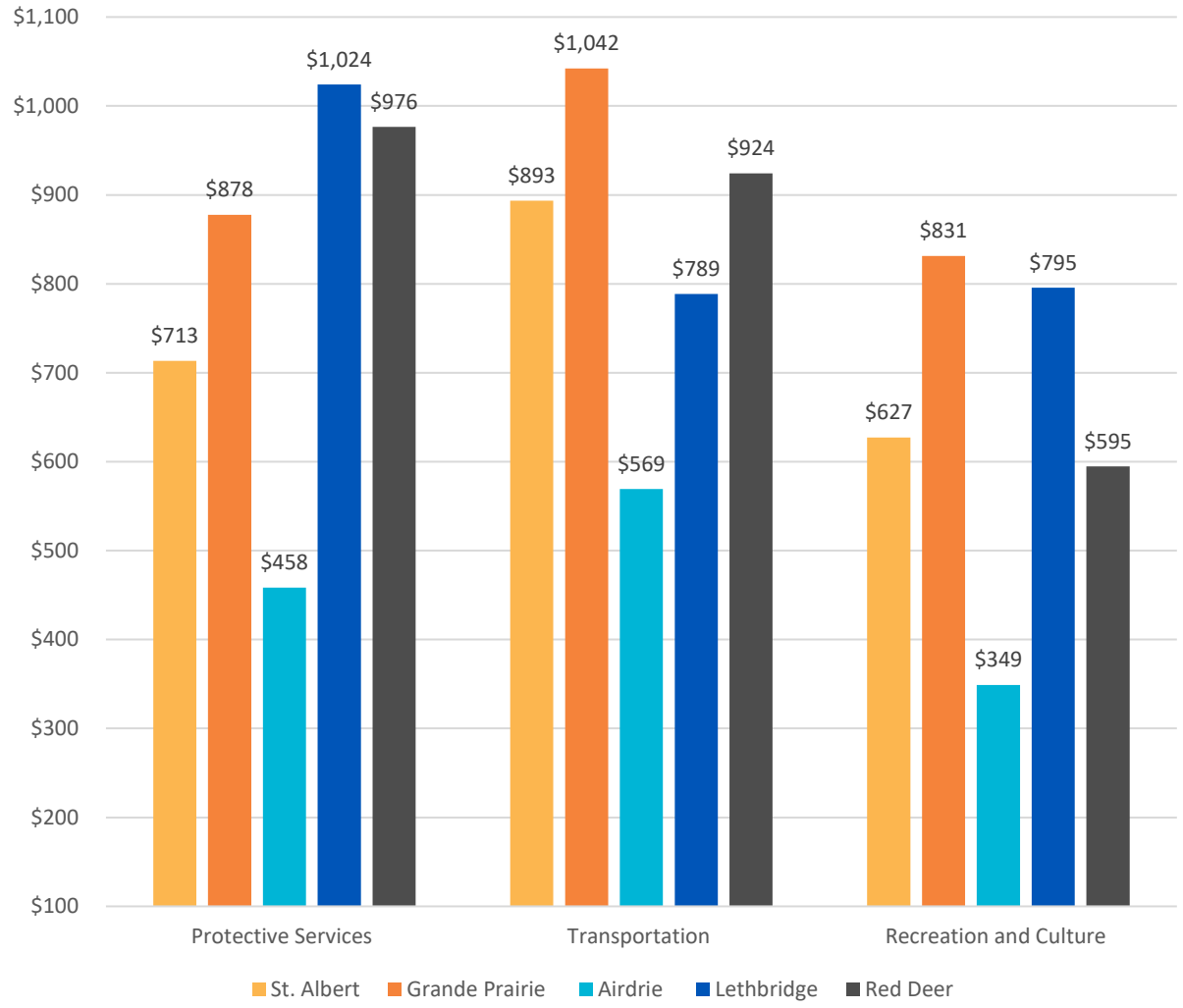
To put in perspective, and by layering in one asset type – the kilometers of roads maintained – a further comparison can be drawn.

While Airdrie's spending is lower than the Town of Okotoks (which has less than half the population at 30,405 residents), the number of roadways maintained is equivalent to St. Albert, Grande Prairie, and Medicine Hat.



Per Capita Spend Across Municipal Functions

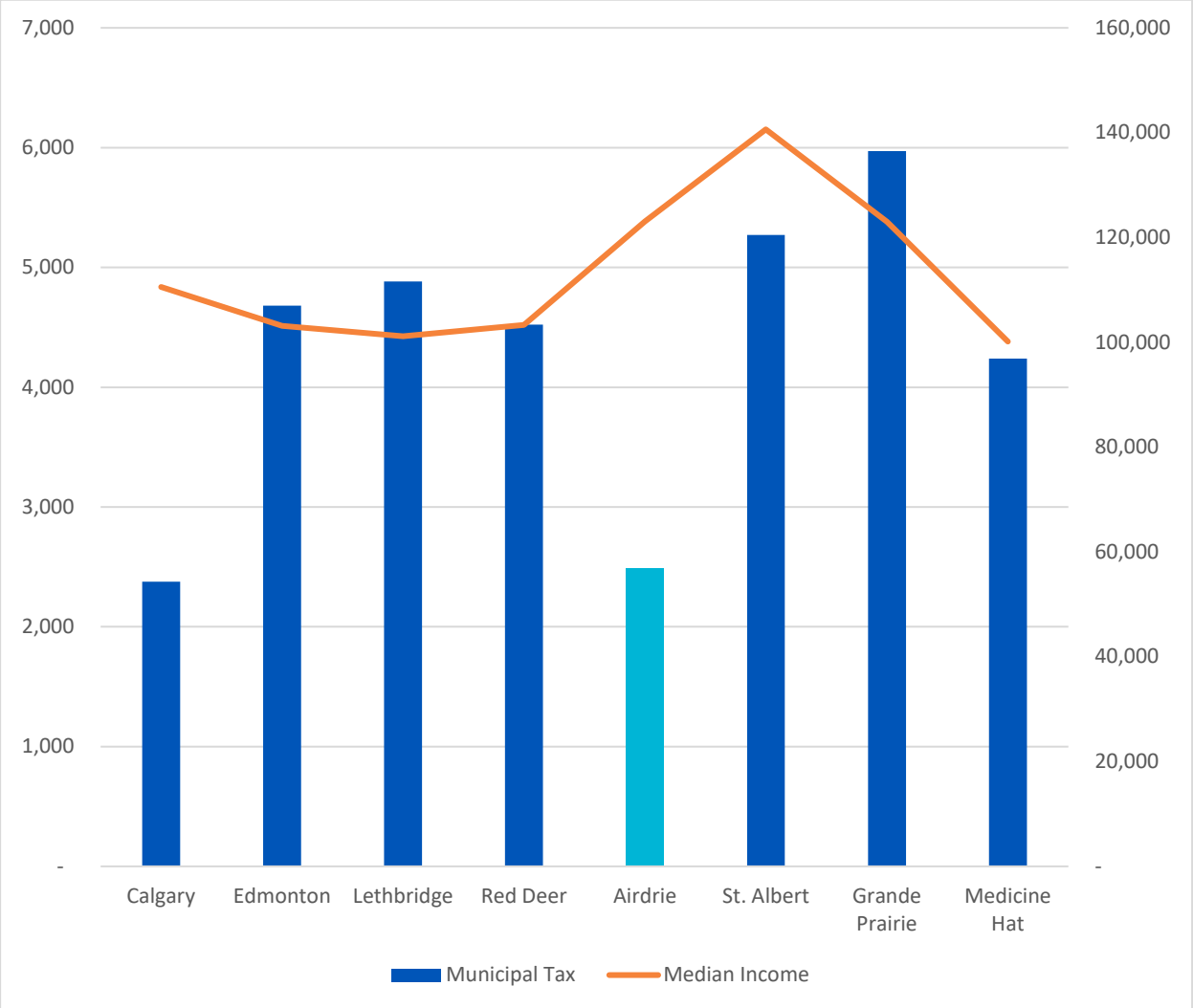
This chart shows spending for the City of Airdrie in comparison to other mid-sized cities broken out by three major functions (Protective Services, Transportation, and Recreation and Culture) based on 2024 Audited Financial Data.



Growth projections predict that Airdrie will reach a population of 100,000 by 2028. While it is important to recognize that services within each community are not provided at identical levels, one can safely assume that Airdrie will desire and need more services as offered within these other mid-sized cities as it continues to grow.

Residential Property Tax Comparison

This chart shows the average municipal tax per household paid in each municipality. The average household in Airdrie is currently paying 46% less in taxes than the average of the rest of these cities.



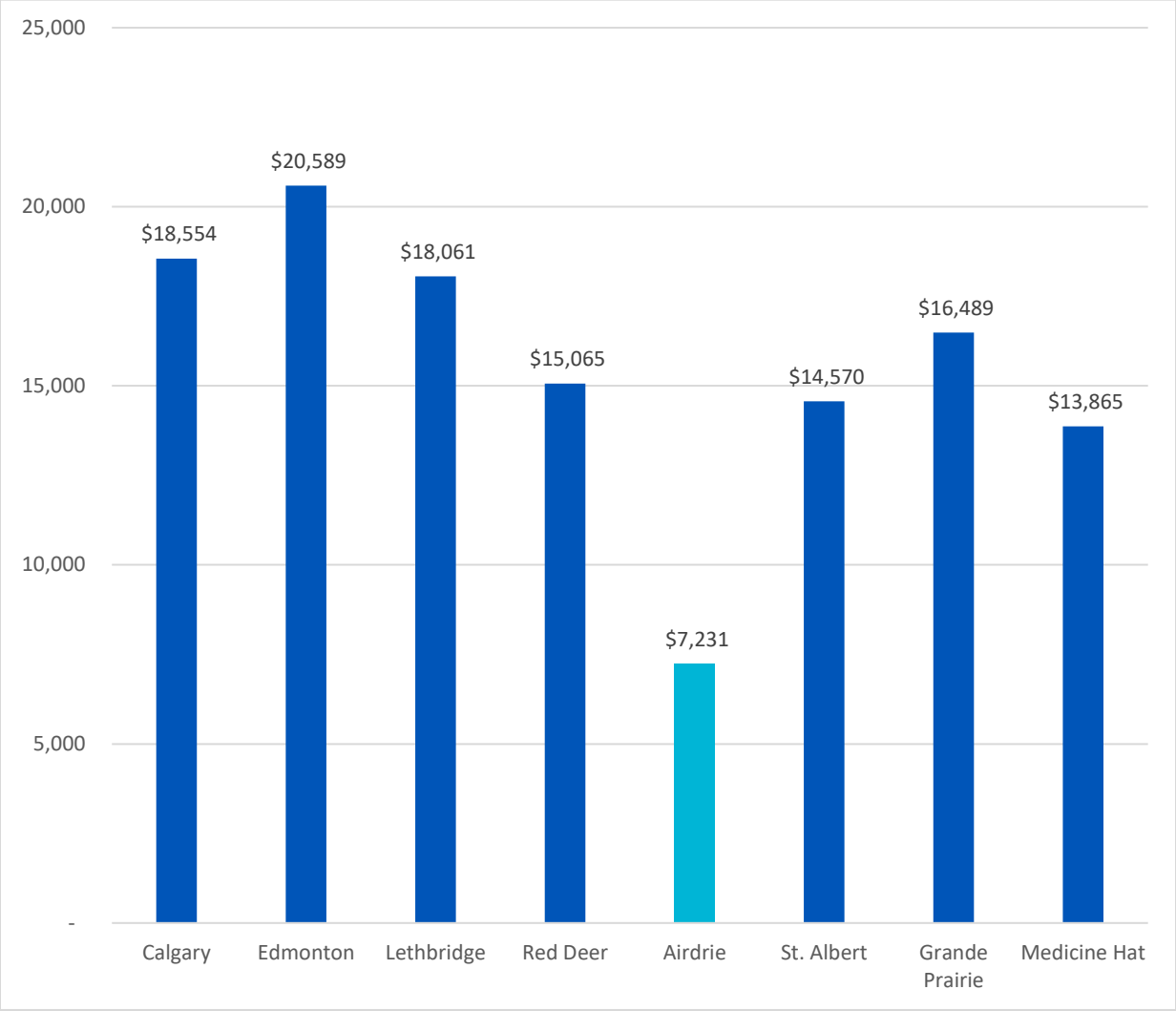
	Calgary	Edmonton	Lethbridge	Red Deer	Airdrie	St. Albert	Grande Prairie	Medicine Hat
Municipal Tax	$ 2,377	$ 4,682	$ 4,884	$ 4,522	$ 2,486	$ 5,270	$ 5,972	$ 4,240
Median Income	110,550	103,160	101,130	103,330	123,030	140,630	123,000	100,140

**Based on a home assessed at $614,000*

The line overlay in this chart shows the median household income by municipality as per Stats Canada most recent data (2022). Airdrie has the second highest income level behind St. Albert while paying the second lowest amount in property taxes, highlighting the significant tax advantage residents have living in Airdrie.

Non-Residential Property Tax Comparison

This chart displays the average municipal tax per business in each municipality, calculated based on an assessed value of $850,000. In 2025, a business in Airdrie paid $7,231 in municipal taxes, while a comparable business in Calgary paid over $18,500. With the exception of Medicine Hat (where businesses pay approximately 48% more), the municipal taxes in all other communities exceed twice the amount levied in Airdrie. This data illustrates the tax advantage of businesses operating in Airdrie relative to other communities.



1% Tax Rate Comparison

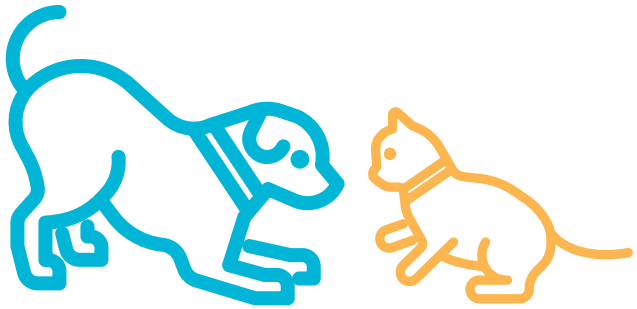
Based on 2025 rates, the below shows the impact of 1% in taxes across various municipalities, both for residential and non-residential properties.

	Airdrie	Calgary	Edmonton	Lethbridge	Red Deer	St. Albert	Grande Prairie	Medicine Hat
Residential 1% Tax	$ 25	$ 24	$ 47	$ 49	$ 42	$ 53	$ 60	$ 42
Non-Res 1% Tax	72	186	206	181	151	146	165	139
Total Raised at 1% Tax	**$ 97**	**$ 209**	**$ 253**	**$ 229**	**$ 193**	**$ 198**	**$ 225**	**$ 181**

While it may seem that a 1% tax increase would be the same across all municipalities, the actual amount paid by residents differs significantly depending on where they live. For example, in 2025, a resident in Airdrie paid $25 for each 1% in taxes. This same resident in Lethbridge paid $49 while one in Grande Prairie paid $60. This demonstrates that the value of a 1% tax adjustment is not equal for every community, and the revenue generated will vary based on each municipality.

This next table presents the revenue raised in similar-sized municipalities. This further demonstrates that 1% raised in tax revenue does not yield equivalent amounts across different municipalities. For example, 1% raised in Lethbridge or Red Deer will provide these cities with approximately twice as much revenue as the same percentage raised in Airdrie.

	2025 Municipal Tax Revenue	1% Tax Adjustment ($)
Airdrie	$ 90,152,000	$ 901,000
Red Deer	177,853,000	1,779,000
St. Albert	142,018,000	1,420,000
Grande Prairie	134,662,000	1,347,000
Lethbridge	194,145,000	1,941,000



Did you know?

Animal Services reunited over 85% of lost pets with their owners last year.

Budget at a Glance

The 2026 Council Approved Operating Budget is $299,164,000. This budget can be broken down into two categories: tax-supported operations and utility-supported operations.

	2025 Approved Budget	2026 Approved Budget	2027 Plan	2028 Plan
Tax-supported operations	$ 175,293,000	$ 241,380,000	$ 250,668,000	$ 269,616,000
Utility-supported operations	56,047,000	57,784,000	59,325,000	61,856,000
	$ 231,340,000	$ 299,164,000	$ 309,993,000	$ 331,472,000

Tax-Supported Operating Budget

The City of Airdrie collects property taxes to deliver the services that residents rely on every day, such as protective services and public safety, recreation and culture, community supports, social services, transportation and community development.

However, taxes are not the only source of revenue. In many cases, the City charges user fees for specific services, which helps offset the cost of delivering that service and reduces the burden on the overall tax base. Additional funding also comes from grants, franchise fees and contributions from the utility fund.

Thanks to these diversified revenues sources, property taxes fund about 41% of the City's $241MM tax-supported budget. This balanced approach helps the City maintain services while keeping taxes as affordable and predictable as possible.

Utility-Supported Operating Budget

Utility services such as water, sewer, stormwater and waste management are funded through a separate, self-sustaining utility fund. This fund operates on a cost recovery basis, meaning the revenues collected from utility rates are used to cover the full cost of delivering these services.

In addition to covering its own costs, the utility fund also contributes to the City's tax-supported operating budget an amount equal to 20% of utility expenditures. This helps support broader City services without increasing property taxes.

For 2026, the utility-supported portion of the total operating budget is $57.8MM.

Summary of Funds

To provide greater clarity, the remainder of this budget book presents the Tax-Supported Operating Budget and the Utility-Supported Operating Budget separately.

This distinction is important as it provides transparency into how the approved budget is funded. Separating tax-supported and utility supported budgets helps readers understand which services are supported by property taxes and which are supported by utility rates, reinforcing accountability and informed understanding.

Tax-Supported Operating Budget

Growth Plus Inflation: Why Airdrie's Budget Must Evolve with Its Population

Each year, Airdrie welcomes approximately 5,000 new residents, which is equivalent to adding a town the size of Carstairs annually. With this rapid growth comes increased demand for services, infrastructure and community support.

As our population grows, so does the complexity of our City:

- Road networks expand with more intersections, overpasses and transit routes to manage congestion.
- Water, sewer and stormwater systems become more complex to protect public health and the environment.
- Social supports, including affordable housing, emergency response and crime prevention, become more critical.
- Recreation and cultural facilities face growing pressure to meet community expectations.

Each year, the City acquires between $15MM to $30MM in new infrastructure through the development of new communities. This includes roads, lift stations, water and sewer lines, and while developers pay levies to build these assets, the City takes on the long-term responsibility to operate and maintain them.

This growth also increases demand on City services like:

- Customer service and inquiries
- Utility, taxation and assessment account management
- Building permits and business licenses
- Recreation programming
- Emergency services



It is simply not possible to grow the equivalent of the entire town of Carstairs every year and operate within the same budget. To manage this reality, the City has three main options:

Defer maintenance

While deferring maintenance may cost less in the short term, it leads to faster deterioration and higher repair costs. According to the National Infrastructure Report Card, every $1 not spent on road preservation today can lead to $6 – $10 in future rehabilitation costs. Simply put, saving taxpayers today will cost taxpayers more in the coming years. The City uses its Capital Investment Tax to proactively fund these needs and save taxpayers money over time.

Reduce service levels

Reducing service levels is a difficult choice. As Airdrie grows, so do expectations for service quality and availability. Like households, the City faces inflationary pressures, such as the rising costs for utilities, insurance, supplies and transportation. Cutting services to stay within budget risks falling short of community needs and legislative requirements.

Raise taxes

For growing municipalities, a common financial planning benchmark is to adjust tax revenues in line with population growth and inflation, helping ensure that service levels and infrastructure investment keep pace with community needs.

During deliberations, Council approved a tax adjustment that is approximately 2% below the growth plus inflation planning reference. This decision reflects Council's commitment to balancing affordability for residents and businesses with the need to maintain core services and continue investing in priority infrastructure. Council's direction emphasizes a disciplined, value-for-money approach, focusing resources on the areas of greatest community impact while continuing to plan responsibly for Airdrie's long-term growth.

Managing Growth, Infrastructure, and Affordability

When a city grows rapidly over time, the need for major infrastructure, such as roads, facilities and utilities, also grows. Funding these large-scale projects requires a balance between tax revenue and debt financing.

Think of it like buying a home. A household must decide how much they can afford to borrow and how much they need to save for a down payment. Similarly, the City must balance how much infrastructure can be responsibly financed through debt and how much needs to be funded through taxes.

Just as banks set borrowing limits for households, the Province sets a debt limit for municipalities. This cap ensures we borrow responsibly and stay within our financial means. From there, we assess affordability, considering interest rates and repayment obligations; just like a family would when evaluating mortgage payments.

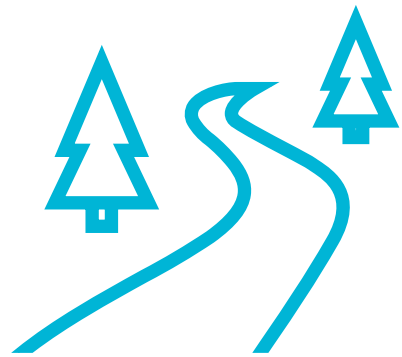
This process helps determine the level of tax-supported funding required to advance priority projects while maintaining fiscal responsibility. Council's budget decisions reflect this balance, supporting continued investment in infrastructure and services while remaining mindful of affordability for residents and businesses.

The 4.6% tax adjustment approved by Council can be broken down as follows:

- 1.2% to maintain current municipal services.
- 3.5% to support capital investments.

Capital investments include:

- Lifecycling existing assets (roads, buildings, bridges, water/sewer systems, vehicles, equipment).
- Funding for new infrastructure, such as the Highland Park Fire Station and SW Regional Recreation Centre.



City of Airdrie

Did you know?

The City boasts 716 km of roads – driving every lane would be like taking a road trip from Airdrie to Kelowna

2026-2028 Tax-Supported Operating Budget by Category

The budget process began with departments identifying $15.8MM needed to balance the 2026 Budget. Through review and refinement by the Executive Leadership Team, this amount was reduced by 62%, bringing the requirement to $5.9MM.

Administration then presented Council with a menu of options to support decision making. After four days of detailed budget deliberations, Council made several adjustments, including adding key community priorities such as additional funding for the Library and four new RCMP Officers, while still reducing the overall requirement to $4.2MM to balance the 2026 budget.

	2025 Approved Budget	2026 Approved Budget	2027 Plan	2028 Plan
REVENUE				
Net Property Taxes	$ 91,253,000	$ 99,145,000	$ 102,233,000	$ 105,334,000
Contribution from Utilities	11,498,000	11,500,000	12,124,000	12,569,000
Sales to Other Governments	350,000	135,000	1,033,000	185,000
Sales & User Charges	10,544,000	10,662,000	10,822,000	11,961,000
Other Revenues	36,283,000	39,930,000	40,575,000	41,495,000
Grants	7,487,000	6,928,000	5,626,000	4,551,000
Draws from Reserves	13,260,000	13,562,000	15,754,000	23,095,000
Developer Contributions	-	59,318,000	51,520,000	51,520,000
Internal Recoveries	170,000	200,000	200,000	200,000
Total Revenue	**$ 170,845,000**	**$ 241,380,000**	**$ 239,887,000**	**$ 250,910,000**
EXPENSES				
Salaries & Benefits	$ 76,650,000	$ 86,883,000	$ 92,143,000	$ 99,711,000
Contracted & General Services	30,643,000	28,672,000	27,904,000	28,532,000
Purchases from Other Governments	16,929,000	17,325,000	18,937,000	19,896,000
Materials, Goods, Supplies & Utilities	12,042,000	12,218,000	12,054,000	12,713,000
Added to Reserves	17,816,000	20,512,000	24,011,000	26,415,000
Developer Contributions Added to Reserves		59,318,000	51,520,000	51,520,000
Bank Charges & Short-Term Interest	604,000	657,000	675,000	739,000
Long-Term Debt	9,997,000	10,080,000	18,072,000	24,692,000
Internal Charges	170,000	200,000	200,000	200,000
Other Transactions	1,394,000	445,000	470,000	495,000
Grants to Groups & Other Organizations	4,600,000	5,070,000	4,682,000	4,703,000
Total Expenses	**$ 170,845,000**	**$ 241,380,000**	**$ 250,668,000**	**$ 269,616,000**
AMOUNT REQUIRED TO BALANCE THE BUDGET	**$ -**	**$ -**	**$ (10,781,000)**	**$ (18,706,000)**

2025 to 2026 Budget Comparison – Tax-Supported Operating Revenues

	2025 Approved Budget	2026 Approved Budget	Change Year-Over-Year
REVENUE			
Net Property Taxes	$ 91,253,000	$ 99,145,000	$ 7,892,000
Contribution from Utilities	11,498,000	11,500,000	2,000
Sales to Other Governments	350,000	135,000	(215,000)
Sales & User Charges	10,544,000	10,662,000	118,000
Other Revenues	36,283,000	39,930,000	3,650,000
Grants	7,487,000	6,928,000	(559,000)
Draws from Reserves	13,260,000	13,562,000	302,000
Developer Contributions	*	59,318,000	*
Internal Recoveries	170,000	200,000	30,000
TOTAL REVENUE	**$ 170,845,000**	**$ 241,380,000**	**$ 11,217,000**

**Developer contributions are included in the operating budget for the first time in 2026, with previous years recorded directly to reserves. These are excluded from year-over-year tax-supported changes because they are fully funded by developers, are offset by transfers to reserves, and have no impact on tax rates.*

Additional Revenues in 2026

The 2026 Tax-Supported Council Approved Operating Budget has an anticipated $11.2MM in additional revenue. The following highlights the major sources contributing to this increase:

Net Property Taxes ($7.9MM)

Council approved a tax adjustment of 4.6% for 2026, generating approximately $4.9MM in additional revenue. The City is also projected to receive $3.0MM in growth revenue, driven by new construction, improvements to existing properties, and the creation of new parcels through subdivision.

Sales to Other Governments (-$0.2MM)

With the Federal Census set for 2026, most municipalities are expected to rely on federal data rather than conducting their own municipal census. It is anticipated that only five to seven municipalities will utilize our service, compared to previous participation levels of up to 20, reducing revenues by $215,000.

Sales and User Charges ($0.1MM)

Sales and user charges are expected to rise by $118,000 in 2026. Key drivers to this change in revenue include:

- **Airdrie Mainstreet Square (AMSQ) dissolution:** AMSQ, a company owned by the City, was dissolved in Fall of 2025, with its assets subsequently transferred to the City. Prior to the dissolution, AMSQ paid the City to cover property management services provided for AMSQ properties. With the dissolution, these payments will no longer be made, resulting in decreased revenues of $208,000. Several key changes occurred with this dissolution across multiple revenue and expense categories. When all factors are considered, the overall financial impact is positive for the City.
- **AFA support:** Increased use of the AFA program means more residents are receiving subsidized access to eligible programs and services. While this supports affordability, it also reduces the revenue collected by approximately $218,000.
- **Higher participation and use of City services:** The City is anticipating revenue growth from Genesis Place following the pool closure in 2025, along with higher expected cash fares in Transit resulting from expanded service levels. Inspire program revenue is projected to increase as 2026 represents the first full year of operations following the facility's fall 2025 opening. Together, these factors are expected to generate approximately $541,000 in additional revenue.

In addition to these changes, Council approved a 1.7% CPI adjustment to user fees and charges in early 2025. This adjustment reflects inflationary cost pressures and helps ensure user fees continue to recover an appropriate portion of service costs, while remaining affordable for residents.

Other Revenue ($3.7MM)

Following the dissolution of AMSQ, the City has assumed direct ownership of the associated properties. Tenants now remit rent payments directly to the City, which is expected to result in an increase of $810,000 in lease revenue. An additional $56,000 in bank interest revenue is anticipated due to the City acquiring AMSQ's bank accounts. These increases are offset by a reduction of $900,000 in revenue, attributable to the conclusion of the AMSQ dividend because of the organization's dissolution.

During deliberations, Council increased the ATCO franchise fee to Alberta Utilities Commission maximum. This change resulted in additional revenues of approximately $500,000, with $1.0MM in additional incremental revenue expected based on updated consumption and revenue forecasts provided by both ATCO and Fortis.

Based on projected cash flows, the City is expecting an additional $761,000 in bank interest revenue, reflecting forecasted cash balances and prevailing interest rates applied to operating and reserve funds held in interest-bearing accounts.

Ron Ebbesen Arenas will be open for a full year in 2026 after a six-month closure for construction in 2025. This reopening is projected to boost revenue by $466,000, while increased utilization at Inspire and adjusted user fees at Genesis Place are forecasted to result in $230,000 in space and field rental revenue.

Due to growth, streetlight rebate revenue is expected to rise by $225,000. These funds are allocated to reserves for future capital projects and do not impact the tax rate.

Penalties for unpaid taxes are projected to increase by 5% in 2026, primarily due to ongoing growth in outstanding tax balances and broader economic conditions. Additionally, revenue generated from animal licenses, building permits, and various applications is expected to rise, reflecting population

growth and a trend toward larger average residential building sizes. Collectively, these factors are anticipated to contribute an additional $586,000 in revenue.

On the downside, changes to provincial legislation now prohibit Alberta Sheriffs from participating in the Safe Roads Program, leading to a further $140,000 decrease in revenue.

Conditional Grants (-$0.6MM)

Conditional grants include the Building Safer Communities Federal Grant, the Housing Accelerator Fund Grant, and the Clean Energy Improvement Program grant. These grants are offset by associated expenditures, and while they appear as reduced revenues, they have no impact on the bottom line.

Draws from Reserves ($0.3MM)

Prior year approval of capital projects, such as the Highland Park Fire Station and Inspire Facility, impact the tax base when the associated costs appear in the operating budget, such as ongoing staffing costs and debt payments. The City must allocate funds within its operating budget to cover these new, ongoing costs, which can put pressure on the tax base.

To help manage this transition and reduce the immediate burden on the budget, Council approved a draw of $3.6MM from the Tax Stabilization Reserve to phase in these operational costs. By using this reserve, the City can temporarily cover the increased costs associated with staffing and debt payments, rather than passing the full impact onto taxpayers all at once. This phased approach allows the City to gradually integrate the new expenses into the operating budget, minimizing the risk of sudden tax increases and providing more time to responsibly adjust to the higher long-term costs of operating and maintaining new community facilities.

During budget deliberations, Council also approved the use of the prior year surplus to fund one-time costs and new initiatives in 2026. This decision reduced the amount that needed to be funded through taxes and saved residents the equivalent of a 1.7% tax adjustment. Using surplus funds this way is consistent with the City's approach in prior years, ensuring one-time funding sources are used responsibly and returned to residents as tax savings.

In 2025, the City realized extra surplus through the strategic sale of investments. To extend the benefit of this surplus to residents, Council chose to use it to contribute to the Affordable Housing Reserve and to purchase land that had originally been planned to be financed through debt. By using surplus funds instead of borrowing, the City avoided future debt costs and saved residents the equivalent of approximately 0.4% in taxes over the next 15 years, stretching the value of the surplus well beyond the current year.

These reserve draws are largely offset by similar draws made in 2025 to fund one-time costs, new initiatives, and multi-year operating projects. Taken together, these decisions reflect Council's commitment to needed investments with affordability for residents, while using reserves and surplus funds in a careful, long-term, and fiscally responsible way.

Developer Contributions ($59.3MM)

For the first time, Developer Levy contributions have been incorporated into the operating budget; previously, these amounts were solely recorded under reserves. In 2026, levy revenue is projected to total $59.3MM. This revenue is fully offset by a corresponding transfer to offsite reserves within the expense category, resulting in a net zero impact and no influence on tax rates.

2025 to 2026 Budget Comparison – Tax-Supported Operating Expenses

	2025 Approved Budget	2026 Approved Budget	Change Year-Over-Year
EXPENSES			
Salaries, Wages and Benefits	$ 76,650,000	$ 86,883,000	$ 10,408,000
Contracted and General Services	30,643,000	28,672,000	(2,079,000)
Purchases from Other Governments	16,929,000	17,325,000	(379,000)
Materials, Goods, Supplies and Utilities	12,042,000	12,218,000	175,000
Added to Reserves	17,816,000	20,512,000	1,796,000
Developer Contributions Added to Reserves	*	59,318,000	*
Bank Charges and Short-Term Interest	604,000	657,000	54,000
Long-Term Debt	9,997,000	10,080,000	370,000
Internal Charges	170,000	200,000	30,000
Other Transactions	1,394,000	445,000	(949,000)
Grants to Groups & Other Organizations	4,600,000	5,070,000	(92,000)
Total Expenses	**$ 170,845,000**	**$ 241,380,000**	**$ 9,334,000**

**Developer contributions are included in the operating budget for the first time in 2026, with previous years recorded directly to reserves. These are excluded from year-over-year tax-supported changes because they are fully funded by developers, are offset by revenues, and have no impact on tax rates.*

The 2026 Tax-Supported Council Approved Operating Budget has an anticipated $11.2MM in additional expenditures. The below summarizes major changes year-over-year:

Salaries, Wages and Benefits ($10.2MM)

The City of Airdrie's corporate values declare the organization's commitment and investment in human resources. Personnel provide much of the City's services, and maintaining talented, qualified staff is essential to providing excellence in service and innovation.

The current budget sees an additional $10.2MM invested in personnel for 2026, broken down as follows:

Non-discretionary costs

Non-discretionary costs total $1.0MM and reflect step movements outlined in employment contracts and union agreements, anticipated changes to benefit costs, and a contingency for wage increases that will be determined through future union negotiations. Also included are projected overtime costs, WCB premiums, vacation accruals, and other minor employment-related adjustments.

Cost-of-Living Adjustment (COLA)

The approved budget includes $1.7MM for a 2.8% COLA for non-union staff. This amount was informed by a comparative review of CUPE collective agreements across six neighbouring municipalities and reflects the regional average available at the time the budget was prepared.

Approving this COLA helps maintain the City's competitiveness within the regional labour market, supports employee retention, and reduces the risk of larger wage adjustments being required in future years. By keeping compensation aligned with market conditions, the City is better positioned to attract and retain qualified staff while supporting stable and predictable service delivery to residents.

New Positions Approved

The approved 2026 Budget includes funding for 58.6 new FTE positions, reflecting a measured and disciplined approach to staffing growth. Initial department submissions requested a total of 79.0 FTEs across all Directorates. These requests were reviewed in detail by ELT, resulting in a reduction of 20.4 FTEs prior to Council consideration.

The positions approved by Council focus on maintaining service levels, meeting regulatory and safety requirements, and supporting planned growth and infrastructure. The detailed review taken by Council during deliberations ensured that only positions deemed operationally necessary were approved.

The total cost associated with the approved positions is $7.8MM. of this amount, $3.4MM impacts the tax base and $0.3MM is funded through utility rates. The remaining $4.1MM supports 25.0 Fire FTEs required for the opening of the new Highland Park Firehall in 2026, ensuring emergency response capacity keeps pace with community growth and public safety needs.

To reduce the immediate impact on taxpayers, the operating costs associated with the new Fire positions will be phased in over five years through the use of the Tax Stabilization Reserve. This approach allows the City to bring the firehall into service while smoothing the tax impact over time, providing a more gradual and predictable transition as these costs are incorporated into the ongoing operating budget.

Council's approval of these positions reflects a balance between responsible financial stewardship and the need to deliver safe, reliable services to residents, with staffing decisions aligned to clearly identified operational requirements.

Contracted and General Services (-$2.0MM)

This is a broad category that comprises expenses such as consulting services, contracts, audit and legal services, advertising, technology, power, natural gas, and water. Main contributors to the year-over-year change include:

Use of Prior Year Surplus to Fund Expenses

In 2026, Council approved the use of the prior year surplus to fund one-time costs and time-limited initiatives, consistent with how similar temporary costs were funded in 2025. These expenses support specific projects and priorities that are temporary in nature and do not create ongoing financial commitments.

Because surplus funds are used to cover these temporary expenses, there is no impact on property taxes, regardless of the change year-over-year. Using surplus in this way advances priority projects while reducing the amount of operating costs that must be supported through ongoing taxation, helping to moderate year-over-year spending pressures.

Multi-Year Operating Costs and Carryforwards

Some operating projects span more than one year. To ensure transparency at the time of budget approval, the full cost of these projects is budgeted in the first year, even if the work extends beyond that period.

If all approved funding is not spent by yearend, the remaining amount may be carried forward into the following year. These carryforward amounts are added after the budget is approved, once actual yearend requirements are confirmed.

As a result:

- The 2025 comparative column includes carryforward expenses originally approved in earlier years.
- The 2026 budget does not yet include carryforward amounts, as these will only be identified after 2025 yearend.

This timing difference contributes to a year-over-year decrease but does not represent a reduction in service levels.

When multi-year operating costs carried forward in the prior year are combined with the approved draw from reserves to fund one-time costs and new initiatives, there is a $2.4MM decrease in contracted and general services. This change does not reduce service levels or affect property taxes, as it is matched by a corresponding revenue decrease. Other items impacting contracted and general services are further explained below.

Expense Changes Related to Conditional Grants

The 2026 budget reflects a $558,000 decrease in expenses associated with several conditional grants, including the Building Safer Communities Federal Grant, the Housing Accelerator Fund Grant, and the Clean Energy Improvement Program grant. While these expenses decrease year-over-year, this change is directly tied to the timing of grant-funded activities. Because these expenses are fully offset by their related grants, the decrease has no impact on the City's bottom line.

AMSQ

In fall 2025, AMSQ was dissolved, and its assets, including City Hall, were transferred directly to the City. As a result, the City no longer pays rent or shared service costs to AMSQ, resulting in a reduction to contracted costs of $433,000 in 2026.

This change reflects a shift in how the City accounts for facility ownership and operations, not a reduction in services.

Inspire

Inspire, Airdrie's new multi-use and library facility, officially opened in fall 2025. As the facility moves from partial-year to full-year operations, the 2026 budget includes an additional $554,000 to support its first full year of service.

This increase reflects the natural shift from start-up to sustained operations and is not a new initiative, but rather the continuation of services now running year-round.

Animal Services Centre

In 2025, the City of Airdrie acquired an Animal Services Centre, which will begin operations in 2026. This facility will house both a City-operated pound and a contracted animal shelter, creating a hybrid model that ensures long-term stability for animal care services in Airdrie.

The decision to acquire the centre was driven by the need for a sustainable, locally controlled solution following challenges with previous service providers and the absence of a local humane society. Most municipalities operate similar facilities out of City-owned buildings, which offer greater reliability and flexibility over time.

This new model allows the City to manage intake and temporary care of lost or stray animals, while partnering with a non-profit organization to oversee sheltering and adoptions. The facility is expected to be fully operational by mid-2026, with $210,000 approved for anticipated costs of onboarding this new facility.

Technology

Technology services are rising $310,000 across the organization in 2026. This is primarily due to growing demand for digital tools and platforms, including software licenses, annual subscriptions, and cloud-based services used by multiple departments.

These expenses reflect the City's continued investment in modernizing operations, improving service delivery, and maintaining secure and efficient systems. While the increase is notable, it supports long-term improvements in productivity and access to service

for both staff and residents.

Professional fees

In 2026, the City will issue a Request for Proposal to secure a new contract for audit services. Based on historical trends, costs typically increase at the start of a new audit term, and this is reflected in the budget.

Additionally, legal service expenditures are projected to rise in 2026, aligned with prior spending patterns and the anticipated need for legal support related to labour negotiations and union matters expected in the coming year.

These adjustments equate to $175,000 and ensure the City continues to meet its obligations for financial oversight and legal compliance while preparing for upcoming operational requirements.

Insurance

The 2026 budget reflects $95,000 in additional insurance-related cost. This reflects annual rate adjustments influenced by market trends and inflation, as well as higher insured values across the City's growing asset base, including new facilities and infrastructure. While these factors contribute to higher overall costs, they are critical to ensure the City continues to maintain appropriate insurance coverage for its assets and operations.

Purchases from Other Governments ($0.4MM)

Council has approved the addition of four RCMP officers in 2026 to address growing policing needs driven by population growth, increased service demands, and evolving public safety priorities.

The cost of these officers is partially offset by an adjustment to the projected savings in the policing agreement. This adjustment reflects historical trends showing that not all RCMP positions are filled throughout the year and that actual indirect costs can vary. As a result, actual expenses are typically lower than budgeted.

Together, the addition of four officers and the revised savings assumption result in a net increase of $396,000 to the 2026 policing budget.

Materials, Goods, Supplies, and Utilities ($0.2MM)

The 2026 budget reflects two key changes in utility expenses. Power costs are projected to increase by $255,000, driven by rising delivery charges based on actual costs incurred over the past year. In contrast, natural gas expenses are expected to decrease by $398,000, largely due to the elimination of the federal carbon tax, which has significantly lowered natural gas rates. These adjustments reflect current market conditions and regulatory changes impacting the City's operating costs.

Added to Reserves ($2.7MM)

The year-over-year change shown in this line item is included in the capital investment tax and is allocated to support the lifecycling of City assets.

Capital Reserve – Parks ($200,000)

Over the next ten years, $16.2MM in planned projects will be funded through the Parks Reserve. These investments include replacing playgrounds, upgrading pathways, renewing outdoor rinks and sports fields, improving regional and dog parks, and purchasing equipment to support these spaces. To ensure parks and recreation facilities remain safe, modern, and accessible for the community, Council approved an additional $200,000 investment in the Parks Capital Reserve.

Capital Reserve – Fleet ($450,000)

Council approved a $450,000 increase to the Fleet Reserve in 2026, to be shared equally between the Fire and Fleet departments. This reserve supports the replacement of fire equipment and the City's vehicle fleet, with $35.0MM in capital projects planned over the next ten years.

Capital Reserve – Information Technology ($125,000)

This reserve funds the replacement, upgrade, and acquisition of City technology. Over the next ten years, $19.1MM in capital projects are planned, including audio-visual upgrades for Council Chambers, security infrastructure enhancements, in-car cameras for Municipal Enforcement, the Alberta First Responders Radio Communications System, and Census rental tablets.

To meet anticipated capital needs, Council approved an increase of $125,000 to annual IT Reserve contributions beginning in 2026. This assumes the City will secure a major census client in 2027, generating sufficient revenue to offset additional tax requirements. Should this revenue not materialize, Administration will reassess and bring forward alternative funding options through a future budget cycle.

Capital Reserve – Roads ($325,000)

The Roads Reserve funds the rehabilitation and replacement of roadways and bridges in Airdrie, along with the equipment needed to maintain them. It also supports traffic and pedestrian signal upgrades and intersection improvements.

Of the approved 2026 transfer, $225,000 will be funded through Street Light Rebate revenue, which has no impact on the tax base.

Over the next ten years, the City plans to invest $113.9MM in road-related capital projects, with $65.5MM funded through grants. To keep pace with this expanding infrastructure, Council approved an additional $100,000 contribution to the Roads Reserve in 2026. This contribution supports the long-term sustainability of the reserve and ensures it remains responsive to the City's growing transportation needs.

Capital Reserve – General Recreation ($250,000)

This Reserve funds the lifecycling of recreation assets at Genesis Place, helping ensure uninterrupted service for residents. The ten-year capital plan includes key projects such as fitness equipment replacement, HVAC and boiler upgrades, resurfacing of the indoor running track, and the final lift of the north parking lot. To support these ongoing needs, Council approved an additional $250,000 contribution to the reserve in 2026.

General Capital Reserve ($900,000)

In alignment with the City's fiscal framework, Council approved the continuation of increasing contributions to the General Capital Reserve by an amount equivalent to a 1% annual tax impact. In 2026, this equates to $900,000.

Over the next ten years, this reserve is projected to contribute $70.6MM toward capital projects. To provide context, the City currently owns $1.4 billion in property and infrastructure and is expected to add another $1.3 billion over the next decade. Maintaining a strong and well-managed capital reserve is essential to help Airdrie's infrastructure keep pace with growth and remain reliable over the long term.

Developer Contributions Added to Reserves ($59.3MM)

In 2026, the operating budget includes a $59.3MM transfer to offsite reserves, representing the investment of developer levies into future infrastructure. These funds will support future growth-related projects such as roads, water, wastewater, and stormwater systems, as well as community facilities such as the SW Regional Recreation Centre and the Highland Park Fire Station.

While this transfer appears as a significant expense in the budget, it is fully offset by developer levy revenue, resulting in no impact on property taxes. This balanced approach ensures that the cost of new infrastructure is funded by development and offers transparency to the public about how levies are collected and used for development-related infrastructure.

Other Transactions (-$0.9MM)

Council approved funding for the Downtown Incentive Program, a strategic initiative designed to accelerate redevelopment in Airdrie's downtown core. This program was created to encourage investment that might not otherwise occur, with a focus on promoting specific types of development and improvements that align with the City's long-term vision for the area.

To support the initiative, Council allocated reserve funds for the program in 2025. Since the associated funding and expenses occurred in the previous year, the program does not affect the 2026 tax base. The budgeted change in expenses is offset by a corresponding change in revenues, resulting in no financial impact for 2026.

Grants to Groups and Other Organizations ($0.5MM)

The 2026 budget includes an additional $0.5MM in grants to external groups and organizations, driven by enhanced operating support for the Airdrie Public Library.

Following the Library's relocation to the City-owned Inspire facility, the City now provides support through a combination of direct and indirect measures, including:

- An annual operating grant, increased in 2026 by $0.5MM to reflect increased service demand associated with higher membership levels and the operational requirements of the expanded facility.
- Direct responsibility for building and parking lot maintenance, now included within the Inspire facility's operating budget rather than provided through a separate grant.



Utility-Supported Operating Budget

In alignment with Council's Budget Policy, utility services such as water, sewer, stormwater and waste management are funded through a separate utility fund. This fund operates on a cost recovery basis, meaning the revenues collected from utility rates are used to cover the full cost of delivering these services.

In addition to covering its own costs, the utility fund also contributes to the City's tax-supported operating budget an amount equal to 20% of utility expenditures. This helps support broader City services without increasing property taxes.

Decisions made by Council regarding items within the utility fund directly affect utility rates and are thus presented separately from those items that impact the tax base.

2026-2028 Utility-Supported Operating Budget by Category

	2025 Approved Budget	2026 Approved Budget	2027 Plan	2028 Plan
REVENUE				
Sales to Other Governments	$ 75,000	$ 75,000	$ 75,000	$ 75,000
Sales and User Charges	63,381,000	63,916,000	67,862,000	71,684,000
Other Revenues	610,000	1,328,000	961,000	960,000
Conditional Grants	250,000	150,000	-	-
Draws from Reserves	3,029,000	3,610,000	2,345,000	1,501,000
Internal Recoveries	199,000	205,000	205,000	205,000
Total Revenue	**$ 67,544,000**	**$ 69,284,000**	**$ 71,448,000**	**$ 74,425,000**
EXPENSES				
Contribution to the Tax-Base	$ 11,498,000	$ 11,500,000	$ 12,124,000	$ 12,569,000
Salaries, Wages and Benefits	7,247,000	7,526,000	8,103,000	8,599,000
Contracted and General Services	11,774,000	10,398,000	10,318,000	10,123,000
Purchases from Other Governments	17,818,000	18,797,000	19,872,000	20,926,000
Materials, Goods, Supplies and Utilities	6,969,000	7,945,000	6,291,000	5,916,000
Added to Reserves	11,451,000	12,426,000	13,299,000	14,281,000
Bank Charges	575,000	474,000	498,000	521,000
Long-Term Debt	-	-	725,000	1,271,000
Internal Charges	199,000	205,000	205,000	205,000
Other Transactions	13,000	13,000	13,000	14,000
Total Expenses	**$ 67,544,000**	**$ 69,284,000**	**$ 71,448,000**	**$ 74,425,000**
AMOUNT REQUIRED TO BALANCE THE BUDGET	**$ -**	**$ -**	**$ -**	**$ -**

2025 to 2026 Budget Comparison – Utility-Funded Operating Revenues

	2025 Approved Budget	2026 Approved Budget	Change Year-Over-Year
REVENUE			
Sales to Other Governments	$ 75,000	$ 75,000	$ -
Sales and User Charges	63,381,000	63,916,000	535,000
Other Revenues	610,000	1,328,000	718,000
Conditional Grants	250,000	150,000	(100,000)
Draws from Reserves	3,029,000	3,610,000	581,000
Internal Recoveries	199,000	205,000	6,000
TOTAL REVENUE	**$ 67,544,000**	**$ 69,284,000**	**$ 1,740,000**

Additional Revenues in 2026

The 2026 Utility-Supported Operating Budget has an anticipated $1.7MM in additional revenues. The information below summarizes major changes in revenue:

Sales and User Charges ($0.5MM)

The Utility Fund operates on a full cost recovery model and is entirely self-sustaining. Utility revenues are directly tied to the expenses incurred in delivering services. Rates are reviewed and adjusted as needed to ensure sufficient revenue is generated to fully cover expenditures, while also contributing to the municipal tax base.

Other Revenues ($0.7MM)

The 2026 budget includes $718,000 in additional revenue, primarily driven by the implementation of the Extended Producer Responsibility (EPR) program introduced by the Province. This initiative shifts the financial responsibility for recycling single-use plastics, paper, and packaging materials from municipalities to the companies that produce them.

Under the EPR framework:

- The Province will cover the majority of the City's Q1 2026 recycling costs, including curbside collection and operations at the Recycling Depot.
- This results in a cost recovery of approximately $680,000 for the City in the first quarter.
- Starting in Q2 2026, the Province will assume full responsibility for this portion of the program.

Additional revenue is also anticipated from:

- Scrap metal sales, linked to the accelerated water meter lifecycle replacement program.
- A modest increase in credit card transaction revenue.

Conditional Grants (-$0.1MM)

The budget includes a grant of $150,000 for Green House Gas (GHG) Pathway reduction studies in 2026, down from the previously allocated $250,000 for 2025 due to a reduction in available funding from the Federal Government. The GHG Pathway reduction study outlines steps for local recreational and cultural facilities to achieve 50% GHG reductions within 10 years and meet best practice energy targets within 20 years.

Draws from Reserves ($0.6MM)

In 2025, Council approved the rollout of the automated black cart garbage collection program with operations to begin in 2026. This shift to automated collection represents a significant service enhancement and aligns with Council's focus on operational efficiency and environmental stewardship. Council has allocated $1.3MM from 2025 EPR revenue and $700,000 from reserves to cover the full cost of purchasing black carts.

Budget adjustments within Water Services reflect the removal of several one-time costs and carryforward items from the previous year. These include the completion of the $680,000 electromagnetic inspection, as well as reductions in spending on treatment chemicals and repairs and maintenance. Similarly, Utility Administration shows reductions due to the removal of carryforward funding for water meter replacements, consulting services, and adjustments related to energy efficiency initiatives.

Within Waste and Recycling, the budget reflects the conclusion of prior year one-time costs, including advertising for the black cart program, depot-related items, and repairs and maintenance. These were funded through reserve draws in the previous budget cycle and do not impact the bottom line in 2026, as they are not recurring expenses.



2025 to 2026 Budget Comparison – Utility-Funded Operating Expenses

	2025 Approved Budget	2026 Approved Budget	Change Year-Over-Year
EXPENSES			
Contribution to Tax-Supported Operations	$ 11,498,000	$ 11,500,000	$ 2,000
Salaries, Wages and Benefits	7,247,000	7,571,000	324,000
Contracted and General Services	11,774,000	10,398,000	(1,376,000)
Purchases from Other Governments	17,818,000	18,797,000	979,000
Materials, Goods, Supplies and Utilities	6,969,000	7,945,000	975,000
Added to Reserves	11,451,000	12,381,000	930,000
Bank Charges and Short-Term Interest	575,000	474,000	(101,000)
Internal Charges	199,000	205,000	6,000
Other Transactions	13,000	13,000	-
TOTAL EXPENSES	**$ 67,544,000**	**$ 69,284,000**	**$ 1,739,000**

The 2026 Utility-Supported Operating Budget has an anticipated $1.7MM in additional expenditures. The information below summarizes major changes:

Contribution to Tax-Supported Operations

The City utilizes a strategic approach to alleviate property tax pressures by contributing a portion of utility revenues toward core municipal operations. This practice enables tax-exempt properties to indirectly contribute to essential services, promoting a more balanced distribution of the tax burden among both residential and commercial stakeholders.

In 2026 a net contribution of 20% is contributed to the municipal tax base. These contributions play a key role in sustaining municipal services while enhancing fairness and fiscal responsibility.

Salaries, Wages and Benefits ($0.3MM)

As outlined in the tax-supported budget, Council approved 58.6 new FTE positions, of which 2.8 FTEs are funded through the Utility-Supported Budget. These position additions, together with the Council approved 2.8% COLA, result in a year-over-year increase of $279,000 in utility-supported salaries, wages and benefits.

Contracted and General Services (-$1.4MM)

The 2026 budget reflects a $1.4MM net reduction in Contracted and General Services, a category that includes consulting, contracted work, water audits, advertising, technology services, and rental costs.

The most significant reduction of $1.2MM is due to the EPR program, which will assume responsibility for curbside recycling collection and disposal starting April 1, 2026. This shift removes a major cost from the City's budget.

Additional reductions include the completion of the electromagnetic inspection of water lines, a scheduled activity that occurs every six years, along with the removal of carryforward items such as meter replacement subcontractor costs and rate consulting, totaling $777,000 and $280,000, respectively. These items were funded in the previous budget cycle and are not required in 2026.

These reductions are partially offset by increases in other areas. Garbage and organics collection, hauling, and disposal are expected to rise by $516,000, while landfill remediation maintenance and the Greenhouse Gas Reduction Program will increase by $471,000.

Together, these changes reflect the conclusion of one-time or cyclical projects, the impact of provincial program transitions, and the City's continued investment in environmental sustainability.

Purchases from Other Governments ($1.0MM)

This adjustment is due to modifications in the water and sewer contract with the City of Calgary, resulting from changes in service volumes and pricing, with most effects observed on the sewer side.

Materials, Goods, Supplies, and Utilities ($1.0MM)

The 2026 budget reflects a $976,000 net increase in Materials, Goods, Supplies, and Utilities. This change is driven by several key factors.

The most significant increase is the planned $2.0MM investment in black cart acquisition to support the rollout of the automated waste collection program. Additionally, sewer treatment chemical costs are projected to rise by $196,000, reflecting growth in service demand. During budget deliberations, Council approved funding the full cost of black cart purchases through a combination of $1.3MM in 2025 EPR revenue and $700,000 from reserves, reducing the impact on utility rates in 2026.

These increases are partially offset by an $836,000 reduction in water meter costs, which corresponds with a slowdown in new housing development. Further savings of $102,000 are anticipated in natural gas expenses following the cancellation of the federal carbon tax. The budget also reflects the removal of $296,000 in one-time and carryforward costs from the previous year that are not required in 2026.



Did you know?

Utility-supported services include **curbside recycling and organics** programs, which have diverted **over 63,000 metric tons of waste from** landfills – enough to fill **55 Olympic-sized swimming pools.**

Added to Reserves ($1.0MM)

To ensure the long-term sustainability of Airdrie's water, sewer, and stormwater systems, Council approved raising its reserve contribution rate from 170% to 175% of annual amortization.

This adjustment is part of a long-term financial strategy aimed at reaching a target of 200% amortization. Achieving this goal will ensure that the City is well-positioned to replace aging infrastructure without relying heavily on debt or sudden utility rate increases. It reflects a proactive approach to asset management, recognizing that infrastructure such as pipes, treatment facilities, and storm systems have long lifespans but significant replacement costs.

By gradually increasing the contribution rate, the City is building financial capacity in a responsible and predictable way. This approach helps maintain service reliability, supports growth, and reduces future financial risk for utility ratepayers.

Bank charges and short-term interest (-$0.1MM)

The City is anticipating a reduction in revenue from credit card-related transactions. With the implementation of a credit card surcharge, many customers have shifted to lower-cost payment methods such as debit or direct bank transfers. While this change reduces the fees the City pays to banks for processing credit card transactions, it also results in lower revenue from convenience fees collected through credit card usage. This adjustment reflects evolving customer payment preferences and the City's efforts to encourage more cost-effective options.



2026-2028 Operating Budget by Directorate

This section presents the City's Operating Budget by Directorate, providing a service-based overview of how municipal resources are allocated. It highlights the services delivered by each Directorate and summarizes approved year-over-year changes, including adjustments to service levels, staffing, and operating costs.

In addition to ongoing operations, this section highlights Council approved one-time costs and new initiatives by Directorate. These investments respond to emerging needs, advance strategic priorities, and support enhancements to service delivery.

The approved Operating Budget reflects Council decisions related to:

- Funding sources for one-time costs and new initiatives
- Timing and prioritization of capital projects
- Use of reserves to manage debt limits
- Staffing adjustments
- Changes to overall service levels

Because the City is required to maintain a balanced budget, these decisions shape how services are delivered while supporting long-term financial sustainability.

	2025 Approved Budget	2026 Approved Budget	2027 Plan	2028 Plan
Treasury*	$ 100,693,000	$ 109,856,000	$ 111,313,000	$ 114,185,000
Contribution from Utilities	11,497,000	11,500,000	12,123,000	12,569,000
Community Safety & Social Services	(42,931,000)	(46,626,000)	(52,235,000)	(55,954,000)
Community Infrastructure	(31,121,000)	(32,144,000)	(34,570,000)	(37,128,000)
Strategic Growth & Investment	(5,477,000)	(6,690,000)	(9,167,000)	(9,512,000)
Community Services	(9,036,000)	(9,626,000)	(9,946,000)	(12,022,000)
City Council	(805,000)	(823,000)	(841,000)	(859,000)
City Manager's Office	(6,102,000)	(6,651,000)	(7,473,000)	(7,903,000)
Corporate Services & CFO	(16,718,000)	(18,796,000)	(19,985,000)	(22,082,000)
AMOUNT REQUIRED TO BALANCE THE BUDGET	**$ -**	**$ -**	**$ (10,781,000)**	**$ (18,706,000)**

**Treasury includes revenues collected through property taxes, franchise fees, the LGFF operating grant, and investment related income and expenditures.*

2025 to 2026 Budget Comparison

This next table compares the City's 2025 and 2026 Operating Budgets by Directorate, highlighting how investments in each service area have changed year-over-year. By organizing the budget this way, readers can see how funding shifts reflect evolving community needs, strategic priorities, and service delivery goals.

	2025 Approved Budget	2026 Approved Budget	Change Year-Over-Year
Treasury*	$ 100,693,000	$ 109,856,000	$ 9,163,000
Contribution from Utilities	11,497,000	11,500,000	3,000
Community Safety and Social Services	(42,931,000)	(46,626,000)	(3,695,000)
Community Infrastructure	(31,121,000)	(32,144,000)	(1,023,000)
Strategic Growth and Investment	(5,477,000)	(6,690,000)	(1,213,000)
Community Services	(9,036,000)	(9,626,000)	(590,000)
City Council	(805,000)	(823,000)	(18,000)
City Manager's Office	(6,102,000)	(6,651,000)	(549,000)
Corporate Services and CFO	(16,718,000)	(18,796,000)	(2,078,000)
AMOUNT REQUIRED TO BALANCE THE BUDGET	**$ -**	**$ -**	**$ -**

**Treasury includes revenues collected through property taxes, franchise fees, the LGFF operating grant, and investment related income and expenditures.*

Did you know?

Municipal Enforcement uses **bike patrols in summer** to improve visibility and community engagement in parks and pathways.

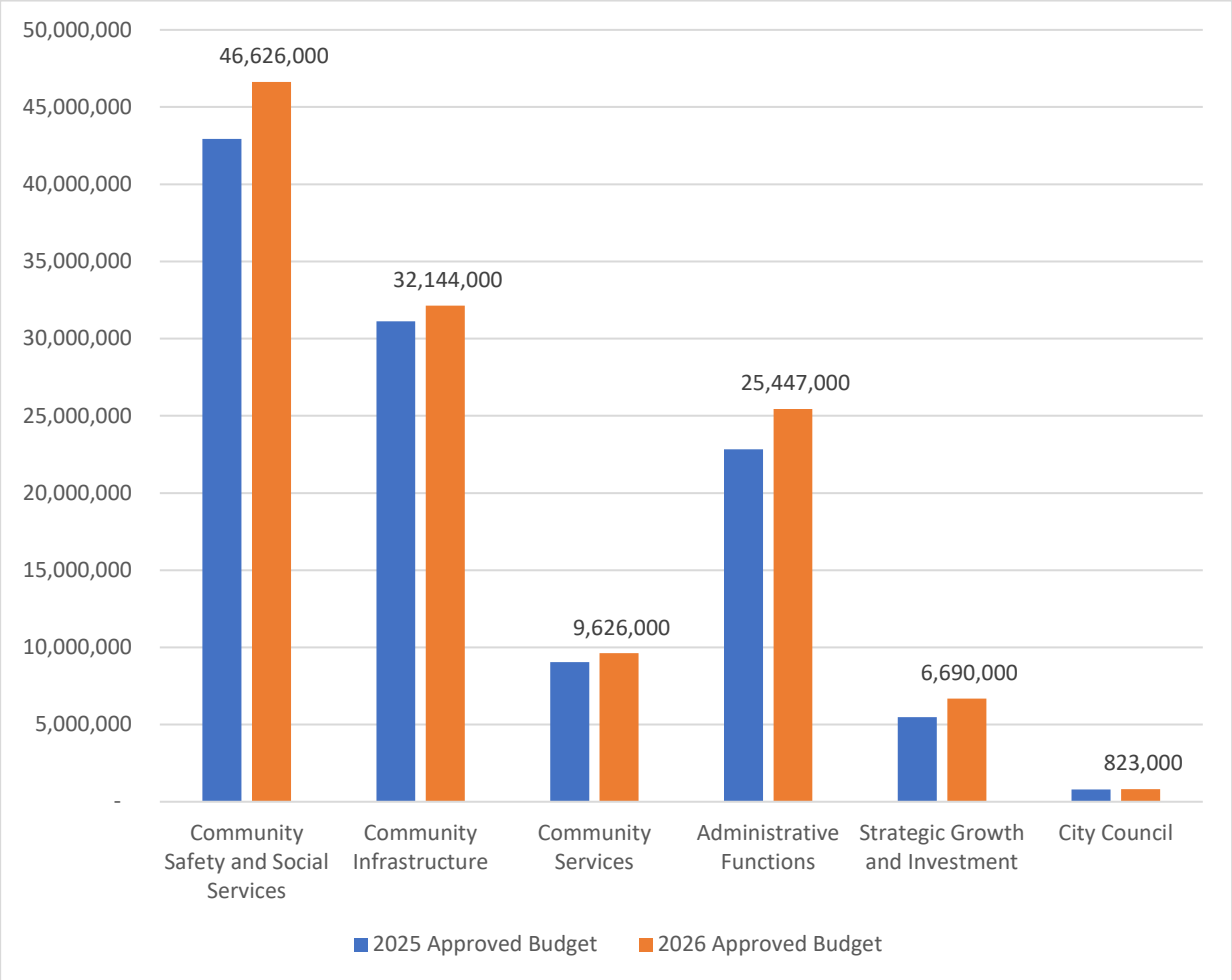


Operating: Where does the money go?

This graph shows how the City's operating budget is distributed across major service areas:

- Protective Services includes police, fire, emergency management, and social programs, ensuring public safety across the community.
- Community Infrastructure covers road maintenance, snow clearing, park operations, pathway upkeep, and asset management.
- Community Services encompasses recreation, culture, and community events that support quality of life.
- Strategic Growth and Investment supports land use planning, building inspections, transit, and economic development.
- Administrative Functions includes internal support services provided by Corporate Services (e.g., finance, HR, IT, procurement) and the City Manager's Office, which offers strategic leadership and organizational oversight.

Each category reflects a portion of the total budget, helping residents see where operating dollars are invested.



Community Safety and Social Services

208.4 FTEs

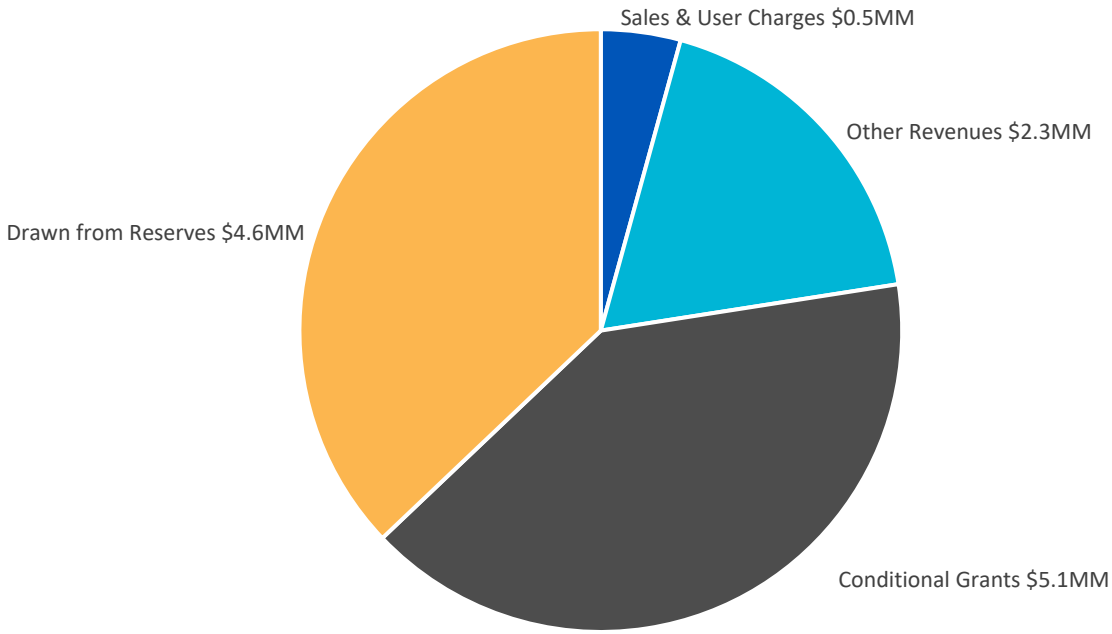
This Directorate plays a vital role in enhancing the safety, well-being, and quality of life for Airdrie residents. It includes services such as police and fire response, emergency management, crime prevention, and housing support. It also delivers programs for vulnerable populations, conducts social research to inform policy, and manages City communications and customer experience. These services help ensure that residents feel safe, supported, and connected to their community.

Community Safety and Social Services – Kevin Weinberger, Director		
RCMP	**Municipal Enforcement**	**Fire**
Community safety Community policing Traffic services Crime prevention & reduction General investigation Administrative services Community priorities	Bylaw enforcement Enforcement support Business & taxi licensing Animal control	Business Services & Public Education Operations Training & Prevention
Health, Safety & Security	**Emergency Management**	
Employee safety & security programs Field safety Employee wellness & WCB disability management Transportation & training • Transportation legislation governance • Vehicle & equipment training • Specialized job task training • Field & job site assessments	Prevention Preparedness Mitigation Response Recovery	
Social Planning	**Affordable Housing**	
Research to understand community & social conditions Scan for barriers, challenges, & opportunities impacting the quality of life of residents Apply appropriate actions to improve the social well-being of the community Family & Community Support Services (FCSS)	Improve housing options for low-income members of the community, including Airdrie's labour force Partner & collaborate with private & non-profit housing suppliers (including fully owned municipal corporation - Airdrie Housing Limited) & other levels of government Stewardship of municipal policies impacting housing supply & build municipal capacity to advance affordable housing solutions	
Communication, Engagement & Marketing	**Customer Experience**	
Reputation management Strategic communications planning Graphic design services Crisis communication	Customer service & call center	

Community Safety and Social Services Budget Snapshot

	2025 Approved Budget	2026 Approved Budget	2027 Plan	2028 Plan
Revenue	$ 9,260,000	$ 12,546,000	$ 9,761,000	$ 7,856,000
Expenses	52,191,000	59,172,000	61,996,000	63,810,000
NET COST	**$ (42,931,000)**	**$ (46,626,000)**	**$ (52,235,000)**	**$ (55,954,000)**

Where does the money come from?

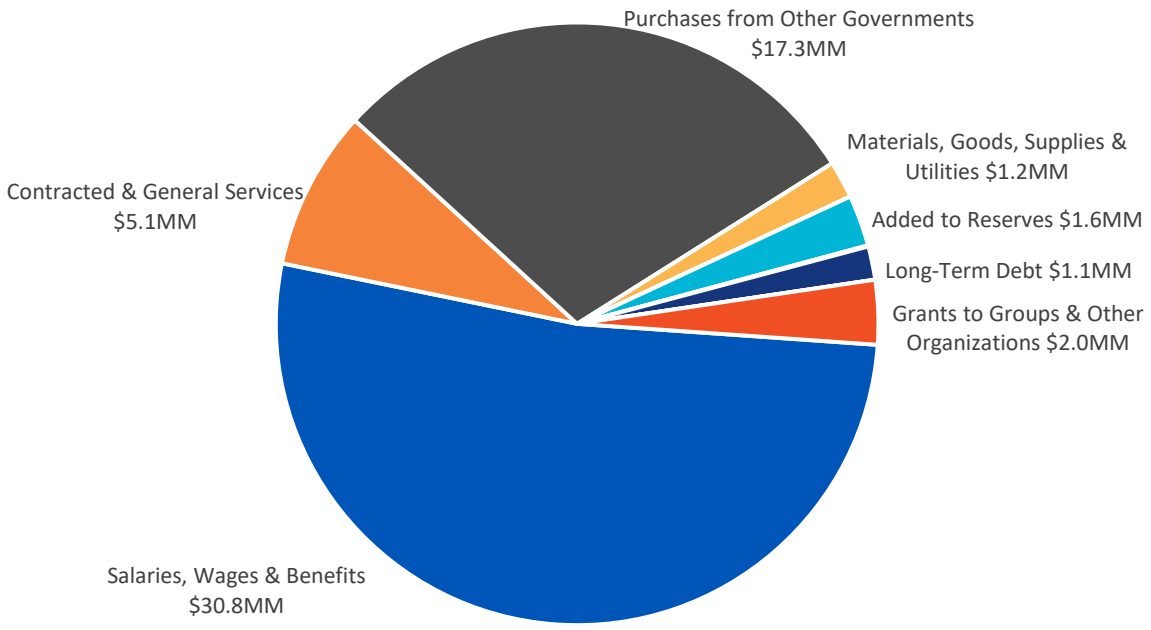


Other Revenues mainly consist of fines ($1.4MM), application fees ($0.6MM), interest recovery from Airdrie Housing Limited associated with the Debenture Interest ($0.1MM), and insurance claim proceeds ($0.1MM).

The Housing Accelerator Fund ($2.1MM), Family and Community Supports Services ($1.6MM) and Provincial Police Grant ($1.4MM) make up the Conditional Grants.

Drawn from Reserves consist of a $3.3MM draw from the Tax Stabilization Reserve to phase in staffing costs associated with opening the new Highland Park Fire Station over five years, as well as to phase in firehall debt; a $0.9MM draw from the General Operating Reserve to fund a contribution to the Affordable Housing Reserve; and a $0.2MM allocation for one-time costs, approved by Council to be funded from the prior year surplus, as detailed in Appendix A.

Where does the money go?



Purchases from Other Governments contains the Policing contract ($17.3MM)
Grants to Groups and Other Organizations consist of FCSS ($1.8MM) and Airdrie Housing Limited ($0.3MM).

Community Safety and Social Services Budget by Department

	2025 Approved Budget	2026 Approved Budget	Change
RCMP	$ (17,484,000)	$ (18,039,000)	$ (555,000)
Municipal Enforcement	(2,037,000)	(2,521,000)	(484,000)
Fire	(17,005,000)	(18,579,000)	(1,574,000)
Health, Safety & Security	(1,942,000)	(2,233,000)	(291,000)
Emergency Management	(168,000)	(199,000)	(31,000)
Social Planning	(1,246,000)	(1,649,000)	(403,000)
Affordable Housing	(573,000)	(537,000)	36,000
Customer Experience	(509,000)	(844,000)	(335,000)
Communications, Engagement & Marketing	(1,967,000)	(2,025,000)	(58,000)
Total Community Safety & Social Services	**$ (42,931,000)**	**$ (46,626,000)**	**$ (3,695,000)**

2025 to 2026 Budget Comparison

Community Safety and Social Services reflects a $3.7MM year-over-year change for 2026. Of this amount, $2.1MM is funded through growth revenue from new property construction since 2025. The remaining $1.6MM represents the approved tax adjustment required to balance the Directorate's budget and sustain service levels. This tax adjustment is allocated as follows:

- $0.4MM to maintain municipal service levels.
- $1.2MM to support capital investments within Community Safety and Social Services, primarily for the Fire Department and the new Animal Services Centre.

For the average household assessed at $614,000, this will result in an additional investment of approximately $3.74 per month. These funds support the continuation of essential municipal services and critical infrastructure projects that enhance community safety and well-being, ensuring Airdrie continues to be a safe, responsive, and resilient place to live.

The following sections provide a detailed breakdown of this investment by department:

RCMP Administration and Operations ($0.6MM)

The RCMP plays a vital role in maintaining community safety through proactive policing, traffic enforcement, crime prevention, and general investigations. Their work also includes community engagement and efforts to reduce criminal activity across Airdrie.

As part of the approved 2026 operating budget, Council authorized the addition of four RCMP Officers to strengthen frontline policing and support community safety. The approved funding for these positions totals $774,000, inclusive of salaries, benefits, vehicles, equipment, and indirect divisional costs.

The City's Policing Agreement includes projected savings based on typical RCMP staffing patterns and operating costs. Historically, some officer positions remain vacant during the year, generating savings, while a contingency is maintained to address variable operating costs. Based on a review of recent data showing average savings of 15%, the 2026 budget reflects revised anticipated savings of $379,000.

Changes in provincial legislation have impacted fine revenue. Alberta Sheriffs are no longer able to participate in the Safe Roads Program, resulting in a projected decrease of $140,000 in fine revenue.

Municipal Enforcement ($0.5MM)

Municipal Enforcement is responsible for enforcing local bylaws, managing business and taxi licensing, and supporting enforcement activities across the City. The team also oversees animal control services, including operations at the new Animal Services Centre.

On January 21, 2025, Council approved the purchase of a building to provide pound and shelter services for Airdrie residents. This new facility is reflected in the 2026 budget, with associated operating costs of $210,000.

As Airdrie continues to grow, so does the demand for Municipal Enforcement services. Officers are responding to more calls while also managing responsibilities like traffic enforcement, report writing, and court appearances. To meet this demand, Council has approved three new positions:

- A Youth Engagement Officer to support proactive community outreach.
- A Traffic Officer to address increasing enforcement needs.
- A Kennel Attendant to support operations at the new Animal Services Centre.

These staffing additions result in a total budget impact of $286,000.

Fire ($1.6MM)

The Fire Department plays a critical role in protecting public safety through emergency response, fire prevention, training, and public education. It also provides business services and strategic planning to support community resilience and preparedness.

A major driver of the 2026 budget increase is the anticipated cost of operating the new Highland Park Fire Station, scheduled to open in 2026. To ensure the station is fully staffed and able to deliver safe and reliable service, Council approved the addition of 25 full-time positions, including 20 First Class Firefighters, four Captains, and one Fire Training Officer. These positions are essential to meeting service standards and maintaining emergency response capacity as Airdrie continues to grow. The total cost associated with these staffing additions is $4.1MM. To help minimize the immediate impact on taxpayers, Council approved a $3.3MM draw from the Tax Stabilization Reserve to phase in these costs over five years.

In addition, $140,000 in one-time costs related to uniforms, recruitment, and training for new staff has been funded through the prior year surplus, as approved by Council. While this appears as an increase in Fire expenditures, it is fully offset by revenue and has no impact on the overall budget.

Council also approved an additional $125,000 to support firefighter readiness and safety through strength training, professional development, travel, and memberships. These investments ensure firefighters remain physically prepared, professionally certified, and equipped with the tools and communication resources required to perform their duties effectively.

To support future capital needs, Council approved a further $225,000 transfer to reserves, ensuring the City can continue to invest in fire infrastructure over the long term.

Finally, an interdepartmental budget adjustment between the Fire Department and Building Operations resulted in a $239,000 rise in the Fire Department's building maintenance and custodial supplies budgets. This change reflects a reallocation of responsibilities and has no net budget impact, as it is offset by a corresponding decrease in Building Operations.

Health, Safety and Security ($0.3MM)

The Health, Safety and Security department plays a vital role in ensuring a safe and compliant work environment for City staff. This includes delivering employee safety programs, conducting field assessments, managing wellness and disability programs, and overseeing transportation safety through specialized training and legislative compliance.

To support growing operational needs, the 2026 budget includes an additional $117,000 in salaries and benefits, which reflects standard cost-of-living adjustments, step increases contained in employee contracts, and the addition of one new Field Safety Officer.

As the City expands with new facilities such as Inspire, the Highland Park Fire Station, and the Animal Services Centre, the need for security coverage also increases. The budget includes an additional $165,000 to support expanded security patrols at these locations.

Social Planning ($0.4MM)

Social Planning continues to support Airdrie residents by identifying and responding to social challenges and fostering inclusive engagement. The 2026 budget reflects several strategic investments aligned with Council priorities and provincial frameworks.

To align with the 2026–2028 Family and Community Support Services (FCSS) Funding Strategy and the FCSS Provincial Accountability Framework, Council approved an additional $130,000 to support community-based programs and services.

In response to growing concerns around housing insecurity, Council approved $60,000 to refine and improve delivery service. This funding will support enhanced strategies and programs for residents facing housing challenges. Social Planning continues to work closely with the Affordable Housing department to ensure coordinated and effective solutions, with meaningful stakeholder engagement remaining a priority.

To advance Equity, Diversity, and Inclusion (EDI) in Airdrie, Council approved $50,000 to continue initiatives such as microgrants for community groups and individuals and targeted stakeholder engagement. These efforts align with the Council-approved EDI Path Forward and aim to strengthen inclusion across the City.

Two initiatives funded through the Building Safer Communities Fund – Positive Behavioral Interventions and Supports Community Collaborative, and Positive Directions – will continue in 2026 with a combined investment of $105,000.

In support of Airdrie's Extreme Weather Response, a new initiative will launch in 2026 to install public water fountains designed for both people and pets. A total of $35,000 is allocated to promote health and well-being in high-traffic public spaces, with approved funding coming from the prior year surplus.

Affordable Housing

The Affordable Housing department continues to lead efforts to improve access to diverse housing options in Airdrie. In 2026, the Housing Action Plan will move forward with targeted studies and engagement activities that incorporate lived experiences, particularly from racialized communities, workers, and residents impacted by parking challenges. These insights will help shape meaningful and inclusive housing solutions that reflect the needs of our growing community.

The City also supports Airdrie Housing Limited (AHL), which is responsible for implementing the Affordable Housing Plan. AHL's strategy focuses on owning a diverse mix of housing units in strategic locations near schools, healthcare, and transportation. The City provides AHL with an annual operating grant of $280,000, up $10,000 from 2025.



Housing Accelerator Fund

In 2024, the Government of Canada awarded the City of Airdrie $24.8MM through the Housing Accelerator Fund (HAF), a national initiative aimed at accelerating housing supply and improving affordability. This funding supports Airdrie's commitment to expanding housing diversity and addressing local housing challenges through targeted, community-driven solutions.

Airdrie's HAF Action Plan outlines seven transformative initiatives designed to remove barriers to housing development and increase supply. These include:

- Streamlining zoning bylaws to permit flexible zoning and medium-density housing types citywide.
- Encouraging secondary suites by easing parking and lot size requirements.
- Enhancing development approval efficiency through digital permitting.
- Prioritizing residential growth along transit corridors.
- Accelerating infill and redevelopment in the downtown core.

In 2026, the City plans to invest $2.1MM of HAF funding to advance key milestones outlined in the Action Plan. These expenditures are fully offset by grant revenue and do not impact the municipal tax base.

Description		Amount	Explanation
Land acquisition and allocation strategy	$	50,000	Establish a formal process to acquire land for affordable housing providers.
Targeted stakeholder engagement		140,000	This will coordinate working group engagement.
Implementing E-Permitting		100,000	E-Permitting is part of Airdrie's HAF Action Plan, Initiative 3, which focuses on improving efficiency in the development approval process and providing additional incentives for missing middle housing.
Low-density district		100,000	Consulting and engagement for a new zoning district is required by Airdrie's HAF Action Plan, Initiative 1, to improve zoning efficiency and flexibility for greater density.
Transit		17,000	Densification initiatives pertaining to transit-oriented development are being undertaken as part of the Transit Master Plan.
Project Management		500,000	Funding for a Project Manager consultancy to execute the HAF action plan milestones and targets.
Advertising, printing and communication engagement		126,000	This encompasses initiatives such as four annual communications engagement campaigns, public engagement activities, festivals and events, speaker series sessions, mailouts, and videography and photography services.
Staffing		1,015,000	This staffing allocation will enable the City to meet the necessary milestones to secure grant funding and advance initiatives aimed at accelerating the removal of obstacles to housing development.
Total Budget funded by the HAF Grant	**$**	**2,048,000**	**These costs are covered by grant revenue and don't affect the tax base.**

Customer Experience ($0.3MM)

The Customer Experience department plays a vital role in delivering high-quality service to Airdrie residents. By centralizing customer support through phone, email, and other channels, the department ensures consistent, efficient, and accessible communication across a wide range of City services.

To support the development of a centralized contact centre (311 non-emergency hub), Council has approved the addition of 3.0 FTE Customer Experience Representatives. These positions will strengthen intake coordination and improve service delivery across departments. The total cost for salaries and benefits, including COLA, step progression, and benefits, is $271,000.

In addition, Council approved $55,000 to implement new software that will enhance phone support capabilities for the contact centre and integrate a Customer Relationship Management system to improve service coordination and responsiveness. These tools are essential for modernizing the City's customer service infrastructure and ensuring residents receive timely, accurate, and personalized support.

Communications, Engagement and Marketing

The Communications, Engagement, and Marketing department plays a key role in shaping and protecting the City's reputation. Through strategic communications, public engagement, and professional design services, the department ensures residents are informed, involved, and connected to their community. It also leads crisis communication efforts, ensuring timely and accurate information is shared during emergencies.

For 2026, operating costs are expected to remain consistent with 2025, with a minor addition of $58,000 reflecting standard salary adjustments for COLA, step progression, and employee benefits.

Community Safety and Social Services One-Time Costs and New Initiatives

Council approved funding of one-time costs and new initiatives from the 2025 surplus. The following table presents a high-level summary of these items.

	Amount	Description
Fire - recruitment and training	$ 44,000	This reflects recruiting, advertising, travel, career fairs, and training costs associated with staffing the new Highland Park Fire Station.
Fire – Uniforms and Gear	96,000	New staff must be provided with uniforms, specialized gear, and equipment to perform their duties as firefighters.
Social Planning - Publicly Accessible Water Fountain	35,000	The City has established an extreme weather response plan to assist community members seeking shelter during periods of intense cold or heat. As part of this initiative, the City will install two publicly accessible water fountains to provide drinking water for both residents and their pets.
Total One-Time Costs and New Initiatives	**$ 175,000**	**Council approved funding of these costs from the 2025 surplus. More details on those items above $25,000 can be found in Appendix A.**

Community Infrastructure

152.5 FTEs

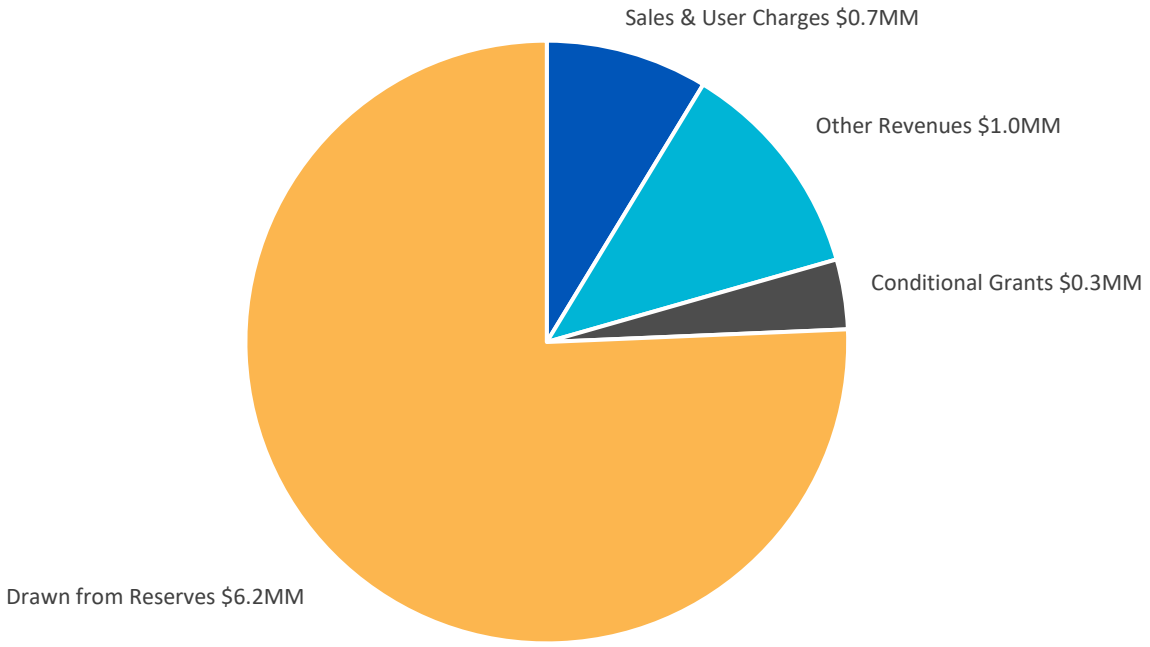
The Community Infrastructure Directorate is responsible for planning, building, and maintaining the physical assets that support daily life in Airdrie. This includes roads, sidewalks, bridges, buildings, and parks. These services ensure that infrastructure is safe, reliable, and sustainable, supporting everything from commuting and recreation to emergency access. Community Infrastructure plays a key role in preparing Airdrie for future growth, ensuring that the City's assets continue to meet the evolving needs of residents and businesses.

Community Infrastructure – Kyle Wilkin, Director		
Engineering Services	**Capital Projects**	**Roads Operations**
Municipal infrastructure planning Land development Development & subdivision review Municipal infrastructure management	Promote transparent & predictable capital budget process Execute capital projects	Roadway operational programs such as snow & ice control, spring cleanup/street cleaning Roadway infrastructure maintenance Roadway traffic control
Parks Operations	**Fleet Services**	**Asset Management**
Maintain City greenspaces Winter maintenance Design, review & inspect park areas Pest Management Management of urban forest Green space irrigation Sports field & amenity maintenance Cemetery management	Maintain & repair City fleet & equipment: • Preventative maintenance • General repairs • Lifecycle management	Optimize asset functionality, condition & operations to provide long-term cost-efficient performance
Building Maintenance		
Maintain & repair City owned buildings Monitor, test, & repair building systems (roof systems, HVAC, electrical and plumbing) Emergency repairs, general repair & preventative maintenance Plan, manage, & implement cleaning schedules to provide a clean & healthy work environment for staff		

Community Infrastructure Budget Snapshot

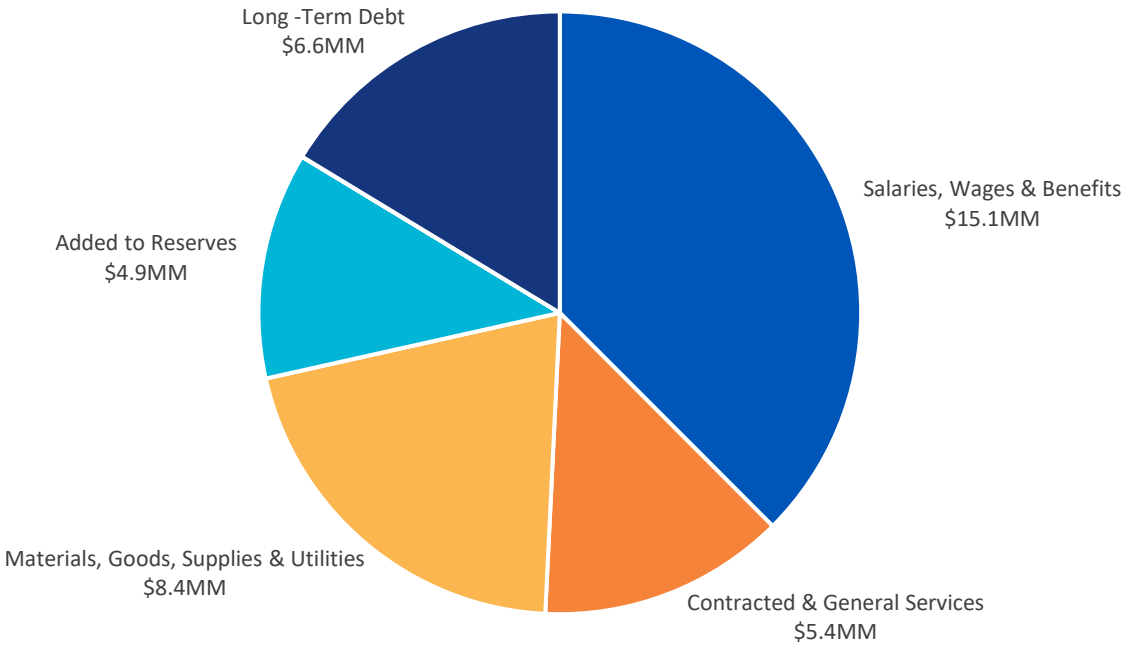
	2025 Approved Budget	2026 Approved Budget	2027 Plan	2028 Plan
Revenue	$ 8,123,000	$ 8,217,000	$ 11,495,000	$ 16,106,000
Expenses	39,244,000	40,361,000	46,065,000	53,234,000
NET COST	**$ (31,121,000)**	**$ (32,144,000)**	**$ (34,570,000)**	**$ (37,128,000)**

Where does the money come from?



Other Revenues consist of the Fortis street light rebate ($0.6MM) and developer levies ($0.3MM)
In 2026, $6.0MM is budgeted to be drawn from offsite levy reserves to pay down long-term debt on growth-related infrastructure and to support various Engineering studies. The remaining $0.2MM drawn from reserves relates to Council-approved use of the prior year surplus to fund one-time Capital Infrastructure projects.

Where does the money go?



Of the total $6.6MM in long-term debt budgeted for 2026, $5.3MM is directly tied to infrastructure that supports community growth. These payments are funded through developer levies and do not impact municipal tax rates, as they are covered by contributions collected under the levy bylaw.

Community Infrastructure Budget by Department

	2025 Approved Budget	2026 Approved Budget	Change
Engineering Services	$ (907,000)	$ (934,000)	$ (27,000)
Capital Projects	(437,000)	(766,000)	(329,000)
Parks Operations	(7,819,000)	(8,484,000)	(665,000)
Roads Operations	(12,144,000)	(13,082,000)	(938,000)
Fleet Services	(4,337,000)	(4,648,000)	(311,000)
Building Maintenance	(4,491,000)	(3,080,000)	1,411,000
Asset Management	(986,000)	(1,150,000)	(164,000)
Total Community Infrastructure	**$ (31,121,000)**	**$ (32,144,000)**	**$ (1,023,000)**

2025 to 2026 Budget Comparison

Community Infrastructure reflects a $1.0MM year-over-year change for 2026. Of this amount, $0.1MM is funded through growth revenue from new property construction since 2025. The remaining $0.9MM represents the approved tax adjustment required to balance the Directorate's budget and sustain service levels. This tax adjustment is allocated as follows:

- $281,000 to maintain municipal services
- $625,000 for capital investments in community infrastructure, specifically for parks, fleet, and roads.

For the average household assessed at $614,000, this will result in an additional investment of approximately $2.07 per month. These funds will be used to sustain and enhance the services and infrastructure that support our growing community.

The following sections provide a detailed breakdown of this investment by department:

Engineering Services

In 2026, Engineering Services will continue to advance key infrastructure planning and process improvements while maintaining largely stable operating costs. Overall, changes in the Engineering budget result in a minimal impact to the municipal tax base of approximately $27,000, reflecting little year-over-year change.

The department remains focused on improving internal processes, strengthening relationships with developers, and supporting sustainable growth. Core priorities include the expansion and upgrading of water and wastewater infrastructure, as well as long-term transportation planning to meet the needs of a growing community.

Engineering activities are guided by major planning documents, including the Transportation Master Plan, Utility Master Plan, and Master Drainage Plan, which help ensure infrastructure investments are coordinated, efficient, and aligned with growth.

Several engineering studies are planned for 2026 and are fully funded through reserve accounts, resulting in no impact to municipal tax rates. These studies are essential for updating master plans and informing future infrastructure and growth decisions.

Three studies will be funded through the Roads Offsite Levy Reserve, including:

- **The Transportation Study ($25,000):** updates the Transportation Master Plan to align with the 2026 Roads Offsite Levy.
- **The Arterial Functional Study ($500,000)**: assesses the feasibility of expanding Veterans Boulevard (Edmonton Trail to East Lake Road) to six lanes.
- **The Infrastructure and Offsite Levy Study ($75,000):** supports refinement of infrastructure planning and levy strategies.

In addition, the Water and Wastewater Utility Master Plan Study ($50,000) will be funded through the Water and Sewer Reserves and will guide long-term planning for water and wastewater infrastructure to support future growth and service delivery.

Capital Projects Office ($0.3MM)

The Capital Projects Office (CPO) plays a central role in coordinating project resources, maintaining a centralized repository of capital projects, and assigning project managers to initiatives outlined in the ten-year capital plan. In addition to resource coordination, the CPO supports these projects by implementing governance best practices and standards to ensure consistency and accountability across the City.

In 2026, salaries and benefits within the CPO are projected to increase by $313,000. of this amount, $193,000 relates to position reclassifications, cost-of-living adjustments, step progressions, and updates to benefit costs. The remaining $121,000 is due to a change in how staff time is funded.

Historically, staff costs in this office were fully funded through capital project budgets, consistent with accounting standards that allow costs directly related to bringing assets into service to be capitalized. However, a recent review found that approximately 20% of staff time is spent on activities not directly attributable to specific capital projects, such as general planning, process improvements, and administrative work. To align with Public Sector Accounting Standards, this portion of staff costs will now be funded through the operating budget, which is supported by property taxes. This change improves transparency and ensures accurate reporting of infrastructure-related costs.

Parks Operations ($0.7MM)

As Airdrie continues to grow, so does the demand on the City's parks system. In 2026, the approved Parks budget includes $665,000 in additional funding to support service delivery, asset maintenance, and future planning.

The approved budget includes funding for one full-time Parks Development Coordinator, along with cost-of-living adjustments, step progression, and employee benefits. Together, these changes account for $194,000 of the budget increase and support the planning and delivery of new and expanding park spaces.

The 2026 budget also includes $200,000 in funding dedicated to future parks development, ensuring the City can continue to plan for and invest in new park facilities and improvements as growth continues.

An internal budget adjustment of $95,000 has been made to align the costs of maintaining the 23 East Lake Hill facility with the department responsible for overseeing the physical work. While Building Maintenance staff will continue to perform the work, relocating the budget to Parks improves transparency and alignment of resources. This change does not represent new spending and has no impact on the tax base.

In addition, Airdrie's urban forest inventory now includes more than 31,700 trees across over 50 species. Building on Council's 2025 commitment to expanding the City's tree canopy, Parks will invest $308,000 in 2026 to plant approximately 300 additional trees in residential neighbourhoods. This initiative is fully funded through the Growing Canada's Community Canopies Grant and does not impact property taxes.

Roads Operations ($0.9MM)

The Roads Department is responsible for maintaining, repairing, and enhancing the City's streets, transportation infrastructure, and related public spaces. From keeping roadways safe and clear in all seasons to ensuring traffic signals, street lighting, and pedestrian amenities operate effectively, the department supports daily mobility and safety for residents and businesses across Airdrie. Core services include road repairs, winter snow and ice control, streetlight and traffic signal maintenance, and planning for future infrastructure needs as the community grows.

The approved 2026 budget includes an additional $0.9MM for Roads Operations, driven by service expansion, infrastructure growth, and targeted investments, as outlined below.

Expanding Service Capacity

To sustain and improve operational capacity as Airdrie grows, Council approved the addition of five full-time positions: one Traffic Signal Electrician, two Coordinators, and two Winter Equipment Operators. These additions, together with cost-of-living adjustments and employee benefits, account for a $542,000 increase. This investment ensures the Roads Department can continue to deliver reliable roadway maintenance, winter operations, and traffic system support.

Strengthening Future Infrastructure Funding

Council approved a $100,000 increase in transfers to the Roads Reserve to support future capital projects and help ensure the City's transportation network remains resilient and adaptable over the long term.

Addressing Growth and Service Contract Updates

As the City's infrastructure expands, operating costs continue to rise. An additional $355,000 is budgeted to address higher power costs associated with streetlighting, reflecting both new infrastructure and updated contract rates.

Traffic Calming Policy Initiative

To support safe and livable neighbourhoods, a one-time allocation of $90,000 has been approved to engage a consultant to develop a Traffic Calming Policy. Guided by Vision Zero principles, this work will establish clear guidelines to reduce traffic-related injuries and fatalities through improved street design and traffic management. This initiative is funded through prior year surplus and does not impact the bottom line.

Use of Reserves and One-Time Funding

The Roads Department will also apply $100,000 in contractor penalties collected in 2025 toward concrete infrastructure repairs in 2026, including sidewalks, curbs, and road surfaces. Using these funds allows additional maintenance work to be completed without impacting tax rates.

In addition, one-time costs of $25,000 for a snow storage facility feasibility study will be funded through prior year surplus. These allocations have no impact on the overall budget.

Building Maintenance (-$1.4MM)

In 2025, the City expanded its asset management program to include all municipal facilities, including new buildings. This expansion supports more efficient operations by applying consistent, standardized maintenance practices across City-owned facilities. The program emphasizes preventative maintenance, supported by real-time data and condition-based monitoring, to extend asset life and improve service quality. New and complex facilities such as Inspire, the Animal Shelter, and the Highland Park Fire Station will receive targeted attention to ensure their unique operational needs are addressed through appropriate maintenance schedules and service contracts.

This enhanced asset management approach is directly influencing how building maintenance costs are budgeted beginning in 2026. While the Building Maintenance department will continue to be responsible for maintaining all municipal facilities, maintenance and custodial costs are now allocated to the business units that occupy each facility, rather than being centralized within the Building Maintenance cost centre. As a result, $1.7MM in contracted services, materials, custodial, and equipment budgets has been shifted from Building Maintenance to other departments.

Corresponding increases are reflected in those departmental budgets. This is an internal reallocation and does not impact the overall City budget or tax rates.

The year-over-year decrease of $1.7MM is partially offset by an increase of $290,000 to account for cost-of-living adjustments, step progression, and updates to benefit costs. This increase also includes the transfer of two full-time positions from Recreation Operations, with a corresponding reduction in the Recreation budget, resulting in no net tax impact.

In addition, Council approved a $100,000 increase in transfers to the Building Reserve to support future capital investments in municipal facilities.

Fleet Services ($0.3MM)

In 2026, Fleet Services will continue to manage external pressures such as tariff uncertainty and regional shipping delays for vehicle parts, which may affect operational timelines and costs. Due to the unpredictable timing, scope, and financial impact of potential tariffs, no specific tariff costs have been included in the budget. Instead, Fleet Services will monitor developments closely and respond as needed through contingency planning. This approach supports fiscal responsibility while avoiding unnecessary budget inflation for impacts that may not materialize.

The majority of the year-over-year change in the Fleet Services budget relates to a $225,000 increase in transfers to the Fleet Reserve. This funding supports the ongoing replacement of City vehicles and equipment, helping ensure the fleet remains safe, reliable, and capable of meeting service demands over the long term.

An additional $46,000 has been budgeted for cost-of-living adjustments, step progression, and updates to benefit costs, while $67,000 has been included for building repair and maintenance costs associated with the 15 East Lake Hill facility.

Asset Management ($0.2MM)

The City's asset management program continues to advance with a strong focus on proactive, evidence-based planning for all municipal infrastructure. By expanding the use of data-driven decision making, the City is integrating inspection-based condition assessments into its core infrastructure profiles. This work improves the accuracy of lifecycle forecasting and helps ensure infrastructure renewal investments are prioritized where they are most needed. These efforts support reliable service delivery and responsible, long-term stewardship of community assets.

In 2026, the Department budget reflects continued investment in these initiatives. The approved addition of one full-time Asset Management Efficiency Coordinator, together with cost-of-living adjustments, step progression, and benefit updates, represents the majority of the change seen in Asset Management year-over-year.



Did you know?

Airdrie's parks team plants **thousands of trees** annually to support urban canopy growth and biodiversity.

Community Infrastructure One-Time Costs and New Initiatives

	Amount	Description
Parks – Tree Planting Project	$ 308,000	This is a one-time initiative to enhance the City's green spaces through significant tree planting in 2026, with the goal of doubling the current tree count. This project is fully funded by the Growing Canada's Community Canopies Grant and includes one year of watering and maintenance to support successful tree establishment.
Roads – Snow Storage Facility Needs Analysis	25,000	This project will engage a consultant to identify potential locations for an additional snow storage facility in the City's southeast or southwest. This proactive planning aims to improve operational efficiency, reduce greenhouse gas emissions, and support long-term infrastructure sustainability.
Roads – Traffic Calming Policy	90,000	This initiative supports safer neighbourhood streets by developing a Traffic Calming Policy that targets speed reduction, discourages aggressive driving, and promotes alternative transportation. The policy will incorporate complete streets principles, consider environmental impacts, and balance the needs of residents and local businesses.
Other	66,000	This allocation includes several additional one-time costs and initiatives that fall below the $25,000 business case threshold.
Total One-Time Costs and New Initiatives	**$ 489,000**	**Council approved funding of these costs from the 2025 surplus. More details on those items above $25,000 can be found in Appendix A.**

Did you know?

The Airdrie Firefighters conduct **school fire safety programs** reaching **over 4,000 students each year**



Strategic Growth and Investment

67.4 FTEs

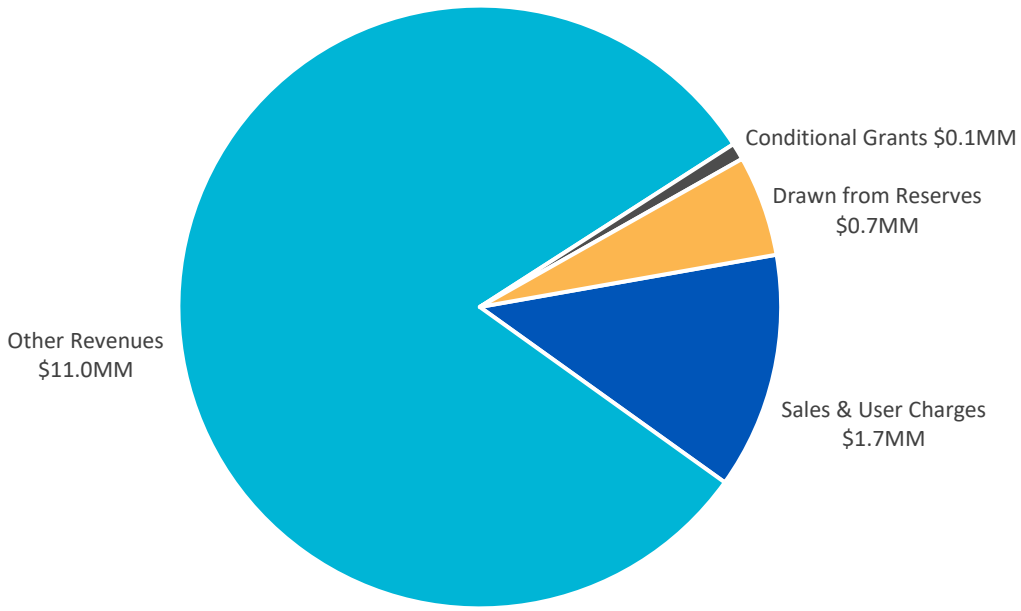
Strategic Growth and Investment fosters sustainable economic growth and supports a well-planned, connected, and safe community. By aligning resources and policies, it seeks to attract investment, create jobs, and encourage balanced development while boosting the municipality's competitiveness and quality of life.

Strategic Growth and Investment – Stephen Utz, Director		
Current Planning	**Policy Planning**	**Building Inspections**
Day-to-day development review Permit application review Compliance Aligns new development with long-term planning	Long-term growth & development Planning review Coordinating land use policy Public consultation	Compliance - Safety Code & lot grade Customer service Permit & inspections services
Growth Application Services	**Downtown Revitalization**	**Corporate Properties**
Building & development application services Business licensing administration Animal licensing administration	Facilitate activation & placemaking Stimulate environment for private investment Provide opportunities for cultural & social engagement Improve infrastructure & accessibility	Implement Downtown Plan & associated projects Municipal land acquisition, disposition & land administration Corporate facility planning Corporate lease & property management
Transit & Active Transportation	**Economic Development/Tourism**	**Government Relations & Grants**
Connect people with place Local routes Regional transit services Accessible transit services	Business development Investment attraction Visitor economy & place capital	Advocate for the City on strategic issues Partnering at local, regional & provincial levels
Environmental Policy & Compliance		
Environmental stewardship Regulatory compliance Enhanced sustainability Policy development Environmental advocacy		

Strategic Growth and Investment Budget Snapshot

	2025 Approved Budget	2026 Approved Budget	2027 Plan	2028 Plan
Revenue	$ 14,561,000	$ 13,618,000	$ 13,081,000	$ 12,894,000
Expenses	20,038,000	20,308,000	22,248,000	22,406,000
NET COST	**$ (5,477,000)**	**$ (6,690,000)**	**$ (9,167,000)**	**$ (9,512,000)**

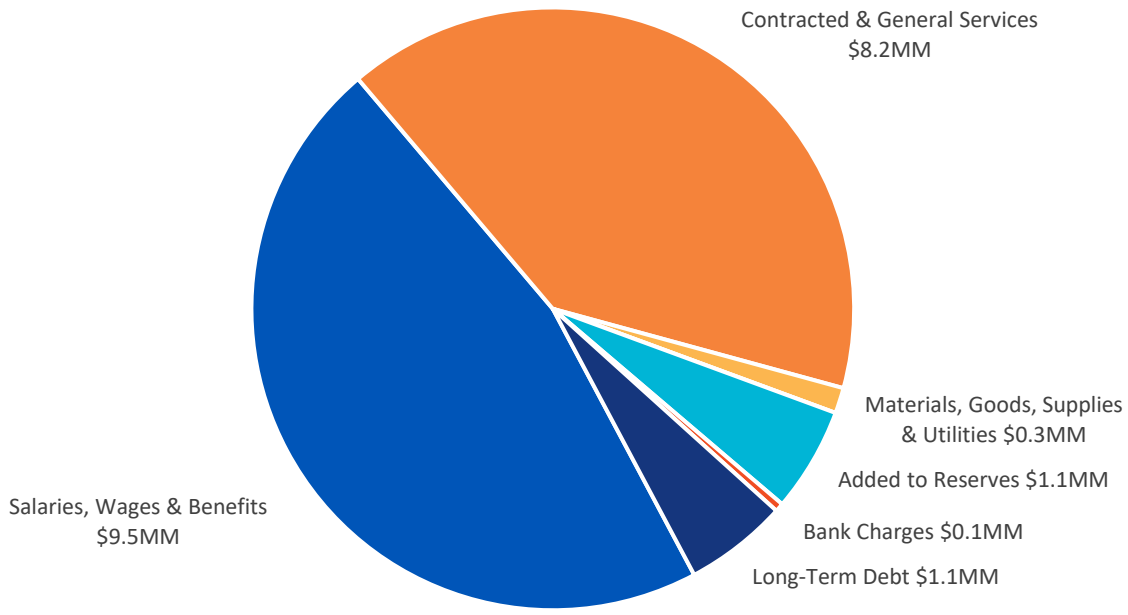
Where does the money come from?



Other revenues consist of building permits and application fees ($8.8MM) and leases and rentals ($2.2MM).

Drawn from reserves include amounts for the payment of debt and the Transit pilot program.

Where does the money go?



Strategic Growth and Investment Budget by Department

	2025 Approved Budget	2026 Approved Budget	Change
Current Planning	$ (620,000)	$ (659,000)	$ (39,000)
Policy Planning	(1,241,000)	(1,136,000)	105,000
Building Inspections	4,687,000	4,321,000	(366,000)
Growth Application Services	30,000	82,000	52,000
Transit and Active Transportation	(5,200,000)	(5,242,000)	(42,000)
Downtown Enhancement	(512,000)	(509,000)	3,000
Government Relations and Grants	(722,000)	(674,000)	48,000
Corporate Properties	318,000	(610,000)	(928,000)
Economic Development/Tourism	(1,912,000)	(1,962,000)	(50,000)
Environmental Policy and Compliance	(305,000)	(301,000)	4,000
Total Strategic Growth and Investment	**$(5,477,000)**	**$(6,690,000)**	**$(1,213,000)**

2025 to 2026 Budget Comparison

Strategic Growth and Investment reflects a 1.2MM year-over-year change for 2026. Of this amount, $1.0MM is funded through growth revenue from new property construction since 2025. The remaining $0.2MM represents the approved tax adjustment required to balance the Directorate's budget and sustain service levels. This tax adjustment is allocated as follows:

- $58,000 to maintain municipal services.
- $136,000 for capital investments in Strategic Growth and Investment, specifically supporting the land acquisition strategy.

For the average household assessed at $614,000, this will result in an additional investment of approximately $0.44 per month. These funds support the continuation of municipal services and advance strategic land acquisition efforts that support long-term growth and community development across Airdrie.

The following sections provide a detailed breakdown of this investment by department:

Building Inspections ($0.4MM)

Canada's housing market continued to cool in 2025 due to trade tensions, economic uncertainty, slower population growth, and rising unemployment. According to CMHC, housing activity in 2026 may be shaped by a mix of economic factors and developer sentiment.

Locally, residential permit trends show a shift toward larger average building sizes, which has led to higher permit values. However, this increase is offset by a decline in overall permit volumes, reflecting broader economic conditions. Building Inspections projects activity levels in alignment with the Growth Projection Committee.

Low-density residential development, including single-detached homes, semi-detached homes, and secondary suites, is projected to decline by 14% year-over-year. Medium- and high-density development, including townhomes and apartments, is expected to decrease by 47% compared to 2025.

Commercial, Industrial, and Institutional permit revenues are exceeding expectations, driven primarily by higher construction costs. These gains are helping offset slower residential activity, resulting in permit revenues that remain consistent with the budget plan, with a net increase of $115,000.

To maintain service levels and ensure safety compliance, personnel costs will increase by $359,000. This includes COLA, salary step progression and the addition of 1.0 FTE Electrical Safety Codes Officer and 1.0 FTE Plumbing and Gas Safety Codes Officer. These roles are essential to meet the demands of increased permitting and inspection activity tied to Airdrie's growth.

Transit and Active Transportation

Transit continues to experience increased ridership as Airdrie grows, with an additional $56,000 in cash fare revenue projected for 2026.

Council approved continuation of the Transit Pilot Program, extending it through December 2026 to allow time for a full evaluation of results. Service levels in 2026 reflect this Pilot Program and include:

- 4,260 additional service hours to restore local fixed routes to pre-pandemic levels
- 550 additional service hours for Route 900, adding one early morning weekday trip to meet demand for earlier departures from Airdrie to northeast Calgary

These service enhancements are detailed in Appendix A.

Government Relations and Grants

This department supports Airdrie's strategic positioning within the region by advocating for infrastructure, legislative priorities, and funding opportunities that reflect the needs of a high-growth municipality. Through intergovernmental collaboration and targeted grant acquisition, the department helps secure resources that advance Council's priorities and enhance community outcomes.

The City of Airdrie is one of eight member municipalities participating in Invest Greater Calgary (IGC), a regional economic development initiative focused on collaborative investment attraction across the Greater Calgary area. The IGC represents a shared commitment to regional prosperity through coordinated efforts in:

- Regional Research and Analysis
- Regional Marketing and Promotion
- Investor Support
- Hub/Program Development

To formally join the three-year pilot (2026–2028), the City is investing $49,000 in IGC through its intergovernmental services budget.

In addition, Government Relations will escalate service levels by contracting a third-party firm to support two full-time staff in advocacy efforts. This initiative adds $50,000 to the budget and reflects the City's growing need for coordinated outreach at the provincial level.

These increases are offset by reductions in Community Planning and Regional Collaboration Memberships.

Corporate Properties ($0.9MM)

The Corporate Properties department manages the City's real estate and facility needs to support municipal operations and strategic growth. Its responsibilities include land administration, acquisition, and sales, as well as facility construction, planning, and renovations.

The year-over-year change in this department is $0.9MM, detailed as follows:

Airdrie Mainstreet Square (AMSQ) ($0.7MM)

In Fall 2025, AMSQ, a City-owned company, was dissolved and its properties were transferred to the City. As a result, the City now owns and manages these properties itself.

For Corporate Properties, this change creates additional costs and lost revenues. The City now pays for property maintenance and management and no longer receives AMSQ management fees or dividends. While some of this is offset by rental income and interest revenue, Corporate Properties experiences a net budget shortfall of $692,000.

From a citywide perspective, however, the impact is positive. One of the transferred properties is City Hall, meaning the City no longer pays rent or shared service costs. These savings of $883,000 are reflected in the Building Operations budget.

Overall, while the dissolution of AMSQ negatively impacts Corporate Properties on its own, the savings elsewhere more than offset this. The net effect for the City is a positive budget impact of $191,000.

Land Acquisition Strategy ($0.3MM)

In the prior year's planning, land acquisition was expected to be funded through debt financing, with debt payments covered by reserve funds.

As part of budget deliberations, Council approved the use of prior year surplus to pay down a portion of planned land acquisition debt, reducing the overall amount required to be borrowed. This decision resulted in approximately $0.3MM in annual debt payment savings.

This approach strengthens the City's financial position by reducing long-term debt obligations while maintaining alignment with Council's land acquisition objectives.

Economic Development and Tourism

The Economic Development and Tourism department leads initiatives that support Airdrie's vision of becoming a destination of choice for businesses, talent, and visitors in Western Canada. Through research, strategic planning, and program delivery, the department advances business development, investment attraction, and growth of the visitor economy.

As part of the approved 2026 budget, Council funded the following initiatives using prior year surplus:

Enhanced Entrepreneur Supports

This initiative is funded at $82,000, with 50% offset by the Northern and Regional Economic Development (NRED) grant. It focuses on reviewing and enhancing existing business support programs to strengthen Airdrie's entrepreneurial ecosystem. Work will be delivered in two phases to ensure supports remain responsive to market conditions and aligned with the needs of local businesses.

Visitor Economy – Destination Development

This initiative is funded at $70,000, with 50% offset by the NRED grant. It supports growth of Airdrie's visitor economy through development of a Destination Management Framework. Building on the Sports Tourism Strategy completed in 2025, the framework positions the City to attract increased visitation and tourism-related investment.

Business cases for both initiatives are included in Appendix A for reference.



Strategic Growth and Investment One-Time Costs and New Initiatives

	Amount	Description
Intermunicipal Development Plan (IDP)	$ 75,000	The IDP project updates the long-term development framework for areas near Airdrie's boundary. Following the dissolution of the Calgary Metropolitan Region Board, the Province has directed Calgary Region municipalities to revise their IDPs by the end of 2027 in the absence of a regional plan.
Contracted Services to Support Advocacy Work	50,000	As demand for advocacy continues to grow, Government Relations and Grants is expanding its capacity to support key initiatives across all Council Focus Areas. This funding will enable the department to engage contracted services to assist with inter-municipal, provincial, and federal advocacy efforts.
Enhanced Entrepreneur Supports / Incubator	82,000 50% offset with NRED grant	This initiative will strengthen Airdrie's business support programs and explore the feasibility of a physical incubator space. Delivered in two phases, it aims to grow local businesses, attract new investment, and ensure supports remain responsive to market needs.
Visitor Economy – Destination Development	70,000 50% offset with NRED grant	This project will establish a Destination Management Framework to support sustainable tourism growth. Key components include creating a Destination Management Organization, a Destination Marketing Fund, and implementing a regional Marketing Strategy.
Transit – Pilot Program Service Enhancements	121,000	Council approved reserve funding in 2025 for a pilot program, restoring two transit routes to pre-pandemic service levels. The pilot runs September 2025 to August 2026, with funding split across two fiscal years. To extend service through December 2026 while Council decides whether to make the enhancements permanent, an additional $121,000 is included in the 2026 budget.
Other	67,000	Several additional one-time costs and initiatives fall below the $25,000 threshold required for a business case.
Total One-Time Costs and New Initiatives	**$ 465,000**	**Council approved funding of these costs from the 2025 surplus. More details on those items above $25,000 can be found in Appendix A.**

Community Services

103.5 FTEs

Community Services provides a broad range of programs and services designed to enhance the social, cultural, and recreational well-being of Airdrie residents. By promoting active living, supporting cultural and heritage initiatives, and fostering inclusive community engagement, the department strengthens connections among residents and contributes to a high quality of life. Its work ensures that Airdrie remains a vibrant, healthy, and welcoming place for all.

Community Services – Brad Anderson, Director		
Aquatic Services	**Arena Operations**	**Central Bookings & Customer Services**
Aquatic program delivery & supervision Pool operations & safety monitoring Regulatory compliance & incident response	Ice surface maintenance Drop-in public skating Arena-specific equipment & infrastructure maintenance On-site support & safety monitoring	Facility & program bookings coordination Facility admittance management (drop-in & pass sales) Customer support services Program registration management Facility usage reporting
Recreation Operations	**Active Living**	**Culture and Heritage**
Custodial services & sanitation Indoor recreation infrastructure maintenance & repairs	Program development & facilitation Community engagement & outreach Monitoring & evaluation of participation	Public art program management Heritage asset stewardship Community partnerships & engagement
Community Liaison		**Arts Programs and Events**
Not-for-profit leasing in City-owned facilities Community partnerships & engagement Program planning, coordination & facilitation Special event navigation & support Artist engagement & support		Foster community engagement with the arts Front-line customer service at Cultural Facilities • Bert Church Theatre • Inspire Multi-use Facility • Town & Country Centre

Did you know?

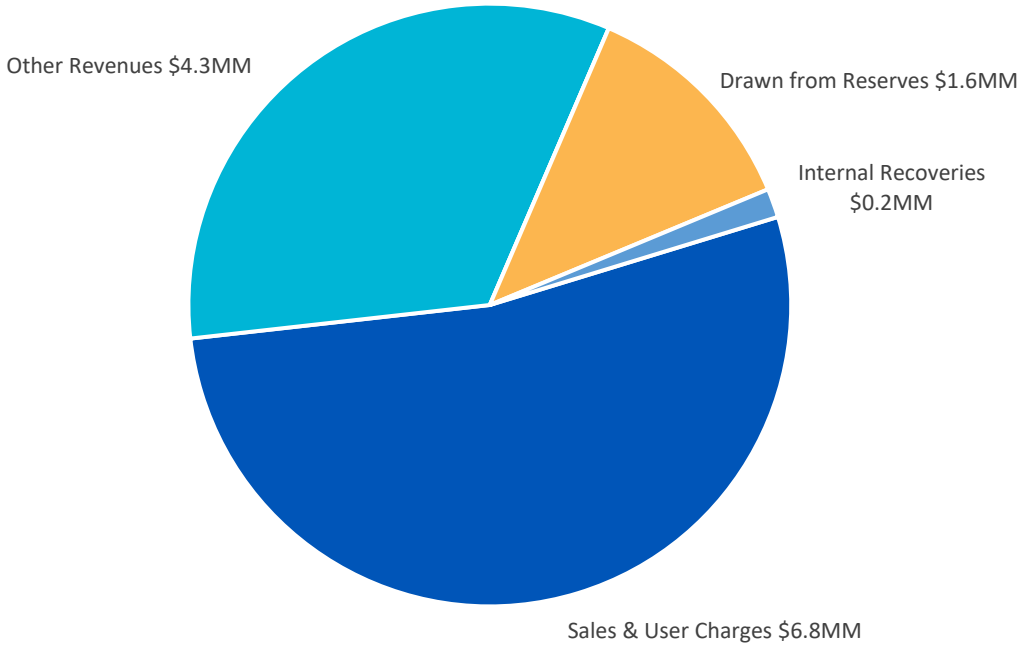
AirdrieFEST is the City's largest community event, drawing thousands of residents and featuring local businesses, entertainment, and cultural showcases.



Community Services Budget Snapshot

	2025 Approved Budget	2026 Approved Budget	2027 Plan	2028 Plan
Revenue	$ 10,717,000	$ 12,906,000	$ 14,293,000	$ 20,045,000
Expenses	19,753,000	22,532,000	24,239,000	32,067,000
NET COST	**$ (9,036,000)**	**$ (9,626,000)**	**$ (9,946,000)**	**$ (12,022,000)**

Where does the money come from?

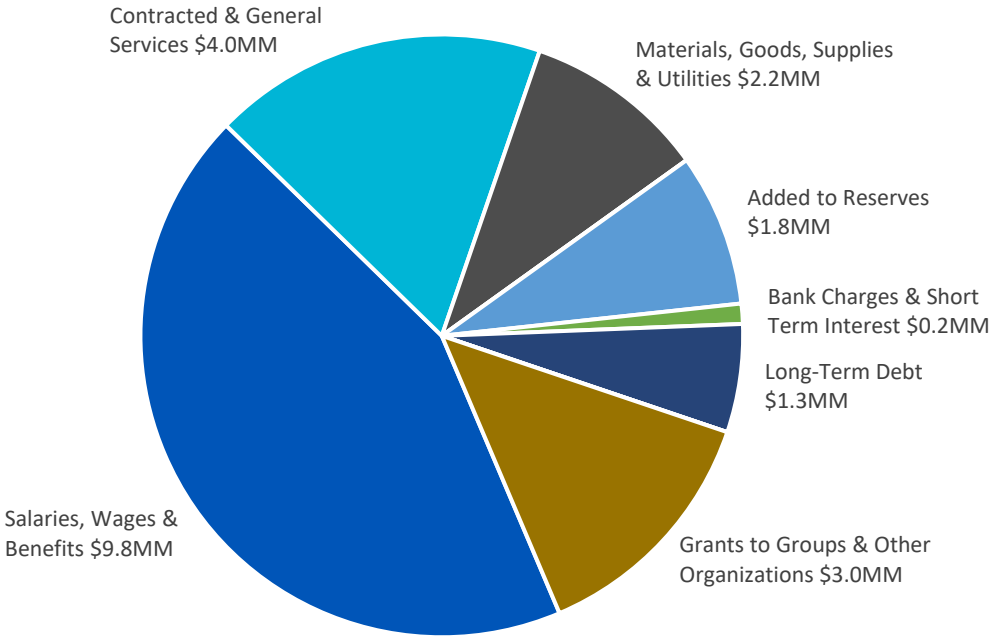


Other Revenues consist mainly of Arenas ice rentals, lease revenue from various tenants and space rentals.

Drawn from Reserve amounts consist of funding from the Recreation Reserve to cover debt payments related to Genesis Place and from Tax Stabilization to cover debt payments related to Inspire.

Internal Recoveries have an offsetting expense account of Internal Charges in other directorates and have no impact on the Citywide bottom line.

Where does the money go?



Grants to Groups & Other Organizations consists mainly of the Library grant ($3.0MM)

Community Services Budget by Department

	2025 Approved Budget	2026 Approved Budget	Change
Aquatic Services	$ (867,000)	$ (851,000)	$ 16,000
Arena Operations	(1,420,000)	(1,097,000)	323,000
Central Bookings and Customer Services	1,433,000	1,512,000	79,000
Recreation Operations	(1,249,000)	(870,000)	379,000
Active Living	(1,147,000)	(1,171,000)	(24,000)
Southwest Recreations Centre	-	-	-
Culture and Heritage	(577,000)	(710,000)	(133,000)
Community Liaison	(307,000)	(328,000)	(21,000)
Arts Programs and Events	(4,902,000)	(6,111,000)	(1,209,000)
Total Community Services	**$ (9,036,000)**	**$ (9,626,000)**	**$ (590,000)**

2025 to 2026 Budget Comparison

Community Services reflects a $0.6MM year-over-year change for 2026. Of this amount, $0.4MM is funded through growth revenue from new property construction since 2025. The remaining $0.2MM represents the approved tax adjustment required to balance the Directorate's budget and sustain service levels. This tax adjustment is allocated as follows:

- $85,000 to maintain municipal service levels.
- $93,000 to support capital investments within Community Services, specifically supporting Inspire, Genesis Place and the Arenas.

For the average household assessed at $614,000, this will result in an additional investment of approximately $0.41 per month. These funds support recreation, culture and heritage programs, arts initiatives, and community events that bring people together, enhance livability, and help build a vibrant, connected community for residents of all ages.

The following sections provide a detailed breakdown of this investment by department:

Arena Operations ($0.3MM)

Ron Ebbesen Arena was closed for six-and-a-half-months for mid-life upgrades in 2025. The 2026 budget reflects a full year of operations following this closure, resulting in a projected revenue increase of $522,000.

To support future capital needs within the Arenas, Council approved an additional $50,000 contribution to reserves.

A $172,000 increase to the power budget for Arenas was made through an interdepartmental adjustment with Genesis Place. This change has no impact on the bottom line, as it is offset by a corresponding decrease in Central Bookings and Customer Service.

The $216,000 change to personnel costs in Arenas is reflective of 2.0 FTEs transferred from Recreation Operations and adjustments for step movements and benefits.

A new reserve draw of $264,000 has been incorporated into the budget to service debt. Previously, these debt payments were tax funded; this adjustment reallocates funding responsibility, thereby reducing the tax burden while ensuring continued fulfillment of debt obligations.

Central Bookings and Customer Services (-$0.1MM)

Genesis Place continues to experience record-breaking utilization and facility visits. For 2026, additional revenue of $220,000 is expected from increased pass sales and space rentals. The Airdrie Fair Access program, which provides income-based subsidies, is seeing unprecedented demand. As a result, $218,000 in subsidies are expected to offset the new revenues, ensuring equitable access for all residents.

To support future capital lifecycling needs, Council approved a $250,000 contribution to reserves, reinforcing long-term sustainability.

Personnel costs will rise by $96,000 driven by the transfer of 1.0 FTE from Parks to Facility Rentals combined with step movements, benefit adjustments, and the cost-of-living adjustment.

Significant natural gas savings of $235,000 are anticipated due to the removal of the carbon tax. Additionally, a $172,000 reduction in the power budget reflects an interdepartmental reallocation with Arenas and has no net impact on the overall budget.

Recreation Operations ($ 0.4MM)

This department manages facility maintenance for Genesis Place. In 2026, personnel costs are projected to decrease by $402,000 due to the reallocation of 4.0 FTEs to Arena Operations and Building Maintenance. These changes are budget-neutral and do not impact the tax base.

As the facility continues to age, signs of wear are becoming more evident. Several small-scale but essential repairs are planned to maintain safety, functionality, and user experience. These include floor replacements in various areas of the building, pool filter maintenance to ensure sanitary conditions, preventative maintenance on the HVAC system, and roof repairs to prevent structural damage. Together, these repairs total $106,000 and are part of the City's ongoing commitment to proactive asset management. To minimize the impact on the tax rate, Council approved funding for these repairs through the prior year surplus.

Culture and Heritage ($0.1MM)

The 2026 budget for Culture and Heritage reflects the City's commitment to inclusive programming and long-term planning. The City will undergo a Cultural Needs Assessment for $75,000 to better understand the needs of Airdrie's growing multicultural population and ensure services are resonating with diverse communities. To minimize the impact on the tax rate, Council approved funding this initiative through the prior year surplus. Details regarding this project can be found in Appendix A.

To support future facility planning, Council approved a $50,000 study (funded from the prior year surplus) to explore options for a museum and interpretive centre that would enhance resident experiences and preserve local artifacts. Following Council's approval of the Public Art Policy in 2025, $11,000 is allocated in 2026 to launch temporary and rotational art installations, including outdoor murals.

Community Liaison

Community Liaison is a newly established unit within Culture and Heritage, created to serve as the central point of contact for not-for-profit organizations engaging with the City. Its mandate is to support Council's strategic priorities by facilitating fair and transparent service agreements, and by overseeing leases for City-owned land and buildings occupied by not-for-profit entities.

In alignment with recommendations from the 2025 Community Facility Needs Assessment Report, a technical needs assessment for the Nose Creek Valley Museum has been budgeted at $30,000 to evaluate the building's current condition and inform future investment decisions. A similar assessment for the Rodeo Grounds has also been approved at $20,000 to identify maintenance priorities and potential safety concerns. To minimize the impact on taxes, Council approved funding these assessments through the prior year surplus.

Arts, Programs and Events ($1.2MM)

The Inspire facility opened in Fall 2025, with 2026 reflecting its first full year of operations. Revenue is projected to increase by $389,000, compared to just three months of activity in the prior year.

To support expanded programming and operations, the 2026 budget includes staffing requests for 1.0 FTE Duty Manager, 0.7 FTE Art Instructors, and 1.9 FTE Summer Camp Instructors. Additional staffing needs will be met through internal reallocations within the Directorate. These new positions, along with step increases and benefit adjustments for existing staff, result in total additional personnel costs of $365,000 across Inspire, Event Services, the Town and Country Centre, and Bert Church Theatre.

Debt payments associated with the Inspire facility are budgeted at $637,000 beginning in 2026. A portion of this debt will be funded through the Community Revitalization Levy, which will contribute $367,000 per year. This funding approach reduces the impact on the tax base by about half a percent. Council approved phasing in the remaining financial impact of Inspire's debt by drawing on the Tax Stabilization Reserve. This strategy helps mitigate short-term budget pressures and allows for a smoother integration of these costs into the City's operating budget.

With the opening of Inspire, the Airdrie Public Library has relocated to the new facility. Council approved a grant of $3.0MM to support the new, upscaled Library. This investment will ensure enhanced resources and services for the community.

Community Services One-Time Costs and New Initiatives

	Amount	Description
Gymnasium floor refurnishing	$ 60,000	Best practice sees gymnasium hardwood flooring sanded and refinished every 10 years. This has not been done in the 20-year life of the gymnasium and is due to be complete. This full refurnishing will significantly enhance the aesthetic of the floor and results in better safety and performance for athletes.
Multi-Cultural Sector Engagement	75,000	This initiative aims to better understand the cultural makeup of our community, identify the unique needs of various cultural groups and develop actionable recommendations to enhance inclusivity and service delivery.
Museum and Interpretive Centre study	50,000	This study aims to evaluate the current state of the Museum facility and explore opportunities to enhance its role as a dynamic, engaging and evolving cultural destination.
Rodeo Grounds building assessment	20,000	A technical assessment is needed for the Rodeo Grounds Building to determine its current condition and guide decisions on maintenance or upgrades, ensuring it remains safe and usable.
Nose Creek Valley Museum building condition assessment	30,000	The 2025 Community Facility Needs Assessment Report recommended a technical needs assessment be performed to understand the viability of investing in renovations on the museum.
Other	73,000	Several additional items fall below the $25,000 threshold required for a business case.
Total One-Time Costs and New Initiatives	**$ 308,000**	**Council approved funding of these costs from the 2025 surplus. More details on those items above $25,000 can be found in Appendix A.**

City Council

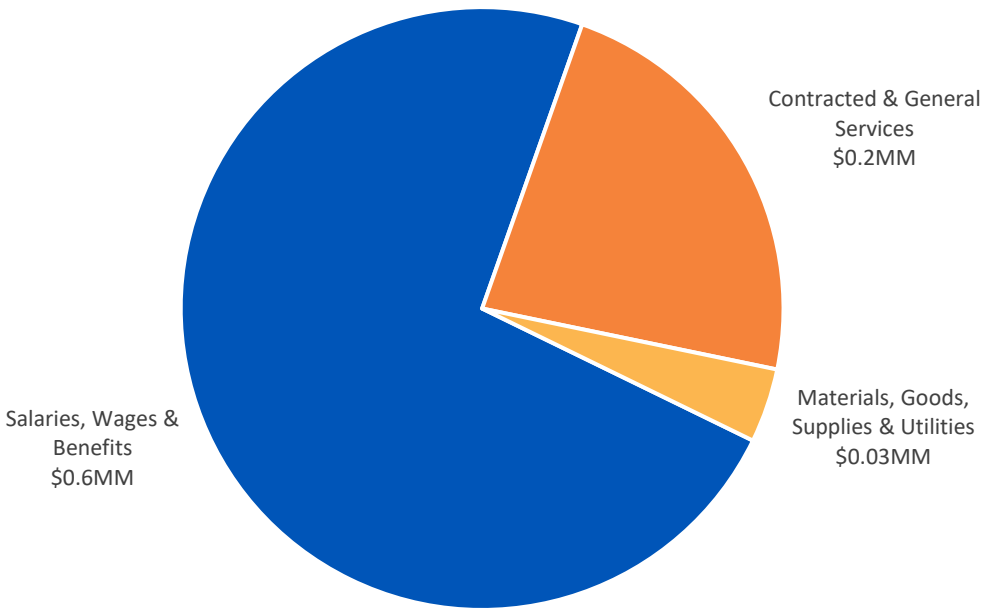
Representing the legislative body of the municipality, City Council is responsible for setting policies, approving budgets, and making decisions that guide the City's future. Council members engage with residents, debate local issues, and develop bylaws and policies that reflect community priorities. Council ensures transparent governance, public accountability and collaboration with various stakeholders to address the needs of the community and ensure the effective delivery of municipal services.

Mayor – Heather Spearman					
Councillor Ron Chapman	**Councillor** Chris Glass	**Councillor** Candice Kolson	**Councillor** Simisola Obasan	**Councillor** Kristen Shima	**Councillor** Chad Stewart

City Council Budget Snapshot

	2025 Approved Budget	2026 Approved Budget	2027 Plan	2028 Plan
Revenue	$ 3,000	$ -	$ -	$ -
Expenses	808,000	823,000	841,000	859,000
NET COST	**$ (805,000)**	**$ (823,000)**	**$ (841,000)**	**$ (859,000)**

Where does the money go?



Council Budget by Category

	2025 Approved Budget	2026 Approved Budget	Change
REVENUE			
Other Revenues	$ 3,000	$ -	$ (3,000)
EXPENSES			
Salaries, Wages and Benefits	583,000	602,000	19,000
Contracted and General Services	192,000	188,000	(4,000)
Materials, Goods, Supplies and Utilities	33,000	33,000	-
Total Expenses	**$ 808,000**	**$ 823,000**	**$ 15,000**
NET COST	$ (805,000)	$ (823,000)	$ (18,000)

2025 to 2026 Budget Comparison

The year-over-year change in the City Council budget includes a $19,000 adjustment to Council remuneration and benefits, reflecting the application of the cost-of-living adjustment and updated benefit premiums. This ensures that compensation remains aligned with inflationary pressures and overall municipal compensation standards.

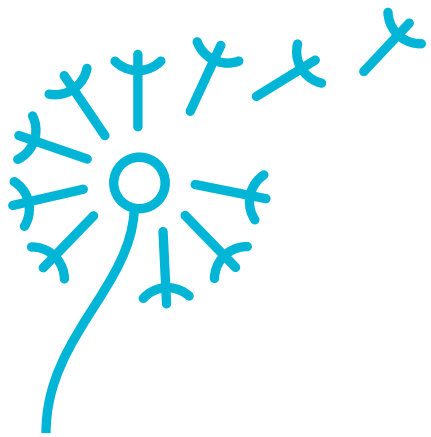


City Manager's Office

30.7 FTEs

The City Manager's Office provides executive leadership and strategic direction for the municipality's operation, ensuring that policies, programs, and services are effectively implemented in alignment with Council's priorities. Key functions include corporate governance, corporate strategic planning and performance, information management, organizational development, and change management.

City Manager's Office – Horacio Galanti, CAO	
Legislative Services	**Information Governance and Management**
Facilitate the democratic process for Council, its Boards, Committees, and Commissions including its quasi-judicial boards Administrative support to Mayor, Council, CAO, & Directors Legal services including contract, bylaw & policy management Census & elections Oversee FOIP	Establish & support the framework for information governance & management Lifecycle management of information Advise departments on best practices Facilitate access & disclosure for information requests
Corporate Strategy	**Learning, Engagement and Change Management**
Strategic planning, alignment & corporate initiatives Business consulting & analysis Performance measurement, monitoring & reporting Organizational effectiveness through continuous improvement Organizational program & service inventory & service performance measures	Organizational engagement Corporate training & leadership development Team building consultation & facilitation Corporate and strategic change management Corporate culture planning & monitoring



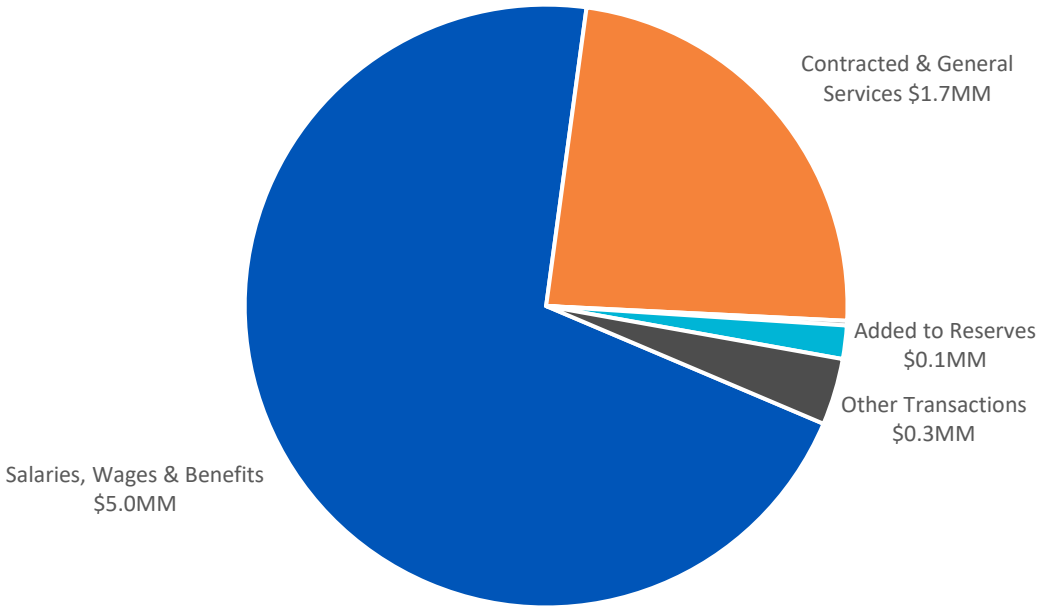
Did you know?

Dandelions are considered **flowers**, not weeds, in Alberta

City Manager's Office Budget Snapshot

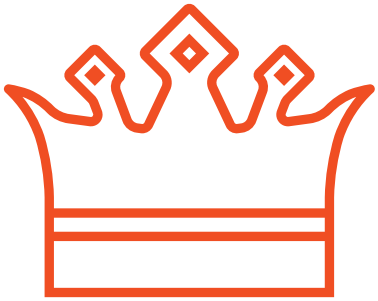
	2025 Approved Budget	2026 Approved Budget	2027 Plan	2028 Plan
Revenue	$ 344,000	$ 271,000	$ 19,000	$ 19,000
Expenses	6,446,000	6,922,000	7,492,000	7,922,000
NET COST	**$ (6,102,000)**	**$ (6,651,000)**	**$ (7,473,000)**	**$ (7,903,000)**

Where does the money go?



Did you know?

Airdrie was named after a village northeast of Glasgow, Scotland. The name means **"The King's Height"**



City Manager's Office Budget by Department

	2025 Approved Budget	2026 Approved Budget	Change
City Manager's Office	$ (854,000)	$ (970,000)	$ (116,000)
Corporate Strategy	(944,000)	(1,189,000)	(245,000)
Learning, Engagement and Change Management	(1,038,000)	(1,098,000)	(60,000)
Legislative Services	(2,452,000)	(2,559,000)	(107,000)
Information Governance and Management	(814,000)	(835,000)	(21,000)
Total City Manager's Office	**$ (6,102,000)**	**$ (6,651,000)**	**$ (549,000)**

2025 to 2026 Budget Comparison

The City Manager's Office is presenting a $0.6MM year-over-year budget change. The main contributors to this change are outlined below.

City Manager's Office ($0.1MM)

In alignment with the Council Budget Policy, the Chief Administrative Officer (CAO), in conjunction with the Chief Financial Officer (CFO), is authorized to approve operating budget amendments across programs and service areas up to $250,000. The 2026 budget contains a $107,000 adjustment reflecting a replenishment of the corporate contingency fund. This ensures that future operational amendments can be accommodated within the total approved budget, maintaining fiscal flexibility and responsiveness to emerging needs.

Additionally, personnel costs have increased by $24,000, driven by the application of COLA, step progression, and rising benefit expenses.

Corporate Strategy ($0.2MM)

Corporate Strategy includes funding for the Council Strategic Planning session, which occurs every four years following a municipal election. An external facilitator will guide strategic discussions and ensure alignment with best practice while hosting offsite meetings to provide a focused environment conducive to collaboration and long-term planning. An increase of $50,000 is included in the 2026 budget to support delivery of this initiative.

Personnel costs have increased by $183,000, reflecting the application of COLA, step progression and rising benefit expenses, along with the addition of 1.0 FTE Corporate Strategy Team Leader.

Learning, Engagement and Change Management ($0.1MM)

In 2026, the City will continue to offer its existing suite of internal course offerings and facilitated learning opportunities. To meet anticipated demand and ensure timely delivery of training, external support will be engaged as needed, with a budget increase of $64,000. To reduce overall corporate training and travel expenses, a $100,000 decrease has been incorporated into the budget through a training adjustment.

Personnel costs have increased by $162,000 in this area, reflecting the application of COLA, step progression and rising benefit expenses, along with the addition of a 1.0 FTE Change Manager II.

Legislative Services ($0.1MM)

Legislative Services traditionally budgets for the municipal election every four years, with the next election scheduled for 2029. The full cost of the election is estimated at $500,000. To avoid a large one-time budget impact in the election year, Council approved a new approach to smooth costs over the four-year cycle.

Beginning in 2026, $125,000 will be set aside annually, allowing the City to accumulate the necessary funds in advance. This proactive strategy ensures that the full election cost is covered by the time the next election occurs, without requiring a significant budget increase in 2029.

This is offset by a decrease in costs for the Permanent Elector Register, introduced in 2025 as part of the implementation of Bill 20, which significantly changed how municipalities manage elections. During 2025 budget development, there was uncertainty about whether this cost would recur annually or only in election years. Recent information indicates that this will not be a recurring annual cost, resulting in a reduction of $200,000 in 2026.

Legal costs will rise by $95,000, aligned with prior spending patterns and the anticipated need for legal support related to labour negotiations and union matters expected in the coming year.

An additional $101,000 is reflected in personnel costs, due to the application of COLA, step progression and rising benefit expenses, as well as the approval of a 1.0 FTE Administrative Assistant.

Information Governance and Management

The 2026 budget includes a one-time investment of $200,000 to support the digitization of the City's permanent records and to complete a feasibility study for future digital and physical archives. This initiative responds to growing organizational needs related to information management, long-term preservation of records, and improved public access.

The feasibility study will assess the City's current information governance practices, identify gaps in archival infrastructure, and recommend future-state solutions. The work will include a comprehensive needs assessment, a review of available technologies, and recommendations for both digital and physical archival systems. The study will be completed by a third party and will inform a detailed implementation funding request as part of the 2027 and 2028 budget cycles.

Council approved funding for this one-time investment through prior year surplus, laying the groundwork for a more efficient and resilient information management system that safeguards the City's institutional records while positioning the organization to meet future demands. Additional details are provided in Appendix A.



Did you know?

One standard filing cabinet holds about 10,000 sheets of paper, but a single secure digital server can store millions of records in the same physical space.

Corporate Services and CFO

112.2 FTEs

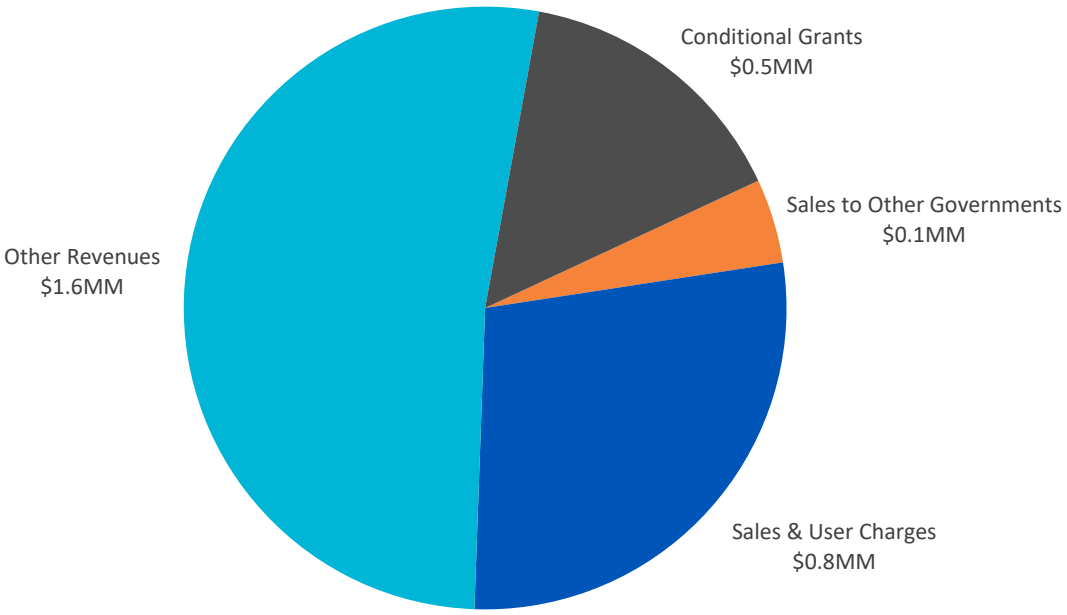
This directorate is responsible for overseeing the City's financial health and ensuring that public funds are managed responsibly. At a high level, its role includes providing strategic financial leadership, maintaining strong oversight and governance, and aligning workforce strategies with the municipality's overall objectives. Corporate Services ensures that the City recruits and retains the right talent, upholds legal and regulatory compliance, establishes effective internal controls, and protects City assets. Through these efforts, it supports the delivery of high-quality public services and helps safeguard the City's long-term financial sustainability.

Corporate Services and CFO – Shannon Schindeler, Director		
Procurement	**Insurance and Risk Management**	**Treasury**
Public Procurement process management Value with public funds with regulation compliance Material management & logistics	Enterprise risk management Enterprise risk financing Claims management	Investment & cash management Franchise fees Tax rate setting Fair & equitable property taxation services Governance & internal control
Taxation and Assessment	**Budget and Financial Planning**	**Accounting Services**
Property assessments that meet all legislative requirements Valuation accuracy & tax equity for property owners	Budget & planning cycle management Short-term & long-term financial planning Debt & equity management Internal reporting	Accuracy & integrity of financial transactions & systems External reporting Accounts payable & receivable Governance Tangible capital assets Grants administration
Human Resources and Payroll		**Information Technology**
Recruitment & onboarding Pay processing Pension & benefits administration Employee & labour relations Talent Management Short & long-term disability		Technology solution management Optimizing technology through training & support Innovation & development services Strong, secure technical infrastructure Geographical Information Systems (GIS) Client Services

Corporate Services Budget Snapshot

	2025 Approved Budget	2026 Approved Budget	2027 Plan	2028 Plan
Revenue	$ 6,582,000	$ 3,103,000	$ 4,990,000	$ 3,314,000
Expenses	23,300,000	21,899,000	24,975,000	25,396,000
NET COST	**$ (16,718,000)**	**$ (18,796,000)**	**$ (19,985,000)**	**$ (22,082,000)**

Where does the money come from?



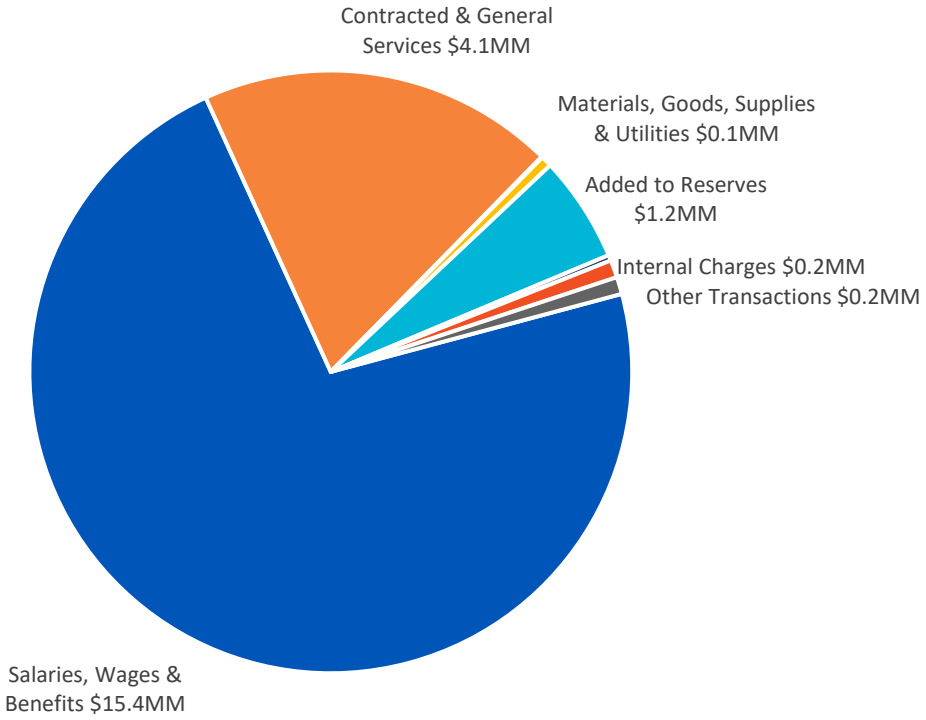
Other Revenues consists mainly of penalties on unpaid taxes ($1.4MM)



Did you know?

The concept of municipal budgeting dates back to **the early 1900s** when cities began formalizing spending plans for infrastructure and public services.

Where does the money go?



Corporate Services Budget by Department

	2025 Approved Budget	2026 Approved Budget	Change
Human Resources and Payroll	$ (2,170,000)	$ (3,315,000)	$ (1,145,000)
Insurance and Risk Management	(1,203,000)	(1,122,000)	81,000
Procurement	(1,543,000)	(1,632,000)	(89,000)
Taxation and Assessment	(395,000)	(88,000)	307,000
Finance	(2,694,000)	(2,920,000)	(226,000)
Information Technology	(8,713,000)	(9,719,000)	(1,006,000)
Total Corporate Services	**$ (16,718,000)**	**$ (18,796,000)**	**$ (2,078,000)**

2025 to 2026 Budget Comparison

Corporate Services reflects a $2.1MM year-over-year change for 2026. Of this amount, $0.9MM is funded through growth revenue from new property construction since 2025. The remaining $1.2MM represents the approved tax adjustment required to balance the Directorate's budget and sustain service levels. This tax adjustment is allocated as follows:

- $0.2MM to maintain municipal service levels.
- $1.0MM to support capital investments in Information Technology and citywide capital assets.

For the average household assessed at $614,000, this will result in an additional investment of approximately $2.85 per month. These funds will be used to maintain essential services and ensure continued investment in capital infrastructure.

The following sections provide a detailed breakdown of this investment by department:

Human Resources and Payroll ($1.1MM)

Human Resources continues to provide strong support to employees across the organization. In alignment with annual trends and organizational growth, a $79,000 adjustment is included in the 2026 budget to account for increased costs in the health care spending account, severance contingency, vacation accrual, and WCB fees. These adjustments reflect typical cost increases as the organization expands and continues to invest in employee well-being and regulatory compliance.

Personnel costs have increased by $214,000, driven by the application of COLA, step progression, rising benefit expenses and the addition of 1.0 FTE Talent Acquisition Administrator and 1.0 FTE Talent Management Specialist. These roles are intended to strengthen recruitment and retention efforts and support the City's evolving workforce needs.

Insurance and Risk Management (-$0.1MM)

The 2026 budget for Insurance and Risk Management reflects a net decrease of $81,000. While most insurance premiums are expected to remain stable with only modest inflationary increases, liability insurance costs are projected to decline by $57,000 due to favourable market conditions and updated risk assessments. Additionally, actuarial services previously required for specialized insurance evaluations are not anticipated for 2026, resulting in direct cost savings of $35,000.

Personnel costs in this area have increased by $27,000, driven by standard annual adjustments including COLA, step progression, and rising benefit expenses.

Procurement ($0.1MM)

Historically, staff costs associated with the Procurement Construction Specialists were fully funded through capital project budgets, consistent with accounting standards that allow costs directly related to bringing assets into service to be capitalized. However, a recent review found that approximately 20% of staff time is spent on activities not directly attributable to specific capital projects, such as general planning, process improvements, and administrative tasks. To align with Public Sector Accounting Standards, this portion of staff costs will now be funded through the operating budget, which is supported by property taxes. This change improves transparency and ensures accurate reporting of infrastructure-related costs.

Taxation and Assessment (-$0.3MM)

Taxation-related user fees have been adjusted in line with 2025 trends, resulting in additional revenue of $421,000. Based on historical patterns, continued growth in transaction volumes is anticipated. As the City expands, corresponding rise in land title and registry fees, tax certificates, tax roll transfer and penalties on unpaid taxes are expected.

The Clean Energy Improvement Plan (CEIP) enters its second year in 2026 with adjusted funding and expenditure levels. Associated grant funding is reduced by $178,000 and reflects a planned tapering of initial program incentives following the launch year. Corresponding program expenses are reduced by $132,000, aligning with the scaled-back grant activity and streamlined administrative requirements. CEIP continues to support property owners in undertaking energy efficiency and renewable energy upgrades through financing mechanisms that are repaid via property tax bills.

Additionally, personnel costs have increased by $24,000, reflecting the application of COLA, step progression, and rising benefit costs.

Finance ($0.2MM)

The Finance division includes Accounting Services and Budget and Financial Planning, both of which serve as internal support departments. The year-over-year change in this area is partially due to the expiration of the external audit contract. Administration will issue a Request for Proposal to secure a new contract for audit services in 2026. Historical data indicates that costs typically increase with the start of a new audit term.

Personnel costs are rising $144,000 in 2026, reflecting the application of COLA, step progression, and rising benefit costs, as well as the addition of 1.0 FTE Accountant II.

Information Technology ($1.0MM)

Information Technology (IT) consists of five support departments: Client Services (offering application support), Infrastructure Services (offering both network and P.C. support), Emerging Solutions, Data Services, and Innovation and Development Services (IDS).

The federal government is scheduled to conduct a national census in 2026. As municipalities typically refrain from conducting their own municipal census in the same year to avoid duplication, census-related services and associated revenues are projected to decline by $215,000.

An allocation of $75,000 is included for Data Management Improvements and the Modern Data Program. This one-time investment is funded through prior year surplus, has no impact on tax rates, and is supported by a detailed business case included in Appendix A.

The IT department anticipates a rise in expenditures due to several strategic investments. Microsoft licensing will cost an extra $100,000, of which $70,000 is dedicated to Copilot. Telephone system licensing will require an additional $103,000. Furthermore, a $125,000 increase to reserves is budgeted for 2026 to ensure adequate funding for IT infrastructure lifecycle management.

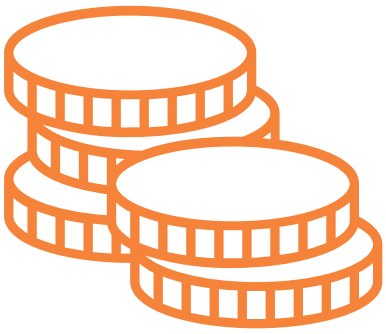
Personnel costs have increased by $457,000, largely due to the approval of a 0.8 FTE Application Support Analyst III, a 1.0 FTE Data Analyst II, and a 1.0 FTE GIS Analyst II.

Corporate Services One-Time Costs and New Initiatives

	Amount	Description
Data Management Improvements & Modern Data Program	$ 75,000	The City of Airdrie is a data-driven organization, where decisions are informed by accurate, timely, and well-managed data. Information is collected, digitized, stored in secure systems, and used to generate insights that guide service delivery, policy development, and operational improvements. As the City continues to grow and modernize, the quality and accessibility of data are increasingly critical to success. The outcomes of this initiative will be twofold: 1. Data Management Activities – This involves reviewing and enhancing business processes to ensure data is captured, maintained, and used effectively across departments. The goal is to maximize the value of data by improving consistency, governance, and integration across systems. 2. Modern Data Architecture – The City will begin adapting its data platforms to be compatible with modern standards, enabling scalable, secure, and efficient data storage and analysis. This includes exploring cloud-based solutions, improving interoperability between systems, and aligning with best practices in digital infrastructure.
Other	32,000	Several additional one-time costs and initiatives fall below the $25,000 threshold required for a business case.
Total One-Time Costs and New Initiatives	**$ 107,000**	**Council approved funding these costs through the 2025 surplus. More details on those items above $25,000 can be found in Appendix A.**

Did you know?

The word **"budget"** comes from the French word ***bougette***, meaning "little bag", referring to the leather bag that held financial documents in the **18th century.**



Environmental Services

Environmental Services provides water, sewer, storm and waste management services to the community and is funded on a cost-recovery basis as a self-sustaining fund. These are vital services with many inherent risks; thus, the operation involves careful attention and compliance with standards. The utility fund operates under a business model that differs from that of tax-based services. Direct and indirect costs required to deliver efficient, reliable service are recovered through the setting of various utility rates.

Environmental Services – Kyle Wilkin, Director and Shannon Schindeler, Director		
Utility Administration	**Water Services & Wastewater**	**Waste & Recycling Services**
Utility rate setting Meter reading & billing Electricity & gas service management	Water - reliable, safe drinking water supply & fire protection Sanitary sewer - safe, reliable sewage removal & pre-treatment, & industrial monitoring Storm sewer - safe, reliable transfer, storing & discharge Asset management Construction	Waste collection Recycling & organics Education Advocacy

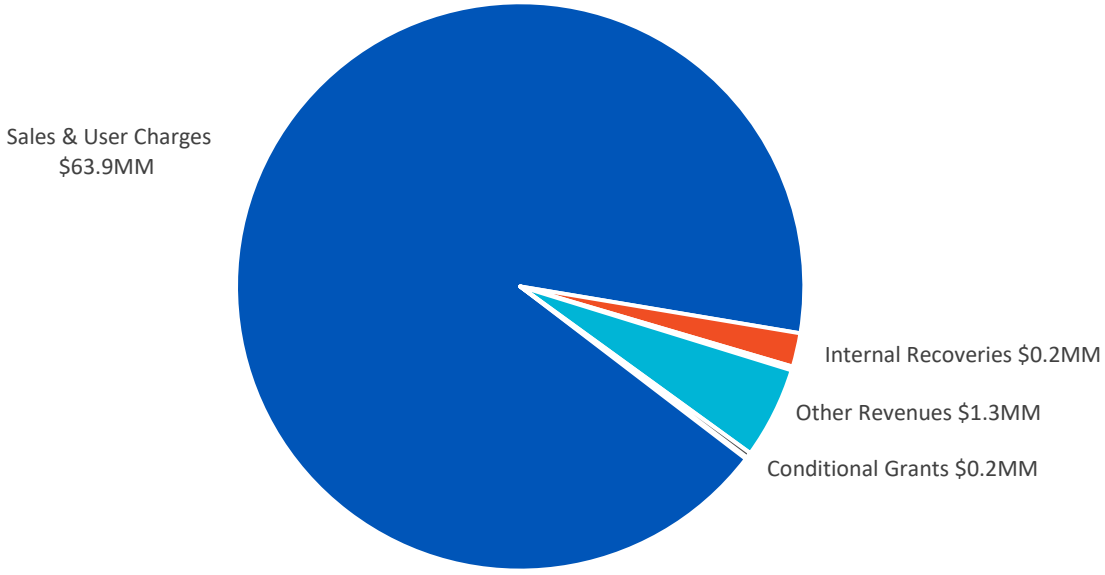


Environmental Services Budget Snapshot

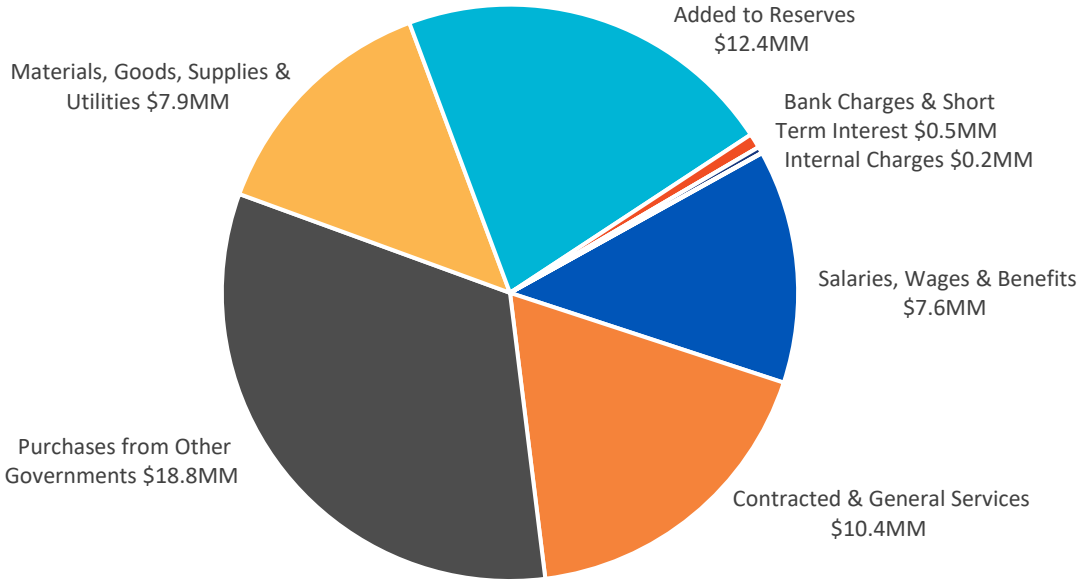
	2025 Approved Budget	2026 Approved Budget	2027 Plan	2028 Plan
Revenue	$ 67,544,000	$ 69,284,000	$ 71,448,000	$ 74,425,000
Expenses	56,047,000	57,784,000	59,325,000	61,856,000
NET COST	**$ 11,497,000**	**$ 11,500,000**	**$ 12,123,000**	**$ 12,569,000**

**The surplus is calculated as 20% of Environmental expenses and makes up the contribution to the tax base*

Where does the money come from?



Where does the money go?



Environmental Services Budget by Department

	2025 Approved Budget	2026 Approved Budget	Change
Utility Administration	$ 20,782,000	$ 21,264,000	$ 482,000
Water Utility	(3,025,000)	(2,996,000)	29,000
Sewer Utility	(6,483,000)	(6,956,000)	(473,000)
Waste and Recycling Services	223,000	188,000	(35,000)
Total Environmental Services	**$ 11,497,000**	**$ 11,500,000**	**$ 3,000**

2025 to 2026 Budget Comparison

Environmental Services represents 24% of the City's overall operating budget and operates as a self-sustaining utility fund. This means that services such as water, sewer, stormwater, and waste are funded through utility rates rather than property taxes. In 2026, Environmental Services is projected to contribute $11.5MM to the City's tax base, helping to reduce the reliance on property taxes to fund City services.

The utility-supported operating budget is balanced through utility rates. These rates are designed to cover the full cost of delivering services and to contribute 20% of Environmental Services expenditures to the tax base. The $3,000 year-over-year change reflects a modest adjustment in the utility fund's contribution to the tax base.

Major changes seen in Environmental Services are discussed below.

Utility Administration ($0.5MM)

The 2026 Utility Administration budget includes several key adjustments that reflect community growth, infrastructure needs, and operational changes.

Water and Sewer billing revenue is projected to increase by $2.3MM, primarily due to population growth and the need to recover expenditures within the City's self-sustaining utility fund. However, revenue from water meter and connection fees is expected to decline by $294,000, reflecting a slowdown in new residential construction.

As fewer new homes are built, the City anticipates a reduction in water meter purchases, resulting in an $836,000 decrease in meter replacement and upgrade requirements. This aligns with the broader trend of moderate growth in new development.

The Master Servicing Agreement with the City of Calgary has introduced rate adjustments for sewer and water services. When combined with increased consumption from growth, this results in an additional cost of $979,000.

To support long-term infrastructure rehabilitation, the City contributes a portion of water and sewer asset amortization to reserves. In 2026, this contribution rate will increase from 170% to 175%, adding $930,000 to the budget. This change is part of a strategic plan to reach 200% of amortization, ensuring sustainable funding for future infrastructure needs.

Additional costs of $452,000 are attributed to the addition of 1.5 FTE positions, building maintenance, and a reduction in energy grant funding.

Water and Sewer Services ($0.4MM)

The 2026 budget for Water and Sewer Services reflects a net increase of $444,000, driven by a combination of operational adjustments and growth-related pressures.

A $150,000 reduction in sewer surcharge revenue is expected due to lower rates for overstrength effluent. At the same time, sewer treatment chemical costs are projected to rise by $196,000, reflecting increased demand from a growing population.

Additional cost pressures include a $140,000 increase in personnel expenses and a $44,000 allocation for a scheduled grinder replacement. These investments support service reliability and operational continuity.

Importantly, these increases are partially offset by savings of $84,000 resulting from the cancellation of the federal carbon tax, helping to mitigate the overall budget impact.

Water and Sewer Services continue to operate within the City's self-sustaining utility fund, with costs recovered through utility rates rather than property taxes. This approach ensures that growth-related service demands are met while maintaining fiscal responsibility.

Waste and Recycling Services ($35K)

Waste and Recycling Services is forecasting a modest net increase of $35,000 in 2026. This change reflects several key factors, including a major service upgrade and shifts in revenue and cost recovery.

The investment of $2.0MM for the purchase of black carts will support the transition to automated garbage collection. This initiative was approved by Council in November 2024 and will be funded through a combination of $1.3MM in operational surplus from the Extended Producer Responsibility (EPR) program and a $700,000 draw from Waste and Recycling Services reserves.

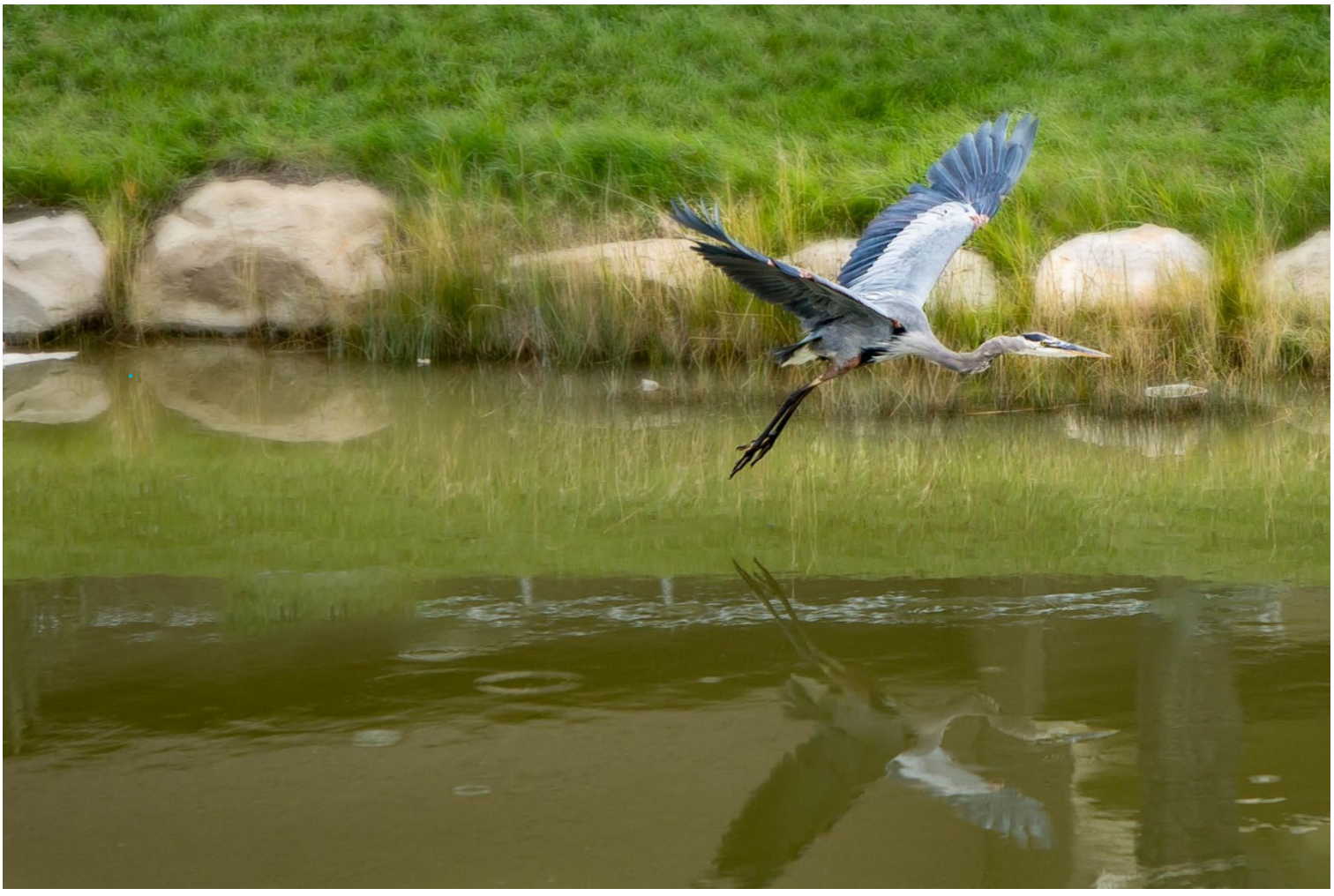
On the revenue side, a $577,000 reduction is anticipated in environmental service revenue and a $778,000 decrease in residential collection revenue. These declines are largely offset by cost savings, including a $1.2MM reduction in curbside recycling collection costs and a $681,000 recovery from EPR.

However, some cost increases are expected, including a $328,000 rise in organic collection and disposal costs and a $188,000 increase in residential collection and disposal costs.

The EPR program plays a vital role in reducing municipal costs by shifting the responsibility for recycling packaging and printed paper from municipalities to producers. This approach not only supports fiscal sustainability but also encourages environmentally responsible product design. The surplus generated by EPR in 2025 has provided a valuable funding source for the black cart program, helping to minimize the impact on utility rates and reserves.

Environmental Services One-Time Costs and New Initiatives

	Amount	Description
Automated garbage cart program	$2,000,000	This project switches from a manual collection garbage service to an automated garbage collection service and requires the purchase of black carts at $2.0MM.
GHG Reduction Pathway Study	313,000	This project involves GHG Reduction Pathways studies for up to six City-owned facilities that may be eligible for up to $150,000 in Federal grant funding. The study will evaluate options for upgrading the building envelope, lighting, and HVAC systems to achieve emission reductions, decrease utility expenses, reduce maintenance requirements, and improve user comfort and functionality.
Other	48,000	Several additional one-time costs and initiatives fall below the $25,000 threshold required for a business case.
Total One-Time Costs and New Initiatives	**$2,361,000**	**Council approved funding of these costs from the 2025 surplus. More details on those items above $25,000 can be found in Appendix A.**



2026-2035 Capital Budget and Plan

The City's capital budget prioritizes essential infrastructure and facility projects. The capital plan strikes a balance between infrastructure rehabilitation, growth and environmental protection while aligning with available financial resources. It also highlights the long-term implications to the City's operating budget and identifies potential funding gaps.

Over the next decade, the plan prioritizes community services and infrastructure, addressing citizens' desire for an additional recreation centre while ensuring that water and road networks keep pace with growth. The 2026 capital budget requires $215.9MM in resources. Forecasted expenditures for the 2026 - 2035 period range from $94.8MM to $215.9MM annually, with the total ten-year capital plan estimated at $1.3 billion.

Approximately 23% of this investment is dedicated to renewing and rehabilitating existing assets, including roads, utilities, recreation facilities, and lifecycle replacement programs. The remaining 77% is directed toward the design and construction of new infrastructure to support growth, community needs and long-term sustainability. By asset category, the largest investment areas are Water, Sewer, and Storm Systems (28%), Roads and Bridges (27%), and Buildings (21%), together representing 75% of the City's total planned capital spending. The remaining investments include Land and Land improvements (12%), Machinery and Equipment (7%) and Vehicles (6%), supporting operational capacity and service delivery across departments.

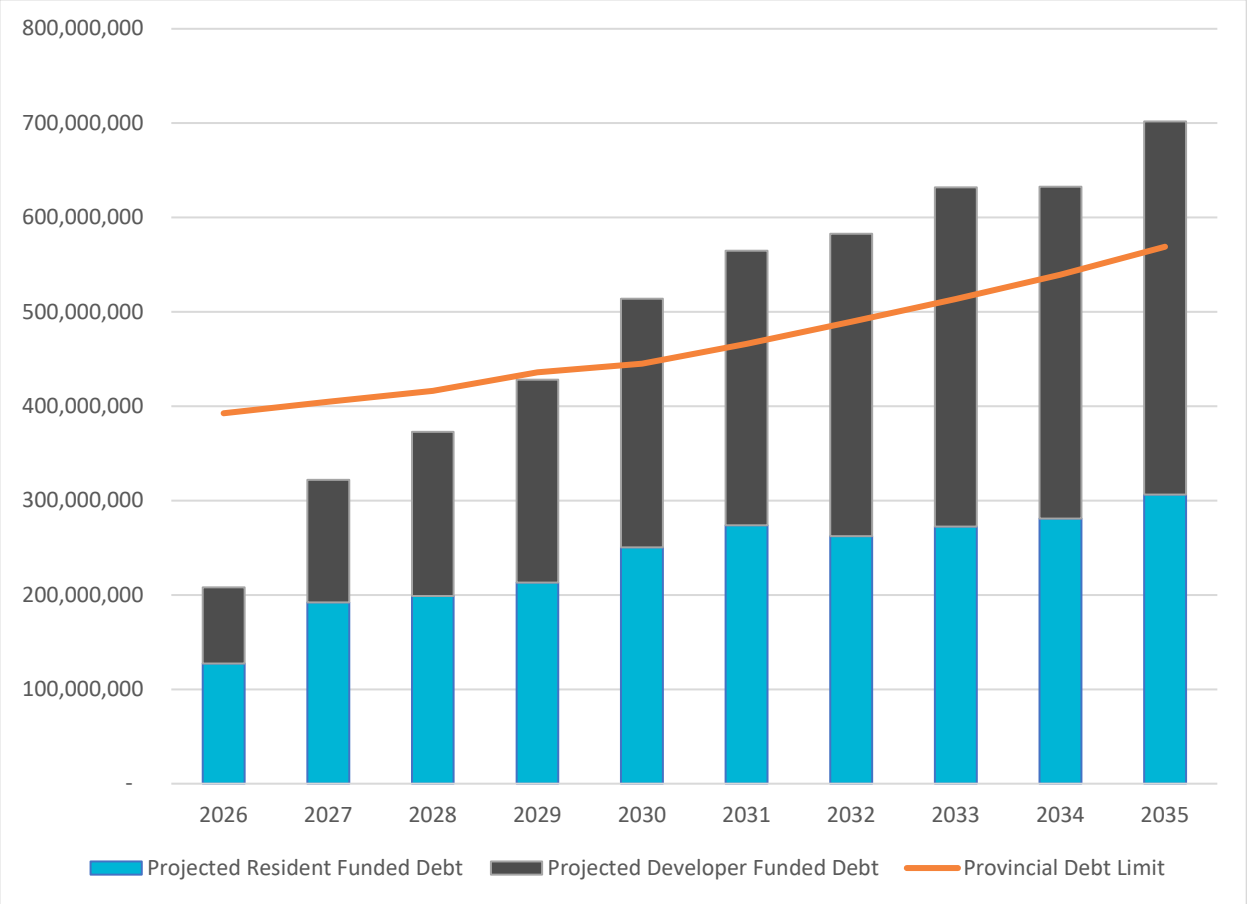
10 Year Capital Plan (in millions)

	2026	2027	2028	2029	2030	2031 - 2035
Land	$ 1.2	$ 0.2	$ 1.9	$ 0.2	$ 3.3	$ 4.6
Land Improvements	1.9	37.2	8.6	3.0	19.2	64.9
Buildings	12.9	4.0	94.1	3.3	21.9	92.2
Roads and Bridges	30.2	14.1	24.2	34.2	53.4	109.1
Water, Sewer & Storm Systems	129.5	15.1	14.2	21.5	3.4	133.7
Machinery & Equipment	5.7	4.8	4.0	2.1	6.5	15.9
Vehicles	0.4	1.0	0.6	0.4	6.9	7.4
Lifecycle Projects	34.2	43.5	28.6	30.1	19.2	141.3
Total Capital Projects	**$ 215.9**	**$ 119.9**	**$ 176.4**	**$ 94.8**	**$ 133.7**	**$ 569.1**

Capital Debt Analysis

Under the current Council Policy for Debt Management, debt financing for growth-related infrastructure is limited to 50% of the projected capital cost. However, due to insufficient Offsite Reserve balances, this strategy has been adjusted in the 2026-2035 capital plan, with certain projects now 100% debt funded.

While this approach alleviates immediate pressure on Offsite Reserves, it significantly increases the City's reliance on debt financing and has direct implications for the City's debt limits as illustrated in the chart below.



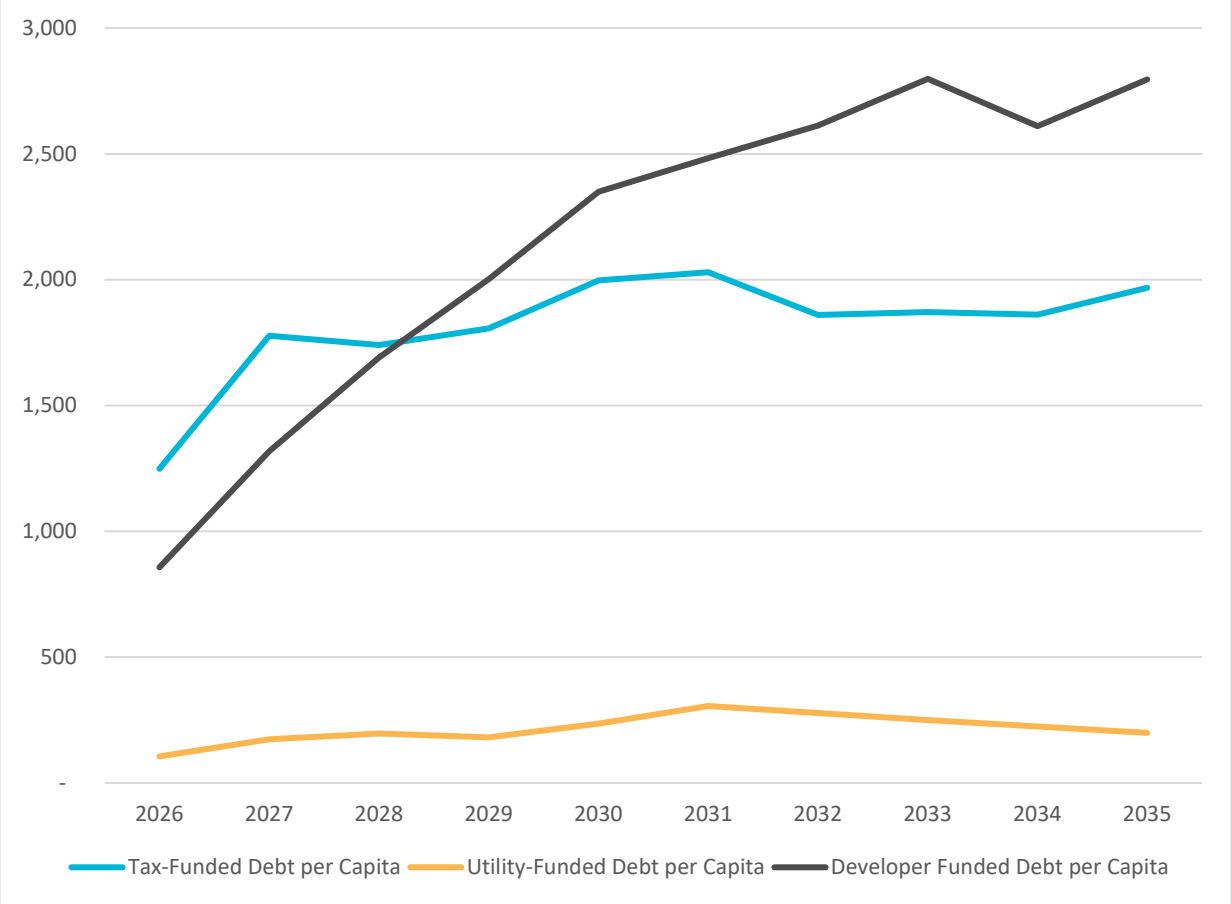
The City is projected to exceed the Provincial debt limit in 2030, with debt levels reaching $514MM; $69MM above the allowable threshold. This exceedance is primarily driven by growth-related capital projects, with 2030 representing the point at which developer-funded debt is projected to account for more than half of the City's total outstanding debt.

In accordance with the Municipal Government Act, municipalities may not undertake borrowings that would result in exceeding the debt limit without Ministerial approval. As a result, the City will formally request Ministerial authorization to exceed the debt limit to support growth-related infrastructure investments.

Projected Debt Per-Capita

This graph presents the forecasted per capita debt levels for residents and developers between 2026 and 2035. In 2026, the portion of debt supported by residents is estimated at about $1,354 per person, while developers are expected to carry approximately $857 per person for growth-related infrastructure funded through off-site levies.

Debt levels are projected to peak around 2031, with residents shouldering $2,335 per person and developers funding $2,483 per person. By 2035, the amount of debt supported by residents is expected to decline to $2,167 per person, while developer-funded debt is projected to rise to $2,796 per person, reflecting continued investment in infrastructure needed to support community growth.



This visualization shows that if each Airdrie resident contributed their share of debt ($2,335 in 2031), the resident-funded portion of the City's debt could be fully repaid. Developer-funded debt is presented on a per capita basis to illustrate potential impacts on the tax base if future development does not match current projections. This highlights the need to monitor growth assumptions and maintain flexibility in financial planning.

Capital Investments

Land and Land Improvements

	2026	2027	2028	2029	2030	2031 - 2035
Land						
Funded by debt	$ 0.5	$ 0.2	$ 0.2	$ 0.2	$ 2.7	$ 1.0
Funded by reserves	-	-	-	-	-	2.4
Funded by offsite levies	0.7	-	1.7	-	0.6	1.2
Subtotal	**$ 1.2**	**$ 0.2**	**$ 1.9**	**$ 0.2**	**$ 3.3**	**$ 4.6**
Land Improvements						
Funded by grants	$ 0.9	$ 7.2	$ 1.3	$ 1.5	$ 1.4	$ 9.2
Funded by debt	-	24.2	6.1	-	15.8	18.4
Funded by reserves	1.0	5.7	1.2	1.4	2.0	37.0
Funded by offsite levies	-	0.1	-	0.1	-	0.3
Subtotal	**$ 1.9**	**$ 37.2**	**$ 8.6**	**$ 3.0**	**$ 19.2**	**$ 64.9**
Total Land & Land Improvements						

Land and Land Improvements 2026 Project Descriptions

Land and Land Improvements encompass a wide range of municipal assets, including land, pathways, playground structures, parking lots, irrigation systems, outdoor lighting, park facilities, sports fields, fences, soundwalls, land betterments, and landscaping. These investments are essential to supporting community growth, enhancing public spaces, and maintaining infrastructure that contributes to quality of life in Airdrie.

In 2026, the City has budgeted for the following capital assets under Land and Land Improvements:

26 Land Acquisition - Road Right of Way and Public Utility Lots

Funded by developers (offsite levies)

To support future transportation and utility infrastructure, the City is budgeting for strategic land acquisitions in 2026. These parcels are essential for the development of arterial roads, water systems, and wastewater infrastructure in key growth areas.

Planned acquisitions include land for:

- Yankee Valley Boulevard – Vantage Rise Phase 2
- 24 Street – Cobblestone Gate to Southwinds Drive
- 24 Street – Intersection at 40 Avenue SW
- 24 Street – Chinook Gate Drive to Cobblestone Gate
- Wildflower Potable Water Pumpstation

These acquisitions are critical to enabling major capital projects and ensuring the City's infrastructure keeps pace with development.

37 Parks - Entrance Sign Program

Funded by reserves

To enrich the experience of park visitors and highlight Airdrie's cultural and environmental features, the City is continuing its Entrance Sign Program in 2026. This initiative includes the installation of interpretive, directional, and informational signage along the City's extensive 140 km pathway system.

The program aims to establish a consistent signage standard across all parks and natural areas. For 2026, Field of Valour Park has been selected for new signage, helping visitors better understand and appreciate the park's unique significance.

768 Corporate Properties - Land Acquisition

Funded by debt

To support the goals outlined in the Airdrie City Plan, the City is establishing a Conservation Reserve Fund to strategically acquire environmentally significant lands. These areas, identified through the Ecological Inventory, are not currently defined under the Municipal Government Act, requiring a dedicated funding mechanism.

This initiative ensures the long-term protection of sensitive natural spaces and aligns with Policy 3.5 and 3.7 of the City Plan. The fund will enable the City to act proactively in securing lands that contribute to ecological preservation and sustainable growth.

1131 Corporate Properties - Recreation Facility Land Development

Funded by reserves

To support the future construction of a new recreation facility in the Southwinds subdivision, the City is budgeting for land servicing costs in 2026. This includes fulfilling a contractual agreement made in 2018 with a third-party developer to prepare the site and extend necessary services.

The project functions as a cash flow-through, reimbursing the developer for the City's proportionate share of servicing and development costs. Servicing the land is a critical step before construction of the recreation facility can begin.

1620 Downtown Revitalization – Main Street Redesign

Funded by reserves

The City is consulting with the public and stakeholders on a reimagining of Main Street in the core areas of downtown. This project is a cornerstone of Airdrie's downtown revitalization strategy, aiming to create a more walkable, vibrant, and accessible core.

Key goals include:

- Supporting business investment and residential growth
- Enhancing traffic flow, pedestrian and cycling connections, and event access
- Integrating public art and creating a redevelopment-ready streetscape
- Fulfilling long-standing commitments from the Downtown Plan and Community Revitalization Levy (CRL)

This redesign will be guided by Council visioning, community engagement, and technical analysis, with a phased construction strategy to minimize disruption and maintain financial stability.

1649 Corporate Properties – Industrial Land Development

Funded by reserves and debt

To guide future growth in Airdrie's strategic industrial area, the City is initiating the development of a Neighbourhood Structure Plan (NSP) for the recently acquired East Points lands. This planning process will define land use, infrastructure needs, and community amenities to support long-term industrial development.

The project will begin in 2026 with the procurement of planning consultants and stakeholder engagement. A draft NSP is expected in 2027, followed by finalization and adoption later that year. This work follows the completion of the Community Area Structure Plan (CASP) and fulfills regulatory requirements for detailed land planning.

1655 Downtown Revitalization - Nose creek Corridor Improvements

Funded by reserves

As part of the City's approved CRL, this project will enhance the Nose Creek corridor with new pathways, plaza spaces, outdoor exercise equipment, and bridge viewpoints. These amenities will connect to the outdoor spaces at Inspire and support a more vibrant, accessible downtown.

The project fulfills commitments outlined in both the CRL Plan (Bylaw B-64/2022) and Our Core Strategy (Bylaw B-01/2022), aligning with Council's focus on economic prosperity and downtown revitalization.

Design work was completed in 2025, with construction phased from 2026 to 2028 to maintain financial stability and minimize disruption.



Buildings

	2026	2027	2028	2029	2030	2031 - 2035
Buildings						
Funded by grants	$ 11.2	$ 2.0	$ 0.4	$ 3.2	$ -	$ 15.1
Funded by debt	-	-	93.6	-	18.4	74.3
Funded by reserves	1.7	2.0	0.1	0.1	3.4	2.8
Funded by other	-	-	-	-	0.1	-
Total Buildings	**$ 12.9**	**$ 4.0**	**$ 94.1**	**$ 3.3**	**$ 21.9**	**$ 92.2**

Buildings 2026 Project Descriptions

The Buildings category within the 2026 Capital Budget includes investments in new construction, lifecycle replacements, betterments, and leasehold improvements. These projects are essential to maintaining safe, functional, and efficient municipal facilities that support service delivery across the City.

In 2026, the City has budgeted for the following capital assets under Buildings:

1146 Corporate Properties - City of Airdrie Corporate Campus

Funded by grants

In 2026, the City plans to invest in a new downtown administration campus by repurposing the former AMSQ library. This initiative will consolidate administrative staff, improve operational efficiency, and support downtown revitalization by increasing daily foot traffic and engagement with local businesses.

The project also creates an opportunity to lease additional space to the RCMP at 2 Highland Park Way, optimizing facility use and supporting public safety. As Airdrie grows toward a population of 120,000, this campus will provide scalable space for future administrative needs.

1248 RCMP - 2HP RCMP Front Lobby Expansion

Funded by reserves

In response to growing service demands and increased public use, the City has budgeted to expand the RCMP detachment's front lobby at 2 Highland Park Way. The current space, originally designed for a much smaller population, no longer meets the needs of residents or staff.

This project will enhance the visitor experience by increasing lobby capacity, improving foot traffic flow, and providing seating and workspace for residents completing paperwork. It also includes a review of the front counter layout, with three design options to improve service delivery and staff safety.

Roads and Bridges

	2026	2027	2028	2029	2030	2031 - 2035
Roads and Bridges						
Funded by grants	$ 5.6	$ 1.4	$ 9.3	$ 4.8	$ -	$ -
Funded by debt	22.3	10.7	11.5	23.0	53.4	97.3
Funded by reserves	0.2	1.1	1.5	2.1	-	2.7
Funded by offsite levies	2.1	0.9	1.9	4.3	-	9.1
Total Roads and Bridges	**$ 30.2**	**$ 14.1**	**$ 24.2**	**$ 34.2**	**$ 53.4**	**$ 109.1**

Roads and Bridges 2026 Project Descriptions

The Roads and Bridges category includes investments in roads, sidewalks, bridges, traffic lights, and signage – critical infrastructure that supports mobility, safety, and growth across Airdrie.

In 2026, the City has budgeted for the following capital assets under roads and bridges:

574 Engineering Services - Lifecycle Pedestrian Bridges

Funded by grants

The City of Airdrie maintains 52 pedestrian bridges and viewing platforms across the community. To ensure these important public amenities remain safe and functional, the City conducts biannual inspections and follows a structured lifecycle repair and replacement program.

In 2026, two pedestrian bridges are scheduled for full replacement, based on condition assessments and asset management priorities. These replacements are part of the City's ongoing commitment to proactive infrastructure maintenance and risk mitigation.

810 Intersection Improvements

Funded by reserves

Following the completion of the updated Transportation Master Plan (TMP) and the opening of the 40 Avenue interchange with Highway 2 (QEII), the City has identified several key intersections requiring upgrades to maintain safe and efficient traffic flow.

In 2026, the City will begin design work for improvements to 8 Street, with construction planned for 2027. Additional intersections will undergo preliminary design in 2026, with detailed design and construction scheduled for 2028–2029.

Some improvements will be integrated into broader corridor upgrades along Yankee Valley Boulevard and Veterans Boulevard, while others will proceed as stand-alone projects to ensure adequate service levels as Airdrie approaches a population of 100,000.

812 New School Related Upgrades

Funded by reserves

With the Province approving funding for four new schools in Airdrie, the City is proactively planning local road network improvements to support safe and efficient access to these sites. As part of development permit reviews, several upgrades have been identified to enhance pedestrian and traffic safety, including:

- Concrete bump-outs
- Line markings
- Signage improvements

These measures are designed to ensure safe routes for students and families, particularly in advance of the first school opening, which could occur as early as fall 2026. Budget allocations for 2026 and 2027 will ensure timely implementation of these upgrades.

947 24 Street - Cobblestone Gate to Southwinds Drive

Funded by debt and developers (offsite levies)

To support growth in southwest Airdrie, the City is extending two paved lanes on 24 Street from Cobblestone Gate to Southwinds Drive. Construction will begin in 2026 with underground utilities and bridgework, followed by surface works and road opening in 2027.

This extension will provide essential access to the Southwest Recreation Centre and Southwest High School and is designed to accommodate transportation needs up to a 140,000 population.

The project also includes installation of a 600mm regional water supply main between 40 Avenue and Cobblestone Gate, which will eventually connect to the West Reservoir in Vantage Rise. This connection enables the future east-west link of 40 Avenue West, improving network redundancy and traffic flow.

000987 Nose Creek Bridge - 8 St North of Veterans Blvd

Funded by grants

As part of the City's ongoing bridge inspection and maintenance program, the Nose Creek Bridge on 8 Street has been identified for full replacement due to age and structural condition. In 2026, Engineering Services will begin design work for a new bridge structure.

Several design constraints have increased the complexity and cost of the project, including:

- Required increase in vertical clearance over Nose Creek
- Lack of existing stormwater management, necessitating new runoff controls
- Need for a temporary bridge to maintain access to Silver Creek and Williamstown during construction

1269 Traffic and Pedestrian Signal Rehabilitation

Funded by reserves

To modernize traffic management and enhance pedestrian safety, the City is continuing its signal rehabilitation program in 2026. This includes upgrading traffic signals with communication cards, radios, and fiber optics, enabling real-time connectivity for improved traffic flow and troubleshooting.

The project also includes enhancements to pedestrian signals, such as audible pedestrian signals for accessibility and countdown timers to improve crossing safety.

These upgrades support smarter infrastructure, better data collection, and a more responsive transportation network.

1268 Soundwall Program

Funded by grants

Following a 2022 sound study and a 2024 condition assessment, the City has identified several soundwalls requiring upgrades to improve noise mitigation and structural integrity in residential areas.

In 2026, Council approved completing soundwall improvements at the following locations:

- 800 Yankee Valley Boulevard SE
- 720 Willowbrook Road NW
- 531 Summerwood Place SE
- 604 – 8th Street SW
- 12 Woodside Rise NW

These upgrades are part of the City's commitment to maintaining livable neighborhoods and proactively managing infrastructure.

1354 Veterans Boulevard - QEII to Main Street Improvements

Funded by developers (offsite levies)

To support future traffic volumes and align with the TMP, the City is planning key upgrades to Veterans Boulevard between QEII and Main Street. These improvements are designed to meet transportation needs as Airdrie approaches a population of 110,000.

Planned upgrades include a third westbound through lane and dual left-turn lanes for eastbound, westbound, and northbound traffic at Main Street.

These enhancements will improve traffic flow and safety and are strategically timed to be completed prior to the grade separation of Yankee Valley Boulevard under the CPKC rail tracks, ensuring Veterans Boulevard can accommodate increased traffic during that construction period.

1355 Veterans Boulevard - Main Street to 8 Street Improvements

Funded by developers (offsite levies)

To support future traffic demands and align with the TMP, the City is planning upgrades to Veterans Boulevard between Main Street and 8 Street. These improvements are strategically timed to be completed prior to the grade separation of Yankee Valley Boulevard under the CPKC rail tracks, ensuring Veterans Boulevard can accommodate increased traffic during that construction period.

The project will enhance roadway capacity and traffic flow in a key corridor, supporting long-term growth and minimizing disruption during major infrastructure work.

Did you know?

Much of a city's infrastructure is underground. For every kilometre of road you see, there are often several kilometres of water, wastewater, storm, and utility pipes running beneath it.



Water, Sewer and Storm Systems

	2026	2027	2028	2029	2030	2031 - 2035
Water, Sewer, and Storm Systems						
Funded by grants	$ 50.0	$ -	$ -	$ -	$ -	$ -
Funded by debt	73.5	9.4	12.2	20.7	1.1	124.6
Funded by reserves	3.2	0.9	1.4	-	-	-
Funded by offsite levies	2.8	4.8	0.6	0.8	2.3	9.1
Total Water, Sewer and Storm Systems	**$ 129.5**	**$ 15.1**	**$ 14.2**	**$ 21.5**	**$ 3.4**	**$ 133.7**

Water, Sewer and Storm Systems 2026 Project Descriptions

Water, Sewer, and Storm Systems are essential municipal infrastructure that manage the delivery of clean water, the removal of wastewater, and the control of stormwater. These systems include:

- Water: mains, pump stations, and reservoirs that distribute potable water.
- Sewer: sanitary sewers and lift stations that transport and manage wastewater.
- Storm: storm sewers, catch basins, and retention ponds that handle rainwater and prevent flooding.

Together, these components support public health, environmental protection, and urban resilience.

In 2026, the City budgeted for the following capital assets under Water, Sewer and Storm Systems:

64 Engineering Services – Water Main Oversize

Funded by developers (offsite levies)

This project supports the strategic oversizing of water distribution mains in the new subdivisions of Vantage Rise and Southwinds to accommodate future growth beyond current development boundaries. Oversizing ensures the long-term efficiency and resilience of Airdrie's water network by enabling future servicing without costly retrofits. The 2026 budget includes provisions for oversize reimbursements and aligns with broader infrastructure planning in the West Pressure Zone.

93 Water Supply Line to Calgary

Funded by developers (offsite levies)

This project initiates the design and alignment assessment for a new 900mm water supply line from Calgary to Airdrie's west side. Identified in the 2025 Utility Master Plan (UMP), the connection is critical to securing long-term water capacity and reinforcing the municipal water system to support future growth. The 2026 budget includes funding for an alignment options assessment to determine feasible routes, constraints, and land requirements between north Calgary and south Airdrie. This foundational work will inform future design and construction phases, with full build-out projected to support a population of up to 120,000 residents.

210 Engineering Services – Sewer Main Oversize

Funded by developers (offsite levies)

This project supports the strategic oversizing of sewer mains in new subdivisions, with 2026 work approved in Vantage Rise. Oversizing ensures the sewer network can accommodate future development beyond current boundaries, aligning with the City's Subdivision Servicing Agreement, which mandates utility oversizing. Costs are recovered through offsite levies from benefiting developments, making the project cost-neutral to the City. The 2026 budget includes funding for oversize reimbursements and adjustments for prior work in Bayside, Cobblestone, and Spring Valley.

215 South Regional Lift Station

Funded by grants and developers (offsite levies)

The South Regional Lift Station (LS 8) is a critical infrastructure project designed to expand Airdrie's sanitary pumping capacity in response to continued growth. Identified in the Wastewater Lift Station Needs Assessment (WWLSNA) and the 2025 UMP, LS 8 is essential to support a future residential population of 140,000.

The 2026 budget includes funding for construction, with work expected to begin in late 2026 and the station anticipated to be operational by early 2028. The project will be delivered using a design-bid-build approach, with procurement of long-lead items starting in 2025.

Without LS 8, the City's sanitary system can only support approximately three additional quarter-sections of development. This project will mitigate the risk of development moratorium, sewer surcharge, and flooding in low-lying areas.

Land acquisition is underway, supported by a Letter of Intent with the landowner. Funding is secured through a combination of developer levies and provincial grants, with a portion of the grant allocated from the broader wastewater infrastructure program.

503 Sewer Collection System Rehabilitation

Funded by reserves

This multi-year project addresses aging sewer infrastructure across Airdrie, using industry-standard condition ratings and risk assessments to prioritize repairs. The 2025 CCTV inspections identified several segments in poor or very poor condition requiring rehabilitation. Work will include trenchless repairs such as CIPP lining and spot repairs, minimizing surface disruption and cost.

The project is coordinated with other City departments to align underground work with surface improvements, ensuring efficient use of resources and reducing impacts to residents. This proactive approach helps maintain reliable service and avoid costly emergency repairs.

1061 Sewer Utility – Oil Grit Separator

Funded by reserves

This project will install an oil and grit separator (OGS) in the stormwater main at Erin Drive to improve the quality of water discharged into Nose Creek. The OGS will help reduce sediment and pollutants, supporting environmental stewardship and compliance with water quality standards.

The 2026 budget includes funding for preliminary investigations such as topographic surveys, geotechnical assessments, and utility reviews to finalize design and construction plans. Key challenges include site access, utility conflicts, and traffic accommodation along Main Street South.

1194 Storm Water System Rehabilitation

Funded by reserves

This project addresses aging stormwater infrastructure along Flett Crescent, where four storm mains have been identified for rehabilitation. Using trenchless CIPP lining technology, the City will restore pipe integrity with minimal surface disruption. Additionally, a spot repair will correct a structural issue caused by a sanitary pipe intrusion into the storm main.

The work is based on findings from the 2025 CCTV inspections and is part of the City's proactive approach to maintaining reliable stormwater service. Coordinating with other departments ensures underground repairs align with surface improvements, reducing costs and impacts to residents.

1195 Water Distribution Rehabilitation

Funded by reserves

This project involves replacing 28 aging water services and one fire hydrant along Flett Crescent NE to improve reliability for residents. The area has experienced multiple service issues, and proactive replacement will reduce the risk of emergency repairs and service disruptions.

Construction will include temporary water supply for affected properties, including a nearby condo complex, and traffic accommodations such as detours and parking adjustments. Work will be completed using spot excavation and trenchless methods where possible to minimize surface disruption. Surface restoration and landscaping will follow underground repairs.

1204 Wastewater Gravity Trunk – SW Airdrie

Funded by developers (offsite levies)

This project initiates the conceptual design and servicing strategy for the Southwest Gravity Trunk Sewer (SWGTS), which will serve as the backbone of Airdrie's sanitary system for the annexed lands west of QE II. As development progresses in these areas, the SWGTS will ensure proper alignment of future local sewers and forcemains, avoiding costly redesigns and construction conflicts.

The 2026 budget includes funding for a comprehensive sanitary servicing study and preliminary design work. This effort bridges the gap between the UMP and detailed engineering design, providing clarity on pipe elevations, sizing, and connection points.

1206 Wastewater Forcemain Construction to Calgary

Funded by grants, debt, and developers (offsite levies)

This project addresses the need to expand Airdrie's sanitary conveyance capacity to Calgary in support of long-term growth. Current design efforts are evaluating three options: a forcemain, a gravity trunk sewer, or a hybrid solution. Each option varies in capital and operational costs, with the gravity trunk offering long-term efficiency and the forcemain providing lower upfront costs. The final design will be selected following completion of preliminary design.

Stage 1 of the forcemain is part of a servicing solution that supports a residential population of 140,000, while gravity-based options could accommodate even greater future growth.

This project is one of several major infrastructure initiatives approved for provincial grant funding, reflecting the City's commitment to proactive planning and regional collaboration. Coordination with external stakeholders including the City of Calgary and Rocky View County is ongoing to finalize alignment, ownership, and servicing agreements.

1274 Vantage Rise (West) Reservoir Pump Station

Funded by developers (offsite levies)

This project supports the construction of a new water pump station in the Vantage Rise community, forming the foundation of the West Pressure Zone. The pump station is essential to enable continued development in west Airdrie and will provide water servicing capacity for a future population of up to 140,000 residents.

1275 Sagewood Canal Stormwater Management Improvements

Funded by reserves

This project aims to improve stormwater capacity between the Sagewood Stormwater Management Facility and the adjacent canal pond. Detailed design work has confirmed the need for two larger-diameter pipes to address capacity constraints and reduce flooding risks around the pathway network. As a result, the scope and cost of the project have increased beyond previously approved funding levels.

1342 Vantage Rise (West) Reservoir Storage

Funded by developers (offsite levies)

This project supports the construction of a new water reservoir in the Vantage Rise community, forming part of the infrastructure required to establish the West Pressure Zone. The reservoir will provide essential water storage capacity to support future growth in west Airdrie, with servicing potential for a population of up to 140,000 residents.

Design work builds on the Airdrie West Water Strategy initiated in 2024, and will be completed in 2026. The reservoir complements the adjacent pump station project and together they form a coordinated solution for long-term water servicing in the area.

1661 Sewer Utility - Highland Park West Pond Bank Rehabilitation

Funded by reserves

This project addresses significant bank erosion at the Highland Park West stormwater pond, which has worsened over time due to a design oversight and outlet flow issue. With the flow control problem corrected in 2024, the 2026 work will focus on restoring pond slopes and installing a vegetated edge treatment to stabilize soils, enhance aesthetics, improve habitat, and increase public safety.

The rehabilitation includes multi-year vegetation maintenance to ensure long-term effectiveness

Did you know?

The new Inspire facility includes Audio-Visual Production Rooms to support careers in streaming and content creation.



Machinery and Equipment

	2026	2027	2028	2029	2030	2031 - 2035
Machinery and Equipment						
Funded by grants	$ 0.8	$ -	$ -	$ -	$ -	$ -
Funded by reserves	4.9	4.8	4.0	2.1	6.5	15.9
Total Machinery and Equipment	**$ 5.7**	**$ 4.8**	**$ 4.0**	**$ 2.1**	**$ 6.5**	**$ 15.9**

Machinery and Equipment 2026 Project Descriptions

Machinery and Equipment includes a broad range of capital assets that support City operations, service delivery, and infrastructure maintenance. These assets span:

- Technology Infrastructure: Fibre installations, computer hardware, and software systems that enable digital transformation, operational efficiency, and secure data management.
- Operational Equipment: Specialized tools and machinery used across departments, including fire training props, utility vehicles, and rapid deployment craft for emergency response.
- Office and Facility Assets: Office furniture and fixtures that support staff productivity and workplace functionality.
- Heavy Machinery: Vehicles and equipment used in parks maintenance, public works, and emergency services to ensure safe and efficient service delivery.

In 2026, the City has identified several key investments under this category, including:

239 Information Technology - Capital Budget Pool

Funded by reserves

The IT Capital Budget Pool enables the City to efficiently fund technology projects that are ready to proceed. This flexible funding model supports initiatives of varying scale, from small upgrades to large system implementations, and ensures that resources are allocated only when projects have completed internal review and prioritization.

By assigning funds on an “as-ready” basis, the City avoids tying up budget dollars prematurely and maintains the agility to adopt new technologies that improve service delivery, operational efficiency, and digital infrastructure. This approach also aligns with the City's established project methodology, which includes due diligence, corporate strategy review, and prioritization by the Executive Leadership Team.

252 Fire Extinguisher Training Props

Funded by reserves

This will replace the Airdrie Fire Department’s (AFD) aging fire extinguisher training prop with a modern, technologically enhanced system. The new equipment will include:

- A live-fire training prop for AFD and City staff to simulate realistic emergency scenarios.
- A digital training prop for use in public education events, enhancing community safety awareness.

The current prop has been in service for over a decade and no longer meets the evolving training needs of staff or the public. Upgrading to modern equipment will improve the realism, safety, and effectiveness of fire extinguisher training, supporting both internal preparedness and public engagement.

385 Parks - Operations Utility Vehicle

Funded by reserves

This project supports the acquisition of a compact utility vehicle to enhance the efficiency of parks maintenance operations. These vehicles are specifically suited for accessing smaller parks, sensitive areas, and locations not reachable by standard trucks, allowing field staff to transport equipment and personnel more effectively.

The utility units are highly versatile and adaptable to a wide range of parks applications. They offer a safer and more publicly acceptable alternative to options like quads, which pose greater safety risks and may not align with community expectations. The addition of this vehicle also reduces the need for larger trucks, contributing to lower fuel consumption and operating costs.

1086 Roads - Utility Tractor

Funded by reserves

This project supports the addition of a small cab utility tractor to support the City's growing spring cleanup and summer lane apron sweeping programs. The new unit will work alongside the existing equipment to improve efficiency and reduce pressure on the current fleet, particularly during the time-sensitive spring arterial road cleanup.

The tractor's compact design allows it to operate in areas where larger machines are less effective, such as soft grass boulevards and tight urban spaces. It also offers potential for year-round use, including winter operations in Parks, where rotary broom sweeping may be preferred over blade clearing.

1145 Information Technology - New Infrastructure

Funded by reserves

This project supports the strategic installation of conduit and fibre infrastructure during road development along 40th Avenue (west of 8th Street to 24th Street) and other locations where Joint Use Agreement construction presents cost-effective opportunities. By coordinating with other shallow utility builds, the City can expand its dark fibre network efficiently and avoid future disruptions to roads and green spaces.

The fibre expansion will enhance connectivity to key municipal facilities, such as recreation centres, and support long-term digital infrastructure needs.

1478 Roads - Traffic Signal Rotator Base

Funded by reserves

This project addresses the replacement of a worn-out traffic signal rotator base at the East Lake Ramp and Veterans Boulevard SE corner, a critical location along Airdrie's high-load corridor. The existing gear mechanism has reached the end of its service life, making it difficult for staff to rotate the signal pole during high load moves. The current base cannot support the required 15-meter mast arm needed for proper lane coverage.

The solution involves replacing both the base and pole to meet specifications and ensure safe, efficient operation. This intersection sees the most frequent use of rotator bases in the City, making it a priority for lifecycle replacement.

1480 Capital Budget Contingency

Funded by reserves

The Capital Budget Contingency provides a financial buffer to address unforeseen costs and risks that may arise during the implementation of capital projects. It is designed to cover uncertainties not specifically accounted for in initial cost estimates, such as market fluctuations, scope adjustments, or timing delays.

This contingency ensures that the City can respond effectively to emerging needs without delaying critical infrastructure or service delivery. It supports responsible financial planning and helps maintain project momentum across the capital plan.

1608 Roads - Ice Breaker Attachment

Funded by reserves

The budget includes the acquisition of an ice breaker attachment to enhance the City's snow and ice removal capabilities. The attachment features a rotating spiked roller that breaks up compacted snow and ice, particularly effective during prolonged cold periods when traditional melting products are less effective.

The equipment is especially useful in tight turns and lane areas where service levels are typically lower. It can be mounted to existing loaders and used to improve traction and road safety. The initiative also supports the City's sustainability goals by reducing reliance on chemical de-icers and traction materials.

1611 Parks - Pressure Washer/Steamer

Funded by reserves

To enhance the cleanliness and maintenance of Airdrie's parks, this project supports the addition of a second pressure washer/steamer unit. Currently, only one unit is available, which is shared across crews and primarily used for graffiti removal and general cleaning. This shared use can delay response times for site cleanups.

Adding a second unit will improve the ability to respond quickly to maintenance needs and support a higher standard of care across City parks. Importantly, this equipment also offers an environmentally friendly alternative to herbicides for weed control. The high-temperature steam produced by the unit allows for nonselective weed management in sensitive areas such as playgrounds and school sites where chemical treatments are not ideal.

1619 Roads - Adaptive Traffic Signal Pilot

Funded by reserves

This pilot project introduces real-time adaptive traffic signal technology to improve traffic flow and reduce congestion along a selected corridor in Airdrie. Unlike traditional fixed timing plans, adaptive signals respond dynamically to actual traffic conditions, helping to clear side streets more efficiently and enhance overall corridor performance.

A traffic solutions expert will identify the most suitable corridor for implementation. The chosen system will integrate with existing infrastructure (such as controllers and detection equipment) minimizing upfront and future expansion costs.

This initiative represents a strategic step toward modernizing traffic operations through artificial intelligence. By deploying adaptive control incrementally and non-intrusively, the City can improve signal performance without replacing entire systems. The pilot will help determine the feasibility and benefits of broader adoption across Airdrie's road network.

001653 Fire - Station Doors Safety Systems

Funded by reserves

To enhance safety and operational efficiency, the Airdrie Fire Department (AFD) is implementing overhead bay door safety systems across its three fire stations, which collectively operate 19 doors serving both large apparatus and light fleet vehicles.

In 2024, AFD partnered with Building Operations to pilot these systems at each station. The technology provides clear visual indicators showing when bay doors are fully open, in motion, or closed, helping ensure the safe movement of emergency vehicles in and out of the stations.

1665 Fire - Veterans Fire Hall Solar PV Array

Funded by reserves

This project will install a 70kW solar photovoltaic array on the Veterans Fire Hall, which was built in 2015 and features a large south-facing roof ideal for solar energy generation. The roof is in excellent condition and is not expected to require replacement for over 20 years.

The solar array will be installed on the south roof and a small section of the north roof. It is projected to supply 68% of the facility's annual electricity needs for the next 25 years. With a simple payback period of 11 years, the system will generate free electricity for approximately 14 years thereafter.

In addition to long-term cost savings, the project will reduce the fire hall's greenhouse gas emissions by 30 tons annually, representing a 30% reduction.



1662 Sewer Utility - Handheld Discharge Measurement Instrument

Funded by reserves

This handheld discharge measurement instrument will enhance the accuracy of flow data collected from Nose Creek. Improved data quality will support more reliable watershed modeling, which is essential for long-term environmental planning and infrastructure management.

The new instrument will complement the existing SonTek system and assist in developing a standard stage-discharge curve, a key tool for understanding creek behavior and informing future utility decisions.

This investment reflects the City's commitment to data-driven environmental stewardship and supports ongoing efforts to improve water resource management.

1666 Transit & Active Transportation - Facility Infrastructure

Funded by reserves

To support Airdrie's transition to a zero-emission transit fleet by 2040, this project will install nine depot battery chargers at the Airdrie Transit facility. These chargers will support up to 17 electric buses (one charger per two vehicles), enabling overnight charging without the need for on-route infrastructure.

This initiative follows a feasibility study conducted by Fortis Alberta and the Canadian Urban Transit Research and Innovation Consortium, which confirmed that Airdrie's transit routes are well-suited for depot-based charging. The study also affirmed that on-route charging is not required, making this approach both cost-effective and operationally efficient.

1668 IDS - Online Census Rental Tablets

Funded by reserves

Innovation and Development Services is preparing for a potential multi-year contract to conduct a citywide census from 2027 to 2029. If confirmed, the project will require the purchase of approximately 2,000 cellular-connected tablets to support online census operations. This investment will ensure the City is equipped to deliver accurate, efficient, and scalable census services in partnership with a large client.

1674 Fire - Turnout Gear

Funded by reserves

To meet Occupational Health & Safety requirements and the current collective bargaining agreement, the City of Airdrie must provide appropriate personal protective equipment to fire personnel. This project will outfit new members of the Airdrie Fire Department with turnout gear, specialized equipment designed for protection in environments with extreme heat, compromised structural integrity, and other hazardous conditions. This ensures firefighter safety and compliance with regulatory standards.

1973 Parks - Outdoor Rink Water Service Unit

Funded by reserves

With the growing number of outdoor skating surfaces in Airdrie, the Parks department's water trucks have reached capacity, making it increasingly difficult to maintain rinks to the standard residents have come to expect. This project supports the installation of a dedicated water service unit at the Bayside outdoor rink to reduce reliance on water trucks.

The unit connects to an existing water service, includes powered and heated storage for hoses, and enables more efficient flooding and maintenance. Similar units installed at Bay View and Kings Heights have proven effective, improving service levels and operational efficiency.

Vehicles

	2026	2027	2028	2029	2030	2031 - 2035
Vehicles						
Funded by grants	$ -	$ -	$ -	$ -	$ 6.2	$ 5.7
Funded by reserves	0.4	1.0	0.6	0.4	0.7	1.7
Total Vehicles	**$ 0.4**	**$ 1.0**	**$ 0.6**	**$ 0.4**	**$ 6.9**	**$ 7.4**

Vehicles 2026 Project Descriptions

In 2026, the City of Airdrie has budgeted for a range of vehicle acquisitions and replacements across departments to support service delivery, operational efficiency, and lifecycle management. These include:

1086 Roads – Utility Tractor

Funded by reserves

To support the growing number of lane kilometres in Airdrie, this project includes an additional small cab utility tractor to enhance spring cleanup operations. This unit will work alongside the existing John Deere machine and will also be used for lane apron sweeping during the summer months.

To maximize year-round utilization, the tractor may also be deployed by the Parks department for winter operations, particularly in areas where rotary broom sweeping is preferred over blade clearing. This shared use improves operational efficiency and supports interdepartmental collaboration.

154 Building Inspections - Vehicle

Funded by reserves

To address a current vehicle shortage, the Building Inspections department will order three additional vehicles. Some inspectors are currently relying on personal vehicles, which impacts operational efficiency and reduces visibility of City staff on job sites. With the new inspector who joined the team in 2025 and growing demand for inspections, these vehicles will ensure staff can perform duties effectively and maintain clear identification as City personnel.

382 Parks – Truck

Funded by reserves

This project supports a crew cab truck with a flat deck to meet service level requirements and reduce reliance on leased vehicles. In recent years, securing enough leased trucks has been challenging. The new truck will be used year-round, with its 4x4 capability supporting winter operations and improving overall fleet reliability.

1124 Fire - Rehabilitation and Support Unit

Funded by grants

To enhance on-scene support during emergency operations, the Airdrie Fire Department (AFD) is acquiring a Mobile Rehabilitation and Support Unit. This specialized vehicle will provide medical, physical, and mental health support directly at the site of prolonged or high-risk incidents. The unit ensures compliance with the Alberta OH&S Code and reinforces AFD's commitment to firefighter health and safety.



1134 Transit & Active Transportation - Support Vehicle

Funded by reserves

This project replaces the aging transit utility vehicle with a ¼-ton truck to support the Maintenance Worker responsible for upkeep of transit facilities, including South Transit, individual bus stops, and the future North Park & Ride. The new vehicle will better meet the operational needs of the role and ensure reliable service delivery.

1660 Utility Admin - Tech Coordinator Van

Funded by reserves

To support a new Tech Coordinator role starting in 2026, Utility Administration will add a utility cargo van equipped with meter reading tools and accessories. This vehicle will enhance team efficiency and ensure coverage during staff absences, supporting the department's operational continuity and service delivery.

Lifecycle Projects

	2026	2027	2028	2029	2030	2031 - 2035
Land and Land Improvements						
Funded by reserves	$ 3.2	$ 1.1	$ 0.8	$ 0.7	$ 0.3	$ 3.1
Subtotal	**$ 3.2**	**$ 1.1**	**$ 0.8**	**$ 0.7**	**$ 0.3**	**$ 3.1**
Buildings						
Funded by grants	$ -	$ 6.2	$ 1.8	$ -	$ 0.8	$ 7.1
Funded by reserves	1.0	7.6	3.5	1.2	2.0	10.7
Funded by other	-	0.2	-	-	-	-
Subtotal	**$ 1.0**	**$ 14.0**	**$ 5.3**	**$ 1.2**	**$ 2.8**	**$ 17.8**
Roads and Bridges						
Funded by grants	$ 8.6	$ 5.4	$ 6.2	$ 5.9	$ 5.3	$ 20.0
Funded by reserves	1.3	1.7	1.6	1.5	1.6	27.4
Subtotal	**$ 10.0**	**$ 7.1**	**$ 7.8**	**$ 7.4**	**$ 6.9**	**$ 47.4**
Water, Sewer, and Storm Systems						
Funded by reserves	$ 3.8	$ 4.1	$ 4.1	$ 4.4	$ 4.4	$ 23.4
Subtotal	**$ 3.8**	**$ 4.1**	**$ 4.1**	**$ 4.4**	**$ 4.4**	**$ 23.4**
Machinery and Equipment						
Funded by grants	$ -	$ -	$ -	$ -	$ -	$ 1.3
Funded by reserves	3.1	7.5	7.0	3.9	3.3	23.2
Funded by other	0.1	0.3	0.2	0.1	0.1	0.5
Subtotal	**$ 3.2**	**$ 7.8**	**$ 7.2**	**$ 4.0**	**$ 3.4**	**$ 25.0**
Vehicles						
Funded by grants	$ 5.2	$ 4.3	$ -	$ 9.0	$ -	$ 13.2
Funded by debt	3.0	-	-	-	-	-
Funded by reserves	4.6	4.9	3.3	3.3	1.3	10.8
Funded by other	0.2	0.2	0.1	0.1	0.1	0.6
Subtotal	**$ 13.0**	**$ 9.4**	**$ 3.4**	**$ 12.4**	**$ 1.4**	**$ 24.6**
Total Lifecycle Projects	**$ 34.2**	**$ 43.5**	**$ 28.6**	**$ 30.1**	**$ 19.2**	**$ 141.3**

Lifecycle 2026 Project Descriptions

Every capital asset has an expected useful life, which refers to the period during which the asset is anticipated to perform reliably and cost-effectively. This timeframe is determined based on industry standards, manufacturer guidelines, historical performance, and local operating conditions.

The City monitors its assets annually to assess their condition and performance. When an asset approaches the end of its useful life, or when the cost of maintaining and repairing it exceeds the cost of replacement, the asset is lifecycled – meaning it is replaced through the capital budget.

In 2026, the City has budgeted for the following lifecycle projects:

179 Ron Ebbesen Arena - Lifecycle Parking Lot

Funded by reserves and other revenue

The Ron Ebbesen Arena's parking lot last received an asphalt top lift in 2006. Since then, only minor pothole repairs have been completed. With increasing maintenance needs and aging infrastructure, improvements are necessary to ensure safe access for users and vehicles and to extend the lot's lifespan.

The project includes adding bus parking to optimize regular stalls, creating a drop-off/pick-up zone, and investigating a potential new entrance to improve traffic flow.

Work is scheduled for 2026, following the building's mid-life upgrade in 2025, to avoid damage from contractor activity during renovations.

246 Parks - Lifecycle Pathways

Funded by reserves

Airdrie maintains 142 km of pathways, with condition assessments conducted every two years. Pathways degrade due to root growth, weathering, and seasonal freeze-thaw cycles. In 2026, Parks will repair 1.3 km of pathways rated in poor or very poor condition and install 500 metres of new pathway to improve connectivity and safety.

261 Parks - Lifecycle Playground Replacement

Funded by reserves

The City oversees 85 playgrounds, ranging in age from 1 to 20 years. According to Canadian Safety Association standards, playgrounds should be replaced every 15–20 years to ensure safety and meet evolving community needs. In 2026, Parks recommends replacing the Waterstone and Thornbird Rise playgrounds to maintain compliance and enhance play experiences.

334 Fleet - Lifecycle Parks Truck

Funded by reserves and sale of existing assets

This Parks truck has been in service for 18 years and scored 32 on the City's equipment replacement scoring system, where a score of 28 or higher indicates immediate replacement is needed. The 2026 budget includes a new truck and necessary accessories such as registration, decals, safety equipment, and operational tools.

463 Fleet - Lifecycle Roads 1 Ton Dump Truck

Funded by reserves and sale of existing assets

This Roads unit has also reached its end of life after 18 years of service, scoring 33 on the replacement scale. The 2026 budget includes a replacement truck equipped with safety gear, operational accessories, and registration items to maintain service levels and operational reliability.

469 Fleet - Lifecycle Building Inspections Car

Funded by reserves and sale of existing assets

This inspections vehicle has reached the end of its useful life after 14 years of service, scoring 29 on the City's equipment replacement scale. The 2026 budget includes a replacement car and necessary accessories such as registration, decals, safety equipment, and operational tools to ensure continued support for inspection services.

491 Genesis Place - Lifecycle Fitness Equipment

Funded by reserves, sales of existing assets, and other revenue

Genesis Place has seen record usage in 2025, with projections indicating continued growth in 2026. To maintain high standards for passholders, the facility will replace aging fitness equipment through its annual lifecycle program. This ensures equipment remains safe, effective, and mechanically sound, reducing the risk of breakdowns and injuries while minimizing repair costs and service disruptions.

519 Fleet - Lifecycle Engineering Truck

Funded by reserves and sale of existing assets

This engineering truck has been in service for 16 years and scored 29 on the City's replacement scale. The 2026 budget includes a replacement vehicle equipped with registration, decals, safety gear, and operational accessories to maintain service delivery and fleet reliability.

530 Fleet - Lifecycle Parks Truck

Funded by reserves and sale of existing assets

After 13 years of service, this Parks truck has scored 32 on the equipment replacement scale, indicating urgent need for replacement. The 2026 budget includes a new truck and all required accessories to support year-round Parks operations.

606 Transit & Active Transportation - Mid-Life Refit

Funded by reserves

This project continues the refurbishment of Airdrie’s diesel transit fleet, targeting the remaining 9 of 15 heavy-duty buses. Six buses have already undergone mid-life refits. The work includes overhauling major drive components such as engines and transmissions, extending vehicle life and improving service reliability.

Mid-life refits are an industry best practice, reducing downtime and unexpected maintenance costs. This investment supports the City’s goal of providing dependable public transit and retaining ridership through consistent service quality.

680 Genesis Place - Lifecycle Phase 1 HVAC

Funded by reserves and other revenue

As part of the City’s Climate Mitigation Strategy, which targets a 5% annual energy reduction over five years, a technical assessment was conducted on the HVAC systems in Phase I of Genesis Place Recreation Centre. The review, led by a team of energy and building system experts, identified that the existing HVAC units are nearing the end of their useful life and should be replaced within the next 5 to 10 years.

In 2026, the City will begin this lifecycle replacement by:

- Replacing Air Handling Units (AHU) 1 & 2
- Adding heat recovery systems to improve energy efficiency
- Engaging Building Automation Specialists to implement advanced scheduling and ventilation controls

710 Fleet - Lifecycle Building Operations Van

Funded by reserves and sale of existing assets

This van has reached the end of its useful life after 13 years of service, and requires immediate replacement based on its equipment replacement score of 28. The 2026 budget includes a new van and all required accessories such as registration, decals, safety equipment, and operational tools to support Building Operations.

747 Security - Lifecycle Infrastructure

Funded by reserves

Airdrie continues to invest in its security infrastructure, including cameras, card access systems, intrusion monitoring, and keying systems. These components are essential for protecting City assets and ensuring a safe workplace. Many systems installed during the initial rollout are now approaching the end of their useful life. This project will replace aging components to maintain security effectiveness and reliability.

756 Fleet - Lifecycle Utilities Van

Funded by reserves and sale of existing assets

After 11 years of service, this utilities van has scored 32 on the equipment replacement scale, indicating urgent need for replacement. The 2026 budget includes a new van and necessary accessories to support utility operations and maintain fleet reliability.

847 Fleet - Lifecycle Roads Tandem Truck

Funded by reserves and sale of existing assets

This tandem truck has been in service for 8 years and scored 31 on the City's replacement scale. The 2026 budget includes a replacement truck equipped with safety gear, registration items, and operational accessories to support Roads operations and ensure continued service delivery.

909 Building Maintenance - Lifecycle Kings Heights Fire Hall

Funded by reserves

Now in its 15th year of operation, Kings Heights Fire Hall requires lifecycle upgrades to its overhead door operators and hardware, which are critical for emergency response. The project also includes a high-level mechanical design and phasing plan for HVAC system replacement, ensuring continued operational readiness and compliance with fire service standards.

922 Fleet - Lifecycle Parks Mower

Funded by reserves and sale of existing assets

This Parks mower has reached the end of its useful life after 9 years of service, scoring 32 on the equipment replacement scale. The 2026 budget includes a new mower and necessary accessories to support seasonal maintenance and uphold service levels in park spaces.

930 Fleet - Lifecycle Water Utility Sewer Cleaner Truck

Funded by reserves and sale of existing assets

This specialized truck has reached the end of its useful life after 8 years of service, scoring 41 on the City's equipment replacement scale. The 2026 budget includes a replacement unit and all necessary accessories to support critical sewer cleaning operations, ensuring continued service reliability and operational safety.

1003 Fleet - Lifecycle AFD Tower

Funded by debt and sale of existing assets

The Airdrie Fire Department's tower apparatus has been in service for 15 years and scored 45 on the replacement scale, indicating urgent need for replacement. The 2026 budget includes a new unit and required accessories to maintain firefighting capabilities, especially in multi-storey and complex rescue scenarios.

1076 Parks - Lifecycle Outdoor Rinks

Funded by reserves

The Chinook outdoor rink, installed 15 years ago, differs from other City rinks in that its boards are directly buried rather than mounted to a concrete curb. This design has led to maintenance challenges and potential safety concerns. The project will remove and reinstall the boards on a concrete curb, aligning with standards used across other City rinks and improving winter usability and safety.

1144 Information Technology - Lifecycle Infrastructure

Funded by reserves

This project ensures the ongoing reliability, security, and scalability of the City's IT infrastructure. Lifecycle replacement of network hardware reduces downtime, optimizes costs, and strengthens cybersecurity. Replacement frequency is based on the critical nature of each component, balancing performance with fiscal responsibility.

1170 Building Maintenance - Lifecycle 2 Highland Park

Funded by reserves

This project includes a high-level HVAC mechanical design and phasing plan for 27 units at the 2 Highland Park building. It also includes LED lighting upgrades in ancillary spaces such as kitchens, meeting rooms, and specialty areas, supporting energy efficiency and improved lighting quality.

1173 Building Maintenance - Lifecycle 15 East Lake Hill

Funded by reserves

This project involves a high-level HVAC mechanical design and phasing plan for the 15 East Lake Hill building. It will address lifecycle replacement needs while considering structural, electrical, and mechanical impacts, ensuring a coordinated and efficient upgrade.

1175 Building Maintenance - Lifecycle 23 East Lake Hill

Funded by reserves

This project includes three components:

- A mechanical design and phasing plan to upgrade HVAC systems to more energy-efficient models
- LED lighting upgrades in the vehicle storage area to support Council's environmental goals
- Replacement of the hot water tank with a higher-efficiency model to reduce energy use and emissions

1176 Building Maintenance - Lifecycle Veterans Fire Hall

Funded by reserves

This project involves the replacement and upgrade of lighting to LED at the Veterans Fire Hall. The initiative aligns with Council's environmental protection priorities and contributes to the City's goal of achieving a 5% reduction in greenhouse gas emissions.

1224 Arterial, 1225 Collector and 1226 Local Roadway Rehabilitation

Funded by grants

These projects represent the final phase of a staged rehabilitation program designed to manage Airdrie's road network on a year-over-year basis. Work includes pavement rehabilitation, curb replacement, and line marking re-application across arterial, collector, and local roads. This initiative supports the City's evolving asset management strategy and ensures safe, reliable transportation infrastructure.

1243 Transit & Active Transportation - Lifecycle Regional Fleet

Funded by grants and reserves

This project supports the transition of Airdrie's regional transit fleet to zero-emission vehicles by 2038. The current fleet includes seven diesel buses, all expected to reach end-of-life at year 18 (following mid-life refits). Replacing these units with zero-emission alternatives is essential for maintaining regional service and is a requirement for Metro-Regional Funding eligibility through potential provincial grants.

1244 Building Maintenance - Lifecycle Chinook Winds Fire Hall

Funded by reserves

This project includes:

- A high-level mechanical design and phasing plan for HVAC upgrades
- Repairs and improvements to the solar thermal collector system, which provides supplementary heat to domestic hot water tanks and the facility's boiler loop
- A heat dump device will be added to manage surplus heat in summer months, preventing system degradation and supporting the City's energy efficiency and environmental goals.

1320 Information Technology - Lifecycle and New PCs

Funded by reserves

This recurring project ensures staff have access to reliable and standardized computing technology. It includes:

- Lifecycle replacement of existing PCs
- Provision of new devices for onboarding staff
- Upgrades to meeting room technology to support collaboration and productivity

1391 Sewer Utility - CCTV Camera Lifecycle

Funded by reserves

After 10 years of service, the CCTV truck equipment used for sewer inspections requires replacement. This includes a new camera, computer, transporter, and cable, which will reduce downtime, lower maintenance costs, and ensure continued effectiveness in utility operations.

1395 Building Maintenance - Lifecycle City Hall

Funded by reserves

This project involves LED lighting upgrades on the second floor of City Hall. The initiative aligns with Council's focus on environmental protection and contributes to the City's goal of achieving a 5% reduction in greenhouse gas emissions.

1432 Fleet - Lifecycle Parks Truck

Funded by reserves and sale of existing assets

This Parks truck has reached the end of its useful life after 13 years, scoring 29 on the equipment replacement scale. The 2026 budget includes a replacement vehicle and all necessary accessories to support year-round Parks operations.

1442 Fleet - Lifecycle Water Services Truck

Funded by reserves and sale of existing assets

This truck has reached the end of its useful life after 10 years of service, scoring 28 on the City's equipment replacement scale. The 2026 budget includes a replacement vehicle and all necessary accessories to support Water Services operations, ensuring continued reliability and safety.

1548 Parks - Lifecycle Dog Park Parking Lots

Funded by reserves

This project will pave the gravel parking lots at 36 East Lake Ave and Kings Heights Parks, improving safety and accessibility for residents. These popular parks, created in 2012, see year-round use. Gravel surfaces have proven difficult to maintain in winter, often resulting in slippery and hazardous conditions. Design work will be completed in 2025, with construction scheduled for 2026.

1549 Fleet - Lifecycle AFD Engine

Funded by grants

This fire engine has reached the end of its useful life after 14 years, scoring 54 on the City's replacement scale. The 2026 budget includes a replacement apparatus and all required accessories to maintain emergency response capabilities and firefighter safety.

1568 Genesis Place - Lifecycle sliding doors

Funded by reserves and other revenue

The fitness entrance sliding doors at Genesis Place are approximately 15 years old and require full replacement. These high-use doors operate daily from 5 AM to 10 PM and have experienced increasing mechanical failures, especially during cold weather. The project will reconstruct both interior and exterior doors, extending their life by another 15–20 years and ensuring accessible, reliable entry for visitors.

1575 Corporate Properties - Lifecycle Office Furniture

Funded by reserves

This project will update office furniture in approximately 20 offices at City Hall and 23 East Lake Hill to meet current ergonomic standards. Modular furniture including desks, filing cabinets, pedestals, and lockers will be installed. Workstation desks across multiple facilities will also be upgraded based on Health and Safety assessments, improving staff comfort and productivity.

1588 Fleet - Lifecycle Roads 1 Ton Truck

Funded by reserves and sale of existing assets

This truck has reached the end of its useful life after 14 years, scoring 41 on the City's replacement scale. The 2026 budget includes a replacement vehicle and all necessary accessories to support Roads operations and maintain service levels.

1618 Parks - Lifecycle Regional Park Improvements

Funded by reserves

This project will complete the final phase of Chinook Winds Regional Park, including:

- Vehicle access and parking lot completion
- Grading, loaming, and seeding of park space
- Realignment of pathways near volleyball courts
- Shrub and tree planting

These improvements will enhance usability, safety, and aesthetics of the regional park.

1623 EPC - Landfill Leachate Treatment System Development

Funded by reserves

To improve environmental management at the former Airdrie landfill site near the Transfer Station in Rocky View County, the City will develop a leachate treatment system in 2026. The project will engineer a provincially approved design that diverts leachate to a system similar to a conventional rural septic setup.

Currently, leachate is collected and removed biweekly via vacuum truck, with disposal at a regulated facility – an approach that costs the City up to $150,000 annually. The new system will reduce operational costs and mitigate risks to the landfill cap caused by whaling or upwelling, while improving long-term environmental sustainability.

1669 Genesis Place Arena - Lifecycle Bleachers Seating

Funded by reserves

The bleachers in Shane Arena and Rocky View Arena, built in 2013, are showing signs of wear due to cold temperatures and heavy use. Cracked seats pose safety concerns. This project will purchase 130 replacement seats, allowing proactive replacement as seats fail and reducing delivery costs through bulk ordering.

1672 Fire - Standpipe Kits and Lifecycle RDC (Rapid Deployment Craft)

Funded by reserves

This project includes seven Standpipe Kits for fire apparatus, enhancing readiness for incidents in multi-family residential buildings, and replacement of the Rapid Deployment Craft used in ice, swift water, and flood rescues. These upgrades will improve firefighter safety, operational readiness, and compliance with rescue standards.



Appendix A: Business Cases for One-Time Costs, New Initiatives and Changes to Service Levels

The following business cases address one-time costs and initiatives in excess of $25,000. Council approved the use of the prior year surplus to fund these items, minimizing the impact on the tax base.

Community Safety and Social Services

Project	*Uniforms – new staff*
Department	Fire
Funding Source	Reserves ($96,000)
Reason for Request	Increased Service Level

Project Overview

To support the opening of the new Highland Park fire station in 2026, the Airdrie Fire Department will be recruiting 25 new firefighters. To ensure these members are properly equipped to perform their duties safely and effectively, the following items are required:

- Uniforms: $38,000
- Personal Protective Equipment (Coveralls): $11,000
- Fire Boots: $21,000
- Gear Maintenance & Annual Inspection: $11,000
- Operational Equipment: $15,000

These items are essential for compliance with both Occupational Health & Safety standards and the collective bargaining agreement (Section 34.01). Proper outfitting is a foundational requirement for firefighter readiness and public safety.

Project	*Publicly Accessible Water Fountains*
Department	Social Planning
Funding Source	Reserves ($35,000)
Reason for Request	New Initiative supporting Council Focus Area

Objective

To provide clean, safe, and accessible drinking water for residents and their pets in public spaces, enhancing community well-being and supporting Council's focus on social equity and public health.

Project Overview

The City of Airdrie's Extreme Weather Response Plan supports residents during periods of extreme heat and cold. As an extension of this plan, the City will install publicly accessible water fountains in high-use outdoor areas to improve access to drinking water, particularly during warmer months.

Several Alberta municipalities including Calgary, Okotoks, Banff, and Red Deer, have implemented similar initiatives to support public health and community access.

Current Challenge

Airdrie currently lacks dedicated public access to clean drinking water in outdoor spaces, aside from limited availability in public washrooms. Residents enjoying parks and trails must bring their own water, which can be a barrier for families, pet owners, and individuals experiencing houselessness. Ensuring equitable access to drinking water is a growing need in our community.

Solution

Install two publicly accessible water fountains at strategic locations:

- Nose Creek Regional Park
- East Lake Park (adjacent to public washrooms)

Each unit includes a drinking fountain, water bottle fill station, and pet bowl. Units are locally sourced at approximately $12,500 each, with installation costs estimated between $2,000–$3,500 per unit. Final installation costs will be confirmed through procurement and site assessment.

Benefits

- Public Health: Encourages hydration and reduces reliance on sugary beverages, contributing to improved health outcomes.
- Environmental: Supports waste reduction by decreasing the use of single-use plastic bottles.
- Economic: Enhances public spaces, potentially increasing foot traffic and supporting local businesses.
- Social Equity: Provides free access to drinking water for all residents, including those facing financial hardship or houselessness.
- Community Building: Creates welcoming, inclusive public spaces that foster social connection.

Community Infrastructure

Project	*Green Municipal Funds Grant – Tree Planting*
Department	Parks
Funding Source	Growing Canada's Community Canopies Grant ($308,000)
Reason for Request	Initiative to Support Growth Management

Project Overview

The City is applying for funding through the Green Municipal Funds Tree Planting Initiative. If successful, this grant will allow the Parks department to significantly expand its urban canopy by doubling the number of trees planted in 2026. Currently, the Parks department plants about 300 new trees annually throughout the community to maintain the urban forest inventory and replace those lost in previous seasons; with this grant, the number of trees planted in 2026 would rise to 600.

This initiative supports Council's growth management objectives by enhancing green infrastructure in developing areas, improving environmental resilience, and contributing to long-term community livability.

The project includes:

- Procurement and planting of trees across priority public spaces and growth areas.
- One year of watering and maintenance to ensure healthy establishment.
- Site preparation and coordination with other departments to align with infrastructure planning.

Strategic Alignment & Benefits

- Environmental Resilience: Trees improve air quality, reduce urban heat, and support stormwater management.
- Community Livability: Enhanced green spaces contribute to mental well-being, shade, and aesthetic value.
- Growth Management: Supports sustainable development by integrating natural assets into expanding neighborhoods.
- Cost Efficiency: The grant covers all direct costs, allowing the City to expand its tree planting program without additional tax impact.
- Climate Action: Aligns with broader climate adaptation goals and supports biodiversity.

This grant represents a one-time opportunity to accelerate tree planting efforts in a cost-effective and environmentally responsible way. If awarded, it will allow Airdrie to make meaningful progress toward its long-term sustainability and growth goals.

Project	*Snow Storage Facility Needs Analysis*
Department	Roads
Funding Source	Reserves ($25,000)
Reason for Request	One-time Costs to Support Growth Management

Project Overview

This project supports engaging a professional consultant to conduct a needs analysis and site evaluation for future snow storage and public works facilities in Airdrie. The analysis will focus on identifying suitable locations in the Southeast and Southwest quadrants of the City, specifically south of Yankee Valley Boulevard, to support long-term infrastructure and service delivery.

The City's current snow storage facility, located 1.8 km north of Veterans Boulevard, is operating at maximum capacity. As Airdrie continues to grow — with projected population increases to 112,000 by 2030 and 141,000 by 2035 — the demand for snow storage will increase significantly. This is especially critical if service levels expand to include residential snow removal, which would exceed the current facility's capacity.

Strategic Importance

- Growth Management: Proactively identifying future snow storage and public works sites ensures the City can secure land before it becomes cost-prohibitive or unavailable due to competing development interests.
- Operational Efficiency: Locating facilities closer to service areas reduces windshield time, improves response times, and supports greenhouse gas reduction goals.
- Infrastructure Sustainability: Snow storage is a core municipal service. Planning for future capacity ensures continued service delivery as road networks expand.
- Environmental & Regulatory Compliance: Early evaluation supports zoning alignment, environmental permitting, and mitigates future risks or costs.
- Community Impact: Ensures that snow removal operations remain effective and responsive as the City grows, contributing to public safety and mobility.

Deliverables

- Consultant-led evaluation of potential sites
- Assessment of operational feasibility, environmental impact, and zoning compatibility
- Recommendations for land acquisition and long-term planning

This one-time investment will provide the City with a strategic roadmap for future snow storage infrastructure, supporting growth, sustainability, and service excellence.

Project	*Traffic Calming Policy*
Department	Roads
Funding Source	Reserves ($90,000)
Reason for Request	One-time Costs to Support Council Focus Area

Project Overview

This project involves partnering with a professional consultant to develop a comprehensive Traffic Calming Policy for the City of Airdrie. Currently, the City does not have a formal policy guiding traffic calming measures.

The policy will establish a framework to improve road safety and quality of life in residential areas by reducing the negative impacts of vehicle speed and volume. It will align with existing municipal planning documents, including the Municipal Development Plan, Transportation Master Plan, and Active Transportation Plan.

Why It's Needed

- No Existing Policy: Airdrie currently lacks a formal traffic calming policy, resulting in inconsistent approaches to addressing resident concerns and managing traffic impacts.
- Growth & Demand: As Airdrie continues to grow, so does the need for safe, livable streets that support all modes of transportation.
- Strategic Alignment: The policy will support Council's focus on community safety, active transportation, and sustainable urban planning.

Key Principles of the Policy

- Safety First: Reduce speeding and aggressive driving to protect pedestrians, cyclists, and motorists.
- Quality of Life: Minimize noise and traffic-related stress in residential neighborhoods.
- Support Active Transportation: Make walking and cycling safer and more appealing.
- Economic Vitality: Encourage pedestrian-friendly environments that support local businesses.
- Complete Streets Approach: Design roads to accommodate all users—cars, buses, cyclists, and pedestrians.
- Environmental Benefits: Lower speeds and smoother traffic flow can reduce emissions and support climate goals.

Expected Outcomes

- A context-sensitive, self-enforcing policy framework tailored to Airdrie's land use and roadway functions.
- Clear criteria and processes for evaluating and implementing traffic calming measures.
- Improved coordination across departments and better responsiveness to community concerns.
- Enhanced safety and accessibility for all road users.

This one-time investment will result in a foundational policy that supports safer, more inclusive, and more sustainable transportation infrastructure across Airdrie.

Strategic Growth and Investment

Project	*Intermunicipal Development Plan (IDP) Update*
Department	Policy Planning
Funding Source	Reserves ($75,000)
Reason for Request	One-Time Cost to Support Growth Management

Project Overview

This project will update Airdrie's Intermunicipal Development Plan (IDP), a long-range planning document that guides development adjacent to or near the City's municipal boundaries. The current IDP was adopted in 2001 and no longer reflects the region's growth, land use pressures, or planning priorities.

Why This Matters

- Outdated Framework: The existing IDP is over two decades old and does not account for current growth trends, infrastructure needs, or regional planning objectives.
- Regional Planning Shift: With the recent dissolution of the Calgary Metropolitan Region Board (CMRB), the Province has directed municipalities in the Calgary region to update their IDPs by 2027 to ensure coordinated planning in the absence of a regional plan.
- Growth Pressures: Airdrie continues to experience rapid growth. An updated IDP will help manage development at the City's edges, support infrastructure planning, and ensure compatibility with neighboring municipalities.

Project Scope

- Engage a professional planning consultant to lead the update process
- Review and align with current municipal and provincial planning frameworks
- Coordinate with adjacent municipalities to ensure consistency and collaboration
- Conduct public and stakeholder engagement to inform policy direction
- Prepare a revised IDP for Council consideration and adoption

Benefits

- Supports Growth Management: Provides a clear framework for managing development near city boundaries.
- Improves Regional Coordination: Ensures land use decisions are compatible with neighboring jurisdictions.
- Enhances Infrastructure Planning: Aligns future development with transportation, utilities, and servicing strategies.
- Meets Provincial Expectations: Responds to the Province's direction for updated IDPs in the Calgary region.
- Promotes Transparency: Offers a publicly accessible plan that guides long-term decision-making.

This one-time investment will ensure Airdrie is well-positioned to manage growth responsibly and collaboratively, while meeting provincial planning requirements.

Project	*Contracted Services to Support Advocacy Work*
Department	Government Relations and Grants
Funding Source	Reserves ($50,000)
Reason for Request	Change in Service Level to Support Council Focus Area

Project Overview

This project will secure contracted government relations (GR) support to enhance the City's advocacy efforts. The Government Relations and Grants (GR&G) team currently consists of two full-time staff and is experiencing a significant increase in workload due to expanded advocacy demands.

Rationale

- Expanded Advocacy Needs: GR&G is increasingly called upon to support internal advocacy initiatives, intergovernmental relations, and strategic funding requests.
- Regional Shifts: The dissolution of the Calgary Metropolitan Region Board (CMRB) in 2025 has changed the landscape of intermunicipal collaboration. Airdrie must now engage in more direct, sub-regional discussions to advance its interests.
- Provincial Engagement: The number of engagement sessions with the Government of Alberta has increased five-fold, particularly through the Mid-sized Cities Mayors Caucus and other channels. As Alberta's soon-to-be third-largest city, Airdrie has growing opportunities to influence policy and funding outcomes.
- Federal Advocacy: Advancing large-scale funding requests at the federal level requires sustained, detailed engagement and coordination.

Strategic Importance

- Supports All Council Focus Areas: GR&G plays a critical role in advancing Council's strategic priorities through policy advocacy and funding acquisition.
- Capacity Gap: Without contracted support, the City risks missing key opportunities to influence decisions and secure funding that directly benefit Airdrie residents.
- Efficiency & Responsiveness: Contracted services will allow GR&G to respond more effectively to emerging opportunities and maintain momentum on existing initiatives.

Deliverables

Dedicated contracted GR support to assist with:

- Strategic advocacy planning and execution
- Stakeholder engagement across municipal, provincial, and federal levels
- Coordination of funding applications and policy submissions
- Support for Mayor, Council, senior leadership, and internal departments

This investment ensures Airdrie remains proactive, visible, and well-represented in key policy and funding discussions, while maintaining the capacity to support Council's evolving priorities.

Project	*Enhanced Entrepreneur Supports*
Department	Economic Development and Tourism
Funding Source	Reserves ($41,000); Grants ($41,000)
Reason for Request	New Initiatives to Support Council Focus Area

Project Overview

This initiative will evaluate and enhance entrepreneur support programs in Airdrie to maximize return on investment and align with Council's focus on economic prosperity. The project includes a feasibility study and potential implementation of new or refined supports, including exploration of a physical incubator space. The goal is to retain and grow local businesses, attract new investment, and ensure programming meets market demand and target sector needs.

Feasibility Phase (2026)

- Assess the economic impact and ROI of existing entrepreneur support programs.
- Explore opportunities to expand supports, including feasibility of a physical incubator space.
- Evaluate niche programming for high-impact business segments.
- Investigate partner availability, funding sources, and develop a sustainable financial and governance model.
- Note: Capital and operational costs for an incubator are excluded from this request. Space has been earmarked in the City's satellite office pending feasibility outcomes.

Implementation Phase (2027)

- Develop terms of reference for operations and governance of selected solution(s).
- Design programming and mentorship components.
- Create marketing tools and a promotional plan.

Launch Phase (2028 and Beyond)

- Launch new or refined programs based on feasibility and implementation outcomes.

Funding and Timeline

Grant funding from the Northern & Regional Economic Development (NRED) program was secured in 2025. Project completion is required by March 31, 2028.

Strategic Alignment and Rationale

Economic Development has supported entrepreneurs for over a decade through programs such as SMARTstart (2014, 150+ participants), Advance SMART (2022, 2 participants), COVID Supports (2020–2024, 100+ businesses), Discover (2022, 40+ participants), and Cashflow Canvas (2025). These programs, often delivered in partnership with the Airdrie Entrepreneur Common, have contributed to a robust entrepreneurial ecosystem and more sustainable businesses.

In 2025, a consulting engagement identified target sectors for investment attraction and business retention. This project will ensure entrepreneur supports are aligned with those sectors, meet current market conditions, and deliver optimal ROI. The NRED grant enables the City to engage external expertise and conduct a thorough review, ensuring future programming is innovative, targeted, and impactful.

Project	*Visitor Economy – Destination Development*
Department	Economic Development and Tourism
Funding Source	Reserves ($35,000); Grants ($35,000)
Reason for Request	New Initiative to Support Council Focus Area

Project Overview

This initiative will establish a Destination Management Framework to support sustainable tourism growth in Airdrie. It includes development of a Destination Management Organization, a Destination Marketing Fund, and a Marketing Strategy to position Airdrie as a regional tourism destination. The project will be delivered in four phases over three years.

Phase One: Research & Data | Feasibility and Stakeholder Engagement (2026)

- Form a "Champion Team" to guide the project.
- Conduct research to assess local and regional tourism dynamics.
- Prepare a report outlining tourism opportunities and stakeholder requirements.

Phase Two: Governance, Legal and Structural Funding Framework (2026–2027)

- Develop an inclusive and efficient governance model.
- Expand regional collaboration by integrating nearby tourism amenities and exploring strategic alliances.
- Assess financial viability and establish a sustainable funding model.
- Create a flexible, iterative implementation roadmap.

Phase Three: Marketing and Inclusion Strategy (2027)

- Define Airdrie's tourism identity and visitor attraction priorities.
- Develop a marketing strategy to attract visitors and foster regional collaboration.
- Establish KPIs to measure campaign effectiveness.
- Strengthen stakeholder relationships and engagement.

Phase Four: Implementation and Evaluation (2027–2028)

- Form coalitions to support local and regional collaboration.
- Align governance structures with stakeholder expectations.
- Finalize funding strategies and ensure alignment with project goals.

Funding and Timeline

NRED grant funding was secured in 2025. The project must be completed by March 31, 2028.

Strategic Alignment and Rationale

Tourism is a major economic driver in Alberta. In 2024, Calgary saw $3.2 billion in visitor spending from 8.7 million tourists. Tourism Calgary receives substantial funding through the Destination Marketing Fund, which increased to 6% in 2025 for short-term rentals.

Alberta's tourism revenue grew 10% year-over-year in 2024, positioning the province as Canada's fastest-growing tourism market. The provincial goal is to reach $25 billion in visitor revenue by 2035.

Airdrie is currently excluded from Travel Alberta's development zones. This project aims to change that. Establishing a DMO and DMF will enable annual revenue generation and reinvestment in tourism. Strong governance and stakeholder support are already in place, including commitments from local hotels and regional partners.

Project	*Enhancing Local Transit: Restoring Fixed Route Service*
Department	Transit and Active Transportation
Funding Source	Reserves ($107,000)
Reason for Request	Restore pre-pandemic service levels to support growth management and Council Focus Areas

Project Overview

Local Fixed Routes 1 and 3 currently operate every 60 minutes. The Transit Master Plan recommends a minimum 30-minute interval to ensure accessibility and convenience. From 2017 to early 2020, this standard was met until pandemic-related disruptions reduced service. This project will restore service to pre-pandemic levels, reflecting incremental growth and community demand.

Council Focus Area – Sustainable Transportation

This initiative supports Council's Sustainable Transportation priority by enhancing mobility options for residents. Increasing service frequency will make public transit a more viable and attractive choice for commuting, accessing services, and participating in community life, contributing to a safer, more connected Airdrie.

Other Considerations

Ridership: Ridership on Routes 1 and 3 has consistently exceeded the Transit Master Plan's productivity benchmark of eight boardings per revenue hour in 2024. Both routes have achieved double this target, demonstrating strong community demand and justifying this service enhancement.

Hello to Go Over-Subscription: The success of the Hello to Go on-demand transit program has highlighted unmet mobility needs, with demand exceeding capacity and resulting in unfulfilled trip requests. Enhancing fixed route service will alleviate pressure on Hello to Go by offering a dependable, scheduled alternative, especially during peak weekday hours. This complements Council's commitment to diverse and accessible transportation options.

Project	*Expanding Regional Transit: Earlier Morning Service*
Department	Transit and Active Transportation
Funding Source	Reserves ($14,000)
Reason for Request	Enhance Regional Connectivity and Meet Growing Demand

Project Overview

Route 900, Airdrie's busiest transit line, connects Main Street with CrossIron Mills Mall and northeast Calgary. Operating 364 days annually (excluding Christmas Day), it currently offers two-way service from 7:15 AM to 11:10 PM on weekdays and Saturdays.

Service Demand and Justification

In 2023, Route 900 accounted for over 65% of total transit boardings, underscoring its critical role in meeting regional mobility needs. It supports labour mobility, access to healthcare at the Peter Lougheed Centre, and connections to retail and social destinations.

Enhancement

This initiative adds 550 annual service hours to introduce a new weekday trip departing Airdrie at 6:15 AM and arriving in northeast Calgary by 7:10 AM. This enhancement addresses early-morning commuter demand and is expected to meet the Transit Master Plan's productivity target of 20 boardings per service hour within six months.

Council Focus Area – Sustainable Transportation

This initiative supports Council's Sustainable Transportation priority by expanding mobility options for residents. An earlier Route 900 departure enhances access to employment, healthcare, and services, making transit a more practical and appealing choice for daily travel.

Community Services

Project	*Genesis Place – Gymnasium Floor Refurbishing*
Department	Recreation Operations
Funding Source	Reserves ($60,000)
Reason for Request	One-time cost

Project Overview

Genesis Place's gymnasium hardwood floor has reached a critical point in its lifecycle. Industry best practices recommend full sanding and refinishing every 10 years to maintain safety, performance, and appearance. Despite being in service for 20 years, the floor has never undergone this full restoration, only receiving intermittent screen and re-coats, the last of which occurred in 2020.

This project completes full sanding and refinishing using modern water-based sealers. This method will:

- Eliminate the yellowing effect of oil-based finishes.
- Brighten the maple wood surface, improving the gym's visual appeal.
- Restore the coefficient of friction, enhancing athlete safety and performance.

Strategic Alignment

This initiative supports several Council focus areas:

- Sustainable Infrastructure: Proactively maintaining a high-use community asset.
- Community Well-being: Ensuring safe and high-quality recreational spaces.
- Growth Management: Responding to increased usage and demand at Genesis Place.

Community Impact

Genesis Place is a cornerstone of Airdrie's recreational offerings. The gymnasium hosts youth and adult sports leagues, fitness classes and drop-in activities, and community events and school programs.

Refurbishing the floor will improve user experience and safety, support continued high usage and community satisfaction and reduce long-term maintenance costs by preventing deeper structural wear.

Consequences of Not Proceeding

- Continued degradation of the floor surface, increasing risk of injury.
- Diminished aesthetic appeal, potentially impacting user satisfaction and bookings.
- Higher future costs due to deferred maintenance and potential subfloor damage.

Safety Considerations

While not legislatively mandated, restoring the floor's friction coefficient directly improves safety for athletes and recreational users. This aligns with the City's commitment to providing safe public facilities.

Project	*Museum and Interpretive Centre Study*
Department	Culture & Heritage
Funding Source	Reserves ($50,000)
Reason for Request	One-time cost

Project Overview

The recent Community Facility Needs Assessment (CFNA) provided clear direction for the Town & Country Centre but identified a gap in understanding the future role and potential of the Museum. This study evaluates the current state of the Museum facility and explores opportunities to enhance its role as a dynamic, inclusive, and evolving cultural destination in Airdrie.

Scope of the Project

This one-time study will be led by a third-party consultant to ensure objectivity and professional insight. It will include engagement with Museum staff, the board, community groups, and residents to gather input on desired programming, service delivery, and visitor experience. The consultant will assess whether the current building can support future aspirations and develop strategic options for Council's consideration, including renovation, relocation, or new construction.

A separate technical Building Condition Assessment is being conducted by Building Operations and is not included in the scope of this study.

Benefits of the Project

The study will provide Council with a clear, evidence-based roadmap for the Museum's future, aligning facility capabilities with community expectations. It will support informed decision-making, sustainable programming, and operational efficiency. By engaging a broad cross-section of the community including youth, seniors, Indigenous groups, and cultural organizations, the study will ensure that future investments reflect Airdrie's evolving cultural landscape. The Museum's potential as a regional attraction will also be explored, with consideration for its role in tourism, education, and community engagement.

Project	*Nose Creek Valley Museum Building Condition Assessment*
Department	Building Maintenance
Funding Source	Reserves ($30,000)
Reason for Request	One-time cost to support informed decision-making regarding future investment in the Nose Creek Valley Museum facility.

Project Overview

The Nose Creek Valley Museum, built in 1988 and operated by the Nose Creek Valley Museum Society, houses over 20,000 artefacts and serves as a key cultural and educational facility in Airdrie. It provides educational tours, hosts community events, and offers meeting and activity room rentals to more than 64 community groups annually. With an average of 2,805 annual visits (2018–2023, excluding pandemic years), and a growing collection of approximately 365 new objects per year, the Museum continues to play a vital role in preserving and sharing local heritage.

As recommended in the 2025 Community Facility Needs Assessment Report, this project will conduct a comprehensive technical evaluation of the Museum's building systems. The assessment will include a detailed inspection of structural integrity, mechanical and electrical systems, building envelope, and fire and life safety infrastructure. It will identify deficiencies, support proactive maintenance planning, and ensure compliance with current building codes and accessibility standards.

Benefits of the Project

The assessment will provide a foundational understanding of the Museum's physical condition, enabling informed decisions about future renovations, upgrades, or capital investments. It will support the development of preventive maintenance schedules, prioritize repairs based on urgency, and extend the useful life of building components. By ensuring safety and code compliance, the project will help mitigate risks and reduce the likelihood of costly emergency repairs. The resulting condition report will include photographic documentation, test results, and actionable recommendations, serving as a valuable resource for Council, administration, and stakeholders.

Project	*Multi-Cultural Sector Engagement*
Department	Culture & Heritage
Funding Source	Reserves ($75,000)
Reason for Request	One-time cost

Project Overview

Airdrie is experiencing a notable increase in requests from diverse cultural communities seeking support for events, access to public spaces, and culturally responsive services. These requests reveal a gap in the City's current capacity to engage with and support multicultural residents effectively.

The Multi-Cultural Sector Engagement Initiative is a consultant-led engagement and research process designed to understand the cultural makeup of Airdrie, assess community needs, and develop strategic recommendations. This initiative aligns with Council's priorities around inclusivity, innovation, and service level enhancement, and represents a fiscally responsible investment in the City's future.

Project Scope

- Community Engagement: Direct outreach to cultural groups via interviews, focus groups, and surveys to gather lived experiences and service feedback.
- Research & Analysis: Review of best practices from other Canadian municipalities and analysis of Airdrie's demographic and cultural landscape.
- Needs Assessment: Identification of barriers to accessing City spaces and services, and opportunities for improvement.
- Strategic Recommendations: Development of a framework to guide inclusive service delivery, policy development, and infrastructure planning.
- Consultant-Led Process: A third-party consultant will ensure objectivity, expertise, and credibility in the engagement and analysis process.

Benefits to the Community and City

- Improved Service Delivery: Tailored programs and services that reflect the cultural needs of Airdrie's growing population.
- Enhanced Community Trust: Building stronger relationships with multicultural groups through meaningful and respectful engagement.
- Optimized Use of Public Spaces: Better planning and support for cultural events in spaces like Nose Creek Park and the Curling Club.
- Cultural Competency: Increased awareness and understanding among City staff of diverse cultural practices and expectations.

Why Now?

Airdrie's demographic landscape is evolving. Proactive engagement ensures the City remains inclusive, responsive, and prepared for future growth.

The initiative complements existing planning efforts and aligns with the City's commitment to innovation and service excellence.

A modest investment today will yield long-term benefits in community cohesion, operational efficiency, and strategic clarity.

City Manager's Office

Project	*Digitize Physical Records*
Department	Information Governance and Management
Funding Source	Reserves ($200,000)
Reason for Request	Growth Management

Project Overview

To support Airdrie's growth and modernization, this initiative transitions from analog to digital archives. Digitizing physical records is a strategic investment that supports the Executive Leadership Team's vision of transitioning to fully digital archives. This project will convert physical documents, images, videos, and other analog materials into secure, searchable digital formats.

The initiative aligns with the Main Street Square renovations under the Administration Campus capital project, scheduled to begin in late 2025. While physical storage upgrades are out of scope, both projects share internal resources and subject matter experts, requiring close collaboration to ensure success.

Project Scope

- Digitization of physical records to improve access and preservation.
- Integration with existing systems for seamless retrieval and use.
- Preserving original materials to maintain integrity while creating defensible digital copies.
- Engaging with a third-party expert to lead the digitization process, supported by internal subject matter experts.

Benefits

- Efficiency: Faster access to records reduces retrieval time, improving staff productivity.
- Accessibility: Remote access supports flexible work and faster service delivery.
- Compliance: Digitized records meet legal and regulatory standards, reducing exposure.
- Preservation: Protects culturally and historically significant documents.

Best Practices and Governance

This initiative will follow recognized standards and practices, including:

- ISO 15489-1:2016 for records management
- Metadata and indexing protocols
- Quality assurance and audit trails
- Retention and disposition procedures

These practices are informed by models from the Government of Canada, Province of Manitoba, and City of Edmonton.

Conclusion

The Digitize Physical Records Initiative is a foundational step toward a fully digital future. It supports Airdrie's growth, enhances operational efficiency, and preserves the City's legacy. With strong alignment to strategic priorities and a modest one-time investment, this project will deliver long-term value for both internal operations and public service delivery.

Corporate Services

Project	*Modern Data Program*
Department	I.T. Data Services
Funding Source	Reserves ($75,000)
Reason for Request	Growth Management, Innovation

Project Overview

Technology is evolving rapidly with cloud computing, big data, analytics, and AI transforming how municipalities operate. At the core of this transformation is data, now considered the world's most valuable resource. Data drives smarter decisions, better services, cost savings, and improved citizen experiences.

In 2023, Airdrie consolidated its data-focused technical resources into the Data Services team, tasked with maximizing the value of the City's data assets and preparing for future innovation. As Airdrie grows, so does its data. This initiative ensures we manage it strategically and responsibly.

Why Now?

Cities like Edmonton, Kelowna, Vancouver, and Calgary have modernized their data platforms to support predictive analytics, open data, and AI. Airdrie has the opportunity to follow suit, unlocking efficiencies and enabling smart city capabilities.

Current Initiative (2025)

- Conduct a Data Management Maturity Assessment (DMMA) using the DAMA framework.
- Partner with a leading consultant to evaluate current practices and identify gaps.
- Develop a Data Strategy and Improvement Roadmap to guide future investments.

Expected Outcomes

1. Data Management Activities
    - Establish lean governance, data quality programs, and sharing protocols.
    - Align business processes to maximize data value.
2. Modern Data Platforms
    - Build a cloud-based architecture compatible with AI, analytics, and IoT.
    - Enable tools like Azure Open AI, data lakes, and open data portals.

Investment Plan (2026–2029)

- 2025: $75,000 for platform operations (initial funding request)
- 2027: $325,000 for cloud operations and Master Data Management (MDM)
- 2028: $250,000 for open data portal, analytics migration, and catalog development
- 2029: $150,000 for IoT integration and ongoing operations

Benefits

- Efficiency: Streamlined access to data and reduced manual processes
- Innovation: Foundation for AI, predictive analytics, and smart city initiatives
- Transparency: Public-facing data tools and dashboards
- Resilience: Future-proof infrastructure and improved data governance

Environmental Services

Project	*Automated Garbage Cart Program*
Department	Waste and Recycling Services
Funding Source	ERP Savings and Reserves ($2.0MM)
Reason for Request	One-Time Cost supporting City garbage black cart program

Project Overview

In November 2024, Council approved the transition from manual garbage collection to an automated cart-based system. This change improves service consistency, safety, and operational efficiency. To implement the new service level, the City must purchase and distribute standardized garbage carts to all households.

Why This Matters

- Service Continuity: Without carts, the automated program cannot proceed. This would void new collection contracts and disrupt garbage service for Airdrie residents.
- Operational Efficiency: Automated collection reduces manual labor, improves worker safety, and streamlines pickup routes.
- Modernization: Aligns Airdrie with best practices in waste management adopted by other municipalities.

Financial Considerations

The estimated cost of $2.0MM will be funded through the Waste and Recycling Reserve and savings from the Extended Producer Responsibility (EPR) program.

Should carts be sourced from the U.S., final pricing may fluctuate based on USD exchange rates and potential tariffs.

Benefits

- Improved Service Delivery: Consistent, efficient garbage collection across all households.
- Worker Safety: Reduces physical strain and injury risk for collection staff.
- Long-Term Savings: Lower operational costs through automation.
- Resident Satisfaction: Cleaner streets and more reliable service.

Conclusion

The Automated Garbage Cart Program is a critical step in modernizing Airdrie's waste collection services. With Council's support and strategic use of reserves and EPR savings, this one-time investment will deliver long-term operational and community benefits.

Project	*GHG Reduction Pathway Study*
Department	Utility Administration
Funding Source	Reserves ($313,000)
Reason for Request	New Initiative Supporting City Energy GHG Reduction Study

Project Overview

The City Energy Management Steering Group will conduct GHG Reduction Pathway Studies for up to six City-owned facilities. These studies will identify cost-effective upgrades to reduce greenhouse gas emissions by 50% within 10 years and meet best-practice energy targets within 20 years.

Facilities under consideration include:

- Kings Heights Fire Station
- 15 East Lake Hill
- 23 East Lake Hill
- Chinook Winds Fire Station
- Municipal Police Building
- Town & Country Centre (TCC) or Nose Creek Valley Museum

Purpose and Impact

- Assess building envelope, lighting, and HVAC systems for energy and emissions improvements
- Identify upgrades that reduce utility costs, improve comfort, and lower maintenance
- Support the City's goal of a 5% annual GHG reduction from 2024 to 2028, as outlined in the Council-approved Energy and GHG Reduction Strategy

Funding Opportunity

The estimated total cost of this initiative is $313,000. Up to $150,000 in grant funding may be available from the Federation of Canadian Municipalities Green Municipal Fund, with the grant pre-application underway. It is important to note that this grant amount has not been included in the budget, as it is currently unsecured.

Strategic Priorities

- **TCC Study Priority**: Supports Council's focus on assessing and lifecycling community facilities
- **Enables Broader Planning**: Including TCC or Nose Creek Valley Museum allows Administration to proceed with studies at Chinook Winds Fire Station and 2 Highland Park

Conclusion

This initiative is a proactive step toward sustainable facility management. It aligns with Council's environmental priorities, supports long-term cost savings, and positions the City to benefit from external funding. By investing now, Airdrie can ensure future upgrades are both environmentally responsible and financially strategic.