



# Airdrie Comprehensive Growth Strategy

*February 2010 Update*

Dillon File No.: 09-2569

*Submitted by:*  
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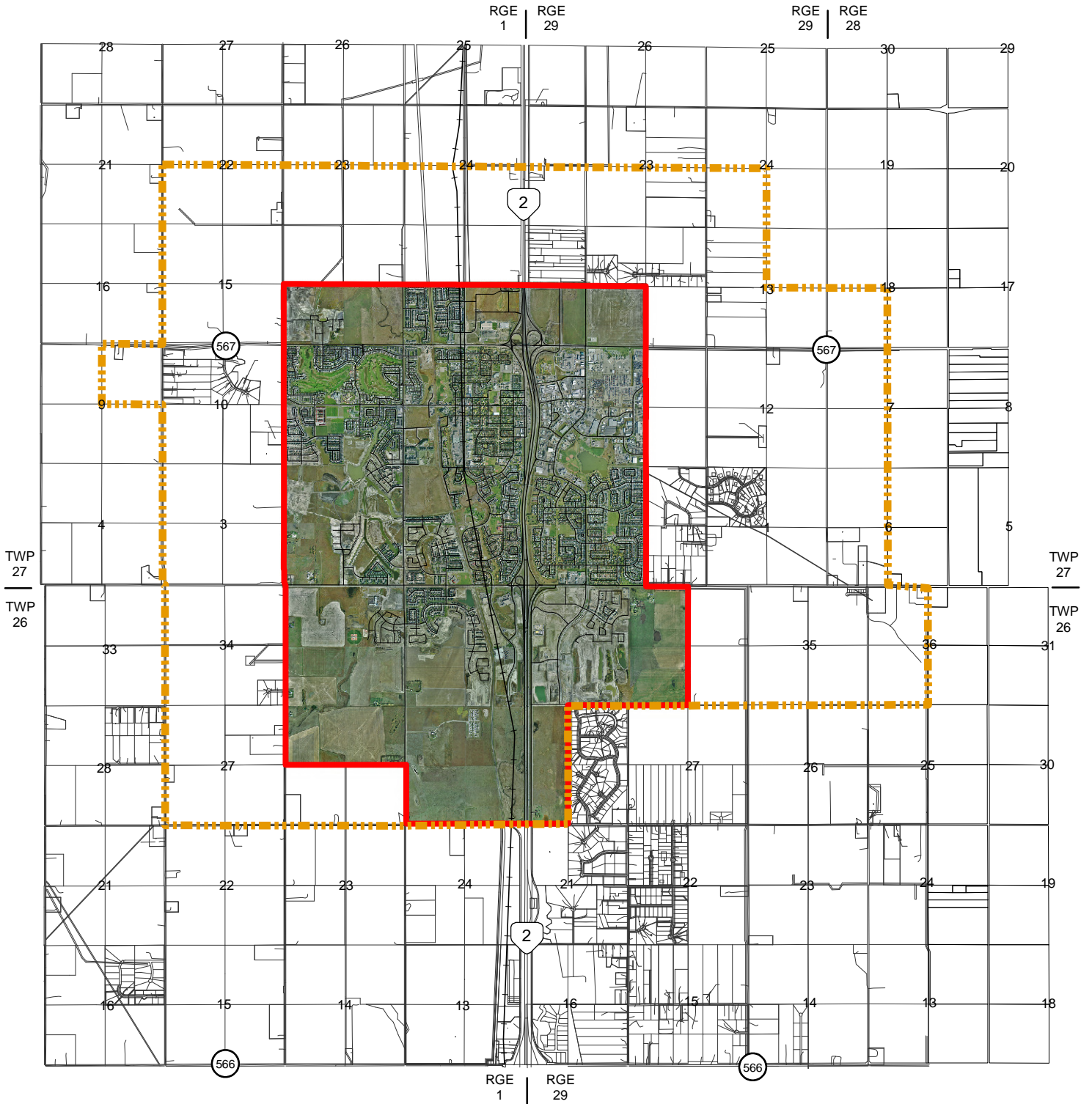
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## 1.0 Introduction

In 2007, Dillon Consulting Limited (Dillon) was retained by the City of Airdrie to develop a Comprehensive Growth Strategy (CGS) to look at future growth in Airdrie. It identified the amount and location of land required for long-term growth and included a strategy for future annexation. This CGS was completed and accepted by Council in 2008.

In late 2009, the City of Airdrie retained Dillon to provide a supplement to the 2008 CGS, using new data from a recent ecological inventory and a new proposed annexation boundary that had been agreed to by the City and Rocky View County in 2009. The new ecological inventory data allows for a re-evaluation of land surrounding the City, and the new boundary permits a new Growth Scenario to be developed to form the basis of the City's new MDP: Airdrie One.

The new CGS Study Area, which is based on the new proposed annexation boundary, is shown on **Map 2: Study Area** on the following page.



Source: City of Airdrie GIS Department

MAP: 2  
 STUDY AREA  
 City of Airdrie  
 Comprehensive Growth Strategy

**LEGEND**

- City of Airdrie
- Proposed Annexation Boundary
- Road Network
- Rail

## 2.0 Land Evaluation Update

This section provides an update to the land evaluation that was completed as part of the 2008 CGS. It combines the new ecological inventory with the criteria that were used in the CGS, to develop a new land evaluation. With the exception of upgrades to the Highway 2/Yankee Valley Boulevard interchange and continued construction of new communities in the City, natural and human-made opportunities and constraints have not changed significantly in the two years since; however, a shortage of land for City growth remains, and using the new ecological inventory, the revised land evaluation identifies the most appropriate areas for Airdrie to grow.

For the land evaluation, each quarter-section of land within the Study Area was evaluated according to certain criteria to determine its relative suitability for urban growth. This CGS Update includes a new data layer (called 'ecological hotspots') that resulted from the recently completed ecological inventory. The criteria considered in the 2008 CGS were given a relative weighting; the new ecological hotspot layer was given a weighting of 2 – a moderate significance. This weighting recognizes the benefits that ecological hotspots provide as ecological infrastructure, and that they present opportunities to protect and preserve such features in new communities.

The revised land evaluation can be found on **Map 19: Development Potential (2010)** on the following page.



### 3.0 Annexation Scenario Update

This section provides a new annexation scenario to supplement the annexation scenario developed for the CGS in October 2008, and is presented for consideration by Council and Administration for use during annexation negotiations.

The 2008 CGS identified that approximately 3,735 acres (23 quarter sections) of residential land, 2,466 acres (15 quarter sections) of industrial land and 1,107 acres (7 quarter sections) of commercial land were required to accommodate long-term (50 year) population growth. These requirements are shown (expressed as quarter-sections) in **Table 1**. The annexation scenario and four subsequent growth scenarios developed for the CGS 2008 accommodated these amounts of land.

**Table 1: Land Provided by 2008 CGS Annexation Scenario**

CGS (2008)			
	Mid-term (30 years)	Long-term (50 years)	Total
Residential	12	11	23
Ind + Com = Bus-Ind	7 + 3 = 10	8 + 4 = 12	15 + 7 = 22
<b>Total</b>	<b>22</b>	<b>23</b>	<b>45</b>

To supplement the annexation scenario developed for the 2008 CGS, a new annexation scenario was created in 2010, based on the new proposed annexation boundary and the updated land evaluation. This new scenario includes approximately 1/3 more land than the 2008 scenario, as seen in **Table 2** below. It also excludes the land that was identified by the ecological inventory as ecological hotspots, which present opportunities for preservation and should not be developed upon.

**Table 2: Land Provided by the 2010 Growth Scenario, Minus Ecological Hotspots**

Updated CGS (2010)					
	Mid-term (30 years)	Long-term (50 years)	Subtotal	Hotspots	Total
Residential	12 (same)	22 (11 more)	34	3.0	31.0
Bus-Ind	10 (same)	24 (12 more)	34	2.6	31.4
<b>Total</b>	<b>22 (same)</b>	<b>46 (23 more)</b>	<b>68</b>	5.6	<b>62.4</b>

The new **Proposed Annexation Scenario**, shown in **Map 20** on the following page, does not expand south beyond the current City boundary; however, like the 2008 scenarios, it attempts to include the most 'developable' land as indicated by the Land Evaluation and it is the new ideal option, based on the revised annexation boundary. This annexation scenario is recommended for consideration by Council and if approved, to be put forward by the City in their annexation application. While the proposed annexation area incorporates the amount of land for each land use (as noted in the tables above), should this or an alternate annexation boundary be approved by the Province, the spatial location of land uses (i.e. the future growth scenario and land use concept) will be determined at that time. Determining the spatial arrangement of future land uses within the approved annexation area at that time will also allow the appropriate level of consultation with the public and landowners.

