

AIRDRIE'S GROWTH REPORT: TRACKING DEVELOPMENT AND CHANGE

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AIRDRIE
COMMUNITY & OPPORTUNITY



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Airdrie's Growth Report: Tracking Development and Change has been prepared and compiled through the collaborative efforts of the City of Airdrie Economic Development, Planning and Development, Building Inspections, Assessment and GIS departments with support from additional departments.

External partners (Calgary Real Estate Board, CoStar and BILD CR) were solicited for their input on Market Summaries and Regional Residential Permit Activity.

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Disclaimer: this report contains forward-looking statements. While the City of Airdrie ("the City") provides this information in good faith and takes reasonable measures to provide accurate information, the City does not warrant nor accept liability for the completeness or accuracy of the information represented or its improper use. No information contained herein may be used, replicated, or transmitted without acknowledgement from the City.

JUNE 1, 2023

AIRDRIE'S GROWTH REPORT: TRACKING DEVELOPMENT AND CHANGE

Airdrie's Growth Report: Tracking Development and Change consolidates key metrics and provides forward-looking statements to help you navigate our residential and non-residential landscape. Inside you will find a variety of content areas and data sets, including but not limited to:

- Population, employment and growth rates
- Non-residential development
- Inventory of housing stock by housing type
- Inventory of available and developable residential and employment lands
- A projection of future land consumption

In this third evolution of the report, you will see additional mapping resources, defined sector areas and two additional subject matter components relaying important information from our Housing Policy Strategist and Municipal Energy Advisor.

We continue to strive for excellence to ensure you are provided with the best tools to achieve success in our city. We encourage your feedback on the content provided in this report. Together, we can evolve processes and improve information to best suit your business needs.

Thank you for your continued interest in Airdrie. We welcome conversations with you about the untapped potential of our city.

Sincerely,



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EXECUTIVE SUMMARY

On track to house 100,000 people before 2030, Airdrie is looking towards a bright future of sustained growth and increasing investment in our city.

A choice destination for young families and entrepreneurs, Airdrie has welcomed nearly 30,000 new residents since 2012. As population, employment and business growth remain strong and steady, City Council and Administration are improving policies and procedures to foster responsible growth, address affordability and ensure Airdrie remains a sought-after place to live, work and play.

In 2022, the City introduced new Land Use Bylaw amendments, joined the Coalition of Inclusive Municipalities, adopted an interim Offsite Levy Bylaw, approved a Community Revitalization Levy (CRL), and launched several incentives to bolster investment in the downtown. Two key administrative staff additions in 2022 included a Housing Policy Strategist and a Municipal Energy Advisor. These initiatives contribute to positioning Airdrie competitively and ensure we have the right policies in place to promote sustainable community development.

+\$540 MILLION
OF INVESTMENT IN
AIRDRIE IN 2022

2.24 MILLION SQ. FT.
OF NON-RESIDENTIAL INVENTORY
ADDED SINCE 2015

22% INCREASE
IN BUSINESS LICENCES OVER
FIVE YEARS

44% INCREASE
IN EMPLOYMENT FROM
2016-2022

Since 2020, City Council has adopted several Community Area Structure Plans (CASPs) and Neighbourhood Structure Plans (NSPs) including Sawgrass Park (Davy Creek) and Key Ranch (West Hills). Additional NSPs, CASP justification reports and CASP expansions are currently in review and anticipated to come before Council in 2023. The approval of new planned lands will help balance non-residential and residential growth while providing investment opportunities in the city.

Development intentions and activity remained strong in 2022, with subdivision statistics reaching 58 per cent above typical levels, reflecting 172 acres of new residential development and 46 acres of commercial development. Further, city-wide building permit reports reflect a total of 1,079 new residential permits and 128,708 square feet of new non-residential development. Since 2015, more than 2.24 million non-residential square footage has been added to Airdrie's total assessment base.

Following a precedent-setting year for leasehold improvements and under construction new inventory numbers, 2022 saw construction values rise to the highest levels in five years, with an estimated value of more than \$320 million. This is largely attributed to residential construction, where values across all built forms were at their highest levels in six years.

As construction is completed on several non-residential projects started in 2021, we are seeing a rise in redevelopment, improvements and new construction entering the pipeline. We also eagerly await new serviced shovel-ready non-residential lands to balance the supply of serviced land inventory.

Airdrie has only known exceptional growth over the past 20 years and is well positioned to maintain that trajectory. Our community partners and stakeholders are instrumental to maintaining a high quality of life for residents and businesses and we look forward to continuing our work with you.

Jamal Ramjohn, RPP, MCIP
Manager, Community Growth

MARKET SUMMARIES

RESIDENTIAL MARKET FACTS

Source: CREB Regional Facts, as of March 2023

With 154 sales and 203 new listings in March, the sales-to-new listings ratio pushed up to 76 per cent, and inventory levels fell to the lowest levels for the month since 2014. While conditions are not as tight as they were last year, the months of supply did fall to the lowest level seen in over eight months. The months of supply in Airdrie has not risen above two months since January 2021, and the persistent tightness so far this year has caused prices to trend up again compared to levels seen at the end of 2022. In March, the benchmark price reached \$497,400, a two per cent gain over last month. Despite the recent improvements, levels are nearly two per cent below last year's and still below the monthly peak of \$510,700 reported in April 2022. While prices are still lower than last year's peak, it is important to keep a perspective on how much prices have risen in this market over the past several years. As of March, the benchmark price is more than 20 per cent higher than the levels reported in March 2021.



MULTI-FAMILY SECTOR

Source: Paul Richter, CoStar, as of March 2023

Airdrie's multi-family market has fast become one of the tightest submarkets in the greater Calgary region, with vacancy rates declining from approximately two per cent in late 2021 to virtually zero at the start of 2023. Like other areas, the number of units serving the community has not kept pace with population gains, fueled by urban renters moving north, as well as climbing immigration and ownership costs seen throughout Alberta and Canada.

Vacancy rates in Airdrie are expected to increase, though only temporarily, as the delivery of 140 brand-new units is expected in early 2024. Depending on the absorption rate of these units and where the new residents are sourced from, the vacancy rate will either snap back or take a year to return to current levels.

Year-over-year rent gains reached double-digit growth in late 2022, hitting +12 per cent relative to a year prior. These double-digit gains are expected to continue at a lesser rate, with forecasted rental gains of 10 per cent throughout 2023. In the five years prior, rents have climbed from negative growth (negative two per cent in 2016) to five per cent year-over-year improvement in 2021.

Current market asking rents, by the number of bedrooms, ranges from \$1,230 for a one-bedroom unit to \$2,100 for a three-bedroom unit. Fifty per cent of all units in the Airdrie market are two-bedroom or greater however, only 33 per cent of the new units under construction provide greater than one bedroom, which will result in a more competitive market for the larger units that provide growth opportunities for existing renters.

Investment activity throughout 2022 and into 2023 has been essentially non-existent. Properties that have traded since late 2020 have all been newer builds, with KingSett Capital ranking as the top new investor, acquiring two Airdrie buildings as part of a much larger portfolio that included 233 properties nationwide from Northern Property REIT. As of early 2023, there were no multi-family properties available for sale.

NON-RESIDENTIAL

Source: Paul Richter, CoStar, as of March 2023

OFFICE SECTOR

Airdrie's office market amounts to less than one per cent of the overall greater Calgary office market, but its importance to the local area should not be understated. The office market in Airdrie houses a significant portion of the local economy, primarily in the downtown area, but also dotted throughout the community. Healthcare, finance and insurance, and professional, scientific, and technical services are the top three groups utilizing office space in the city.

Given that the typical traditional office user in Airdrie supports the local economy, demand drivers for additional space are essentially limited to the existing tenant group. Tenants occupying office space often rent non-traditional space, like retail or light industrial, due to the space's flexibility in allowing for a



wider range of services or storage capacity. Traditional office space is limited and at near full occupancy. It has recovered well from the spike in vacancy experienced in late 2020, returning to ultra-low levels. There have been no new deliveries of traditional office buildings in recent years, which has ensured the market remains exceptionally tight, especially when compared to the metro region and the submarkets within it.

Net absorption has remained positive over the course of the last three years. The only new deliveries between 2020 and 2022 were a retail/office condo building and a custom-built, small office building. For tenants looking to lease space, the opportunities to move into brand new space have been limited, however, the market has not seen tenants downsize, nor has any space entered the sublet market.

Rent rate growth over the course of the last 12 months has ranged from six per cent in mid-2022 when compared to the year prior, to as low as 2.4 per cent. Rent growth is expected to continue at rates ranging from the current 2.4 per cent to as high as five per cent in early 2024. Market rents as of early 2023 are \$26 per square foot (gross) and could climb as high as \$27.50 per square foot in the following 12 months. While not in the same range as 2015, when rates were around \$40 to \$45 per square foot (gross), Airdrie office rents have been on an upward trajectory since early 2021, which is forecast to continue.

With no new deliveries on the horizon and an expected continuance of high occupancy, the Airdrie office market can expect to maintain its low vacancy and rent growth environment. The market will continue to be dominated by local private businesses in the small to medium category. Improving economic prospects may drive an uptick in condo office sales as tenants gain a strong grasp on their requirements in the future but want to take ownership of their space.

INDUSTRIAL SECTOR

Airdrie is the smallest submarket by land area in all of the greater Calgary area. Still, it contributes just over 5.4 million square feet to the industrial inventory in the region, the equivalent of three per cent of the region's total. The Airdrie industrial market, with a vacancy rate of 3.5 per cent, is slightly above the metro Calgary average. Due to the market's relative size, it is susceptible to wider swings.



Starting in 2019, year-over-year market rent growth had plunged from nearly zero per cent rent growth to negative three per cent by the second quarter of 2020. However, since that time, market rent growth has reversed course, currently 7.3 per cent, and is projected to continue the strong growth pattern throughout 2023, staying above the five per cent year-over-year growth rate each quarter during the year. Quarter 1-2023 rates sit at, on average, \$12.50 per square foot (net). Airdrie commands higher rents compared to greater Calgary as a whole, driven by the flex industrial market and the rents for the light industrial, quasi-retail space. Properties have been getting secured more rapidly in late 2022 and early 2023, moving from an average of eight months on the market to the current five months on the market.

Recent investment activity has been almost entirely limited to the condo market. Total sales volume for 2022 reached \$4.5 million, well off 2021's \$27 million but in line with average annual market activity.

Airdrie currently has a higher average price per square foot for transacted properties than the greater Calgary area, at \$173 per square foot versus \$170 per square foot and can be attributed to the smaller average building size in Airdrie, as well as being weighted to the condo community.

Given the turnaround in the industrial market in the Calgary metro region in late 2020 and through 2021, all markets are expected to benefit from the uptick in investment and development activity. Airdrie will continue to be a strong option for businesses that are focused on providing goods and services into the Calgary market, but also north to Red Deer and potentially beyond. With the ongoing recruitment of larger tenants and the serviced industrial land availability, it is expected that any potential availabilities will be sought after, particularly in the flex and specialty spaces due to the growing population of Airdrie, and its business-friendly tax advantages.

RETAIL SECTOR

With more than two million square feet of retail space in the Airdrie market, the inventory includes diverse offerings and provides a wide range of shopping experiences. Big box, lifestyle centres, and high-street street front offerings, to name a few, much of which have been constructed in the past 10 years. Given the changing landscape of the retail market, Airdrie's performance has been consistent and has benefited from the majority of its retail space having direct access to parking and not being enclosed.



Net absorption throughout the latter half of 2022 has been positive and is expected to maintain this status throughout 2023. As a result, vacancy rates have declined and will remain in the two per cent range. New construction projects are limited and, to date, have mostly been allocated before completion. The retail real estate market is well-balanced in its current state. However, it is limited in terms of current availabilities and tenants will need to shop for new locations well in advance to create opportunities to secure space that is currently proposed in the planning department or has been approved and can be constructed on demand.

Market rents have recorded reasonably strong growth over the past year when compared to historical growth rates. Throughout 2022 rents grew by 2.5 per cent compared to the prior year, culminating in an average rate of \$30 per square foot (net). Looking ahead, rent growth will slow but will continue to see gains as the economy moves through what is expected to be a challenging period before potential interest rate cuts take place. By mid-2023, rate growth will pick up in Airdrie however, gains seen in 2022 will likely not be replicated until 2024.

Airdrie has worked hard to plan its downtown revitalization with the goal of providing an improved shopping experience while also boosting the number of residents that live in the vicinity. The initiative will not only lead to an increase in commercial and residential development but will create a more concentrated area in a vibrant high-street format, conducive to supporting local businesses and creating venues for community gatherings. Much of the retail development over the past number of years has been retail pads, within retail centres. Improvements to the downtown shopping experience will further round out Airdrie's retail market.

FORECASTS

AIRDRIE POPULATION GROWTH PROJECTIONS

This year's population forecasts reflect a slight increase in overall population projections due to sustained, high levels of land development in the first half of the forecast period. Overall, City Administration is forecasting a total 10-year population increase (2023-2032) of approximately 40,632 people, reflecting a 4.3 per cent average annual year-over-year growth rate or approximately 4,000 people a year. This could translate into Airdrie reaching a total population of 100,000 by 2028.

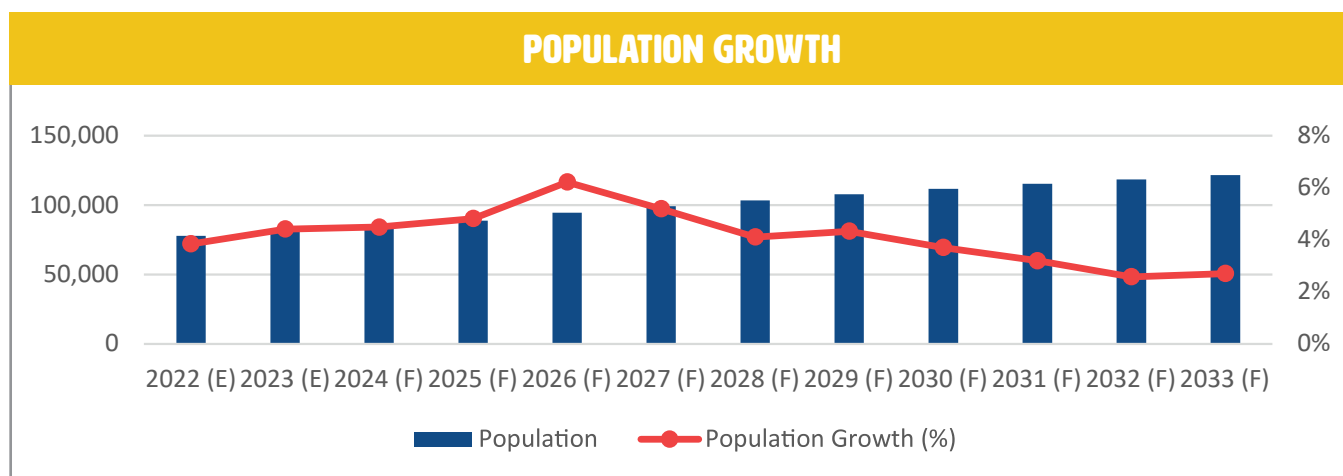
Results of the 2023 Municipal Census identified Airdrie's population as being 80,649 as of April 1, 2023. All population forecasts represented in the table are estimated to be as of December 31, in each year.

YEAR	POPULATION	POPULATION (YOY)	POPULATION GROWTH (%)
2019 (A)	70,564	2,473	3.6%
2022 (B)	76,500	2,974	4%
2021 (E)	74,817	2,974	
2022 (E)	77,687	2,870	4%
2023 (E)	81,113	3,426	4%
2024 (F)	84,752	3,639	4%
2025 (F)	88,828	4,076	5%
2026 (F)	94,347	5,519	6%
2027 (F)	99,243	4,896	5%
2028 (F)	103,318	4,076	4%
2029 (F)	107,790	4,472	4%
2030 (F)	111,781	3,991	4%
2031 (F)	115,347	3,566	3%
2032 (F)	118,319	2,972	3%
2033 (F)	121,517	3,198	2.7%
AVERAGE 2023-2032 ¹			4.3%

A: Actual | **B:** Budget | **E:** Estimate at time of forecast preparation | **F:** Forecast

Note: City administration creates population forecast biannually in April and September each year. This forecast is a simplified representation of the April 2023 forecast and it has since been adjusted.

¹10 Year forecast period noted includes years 2023-2032 inclusive.



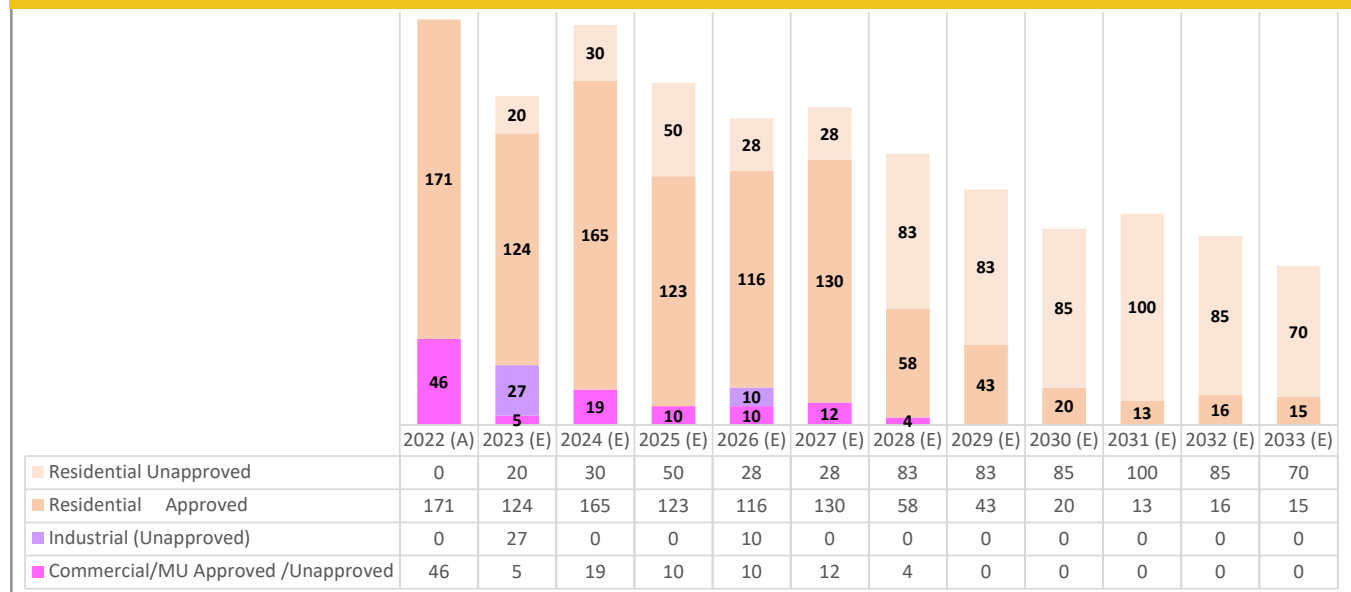
AIRDRIE LAND ABSORPTION PROJECTIONS

City Administration carries out an exercise of estimating the amount of lands that will enter into subdivision servicing agreements each year. The estimates are derived from current development intentions reflected through various statutory and non-statutory planning documents coupled with the status of land inventory reported herein.

City Administration estimate that 1,582 acres of residential land could enter subdivision servicing agreements during the period 2023-2033, averaging approximately 144 acres a year. This forecast recognizes several communities that have not yet received approvals on Neighbourhood Structure Plans.

Non-Residential forecasts currently represent lands that do not have approved NSP's in place except for 2022 (A) and 2023.

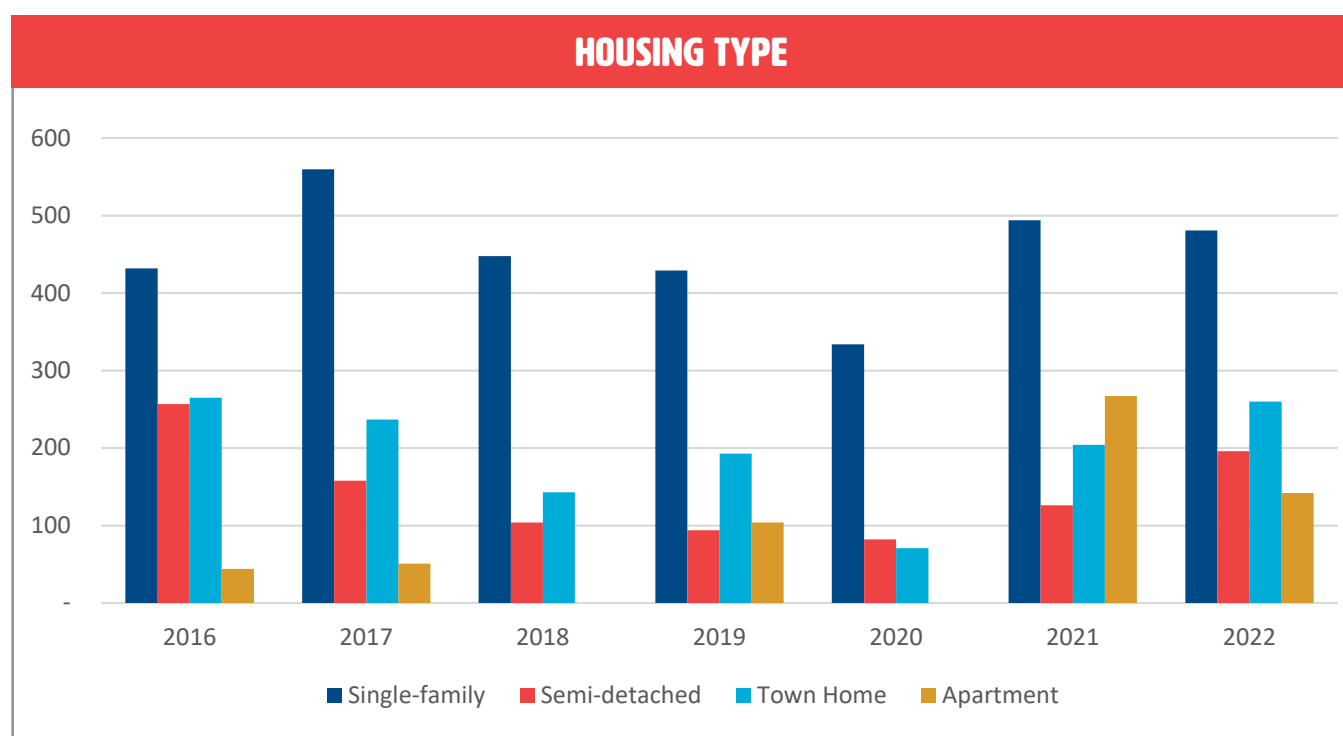
CITY ADMINISTRATION FORECASTS | 2023 LAND ABSORPTION FORECAST



HISTORICAL INFORMATION

AIRDRIE RESIDENTIAL PERMIT ACTIVITY

Residential permit activity in Airdrie remained elevated with a total of 1,079 new residential units counted in 2022. This represents 142 apartment, 260 townhome, 196 semi-detached and 481 single-family units. Strong permit activity over the past two years has elevated Airdrie's three-year average to 887 residential permit units a year.



PERMIT COUNTS

The following tables are a representation of data supplied from the City's Building Inspections department

SINGLE-FAMILY AND SEMI-DETACHED – LOW-DENSITY

	CASP	2018	2019	2020	2021	2022	TOTAL	YEARLY AVERAGE (3 YEAR)
Southwest	Chinook Winds	107	137	139	192	204	779	178
	The Cooper's Town	29	39	21	62	63	214	49
	South Airdrie	80	80	41	30	35	266	35
Central	Downtown	-	-	-	1		1	1
	Central Non-CASP	2	-	-	-		2	-
	Luxstone Estates	24	35	29	51	90	229	57
	West Airdrie	141	100	80	125	187	633	131
	West Hills	-	-	-	-	13	13	4
Northwest	Northwest	33	6	2	17	-	58	6
	NW Non-CASP	-	-	-	-	-	-	-
Northeast	NE Non-CASP	-	-	-	-	-	-	-
	Northeast	-	-	-	-	-	-	-
Southeast	SE Non-CASP	-	-	-	-		-	-
	Southeast	136	126	104	145	85	596	111
	TOTAL	552	523	416	623	677	2,791	572

HISTORICAL INFORMATION

Mid- to high-density permits remained considerably high in 2022 with strong combined performance of the lower density housing stock represented by traditional, single-family and semi-detached homes. Vesta Properties (Central) Ltd. submitted the fourth and final Central Apartment permit in May of last year. The project includes a 142-unit, four-story apartment building with underground parkade, adding much needed rental opportunities to the community.

TOWNHOME AND APARTMENT – MID- TO HIGH-DENSITY

	CASP	2018	2019	2020	2021	2022	TOTAL	YEARLY AVERAGE (3 YEAR)
Southwest	Chinook Winds	8	35	19	47	89	-	52
	The Cooper's Town	14		4	8	-	26	4
	South Airdrie	87	49	16	45	36	233	32
Central	Downtown	-	-	-	-	-	-	-
	Central Non-CASP	-	-	-	141	142	283	94
	Luxstone Estates	5	34	-	-	-	39	-
	West Airdrie	17	162	12	84	113	388	70
	West Hills	-	-	-	-	-	-	-
Northwest	Northwest	12	12	-	-	-	24	-
	NW Non-CASP	-	-	-	-	-	-	-
Northeast	NE Non-CASP	-	-	-	-	-	-	-
	Northeast	-	-	-	-	-	-	-
Southeast	SE Non-CASP	-	-	-	-	-	-	-
	Southeast	-	5	20	146	22	193	63
TOTAL		143	297	71	471	402	1,186	315

Note 1: Data represents information provided in the Permit Registry and counts those permits that are categorized as New Construction under the Residential Work Class with an application status of closed, complete, issued, pending and/or reviewed.

Note 2: Some fluctuation of year-to-year permit reporting exists due to of status of application changes.

REGIONAL RESIDENTIAL PERMIT ACTIVITY (FIVE YEAR) – AIRDRIE'S PORTION OF THE CALGARY METROPOLITAN REGION (CMR)

Airdrie's single-family/semi-detached permit activity saw a one per cent lift in market share in 2022 as reported by the BILD Residential Sales Activity Report, landing the overall market share just over last year's six per cent to 6.3 per cent.

Building permit activity in 2022 was elevated throughout the Calgary CMR. The region hit a total of approximately 16,778 new home building permits making it the highest year on record throughout the reporting time frame.

Multi-family building permits activity saw the greatest and most consistent year-over-year gains in most municipalities in the Calgary CMR including Airdrie. Airdrie saw 350+ multi-family permit applications in each of 2021 and 2022.

RESIDENTIAL PERMIT ACTIVITY (FIVE YEAR) – AIRDRIE'S PORTION OF THE CMR

Source: Data compiled from the Residential Sales Activity Report (RSAR) produced by the Building Industry and Land Development ("BILD") Association

SINGLE-FAMILY AND SEMI-DETACHED

MUNICIPALITY	2017	2018	2019	2020	2021	2022
Calgary	4,214	3,732	3,714	3,427	5,602	5,376
Airdrie	646	510	476	395	579	676
Chestermere	118	71	131	214	415	523
Cochrane	400	301	359	249	452	452
Rocky View County	285	264	206	128	329	405
Okotoks	181	144	153	125	146	135
High River	42	54	23	31	59	45
Strathmore	50	47	24	18	53	38
TOTAL	5,936	5,123	5,086	4,587	7,635	7,650

MULTI-FAMILY

MUNICIPALITY	2017	2018	2019	2020	2021	2022
Calgary	3,283	4,589	7,908	3,949	7,382	8,425
Airdrie	199	148	218	64	351	384
Chestermere	0	6	0	28	36	147
Cochrane	155	43	35	34	87	67
Rocky View County	0	0	0	0	0	0
Okotoks	39	6	23	11	32	101
High River	11	18	6	3	22	4
Strathmore	37	6	0	0	0	0
TOTAL	3,724	4,816	8,190	4,089	7,910	9,128

MARKET SHARE ALL RESIDENTIAL

MUNICIPALITY	2017	2018	2019	2020	2021	2022
Calgary	78%	84%	88%	85%	83.5%	82.3%
Airdrie	9%	7%	5%	5%	6.0%	6.3%
Chestermere	1%	1%	1%	3%	2.9%	4.0%
Cochrane	6%	3%	3%	3%	3.5%	3.1%
Rocky View County	3%	3%	2%	1%	2.1%	2.4%
Okotoks	2%	2%	1%	2%	1.1%	1.4%
High River	1%	1%	0%	0%	0.5%	0.3%
Strathmore	1%	1%	0%	0%	0.3%	0.2%

NON-RESIDENTIAL PERMIT ACTIVITY (FIVE YEAR)

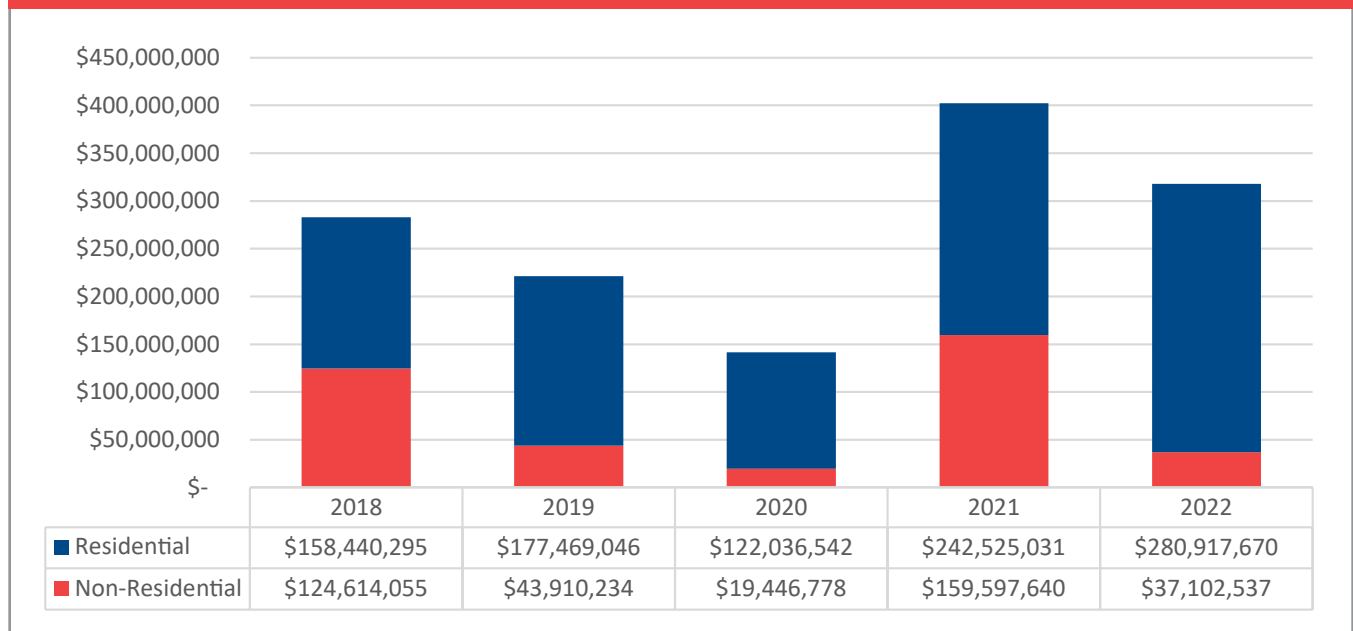
Since 2018, Airdrie has attracted almost \$1.36 billion in estimated construction activity through building permits.

Total estimated construction value for 2022 was down year-over-year by 21 per cent, however, remains 25 per cent higher than the three-year average. This is predominantly due to the significant amount of residential construction already underway.

The total new non-residential square feet under construction was also down in 2022, due to tightened serviced non-residential land supply and the significant number of projects that commenced construction in 2021.

Monthly and annual building statistics are published by the City of Airdrie's Building Inspections department.

ESTIMATED TOTAL CONSTRUCTION VALUES



COMMERCIAL/INSTITUTIONAL/MIXED-USE CONSTRUCTION VALUE

SECTOR BOUNDARY	2018	2019	2020	2021	2022	GRAND TOTAL
Annexation	\$ 7,750	\$ 570,800		\$ 15,180	\$ 488,502	\$ 1,082,232
Central	\$ 4,132,525	\$ 2,987,731	\$ 7,283,211	\$ 7,387,089	\$ 5,693,732	\$ 27,484,288
Northeast	\$ 38,754,370	\$ 27,695,856	\$ 8,927,590	\$ 135,506,764	\$ 14,160,923	\$ 225,045,502
Northwest	\$ 607,100	\$ 187,375	\$ -	\$ 171,001	\$ 335,600	\$ 1,301,076
Southeast	\$ 15,536,407	\$ 6,333,793	\$ 1,799,569	\$ 12,994,250	\$ 4,030,453	\$ 40,694,472
Southwest	\$ 48,204,973	\$ 5,399,969	\$ 1,333,908	\$ 3,154,012	\$ 12,393,327	\$ 70,486,188
GRAND TOTAL	\$ 107,243,124	\$ 43,175,524	\$ 19,344,278	\$ 159,228,296	\$ 37,102,537	\$ 366,093,758

ADDED NEW SQUARE FEET

AREA	2018	2019	2020	2021	2022	TOTAL	THREE-YEAR AVERAGE
Annexation	-	7,700	-	-	-	7,700	2,567
Central	9,917	5,537	4,872	-	14,827	35,153	5,205
Northeast	193,571	123,932	52,648	516,405	72,213	958,769	230,995
Northwest	-	-	-	-	-	-	-
Southeast	85,528	39,279	-	12,732	-	137,539	17,337
Southwest	90,832	22,815	-	6,649	41,668	161,964	9,821
GRAND TOTAL	379,848	199,262	57,520	535,786	128,708	1,301,125	264,189

Internal City databases reported a total of 128,700 new square feet added to the built environment in 2022. Since 2018 Airdrie has added just over 1.3 million square feet to its non-residential assessment base. The Northeast sector accounts for 74 per cent of this new inventory. Additionally, almost 1.5 million square feet has undergone improvements since 2018, with the Northeast sector accounting for just over 56 per cent of these improvements.

IMPROVEMENTS

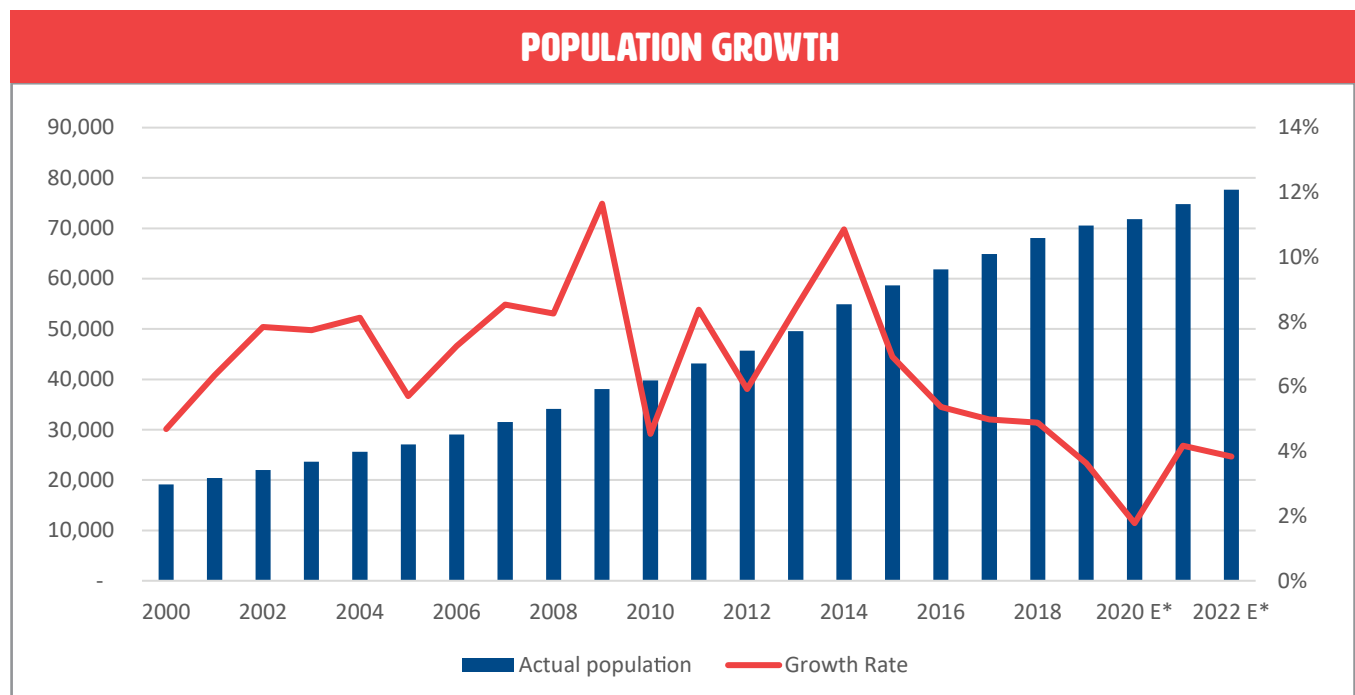
AREA	2018	2019	2020	2021	2022	GRAND TOTAL
Annexation	-	-		-	6,000	6,000
Central	70,043	31,795	58,669	24,207	27,684	212,398
Northeast	101,367	47,520	83,928	539,993	81,119	853,927
Northwest	7,505	2,556	-	3,560	11,151	24,772
Southeast	11,089	16,222	76,176	68,734	75,502	247,723
Southwest	48,142	12,304	51,125	18,408	24,859	154,838
GRAND TOTAL	238,146	110,397	269,898	654,902	226,315	1,499,658

POPULATION DATA

Airdrie has averaged a 6.3 per cent year-over-year growth rate over a 20-year period. In absolute terms, this equates to an average nearing 2,600 people every year, or almost 52,000 people. Which is to say that in the last 20 years Airdrie has more than tripled its population.

The last municipal census was conducted in 2019. Over the past several years, we have relied on several sources to derive our population estimates including Statistics Canada. Our internal projection for 2022 estimates a population of 77,687. Alberta Regional Dashboards estimates Airdrie's population to be 80,222, with the bulk of our population found within the 35-44 years-of-age range.

The City conducted a municipal census in early 2023. The results can be found at airdrie.ca/census.



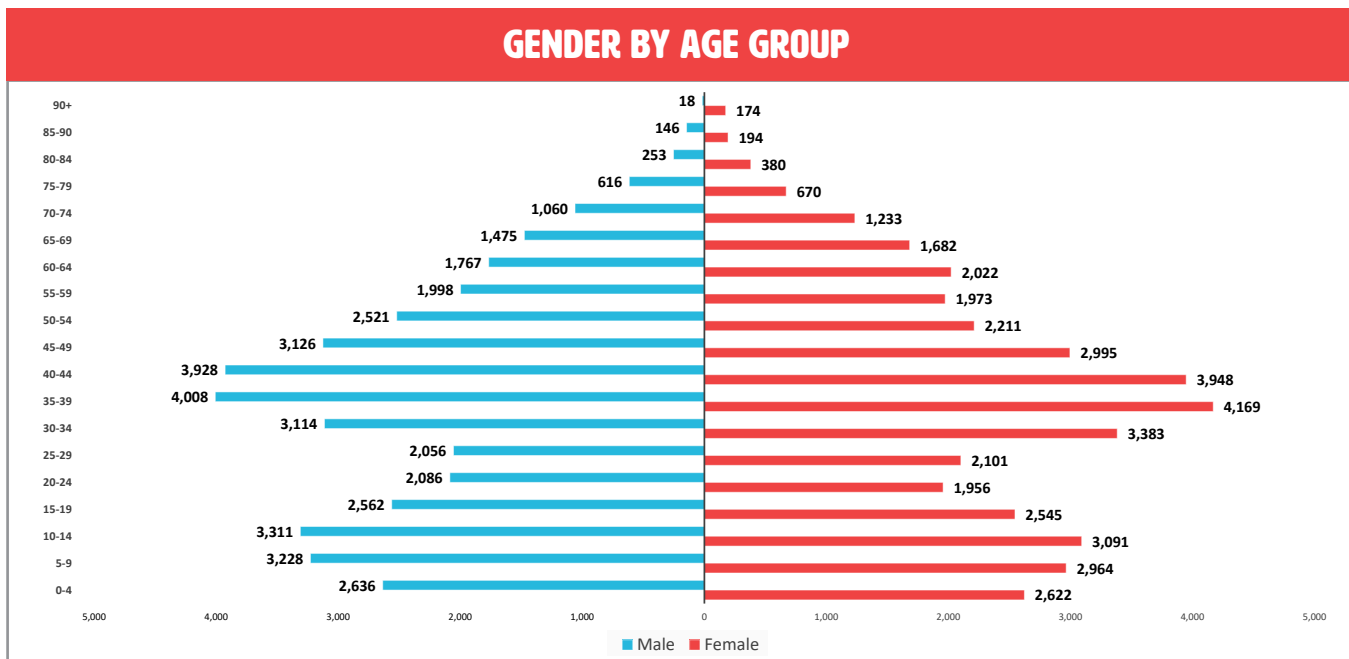
Source: City of Airdrie Historical Population and Growth Projection Committee, 2023

HISTORICAL INFORMATION

YEAR	POPULATION	ANNUAL PERCENTAGE	INCREASE
2022 E*	77,687	3.84%	2,870
2021 E*	74,817	4.17%	2,997
2020 E*	71,820	1.78%	1,256
2019	70,564	1.78%	2,473
2018	68,091	4.88%	3,169
2017	64,922	4.98%	3,080
2016	61,842	5.37%	3,152
2015	58,690	6.92%	3,799
2014	54,891	10.76%	5,331
2013	49,560	8.42%	3,849
2012	45,711	5.92%	2,556
2011	43,155	8.37%	3,333

YEAR	POPULATION	ANNUAL PERCENTAGE	INCREASE
2010	39,822	4.54%	1,731
2009	38,091	11.65%	3,975
2008	34,116	8.26%	2,604
2007	31,512	8.53%	2,477
2006	29,035	7.26%	1,966
2005	27,069	5.71%	1,463
2004	25,606	8.13%	1,926
2003	23,680	7.74%	1,701
2002	21,979	7.84%	1,597
2001	20,382	6.35%	1,217
2000	19,165	4.69%	859

Source: City of Airdrie Historical Population and Growth Projection Committee, 2023



Source: Alberta Regional Dashboards, February 2023. Adapted from Statistics Canada, Population Estimates (custom data request) and Alberta Municipal Affairs Population Lists. This does not constitute an endorsement by Statistics Canada of this product.

2022 VACANCY STUDY

The vacancy study is prepared by the City of Airdrie Assessment department. For more information, please contact assessment@airdrie.ca or **403.948.8855**.

HIGHLIGHTS



OVERALL 3.05%



COMMERCIAL 4.4%



OFFICE 0%



INDUSTRIAL 2.41%

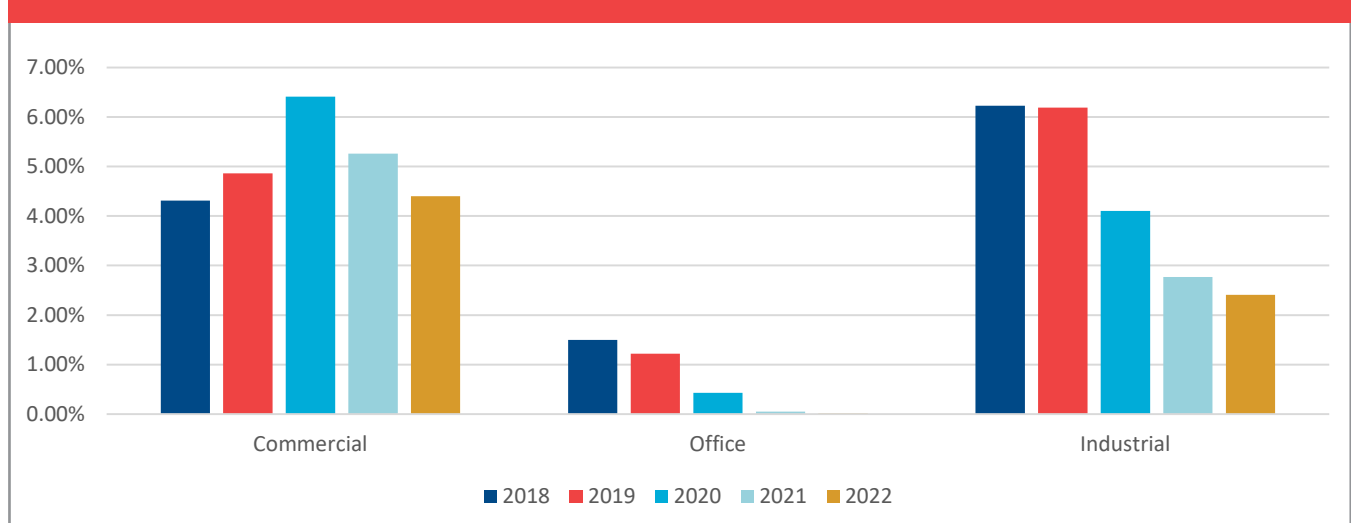
The table below summarizes the square footage used in the study:

	COMMERCIAL	OFFICE	INDUSTRIAL
Total Sq ft	2,996,366	154,074	5,575,527
Vacant Sq ft	131,715	0	134,383
Vacancy %	4.40%	0.00%	2.41%
Overall Vacancy	3.05%		

The following tasks were completed to ensure accuracy of the statistics presented:

- An assessor inspected all properties in the City to verify whether the space was vacant or occupied.
- RFI (Request for Information) data was cross-referenced to ensure accuracy.
- Properties that were under construction as of July 1 were not included in the calculations.
- Special-use and purpose-built properties, such as City facilities, churches, schools, hotels, mini-storage facilities, etc., were not included in the study

VACANCY TRENDS (PERCENT BY YEAR)



BUSINESS LICENCE AND EMPLOYMENT DATA

Airdrie Economic Development (AED) works with the Airdrie business community to generate projects, activities and resources that will build the local economy. This includes working one-on-one with new and expanding businesses.

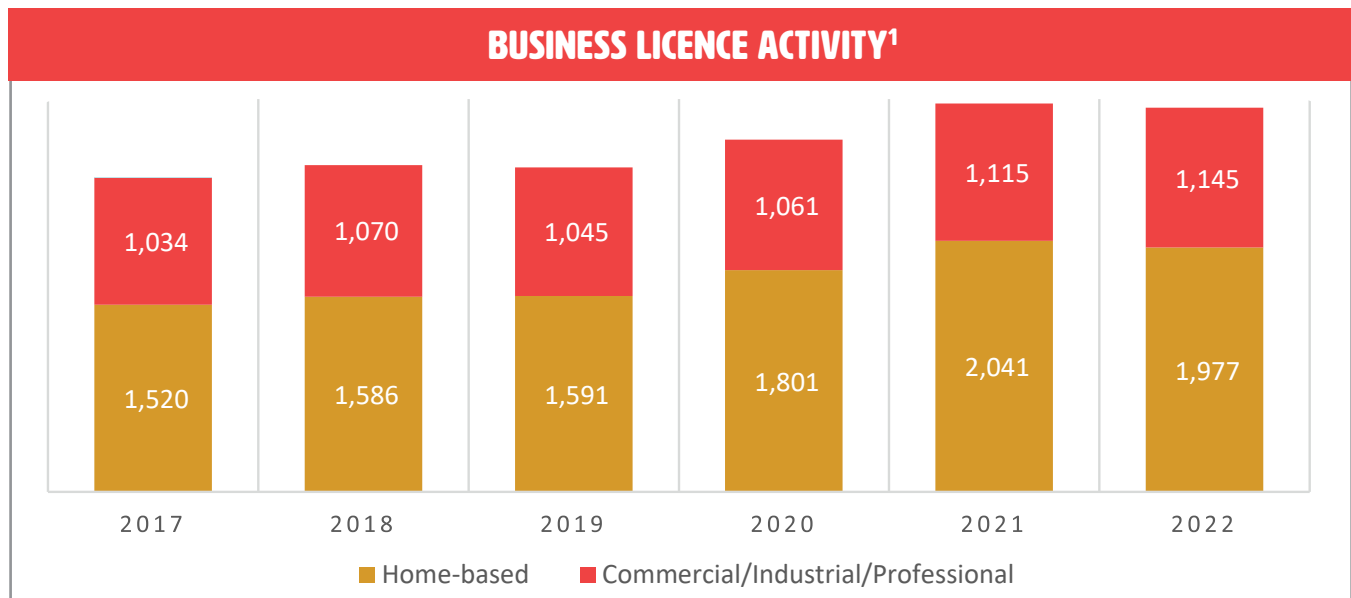
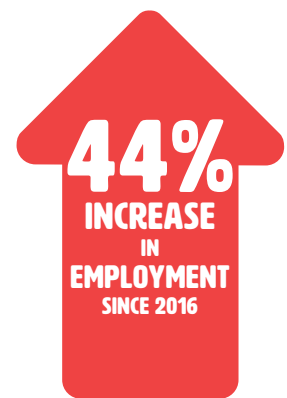
The department has three core services, Visitor Economy, Business Development and Business and Investment Attraction. Each core service is guided by the goals identified in *Airdrie's Economic Strategy 2018- 2028*, which are to foster a vibrant entrepreneurial climate that creates jobs, supports community and helps balance our tax base so that residents can continue to enjoy a high quality of life.

Business and employment growth are among the key performance indicators used to monitor Airdrie's progress in achieving the Strategy's goals and objectives.

Since 2017, Airdrie has seen a 22 per cent increase in overall active home-based and commercial (commercial/industrial/professional) business licences and an impressive 44 per cent increase in employment since 2016.

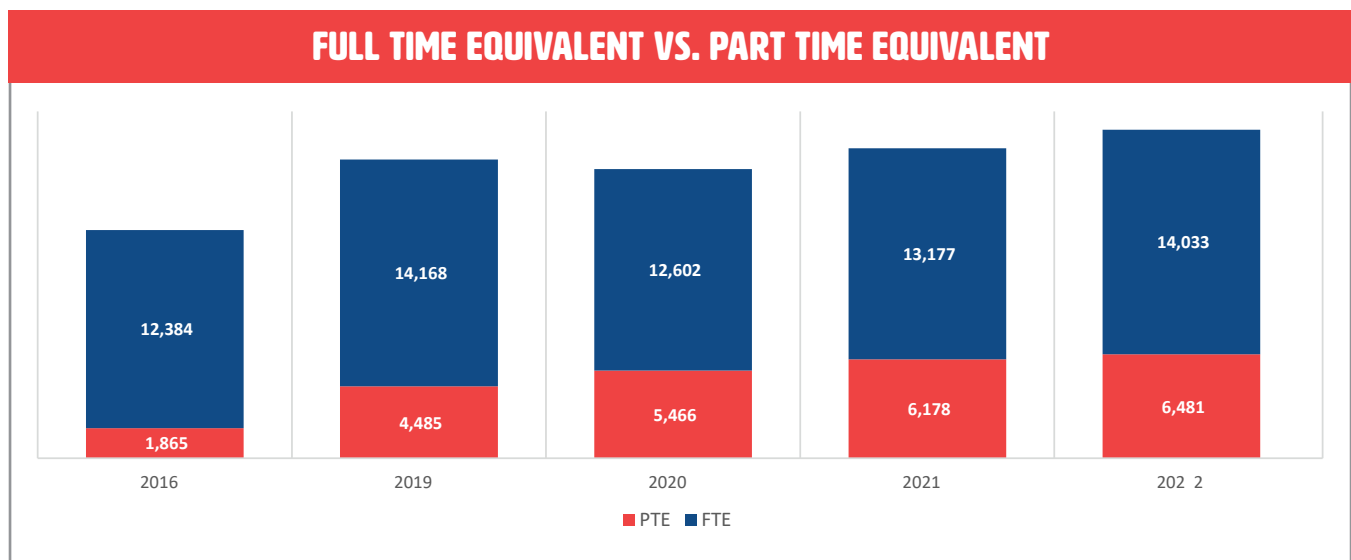
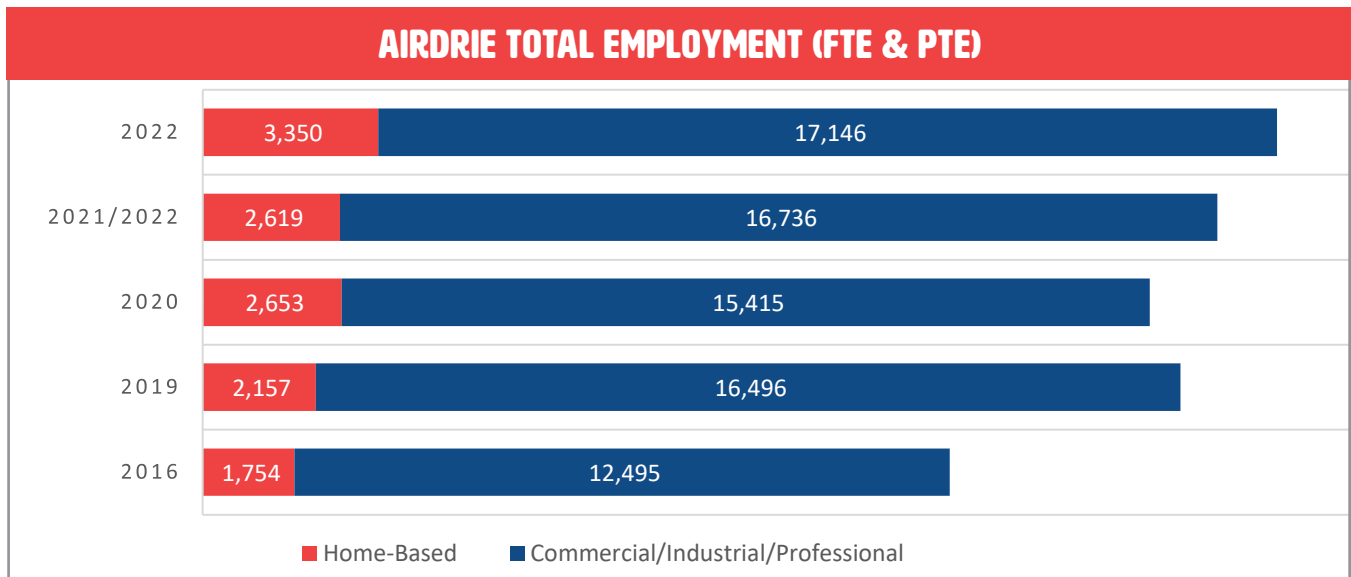
In 2022, the Airdrie business community reported the following positive statistics:

- 3,122 active business licences (resident businesses)
- 20,514 jobs (14,033 full-time and 6,481 part-time equivalent)
- 17,164 commercial jobs
- 3,350 home-based jobs



¹Employment data may not include businesses and organizations that are exempt from licensing, such as physicians' offices, institutions such as Alberta Health Services, and non-profit/ community organizations.

²Home-based jobs are those employment numbers reported by home-based businesses



Note 1: 2016 Employment data sourced from the Growth Strategy Update, Dillon Consulting

EMPLOYMENT IN AIRDRIE BY LAND USE

City Administration conducts an exercise on a yearly basis to determine the status of job density by land use for all commercial and home-based business licences located within a commercial, industrial, public, direct control, mixed-use or residential district of the city. Airdrie's Industrial Land-use Districts account for roughly 37 per cent of all employment in Airdrie and 44 per cent of all non-residential land-use district employment in Airdrie.

JOB COUNT (FTE & PTE)

TYPE	COMMERCIAL (COMM)	INDUSTRIAL (COMM)	MIXED USE (COMM)	PUBLIC UTILITY (COMM)	RESIDENTIAL (HB)	TOTAL ¹
TOTAL	4,922	7,449	3,262	1,459	3,241	20,333

Note 1: Total Employment reflects the City View database as of December 31, 2022, within reported areas.

Note 2: Total Employment Numbers only include those business licence application types that are active and/or pending and grouped as a commercial, business licence located within a commercial, industrial, public, mixed-use or residential district. (Country residential has been excluded for the purposes of this report)

We continue to encourage opportunities to increase our current jobs per acre intensity and are pleased to see year-over-year comparisons demonstrating positive movement in both the commercial and mixed-use districts.

Our mixed-use districts continue to see the highest job density per acre with the downtown accounting for most of these jobs. Downtown is an important employment contributor to our city. The 2022 business licence database indicates that downtown holds the highest number of commercial business licences for any one community and the third-highest employment counts. Downtown also holds the highest concentration of professional commercial licences. The area offers a significant opportunity to intensify the current density through re-development with the highest return on investment because of the community revitalization levy approved in December 2022.

JOBS (FTE & PTE) PER CONSTRUCTED ACRE

COMMUNITY	COMMERCIAL (COMM)	INDUSTRIAL (COMM)	MIXED USE (COMM)	RESIDENTIAL (HB) ³	TOTAL (EXCLUDING RESIDENTIAL HB)
Average by Land Use 2022	24	10	35	1	14
Average by Land Use 2021/2022	23	10	26	1	15

Note 1: Where there is an occurrence of Total Employment Numbers attached to a parcel of land that is designated as Direct Control (DC) the use of the DC parcel has been determined to fall under one of Commercial, Mixed-use, or Industrial districts based on the specific use of the DC parcel.

Note 2: Full employment information is not available on and for all public districts and therefore this column has been removed from the analysis.

Note 3: Currently all reporting areas captured are within the pre-annexation boundary of Airdrie. See sector map for details

³Residential District does not include Rural Farmstead or Rural Residential Districts

ASSESSMENT INFORMATION

OVERALL ASSESSMENT VALUE

TAX YEAR	2023 (EST.)	2022	YOY CHANGE
Non-Residential	\$2,013,511,460	\$1,854,438,790	+\$159,072,670
Residential	\$12,635,033,770	\$10,709,670,480	+\$1,925,363,290
TOTAL	\$14,648,545,230	\$12,564,109,270	+\$2,084,435,960

The combined value of all properties in Airdrie rose by \$2.1 billion in 2023 and was driven almost solely by the residential sector. The average single-family home saw an increase of 15 per cent from 2022 to 2023 while the average apartment value increased 7.26 per cent.

ASSESSMENT BASE

TAX YEAR	2023 (EST.)*	2022	YOY CHANGE
Residential	86.25%	85.24%	+1.01%
Non-Residential	13.75%	14.76%	-1.01%

*Not finalized until fall 2023

The expectation is that the non-residential portion of the assessment base will increase eight per cent from 2022 to 2023, primarily due to a decreasing number of available properties, the absorption of vacant land parcels, and new construction. The residential portion of the assessment base is anticipated to increase by 18 per cent year over year.

The hospitality industry including dine-in restaurants is seeing stable values compared to 2022. The non-residential assessment base as a percentage of the total base experienced a decline in 2023.

There would need to be a slowdown of residential growth (both market and physical) combined with an increase in key non-residential areas (East Points, Downtown) to see a material change in this ratio.

Most of the vacant commercial space in Airdrie exists in units with less than 1,000 square feet. Industrial properties larger than 3,000 square feet have experienced the lowest vacancy. The purpose-built office market in Airdrie continues to experience stable rates and low vacancy.

AIRDRIE BELOW MARKET HOUSING SUMMARY

KEY COMMUNITY INFORMATION

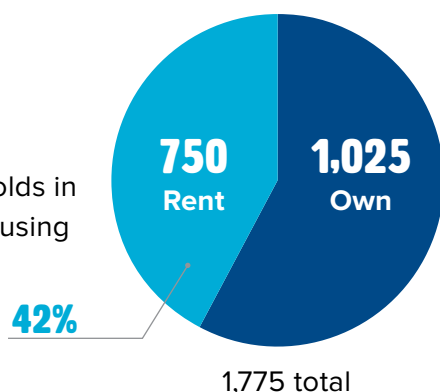
The supply of below-market homes has not kept pace with Airdrie's rapid growth in population. Today, there is an estimated need for more than 2,000 homes for Airdrie households that are struggling with housing insecurity, mainly due to affordability.

A growing number of Airdrie households were considered to be in core housing need in the 2021 Federal Census. The greatest need is concentrated among the following groups:

- Renter households
- Lone-parent households
- Younger, single-person households between the ages of 25 and 44
- Seniors living alone
- Households that have at least one person with mobility limitations

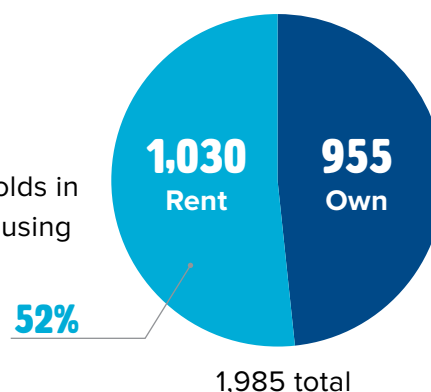
2016

Airdrie
Households in
Core Housing
Need



2021

Airdrie
Households in
Core Housing
Need



AIRDRIE'S RENTAL MARKET

Compounding the issue of a shortage in below-market housing options, Airdrie has experienced a severely constrained rental market in recent years with vacancy rates at 1.5 per cent overall in 2022* (tighter than the 2021 vacancy rate of 2.2 per cent). Some unit types such as three-bedroom homes serving families are at 0 per cent vacancy rates. Average monthly rent in Airdrie is \$1,400, which is slightly higher than the Calgary average of \$1,335*. The lack of market rental homes puts additional pressure on the non-market housing supply locally and in neighboring cities. Transitioning from rental to home ownership is increasingly out of reach for many Airdrie renters as the benchmark home price has climbed to \$487,200 (February 2023), remaining consistent with the 20 per cent increase in year-over-year prices seen between 2021 and 2022 (CERB 2023 Calgary & Region Yearly Outlook Report).

*October 2022 CMHC Urban Rental Market Survey Data; Housing Market Information Portal

AIRDRIE'S BELOW-MARKET AFFORDABLE HOUSING PROGRAMS

Airdrie has the following rental programs serving low-income residents:

- Airdrie Housing Limited – An affordable rental provider for individuals and families. Currently has 44 homes serving the community and will be adding to their inventory with the opening of the East Lake Apartments project in 2023.
- The Rocky View Foundation (RVF) serves low-income seniors in Airdrie and the surrounding communities. RVF operates the Seniors Lodge program at one location in downtown Airdrie, with plans to open a second location in Airdrie 2023.
- Rent Assistance Program – Airdrie renters struggling to pay their rent are eligible to apply for monthly rent benefits through the province of Alberta. Qualifying criteria for accessing the program include Albertans living in rental accommodations and income thresholds.

AIRDRIE RENTAL STATISTICS (2022)

Average rent: **\$1,400**

Median Rent: **\$1,380**

Overall Rental Vacancy Rate: **1.5%**

• Bachelor: **0%**

• 1bd: **1.8%**

• 2bd: **1.4%**

• 3+bd: **0%**

Median Household Income (2021): **\$110,000**

DEFINITION OF AFFORDABLE HOUSING

Housing is considered affordable if it costs less than 30 per cent of a household's before-tax income. This can include housing provided by the private, public and non-profit sectors. It also includes all forms of housing tenure, including rental and attainable home ownership, targeting households earning less than the median annual household area income. This figure was \$110,000 for Airdrie according to the 2021 Federal Census.

Federal and provincial funding programs use different criteria to determine affordability for rental projects. Achieving energy efficiency and accessibility targets may also be required for some programs.

Current affordability thresholds for Airdrie in selected programs include:

- CMHC's Co-Investment Program: Max rent of \$1,104 monthly for at least 30 per cent of the units for 20 years.
- CMHC's MLI - Select Program: Max rent of \$1,738 monthly for at least 10 per cent of the units for 10 years.
- CMHC Rental Construction Financing: Max rent of \$2,738 monthly for at least 20 per cent of the units for 10 years
- Province of Alberta AHPP Program: Max rent of \$828 for at least 10 per cent of the units for 20 years.

ADDRESSING THE BELOW-MARKET HOUSING SHORTAGE

The City of Airdrie is working to increase capital investment in affordable housing, serving low- and moderate-income residents, to strengthen our community's resilience, ensuring all residents have safe, adequate shelter.

PARTNER WITH THE CITY OF AIRDRIE

The City of Airdrie invites partnership with private sector developers, home builders and community partners to address affordable housing shortages in our community. We work collaboratively with housing organizations on projects that deliver affordable housing by providing municipal incentives and leveraging resources from other orders of government.

Our goal is achieving a win-win for all partners, where the project achieves sustainable financial targets and housing outcomes that serve low-income and vulnerable residents are created. Standardized municipal incentives are still being developed, nonetheless the City is eager to identify opportunities to enhance current federal/provincial funding programs with municipal incentives to help private and non-profit partners open doors on a pilot basis.

YOU CAN WORK WITH US TO IMPROVE AFFORDABLE HOUSING IN AIRDRIE BY:

Taking advantage of the Affordable Housing Incentive for Projects in Downtown

Council Resolution 04/2022 specifies that approved developments in Downtown that meet certain criteria, including that 20 per cent of units are supportive or below-market rental, are eligible for a 50 per cent reduction in the required security and a full refund of Development and Building Permits application fees. We can help developers work through the requirements on projects like these.

Building targeted Locations for Affordable Housing:

Affordable housing is needed in all areas of the city. Many of the site considerations used for at-market rate multi-family projects are the same for below-market/affordable rentals and include:

- Amenities accessed through active transportation (example: walking) or on a transit corridor
- Proximity to a grocery store, schools and recreational opportunities (park, rec center, etc.)
- Reasonable proximity to commercial centers offering employment opportunities

Funding Resources

If you're working on a project that includes below-market housing you may be eligible to receive funding through the following streams:

- **Canada Mortgage and Housing Corporation (CMHC):** CMHC has many funding streams for projects where all or a portion of the project meets target affordability, accessibility and energy efficiency measures. The City of Airdrie supports developers by making connections to CMHC specialists that work on Airdrie-based project applications.

BELOW MARKET HOUSING SUMMARY

- **Community Housing Transformation Centre (CHTC):** The CHTC funds tools, initiatives and partnerships that can be adapted to the benefit of the community housing sector. This could include assistance bridging partnerships between private industry and non-profit organizations. CHTC accepts applications year-round through the Local Project Sector Transformation Fund.

The City will help to connect organizations with funding resources to advance your project idea. If you have questions about affordable housing, you are encouraged to reach out to Jessica DeVreeze at jessica.devreeze@airdrie.ca or at 403.948.8603.



CITY OF AIRDRIE ENERGY MANAGEMENT PROGRAM

In April 2022, the City of Airdrie launched an Energy Management Program designed to help the municipality reduce costs on items such as utilities and fuel, while also reducing our impact on the environment. A cross-departmental Energy Management Team works together to identify ways to save energy and make recommendations to leadership for planning and implementing these ideas. The Energy Management Program takes into account other City environmental initiatives, including water conservation and waste and recycling. It also helps the City make decisions about new infrastructure projects.

The City received funding to start this program and set a goal to reduce greenhouse gas emissions by five per cent each year. The Energy Management team has already made great strides, including assessing the energy use of City buildings and identifying over 100 measures to save energy.

The City wants to be a leader in energy conservation and hopes to inspire other businesses and residents in Airdrie to do the same. The Energy Management Program is part of the City's larger plan to protect the environment and make Airdrie a better place to live.



Genesis Place Solar Photovoltaics Rooftop Arrays



Genesis Place Arena LED Lighting Upgrade

CURRENT STATE LAND INVENTORY

The information presented here is derived from several sources. As lands move through the planning processes, acreage reported within this document is refined from a gross-acre description and becomes increasingly accurate as it moves to a fully constructed state. Gross acre in this report is considered by the dedicated specific land-use district identified in the Community Area Structure Plan (CASP) or Neighbourhood Structure Plan (NSP) as appropriate. Any lands currently zoned as Urban Holdings have been categorized according to the dedicated land-use district identified in the CASP and/or NSP as appropriate. Updating of this information will occur on an annual basis. We encourage you to contact us with any questions, comments, or concerns for the most up-to-date information concerning lands going through the approval processes.

Please use the definitions noted below in considering this information.

DEFINITIONS

CONSTRUCTION STATUS	CATEGORY	DESCRIPTION	ACREAGE NOT INCLUDED
Remaining	CASP Under Review	Lands that have received CASP justification approval by Council and are currently being planned for undergoing planning by the City or others, but the CASP has not yet been adopted by a Council (includes a density estimate of the multi-family sites from CASP or average within range from Land Use Bylaw).	Please note that acreage is reported in Land Use District- specific Gross Acre
	CASP Adopted	Lands that have a CASP adopted by Council (includes a density estimate of the multi-family sites from the CASP or average within range from Land Use Bylaw).	Please note that acreage is reported in Land Use District- specific Gross Acre
	Unsubdivided Land with Land Use (zoning)	Lands that fall within an adopted CASP boundary that have been un subdivided with land use (zoning) that is confirmed by Council adopted NSP and/or Land Use Amendment (i.e., re-zoning) or is an NSP under Review by Administration (includes a density estimate of the multi-family sites from the CASP or average within range from Land Use Bylaw).	Please note that acreage is reported in Land Use District- specific Gross Acre
	Subdivided Land with Tentative Plan Approval	Lands that have received subdivision approval of the tentative plan, but do not have a Subdivision Servicing Agreement in place.	See Schedule A
Vacant	Vacant/ Serviced/ Serviceable	Lots that have received subdivision approval and have a Subdivision Servicing Agreement in place.	See Schedule A
Under Construction	Under Construction	Received development and building permit approvals, but have not yet received Permit Servicing Report (PSR).	See Schedule A
Constructed	Constructed	Received Permit Services Report (PSR) and/or are on the assessment tax roll (not noted as vacant land on the assessment tax roll).	See Schedule A

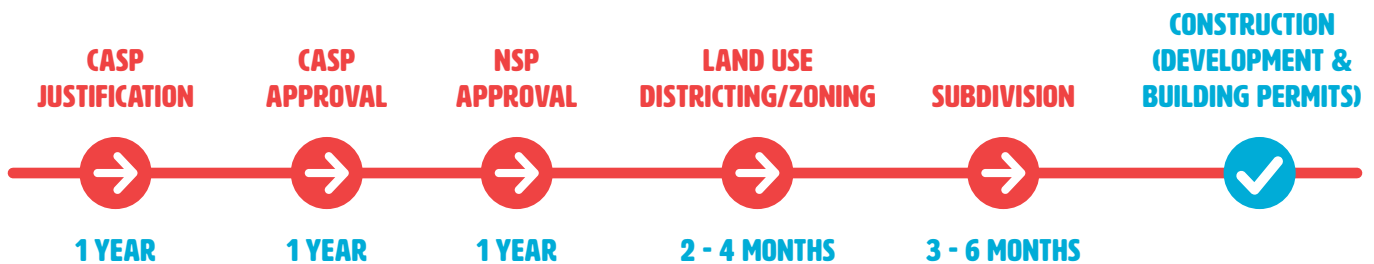
SCHEDULE A

DOES NOT INCLUDE THE FOLLOWING LAND DISTRICT ACREAGE:	DOES NOT INCLUDE THE FOLLOWING ACREAGE:	MAY INCLUDE THE FOLLOWING:
<ul style="list-style-type: none"> Environmental Reserve Municipal Reserve Public District Rural District 	<ul style="list-style-type: none"> Roads, expressways, and large interchanges Provincial, regional, and city-wide conservation areas including wetland Cemeteries and landfills Regional stormwater management complexes Interim Land Uses <p><i>*Other non-developable lands as may be determined at various development stages</i></p>	<ul style="list-style-type: none"> Intersections, utility right of way, rail right of way and other right of way Golf course <p><i>*Other non-developable lands determined at Neighbourhood Structure Plan (NSP)</i></p>

GREENFIELD DEVELOPMENT APPROVAL PROCESS

Note: Accelerated processes in some circumstances may be available. Contact any member of the Community Growth team for a pre-application process meeting or for further information at planning@airdrie.ca, building.inspections@airdrie.ca or economic.development@airdrie.ca.

3.5 - 4 YEARS



PLAN (CASP & NSP) REVIEW PROCESS

Submission	6 – 10 Months	8 – 12 Months
Circulation		
Plan Refinement		
CSAB (Community Services Advisory Board) (NSPs Only)	2 – 4 Months	
MPC (Municipal Planning Commission)		
Council (Public Hearing)		
CMRB (Calgary Metropolitan Board) (Regional Approval)		
Council – 3 rd reading		

Please contact Community Growth Administration with any questions at **403.948.8832**.

RESIDENTIAL AND NON-RESIDENTIAL LAND USE – ACRES ONLY

SECTOR BOUNDARY	CASP UNDER REVIEW	CASP ADOPTED	UNSUBDIVIDED LAND WITH LAND USE	SUBDIVIDED LAND WITH TENTATIVE PLAN APPROVAL	VACANT / SERVICED / SERVICEABLE	UNDER CONSTRUCTION	CONSTRUCTED	TOTAL
Southwest	-	1,521	431	33	83	39	608	2,715
Central	591	127	275	32	90	22	1,095	2,232
Northwest	-	134	138	1	5	-	221	499
Northeast	-	760	108	-	102	41	716	1,728
Southeast	-	1,199	94	6	42	6	719	2,066
TOTAL ACRES	591	3,741	1,046	73	322	108	3,360	9,240
TOTAL HECTARES	239	1,514	423	29	130	44	1,360	3,739

Note: Sector boundaries have been established by internal teams for the purpose of consolidated reporting. Generally, all CASP areas are fully contained within a sector boundary except for the West Hills Expansion area. In the situation where a community is not within a boundary determined by a Community Area Structure Plan (CASP) or such other statutory or non-statutory planning document, those communities have been allocated to a sector.

Note: Some fluctuations in acreage occurs because of rounding

NON-RESIDENTIAL (INDUSTRIAL – ACRES)

SECTOR BOUNDARY	CASP UNDER REVIEW	CASP ADOPTED	UNSUBDIVIDED LAND WITH LAND USE	SUBDIVIDED LAND WITH TENTATIVE PLAN APPROVAL	VACANT / SERVICED / SERVICEABLE	UNDER CONSTRUCTION	CONSTRUCTED	TOTAL
Southwest	-	260	-	-	6	-	8	274
Central	-	-	-	-	-	-	-	-
Northwest	-	16	-	-	-	-	-	16
Northeast	-	715	54	-	76	39	656	1,540
Southeast	-	556	-	-	19	-	97	672
TOTAL ACRES	-	1,547	54	-	102	39	761	2,503

Note: It is estimated that approximately 70 vacant/serviced/serviceable acres in the Northeast Sector are end user held

NON-RESIDENTIAL (COMMERCIAL – ACRES)

SECTOR BOUNDARY	CASP UNDER REVIEW	CASP ADOPTED	UNSUBDIVIDED LAND WITH LAND USE	SUBDIVIDED LAND WITH TENTATIVE PLAN APPROVAL	VACANT / SERVICED / SERVICEABLE	UNDER CONSTRUCTION	CONSTRUCTED	TOTAL
Southwest	-	70	54	2	15	10	93	244
Central	-	20	-	-	2	-	38	60
Northwest	-	9	-	-	-	-	7	16
Northeast	-	34	-	-	13	2	50	99
Southeast	-	12	-	-	-	-	21	33
TOTAL ACRES	-	145	54	2	30	12	208	451

NON-RESIDENTIAL (MIXED USE – ACRES)

SECTOR BOUNDARY	CASP UNDER REVIEW	CASP ADOPTED	UNSUBDIVIDED LAND WITH LAND USE	SUBDIVIDED LAND WITH TENTATIVE PLAN APPROVAL	VACANT / SERVICED / SERVICEABLE	UNDER CONSTRUCTION	CONSTRUCTED	TOTAL
Southwest	-	20	-	-	-	-	-	20
Central	99	-	-	-	14	2	66	182
Northwest	-	7	-	-	-	-	-	7
Northeast	-	-	-	-	-	-	5	5
Southeast	-	52	-	-	11	-	20	83
TOTAL ACRES	99	79	-	-	25	2	91	296

RESIDENTIAL COUNTS

CASP UNDER REVIEW			
SECTOR	SINGLE/SEMI		MULTI
	ACRES		ACRES
Southwest	-		-
Central	406		86
Northwest	-		-
Northeast	-		-
Southeast	-		-
TOTAL:	406		86

UNSUBDIVIDED LAND WITH/W/O LAND USE			
SECTOR	SINGLE/SEMI		MULTI
	ACRES		ACRES
Southwest	346		31
Central	207		68
Northwest	115		23
Northeast	43		12
Southeast	94		-
TOTAL:	805		134

VACANT/SERVICED/SERVICEABLE				
SECTOR	SINGLE/SEMI		MULTI	
	UNITS	ACRES	UNITS	ACRES
Southwest	466	38	845	23
Central	446	43	1,620	31
Northwest	-	-	50	5
Northeast	-	-	382	13
Southeast	108	9	49	4
TOTAL:	1,020	90.2	2,946	75.3

CONSTRUCTED				
SECTOR	SINGLE/SEMI		MULTI	
	UNITS	ACRES	UNITS	ACRES
Southwest	4,564	448	1,841	60
Central	7,690	861	4,099	131
Northwest	1,987	194	648	21
Northeast	-	-	404	6
Southeast	4,991	540	1,467	41
TOTAL:	19,232	2,042	8,459	258

CASP ADOPTED			
SECTOR	SINGLE/SEMI		MULTI
	ACRES		ACRES
Southwest	831		340
Central	100		7
Northwest	68		34
Northeast	11		-
Southeast	514		65
TOTAL:	1,524		446

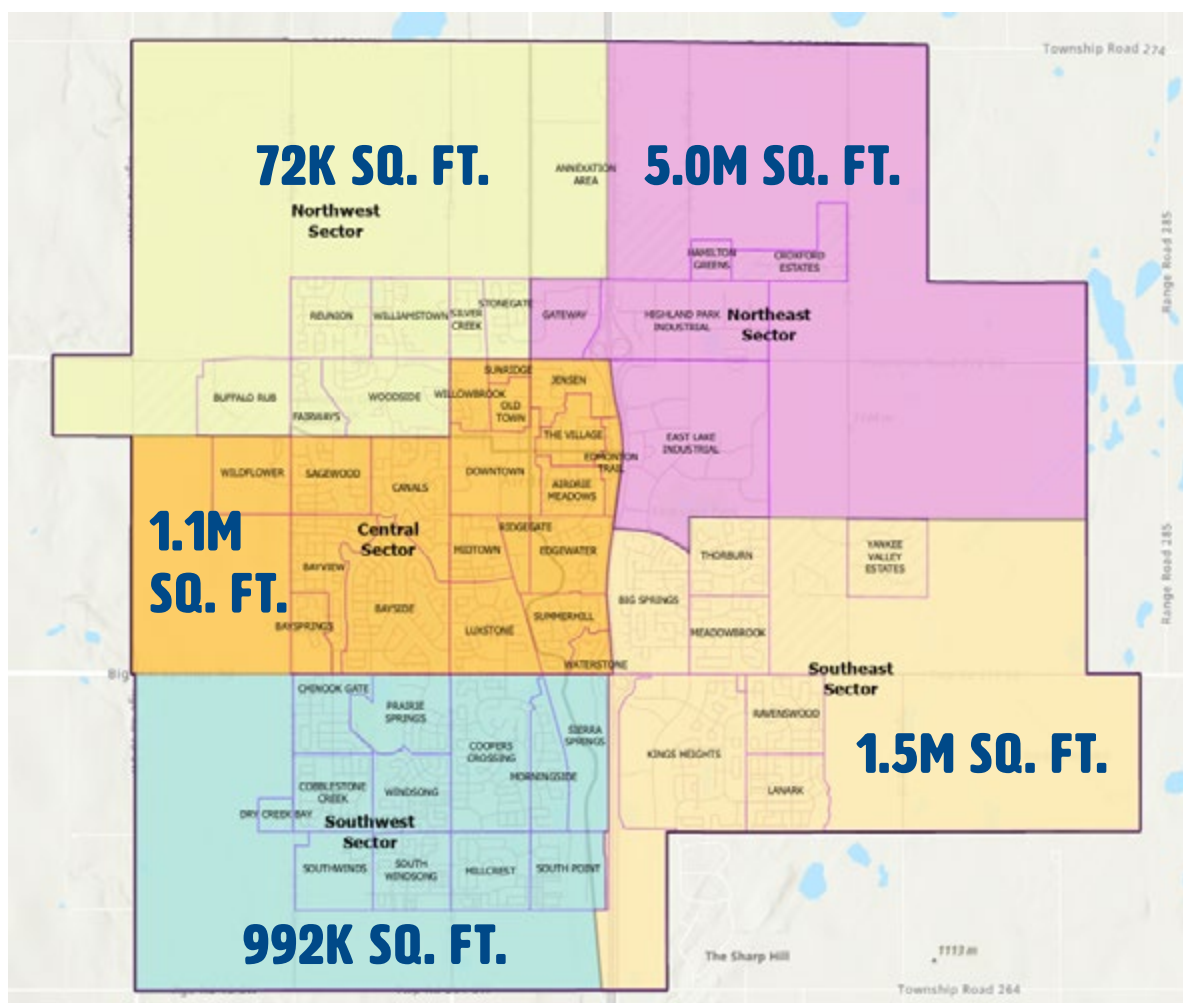
SUBDIVIDED LAND WITH TENTATIVE PLAN APPROVAL				
SECTOR	SINGLE/SEMI		MULTI	
	UNITS	ACRES	UNITS	ACRES
Southwest	302	26	63	5
Central	220	18	292	14
Northwest	5	1	-	-
Northeast	-	-	-	-
Southeast	49	5	7	1
TOTAL:	576	50	362	20.7

UNDER CONSTRUCTION				
SECTOR	SINGLE/SEMI		MULTI	
	UNITS	ACRES	UNITS	ACRES
Southwest	292	24	136	5
Central	182	17	251	3
Northwest	-	-	-	-
Northeast	-	-	-	-
Southeast	65	5	22	1
TOTAL:	539	46	409	9

Note: Some exclusions apply including Country Residential. Please reach out to the Assessment department for finalized dwelling counts.

The map below identifies that industrial development is prominent on the east side of Airdrie, with the Northeast CASP and East Lake community accounting for 80 per cent of the total industrial built environment.

Commercial inventory is predominantly focused within the higher-populated south half of the city with the Downtown and Southwest sector accounting for approximately 54 per cent of the entire commercial inventory.



1.3M SQ. FT
ADDED SINCE 2018

TOTAL BUILT INVENTORY IN SQUARE FEET

SECTOR	CASP	COMMERCIAL	INDUSTRIAL	OFFICE	TOTAL	SECTOR TOTAL
Southwest	Chinook Winds	505	-	3,024	3,529	992,466
	Cooper's Town	130,043	-	-	130,043	
	South Airdrie	779,284	79,610	-	858,894	
Central	Downtown ARP	722,041	4,408	110,928	837,377	1,109,870
	Luxstone Park Estates	26,690	-	-	-	
	Central Non-CASP Communities	235,117	26,045	11,331	272,493	
Northwest	NW Non-CASP Communities	72,435	-	-	72,435	72,435
Northeast	Northeast	451,991	1,636,951	27,431	2,116,373	5,007,124
	NE Non-CASP Communities	175,219	2,715,532	-	2,890,751	
Southeast	East Nose Creek	-	56,888	-	56,888	1,516,022
	SE Non-CASP Communities	114,363	-	-	114,363	
	Southeast	288,678	1,056,093	-	1,344,771	
TOTAL		2,996,366	5,575,527	152,714	8,697,917	



GEOGRAPHIC AREA PROFILES

AIRDRIE

Airdrie is a city of neighbours, entrepreneurs and visionaries. Home to more than 80,000 residents, 1,150 commercial and industrial businesses, 2,000 home-based businesses and close to 20,000 jobs. Airdrie stands out as a vibrant, healthy community and is one of Alberta's most populated cities. In 2022, Airdrie attracted more than \$540 million worth of residential and non-residential investment from various sources, with the greatest contributions originating from the private sector. Without a doubt, one of Airdrie's greatest strengths is our location on the Calgary-Edmonton Corridor (Queen Elizabeth II Highway) – the busiest highway in Alberta – and in one of the fastest-growing and wealthiest regions in Canada.

With more than 100 years of history, Airdrie has steadfastly demonstrated its capacity to consistently attract and retain residents, talent and business over the years. In fact, since 1999 we have attracted more than 60,000 people to this city, tripling our population, and averaging 6.4 per cent annual year-over-year growth. Since 2016 more than 5,500 jobs have been added to the Airdrie economy and storefront business licences have increased 20 per cent over the same period.

In 2021, Airdrie Economic Development commissioned a consultant to review and analyze Airdrie's workforce. The resulting report identified a workforce of almost 47,000 young, well-educated, experienced people within Airdrie's boundaries. Areas of strength for our workforce include construction, health care, social assistance, transportation, warehousing, professional, scientific and technical services.

As a member of the greater Calgary metropolitan area, Airdrie has established its ability to contribute positively to the overall region and provincial economy. We have averaged about 887 residential building permits per year over the past three years and account for just over six per cent of the regional new-home market.

Today our planned land capacity shows an opportunity for an additional 108,000 people, 36,000 jobs and 35,000 residential units over the next 20+ years and our history demonstrates our ability to reach these thresholds. Our [12 Thousand Acres Plan](#) describes the population horizons and our total land capacity to support a population base greater than 200,000 people at full development and build-out over a 50-year horizon.



**NEARLY 80,000
RESIDENTS**



**1,150 COMMERCIAL/
INDUSTRIAL BUSINESSES**



**2,000 HOME-BASED
BUSINESSES**



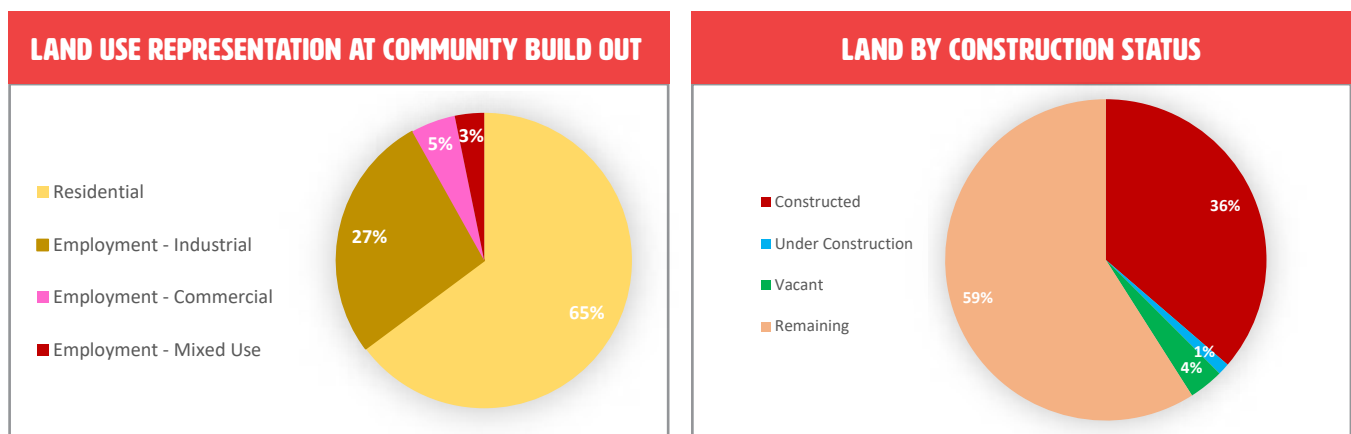
**20,000
JOBS**

During 2020 and 2021 several Community Area Structure Plans (CASP) were adopted by Airdrie City Council. Last year, several Neighbourhood Structure Plans (NSP) emerged. Airdrie City Council adopted both Sawgrass Park (Hopewell and Davy Creek) and Key Ranch (Lamont and West Hills) in 2022 and City Administration is currently reviewing several more NSPs, CASP Justification Reports and CASP expansions that we anticipate coming forward to Council in 2023. With several communities nearing completion in Airdrie, the approval of more lands will help Airdrie to sustain growth and provide for increased non-residential shovel-ready lands in our community.

Our [Economic Profile](#) highlights many of our existing opportunities, amenities and assets,

including 1,700 acres of parks, 130 kilometers of pathways, a recreational centre, Bert Church LIVE Theatre, Airdrie Public Library, Airdrie Community Health Centre, Bow Valley College, Woodside Golf Course, and City services including fire, RCMP, transit, waste and recycling depots and much more.

The City has several large projects either underway or in the planning stage including the 40th Ave and QEII interchange (scheduled for completion this fall), a new Multi-use Facility and Library that will be a catalyst for downtown revitalization and a new recreation center in the populous southwest sector of the city.

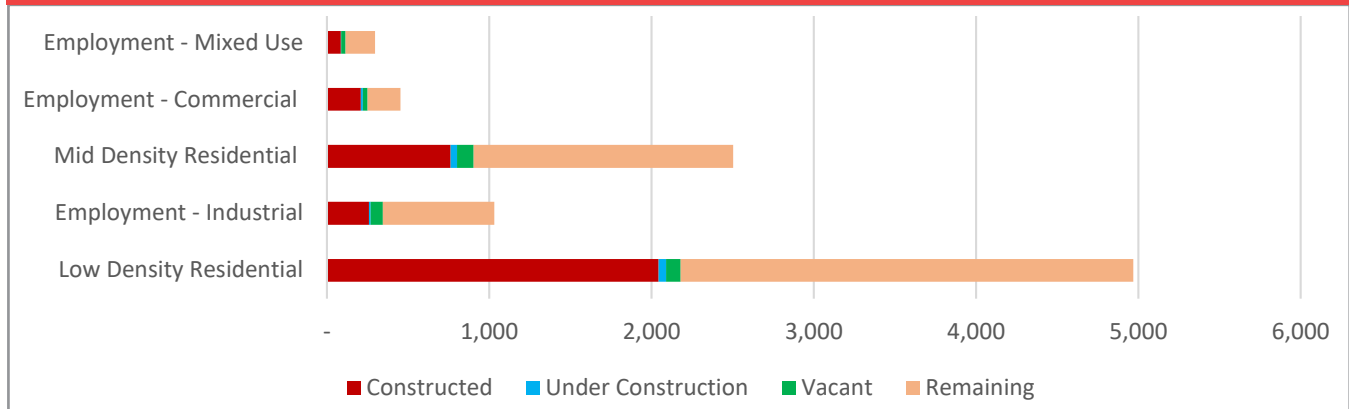


Note: The numbers reported in the Land Use Representation at Community Build-Out and Remaining Land by Land Use table below only accounts for those acres that fall within one of the defined categories reported within this Growth Report: and does not include all the annexed lands or ultimate total land capacity. Please refer to Schedule A of the Land Inventory for further exclusions.

At full build-out of the annexed 12,640 acres, the land demand projections within the 12 Thousand Acre Plan provide for a 60/30/10 split of residential, industrial and commercial land (including mixed use).

GEOGRAPHIC AREA PROFILE - AIRDRIE

REMAINING LAND BY LAND USE (ACRES)



STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	5-YR. AVG. YEARLY CHANGE
People	185,515	77,687	107,828	5%
Jobs	55,415	20,514	34,901	

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

Note 2: All statistics reflect data collected up to December 31, 2022.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	41,709	19,232	539	1,020	20,983
MF Units (Row and Apartment)	25,327	8,459	409	2,946	13,535
TOTALS	67,036	27,691	948	3,966	34,518

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential	4,869	2,043	46	90	2,695
Mid-density Residential	1,123	259	9	76	780
Employment - Industrial	2,502	761	41	101	1,599
Employment - Commercial	452	209	12	30	201
Employment - Mixed Use	297	86	2	26	183
TOTALS	9,243	3,358	110	323	5,458

Note: Please refer to Definitions and Schedule A to Definitions for excluded acreage.

Note 2: Some fluctuation occurs because of rounding.

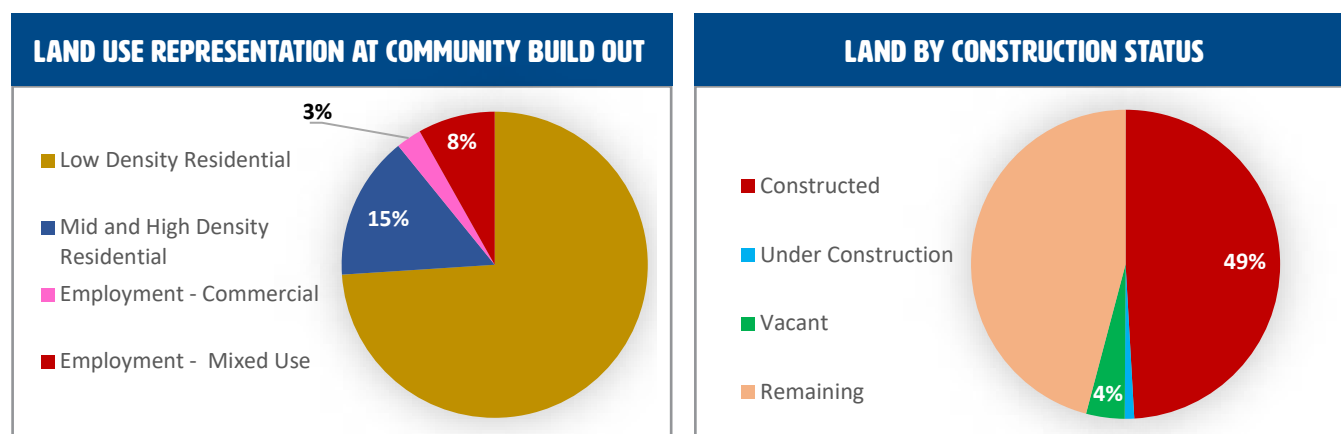
CENTRAL SECTOR

GEOGRAPHIC AREA PROFILE



The Central sector includes those communities that fall within each of the Downtown Area Redevelopment Plan, Luxstone Estates Area Structure Plan (Luxstone, Midtown), West Airdrie (Bayside, Bayview, Baysprings, Canals, Sagewood), West Hills Area Structure Plan (Wildflower, Key Ranch), West Hills Expansion Area and communities that do not have a CASP or ASP associated such as Edmonton Trail, The Village, Airdrie Meadows, Jensen, Edgewater, Willowbrook, old Downtown boundary, Waterstone and Summerhill.

There are six developing communities in this sector aggregating an average of roughly 389 residential permits a year. This sector currently accounts for approximately 46 per cent of Airdrie's total population and 24 per cent of all employment. The sector boasts over 992 thousand square feet of commercial, industrial and office space. At build out, the Central sector has the planned land capacity to house approximately 65,000 people and more than 6,500 jobs.



Note: The Residential and Non-Residential Land Use Proportion Anticipated at Build Out and Remaining Land by Land Use only represents those acres that fall within one of the defined categories reported within this Growth Report: Tracking Development and Change and does not include all the annexed lands or ultimate total land capacity. Please refer to Schedule A of the Land Inventory for further exclusions.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	64,775	35,879	28,896	35%	46%
Jobs	6,544	4,919	1,625	12%	24%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

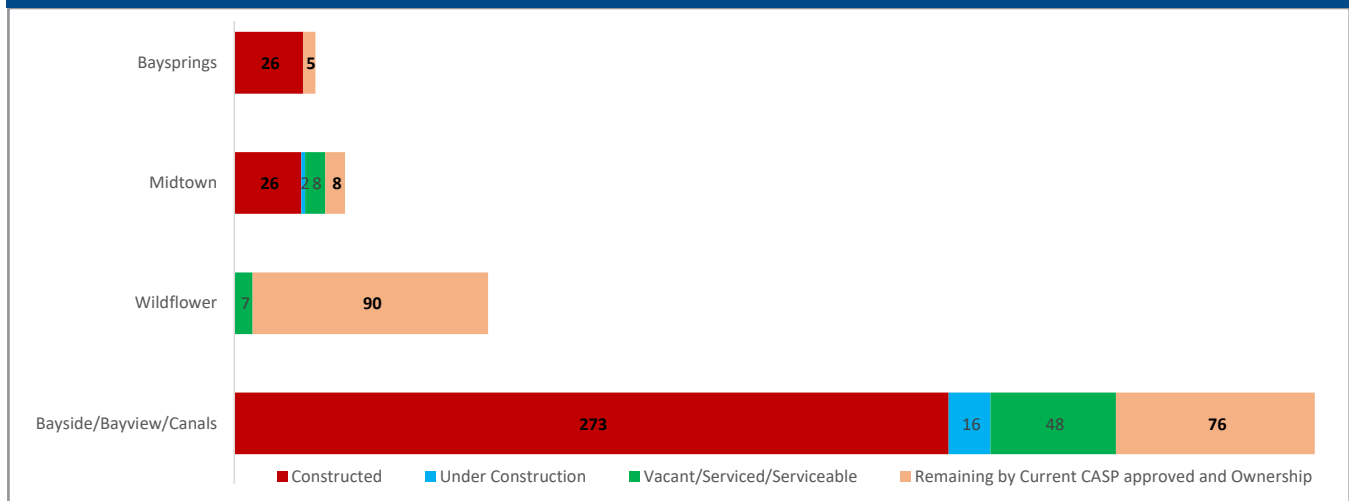
CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	14,242	7,690	182	446	5,924
MF Units (Row and Apt)	8,410	4,099	251	1,620	2,440

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	1651	861	17	43	730
Mid- and High-density Residential Land	339	131	3	31	174
Employment - Industrial Land	0	0	0	0	0
Employment - Commercial Land	60	38	0	2	20
Employment - Mixed-use Land	182	66	2	14	100
TOTALS:	2,232	1,096	22	90	1,024

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

COMMUNITY RESIDENTIAL ACRES REMAINING



CENTRAL SECTOR

DOWNTOWN



Downtown Airdrie has been the symbolic heart of our city since its origin with the arrival of the Railway in 1891. [Our Core Strategy: Airdrie's Downtown Revitalization Plan](#) was approved by Council in 2022 and sets out a path to reinvigorate the heart of our community and make it a place that people (including investors) love.

Our Core Strategy outlines exciting and ambitious objectives that have the potential to result in 1,000 - 7,000 new jobs and residents and up to \$154 million in new assessment value in the next 10 years. To achieve this success, two key initiatives are being set in motion in 2023: 1) municipal incentives to encourage private investment and redevelopment and 2) approval of a [Community Revitalization Levy](#) that will help fund future public infrastructure projects to enhance Downtown.

This plan area currently hosts commercial, residential, institutional and municipal services with parks and pathways offering connectivity to Nose Creek Regional Park. Downtown is home to City Hall, a provincial court, urgent care services, Towerlane Centre, Bow Valley College, two independent-living seniors' facilities, restaurants, personal service providers and more. The old firehall site will be the future home of Airdrie's Multi-use Facility and Library, a \$65 million project that will be a catalyst to drive investment, density and activity to our downtown core.

Currently Downtown represents approximately 10 per cent of total jobs in Airdrie, has the highest concentration of business licences for professional businesses, and accounts for 26 per cent of the city's commercial business licences. Downtown has more than 722,000 square feet of commercial space and accounts for 72 per cent of all office space in Airdrie.

With approximately 23 acres of vacant, serviced and/or serviceable land, Downtown offers an exceptional opportunity for either redevelopment and/or new construction without the costs typically associated with greenfield development or redevelopment. With a growing population base nearing 80,000 and regional marketplace of more than 1.5 million people, there is real market opportunity to invest in Downtown.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	4,000	2,676	1,324	2%	3%
Jobs	4,000	2,658	1,342	7%	10%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	2	2	-	-	-
MF Units (Row and Apt)	2,517	1,703	-	814	-

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	1	1	-	-	-
Mid- and High-density Residential Land	44	35	-	9	-
Employment - Industrial Land	-	-	-	-	-
Employment - Commercial Land	1	-	-	1	-
Employment – Mixed-use Land	81	66	2	13	0
TOTALS:	127	102	2	23	0

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

CENTRAL SECTOR

LUXSTONE PARK ESTATES



Centrally located, Luxstone Park Estates Area Structure Plan (ASP) is directly north of The Cooper's Town ASP (bounded by Yankee Valley Boulevard on the south), east of 8 Street, with the northern most tips of the ASP boundary touching the Downtown boundary, the Canadian Pacific Railway bounds the ASP to the east. There are 255 gross acres in the ASP. Luxstone Park Estates was designed to provide a mix of housing types with a wide variety of housing opportunities for many different lifestyles and stages ranging from multi-family to independent senior living. There is one completed commercial node and one actively developing community, Midtown, including the ASP's second commercial node. Luxstone Park Estates is home to the recently approved expansion for St. Martin de Porres High School, approximately 4,123 people and has an estimated total population of 5,000 people at build out.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	4,687	4,123	564	3%	5%
Jobs	398	388	10	1%	2%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	1,297	1,094	21	81	101
MF Units (Row and Apt)	511	502	-	9	-

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	114	97	1	7	8
Mid- and High-density Residential Land	26	26	-	1	-
Employment - Industrial Land	-	-	-	-	-
Employment - Commercial Land	5	5	-	-	-
Employment - Mixed-use Land	-	-	-	-	-
TOTALS:	145	128	1	8	8

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

CENTRAL SECTOR

WEST AIRDRIE



The West Airdrie Community Area Structure Plan (CASP) consists of approximately 960 gross acres, surrounded by Woodside Estates, Fairways to the north, Luxstone Park Estates to the east, Chinook Winds CASP to the south and the West Hills CASP to the west. It is comprised of five communities: Sagewood, Canals, Bayside, Bayview and Baysprings. As a CASP area, it typically sees the highest combined residential permit activity in multi- and single-family built forms. Currently, the population is 11,400 and accounts for 15 per cent of Airdrie's total population base. Predominantly a residential area, there are two commercial nodes: one along 8 Street and the other on the southern portion of the CASP along 8 Street and Yankee Valley Boulevard. West Airdrie is characterized by interconnected waterways, pathways and linear parks, neighbourhood parks and Monklands Soccer Field. The West Airdrie public open-space system will eventually be connected to Nose Creek Park to the east. There are three schools, Ralph McCall Elementary School, C.W. Perry Middle School, and Nose Creek Elementary School, within the CASP area. Currently, West Airdrie is about 87 per cent constructed.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	18,138	11,398	6,740	11%	15%
Jobs	759	759	-	1%	4%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	3,642	3,155	161	293	33
MF Units (Row and Apt)	2,922	875	113	639	1,295

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	405	351	15	28	11
Mid- and High-density Residential Land	121	30	1	20	70
Employment - Industrial Land	-	-	-	-	-
Employment - Commercial Land	8	8	-	-	-
Employment - Mixed-use Land	-	-	-	-	-
TOTALS:	534	389	16	48	81

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

CENTRAL SECTOR

WEST HILLS



The West Hills Community Area Structure Plan (CASP) was approved in September 2019 with an amendment in progress to expand the total area to six quarter sections, plus a 99-acre special study area. Located on Airdrie's west side adjacent to the communities of Bayside, Bayview and Sagewood, it runs along the 24 Street higher order transit and utility corridor identified as a future connection to the City of Calgary. Predominantly identified as a residential area, the exceptional city and mountain views along with slope-adaptive housing designs add to the innovative housing inventory in Airdrie. West Hills will be home to more than 20,000 people at full build out. In August 2021, Wildflower by Minto was the first NSP approved and is currently under construction. Show homes are nearing completion with a grand opening anticipated in 2023. Key Ranch by Lamont was the second NSP approved in 2022.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	20,926	35	20,891	11%	-
Jobs	100	3	97	0%	-

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	5,775	-	-	71	5,704
MF Units (Row and Apt)	2,092	-	-	-	2,092

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	720	-	-	7	713
Mid- and High-density Residential Land	105	-	-	-	105
Employment - Industrial Land	-	-	-	-	-
Employment - Commercial Land	20	-	-	-	20
Employment - Mixed-use Land	99	-	-	-	99
TOTALS:	944	-	-	7	937

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

PLANNING/ POLICY	<ul style="list-style-type: none"> West Hills CASP is going through an amendment that could be in front of City Council in 2023 relating to the expansion of the existing CASP by adding the three adjacent quarter sections to the west and a portion to the north. The original CASP will have three NSPs and the expanded CASP will have seven NSPs. Wildflower and Key Ranch NSP have been approved.
FIRE	<ul style="list-style-type: none"> Fire and emergency services are provided from Veterans Fire Station in Williamstown.
WATER	<ul style="list-style-type: none"> The subject lands will be located within two new pressure zones and serviced by the West and High West reservoirs. The High West Reservoir will be in the northwest quarter section of the CASP area (Minto - SW ¼ 10-27-1- W5). The staged servicing report is currently under review, however, at this time, there remain three stages to the water servicing strategy for the West Hills CASP. The initial stage of development will be serviced by extending the existing mains that are stubbed along 24 Street and the construction of a permanent booster station. Stage two will include constructing the new 400mm water supply line and the initial stage of the High West Reservoir. Stage three consists of the construction of the future supply line. The City is a party to a Master Servicing Agreement with The City of Calgary that dictates available water capacity and supply.
SANITARY	<ul style="list-style-type: none"> The lands will ultimately be serviced by the future South Regional Lift Station #8 and the future sanitary trunk that will extend from the south boundary of Airdrie north along 24 Street adjacent to these lands. The special study area, as per the Utilities Master Plan, will be serviced by Lift Station #3 and the regional infrastructure.
TRANSPORTATION	<ul style="list-style-type: none"> The CASP area is bounded by four roadways; 24 Street to the east, Yankee Valley Boulevard to the south, Range Road 13 to the west and partially by Veterans Boulevard to the north. This plan acknowledges that lands will be required for 24 Street and Yankee Valley Boulevard to accommodate road widening.
STORM	<ul style="list-style-type: none"> Slopes within the CASP area drain east towards 24 Street and eventually flow through the Canals storm pond and discharge into Nose Creek. There are three main pre-development drainage catchments within the CASP area that discharge at the following three locations: 1) The unnamed drainage course within the north portion of the CASP area at 1 Avenue, 2) a grated top manhole that drains through Baysprings, and 3) the unnamed drainage course within the southern portion of the CASP area. Storm water management facilities are proposed to represent existing drainage paths. Drainage flowing through the plan area at the south end will be collected and redirected to the existing culvert at Yankee Valley Boulevard and 24 Street. Considerations for stormwater management within the Nose Creek watershed are guided by the NCWWMP (2018). An update to the Nose Creek volume control target was issued in November 2022.

Note: This table represents information contained in the Statutory Planning Document, please contact Planning and Development for updates to servicing and sequencing at **403.948.8848**

NORTHEAST SECTOR

GEOGRAPHIC AREA PROFILE



The Northeast Sector includes those communities that fall within each of the Northeast Community Area Structure Plans (Gateway and Highland Park), East Points CASP, and East Lake Industrial which does not fall within another higher-level statutory planning document.

The Northeast sector is home to one high school, Bert Church Live Theatre, Genesis Place (Recreation Centre), East Lake Park and Ron Ebbesen Arena. East Lake is also home to many City facilities including the recycling depot and the City parks and public works offices. The Northeast sector contains over 5 million non-residential square feet and accounts for more than 33 per cent of employment in Airdrie. Many of Airdrie's largest employers are located here including Propak, United Safety, Condillo Foods, First Canada ULC, Costco's Western Canada Distribution Centre, TC Energy and others.

The Northeast sector consistently tracks high levels of investment including estimated new construction value. Since 2018, this sector has added almost 1 million square feet to its built environment and attracted more than \$225 million in non-residential construction activity over the same period. This sector is the industrial employment engine of the city and currently employs more than 6,700 people and has an ability to double in employment capacity.

There are several residential rental opportunities within this sector as well as several apartment complexes within proximity to schools, recreation and employment. Two significant hotel conversions are underway in the Northeast sector that will increase housing stock for more vulnerable members of our community including seniors.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	3,559	660	2,899	2%	1%
Jobs	12,852	6,709	6,143	23%	33%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

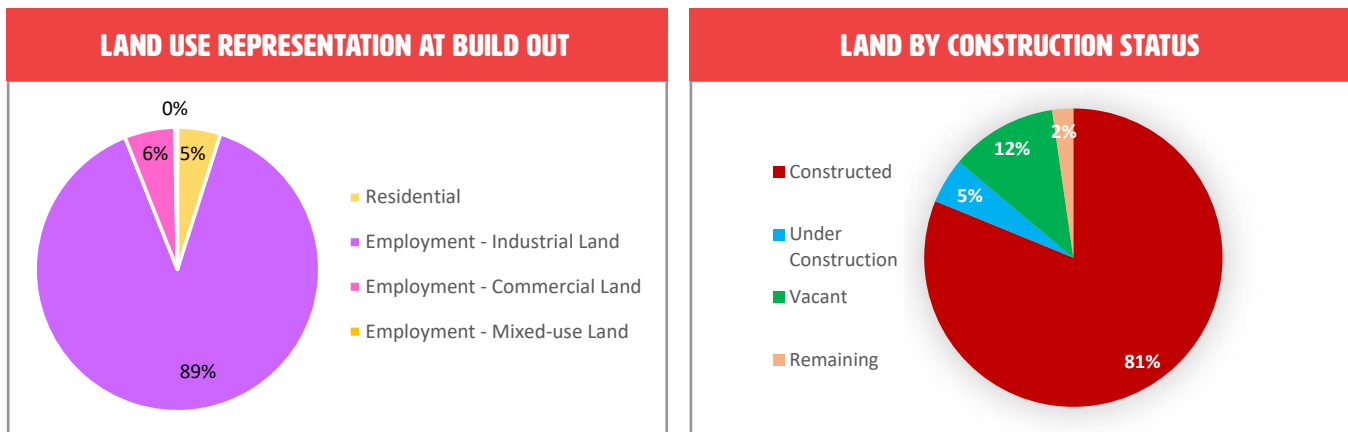
CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	408	-	-	-	408
MF Units (Row and Apt)	1,086	404	-	382	300

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

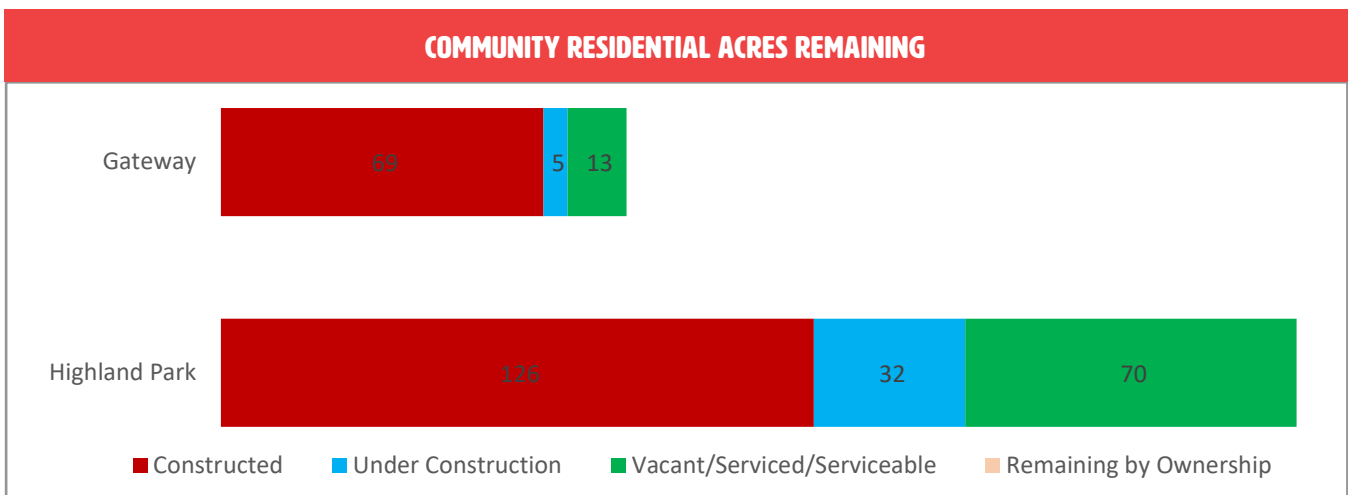
ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	54	-	-	-	54
Mid- and High-density Residential Land	31	6	-	13	12
Employment - Industrial Land	1,540	656	41	76	767
Employment - Commercial Land	99	50	2	13	34
Employment - Mixed-use Land	5	-	-	-	5
TOTALS:	1,729	712	43	102	872

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.



Note: The Residential and Non-Residential Land Use Proportion Anticipated at Build Out and Remaining Land by Land Use only represents those acres that fall within one of the defined categories reported within this Growth Report: Tracking Development and Change and does not include all the annexed lands or ultimate total land capacity. Please refer to Schedule A of the Land Inventory for further exclusions.



Note: 70 acres vacant/serviced/serviceable in Highland Park is end-user held.

NORTHEAST SECTOR

EAST POINTS



[East Points Community Area Structure Plan \(CASP\)](#) was approved by City Council on December 7, 2020. It provides statutory approval for several hundreds of acres of industrial lands and sets the framework for future development. The approved plan encompasses six quarter sections located in the city's northeast that will accommodate approximately: 350 acres of light industrial, 160 acres of medium industrial, 256 acres of heavy industrial and 34 acres of commercial. Over 300 acres of light, medium and heavy industrial lands are primed to take advantage of adjacent servicing connections and existing servicing capacity. The addition of these lands provides the opportunity for Airdrie to attract new investment and the potential to create up to 6,000 new jobs for residents over the next 20 years. City Administration is working through a review of the area's first Neighbourhood Structure Plan which could accommodate up to 54 acres of employment (industrial) lands and see approximately 648 residential units.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	1,787	0	1,787	1%	-
Jobs	6,150	0	6,150	11%	-

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	408	-	-	-	408
MF Units (Row and Apt)	240	-	-	-	240

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	65	-	-	-	65
Mid- and High-density Residential Land	-	-	-	-	-
Employment - Industrial Land	769	-	-	-	769
Employment - Commercial Land	34	-	-	-	34
Employment – Mixed-use Land	-	-	-	-	-
TOTALS:	868	-	-	-	868

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

PLANNING/ POLICY	<ul style="list-style-type: none"> Adopted December 2020. Potentially six NSPs. Predominantly non-residential development with some residential uses. East Points Stage 1 NSP under review.
FIRE	<ul style="list-style-type: none"> Fire coverage for the plan area is provided by the Kings Heights Fire Hall.
WATER	<ul style="list-style-type: none"> The water system will need to be upgraded for any new development in the CASP. The City is party to a Master Servicing Agreement with The City of Calgary that dictates available water capacity and supply.
SANITARY	<ul style="list-style-type: none"> The Utilities Master Plan identifies approximately two quarter sections of latent servicing capacity in the NE for non-residential uses (currently under review). Sanitary servicing for a portion of the plan area will be from this latent capacity. The remaining lands will rely on the Ultimate Servicing solution once servicing capacity has been reached. Upgrades will depend on the timing and location of the development.
TRANSPORTATION	<ul style="list-style-type: none"> The Plan Area is dissected by Veterans Boulevard. The 2020 TMP has identified the segment of Veterans Blvd traversing the Plan Area for upgrades from two to four lanes in 2039. Range 291 dissects the plan area in a north-south direction and is slated for upgrades from two to four lanes in 2039.
STORM	<ul style="list-style-type: none"> Considerations for stormwater management within the Nose Creek watershed are guided by the NCWWMP (2018). The City of Airdrie Master Stormwater Drainage Plan and the Northeast Servicing Study consider the recommendations of the NCWWMP. The ultimate scenario for stormwater servicing is recommended for the plan area (noting that a weir may be favorable over an orifice as the outlet control structure). An update to the Nose Creek volume control target was issued in November 2022.

Note: This table represents information contained in the Statutory Planning Document, please contact Planning and Development for updates to servicing and sequencing at **403.948.8848**

NORTHEAST SECTOR

NORTHEAST



Located at the northeastern tip of the city, the Northeast Community Area Structure Plan (CASP) was designed to have a positive impact on the social and economic vitality of the City. Totalling around 431 gross acres, it includes about 11 per cent of Airdrie's jobs. It's home to commercial retailers such as Real Canadian Superstore, Canadian Tire, Cam Clark Ford and more. The Highland Park Industrial area houses multinational companies including Costco Wholesale, ATCO, TC Energy and TransCanada Turbines, as well as the RCMP detachment, Airdrie's Transit Operation Centre, two hotels and one school. While predominantly non-residential, the area does include around 214 units of rental development and a population of around 352 people. Northeast Airdrie saw tremendous non-residential land absorption and permit/under-construction activity in 2021 and early 2022 including; the sale(s) of more than 95 acres of non-residential land, the construction start of more than 588,000 square feet of new space and more than 621,000 square feet of leasehold improvements.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	1,267	352	915	1%	0%
Jobs	2,112	2,112	-	4%	11%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	-	-	-	-	-
MF Units (Row and Apt)	558	214	-	344	-

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	-	-	-	-	-
Mid- and High-density Residential Land	16	5	-	11	-
Employment - Industrial Land	247	142	35	70	-
Employment - Commercial Land	64	49	2	13	-
Employment - Mixed-use Land	5	5	-	-	1
TOTALS:	332	200	37	95	1

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

NORTHWEST SECTOR

GEOGRAPHIC AREA PROFILE



The Northwest Sector includes those communities that fall within each of the Northwest Area Structure Plans (Reunion, Williamstown), Davy Creek Community Area Structure Plan (Sawgrass) and several communities that are without higher-level planning including, Fairways, Silvercreek, Stonegate and Woodside. The Northwest sector is predominantly built out, with Sawgrass Park receiving Council approval in 2022.

The Northwest sector accounts for a smaller portion of Airdrie's population and employment with only 72 thousand square feet of commercial space. There is opportunity to increase both commercial space and employment within this sector to accommodate the 8,000 more people anticipated.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	13,190	5,169	8,021	7%	7%
Jobs	2,500	802	1,698	5%	4%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

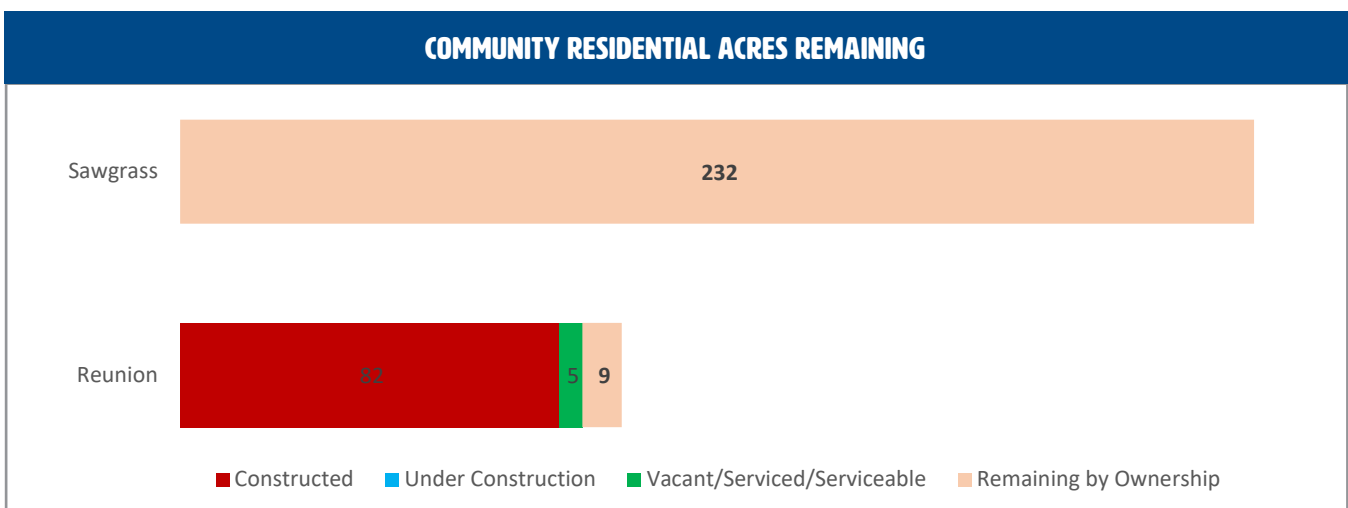
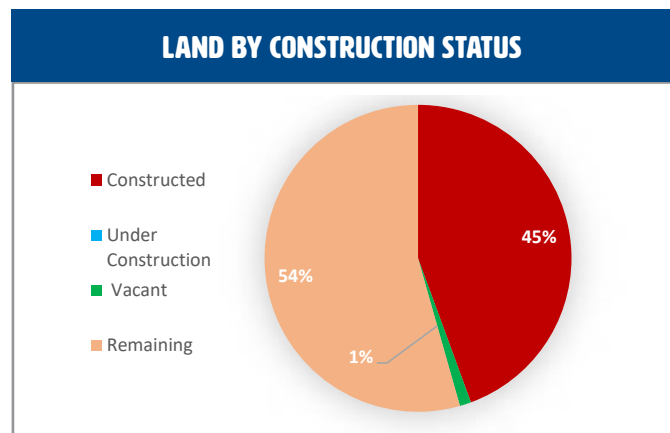
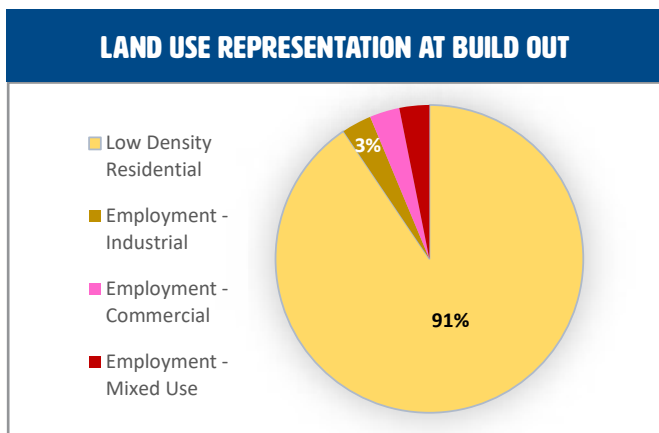
CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	3,565	1,987	-	-	1,578
MF Units (Row and Apt)	1,841	648	-	50	1,143

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	378	194	-	-	184
Mid- and High-density Residential Land	83	21	-	5	57
Employment - Industrial Land	16	-	-	-	16
Employment - Commercial Land	16	7	-	-	9
Employment - Mixed-use Land	7	-	-	1	6
TOTALS:	500	222	-	6	272

Note: The Residential and Non-Residential Land Use Proportion Anticipated at Build Out and Remaining Land by Land Use only represents those acres that fall within one of the defined categories reported within this Growth Report: Tracking Development and Change and does not include all the annexed lands or ultimate total land capacity. Please refer to Schedule A of the Land Inventory for further exclusions.



NORTHWEST SECTOR

DAVY CREEK



Davy Creek Community Area Structure Plan (CASP) was approved by City Council on August 17, 2020. The Davy Creek CASP area is in the northwest quadrant of Airdrie, occupying three quarter sections of land north of the existing communities of Reunion, Williamstown, Silver Creek and Stonegate. The lands consist of approximately 480 gross acres and are owned by Hopewell Davy Land Corporation, except for the Canadian Pacific Railway right of way which runs north-south through the east portion of the plan area. The Davy Creek CASP is comprised predominantly of residential uses with mixed use on the portion east of the railway and a total of approximately 32 acres of dedicated employment within the CASP. The plan proposes to accommodate a population of 8,021 in 2,785 residential units and provide for 1,685 jobs. The plan area proposes three elementary schools and a high school. The first Neighbourhood Structure Plan (Sawgrass) was approved in 2022.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	8,021	0	8,021	4%	-
Jobs	1,685	0	1,685	3%	-

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	1,636	-	-	-	1,636
MF Units (Row and Apt)	1,148	-	-	-	1,148

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	175	-	-	-	175
Mid- and High-density Residential Land	57	-	-	-	57
Employment - Industrial Land	16	-	-	-	16
Employment - Commercial Land	9	-	-	-	9
Employment - Mixed-use Land	7	-	-	-	7
TOTALS:	264	-	-	-	264

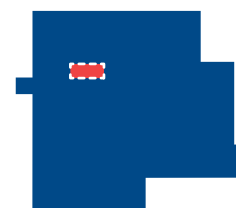
Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

PLANNING/ POLICY	<ul style="list-style-type: none"> • Adopted August 2020. • Three Neighbourhood Structure Plans (NSPs). • Mix of residential and non-residential uses and anticipate 2,785 residential units translating to a population of 8,021 and 1,685 jobs. • Sawgrass NSP was approved in 2022
FIRE	<ul style="list-style-type: none"> • Coverage is provided by the Veterans Fire Station located in the community of Williamstown.
WATER	<ul style="list-style-type: none"> • Water servicing will be provided through the extension of water distribution mains from connections to the existing system in the adjacent development to the south. • The City is a party to a Master Servicing Agreement with The City of Calgary which dictates available water capacity and supply. • Development in this area will rely on the main reservoir.
SANITARY	<p>A portion of the sanitary servicing for the lands will be from latent capacity identified in the Utilities Master Plan. The infrastructure required to utilize this latent capacity includes the construction of:</p> <ul style="list-style-type: none"> • A new lift station north of Reunion (referred to as the Lift Station #2) and associated trunks, • A twinned force main trunk to extend to the trunk located approximately 800 meters north of Yankee Valley Boulevard in the development of Bayside.
TRANSPORTATION	<ul style="list-style-type: none"> • Access to the Davy Creek CASP is from the west by extending 24 Street north of Veterans Boulevard. • Additional road connections to the south are available from Reunion and Williamstown • 8 Street dissects the plan area and is identified in the Transportation Master Plan (TMP) (2020) for construction between Veterans Boulevard to Township Road 273 at the 110,000-population planning threshold. • The TMP identifies a future arterial Township road 273 - along the north boundary of the CASP, crossing the railway and potentially providing future connectivity to the east side of the City. • The need for and timing of upgrades to transportation infrastructure to support development will be evaluated at the NSP stage. • The Davy Creek Lands are well positioned with respect to available capacity along the east/west Veterans Boulevard and QEII Highway Interchange. A CPR overpass will be created to provide pedestrian connectivity within and adjacent to the plan area.
STORM	<ul style="list-style-type: none"> • A series of stormwater management facilities will be required to service the Davy Creek CASP. • One stormwater management facility is to be located within each neighbourhood area to service the neighbourhoods independently. • Each facility will have an outfall into Nose Creek and each facility will consist of one or more cells connected by open channels or piping to integrate within the development layout and/or facilitate staging. All storm facilities and related infrastructure will be developer funded. • Considerations for stormwater management within the Nose Creek watershed are guided by the Nose Creek Watershed Management Plan (NCWMP) (2018) • An update to the Nose Creek volume control target was issued in November 2022.

Note: This table represents information contained in the Statutory Planning Document, please contact Planning and Development for updates to servicing and sequencing at **403.948.8848**

NORTHWEST SECTOR

NORTHWEST



The Northwest Community Area Structure Plan (CASP) totals around 320 gross acres and includes the communities of Reunion and Williamstown. Williamstown has reached full build out and only a few acres in Reunion remain available for development. Predominantly residential, it features a high concentration of single-family homes whose residents enjoy more than 60 acres of environmental reserve, parks, greenspaces, ponds, pathways, bridges and playgrounds. It's also home to Veterans Station and Heron's Crossing School. At 95 per cent constructed, the area houses around 7 per cent of the city's population.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	5,169	5,169	-	3%	7%
Jobs	255	255		0%	1%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	1,284	1,279	-	-	5
MF Units (Row and Apt)	521	471	-	50	-

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	132	123	-	-	9
Mid- and High-density Residential Land	17	12	-	5	-
Employment - Industrial Land	-	-	-	-	-
Employment - Commercial Land	-	-	-	-	-
Employment - Mixed-use Land	-	-	-	-	-
TOTALS:	149	135	-	5	9

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

Note: Jobs associated with the fire station and public school are accounted for within the head office location for City Hall (Downtown) and Rockyview Schools (Chinook Winds).

SOUTHEAST SECTOR

GEOGRAPHIC AREA PROFILE



The Southeast sector includes those communities that fall within each of the Southeast Community Area Structure Plan (Kings Heights, Ravenswood, Lanark), Southeast Yankee Valley Boulevard (SE YVB) and several built-out communities without higher-level statutory planning including, Big Springs, Meadowbrook and Thorburn.

Lanark is the only actively developing community in the Southeast sector with Kings Heights and Ravenswood currently either built out or nearing build out. The Southeast sector has been a very successful sector in terms of residential permit activity averaging approximately 175 residential permits a year, despite both Ravenswood and Kings Heights being in the latter stages of build out over the past several years. This sector is home to over 17,400 people, employs 3,862 people and boasts more than 1.5 million square feet of commercial, industrial and office space.

The sector shares a southern boundary with Rocky View County and will be home to more than 32,000 people and 15,000 jobs once fully built out. The SE YVB CASP area is a significant opportunity to leverage the Air Park asset and additional employment lands within Airdrie.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	32,044	17,422	14,622	17%	22%
Jobs	15,317	3,862	11,455	28%	19%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	9,206	4,991	65	108	4,107
MF Units (Row and Apt)	2,662	1,467	22	49	1,146

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

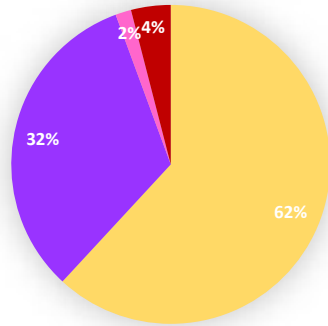
ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	1,167	540	5	9	618
Mid- and High-density Residential Land	112	41	1	4	67
Employment - Industrial Land	672	97	-	19	556
Employment - Commercial Land	33	21	-	-	12
Employment - Mixed-use Land	83	20	-	11	52
TOTALS:	2,067	719	6	43	1,305

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

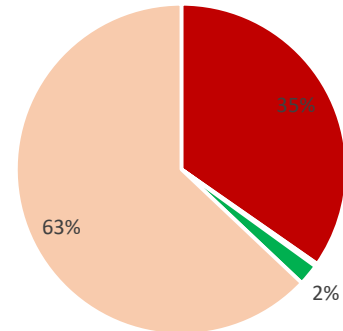
LAND USE REPRESENTATION AT BUILD OUT

- Residential
- Employment - Industrial
- Employment - Commercial
- Employment - Mixed Use



LAND BY CONSTRUCTION STATUS

- Constructed
- Under Construction
- Vacant
- Remaining



COMMUNITY RESIDENTIAL ACRES REMAINING

Lanark



- 20 40 60 80 100 120

■ Constructed ■ Under Construction ■ Vacant/Serviceable ■ Remaining by Ownership

SOUTHEAST SECTOR

SOUTHEAST YANKEE VALLEY BLVD



The Southeast Yankee Valley Boulevard Community Area Structure Plan (CASP) is located at the southeastern tip of Airdrie interfacing with Rocky View County. It will be the entrance to the city on the east and southeast side of Airdrie and will include a regional transportation corridor, identified in our Transportation Master Plan, at Range Road 292. Comprised of approximately 1,276 gross acres, the Southeast Yankee Valley Boulevard CASP is a unique opportunity for Airdrie to showcase and leverage the Airdrie Airpark. With a total of 512 acres designated for non-residential uses, the CASP area will contribute to new and significant employment opportunities for its residents. With a total population anticipated at 12,557 and total jobs targeted for approximately 11,500, this CASP will help Airdrie attract innovative opportunities across several non-residential asset classes. This community features abundant green space amenities in the form of a district open space node, and numerous parks and pathways. There are four elementary schools and one high school proposed within this CASP boundary. This community will be well connected, benefitting from the 40 Avenue and Queen Elizabeth II (QEII) Highway Interchange currently under construction.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	12,557	0	12,557	7%	-
Jobs	11,490	0	11,490	21%	-

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	3,241	-	-	-	3,241
MF Units (Row and Apt)	1,117	-	-	-	1,117

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	514	-	-	-	514
Mid- and High-density Residential Land	65	-	-	-	65
Employment - Industrial Land	448	-	-	-	448
Employment - Commercial Land	12	-	-	-	12
Employment – Mixed-use Land	52	-	-	-	52
TOTALS:	1,091	-	-	-	1,091

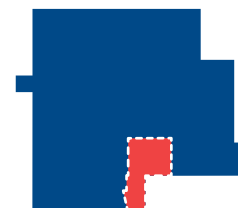
Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

PLANNING/ POLICY	<ul style="list-style-type: none"> Up to six potential Neighbourhood Structure Plans (NSP). A mix of residential and non-residential uses with an anticipated population of 12,557 and 11,490 jobs.
FIRE	<ul style="list-style-type: none"> The CASP area will be serviced by the King's Heights Fire Station. No new infrastructure is forecasted at this point.
WATER	<ul style="list-style-type: none"> The majority of the CASP area is within the new East Pressure Zone except for a small area in the SW corner, which is in the Main Pressure Zone. To provide water servicing within the East Pressure Zone, additional storage is required. This is proposed through the construction of a new SE Reservoir within the CASP area When the SE Reservoir is commissioned, water distribution mains can be extended from the facility to completely service the CASP lands (and other parts of the new East Pressure Zone). The 400mm regional water feeder main has been identified as levied infrastructure. The City is a party to a Master Servicing Agreement with The City of Calgary dictates available water capacity and supply.
SANITARY	<ul style="list-style-type: none"> Ultimate sanitary servicing of the rest of the CASP will occur through City capital infrastructure. Sewer pipe extensions are proposed for the CASP area via a regional sanitary sewer trunk installed along 40 Avenue SE. The ultimate trunk will flow south at Kingsview Blvd. SE
TRANSPORTATION	<ul style="list-style-type: none"> Yankee Valley Blvd will be upgraded from a two-lane rural highway to a four-lane urban boulevard. This will occur as adjacent development is built. The CASP provides the connecting piece of Range Road 292 between Yankee Valley Blvd and 40 Ave SE. This connection will cost an estimated \$13.9 million, to be collected as development occurs from area developers. 40 Ave SE will be extended from King's Heights / Lanark to Range Road 292.
STORM	<ul style="list-style-type: none"> The ultimate stormwater management strategy is for controlled and treated storm discharge from the CASP area west through a new, regional storm sewer trunk to be installed along 40 Avenue SE (parallel to the regional sanitary sewer trunk). This new storm sewer trunk will discharge into a future stormwater wet pond to be in the SE corner of the future QEII / 40 Avenue SE interchange. This will then discharge into Nose Creek via a new outlet pipe and storm outfall. The timing for the regional storm sewer trunk is the same as that of the regional sanitary sewer trunk. Considerations for stormwater management within the Nose Creek watershed are guided by the NCWWMP (2018). An update to the Nose Creek volume control target was issued in November 2022.

Note: This table represents information contained in the Statutory Planning Document, please contact Planning and Development for updates to servicing and sequencing at **403.948.8848**

SOUTHEAST SECTOR

SOUTHEAST



The Southeast Community Area Structure Plan (CASP) blankets 1,024 gross acres, including two built-out communities (King's Heights and Ravenswood), and one developing community (Lanark). A range of land uses exist in its boundaries, including a diverse housing stock for every stage of life. Kingsview Market is anchored by Save-On-Foods and Shoppers Drug Mart, joined by coffee shops, pubs, restaurants, and various services. The light industrial area is home to major employers such as Alta Injection Molding, Techmation Electric & Controls, Fortis Alberta, GN Corporation and more. The King's Heights industrial area is the east side connection to the 40 Avenue and QEII Interchange and includes the King's Heights Fire Station. There area's 3,000 jobs represent roughly 15 per cent of both our total storefront employment opportunities and business licences. The area has a current population of 10,000 and is expected to total 12,840 people at build out. Two schools (including one Francophone school) exist within the boundary.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	12,840	10,047	2,793	7%	13%
Jobs	3,005	3,005	-	5%	15%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	3,180	2,431	65	107	577
MF Units (Row and Apt)	1,568	1,267	22	48	231

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	319	234	5	9	71
Mid- and High-density Residential Land	65	33	1	3	28
Employment - Industrial Land	224	97	-	19	108
Employment - Commercial Land	8	8	-	-	-
Employment - Mixed-use Land	31	21	-	11	(1)
TOTALS:	647	392	6	42	207

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

SOUTHWEST SECTOR

GEOGRAPHIC AREA PROFILE



The Southwest sector includes those communities that fall within each of Chinook Winds Community Area Structure Plan (Chinook Gate, Cobblestone Creek, Prairie Springs, South Windsong, Southwinds and Windsong), The Cooper's Town Area Structure Plan (Coopers Crossing and Morning Side), South Airdrie (Hillcrest, Sierra Springs and South Point) and the Southwest Community Area Structure Plan (Vantage Rise, a Neighbourhood Structure Plan that is reported as under review within this document. Council approved this NSP in May, 2023).

There are six developing communities in this sector aggregating an average of roughly 350 residential permits a year. This sector currently accounts for approximately 24 per cent of Airdrie's total population and 21 per cent of all employment. The Southwest sector has the planned land capacity to house approximately 72,000 people at full build out, which is expected to represent 39 per cent of Airdrie's population base. Portions of the Southwest sector have been identified by the Calgary Metropolitan Regional Board as part of Joint Planning Area 1. The Southwest Sector has more than 500 acres dedicated to employment lands that will contribute significant employment, recreation, and commercial amenities to the Calgary region.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	71,947	18,557	53,390	39%	24%
Jobs	18,202	4,222	13,980	33%	21%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

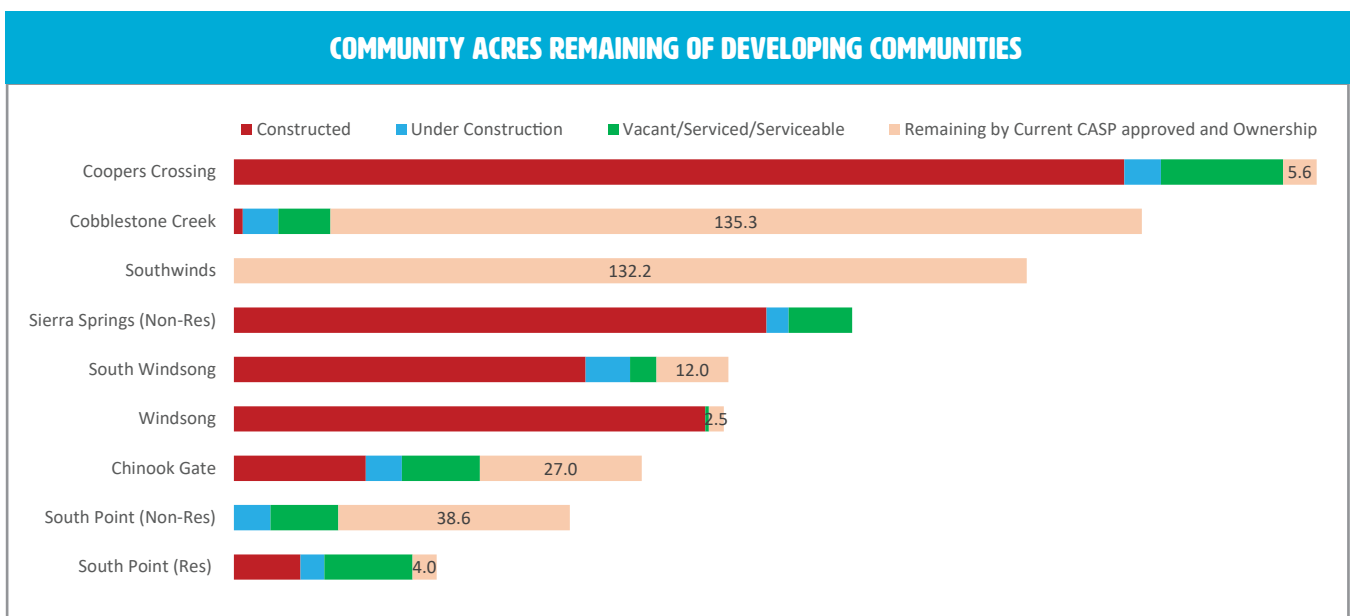
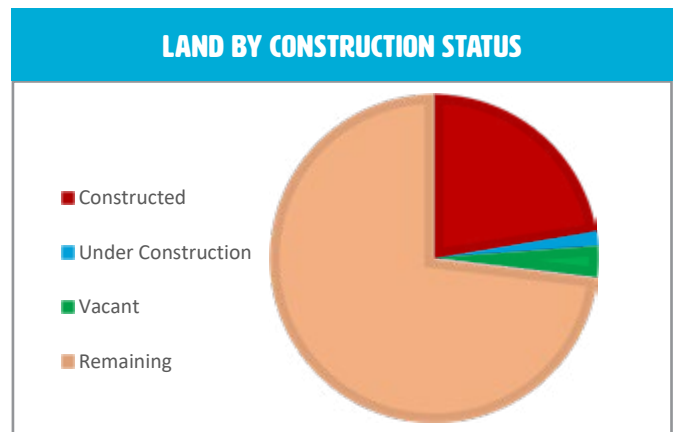
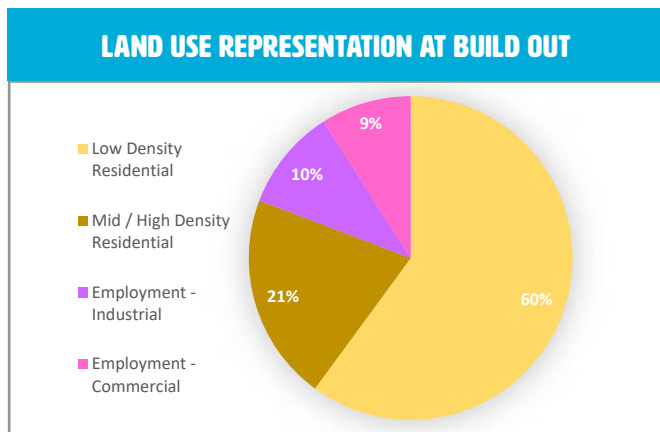
CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	14,288	4,564	292	466	8,966
MF Units (Row and Apt)	11,328	1,841	136	845	8,506

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	1,619	448	24	38	1,109
Mid- and High-density Residential Land	558	60	5	23	470
Employment - Industrial Land	274	8	-	6	260
Employment - Commercial Land	244	93	10	15	126
Employment – Mixed-use Land	20	-	-	-	20
TOTALS:	2,715	609	39	82	1,985

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.



SOUTHWEST SECTOR

CHINOOK WINDS



Located in the southwest quadrant of Airdrie, the Chinook Winds Community Area Structure Plan (CASP) is comprised of 957 gross acres. It is home to the 55-acre Chinook Winds Regional Park, Chinook Winds Station and Fire Headquarters, the head office of Rocky View Schools, W.H. Croxford High School, and Windsong Heights School. It will also be the location of a future recreational facility. Currently, there are four actively developing communities within this CASP area including Chinook Gate, South Windsong, Cobblestone Creek and newly approved Southwinds. Chinook Winds has one fully built out community (Prairie Springs). Approximately 9,276 people live in the Chinook Winds CASP area with the total population estimated at full build out to be approximately 21,000 people.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	21,235	9,276	11,959	11%	12%
Jobs	1,591	1,591	-	3%	8%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	4,453	2,020	205	280	1,948
MF Units (Row and Apt)	3,343	1,280	86	94	1,883

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	445	174	16	22	233
Mid- and High-density Residential Land	135	32	3	4	96
Employment - Industrial Land	-	-	-	-	-
Employment - Commercial Land	7	-	-	-	7
Employment - Mixed-use Land	-	-	-	1	(1)
TOTALS:	587	206	19	27	335

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

SOUTHWEST SECTOR

THE COOPER'S TOWN



Located in the southwest quadrant of Airdrie, The Cooper's Town Area Structure Plan (ASP) was adopted in 2004. There are 420 gross acres in the ASP. There are two actively developing communities, Cooper's Crossing and Reynolds Gate and one community (Morningside) is fully completed. The Cooper's Town area has a wide spectrum of housing options from multi-family townhome dwellings to estate homes. There are two schools and a significant number of parks, ponds, pathways and wetlands. Developed by Westmark Holdings, this ASP area is home to approximately 5,933 people and estimates a total population of 7,650 people at full build out. Predominantly a residential area, it is serviced by a commercial node of approximately 12 acres anchored by Save-On-Foods.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	7,646	5,933	1,713	4%	8%
Jobs	687	687	-	1%	3%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	1,865	1,680	54	81	50
MF Units (Row and Apt)	601	142	8	451	-

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	211	192	6	8	6
Mid- and High-density Residential Land	22	9	-	13	1
Employment - Industrial Land	-	-	-	-	-
Employment - Commercial Land	12	12	-	-	-
Employment - Mixed-use Land	-	-	-	-	-
TOTALS:	245	213	6	20	6

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

SOUTHWEST SECTOR

SOUTH AIRDRIE



Located west of the QEII Highway, the South Community Area Structure Plan (CASP) includes 795 gross acres of industrial, commercial and residential areas. Significant construction underway, including the 40 Avenue and QEII Interchange targeted for completion in Fall 2023. It includes the communities of Hillcrest and South Pointe, one school, and two future school sites. With over 98 businesses, shops, restaurants and one hotel, this area represents about nine per cent of Airdrie's total commercial business licences and about 10 per cent of the city's jobs. The current population totals around 3,350, with an expected population of 7,500 at build out. In 2021, City Council approved the redesignation of approximately 247 acres of land from industrial to a combination of residential and commercial and there is expected to be one NSP in this area. In 2022, Council approved a Commercial Master Site Plan for South Point Village.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	7,485	3,349	4,136	4%	4%
Jobs	3,979	1,930	2,049	7%	10%

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	1,458	864	33	105	456
MF Units (Row and Apt)	1,380	419	42	300	619

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	150	81	2	9	58
Mid- and High-density Residential Land	51	19	2	6	24
Employment - Industrial Land	72	8	-	6	58
Employment - Commercial Land	202	80	10	15	97
Employment - Mixed-use Land	-	-	-	-	-
TOTALS:	475	188	14	36	237

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

SOUTHWEST SECTOR

SOUTHWEST



The Southwest Community Area Structure Plan (CASP) is located on the southernmost tip of Airdrie adjacent to Rocky View County. This CASP area is significant for its proximity to north Calgary and the expected connectivity to a regional higher order transit and utility corridor. The plan area is “L” shaped and occupies ten quarter sections of land consisting of approximately 1,600 gross acres. With over 22 owners within the boundary, it is the largest CASP Airdrie has seen to date in terms of both acreage and population capacity. The area is comprised predominantly of residential uses with portions of light industrial and commercial/mixed use proposed along 56 Avenue and at the 24 Street/56 Avenue intersection. Southwest Airdrie has the potential to accommodate a population of 26,000 to 34,000 residents and employ up to 10,000 people. There are 10 anticipated neighbourhoods, a south-central green corridor, and a recommendation for two high schools and 10 elementary schools. The area’s first Neighbourhood Structure Plan, Vantage Rise, received Council approval in May 2023.

STATISTICS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CURRENT	REMAINING OPPORTUNITY	SHARE OF AIRDRIE AT BUILD OUT	CURRENT SHARE OF AIRDRIE
People	33,603	0	33,603	20%	-
Jobs	10,260	0	10,260	19%	-

Note: Where an Area Structure Plan has not provided an estimate on jobs or people an estimate has been completed internally.

UNITS

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	CONSTRUCTED	UNDER CONSTRUCTION	VACANT	REMAINING
SF + SD Units	6,509	-	-	-	6,509
MF Units (Row and Apt)	6,123	-	-	-	6,123

Note: Where an Area Structure Plan has not provided an estimate on total dwelling units, anticipated total dwelling units are internally estimated.

ACRES

CATEGORY	ANTICIPATED TOTAL AT BUILD OUT	BUILT	UNDER CONSTRUCTION	VACANT	REMAINING
Low-density Residential Land	978	-	-	-	978
Mid- and High-density Residential Land	-	-	-	-	-
Employment - Industrial Land	201	-	-	-	202
Employment - Commercial Land	22	-	-	-	22
Employment – Mixed-use Land	20	-	-	-	20
TOTALS:	1,221	-	-	-	1,221

Note: Please refer to [Definitions](#) and [Schedule A](#) for excluded acreage.

PLANNING/ POLICY	<ul style="list-style-type: none"> • Anticipate 10 Neighbourhood Structure Plans (NSPs). • A mix of residential and non-residential uses with an estimated population of 26,000 – 34,000 and 10,000 jobs. • Vantage Rise NSP under review
FIRE	<ul style="list-style-type: none"> • Fire coverage will be provided through the Chinook Winds and the King's Heights Fire Stations.
WATER	<ul style="list-style-type: none"> • Water servicing for the Southwest Airdrie CASP will span three pressure zones (PZ): High West, West and Main, with the majority residing within West PZ. • The City is a party to a Master Servicing Agreement with The City of Calgary that dictates available water capacity and supply.
SANITARY	<ul style="list-style-type: none"> • The CASP area will be serviced via the future sanitary Lift Stations #4 and #8 and sanitary force main to Calgary. • Sanitary gravity mains within the CASP area will connect to the Airdrie southwest sanitary trunk (also known as Cobblestone Trunk), which flanks the east side of the plan area's boundary.
TRANSPORTATION	<ul style="list-style-type: none"> • The CASP area will connect with the existing and planned street network to the east and north, at the boundaries of Yankee Valley Boulevard and 24 Street, with the southeast portion bounded by 8 Street to the east. • 40 Street (Range Road 13) bounds the site to the west. • 56 Avenue (Township Road 264) bounds the site to the south. • 24 Street is anticipated to be planned as a future transitway-ready corridor and should be a focus for attracting a diverse range of land uses.
STORM	<ul style="list-style-type: none"> • Storm servicing for the CASP area will include a variety of minor and major development catchments. • These stormwater facilities are located at the lowest point in each catchment, with size and shape taking into consideration post-development conditions. • The Southwest Airdrie CASP is entirely within the Nose Creek watershed, with all catchments ultimately discharging to Nose Creek via three offsite routes. • Development of NE ¼ Section 34, which will include the first NSP within the Southwest Airdrie CASP. • Considerations for stormwater management within the Nose Creek watershed are guided by the NCWWMP (2018). • An update to the Nose Creek volume control target was issued in November 2022.

Note: This table represents information contained in the Statutory Planning Document, please contact Planning and Development for updates to servicing and sequencing at **403.948.8848**

INTERIM LAND USE

As an innovative step forward in providing temporary opportunities for development and business operation in several of our unplanned and unserved areas, Airdrie City Council approved an amendment to our Land Use Bylaw in September 2020 to include several discretionary, temporary, non-residential uses.

On March 15, 2021, this bylaw was amended to incorporate lands within the East Points Community Area Structure Plan boundaries and all the applicable areas having the Interim Land Use designation are demonstrated in the map below.

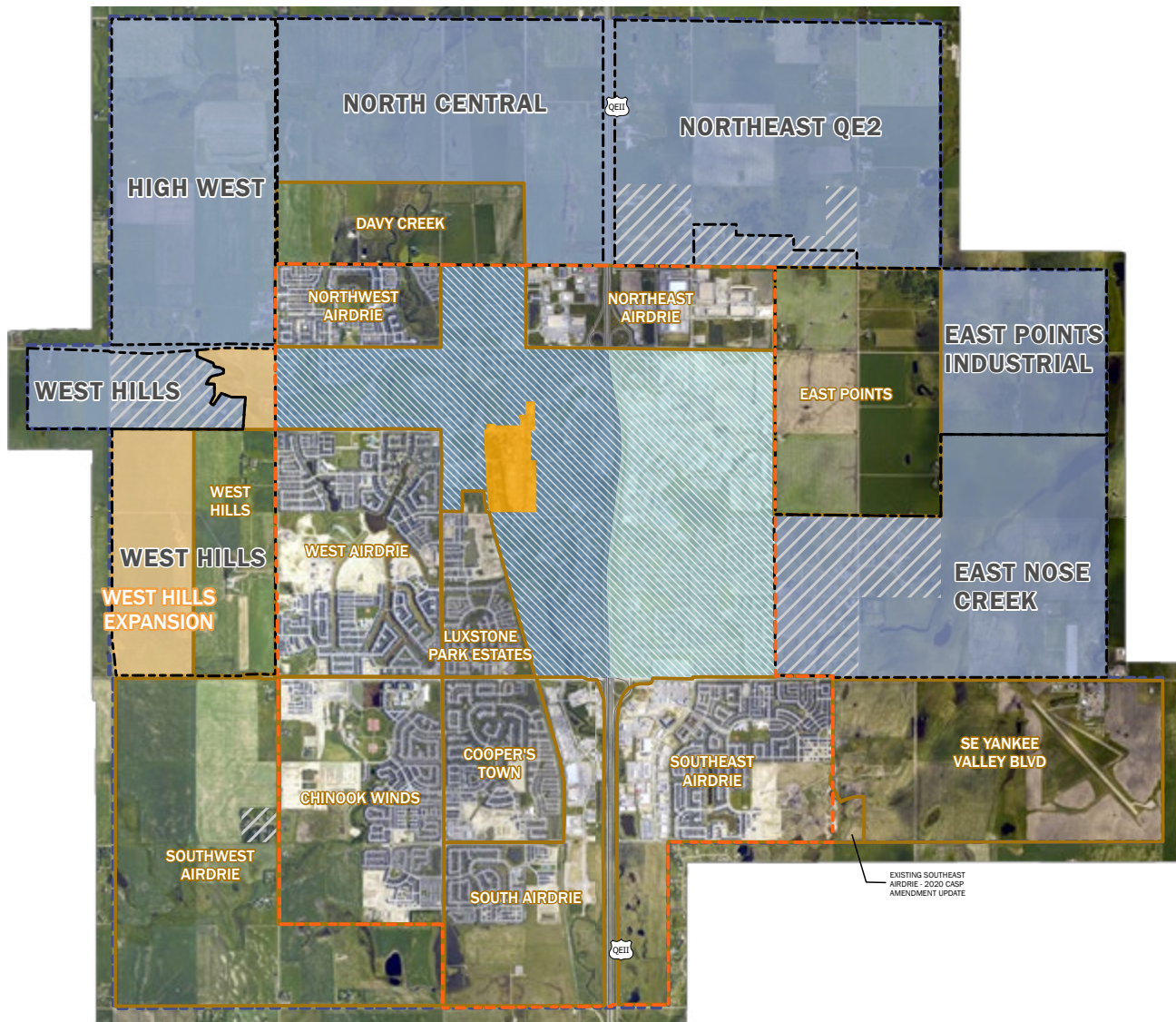
This exciting and unique opportunity demonstrates Airdrie's ability to provide solutions for our business community.



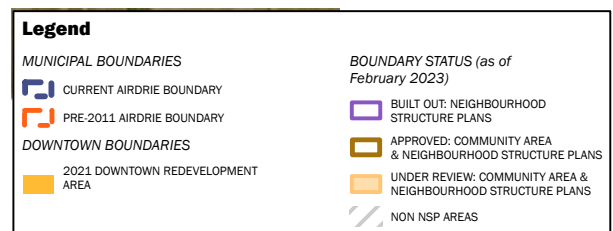
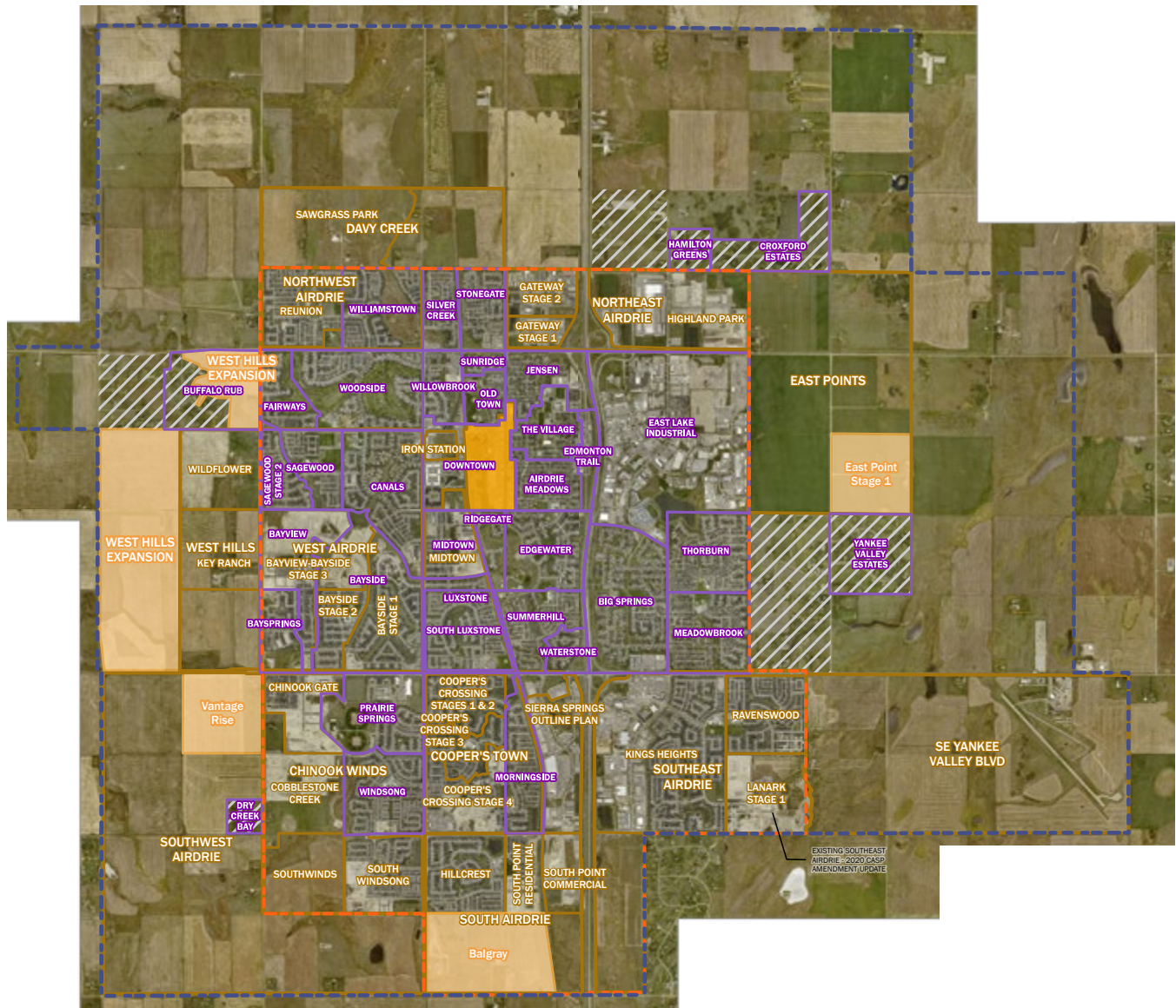
Please contact Senior Planner, Daria McDonald at daria.mcdonald@airdrie.ca or **403.948.8848** for more information.

MAPS

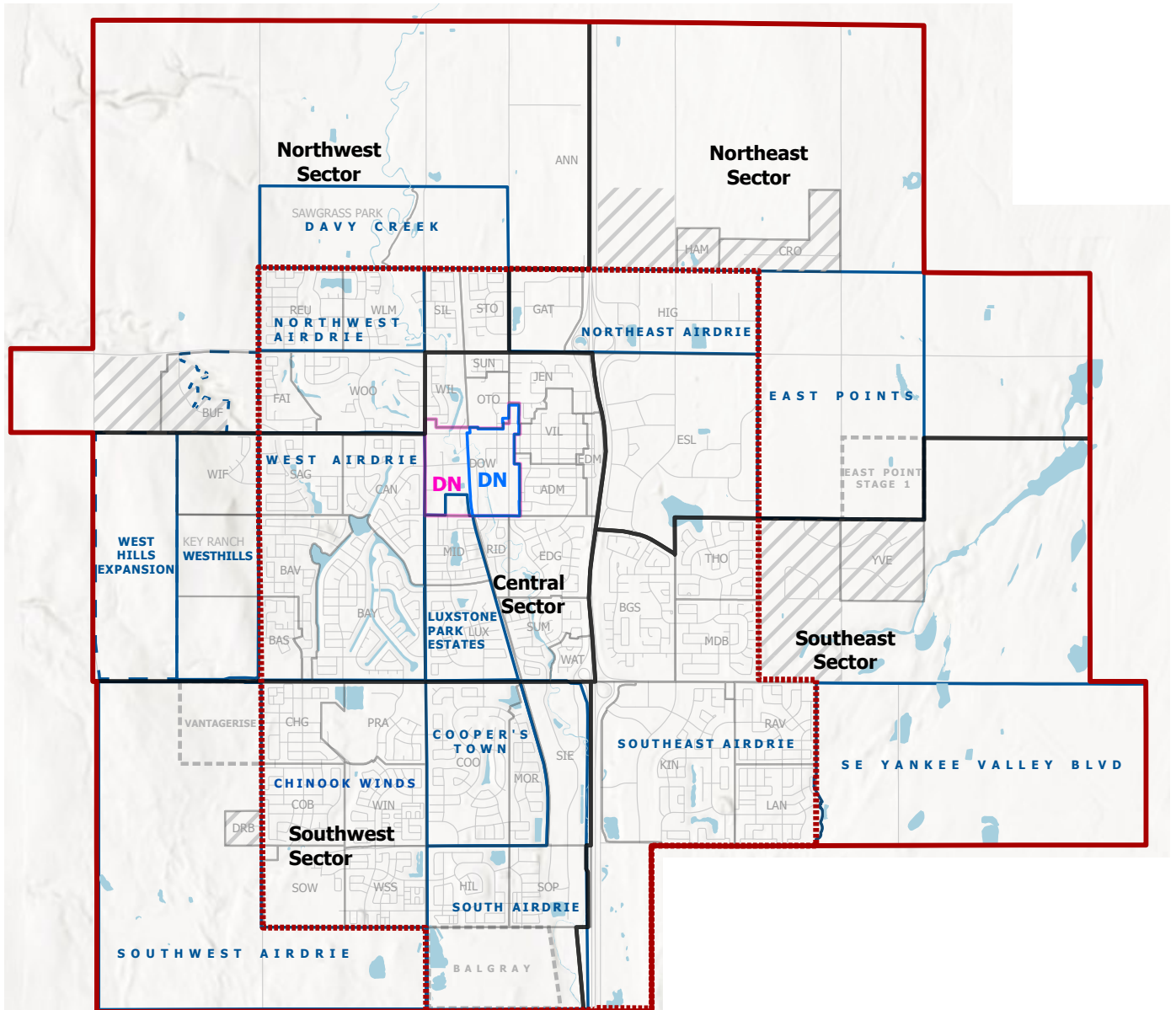
LONG TERM PLANNING AREAS (CASP) – DECEMBER 31, 2022



LONG TERM PLANNING AREAS (NSP BOUNDARIES AND COMMUNITIES) – DECEMBER 31, 2022



AIRDRIE SECTOR BOUNDARIES – DECEMBER 31, 2022



MUNICIPAL BOUNDARIES

- PRE-ANNEXATION BOUNDARY
- POST-ANNEXATION BOUNDARY
- NEIGHBOURHOOD BOUNDARY
- SECTOR BOUNDARY

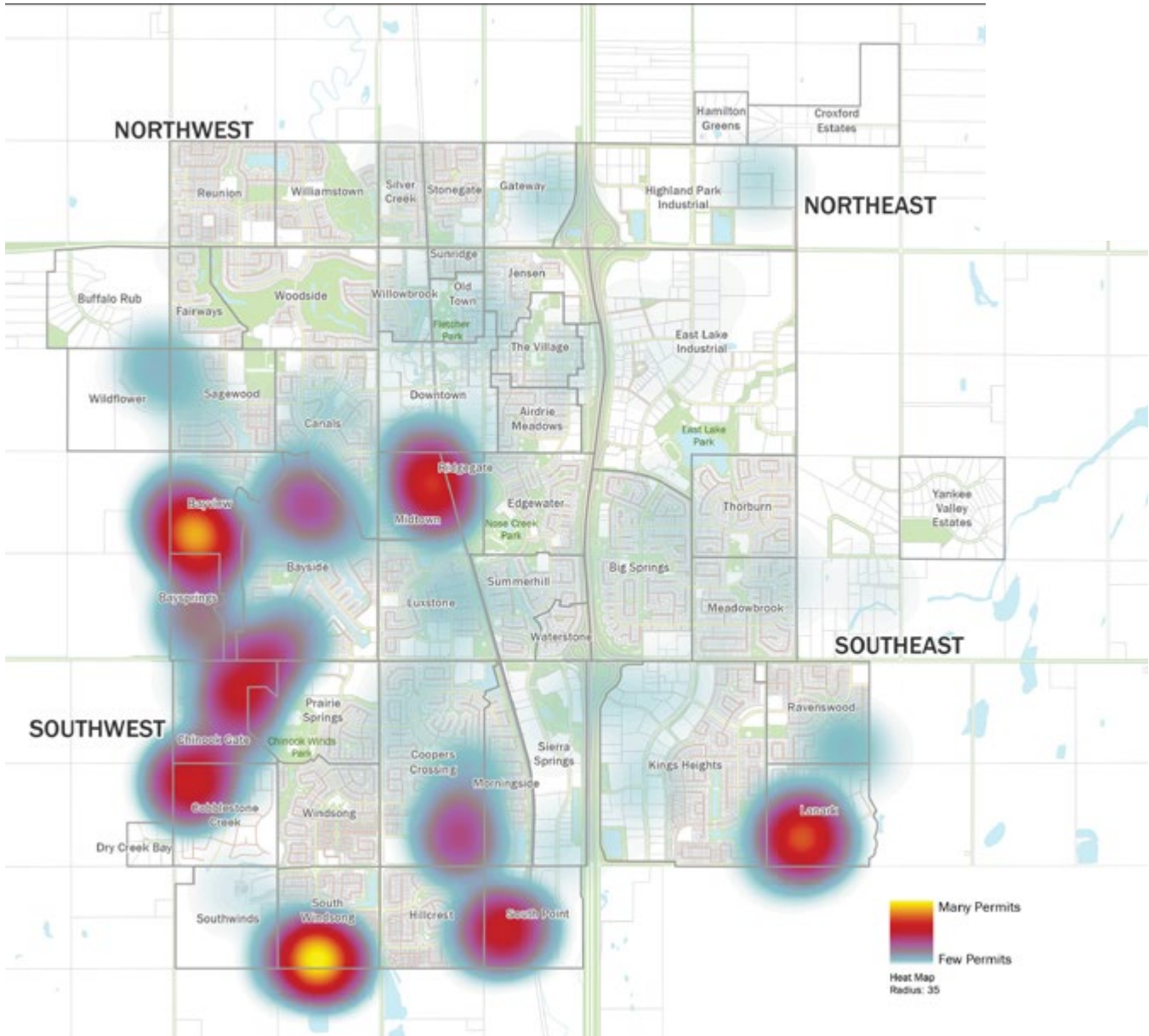
DOWNTOWN BOUNDARIES

- DOWNTOWN REDEVELOPMENT AREA
- OLD DOWNTOWN BOUNDARY

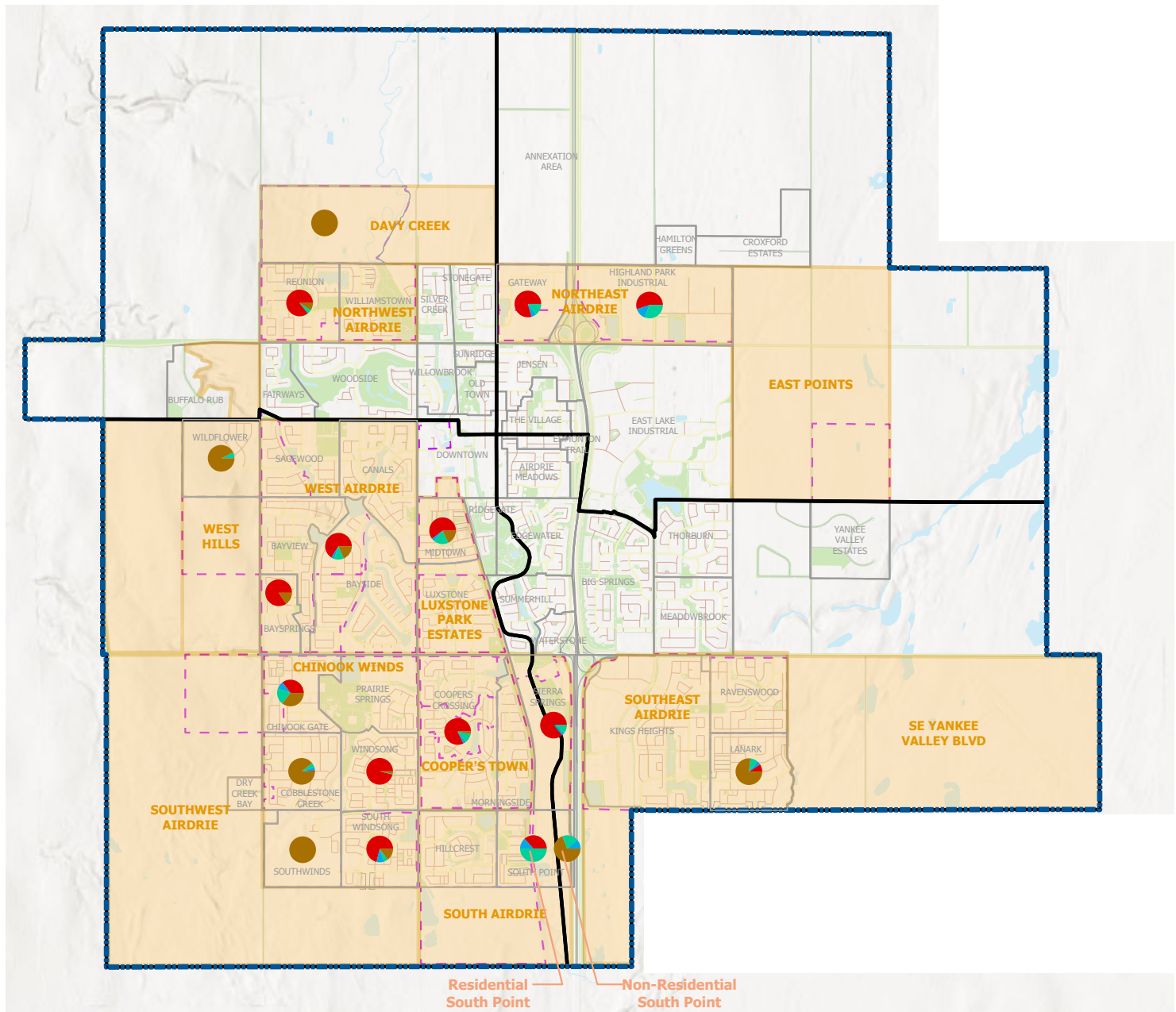
BOUNDARY STATUS (March 2023)

- APPROVED: COMMUNITY AREA STRUCTURE PLANS
- UNDER REVIEW: COMMUNITY AREA STRUCTURE PLANS
- UNDER REVIEW: NEIGHBOURHOOD STRUCTURE PLANS
- NON NSP AREAS

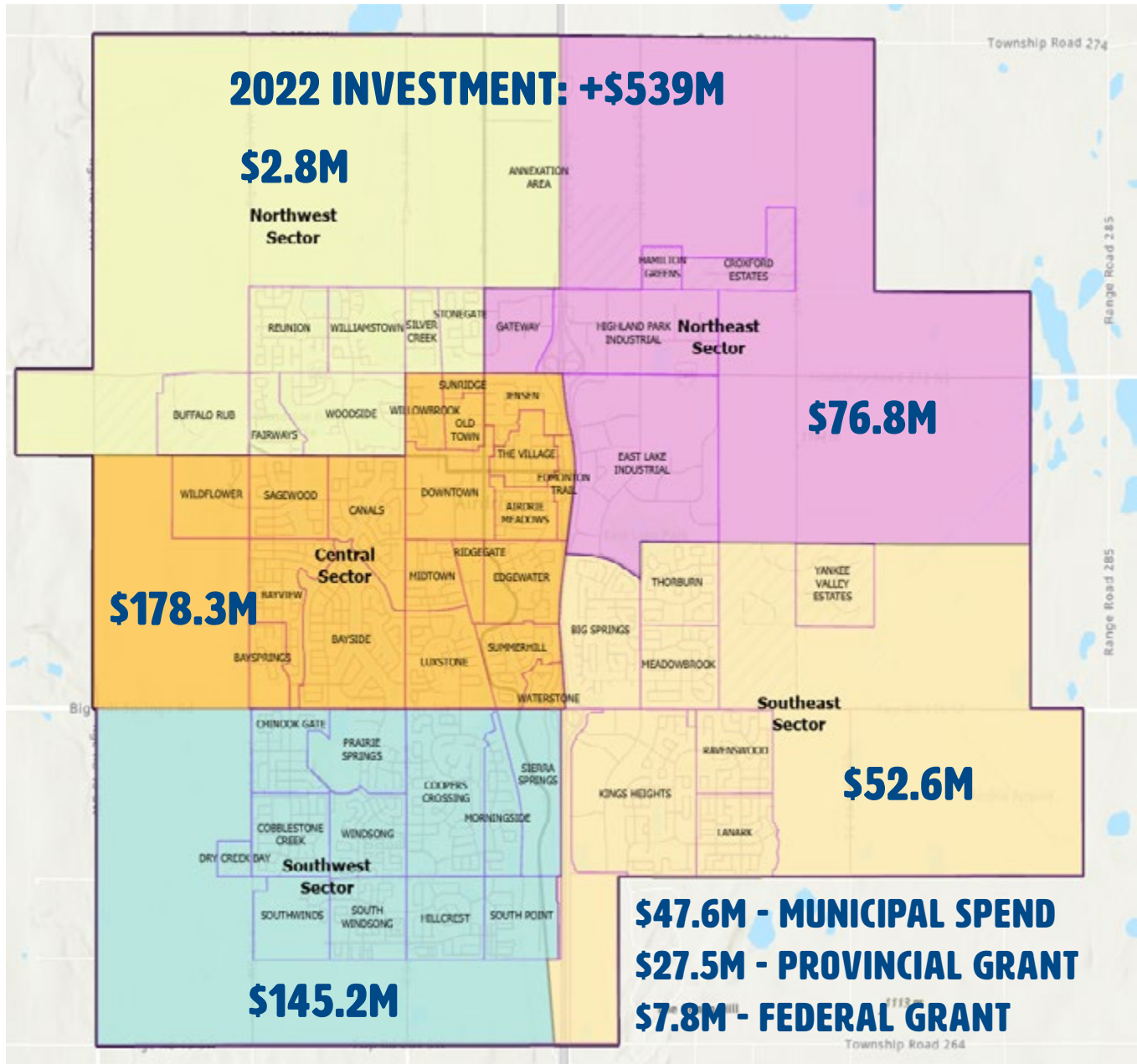
BUILDING PERMIT HEAT MAP – DECEMBER 31, 2022



LOT INVENTORY – DECEMBER 31, 2022



2022 AIRDRIE INVESTMENT MAP



The tracked investment totals includes the estimated building permit construction values including all residential and non-residential new and Leasehold values; provincial and federal capital grants; municipal capital spending; and real estate transaction values for non-residential properties.



APPENDIX

GLOSSARY OF TERMS

12 THOUSAND ACRE PLAN	The 12 Thousand Acres Plan (12K Plan) is considered the City's Growth Management Plan and is a non-statutory document intended to guide Council's decision making on future development within the annexation lands. The 12K Plan lays the groundwork for development within the areas annexed by the City in 2012 and outlines future Community Area Structure Plan (CASP) boundaries, includes anticipated sequencing for when new development areas can come online, provides general direction on land uses for the annexed area and outlines what will be allowed for interim land uses before new areas are developed.
AIRDRIE CITY PLAN	The Airdrie City Plan is our Municipal Development Plan and is a long-range, strategic plan that sets the direction for new development throughout the city. The plan helps City Council make decisions regarding future land use protection of the natural environment transportation needs, infrastructure and servicing needs and land supply for commercial and industrial development.
ALTERATIONS, IMPROVEMENTS AND ACCESSORIES (AIA)	Any Commercial/Industrial or Institutional building permit classified as a(n) Accessory, Leasehold Improvement , or Occupancy Building Permit Application Type does not add new square footage.
AREA REDEVELOPMENT PLAN	An Area Redevelopment Plan (ARP) is an urban planning designation created by municipalities to facilitate development in an existing neighbourhood or a specific area. They tend to be developed for inner-city areas that are currently redeveloping or are soon to redevelop. Community representatives are often invited by municipal planners to contribute to an ARP. The AirdrieONE Sustainability Plan and the General Municipal Development Plan also influence and guide an ARP.
AREA STRUCTURE PLAN	Area Structure Plans (ASP) provide the planning framework for future subdivisions and development. An ASP provides land use, access and servicing, and policy direction for specific neighbourhoods or areas in the municipality. The principles and objectives established in each plan guide growth of future neighbourhoods by setting out general locations for major land use (i.e., residential, commercial, industrial, schools and parks), major roadways, utility servicing, trail systems and potential population density. The City of Airdrie requires an ASP to be adopted by Council before the adoption of a Neighbourhood Structure Plan (NSP), land-use designation, or subdivision approval in newly developing areas.
BUILD OUT	Build out refers to the full construction of all Land Use Districts within a designated area. See Community Build Out .

GLOSSARY OF TERMS

BUILDING PERMIT APPLICATION TYPE	<ol style="list-style-type: none"> 1. Accessory: A building permit application that is categorized under the Construction Type: AIA, from an existing tenant and does not include the erection of any building. This could include design, site work, interior partitioning work where applicable, heating and ventilation cost, electrical work, plumbing and gas installation, fire sprinklers and elevator/escalator 2. Addition: A building permit application categorized under the Construction Type: New Construction and adds new square footage to an existing building 3. Base Building: A building permit application categorized under the Construction Type: New Construction and is a new building adding new square feet 4. Leasehold Improvements: A building permit application categorized under the Construction Type: AIA and is a new tenant/applicant for interior construction work that does not include the erection of any building. This could include design, site work, interior partitioning work where applicable, heating and ventilation cost, electrical work, plumbing and gas installation, fire sprinklers and elevator/escalator 5. Occupancy: A building permit application a new tenant occupying space that does not require any New Construction or AIA. 6. Portable: A building permit application categorized under the Construction Type: New Construction and is a new temporary building with usable square footage
BUSINESS LICENCE	Every business, occupation or trade carried on to make a profit within the city of Airdrie is regulated under the Business Licence Bylaw. Every business licence is either a resident (Airdrie-based) or non-resident.
BUSINESS LICENCE ACTIVITY	Registered resident (Airdrie-based) businesses evidenced by a City of Airdrie issued Business Licence.
CALGARY METROPOLITAN REGION	The Calgary Metropolitan Region (CMR) includes member municipalities as follows: City of Airdrie, City of Calgary, City of Chestermere, Town of Cochrane, M.D. of Foothills, Town of High River, Town of Okotoks and Rocky View County, (as described in the regulation).
CALGARY METROPOLITAN REGIONAL BOARD	A not-for-profit government corporation formed by Alberta Regulation 190/2017 Municipal Government Act, Calgary Metropolitan Region Board Regulation in 2018 and composed of elected officials from the member municipalities.
CASP ADOPTED	Lands that have a Community Area Structure Plan (CASP) adopted by City Council (includes a density estimate of the multi-family sites from CASP or average within range from Land Use Bylaw).
CASP UNDER REVIEW	Lands for which a justification report has been brought to council under a Community Area Structure Plan (CASP) but has not yet been adopted by council (includes a density estimate of the multi-family sites from CASP or average within range from Land Use Bylaw).
COMMERCIAL, RETAIL, OFFICE, OR INDUSTRIAL BUSINESS (RESIDENT)	Resident business, with a storefront location having a City of Airdrie issued Business Licence.

GLOSSARY OF TERMS

COMMUNITY AREA STRUCTURE PLAN (CASP)	A CASP is required prior to the redesignation of rural, greenfield and/or urban holding lands for large-scale urban development. The CASP provides a general use of land, transportation, and utilities concept. See Area Structure Plan .
COMMUNITY BUILD OUT	Full construction of all Land Use Districts within an Area Structure Plan or Community Area Structure Plan.
CONSTRUCTED	Received Permit Services Report (PSR) and/or on the assessment tax roll (not noted as vacant land on the assessment tax roll).
COUNCIL FOCUS AREAS 2023-2026	City of Airdrie's Council Focus Areas 2023-2026 include: Transportation, Leisure, Recreation and Culture, Environmental Protection, Caring Community, Economic Development, Informed and Engaged Community and Advocacy.
EMPLOYMENT - COMMERCIAL	Lands Designated under the Commercial Land Use District.
EMPLOYMENT - INDUSTRIAL	Lands Designated under the Industrial Land Use District.
EMPLOYMENT - MIXED-USE	Lands Designated under the Mixed-use Land Use District.
ESTIMATED CONSTRUCTION VALUE	These are the values identified in the Declaration of Construction costs provided by the Applicant, which may include estimates for design, site work, and building construction costs, (including all costs associated with the erection of the building if applicable) including interior partitioning work where applicable. Heating and ventilation cost, electrical work, plumbing and gas installation, fire sprinklers and elevator/escalator.
GREAT PLACES PARKS MASTER PLAN	Great Places Plan is the master plan for parks and open spaces in Airdrie.
HIGH-DENSITY RESIDENTIAL	Residential districts zoned R5.
HOME-BASED BUSINESS	Businesses operating from a residential property within the City of Airdrie.
INTERIM-USE AREAS	Interim-use areas are identified through statutory plans and other studies and are intended to accommodate temporary non-residential development on a limited-term basis. The City anticipates that development can be accommodated in these areas if it does not limit or impede the intended future development concepts that are, or will be, established through long-range plans. Refer to Bylaw No. B-29/2020 as is and may be amended from time to time for further information.

GLOSSARY OF TERMS

JOBS	Full-time and part-time total employment of licenced City of Airdrie resident business (as reported by the business community).
LAND ABSORPTION	Lands that have entered into a Subdivision Servicing Agreement within a specific time.
LAND USE BYLAW (LUB)	The Land Use Bylaw (LUB) is a planning tool to regulate development in a manner that is specifically enabled by the provisions contained in the Municipal Government Act (MGA) of Alberta. The bylaw relies heavily on guiding plans to inform it, including the Airdrie City Plan, Area Structure Plans, Area Redevelopment Plans, and Inter-Municipal Development Plans. The LUB is also expected to be consistent with any regional plans administered by the province.
LAND USE DISTRICT	A method of organization whereby certain types of buildings or land uses will be allowed on specific parcels and areas within the City.
LOW-DENSITY RESIDENTIAL	Residential districts zoned R1, R1-E, R1-V, R1-W, R1-U, R1-L and/or R2 uses under the City of Airdrie, Land Use Bylaw.
MF	Acronym for Multi-family. A development containing three (3) or more dwelling units arranged in any horizontal or vertical configuration that may have separate entrances at grade or a shared entrance area through a common vestibule. Buildings include common property, such as, but are not limited to, communal parking areas, driveways, private roadways, amenity areas, or maintenance areas that are shared. Typical multi-unit developments include apartments, townhomes, and row homes. As well as rental properties and conventional condominium developments, developed under the Condominium Property Act as amended.
MID-DENSITY RESIDENTIAL	Residential districts zoned R2-T, R-BTB-RMH, R3 and/or R4 Land uses under the City of Airdrie, Land Use Bylaw, as amended from time to time.
MULTI	A development containing three (3) or more dwelling units arranged in any horizontal or vertical configuration that may have separate entrances at grade or a shared entrance area through a common vestibule. Buildings include common property, such as, but are not limited to, communal parking areas, driveways, private roadways, amenity areas or maintenance areas that are shared. Typical multi-unit developments include apartments, townhomes, and row homes, as well as, rental properties and conventional condominium developments, developed under the Condominium Property Act as amended.
NATURAL INCREASE	The difference between the number of births and the number of deaths over a specific period.
NEIGHBOURHOOD STRUCTURE PLAN (NSP)	An NSP is required for all residential developments contained within a CASP and usually covers an area of approximately 160 acres. The NSP addresses similar elements as the CASP but in greater detail. The NSP is a more descriptive and detailed plan showing local street networks, the location of schools, parks and pathways, the distribution of housing types, architectural themes, and the form of commercial and/or industrial activity contemplated for the site.

GLOSSARY OF TERMS

NEW CONSTRUCTION	A category of construction type, New Construction includes any Commercial/Industrial or Institutional building permit that is classified as a Base building, Addition, or Portable Building Permit Application Type and adds new additional square footage.
NON-RESIDENTIAL	For this report, Non-residential refers to uses that are not found within the Residential Land Use District but are found within and include commercial, industrial, and mixed-use districts.
PEOPLE	People include all persons residing in the City of Airdrie.
PERMIT REGISTRY	This registry is produced by the Building Inspections team on a monthly, quarterly, and annual basis and provides a count of permit applications, unit counts and Estimated Construction Value. The Estimated Construction Value noted within the Permit Registry does not include all the values listed within the Declaration of Construction Costs provided for non-residential building permit applications.
PROFESSIONAL BUSINESS	Professionals (such as physicians, dentists, etc.) not required through legislation or other governance to obtain a local licence.
REMAINING	For the purposes of this report, Remaining means those lands that fall within the CASP Under Review, CASP Adopted, Unsubdivided Land with Land Use and/or Subdivided Land with Tentative Plan Approval.
RESIDENTIAL	For this report, Residential refers to uses found within the Residential Land Use District, may be found within the Mixed-use District and not found within the Commercial and Industrial Use Districts.
ROW	For this report, row housing is a row of three (3) or more dwelling units attached to other units by a common wall.
SD	Semi-detached dwelling zoned R2 under the City of Airdrie Land Use Bylaw, as amended from time to time.
SF	Single-family dwelling zoned R1, R1-E, R1-V, R1-W, R1-U, R1-L.
SINGLE/SEMI	Single-family Dwelling and Semi-detached dwelling
SUBDIVIDED LAND WITH TENTATIVE PLAN APPROVAL	Lands that have received tentative plan and subdivision approval but do not have a Subdivision Servicing Agreement in place.

GLOSSARY OF TERMS

TRANSPORTATION MASTER PLAN (TMP)	A Transportation Master Plan (TMP) is a high-level planning document is intended to align policies, studies and planning documents published by the City of Airdrie into a complementary transportation network planning strategy.
UNSUBDIVIDED LAND WITH LAND USE	Lands that fall within an adopted CASP boundary that have been unsubdivided with land use that is confirmed by NSP and/or re-zoning (includes a density estimate of the multi-family sites from CASP or average within the range from LUB).
UNDER CONSTRUCTION	Received permit approval but not yet received Permit Servicing Report (PSR)
UTILITY MASTER PLAN	The Utility Master Plan focuses on water distribution and wastewater collection to meet long-range strategic and sustainable goals of the Airdrie City Plan while addressing the needs of the existing and future systems under key milestone scenarios. The report was a collaborative effort between all concerned stakeholders and was endorsed by City Council on February 1, 2016.
VACANT	Lots that have received subdivision approval and have a Subdivision Servicing Agreement in place but no building permit has been approved.
VACANT/ SERVICED/ SERVICEABLE	Lots that have received subdivision approval and have a Subdivision Servicing Agreement in place, but no building permit has been approved.

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