WHAT WE HEARD.

CITY of AIRDRIE COMMUNITY & OPPORTUNITY

PUBLIC PARTICIPATION

Four Homes on a Lot

Public Engagement Summary

Project Overview:
The city of Airdrie is exploring a change to residential zoning that would allow up to four homes on one residential lot in more areas across the city. To help understand resident perspectives an online survey was open from May 1-25, 2026 using Involve Airdrie, the City's engagement platform. The survey received 2795 submissions. Additionally, a series of community workshops were held on July 23, 2026, attended by 78 participants. This report provides a summary of the responses received in the survey and at the workshops.

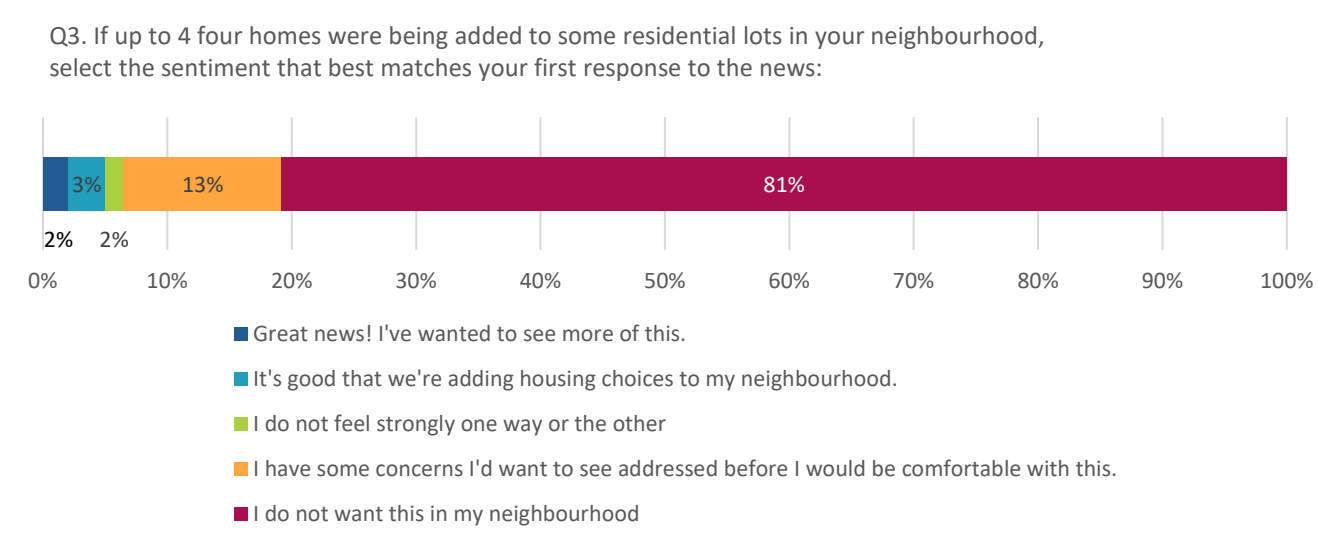
Date: September 2026
Prepared by the City of Airdrie

Executive Summary

As Airdrie grows, the city is exploring more flexible residential zoning to allow up to four homes on one lot in more areas. This gentle increase in density aims to create more housing choices, such as secondary suites, duplexes, townhomes, and fourplexes, helping support affordability without introducing apartments or high-rise buildings.

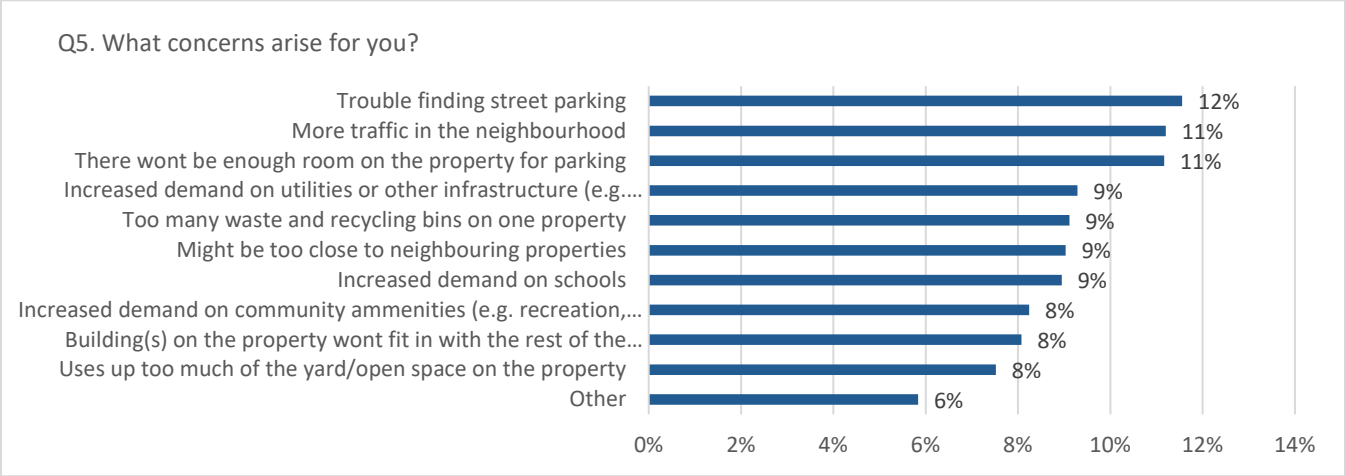
From May 1 to 25, 2026 Planning and Development implemented an online survey to gather feedback on exploring potential zoning changes to allow for up to four homes on residential lots in Airdrie. The online survey, hosted on Involve Airdrie, the City's online public engagement portal, received 2795 submissions. To explore key concerns raised in the survey in more detail, Planning and Development also held a public workshop on July 23, 2026, attended by 78 residents across three facilitated discussion sessions.

Participants expressed significant concerns and strong caution against allowing four homes on a lot in Airdrie.



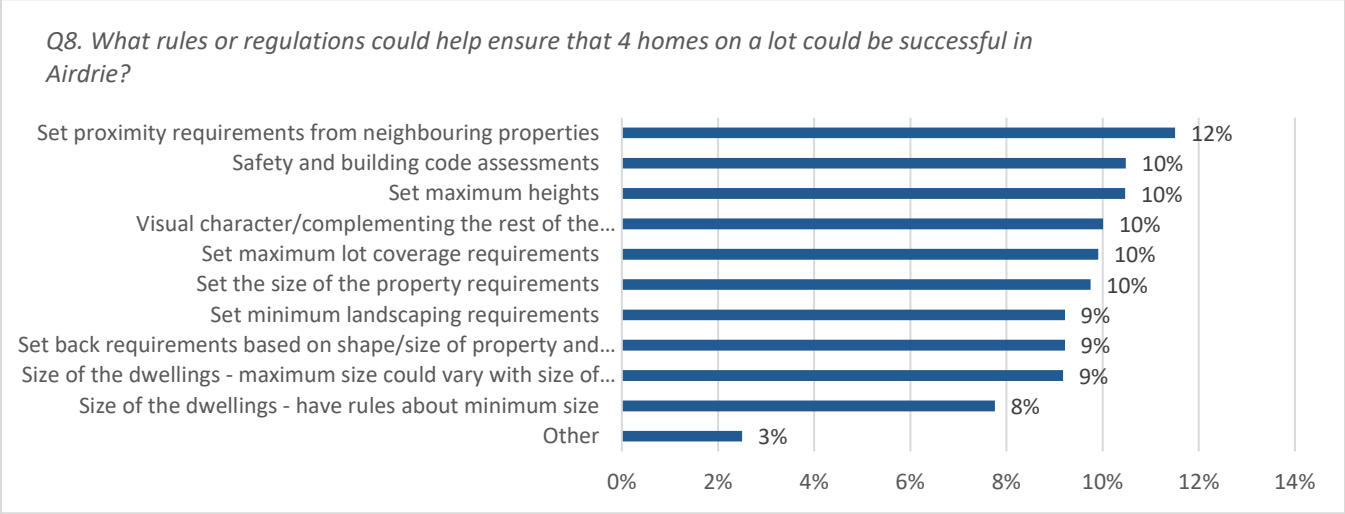
The most commonly expressed concern was about parking. Respondents also identified fears related to overcrowding, loss of neighbourhood character, reduced property values and increased strain on municipal infrastructure and amenities.

Participants at the workshop echoed these concerns, and, while expressing general support for increased housing choices, are seeking stronger assurances regarding services, parking capacity, community impacts, and implementation controls. Additionally, workshop participants expressed concerns about investor, rather than resident, ownership and questioned if this might reduce affordability overall.



Survey respondents suggested measures to address impacts, including requiring two on-site parking stalls per dwelling, street and visitor parking management, limits on occupancy and vehicles, improved fire safety, infrastructure fees, and restricting four-home developments to new neighbourhoods.

Workshop participants additionally suggested parking and enforcement strategies be developed before implementation, proactive rather than complaint-based enforcement, protecting neighbourhood character through design standards and lot eligibility criteria, defining affordability outcomes and measures, and transparent communication and engagement with a phased implementation.



Feedback from both the online survey and workshop, together with research from other municipalities and local contextual analysis, will help City Planning staff prepare for potential Land Use Bylaw updates. Any proposed changes will require a Public Hearing, providing opportunities for public comment. Next steps in considering four homes on a lot are expected to be presented to Council in Fall or Winter 2026.

Project Information

As Airdrie grows, the need to provide more diverse housing options for residents with varying needs increases, whether that need is young adults entering the housing market, families needing alternative housing options, seniors downsizing, or workers wanting to live close to where they work.

Airdrie is exploring a change to residential zoning that would allow up to four homes on one residential lot in more areas across the city. The initiative explores adding homes within existing neighbourhoods, which makes better use of the infrastructure we already have. This is more cost-effective than continually growing outward solely through new development.

Often called flexible zoning or gentle density, this is not the same as building high-rises or creating apartment districts. Instead, this type of flexible zoning seeks to offer more housing choices for different life stages and budgets to support affordability with options like suites, duplexes, small fourplexes and townhomes.

Public Participation Approach

From May 1 to 25, 2026, Planning and Development conducted an online survey on potential zoning changes to allow up to four homes on residential lots in Airdrie. Hosted on Involve Airdrie, the survey received 2,795 responses.

To further explore key themes from the survey, the City held three in-person workshops, hosted at Inspire on July 23, 2026 at 5:30, 6:30 and 7:30 p.m. respectively. The sessions included a brief presentation and City-staff facilitated small-group discussions. While 171 residents registered, 78 attended.

The City used its digital communications channels including MyAirdrie, Facebook and Instagram to create awareness of the survey and in-person workshop opportunities. Participants could pre-register for the workshops using the online platform, EventBrite.

Summary of Public Participation Input

Overall, respondents expressed significant caution about allowing four homes on a lot.

Parking was the most common concern in both the survey and workshops. Many felt current parking demand is already high and that one on-site stall per dwelling would be insufficient. Concerns also included increased competition for street parking, blocked driveways, traffic congestion, reduced pedestrian visibility, challenges for emergency access, snow clearing and waste collection, and loss of greenspace. Many felt parking impacts are underestimated and current enforcement is inadequate.

Fewer survey respondents identified potential benefits, those mentioned included: increased housing supply, improved affordability, and more options for renters, seniors, adult children, and multi-generational households. Some participants in the survey and workshop also felt this approach could reduce urban sprawl,

preserve agricultural land, use infrastructure more efficiently, increase municipal tax revenue, and support long-term growth. However, many questioned whether affordability benefits would reach residents, expressing concern that developers and investors would benefit more than households.

Survey and workshop participants expressed concern that Airdrie's schools, roads, recreation facilities, utilities, and emergency services, are already strained and should be expanded before increasing density. Concerns about neighbourhood character included perceived declines in property values, privacy, green space, and community identity, along with increased noise, visual clutter, and safety risks.

Suggested mitigation measures included; requiring two parking stalls per dwelling, stronger parking enforcement, parking permits, design and landscaping standards, occupancy limits, enhanced safety requirements, and focusing four-home developments in new neighbourhoods. Many respondents preferred alternatives such as apartments, townhouses, tiny home developments, or higher-density housing in new communities, near transit, or only on larger lots.

Workshop participants expressed appreciation of the opportunity to speak directly with City experts and felt their concerns were heard and discussed in a meaningful way. They expressed a desire for more communication and public education, visual examples of four-homes-per lot, visibility into recent survey results and transparent engagement throughout a phased implementation.

What we heard

The following sections provide summaries of responses to each survey question, organized by category of question, as well as the discussion notes from the community workshop.

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Online Survey Results

Survey Results Notes:

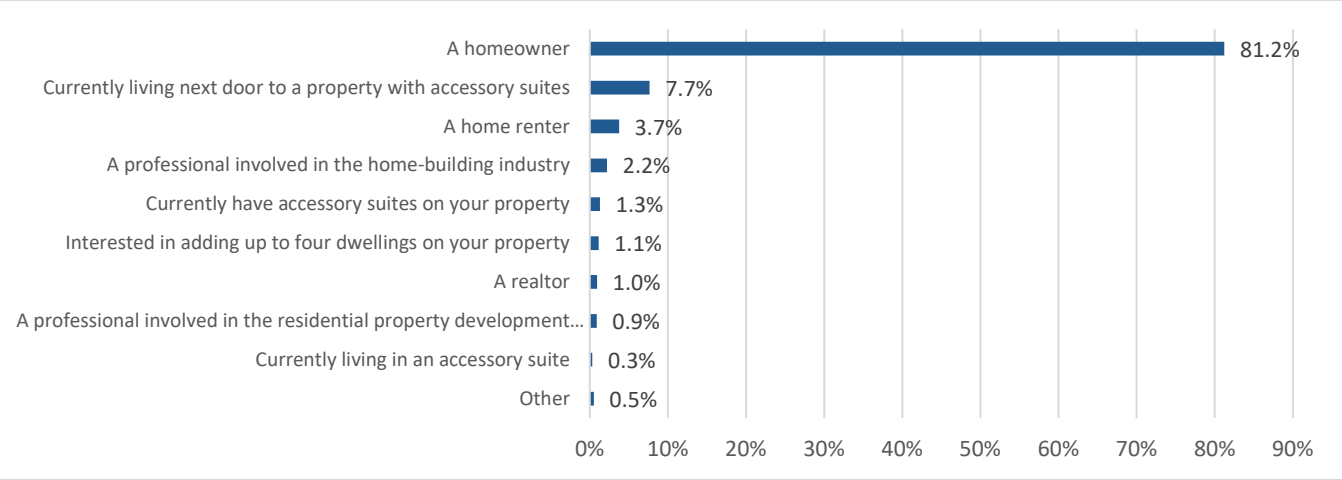
Numbers of submissions to individual questions in the survey are reported as n=x included in brackets at the end of the question wording, for example, "Q2 What community do you live in? (n=730)"

Where a question asks participants to 'select all that apply,' any participant may select multiple responses, for these questions total number of responses will be larger than the number of respondents.

For open-ended responses, a single comment from a respondent may identify more than one theme or topic which means numbers of mentions for key themes may not equal the number of comments received

ABOUT THE RESPONDENTS

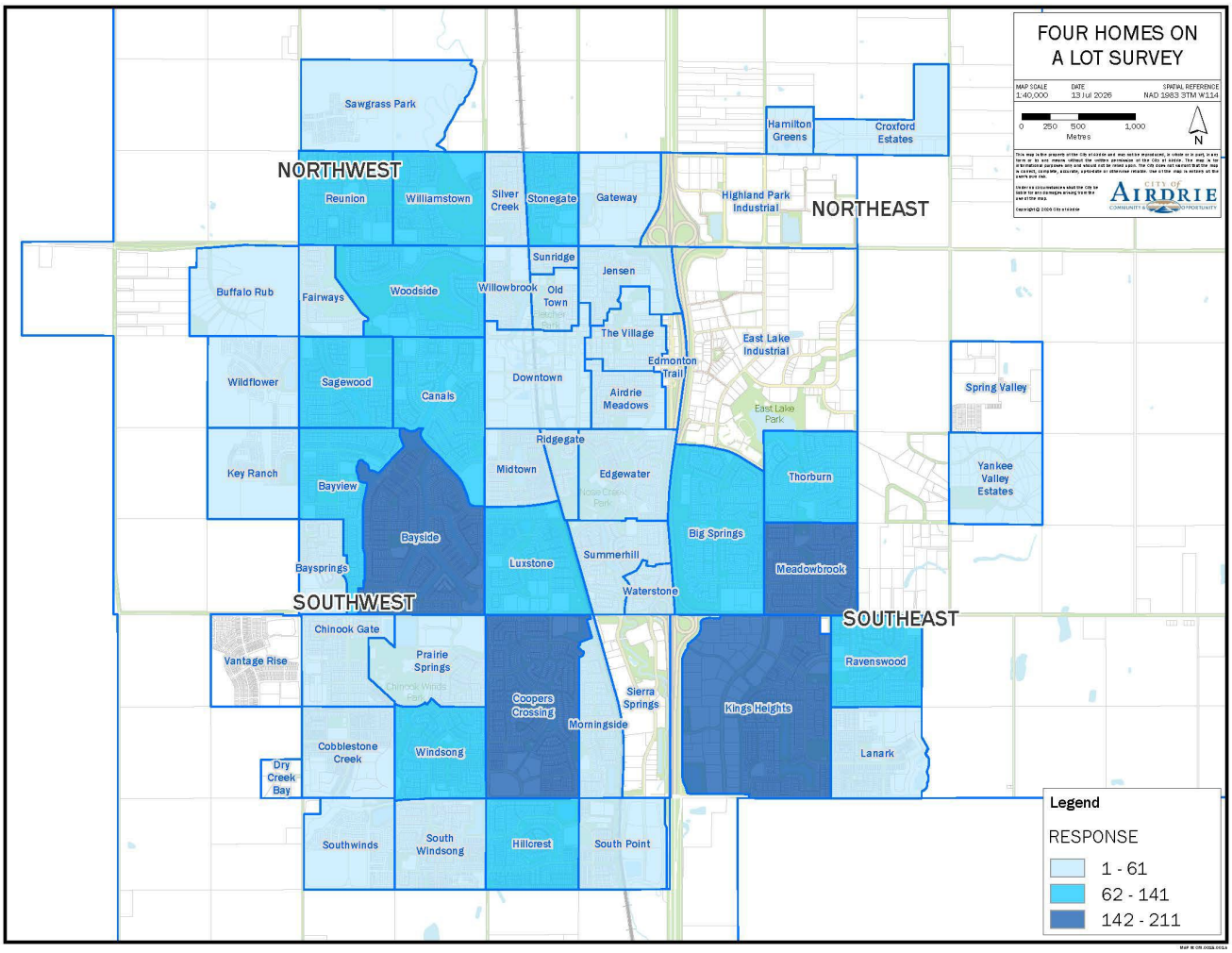
Q1. Are you....? (n=2792)



Q1. Other, please specify:

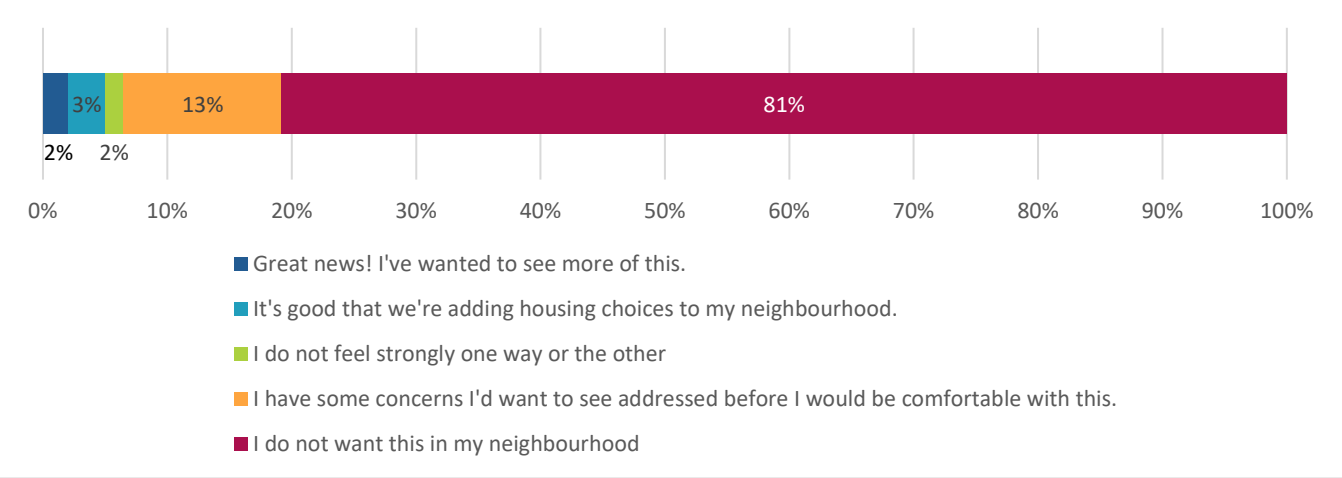
Theme or topic	# of mentions	Theme or topic	# of mentions
Other professional	5	Realty industry (not realtor)	4
Adult child, living with parents	3	Landlord	2
Affordable housing industry professional	1	Home-based business owner	1
Person with limited income	1		

Q2. What community do you live in? (n=2755)



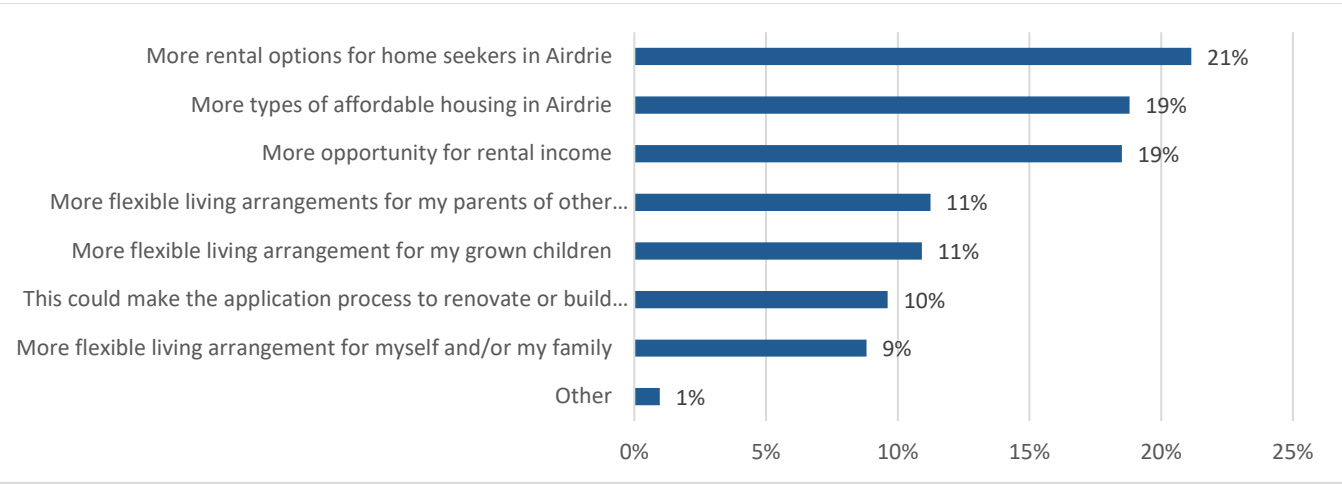
OPPORTUNITIES AND CHALLENGES

Q3. If up to 4 four homes were being added to some residential lots in your neighbourhood, select the sentiment that best matches your first response to the news (n=2790):



Currently, many residential areas in Airdrie already allow up to 3 homes per lot (for example: a primary dwelling with a basement suite and a garage suite). If a change was made to allow up to one additional home on the lot (4 total):

Q4. What opportunities do you anticipate the change could bring (n=2029):



Q4. Other, please specify:

Respondents identified that allowing up to four units could increase housing supply and potentially improve affordability. Respondents noted benefits for renters, seniors, grown children and multi-generational households, though some respondents expressed scepticism about whether lower housing costs would be passed on to renters.

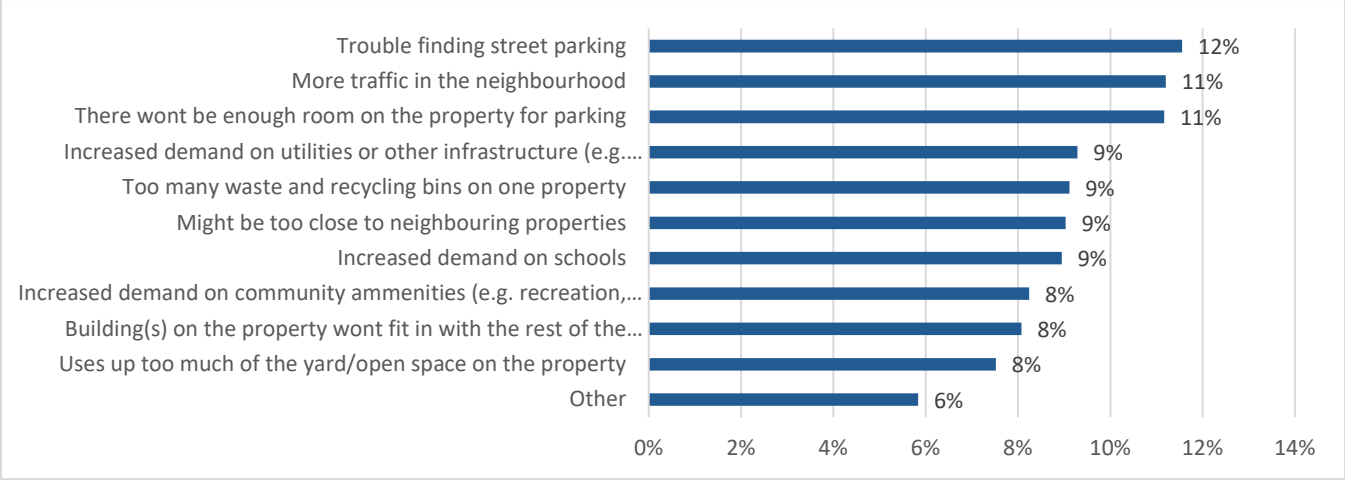
Some respondents viewed the idea of four homes on a lot as a way to reduce urban sprawl, preserve agricultural land and manage long-term growth and resource limitations.

Respondents identified potential financial benefits to property owners, increased tax revenue to the City, improved infrastructure efficiency and access to federal funding, however there were concerns that the primary beneficiaries would be organizations, investors or companies rather than residents. There was a sentiment that developers (for example) would benefit profitably, while residents would absorb the impacts of the change.

Q4. Key themes or topics by number of mentions:

Theme or topic	# of mentions	Theme or topic	# of mentions
Increase to available affordable housing	6	Financial gain to some	6
Less urban sprawl	3	Increase in property tax revenue	2
Increase density without high-rise buildings	1	Access to federal funding	1
Opportunity to improve regulations for landlords and property owners	1	Home renovation job opportunities	1
More opportunities for senior's housing	1		

Q5. What concerns arise for you (n=2754):



Q5. Other, please specify:

Participants expressed a significant level of concern about the idea of four homes on a lot. The most commonly expressed concern was about parking. Respondents expressed that they are already experiencing challenges with street parking in their neighbourhoods and worry this change could result in significantly more vehicles competing for limited on-street spaces. Concerns included blocked driveways, increased congestion, school drop-off impacts, and difficulties for snow clearing and waste collection.

There is a common belief among respondents that infrastructure and amenities in Airdrie are strained and that four homes on a lot could cause catastrophic pressure. There is also a sentiment expressed by respondents that Airdrie is overcrowded at present and cannot accommodate more people. While

some comments supported the idea of modest increases in housing density – they felt that infrastructure and amenities need to be expanded first.

Concerns about neighbourhood character and quality of life included fears about; decreased property values, loss of privacy, increased noise, increased crime, more visual clutter, increased fire hazard, reduced green space and tree canopy, loss of community identity and increased unkempt properties.

There was some concern expressed by respondents that changes intended to help with lower housing costs might increase investor ownership over resident ownership of residential properties, reducing owner occupancy and potentially pushing homeownership further out of reach for individuals and families.

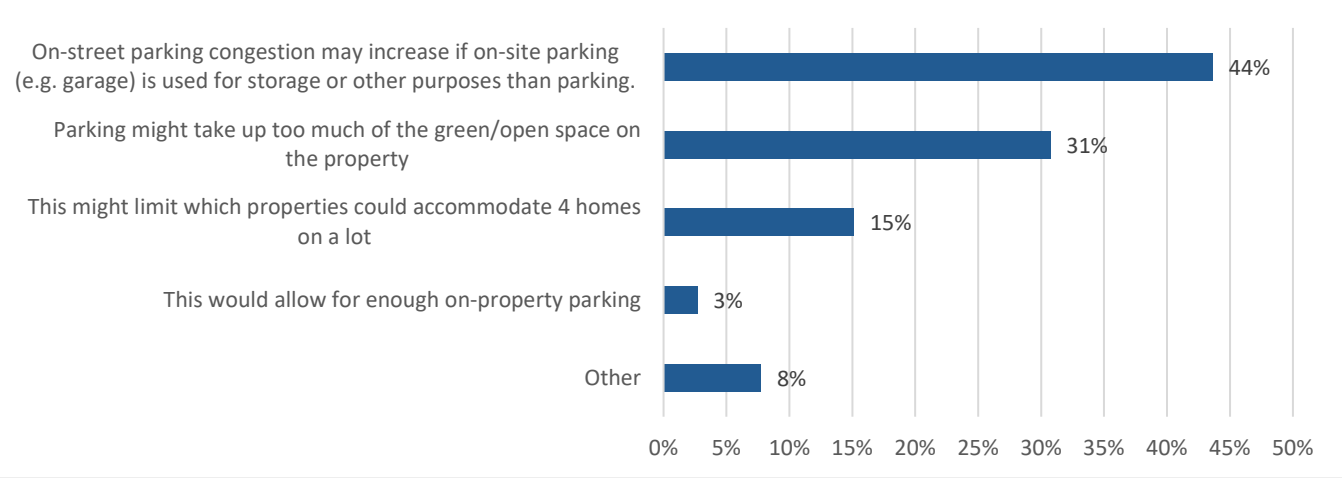
Q5. Top 10 key themes or topics by number of mentions:

Theme or topic	# of mentions	Theme or topic	# of mentions
Overcrowding in neighbourhoods	362	Infrastructure, can't support it/ increased pressure	207
Parking troubles	189	Traffic congestion	167
There are no appropriate properties in Airdrie for this	165	Growth in Airdrie should be capped	136
Privacy loss/concerns	111	Fear of increased crime	87
Concerns property values will decrease	74	Should build schools/rec centres/ wider roads/ water and sewer first	67

PARKING

Currently, there must be two parking spaces provided for the main dwelling, plus one parking space each per additional dwelling. These parking spaces must be located on the property. Assuming this regulation for on-site parking would remain the same with four homes on a lot:

Q6. What potential effects do you think this parking requirement might have (n=2761):



Q6. Other, please specify:

Most respondents indicated that parking was a significant concern when considering four homes on a lot. Participants expressed that requiring one on-site parking spot per home would be insufficient as they felt most households own more than one vehicle. Most respondents anticipate increased competition for on-street parking and fewer spaces for visitors. There was also concern that greenspace would be lost to allow onsite parking, and that the neighbourhood would look worse due to so many parked vehicles.

Respondents indicated that the change would require much higher parking enforcement levels than currently occur. Respondents were also worried about reduced visibility of pedestrians, especially children, and more difficulty for emergency vehicles, snow clearing and waste collection.

Some respondents indicated that transit and active transportation options would need to increase to reduce vehicle dependence. Some others wondered about community parking lots or underground parking options to reduce the visual impact to neighbourhoods.

Q6. Top 10 key themes or topics by number of mentions:

Theme or topic	# of mentions	Theme or topic	# of mentions
Need a parking assessment	186	Lack of parking enforcement	176
Permitted parking should be introduced	96	Lack of accessible/handicapped parking	86
Concern that communities will lose green space on properties to parking	30	Snow removal challenges in neighbourhoods	7
Transit should be improved first	2		

Q7. What else should the City consider about parking related to allowing up to 4 homes on a lot? (n=1763)

Feedback to this question is strongly centred on the belief that parking demand is being underestimated. Respondents expressed that they feel most households have two or more vehicles, that existing parking requirements are insufficient, many shared that they already struggle to find parking in their neighbourhoods and that visitor parking is often overlooked.

Participants expressed concerns about lack of enforcement for parking violations currently and expected this would worsen with four homes on a lot. Respondents identified that many residents do not use their garages or parking pads/driveways as intended. Respondents also expressed concerns about problems with existing accessory suites.

Respondents felt intensified street parking would reduce visibility for drivers creating greater risk for children, pedestrians, cyclists and in school zones. Respondents worried about access for emergency vehicles, snow clearing and waste collection with increased street parking. And others worried that to accommodate enough on-site parking, greenspace and landscaping would be lost, contributing to reduced curb appeal and neighbourhood character.

Some suggested mitigation measures included; requiring two parking spaces per dwelling instead of one, increased parking bylaw enforcement and penalties, implementing residential parking permits, restricting overnight on-street parking, limiting the number of vehicles allowed per household, creating community parking lots, allowing underground parking on residential lots, focusing on allowing higher density housing primarily in new communities and designing those communities to meet the anticipated parking demand.

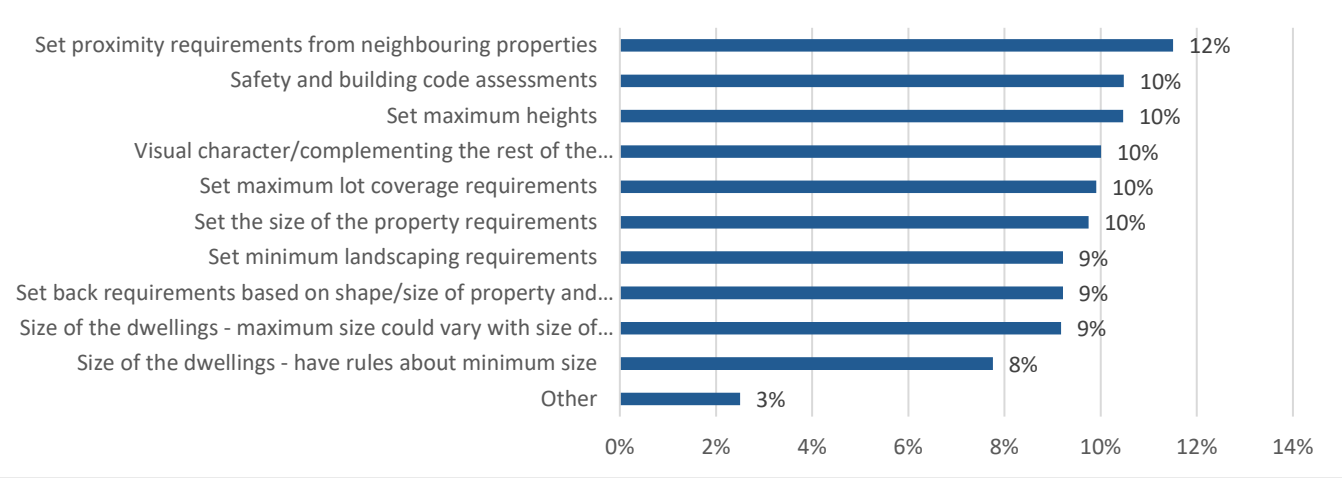
Though much fewer in number, some participants identified that more housing options are needed in Airdrie and would be willing to accept minor parking inconveniences to improve housing affordability and supply. And some wondered if parking concerns could be addressed through transit and cycling improvements.

Q7. Top 10 key themes or topics by number of mentions:

Theme or topic	# of mentions	Theme or topic	# of mentions
Parking congestion will increase	401	Underestimating parking needed per unit/home	278
Already parking congestion in my neighbourhood	229	One parking stall per unit not enough for how many drivers per unit	173
Parking on-site needs to be sufficient before permit issued	164	More parking enforcement needed	115
Narrow streets due to on-street parking	86	Visibility/safety problems due to on-street parking congestion	77
Disputes between neighbours increased	59	Garages not used for parking	53

FINAL COMMENTS

Q8. What rules or regulations could help ensure that 4 homes on a lot could be successful in Airdrie? (n=2437)



Q8. Other, please specify:

There was a strong amount of scepticism expressed by participants that any regulations could help with implementing changes to allow up to four homes on a lot. Suggestions and comments received focused on mitigating potential impacts to neighbourhood character, infrastructure, parking and suitability within existing communities. Suggestions for regulations included:

- Parking: Requiring two parking stalls per dwelling, all parking to be provided on-site, restrictions or permits for street parking, accommodation for visitors, work vehicles and RV's
- Lot size, height and design requirements: Larger minimum lot sizes, maximum building heights matching surrounding homes, set back requirements, design standards so new buildings fit neighbourhood character, limits on site coverage to avoid too much paved area
- Greenspace and landscaping: Minimum greenspace requirements (e.g. 30% of lot area), protection of mature trees and gardens, landscaping standards to maintain neighbourhood appearance
- Occupancy/vehicle limits: Limit number of people per dwelling, maximum occupants per lot, limit number of vehicles per household
- Safety and fire: Enhanced fire protection and fire-resistant materials, wider spacing between buildings, improved fire code requirements, consideration of emergency vehicle access
- Enforcement and compliance: Regular inspections, more bylaw and parking enforcement, penalties for non-compliance, monitoring of parking, suites, occupancy and property maintenance
- Taxes and cost recovery: Additional taxes or fees per dwelling unit to help cover increased demand on roads, schools, recreation, bylaw enforcement and other municipal services
- Location: Limit four-homes per lot to new development in new neighbourhoods

Q8. Top 10 key themes or topics by number of mentions:

Theme or topic	# of mentions	Theme or topic	# of mentions
Assessment to ensure neighbourhood can handle increased density	67	Parking enforcement needed	55
Appropriate size of property	45	Cap the number that can be in a neighbourhood	38
Limit or permit the parking	36	Limit number of residents per unit	29
Need for additional/ sufficient parking on the site	27	In new areas not established areas	21
Regular inspections	19	Same building code requirements for both new build and remodeling	12

Q9. Is there anything we haven't asked you about that the City should consider when exploring regulations related to allowing up to 4 homes per lot in Airdrie? (n=1421)

Respondents expressed significant concerns and strong caution against allowing four homes on a lot in Airdrie. Concerns here echo other responses in the survey, citing fears about parking, safety, overcrowding, loss of neighbourhood character, reduced property values and increased strain on infrastructure and amenities.

- Parking and traffic: Parking was the most commonly mentioned concern. Respondents felt that parking is already far too congested in the city to accommodate the additional population associated with allowing four homes on a lot. Respondents also worry about impacts of increased street parking on blocked driveways, visibility of pedestrians, neighbour relations, access for emergency vehicles and space for setting out garbage and recycling bins
- Infrastructure: There is a common belief expressed by respondents that Airdrie is already struggling with growth, namely: schools are overcrowded, there isn't a hospital in the City, traffic is congested, there is a lack of recreation facilities, there are concerns about water, sewer and utility capacity, as well as insufficient emergency services to accommodate the high intensification of density associated by respondents with allowing four homes on a lot
- Neighbourhood and homeowner impacts: Respondents felt that property values would decline, privacy between properties would be reduced, neighbourhoods would lose their small-town feel, green space (in yards) and quiet streets. Some respondents felt that developers and/or landlords would benefit, while existing homeowners would bear the impacts, of allowing four homes on a lot
- Preferred alternatives: Respondents commonly suggested alternatives such as building higher density in new communities, creating purpose-built apartments, small ("tiny") home and/or townhouse developments, increasing density only near transit or commercial areas, allowing density only on larger lots, and improving infrastructure before adding more housing

Q9. Top 10 key themes or topics by number of mentions:

Theme or topic	# of mentions	Theme or topic	# of mentions
Needs to be thoughtfully applied/planned	484	Airdrie is growing too fast	380
High density should be in high density areas	162	Difficult to walk back if you make the change and it doesn't work	101
We need more affordable housing options	97	Plebiscite/referendum/vote by neighbourhood	69
Sense the decision has already been made	47	Will higher than 4 units be considered next	37
Survey is skewed to be positive/ poorly written	17	Different regulations for proximity to transit	13

Community Workshop Discussions

Workshop Results Notes:

Discussion notes have been analyzed to identify recurring themes and key insights. Individual comments have been summarized and grouped by theme to protect confidentiality and improve readability.

KEY THEMES AND TOPICS

Parking, Traffic and Mobility

Residential parking was identified as a significant concern across sessions. Participants identified concerns with parking congestion reducing pedestrian visibility, emergency vehicle access, impacting school-area traffic, and the need for more/better public transit. Participants also discussed the need for stronger parking enforcement and the importance of on-site parking requirements.

Infrastructure and Services

Concerns were raised about water, wastewater, road, power/electrical capacity and utility upgrades. Participants also had concerns that population growth is outpacing hospitals, schools, recreation facilities and emergency services. There was a desire to better understand how current infrastructure plans accommodate this type of increased density.

Neighbourhood Character and Quality of Life

There is a strong desire to preserve privacy, peace, quiet, landscaping and neighbourhood identity, and an equally strong concern that the type of gentle density being discussed would negatively alter existing communities. There were many questions about building height, lot coverage, and architectural controls to maintain compatibility with existing homes. Participants also worried that increased street parking, increased numbers of parked cars on lots, and increased numbers of waste/recycling bins would detract from the look and feel of neighbourhoods.

Property Values, Taxes and Economic Impact

Participants expressed concerns about whether this approach to gentle density would devalue neighbouring properties. There were also questions about how the assessment methodology and taxation of multiple dwellings would work, raising concerns about fairness for existing homeowners who don't add dwellings to their lots.

Housing Affordability and Housing Choice

There is a desire for more education/understanding about how this type of gentle density improves affordability. Participants expressed support for rental options, seniors aging in place, multigenerational housing, basement suites, co-ops, tiny homes and diverse housing forms. There are some concerns that rental units may provide more affordable housing but may not help with affordable home ownership.

Opportunities Identified

Some of the opportunities or benefits that were identified by workshop attendees included more efficient use of infrastructure, support of regional growth and rental supply and options for seniors, newcomers, young families and multigenerational households.

Regulation and Enforcement

Participants discussed a need for stronger controls on illegal suites, parking infractions and property maintenance. There was an interest expressed in regulations on density concentration, bedroom counts, ownership requirements and short-term rentals.

Development Process

Participants expressed some misunderstanding of the Housing Accelerator Fund parameters, wondering if the funds would go directly to developers or homeowners pursuing redevelopment (they do not). There were questions about a process for submitting neighbour comments when a redevelopment is proposed, and an interest in seeing clear visual examples of what four homes per lot could look like.

Community Engagement

Participants expressed appreciation that their concerns and questions were being heard and answered in a meaningful way with City experts. They requested more communication and public education about the initiative, affordable housing and gentle density, as well as next steps about the initiative (i.e. when decisions would be made, additional opportunities for public input, etc.). There is a desire for more consultation and

visibility into the recent online survey results. There is also a desire for maintaining transparent communications, as/if implementation happens, on the outcomes and impacts of introducing more gentle density in neighbourhoods.

Suggestions and Strategic Considerations

A few key suggestions and considerations emerged in the discussions relating to how to move forward, if that is the decision. These included:

- Demonstrating infrastructure readiness with evidence-based capacity plans.
- Establishing parking and enforcement strategies prior to implementation.
- Defining affordability outcomes and performance measures.
- Protecting neighbourhood character through design standards and lot eligibility criteria.

What's Next & Timelines

The results of the dialogue-based feedback from the workshop together with the results of the online survey will be used to assist City Planning staff prepare for potential updates to the Land Use Bylaw. Any updates to the Land Use Bylaw require a Public Hearing, where members of the public can speak to the item (or submit comments in writing). It is anticipated that next steps related to considering four homes on a lot will be presented to Council in the Fall or Winter of 2026.

Contact Information

For more information regarding the 2026 Four Homes on a Lot Survey and Workshops, contact:

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