

Why are we exploring this?

➡ PLANNING FOR AIRDRIE'S FUTURE

Airdrie is growing and housing needs are changing. People at different stages of life need different types of homes, including:

- Young adults starting out
- Seniors looking to downsize
- Families looking for flexibility
- Workers who support our community

Today, many residents are struggling to find housing that meets their needs and budget.

- The typical **single-detached home** in Airdrie costs approximately **\$600,000**
- Typical **rents** range from approximately **\$1,400 per month for a one-bedroom** home to **\$2,300 per month** for a home with **three or more bedrooms**

Housing costs have increased faster than wages in many industries, making it more difficult for residents to find housing they can afford.

❓ WHAT IS BEING CONSIDERED?

The City is exploring a change that would allow up to four homes on one residential lot in more areas of Airdrie.

Many residential lots already allow a:



This proposal would **allow one additional home** on eligible lots.

❓ DID YOU KNOW?

This proposal would create **an option, not a requirement**. Redevelopment would happen **gradually over time and only on some properties**.

Community feedback will help inform Council's decision.

Understanding the concept

➡ WHAT IS BEING EXPLORED?

This concept would allow one additional home on some residential lots that already allow up to three homes. The City is exploring if, where and how 4 homes might fit on Airdrie lots.

❌ WHAT THIS IS NOT

- Not apartment buildings
- Not taller than what is currently allowed
- Not a requirement for homeowners
- Not an immediate change to any neighbourhood

Council has not made a decision on allowing four homes on a lot.

❓ WHAT COULD FOUR HOMES ON A LOT LOOK LIKE?



House with three suites

- Main house
- Basement suite
- Garage suite
- Garden suite

Semi-detached home with suites

- Two homes above ground
- Two secondary suites



Fourplex

- Four homes within one low-rise building

Townhouse

- Four homes attached side-by-side



➡ HOW WOULD CHANGE HAPPEN?



How does this support housing choice and affordability?

➡ **MORE HOUSING TYPES = MORE OPTIONS**

Allowing one additional home on eligible lots can create a wider range of housing options for residents.

Examples include:

- Basement suites
- Garden suites
- Duplexes
- Fourplexes
- Small-scale row housing

These homes are often more affordable than single-detached homes because land and construction costs are shared across more households.

They can be a good fit for:

- Seniors looking to downsize
- Young adults starting out
- Smaller households
- Residents looking for lower-maintenance living

❓ **WHY DOES HOUSING SUPPLY MATTER?**

When there are not enough housing options, more people compete for the same homes.

This can:

- Increase housing prices
- Reduce rental availability
- Limit choice for residents

Increasing housing supply can help reduce pressure on housing prices over time.

⚠️ **IMPORTANT TO UNDERSTAND**

- This change will not solve affordability on its own
- Housing affordability is influenced by many factors
- It is one tool that can help increase housing choice and support long-term affordability

➡ **HOW THE HOUSING SYSTEM WORKS**

Airdrie's housing needs can be understood using the housing spectrum – which is the full range of homes people may need throughout their lives, from supportive housing to renting to homeownership.

The housing system is how the range of housing options works in practice:

- Most residents live in rental or ownership housing, where prices are set by the market
- When there are not enough options, people compete for the same homes
- This puts pressure on prices and availability across the system

Adding more housing types like suites, duplexes and fourplexes helps create more options in the part of the spectrum where most people live (private market housing) and where there are gaps in Airdrie's supply.



THE HOUSING SPECTRUM



NOT HOUSING	NON-MARKET HOUSING			MARKET HOUSING		
HOMELESSNESS AND EMERGENCY SHELTERS	TRANSITIONAL HOUSING	SUPPORTIVE HOUSING	COMMUNITY HOUSING	MODERATED MARKET HOUSING	MARKET RENTAL HOUSING	MARKET OWNERSHIP HOUSING
INVOLUNTARY DETENTION AND CORRECTION FACILITIES	Intended to bridge the gap to permanent housing while residents are supported to acquire skills and/or stabilize. Also known as temporary care housing.	Long-term accommodation with built-in support services for seniors, people with disabilities, mental health conditions, and/or substance use. Includes supportive living.	Housing operated by non-profits, housing co-ops, or governments, providing a mix of options to support long-term housing security and affordability. Residents typically need to qualify based on income and other circumstances. Includes social housing, rent-geared-to-income housing, mixed-income and mixed-market portfolios, and affordable homeownership programs.	Private market housing made temporarily affordable through government programs (e.g., rent supplements, CMHC programs).	Private rental housing where prices are determined by landlords and real estate markets. Includes primary market (i.e., purpose-built rental); secondary market (e.g., condos rented out by private individuals); and "Naturally Occurring Affordable Housing" (NOAH)	Private ownership housing where prices are determined by developers/ builders and real estate markets.
INVOLUNTARY ADDICTION RECOVERY FACILITIES						
	Owned by non-profits, housing cooperatives, and governments			Owned by private sector and individuals		

This graphic shows housing options and delivery models. Affordable housing can exist across all options. Generally, the cost of housing increases from left to right, though not uniformly. Generally, public funding decreases from left to right, though not uniformly.

Addressing common concerns

WE HEARD YOUR CONCERNS

Through an online survey in May 2026, residents told us they are most concerned about:

- Parking congestion
- Traffic
- Neighbourhood character
- Infrastructure capacity
- Property values
- Safety and crime



PARKING AND TRAFFIC

We anticipate that current parking requirements would continue to apply.



New homes would still need to provide parking that meets City regulations.

Because redevelopment happens gradually, any changes would occur over time rather than all at once.

NEIGHBOURHOOD CHARACTER

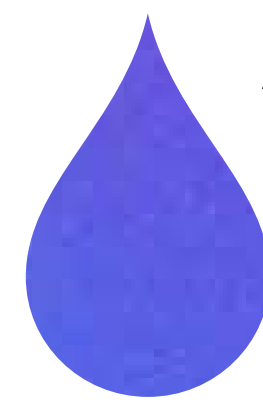
We anticipate that existing regulations would continue to apply, including:

- Building height limits
- Setbacks
- Parking requirements
- Landscaping requirements
- Lot coverage requirements



The goal is to provide more housing choices while maintaining the look and feel of low-density neighbourhoods.

INFRASTRUCTURE CAPACITY



Adding homes within existing neighbourhoods makes use of roads, pipes, parks and services that are already in place.

Experience from other municipalities shows infrastructure upgrades are rarely required for individual redevelopment projects.

The City will continue monitoring infrastructure needs as the community grows.

PROPERTY VALUES

Research from other municipalities has not found consistent evidence that allowing additional housing options reduces property values.

Property values are influenced by many factors, including:

- Market conditions
- Interest rates
- Location
- Housing demand



SAFETY AND CRIME

Research into experiences in other municipalities has not shown evidence that allowing more homes on a lot increases crime.



Neighbourhood safety is influenced by many factors and findings have not identified a direct relationship to housing type.

COUNCIL REMAINS IN CONTROL

Council can direct City Staff to:

- Monitor results and changes over time
- Review data
- Make adjustments if needed



What could this mean for Airdrie

FOR RESIDENTS AND THE COMMUNITY

Allowing more housing options helps Airdrie grow in a way that supports residents, workers and local businesses.

MORE HOUSING OPTIONS MAY SUPPORT

- More housing choices for residents
- More opportunities for people to live close to work
- Local businesses to attract and retain employees
- Workers who help keep the community running, including:
 - Health care aides
 - Educational assistants
 - Service and retail workers

ACCESS TO FEDERAL FUNDING

Airdrie receives federal housing funding that supports actions to increase housing options. This funding can help support infrastructure and services needed for growth.

FOR PROPERTY OWNERS

- More flexibility in how a property can be used
- More options for multi-generational living
- Potential rental income opportunities
- Ability to adapt a property as family needs change

More housing choice can lead to a stronger and more resilient Airdrie.

