

AIRDRIE CITY PLAN:

**Airdrie's Municipal
Development Plan**

Planning for growth from 90,000 to 190,000 residents

CITY of
AIRDRIE
COMMUNITY & OPPORTUNITY

LAND ACKNOWLEDGEMENT

With gratitude and respect, we acknowledge that we are situated on Treaty 7 territory, the traditional and ancestral lands of the Blackfoot Confederacy, including the Siksika, Piikani, and Kainai Nations, as well as the Tsuut'ina Nation and the Stoney Nakoda Nations, comprising the Bearspaw, Chiniki, and Goodstoney Nations. We also recognize the Otipemisiwak Métis Government District 4 (Rocky View) as part of this land's history and present.



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PART 1:



VISION AND GUIDING PRINCIPLES



INTRODUCTION

Airdrie is a fast-growing city anchoring the north end of the Calgary Region. The City Plan is a long-term planning document that identifies how development can support sustainable growth in our future. It identifies objectives, policies and actions for supporting and realizing future growth. It outlines our role in the region, and describes how Airdrie will continue to grow, along with the services and infrastructure that will support our expanding community.

This is a plan for the future of Airdrie – for the city's next stages of growth and development, and for all the people that live here.

HOW THE AIRDRIE CITY PLAN IS ORGANIZED

The Airdrie City Plan comprises four interconnected parts that collectively outline the city's future direction, anticipated growth, maintenance of essential services, and methods for measuring progress along the way. Each part builds on the others to create a complete roadmap for Airdrie's future.

PART 1: VISION AND ORGANIZING PRINCIPLES: SETTING THE DIRECTION

Part 1 introduces why the City Plan exists, where Airdrie is today, and what matters most as we grow. It encompasses our local history, regional context, and insights gathered from residents during engagement. Most importantly, it defines the seven Guiding Principles—Complete Community, Affordable Living, Local Identity & Culture, Growing Diversity, Natural Areas, Efficiency & Opportunity, and People & Places. These principles act as the foundation for every policy and decision in the plan.

PART 2: SUPPORTING GROWTH: SERVICES THAT MAKE A CITY WORK

Part 2 explains how Airdrie supports its people through the programs, services, and systems that shape everyday life. It covers 15 key service areas—such as housing, mobility, safety, parks, recreation, natural areas, economic prosperity, waste management, and social infrastructure—and outlines what the City aims to achieve in each. For each service area, Part 2 provides objectives, policies, actions, and indicators that show how services will evolve as the population grows toward 190,000 residents.

PART 3: REALIZING GROWTH: SHAPING NEIGHBOURHOODS AND LAND USE

Part 3 focuses on where growth will happen and what it will look like. It describes the land use pattern, community design expectations, and the overall urban structure that will guide development as Airdrie expands. This includes planning for complete communities, mixed-use nodes, employment areas, commercial districts, school sites, parks, corridors, and redevelopment opportunities. Part 3 provides the rules and direction needed to ensure growth is efficient, connected, and aligned with Airdrie's identity, while managing long-term costs and protecting natural systems.

PART 4: MEASURING OUTCOMES: ARE WE GROWING WELL?

Part 4 brings together the indicators associated with the service areas in Part 2 and the development outcomes in Part 3. Outcome indicators use available data to describe community conditions and long-term trends, while perception indicators help the City understand how residents and other stakeholders experience life in Airdrie.

Together, these indicators provide evidence to support future planning and decision-making. They are not targets or funding commitments, and individual results should be interpreted in context. Supporting measures, methodologies, definitions and data sources are documented in the companion **City Plan Indicator Inventory**.

Together, These Four Parts Form a Complete Plan

- **Part 1** establishes the vision and principles that guide the Plan.
- **Part 2** describes the services that contribute to a complete city and how the City contributes to them.
- **Part 3** guides how growth and development occur on the ground.
- **Part 4** provides evidence for understanding whether Airdrie is growing well.

Together, the four parts connect Airdrie's long-term vision with service planning, development decisions and the monitoring of community outcomes.

AIRDRIE'S LOCAL CONTEXT

Airdrie's Development History

Airdrie became a rail settlement in the late 1800s, with many of the workers on the Calgary-Edmonton rail line living in Airdrie. Airdrie was incorporated as a village on September 10, 1909, and by 1939, two grain elevators had been built, bringing an expanded and diversified economy to the area.

In 1947, Airdrie was a small, compact village and served as an agricultural and railway service centre with direct highway and rail access. By 1974, Airdrie had grown into a town with a population of approximately 1,000. At this time, construction of Highway 2 was completed and ran along the east side of the townsite. Main Street was established as the commercial centre along with a grid pattern of residential blocks.

The 1980s and 1990s brought significant growth and changes. The grid pattern of the original townsite had filled in, and residential growth continued to the south, leapfrogging to areas of easily developable land, creating a discontinuous built form. Further residential areas were developed with a suburban curvilinear street pattern. A highway commercial strip developed along the west side of the highway, and a large-format commercial mall was developed in the downtown area along Main Street. Industrial development was established in the northeast part of Airdrie.

Since the year 2000, Airdrie has continued to fill in pockets of undeveloped land within the city while also expanding outward in incremental steps. Individual neighbourhood plans are predominantly designed and built by separate developers, leading to a patchwork of neighbourhood patterns, land uses, services, and characteristics. These have grown denser and more diverse over time, reflecting the city's changing character.

Heritage and Character

From its early founding off the Calgary-Edmonton Railway, Airdrie has thrived in a spirit of activity, trailblazing, and innovation. This has led the city through waves of explosive growth from a population of 10,000 in 1983 through 30,000 in 2007, to over 90,000 in 2026. Through all that growth and change, there has always been a commitment to maintaining Airdrie's place in the region and the province, and to the community carving out its own identity and its own way. This has been strongly reflected and reaffirmed through recent projects like Airdrie's Downtown Plan and Council priorities for advocacy, caring communities, and recreation and culture. During engagement on the City Plan, many residents spoke to Airdrie's identity as a small town and a community where individuals care for one another, lift each other up, and foster a strong sense of belonging.





Family and community are the main lenses which have guided much of Airdrie's development and its current state.

Airdrie has always been a city of young families, with an average age of 34.8, compared to 39.0 for the provincial average (2021 Federal Census). Across municipal censuses, there are significant populations in the 5-14 and 30-45 age ranges. This is also reflected in community values for events, outdoor activities, sports, and community groups. Many residents highlight Airdrie's neighbourhoods and their surrounding green spaces as strengths of the City and areas where it excels.

Nose Creek and the natural environment have been a defining feature of Airdrie as the city has grown and developed. From its early foundations, the creek was the water source for the railway and the original townsite, and as the town has grown around it, it remains a significant natural feature and a focus for green spaces, parks, and the city's interconnected pathway system. Through other areas as well, a connection to parks, recreation, and nature has always been a strong element woven through Airdrie's plans, City projects, and residents' values and identity. Our open space network, parks and green spaces, cycling, outdoor recreational activities, pathways, and parks were among the strongest themes from community engagement on what people love most about Airdrie and want to protect as we continue to grow.

Airdrie's Local Built Form

The city is built on a grid pattern, with individual neighbourhoods mostly aligned with the Alberta Township Grid system, which has produced a range of separate neighbourhood cells connected by strong north-south and east-west corridors. There are also significant edges and barriers that split areas within the city, as Highway 2, Nose Creek, and the CP rail line all run north-south within the city boundary, creating challenging opportunities for east-west connections across them.

Within that framework, Airdrie's downtown is centrally located and anchors the city's oldest developments. There are two flanking commercial areas along 8th Street and Edmonton Trail, surrounded by older neighbourhoods bound by the Highway 2 corridor and 8th Street on the east and west, and by Veterans and Yankee Valley Boulevards on the north and south. These are mostly older single-detached communities, but there are some higher-density and infill developments along the west side of this area, with the Point of View developments beginning to fill in the area in the early 2000s, and the Midtown neighbourhood starting to develop in 2016.

There is also a separate area comprising older neighbourhoods on the east side of the highway corridor. The Thorburn and Meadowbrook neighbourhoods were established between 1970 and 1990 and are a largely self-contained development cell between the East Lake industrial area and Yankee Valley Boulevard.

Two gateway commercial areas are located along the same central corridor of the city, along Main Street /Dickson Stephenson Trail and adjacent to the highway corridor. These areas are still developing, and there are plans to extend the commercial developments northward via the Vantage Rise NSP and southward within the SouthPoint commercial neighbourhood. The northeast quadrant of the city is mainly industrial land with a mix of commercial businesses, which is expected to continue to develop to the east and requires management of the interface between industrial properties and nearby rural residential subdivisions. These areas have mainly been developed as separate, suburban areas, and, aside from some nearby residential developments, need to be better integrated with the rest of the city and provide good transportation and transit connections to facilitate accessibility and mobility.

Beyond these older central neighbourhoods and larger commercial and industrial areas, there is a second generation of predominantly residential neighbourhoods with some supporting local commercial uses, developed along the south-east, south-west, west, and north-west of the central downtown. These areas have unique characteristics, architecture, and land uses and have evolved as planning and development practices have been refined through the 1990s, 2000s, and 2010s. Beyond these communities, a third generation of residential neighbourhoods is beginning to be developed along the south edge of the city and extending further from those same areas listed above. These newest developments align with plans from the late 2010s and early 2020s and are typically higher-density and intended to function as more complete neighbourhoods with a range of housing options, land uses, services, and amenities.

Regional Context

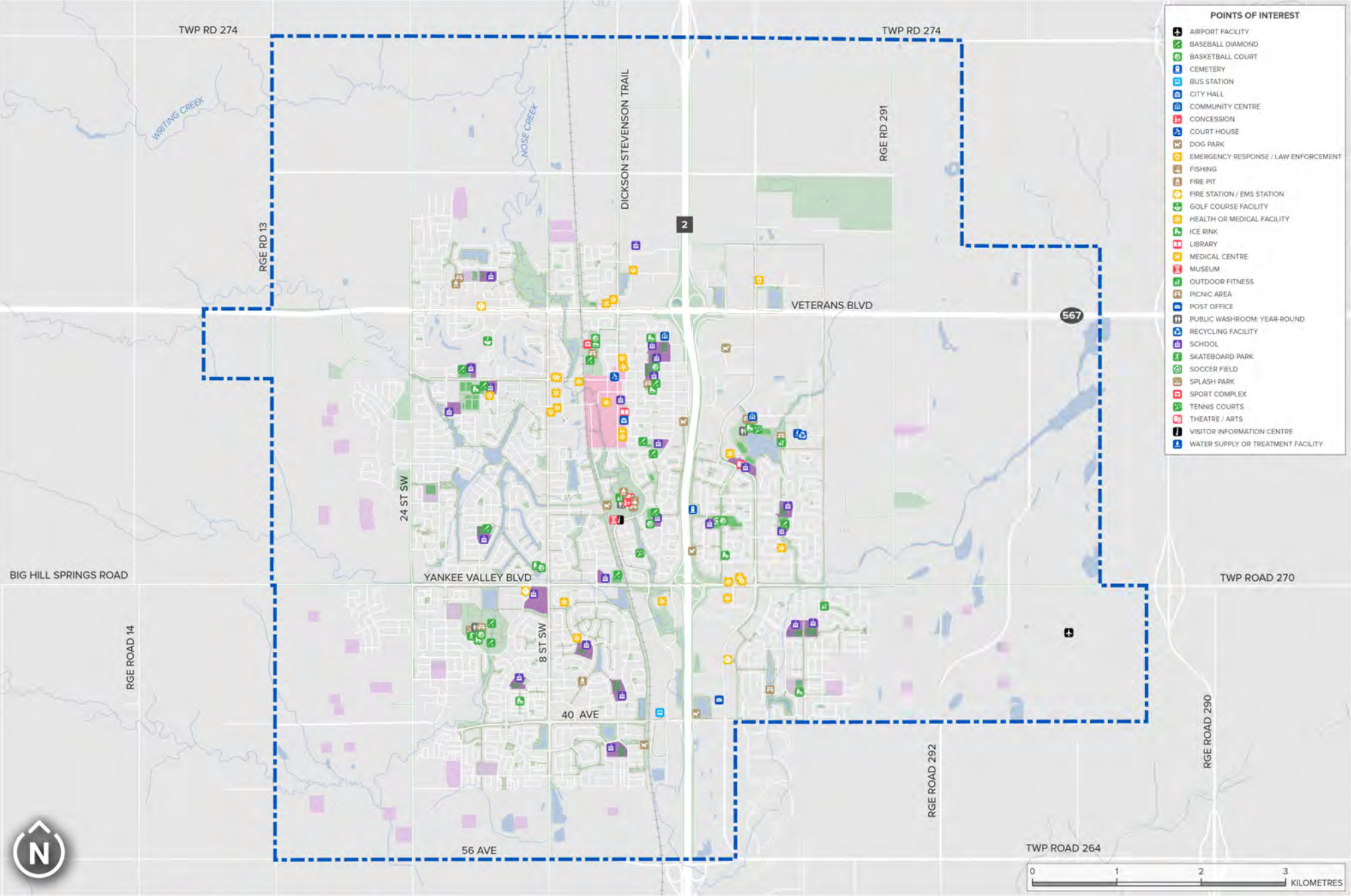
In addition to its local growth and history, Airdrie is connected to the surrounding region. Airdrie's growth is influenced by and closely connected to the City of Calgary, the region's major urban centre, as well as Rocky View County, which includes several rural developments and substantial commercial and industrial lands along the Highway 2 corridor. As we plan for future growth and development, it's important that our plan reflects how Airdrie fits into this larger region and how we shape a community that reflects both our local identity and our place in the bigger picture.

This means coordinating information and plans with our regional partners, choosing goals and targets that balance Airdrie's aspirations with what works within our regional context, ensuring that land use and transportation patterns support our growth and prosperity as well as the wider region, and recognizing how development patterns can respond to allow people to move and live both within Airdrie and beyond our Municipal borders.

Figure 1 – Airdrie's Regional Context



Figure 2 – Airdrie's Local Context



MUNICIPAL BOUNDARY
PATHWAY
RAILWAY
WATERCOURSE

DOWNTOWN
PARK / OPEN SPACE
SPORTS FIELD
WATERBODY

SCHOOL SITE
EXISTING
PROPOSED

CHALLENGES, BIG IDEAS, AND FORWARD THINKING

The challenges and big ideas in this section emerged through public engagement on the City Plan. Residents identified the qualities they value about Airdrie, the challenges they see arising from continued growth, and the improvements they believe will be needed in the years ahead. Together, these ideas became the City Plan's working orders, helping to shape the directions, priorities, and policies found throughout the remainder of the Plan.

These five ideas are closely connected. Protecting natural areas, creating places for people to gather, strengthening community connections, improving how people move around the city, and ensuring infrastructure keeps pace with growth all contribute to a complete and sustainable city. The City Plan translates these public priorities into a long-term framework for managing growth and guiding future decisions.

1. Protect Parks and Natural Areas

Residents value Airdrie's parks, pathways, wetlands, and natural areas and want these spaces protected as the city grows. These features contribute to residents' quality of life, provide opportunities for recreation and connection with nature, support wildlife and biodiversity, and help the city respond to changing environmental conditions.

As Airdrie continues to develop, protecting natural areas will require a more intentional approach. The City Plan supports conservation of significant environmental features and encourages natural areas to be connected as part of a broader system of parks, pathways, drainage corridors, and open spaces. Where development is proposed near wetlands and other environmental features, preservation should be considered from the beginning of the planning process rather than after major development decisions have already been made.

Protecting natural areas must also be balanced with responsible management. The Plan provides direction for improving environmental knowledge, incorporating climate resilience into planning and infrastructure decisions, and working with landowners, developers, community organizations, and other governments to protect and enhance Airdrie's natural systems over time.

2. Create More Recreation and Gathering Spaces

As Airdrie grows, residents want recreation opportunities, cultural amenities, and welcoming places where people can spend time together. This includes major facilities and sports fields, but also libraries, plazas, cafes, community hubs, parks, playgrounds, and other everyday gathering spaces that support social connection and community life.

These spaces should be distributed across the city and designed to serve people of different ages, abilities, backgrounds, and interests. New communities will need recreation and gathering places from their earliest stages of development, while established communities will benefit from reinvestment in existing facilities, parks, school sites, and public spaces. Downtown also has an important role as a civic and cultural gathering place for the entire city.

The City Plan supports partnerships and creative approaches to providing these spaces. This includes coordinating recreation, culture, schools, parks, social services, and community facilities so that investments can serve multiple purposes and provide lasting value as community needs change.

3. Strengthen Airdrie's Sense of Community and Belonging

During engagement, residents frequently described the importance of retaining Airdrie's "small-town feel." As Airdrie grows into a larger and more diverse city, this does not mean remaining physically small. It means protecting the qualities residents associate with a strong community: knowing and supporting one another, feeling welcome, participating in community life, and maintaining a shared sense of identity and belonging.

Growth should create complete communities where people can meet more of their daily needs close to home while remaining connected to the city as a whole. Neighbourhoods should offer a range of housing choices, attractive public spaces, local shops and services, and opportunities for residents to gather and participate. They should also be inclusive and welcoming to people at different stages of life and with different incomes, cultures, backgrounds, and abilities.

Strengthening community also means supporting Airdrie's existing neighbourhoods as they mature. Thoughtful infill, reinvestment in infrastructure and amenities, and new housing and service options can help established areas remain vibrant and responsive to changing community needs. Across both new and established neighbourhoods, growth should contribute to a cohesive city rather than a collection of disconnected developments.



4. Improve Transportation and Connectivity

Residents want it to be easier and safer to move around Airdrie. Continued growth will place additional pressure on roads and regional connections, but it also creates opportunities to provide people with more transportation choices. The City Plan supports coordinated investment in roads, transit, pathways, sidewalks, cycling connections, and regional transportation systems.

Land-use and transportation planning must work together. Locating more homes, jobs, shops, schools, and services near key nodes and corridors can make transit and active transportation more practical while reducing the distance residents need to travel for everyday needs. Better connections between neighbourhoods, parks, schools, commercial areas, and downtown will help create a city that is accessible and easier to navigate.

Airdrie's transportation future also depends on strong connections with Calgary, Rocky View County, and the broader region. The Plan supports continued advocacy and partnership on regional transit, rail, highways, and other transportation improvements that cannot be delivered by the City alone.

5. Ensure Infrastructure Keeps Pace with Growth

Residents expect infrastructure and services to keep pace as Airdrie grows. New development must be supported by water, wastewater, stormwater, transportation, emergency services, parks, recreation facilities, and other municipal infrastructure. Growth also increases demand for schools, health care, social services, and other facilities delivered by the Province and community partners.

The City Plan connects land-use decisions with infrastructure planning, financial capacity, and the practical timing of development. New growth should make efficient use of existing and planned infrastructure and contribute fairly to the cost of the services it requires. Transportation and utility master plans, capital plans, budgets, and development agreements will provide more detailed direction on when and how infrastructure is delivered.

Keeping pace with growth also requires a strong and diverse economy. Supporting local employment and business investment can provide more opportunities for residents and contribute to a sustainable municipal tax base. Through regular monitoring, partnerships, and advocacy, the City Plan will help Council understand how growth is affecting services and infrastructure and where additional attention or investment may be required.

LEGISLATIVE FRAMEWORK

Municipal Government Act

The Airdrie City Plan is Airdrie's Municipal Development Plan (MDP). It meets the requirements of Alberta's Municipal Government Act (MGA) for a municipal development plan. The MGA establishes the required procedures and the relevant planning matters that must be addressed in a municipal development plan, which includes:

- The future land uses within the municipality,
- The manner of and the proposals for future development in the municipality,
- The coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,
- The provision of the required transportation systems, either generally or specifically, within the municipality and in relation to adjacent municipalities,

- The provision of municipal services and facilities either generally or specifically,
- Policies to provide guidance on land uses adjacent to sour gas facilities, respecting the provision of municipal, school, or municipal and school reserves, and respecting the protection of agricultural operations, and
- May address any other matter relating to the physical, social, or economic development of the municipality

Alberta Land Stewardship Act (ALSA) and Provincial Land Use Framework

The Alberta Land Stewardship Regulation provides the authority to implement regional plans under the Land Use Framework. The province of Alberta's Land Use Framework was developed to manage growth, sustain the economy, and balance these with social and environmental objectives.

The City of Airdrie will act in accordance with the Land Use Framework and the associated South Saskatchewan Regional Plan (SSRP) and any amendments thereto.

Intermunicipal Planning

An Intermunicipal Development Plan (IDP) exists between the City of Airdrie and Rocky View County and outlines policies and procedures to enhance communication between the two municipalities on planning matters. It also outlines the general parameters for development within the defined Plan area, specifies future long-term growth options for the city and formalizes a framework for local regulation of development in areas of intermunicipal or regional concern, such as the Highway #2 Corridor and the Nose Creek corridor.

Additional work continues between the City of Airdrie and regional partners, and Airdrie remains committed to working together to ensure compatibility and coordination of land use, transportation and transit services, infrastructure and servicing, economic development, initiatives to protect environmental areas, features, and systems, and pathways and open space corridors.

HOW POLICIES DIRECT ACTION

The Airdrie City Plan provides long-term policy direction across matters where the City has different levels of authority, responsibility and influence. Some outcomes can be achieved directly through municipal decisions and services, while others depend on cooperation with governments, agencies, community organizations, businesses and residents.

To make the intended strength of each policy clear, the Plan uses three policy-direction terms: **Ensure, Promote and Support**. These terms replace more traditional policy wording such as *shall, must, should, encourage and may*.

These terms describe the strength and intent of a policy. They are distinct from the City's various roles as **Planner, Service Provider, Partner and/or Advocate**, which are introduced in Part 2 and describe how the City contributes to service delivery and community outcomes.

Ensure

Ensure identifies policy direction for which the City has primary authority or responsibility. These policies establish a clear requirement and are comparable to traditional *shall* or *must* statements. The City is expected to take the actions within its authority needed to achieve or maintain the intended result.

Promote

Promote identifies policy direction that the City is expected to actively advance, often through shared responsibility, coordination or influence. These policies are comparable to traditional *should* statements. They provide strong direction while recognizing that implementation may depend on cooperation with other organizations or affected parties.

Support

Support identifies policy direction where the City has a complementary or enabling role, or where another organization holds primary responsibility. These policies are comparable to traditional *may* or *encourage* statements. The City may contribute through planning, partnerships, advocacy, information, resources or other actions appropriate to its authority and available capacity.

VISION

While Airdrie continues to grow, we want to ensure that we never lose sight of where we came from and the diverse elements that make Airdrie an amazing city. While we look to update Airdrie's Municipal Development Plan, the vision statement adopted by City Council and included in the 2012 AirdrieONE Sustainability Plan and the 2014 City Plan continues to hold true:



Airdrie is a vibrant, caring community rich in urban amenities and opportunities for everyone. We value a healthy, sustainable environment connecting people and places.

Within this vision, there are key elements that will guide how we approach a new Municipal Development Plan, connect with Airdrie's culture and heritage, and look forward to how the city will continue to develop over the next 20 years.

To be a vibrant city with amenities and opportunities means looking at how we will build complete communities, and this applies to new developments planned over the years to come, as well as to filling in development and services to support and grow existing neighbourhoods. Older neighbourhoods will need a diversity of housing options, along with supporting uses and services, to meet the needs of residents.

To be a healthy and sustainable city means scaling up our development in a sensitive way. As Airdrie grows, it will transition, and has already begun to do so, from a small town to a mid-sized city – and its planning and built form will need to evolve to reflect that. Infill development and intensification should be encouraged and celebrated as a means of enriching neighbourhoods, scaling up shops, services, and amenities, and ensuring they are supported and accessible to the city. This would involve developing density and transit options within city nodes and corridors, and balancing land uses that support an urban environment with nearby residential subdivisions.

To be a connected city that supports people and places means approaching planning and all city services with a more nuanced, multidisciplinary approach. The Airdrie City Plan should consider and iterate on discussions among planning, transportation, utilities, parks, social services, and community organizations so that the development framework and all master plans that follow are coordinated and built on the same assumptions – and work toward the same outcomes.

GUIDING PRINCIPLES

Meeting the needs of a growing and diverse city means thinking critically about how Airdrie will plan for future growth, provide services, maintain a healthy environment, and connect people and places. Balancing all these aspects has become more challenging over time and will only become more so as Airdrie continues to grow.

The AirdrieONE Sustainability Plan (2012) provided a broad lens on future planning, identified sustainability goals, objectives, actions, and measures across 10 focus areas, and provided guidance for updates and alignment with other master plan documents in the City. The Airdrie City Plan (2014) examined growth and development through a “triple bottom line” approach that considers economic, environmental, and social sustainability.

Today, many planning documents reference the four pillars of sustainability as a framing device to address environmental, social, economic, and cultural factors. This served as a foundation for reviewing and compiling Airdrie's new City Plan, which integrates the best of AirdrieONE, the 2014 City Plan, and the 2018 12,000 Acres Plan. Together with engagement outcomes, it leads to the organizing principles that will guide our Planning, Development, and service delivery in 2026 and beyond.

1. A Complete Community

A common thread through many City Plan policies is the desire to build places that address all of residents' needs and provide a complete place to live. This means providing a range of housing types, retail and employment uses, supportive services, community facilities, and recreational amenities that are part of the plan and available to residents. Reflecting Airdrie's downtown and other community centres as places of activity and with civic and cultural importance is a significant part of this. A plan that delivers on this concept would also consider what types of uses and services are necessary at neighbourhood, community, and city-wide scales and plan for them accordingly. This concept means looking at how the city delivers equitable access to housing, services, and mobility, and how it meets the day-to-day needs of Airdrie residents.

2. Affordable Living

Related to social sustainability, the city should look not only at a range of housing types but also at how to maintain a range of housing prices to ensure that the needs of all residents are met within the community. Airdrie is similar to many Canadian cities in that there is a growing unmet need across the entire housing continuum, and as a foundation of the City Plan, there must be a focus on facilitating both below-market and market housing, supporting the city's vulnerable population, and ensuring that the land use and transportation pattern, services, and infrastructure aligns and supports these objectives.

3. Local Identity and Culture

In addition to meeting needs, Airdrie's culture should be reflected, celebrated, and enhanced through the City Plan and Airdrie's continued development. Our greenspace and location in the Canadian prairies, and our status as a winter/all-season city, are grounding elements of Airdrie's local identity and factors that have drawn residents to settle and build community here. Beyond this, the City Plan must recognize and make space for arts, events, non-profits, and community organizations, and for the diverse backgrounds of the groups that call this city home – today and into the future.

4. Growing Diversity

As part of the Calgary Metropolitan Region, Airdrie is expected to continue growing and changing. As of the 2021 Federal Census, Airdrie has become more diverse, accommodating a wider range of backgrounds, ethnicities, income levels, and household types. As Calgary continues to experience growth from both international and interprovincial migration, these effects are felt through other communities in the region. Airdrie has also grown more diverse in its age and household dynamics - while still a young community, the proportion of residents aged 10-19 and over 60 has been growing across Municipal and Federal Censuses. This challenges the city to provide a sense of place and proper services to a wider range of people from diverse backgrounds, at various stages, and with diverse needs.

5. Environmental Stewardship and Resilience

Through various background studies and city policies, there has been a consistent focus on environmental sustainability and leadership. The 2014 Airdrie City Plan established principles to protect the Nose Creek Corridor, promote compact development, and established guiding policies for designated Environmentally Sensitive Areas and Environmental Reserve lands.

Environmental stewardship remains a key priority as Airdrie grows. This includes protecting and enhancing natural systems such as waterways, ecological corridors, wetlands, and green spaces. This plan also sets the groundwork for a corporate sustainability and climate resilience program across planning, transportation, servicing, waste diversion, emergency management, procurement, and energy efficiency. By prioritizing ecological health and climate adaptation, Airdrie can support long-term environmental and community well-being.

6. Efficiency and Opportunity

Airdrie's vision speaks to opportunity, and to ensure economic development and sustainability, the city should focus on creating a wide range of opportunities and supporting both existing and new businesses. This must be done through a lens that recognizes Airdrie's place in the wider Calgary Region and works to diversify our local economy, provide opportunities for investment and activity, ensure that services and needs are met locally, and facilitate access and transportation within the city and the wider regional economy. Efficiency in funding projects and providing infrastructure and services is also always recognized and considered, and the City will continue to ensure that growth, servicing, and funding are tracked and managed appropriately. Through this lens of economic sustainability, the City needs to ensure that growth is managed appropriately and aligns with available funding, infrastructure, and services – further increasing the need for efficient land use, density, and transportation systems to support the growing population.

7. People and Places

Ultimately, the City Plan is a document about the people and places that collectively make up the City of Airdrie, and this should be at the forefront of the document and its policies. Land use designations, future neighbourhoods and housing types to be developed, growth patterns, transportation systems, and myriad other municipal programs, services, and facilities are important because they provide value for the city and enhance the quality of life of its people. When planning documents and city policies, make abstractions and consider housing units or vehicle trips, it can focus on those systems and leave out the impact at the individual level - and when executed poorly, this means systems and neighbourhoods that assume a default way of operating, forgetting to consider the city's diversity and to provide options for housing, accessibility, and services. It is important that, as a foundational principle, this plan guides decision-making, design, services, and forms that are centered around people first, and that the policies of this plan flow from that.



PART 2:

SUPPORTING GROWTH



2.1 INTRODUCTION

Supporting Growth: Building the Foundations of a Complete City

A successful city is defined not only by its physical growth, but by the services, infrastructure, amenities, and community supports that help people thrive. Housing, mobility, recreation, education, health care, safety, utilities, social supports, and other services all contribute to creating complete communities and supporting quality of life. Part 2 of the City Plan identifies the outcomes Airdrie is working toward across 15 service areas and describes how the City contributes to achieving those outcomes as the community grows.

This section provides Council with a framework for understanding community needs, municipal responsibilities, and shared community outcomes. It supports future decisions related to growth, investment, partnerships, advocacy, and service planning while recognizing that many outcomes depend on collaboration between the City, residents, businesses, community organizations, and other orders of government.

What This Section Covers

Part 2 covers 15 service areas that contribute to community well-being:



- **Affordable Housing** – Affordability across the housing spectrum.
- **Arts, Culture & Heritage** – Community identity, creativity, and belonging.
- **Community Safety** – Emergency response, prevention, and preparedness.
- **Downtown** – Vitality, civic presence, economic activity, and place identity.
- **Economy** – Economic resilience, business activity, investment, and local employment opportunities.
- **Education** – Educational facilities, school sites, and learning-supportive infrastructure.
- **Environment & Energy** – Climate resilience, emissions reduction, and adaptation measures.
- **Healthcare** – Accessible and responsive community health services.
- **Mobility** – Safe, connected, and multimodal transportation.
- **Natural Areas** – Ecosystems, green spaces, ecological corridors, and environmental stewardship.
- **Recreation** – Spaces, facilities, and programs that support health, recreation, and community connection.
- **Social Infrastructure** – Inclusive, caring, and connected community supports and facilities.
- **Utilities and Servicing** – Water, wastewater, stormwater, and partner-delivered utility infrastructure.
- **Visitor Experience** – Events, attractions, and experiences that draw visitors.
- **Waste Management** – Waste reduction, collection, diversion, and movement towards a circular economy.

How Part 2 Works

Each service area begins with **Service Delivery at a Glance**, which briefly explains who is primarily responsible for delivering the service and how the City contributes. Each section then provides:

- **Guiding Principles** – The principles from Part 1 that inform the service area.
- **Objectives** – The outcomes Airdrie is working toward.
- **Policies** – Direction for future planning and decision-making.
- **Actions** – Potential steps for implementation.
- **City's Roles** – How the City contributes to achieving the objectives.
- **Indicators** – Evidence that will help the City understand long-term community outcomes and experiences.

Together, these elements connect the City Plan's long-term vision to future planning, budgeting, partnerships, advocacy and municipal decision-making.

Understanding the City's Roles

The services that contribute to a complete city are delivered in different ways. Some are primarily provided by the City, while others are delivered by provincial or federal governments, regional agencies, community organizations, school boards or the private sector. In many service areas, responsibility is shared.

Part 2 identifies one or more of the following roles for the City:

Planner

Plans for future growth, land use, infrastructure and community development.

Service Provider

Directly delivers municipal services, infrastructure and programs.

Partner

Works collaboratively with residents, businesses, school boards, neighbouring municipalities, Indigenous communities, community organizations and other governments.

Advocate

Advocates for investment, services and policy decisions from other organizations or orders of government.

The roles identified in each service area provide a quick reference to how the City contributes. They do not assign responsibility to the City where another organization holds the mandate, nor do they represent a commitment to a particular project or level of funding. Council determines priorities and resources through its strategic planning, budgeting and decision-making processes.

Understanding the Indicators

Each service area concludes with indicators that will help the City understand whether Airdrie is achieving the outcomes envisioned by this Plan. Two complementary types of indicators are used:

Outcome indicators measure objective community conditions and long-term trends using available data.

Perception indicators measure how residents and other stakeholders experience life in Airdrie, including their satisfaction, confidence, and sense of well-being.

Considering both types provides a more complete picture. For example, statistical data may show that a service is performing well while residents' experiences identify concerns that warrant further attention.

The indicators are intended to support informed decision-making. They are not targets or funding commitments. Supporting measures, methodologies, definitions and data sources are documented in the companion City Plan Indicator Inventory. Part 4 brings the indicators together into a city-wide monitoring framework.

Supporting the Delivery of Community Services

The 15 service areas described in Part 2 are supported by a range of municipal functions that provide governance, planning, financial stewardship, administration, professional expertise, and organizational capacity. While residents may not directly interact with these functions, they play an important role in helping the City plan, fund, coordinate, evaluate, and continuously improve municipal services.

Key enabling functions include:

- **Governance and Legislative Services supports** Council decision-making, legislative processes, records management, elections and transparent municipal governance.
- **Corporate Planning and Performance** connects the City Plan with strategic planning, business planning, performance measurement and organizational improvement.
- **Financial Management** supports budgeting, long-term financial planning, revenue management, reporting and the responsible stewardship of public funds.
- **Asset Management** supports evidence-based investment in municipal infrastructure and facilities throughout their full life cycles.
- **Information Technology** provides the digital systems, information security, data and technology needed to operate and improve municipal services.
- **Human Resources** supports the workforce, leadership, workplace culture and organizational capacity needed to deliver services.
 - **Communications and Public Engagement** provides residents with accessible information and meaningful opportunities to participate in municipal decisions.
 - **Legal Services** provides legal advice and supports the City in meeting its statutory and contractual responsibilities.
 - **Procurement and Risk Management** supports fair and responsible purchasing, contract management, insurance, business continuity and the management of organizational risk.

Together, these enabling functions provide the foundation the City needs to plan, fund, deliver, evaluate and continuously improve each of the 15 community service areas that follow.

2.2 AFFORDABLE HOUSING

SERVICE DELIVERY AT A GLANCE

Housing is primarily funded and delivered by the private development industry, non-profit housing providers and other orders of government. The City also acts as a service provider through the arm's-length Airdrie Housing Limited and influences housing outcomes through land use planning, infrastructure coordination, municipal assets, partnerships and advocacy.

PREAMBLE

Housing affordability is an important component of a complete, inclusive, and resilient community. Access to suitable, attainable, and secure housing supports quality of life, community well-being, economic participation, and social inclusion. A diverse range of housing options helps ensure that residents of different ages, incomes, abilities, household types, and life circumstances can find housing that meets their needs and enables them to participate fully in community life.

Housing affordability is influenced by a wide range of economic, demographic, regulatory, and market factors. Local housing conditions are shaped by population growth, household incomes, construction costs, housing supply, interest rates, and broader regional and national trends. While the City cannot directly control many of these factors, municipal planning and decision-making can help create conditions that support a broader range of housing opportunities and improved long-term housing outcomes.

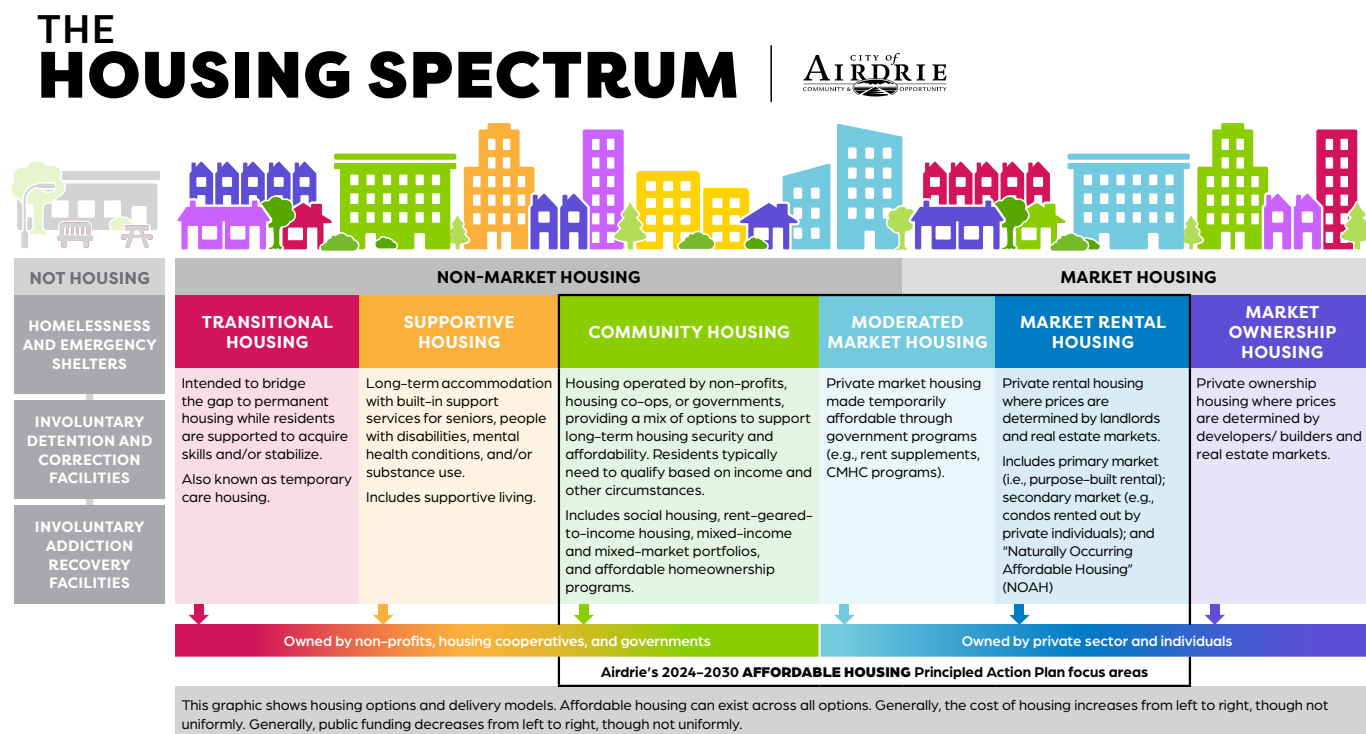
As Airdrie continues to grow, maintaining and improving housing affordability will become increasingly important. Population growth, demographic change, market conditions, and evolving housing preferences will influence the types of housing needed across the community. Planning for a range of housing forms, tenures, and affordability levels can help ensure residents have opportunities to find housing that aligns with their needs throughout different stages of life. Understanding local housing conditions and needs through research, monitoring, and engagement will be essential to supporting informed decision-making and long-term housing outcomes.

Housing affordability is closely connected to economic development, social infrastructure, community safety, health, mobility, and complete-community development. Access to stable and appropriate housing supports individual well-being, workforce participation, community belonging, and broader social and economic resilience. Working with community partners, housing providers, and other orders of government, the City will support efforts to expand housing choice, improve affordability, increase non-market housing opportunities, preserve existing affordable housing, and reduce barriers to housing stability to help create a more inclusive, resilient, and complete community as Airdrie grows.

PRINCIPLES



Figure 1 – The Housing Spectrum



OBJECTIVES

- A diverse housing supply distributed throughout the city, including established neighbourhoods, that accommodates a range of ages, incomes, abilities and lifestyles through a mix of housing types, sizes and tenures.
- A sufficient supply of affordable housing for low- and moderate-income households, including community housing and supportive housing options.
- An increased supply of accessible housing that enables safe and independent living for people with disabilities. Improved access to secure and appropriate housing for residents who experience barriers, supported by inclusive housing planning and decision-making.

POLICIES

Policy Integration

1. Ensure housing affordability is integrated into municipal decision-making by prioritizing affordability considerations in land use planning, capital planning, and corporate processes.
2. Ensure a coordinated approach to housing affordability and non-market housing by using Council-adopted affordable housing strategies and plans, to guide policies, programs, regulations, advocacy efforts, and investments.
3. Ensure non-market housing needs are incorporated into municipal planning and asset management decisions by considering affordable and non-market housing objectives in the development and review of policies, plans and strategies, and in land acquisition, land disposition, and management of City-owned assets.
4. Promote complete and inclusive communities by coordinating non-market housing planning with social infrastructure planning so housing investments are supported by community services, facilities, and social connections.
5. Ensure consistency and clarity in housing affordability initiatives by applying commonly accepted, income-based affordability measures to inform municipal actions, investments, and resource allocation.

Collaboration, Coordination, and Advocacy

6. Promote the long-term supply of non-market affordable housing by collaborating with non-market housing providers, non-profit organizations, other orders of government, and the development and homebuilding industry to increase housing options, including community and supportive housing.
7. Support Indigenous housing needs within the community by collaborating with Indigenous governments and Indigenous housing organizations, when requested, to identify and advance appropriate housing solutions.
8. Promote coordinated responses to regional housing challenges by collaborating with neighbouring municipalities, housing partners, and other relevant organizations to undertake joint planning, data sharing, initiatives, and advocacy efforts.
9. Ensure housing affordability and non-market housing priorities are advanced beyond municipal jurisdiction by advocating to other orders of government for funding, legislation, collaboration, and coordinated approaches that support housing outcomes.

Planning and Regulatory Enablement

10. Promote expanded non-market housing opportunities by exploring and implementing regulatory policies and planning tools that enable a broader range of non-market housing options where appropriate.
11. Promote the development of non-market housing by removing or reducing regulatory barriers while maintaining public safety and community standards.
12. Promote a stable and sufficient supply of non-market housing for current and future residents by pursuing equitable community benefit frameworks associated with rezonings, redevelopment, and growth-related land use changes.
13. Promote equitable access to housing, services, and opportunities by prioritizing non-market affordable housing.

Housing System Stewardship

14. Promote an increased supply of non-market affordable housing throughout the city, informed by housing needs, local conditions, and Council-adopted housing strategies.
15. Support opportunities to expand supportive, seniors, accessible, and other specialized housing options in collaboration with appropriate housing, health, and community-service partners.
16. Support strategies and programs that preserve, replace, or improve existing affordable housing, including opportunities for energy-efficiency improvements and building retrofits.

Investment and Stewardship

17. Support the strategic use or disposition of City-owned land and other municipal assets for non-market housing where appropriate and in accordance with Council-adopted policies.
18. Promote partnerships, incentives, and financing approaches that support the delivery of affordable and non-market housing.
19. Support Airdrie Housing Limited in delivering a long-term, financially sustainable non-market affordable housing program consistent with Council direction.
20. Ensure appropriate long-term affordability mechanisms are established when housing projects receive municipal land, funding, incentives, or other significant municipal support.

Data, Monitoring, Transparency, and Accountability

21. Ensure housing supply, demographic trends, and affordability conditions are monitored to inform municipal planning, advocacy, investment, and program development.
20. Ensure information on housing conditions, municipal initiatives, and progress toward Council-adopted housing objectives is made publicly available.

ACTIONS

Strategic Planning & Monitoring

1. Maintain and periodically update a Council-adopted Affordable Housing Strategy informed by current housing needs, and market conditions.
2. Periodically update the Housing Needs Assessment (HNA) using Census data and other available housing information.
3. Monitor housing conditions and report publicly on affordability trends, municipal initiatives, and progress towards Council-adopted objectives.

Partnership & Community Collaboration

4. Maintain an inventory of City-owned land and assets that may support future affordable housing and community-serving development opportunities.
5. Evaluate opportunities to use municipal land, incentives, funding programs, and partnerships to support affordable and non-market housing.

Municipal Assets & Investment

6. Strengthen partnerships with housing providers, community organizations, indigenous partners, the development industry, and other orders of government.
7. Investigate emerging affordable-housing delivery, partnership, and financing models.

Governance & Accountability

8. Maintain appropriate governance and allocation procedures for municipal affordable-housing funding and land contributions.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Service Provider Partner Advocate	• Housing affordability • Households spending more than 30% of income on shelter • Housing diversity	Resident satisfaction with housing options

Where applicable, associated Growth and Development Maps are provided in Section 3.2.



2.3 ARTS, CULTURE, & HERITAGE

SERVICE DELIVERY AT A GLANCE

Arts, culture and heritage are delivered through a mix of community organizations, non-profit groups, artists, cultural organizations and municipal services. The City directly provides cultural facilities, arts programming and events, while also supporting community-led activity through grants, partnerships, facility access, planning and coordination.

PREAMBLE

Arts, culture, and heritage are important components of a complete, connected, and vibrant community. They help shape community identity, foster creativity, strengthen belonging, and provide opportunities for residents to share experiences and connect with one another. Together, they contribute to quality of life, civic pride, and a strong sense of place while reflecting the stories, values, and traditions that make Airdrie unique.

Arts, culture, and heritage contribute to community vitality in many ways. They provide opportunities for creativity, learning, celebration, and expression while helping residents build connections to place and to one another. Cultural assets, programs, events, and heritage resources enrich daily life and help strengthen Airdrie's distinct identity as it continues to evolve.

Population growth and increasing diversity will continue to shape Airdrie's cultural landscape, bringing new perspectives, traditions, experiences, and forms of creative expression. Responding to this growth will require accessible cultural spaces, programming, events, and opportunities that reflect evolving community needs while ensuring residents can see themselves, their cultures, and their histories represented in community life. Long-term planning and investment will help ensure arts, culture, and heritage continue to contribute to social cohesion, community identity, and quality of life.

Arts, culture, and heritage support broader City Plan objectives including social inclusion, community well-being, visitor experience, downtown vitality, recreation, and economic development. Through investment, partnerships, programming, and stewardship, the City will help create opportunities for participation, expression, and conservation that reflect Airdrie's evolving identity while strengthening social connection, community well-being, and a strong sense of place.

PRINCIPLES



OBJECTIVES

- Airdrie's diverse cultures, histories, and communities are respected, reflected, and celebrated.
- Accessible opportunities for artistic and cultural participation, expression, and innovation are sustained and strengthened.
- Airdrie's significant historic resources are protected, and its cultural and artistic assets are supported and celebrated.
- Airdrie is recognized as a vibrant destination for arts, culture, and heritage.

POLICIES

Heritage and Monuments

1. Ensure Airdrie's diverse cultural identities, assets and resources are recognized, fostered and reflected in municipal planning and initiatives.
2. Ensure significant built, cultural and natural heritage resources, including designated historic resources, are identified, conserved and appropriately interpreted.
3. Support the commemoration of Airdrie's histories, people and collective memory through monuments, memorials, public art and other commemorative features.
4. Promote recognition of individuals, groups and organizations that have contributed significantly to Airdrie's social, cultural and civic development.

Public Art

5. Ensure public art is planned, selected, installed and managed through a transparent and consistent municipal framework.
6. Support accessible opportunities for community-led and local art in public and City-owned spaces.
7. Promote Airdrie's diverse artistic community through collaboration with artists, curators and arts organizations and by showcasing local creative work.

Not-for-profit Relationships

8. Promote community-led arts, culture and heritage activity through relationships and collaboration with non-profit organizations and community groups.
9. Ensure civic partnerships and service-delivery agreements with non-profit organizations are consistent, transparent and aligned with municipal objectives.
10. Support effective and accountable community use of City-owned cultural facilities and lands through appropriate agreements and property management.

Indigenous Relations

11. Ensure municipal approaches to Indigenous relations are guided by Council-adopted frameworks and commitments.
12. Promote reconciliation by advancing municipal actions aligned with the Truth and Reconciliation Commission Calls to Action that are relevant to municipal responsibilities.
13. Ensure urban Indigenous perspectives inform municipal projects, policies and decisions that may affect Indigenous communities through meaningful and respectful engagement.
14. Support respectful and ongoing relationships with Indigenous Nations, including Treaty 7 Nations and the Otipemisiwak Métis Government.

Arts Programming

15. Ensure municipal arts programming provides engaging and accessible opportunities to experience and understand diverse art forms.
16. Support equitable participation in arts and culture by reducing barriers and providing programming that responds to the interests, experiences and needs of Airdrie's diverse communities.
17. Promote appreciation of the arts by providing opportunities to experience local, national and international artists and performances.
18. Ensure arts programming and community events reflect local perspectives, stories, cultures and identities.
19. Promote local creative talent, innovation and experimentation through municipal programming, events and partnerships.

Events

20. Promote community connection, belonging, civic participation and local economic activity through inclusive events that celebrate Airdrie's cultures and traditions.
21. Support community-led events through clear processes, coordination and appropriate planning assistance.
22. Ensure City-led events are safe and accessible, and promote these outcomes in community-led events supported by the City.

Facility Operations

23. Ensure City-owned cultural facilities are managed to support accessible, inclusive and welcoming community use.
24. Ensure planning for arts and cultural spaces responds to population growth, cultural diversity and changing community needs.
25. Promote performing arts and live events through suitable indoor and outdoor spaces.

ACTIONS

1. Develop and maintain a Cultural Plan to guide cultural awareness, community-building and coordinated cultural initiatives across Airdrie.
2. Develop and maintain a Heritage Management Strategy to guide the identification, conservation and interpretation of significant heritage resources.
3. Assess multicultural and community use of cultural facilities through recreation and culture facility planning.
4. Develop and maintain a Civic Partnership Framework for agreements with non-profit organizations that co-deliver services or operate from City-owned facilities.
5. Establish and maintain appropriate partnership, lease and license agreements with eligible non-profit organizations.

6. Implement a placemaking program for public art, monuments and historic resources that strengthens community identity and activates public spaces.
7. Develop and maintain an Arts Programs and Events Strategy to guide programming priorities, community engagement and cultural investment.
8. Develop accessibility and customer-service standards for cultural facilities, programs and events.
9. Implement arts programming, events and activation initiatives that strengthen community connection and animate public spaces.
10. Maintain and implement the Indigenous Framework and Action Plan, and update it as required.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Service Provider Partner	• Access to arts and cultural opportunities • Cultural participation • Community identity and heritage	Resident satisfaction with arts, culture, and heritage

Where applicable, associated Growth and Development Maps are provided in Section 3.2.



2.4 COMMUNITY SAFETY

SERVICE DELIVERY AT A GLANCE

Community safety is delivered through a combination of municipal, provincial, federal, and community services. The City directly provides fire rescue, municipal enforcement, and emergency management, and contracts the RCMP for policing. It also works with regional partners, community organizations, and other orders of government on prevention, preparedness, response, and community well-being.

PREAMBLE

Community safety is foundational to a healthy, inclusive, and resilient community. Residents, businesses, and visitors should feel safe in their neighbourhoods, public spaces, workplaces, and community facilities. Community safety extends beyond emergency response and enforcement to include prevention, preparedness, well-being, social connection, and the creation of environments that support a high quality of life.

Community safety is influenced by a broad range of social, economic, environmental, and physical factors. Neighbourhood design, social supports, emergency preparedness, community connectedness, and access to services all contribute to how safe people feel and how effectively communities respond to challenges and emergencies. A comprehensive approach to safety recognizes the importance of both prevention and response.

As Airdrie grows, community safety will require proactive approaches that address both current and emerging risks. This includes strengthening emergency preparedness and response capabilities, supporting prevention and early-intervention initiatives, promoting safe and inclusive public spaces, and ensuring that safety considerations are integrated into growth, infrastructure, and community-development decisions.

Community safety is closely connected to housing, health, mobility, recreation, social infrastructure, and neighbourhood design. Maintaining safe, welcoming, and accessible environments requires ongoing coordination among residents, community organizations, emergency services, and municipal departments. Together, these efforts help foster belonging, strengthen community resilience, and support positive outcomes for residents of all ages and backgrounds.

PRINCIPLES



OBJECTIVES

- Integrated, risk-informed emergency management across City departments.
- Responsive City services that address evolving community safety and well-being needs and priorities.
- Safe and inclusive community spaces and City facilities.
- Emergency services, infrastructure, and response capacity aligned with community needs.
- Fiscally sustainable programs, services, and safety solutions that reflect community needs and municipal capacity.
- A built environment that reflects community safety considerations through urban design and planning.



POLICIES

1. Ensure complex and time-sensitive safety challenges are addressed through coordinated and multidisciplinary responses.
2. Promote awareness of community safety, emergency preparedness and risk reduction among residents and businesses through education and outreach.
3. Ensure crime-prevention principles are considered in the planning, design and ongoing assessment of public spaces and City facilities to support visibility, accessibility and safety.
4. Ensure emergency access, service capacity and community resilience are considered in land use, infrastructure and growth decisions.
5. Ensure emergency management plans, responsibilities, and coordination are maintained across the organization and aligned with regional and provincial systems to support an effective and coordinated emergency response.
6. Promote coordinated community safety and well-being initiatives that prioritize prevention, early intervention and other upstream solutions in partnership with community organizations and other orders of government.
7. Support accessible, visible, and relationship-based service delivery that responds to the diverse needs of residents, including equity-deserving groups.
8. Promote safe environments and positive outcomes for youth through prevention, early intervention, diversion, and restorative approaches.
9. Ensure roadway and pathway safety risks are monitored, evaluated, and addressed to support safe and reliable travel.
10. Ensure transparency and public accountability through reporting, community feedback, and oversight processes consistent with applicable ethical and professional standards.

ACTIONS

1. Develop a Community Safety and Well-Being Plan to coordinate prevention, preparedness, response, and resource initiatives.
2. Integrate emergency-service capacity, infrastructure, and facility planning into community growth and development process.
3. Incorporate Crime Prevention Through Environmental Design (CPTED) principles, where appropriate, into urban design policies, public-realm projects, and applicable development-review processes.
4. Prepare emergency-preparedness guidance for property owners and businesses, with attention to commercial, industrial, and mixed-use properties.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Service Provider Partner	• Crime Severity Index • Emergency response performance • Community resilience	Residents feel safe

Where applicable, associated Growth and Development Maps are provided in Section 3.2.

2.5 DOWNTOWN

SERVICE DELIVERY AT A GLANCE

Downtown growth depends on private investment, business activity and development, supported by sustained municipal leadership. The City plans for growth, invests in infrastructure and the public realm, delivers placemaking initiatives, supports redevelopment and works with businesses, developers and community partners to create a vibrant urban centre.

PREAMBLE

Downtown Airdrie is the civic, cultural, social, and economic heart of the community. As the city's historic centre, it serves as a focal point for community life, business activity, housing, services, events, and public gathering places. A vibrant downtown contributes to a complete community by providing opportunities for social connection, economic activity, cultural expression, civic engagement, and everyday experiences that bring people together.

Downtowns evolve through the interaction of public investment, private development, community activity, and changing market conditions. Successful downtowns provide a concentration of destinations, services, housing, employment, and public spaces that create activity throughout the day and year. Sustaining this vitality requires ongoing attention to placemaking, accessibility, urban design, and the overall experience of living, working, and visiting downtown.

As Airdrie continues to grow, downtown will play an increasingly important role in accommodating housing, employment, services, entertainment, and civic activities. Supporting a diverse mix of residential, commercial, cultural, institutional, and recreational uses can help create a more active and complete urban environment throughout the day and year. Continued investment in walkability, accessibility, connectivity, public spaces, and high-quality urban design will further strengthen downtown's role as a destination for residents, workers, businesses, and visitors.

Downtown contributes to many broader City Plan objectives, including economic development, housing choice, mobility, arts and culture, visitor experience, and environmental sustainability. Concentrating growth, investment, and activity in the downtown supports efficient infrastructure use, strengthens local businesses, encourages active transportation, and reinforces Airdrie's identity. Through sustained municipal leadership, private investment, and community collaboration, downtown will continue to evolve as the city's primary urban centre and a vibrant destination for residents, businesses, workers, and visitors.

PRINCIPLES



OBJECTIVES

- Downtown reinforced as Airdrie's primary urban centre, with the city's highest levels of density, land-use diversity, and urban activity.
- Redevelopment and private investment stimulated through municipal leadership, strategic incentives and catalyst projects.
- A high-quality public realm and urban form that support vibrancy, accessibility and multimodal connectivity.

POLICIES

1. Promote downtown as Airdrie's primary urban centre and civic and cultural heart by integrating growth objectives into land-use planning, infrastructure investment, placemaking, programming and other municipal initiatives.
2. Ensure land-use regulations support a compact, mixed-use urban form with high levels of density and activity, while providing development certainty and remaining adaptable to changing needs and opportunities.
3. Ensure downtown growth and redevelopment are supported by appropriate infrastructure and coordinated improvements to complete streets, pedestrian mobility, transit and multimodal access.
4. Ensure Main Street remains a defining downtown asset and complete street that supports mobility, attracts people and businesses, generates activity and encourages investment through a high-quality public realm and adjacent development.
5. Ensure downtown growth is a priority in municipal planning, investment and decision-making, including consideration of catalyst projects, public-realm improvements and cultural initiatives that attract people, businesses and activity.
6. Promote private investment, redevelopment and intensification that contribute to economic growth, increased activity and efficient use of land and infrastructure.
7. Ensure new development contributes to an attractive and active downtown through active building frontages, high-quality urban design and a positive relationship with streets and public spaces.
8. Ensure access to Downtown is protected and enhanced, by:
 - a. Strengthening Main Street's role as the central downtown corridor and a complete street that supports accessibility, revitalization, and active building frontages.
 - b. Enhancing sidewalk and pathway networks to improve accessibility and reduce barriers to movement.
 - c. Planning transit routes and locating transit stops to support key activity centres and employment areas.
 - d. Expanding the linear pathway network through connections to commercial areas, sports fields, schools, playgrounds, and other major public spaces.
 - e. Requiring sidewalks and pathways to provide direct, walkable connections between downtown and nearby neighbourhoods, commercial areas, sports fields, schools, and major public spaces.
 - f. Improving roadway connectivity to provide efficient access to skeletal roads, transit services, and commercial areas.

ACTIONS

1. Implement and periodically update Council-adopted downtown growth plans, aligning municipal decision-making and investment with their objectives .
2. Maintain and evaluate programs, incentives and financing tools that encourage downtown investment and redevelopment.
3. Coordinate land-use, infrastructure and transportation planning to support downtown accessibility, mobility, growth and redevelopment.
4. Review and update applicable plans, regulations and approval processes to remove unnecessary barriers to downtown redevelopment while maintaining sound planning and urban-design outcomes.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Service Provider Partner Advocate	• Commercial vacancy • Downtown activity • Residential population	Resident Satisfaction with downtown

Where applicable, associated Growth and Development Maps are provided in Section 3.2.





2.6 ECONOMY

SERVICE DELIVERY AT A GLANCE

Business investment, growth and job creation are driven primarily by the private sector and market conditions. The City supports economic development through land-use and infrastructure planning, investment attraction, business-support services, partnerships and advocacy. It also helps create a competitive environment in which businesses and entrepreneurs can start, grow and invest in Airdrie.

PREAMBLE

A strong and resilient economy will be essential to supporting community well-being, quality of life, and long-term municipal sustainability. Economic activity provides employment opportunities, attracts investment, supports local businesses and generates the assessment growth needed to help fund municipal services, infrastructure and community amenities. A diverse economy also contributes to resilience by helping the community adapt to changing market conditions and emerging opportunities.

Economic growth is shaped by regional and global market conditions, consumer behaviour, workforce availability, infrastructure, innovation, and investment decisions. Communities that provide opportunities for business growth, employment development, entrepreneurship, and investment are better positioned to adapt to changing economic conditions and maintain long-term prosperity.

As Airdrie continues to grow, economic development must advance alongside population growth. This includes ensuring an adequate supply of employment lands, supporting a competitive business environment, attracting investment, encouraging entrepreneurship and strengthening opportunities for residents to live and work within the community. Economic development also requires recognizing Airdrie's position within the Calgary Metropolitan Region and identifying opportunities that complement regional economic strengths while building on local advantages.

Economic competitiveness is influenced by land use, transportation, utilities, housing choice, community amenities, and overall quality of life. By integrating these considerations into planning and decision-making and working with businesses, investors, educational institutions, community partners, and other orders of government, the City can help create conditions that support investment, entrepreneurship, workforce development, and long-term prosperity while strengthening community resilience and quality of life.

PRINCIPLES



OBJECTIVES

- Airdrie is investment-ready, with a sufficient supply of employment land, clear land-use direction, appropriate infrastructure and efficient regulatory processes.
- A diverse, growing and resilient economy that adapts to changing market conditions and contributes to a balanced municipal assessment base
- A proactive and coordinated approach to planning and economic development that supports innovation, entrepreneurship and emerging industries.
- Residents have access to diverse employment opportunities in Airdrie and the region that support household livelihoods and community prosperity.

POLICIES

Investment Readiness

1. Ensure planning, infrastructure investment, and municipal initiatives strengthen Airdrie's ability to attract and retain businesses and investment, support non-residential development and encourage reinvestment in established employment areas
2. Ensure land-use, subdivision, and development requirements for employment lands are clear, efficient and supported by appropriate public and stakeholder engagement.
3. Support efforts to attract and retain a skilled workforce through housing choice, transportation options, educational partnerships, quality-of-life amenities, and employment opportunities.

Diverse Economy and Assessment

4. Promote employment growth that keeps pace with population growth and provides opportunities across a range of industries, occupations and income levels.
5. Ensure that development aligns with the land-use concept, providing a sufficient and appropriately distributed supply of land for commercial, industrial and other employment-generating development.
6. Support the creation, growth and retention of startups, small businesses and entrepreneurs.
7. Promote a diverse range of local services and retail businesses that create employment, retain local spending and strengthen community resilience.
8. Support business attraction, retention, expansion and diversification, with focused efforts in target industries identified through Council-adopted economic development strategies.
9. Support creative, cultural, entertainment and visitor-economy businesses that contribute to economic diversification and placemaking.
10. Support the airpark as a unique economic asset by enabling compatible aviation-related and non-residential development while protecting aviation operations and surrounding land-use compatibility.

Proactive Approach

11. Support investment attraction and regional growth by working together with neighbouring municipalities, regional organizations, and economic development agencies.
12. Ensure employment lands are protected from premature conversion and planned and designed to support their long-term economic function.
13. Ensure transportation, servicing, digital infrastructure, and development standards support economic growth and a competitive business environment.
14. Ensure economic conditions, employment-land supply, and the business environment are monitored to inform planning, investment, and economic-development initiatives.

15. Ensure commercial and industrial districts, development standards, and approval processes are periodically reviewed and updated to respond to economic trends and support employment development.

Opportunities and Livelihood

16. Support Airdrie's economic development by facilitating the safe and efficient movement of goods and people through connected land use and transportation planning. This includes[SC
 - a. improving access to transit for employees, customers, students, local business, residents and visitors.
 - b. maintaining a connected network of roads, pathways, and active transportation routes that enable residents to easily reach commercial services.
 - c. ensuring that Airdrie's land use and transportation patterns facilitate business-to-business supply side logistics and distribution chains.
 - d. ensuring that land use patterns and site designs consider and address transportation to support business needs without impacting pedestrian or transit mobility.
17. Promote entrepreneurship and economic resilience by enabling home-based businesses, live-work arrangements and appropriately located small-scale commercial and office opportunities, while maintaining compatibility with surrounding uses.

Land Use Compatibility

18. Ensure that accommodation and planning for non-taxable uses is completed in a way that addresses both community needs and economic objectives. To facilitate this the city will:
 - a. Ensure that sites for community-oriented uses are chosen in areas where such uses are compatible with surrounding land uses, there is infrastructure capacity, and the siting supports the city's long-term growth management objectives.
 - b. Encourage the integration of non-taxable uses near similar institutional and supportive uses.
 - c. Monitor the distribution and impact of non-taxable uses across the City and update policies at a minimum of every five years to ensure a balanced approach is maintained between land use planning and fiscal sustainability.
19. Support complementary uses in employment areas that serve businesses and workers, provided their scale and intensity do not undermine the primary employment function of the area.

ACTIONS

Investment Readiness

1. Maintain and periodically update a Council-adopted Economic Development Strategy, supported by implementation work plans.
2. Foster a Vibrant and Resilient Downtown, supporting public realm improvements, and mixed-use redevelopment through flexible zoning and financial incentives.
3. Monitor employment-land supply and maintain current information on available commercial and industrial sites at different stages of planning and development. Maintain a minimum of five years overall inventory.
4. The City should develop and maintain a Land Acquisition Strategy that includes considerations and support for long-term economic development objectives.
5. Maintain coordinated municipal expertise and processes to support commercial and industrial investment, land use and development.

Attract New Investment

6. Maintain targeted business-attraction, retention and expansion initiatives informed by current market intelligence and the Economic Development Strategy.
7. Develop partnerships with post-secondary institutions, training providers, research organizations and businesses to support workforce development, talent attraction and innovation

Efficient Movement of Goods and People

8. Prioritize transit-oriented development in employment zones
9. Advocate for regional transportation and transit investments that improve goods movement and access to employment areas within Airdrie and the region.
10. Coordinate land-use, infrastructure and transportation planning to strengthen connections between employment areas and regional trade and freight corridors.

Regional Economic Collaboration

11. Pursue regional partnerships and joint initiatives that advance shared economic-development priorities and investment opportunities.

Local Business and Entrepreneur Support

12. Regularly review and adjust economic strategies to ensure job growth supports living-wage standards and resident affordability
13. Deliver or facilitate business-support services, market intelligence, education, mentorship and networking opportunities that enable business start-up, growth and expansion.
14. Review plans and regulations (e.g. Land Use Bylaw) to identify appropriate locations for institutional, community-serving and other tax-exempt uses without undermining employment-land objectives.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Partner Advocate	• Resident employment • Non-residential assessment growth • Business investment	Business confidence

Where applicable, associated Growth and Development Maps are provided in Section 3.2.

2.7 EDUCATION

SERVICE DELIVERY AT A GLANCE

School funding, construction and operations are the responsibility of the Province and school authorities. The City supports education by planning and securing land for school sites, coordinating growth and infrastructure, pursuing shared-use opportunities and advocating for provincial investment.

PREAMBLE

Education is a foundational component of a complete, connected, and resilient community. Schools provide opportunities for learning, skill development, and personal growth, while also serving as important community gathering places that support recreation, social connection, civic participation, and neighbourhood identity. Together, these functions contribute to community well-being and help create inclusive and vibrant neighbourhoods.

Educational facilities influence much more than academic outcomes. Schools support community identity, provide gathering places for residents, contribute to neighbourhood vitality, and often serve as focal points for recreation, social connection, and civic life. Their location, accessibility, and integration within communities can significantly influence how neighbourhoods function and evolve over time.

Future population growth, changing demographics, and evolving educational needs will require ongoing planning for school sites and educational facilities. Long-term coordination among the City, school authorities, developers, and the Province will be necessary to ensure educational facilities are appropriately distributed, accessible, and integrated into both new and established communities. Schools can also serve as community anchors that support recreation, community gathering, active transportation, and broader neighbourhood development objectives.

Educational facilities require ongoing coordination among the City, school authorities, developers, and the Province to ensure schools remain accessible, appropriately distributed, and integrated into complete communities. Through coordinated planning, shared-use opportunities, and advocacy, the City will continue to support schools as important centres of learning, recreation, community gathering, and neighbourhood life.

PRINCIPLES



OBJECTIVES

- A sufficient supply of land for long-term school needs.
- Well-distributed school sites that are safe, accessible and capable of being developed as Airdrie grows.
- Efficient and sustainable use of land in school-site planning and development.
- School sites integrated into neighbourhoods and community nodes as hubs of activity and connection.
- Provincial investment in school facilities that keeps pace with Airdrie's growth.
- Surplus school lands that continue to support evolving community needs and priorities.
- Efficient use, expansion, and redevelopment of existing school sites, particularly in established areas.

POLICIES

1. Ensure school-site requirements are identified and integrated into the planning of new communities in collaboration with school authorities and informed by growth, demographic and enrolment projections.
2. Ensure Municipal Reserve lands identified for school sites remain available for their intended purpose until required for school development or otherwise determined to be surplus through the appropriate process.
3. Ensure school-site planning, land assembly and stewardship are coordinated through applicable agreements and Council-adopted policies.
4. Promote efficient and innovative school-site designs that respond to educational and community needs while making effective use of land.
5. Promote shared-use and co-location opportunities for school and municipal facilities where they provide mutual community benefit and are supported by the responsible partners.
6. Ensure school sites are strategically located and integrated into new and established communities through applicable statutory plans, community planning and site-selection processes.
7. Promote provincial investment in school facilities and student spaces that responds to Airdrie's growth and demonstrated needs.
8. Promote expanded post-secondary and lifelong-learning opportunities in Airdrie through planning, partnership and advocacy.
9. Ensure interim uses of Municipal Reserve lands do not compromise their availability, condition or timely development for intended public purposes.
10. Ensure lands no longer required for school purposes are evaluated with school authorities and the Province for continued public or community use, including potential conversion or transfer where appropriate.
11. Promote the efficient use, expansion and redevelopment of existing school sites where appropriate, while continuing to plan for new sites needed to serve developing communities.

ACTIONS

1. Monitor the allocation and availability of Municipal Reserve lands for school sites, parks and open spaces to support long-term educational and community needs.
2. Maintain and periodically update applicable reserve-land agreements, land-assembly arrangements and Council policies to support coordinated school-site planning and delivery.
3. Pursue and maintain joint-use agreements with school authorities to expand shared community access to facilities and amenities.
4. Investigate partnership, land-assembly and funding approaches that can improve readiness for future school development, while continuing to advocate for appropriate provincial investment.
5. Maintain accessible information on existing, planned and potential future school sites to support transparency, coordination and long-term growth planning.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Partner Advocate	• Student spaces per capita • School capacity utilization	Resident satisfaction with access to education

Where applicable, associated Growth and Development Maps are provided in Section 3.2.

2.8 ENVIRONMENT & ENERGY

SERVICE DELIVERY AT A GLANCE

Environmental stewardship, efficient energy use, climate resilience and community-wide emissions reduction depend on action by residents, businesses, developers, utilities and other orders of government. The City integrates environmental and climate considerations into land use planning, infrastructure and service delivery; improves energy efficiency, resilience and emissions performance in its own operations; works with partners; and advocates for supportive policy and investment.

PREAMBLE

Environmental resilience, responsible energy use, and climate adaptation are important components of a sustainable and prosperous community. As Airdrie grows, environmental and energy considerations will influence how the city develops, delivers services, manages infrastructure, and responds to changing environmental conditions. Building resilience today can help reduce future risks, improve long-term affordability, and support the continued well-being of residents and businesses.

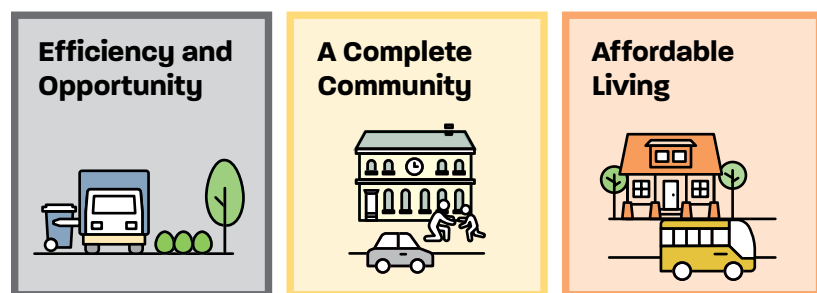
Environmental and energy outcomes are influenced by decisions made across all sectors of the community. Land use patterns, transportation choices, building performance, infrastructure systems, resource consumption, and individual behaviours all contribute to long-term environmental performance and climate resilience. Achieving meaningful progress requires coordinated action across many areas of community life.

Over the life of this Plan, climate resilience and adaptation will become increasingly important considerations in community planning and service delivery. Integrating climate considerations into transportation systems, infrastructure, asset management, emergency preparedness, and community design can help reduce vulnerability to environmental risks and support long-term sustainability.

Energy efficiency and emissions reduction also contribute to environmental, social, and economic objectives. More efficient buildings, infrastructure, and transportation systems can reduce operating costs, strengthen resilience, and support a lower-emissions future. Opportunities to improve energy performance and support innovative energy solutions can provide long-term benefits for residents, businesses, and municipal operations.

Environment and energy considerations are integrated throughout the City Plan and support many broader community objectives, including sustainable growth, mobility, utility planning, and fiscal responsibility. Addressing climate, energy, and environmental challenges will require coordinated action across the community, municipal organization, and broader region. By integrating resilience and environmental stewardship into decision-making, Airdrie can support a more sustainable, adaptable, and prosperous future.

PRINCIPLES



OBJECTIVES

- Communities, infrastructure, and municipal operations that are resilient to climate-related risks.
- Energy-efficient growth, buildings, and utility systems.
- Reduced energy consumption and greenhouse gas emissions from City-owned facilities, infrastructure and operations.
- Lower city-wide greenhouse gas emissions.

POLICIES

1. Ensure climate-related risks and resilience measures are considered in land use planning, infrastructure investment, asset management, municipal operations and community design.
2. Promote energy-efficient, climate-resilient and lower-emissions design, construction and energy systems in new development and redevelopment.
3. Ensure the City improves energy efficiency, climate resilience and emissions performance in its facilities, infrastructure and operations where feasible.
4. Promote energy-efficiency and climate-resilience improvements to residential, commercial and institutional buildings.
5. Promote complete, compact and mixed-use development patterns that shorten trips and support public transit, active transportation and other lower-emissions travel choices.
6. Support opportunities for renewable and lower-emissions energy generation, distribution and use.
7. Promote collaboration with utilities, other governments, regional partners, businesses and community organizations to improve energy performance, reduce emissions and strengthen climate resilience.

ACTIONS

1. Establish and periodically update corporate and community energy-use and greenhouse-gas-emissions inventories and baselines.
2. Develop and maintain corporate and community climate and energy plans that identify climate risks, resilience priorities, emissions-reduction opportunities and implementation responsibilities.
3. Update guidelines for Community Area Structure Plan and Neighbourhood Structure Plan by requiring an additional analysis on the compliance of GHG emissions, low embodied carbon construction and energy efficiency policies.
4. Develop a Sustainable Building Policy that includes climate resilience guidelines or requirements for new development and redevelopment.
5. Evaluate appropriate incentives, information, approval-process improvements and other tools that encourage energy-efficient and climate-resilient development.
6. Explore ways to expedite the permitting process for energy-efficient and climate-resilient developments.
7. Review development regulations and municipal design standards to integrate climate resilience, energy efficiency and lower-emissions development.
8. Advance electric-vehicle charging and other lower-emissions transportation infrastructure through coordinated planning, partnerships, standards and incentives where appropriate.
9. Implement energy-efficient, climate-resilient and lower-emissions technologies and practices in City facilities, infrastructure, fleets and operations where feasible.
10. Collaborate with utilities, governments and regional partners on energy systems, emissions reduction, climate adaptation and access to funding.
11. Provide information, education and engagement opportunities that help residents and businesses improve energy efficiency and climate resilience.
12. Use current guidance, data and tools from recognized organizations to inform municipal climate, energy and building-performance initiatives.

INDICATORS

- Emission Data
- Mechanism for building energy labels – assess energy efficiency in buildings
- Decreased car dependency
- EV and active transportation infrastructure numbers
- Usage of incentive programs that encourage energy-efficient developments

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Service Provider Partner Advocate	• Community GHG emissions • Climate resilience • Environmental health	Resident satisfaction with environmental stewardship

Where applicable, associated Growth and Development Maps are provided in Section 3.2.



2.9 HEALTH CARE

SERVICE DELIVERY AT A GLANCE

Health care funding, staffing and service delivery are primarily the responsibility of the Province and provincial health agencies. The City supports access through land use and infrastructure planning, partnerships, local information and advocacy for services and investment that respond to Airdrie's growth.

PREAMBLE

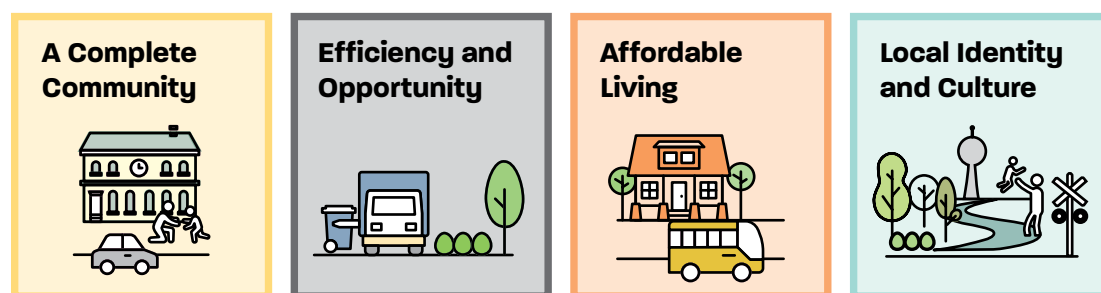
Access to health care is an important component of a complete, healthy, and resilient community. Health services support individual well-being, quality of life, and the ability of residents to participate fully in community life. As Airdrie grows, access to timely, appropriate, and convenient health care services will become increasingly important in responding to changing demographics, population growth, and community needs.

Access to health care services is shaped by factors such as population growth, workforce availability, facility capacity, service distribution, and broader provincial health-system decisions. As communities grow, ensuring that health facilities and services keep pace with demand becomes increasingly important to supporting long-term community well-being.

Population growth, demographic change, and evolving health needs will continue to shape demand for health care services and facilities. A sufficient supply of appropriately located health care facilities, opportunities for a diverse range of health services, and coordination between growth planning and health care investment will help ensure services remain accessible and responsive to residents. Municipal plans and regulations can also support health outcomes by enabling health care uses in appropriate locations and promoting healthy, connected communities.

Health and well-being are influenced by more than medical services alone. Community design, housing, mobility, recreation, natural areas, and social connections all contribute to healthier communities and improved quality of life. While health care delivery remains the responsibility of provincial agencies and health providers, the City will continue to support improved access to services through planning, collaboration, and advocacy that reflects community needs and growth.

PRINCIPLES



OBJECTIVES

- Expanded and diversified health care options supported by coordinated planning and advocacy with provincial health partners.
- An adaptable Land Use Bylaw (LUB) that accommodates a broad spectrum of health care facilities.
- Timely and relevant local information that supports health service and facility planning by provincial and community health partners.
- An integrated planning approach that incorporates health care considerations into neighbourhood design, multi-modal mobility systems, and community development.

POLICIES

1. Promote improved access to health care services and facilities through collaboration with provincial and community health partners and advocacy for investment that responds to Airdrie's needs.
2. Support the readiness of health care projects through coordinated land use, infrastructure and servicing planning.
3. Promote opportunities for a diverse range of health care services at locations and scales that respond to community needs.
4. Support a healthier, more connected, and resilient City, by aligning local planning efforts with Provincial health outcomes.
5. Support healthy communities, by integrating health considerations into land use planning, advocacy, and equitable access to community infrastructure.
6. Promote community well-being, by recognizing social determinants of health in decision-making, advocating for supportive systems, and partnering with community organizations.
7. Promote community design that supports active living, access to nature and opportunities for health and wellness.

ACTIONS / DIRECTIONS

1. Strengthen collaboration and information-sharing with provincial and community health partners, and improve interagency partnerships to support coordinated service delivery, facility planning, and informed decision-making.
2. Advocate for health care investment, services and facilities that respond to Airdrie's growth, demographics and demonstrated needs.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Partner Advocate	• Access to primary care • Primary care attachment • Health care capacity	Resident satisfaction with access to health care

Where applicable, associated Growth and Development Maps are provided in Section 3.2.

2.10 MOBILITY

SERVICE DELIVERY AT A GLANCE

The City plans, funds, delivers, and maintains local roads, pathways, traffic operations, and public transit using property taxes, user fees, grants, and development levies. Regional highways, intermunicipal connections, and passenger rail require coordination and investment from the Province, neighbouring municipalities, rail operators, and other partners.

PREAMBLE

Mobility is essential to a complete, connected, and prosperous community. It enables residents, businesses and visitors to access housing, employment, education, recreation, services, and community amenities. A well-functioning mobility system supports quality of life, economic opportunity, social inclusion, and community well-being by providing safe, reliable, and convenient ways for people and goods to move throughout the city.

People move throughout the city using a variety of travel modes, each serving different needs, trip purposes, and user groups. A balanced mobility system provides options that are safe, reliable, accessible, and connected, allowing residents and businesses to choose the travel methods that best meet their needs while supporting broader community objectives.

As Airdrie continues to grow, mobility planning must respond to increasing travel demand, changing technologies, and evolving community needs. Coordinating land use and transportation planning can improve access to daily destinations, support affordable transportation choices, and create more complete communities. Growth should be supported by a connected mobility network that provides practical travel options for people of all ages and abilities.

Public transit, active transportation, and emerging mobility options will play an increasingly important role in supporting sustainable growth and improving access throughout the city. Safe and connected infrastructure can encourage walking, cycling, and other forms of active transportation for a broader range of trips while contributing to health, environmental sustainability, and social connection. Roadway planning, traffic operations, and goods movement will continue to support the safe and efficient movement of people, services, and commerce.

Mobility supports broader City Plan objectives by strengthening economic development, housing choice, environmental sustainability, and community connectivity. Through ongoing investment, collaboration, and the integration of transportation and land-use planning, the City will support a safe, accessible, and connected mobility system that provides a range of travel options and connects people and places throughout Airdrie.

PRINCIPLES



OBJECTIVES

- A safe mobility system that minimizes transportation fatalities and serious injuries.
- An integrated and balanced mobility system aligned with land use and growth patterns.
- Affordable, safe, and accessible mobility options that support health, inclusion, and economic opportunity.
- A connected multimodal network with practical travel choices and strong first- and last-mile connections.
- Mobility infrastructure that is fiscally responsible, environmentally sustainable, and adaptable to changing needs and technologies.
- Strong regional connectivity between Airdrie and surrounding communities, employment areas, and transportation networks.

POLICIES

1. Ensure mobility planning, design, operations and investment prioritize the elimination of transportation fatalities and serious injuries while improving safety and accessibility for all users.
2. Promote walkable, transit-supportive communities and an integrated multimodal mobility network through coordinated land use planning, mobility policy and complete-street design.
3. Ensure the design, construction, operation, and maintenance of mobility infrastructure consider safety, accessibility, network function, and the needs of diverse users and travel modes.
4. Ensure sidewalks, pathways, and crossings are safe, accessible, and connected to destinations and the broader mobility network.
5. Support mobility connections to natural areas that improve access while respecting natural features and minimizing ecological impacts.
6. Promote a balanced range of mobility options for people of all ages and abilities through effective use of existing infrastructure and services and strategic investment in network improvements.
7. Promote efficient and coordinated mobility services through practices and technologies that improve network performance and user experience.
8. Promote transit-supportive growth by coordinating transit service and infrastructure with developing communities, higher-density corridors, activity nodes, and employment areas.
9. Ensure new communities provide connected multimodal mobility networks consistent with municipal policies, standards and complete-street principles.
10. Support context-appropriate improvements to walkability, transit access, vehicle circulation, and multimodal connections in established communities.
11. Promote a safe, efficient, and integrated regional mobility network through collaboration on highways, intermunicipal roads, goods movement, public transit, and active transportation connections.
12. Support passenger rail and other regional mobility initiatives that integrate with Airdrie's local road, transit, and active transportation networks.
13. Promote informed travel choices and balanced use of the mobility network through transportation demand management, communication, and community education.
14. Support the Trans Canada Trail as part of Airdrie's broader active transportation and regional pathway network.
15. Ensure public and on-street parking is planned and managed to support access, efficient use of space and the effective functioning of the broader mobility network.

ACTIONS

1. Implement a Vision Zero program and supporting safety initiatives to reduce transportation fatalities and serious injuries.
2. Establish and operate a Traffic Management Centre to improve network operations, incident response, and system performance.
3. Update statutory plans, land use policy, and community-design standards to support transit-oriented development in appropriate locations.
4. Maintain coordinated transportation plans and supporting programs to guide mobility priorities and long-term investment.
5. Expand pathway and active transportation networks, including connections to municipal facilities and transit hubs.
6. Advocate for Highway 2 and regional transportation improvements that enhance safety, capacity, and multimodal connectivity.
7. Work with Canadian Pacific Kansas City (CPKC), the Province, and other partners on rail safety, crossings, and a continuous north-south multimodal corridor that can support future passenger rail integration.
8. Coordinate employment growth planning with transportation and goods-movement infrastructure investment.
9. Review and expand transit programs that improve access for residents who experience mobility or affordability barriers.
10. Identify and protect strategic goods-movement corridors through municipal and regional planning.
11. Update community-design and mobility standards to improve walkability, accessibility, and multimodal connectivity.
12. Prepare and periodically update an On-Street and Public Parking Strategy to guide public parking management.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Partner Advocate	• Access to primary care • Primary care attachment • Health care capacity	Resident satisfaction with access to health care

Where applicable, associated Growth and Development Maps are provided in Section 3.2.

2.11 NATURAL AREAS

SERVICE DELIVERY AT A GLANCE

Natural areas are protected through land use planning, Environmental Reserve and Conservation Reserve dedication, easements, acquisition and stewardship. The City manages municipal natural assets and works with landowners, Indigenous communities, neighbouring municipalities, watershed organizations, community partners and other orders of government to protect connected ecological systems.

PREAMBLE

Natural areas are an important component of a complete, healthy, and resilient community. Airdrie's natural features, including Nose Creek, wetlands, riparian areas, native grasslands, tree stands, and other environmentally significant features, contribute to biodiversity, water management, climate resilience, recreation, community identity, and quality of life. These natural systems provide ecological services and opportunities for residents to connect with nature while helping shape the character of the city.

Natural systems function as interconnected networks that extend beyond individual sites and municipal boundaries. Maintaining their long-term ecological health requires consideration of watersheds, habitat connections, biodiversity, and cumulative impacts. Planning decisions that recognize these broader relationships can help sustain ecological function while accommodating future growth.

Accommodating future growth while protecting natural systems will require thoughtful planning and proactive decision-making. Growth, infrastructure expansion, and development can affect habitat, drainage patterns, water quality, biodiversity, and ecological function if not carefully managed. Identifying natural features early in the planning process and considering them as connected systems rather than isolated sites can help avoid impacts, minimize unavoidable disturbance, and support restoration and enhancement where needed. A conservation-first approach will help maintain the long-term health and resilience of natural systems while accommodating future growth.

Natural areas contribute to environmental stewardship, climate resilience, recreation, mobility, community well-being, and sustainable growth. Protecting these assets requires ongoing stewardship, collaboration, and proactive planning. Through the protection, restoration, and connection of natural systems, Airdrie can strengthen ecological function, support biodiversity, enhance climate resilience, and ensure natural areas continue to contribute to the community's identity, health, and quality of life.

PRINCIPLES



OBJECTIVES

- Connected watersheds, wetlands, riparian areas, native grasslands and other natural features are identified, protected and responsibly managed
- Environmentally significant areas and natural assets retain or improve their ecological function over time.
- Development avoids and minimizes impacts on natural systems and supports restoration where impacts occur.
- Natural areas and features are valued, protected and sensitively integrated into the City's open space system.
- A healthy and resilient Nose Creek watershed is protected through local stewardship and regional collaboration.

POLICIES

1. Ensure natural areas and environmentally significant features, including wetlands, riparian areas, native grasslands and healthy tree stands, are identified early and considered in land use, infrastructure and development decisions.
2. Ensure Nose Creek and its tributaries are protected and managed as connected ecological, drainage and community assets.
3. Ensure appropriate statutory and voluntary conservation tools are considered to protect natural areas, consistent with the Municipal Government Act, ecological evidence, municipal policy and the function of the land
4. Ensure current ecological information and best practices are used to identify natural features, environmental constraints, conservation opportunities and critical ecological linkages in statutory planning and development review.
5. Ensure significant natural features and natural drainage systems are integrated into connected open-space, stormwater and green-infrastructure systems where their ecological function can be protected.
6. Promote the protection, restoration and connection of waterways, wetlands, riparian areas, ecological corridors and other high-value natural features.
7. Ensure development responds to existing topography, drainage and ecological conditions and incorporates appropriate low-impact development and green-infrastructure practices.
8. Ensure municipal landscaping and new development use water-efficient, climate-appropriate and predominantly native or locally suitable vegetation where appropriate.
9. Promote a healthy and resilient urban forest through tree retention, planting, replacement, maintenance and protection during construction, supported by municipal standards and partnerships.
10. Ensure municipal plans, standards and development processes provide clear and coordinated direction for environmental protection, restoration and monitoring.
11. Ensure that the Environmental Sustainability Policy is followed and that environmental impacts are considered alongside economic and social impacts
12. Ensure that the environmental sustainability principles and the performance objectives within the Environmental Sustainability Policy are followed and maintained.
13. Support regional and community partnerships that protect watersheds, ecological corridors, biodiversity and natural assets that cross municipal and property boundaries.
14. Support public access to natural areas where access can be provided safely and without impairing ecological function or sensitive habitat.

ACTIONS

1. Maintain current ecological inventories and mapping to identify environmentally significant areas, wetlands, riparian areas, native grasslands, natural assets, and ecological connections.
2. Integrate watershed protection and current ecological information into statutory plans, infrastructure planning, and development review.
3. Develop and apply municipal wetland, riparian-area, and ecological-impact guidance consistent with provincial legislation and watershed objectives.
4. Develop Conservation Reserve policies and evaluate funding, acquisition, easement, and partnership tools for protecting high-value natural features not secured through Environmental Reserve.
5. Maintain technical guidance for low-impact development, green infrastructure, climate-appropriate landscaping, and ecological restoration.
6. Advocate and collaborate with other orders of government, neighbouring municipalities, Indigenous communities, and watershed partners to protect regionally significant ecological systems.
7. Continue collaborative watershed modelling, monitoring, and planning for Nose Creek and its tributaries.
8. Complete and maintain coordinated environmental standards, procedures, and monitoring guidance for municipal work and development.
9. Support public education, citizen science, volunteer restoration, and school-based initiatives that advance environmental stewardship and biodiversity.



10. Monitor ecological conditions and natural-asset performance to identify trends, risks, and restoration priorities.
11. Prepare and implement restoration and enhancement priorities for environmentally significant areas, including opportunities for regional ecological continuity.
12. Develop a natural-asset management approach that identifies, values, and integrates natural assets into infrastructure planning, asset management, and municipal investment decisions.
13. Evaluate opportunities to restore or naturalize municipal lands and retrofit public spaces to improve ecological function and demonstrate good practice.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Service Provider Partner Advocate	• Ecological health • Access to healthy natural areas	Resident satisfaction with natural areas

Where applicable, associated Growth and Development Maps are provided in Section 3.2.



2.12 RECREATION

SERVICE DELIVERY AT A GLANCE

The City plans, funds, develops, operates and maintains recreation facilities, parks, open spaces and pathways using property taxes, user fees, grants and development levies. Parks, open spaces and pathways are also funded and developed through the development process, with developers contributing land, amenities and infrastructure in new communities. Community organizations, sport groups, schools, volunteers, regional partners and residents deliver programs, organize activities and help expand recreation opportunities.

PREAMBLE

Recreation is an important component of a complete, healthy, and connected community. Parks, open spaces, pathways, recreation facilities, programs, and gathering places support physical and mental well-being, lifelong participation, social connection, and quality of life. Together, they provide opportunities for residents of different ages, abilities, backgrounds, incomes, and interests to be active, connect with others, and participate in community life.

Recreation contributes to community well-being through both formal and informal opportunities for participation, activity, connection, and play. Recreational experiences occur across a wide range of settings, from neighbourhood parks and pathways to organized sports, cultural activities, community events, and regional recreation destinations. Together, these experiences help strengthen community life and quality of life.

As Airdrie continues to grow, recreation infrastructure, services, and programs will need to evolve to meet the needs of a larger and more diverse population. Changing demographics, recreation preferences, participation trends, and affordability considerations will influence future planning and investment decisions. Ensuring recreation opportunities are accessible, inclusive, and distributed throughout the city will help support healthy lifestyles and equitable access to community amenities as the community grows.

Recreation supports many broader City Plan objectives, including public health, social infrastructure, community identity, visitor experience, natural-area stewardship, and complete-community development. Through continued investment, partnerships, and responsive planning, the City will help sustain a recreation system that encourages active lifestyles, strengthens community belonging, supports placemaking and economic activity, and enhances quality of life for residents as Airdrie grows.

PRINCIPLES



OBJECTIVES

- A connected system of parks, open spaces, pathways, recreation facilities and programs that supports active, healthy and connected lifestyles.
- Accessible and inclusive recreation opportunities that reduce barriers to participation for people of different ages, abilities, incomes and backgrounds.

- High-quality recreation places and facilities that contribute to community identity, placemaking and quality of life.
- Municipal Reserve lands that are strategically planned and used to meet recreation, open-space and community needs, while Environmental Reserve lands are protected and managed according to their environmental purpose.
- Parks and open spaces that provide recreational, ecological, educational, and social benefits through sustainable design and environmental stewardship.
- Recreation services, facilities and programs that respond to population growth, changing demographics, participation trends and community needs.
- Regional recreation partnerships and destination-scale opportunities that support community use, efficient investment and economic activity.

POLICIES

Land Dedication, Acquisition, and Reserve Management

1. Ensure Municipal Reserve is dedicated and used in accordance with the Municipal Government Act and Council-adopted municipal reserve policy to support parks, recreation and other eligible community needs.
2. Ensure Municipal Reserve, Environmental Reserve, and other open-space lands are identified early and refined through subsequent planning and subdivision stages according to their distinct legislative and community purposes.
3. Ensure land is planned and secured, where appropriate, for a connected and diverse system of parks, pathways, open spaces and recreation facilities.
4. Promote an adequate long-term supply and distribution of parks and open spaces informed by population growth, community needs, service standards and Council-approved plans.
5. Ensure recreation and open-space needs in employment areas are evaluated through the planning and subdivision process.
6. Ensure land proposed for Municipal Reserve credit is suitable and functional for its intended public purpose.
7. Ensure any Municipal Reserve credit associated with stormwater facilities is granted only where the land provides safe, usable and functional recreation or open space and meets Council-adopted policy and technical requirements.

Environmental Protection and Stewardship

8. Ensure the Nose Creek corridor is protected and strengthened as a major city-wide natural, recreation and pathway amenity.
9. Ensure Environmental Reserve lands are protected and managed to preserve environmental functions, ecological connectivity, biodiversity, natural hazards, and watershed health, while providing appropriate public access,



interpretation and educational opportunities where these activities are compatible with environmental protection objectives.

10. Ensure the planning, design and management of parks and open spaces consider ecological health, native habitat, biodiversity and coordination with the broader natural-area network.
11. Promote the design and management of parks and open spaces using sustainable practices that support environmental stewardship, climate resilience, ecological function and opportunities for environmental education.

Proactive Approach

11. Support investment attraction and regional growth by working together with neighbouring municipalities, regional organizations, and economic development agencies.
12. Ensure employment lands are protected from premature conversion and planned and designed to support their long-term economic function.
13. Ensure transportation, servicing, digital infrastructure, and development standards support economic growth and a competitive business environment.
14. Ensure economic conditions, employment-land supply, and the business environment are monitored to inform planning, investment, and economic-development initiatives.

Parks, Open Space, and Recreation Network Planning

12. Ensure parks, pathways and open spaces are planned as a connected city-wide network consistent with Council-approved recreation, open-space and placemaking plans.
13. Ensure recreation facilities, parks and open spaces are connected to sidewalks, pathways, transit and other appropriate mobility options.
14. Support the integration and shared use of school playfields and facilities within community recreation networks.

Placemaking, Inclusion, and Community Experience

15. Ensure recreation facilities, parks and public spaces contribute to a distinct sense of place and Airdrie's identity.
16. Promote welcoming and pedestrian-friendly recreation and public spaces that support formal and informal gathering, community events and social interaction.
17. Support opportunities for arts, culture, performance and community activity within appropriate parks and public spaces.
18. Promote accessible and inclusive recreation facilities, services and programs that reduce physical, financial, geographic and social barriers for people of all ages, abilities, incomes, cultures and backgrounds.

Recreation Facilities and Service Delivery

19. Promote major recreation facilities and amenities that balance everyday community use with appropriate event, tournament and visitor opportunities.
20. Promote a resilient balance of indoor and outdoor recreation opportunities that responds to seasonal conditions, climate risks and changing community needs.
21. Ensure recreation planning and investment are informed by population growth, community needs, participation data, public feedback, service performance, financial capacity and long-term operating impacts.
22. Ensure long-term land ownership, tenure, operating responsibility and public access are appropriately secured for major community recreation facilities.
23. Support the adaptive reuse of underused or surplus public facilities and sites for recreation or community use where supported by demonstrated need, site suitability and the responsible authority.

Implementation, Funding, and Partnerships

24. Ensure growth-related recreation infrastructure is supported through applicable off-site levies, grants, partnerships and other funding sources consistent with Council-approved plans and bylaws.
25. Promote regional recreation partnerships and cost-sharing arrangements where they provide mutual community benefit, service efficiency and public value.
26. Support recreation and sport-tourism opportunities that provide community benefit and attract appropriate events and visitors to Airdrie.
27. Support externally led recreation and sport initiatives that align with community needs, municipal plans and public-value objectives.

ACTIONS

1. Administer and report on recreation-related off-site levy funding in accordance with applicable legislation, bylaws and Council requirements.
2. Advance Council-approved major recreation facility projects in accordance with approved scope, budget, community needs and long-term operating plans.
3. Prepare operational-readiness and lifecycle plans for new or significantly expanded recreation facilities, amenities, programs and services.
4. Coordinate recreation, parks, open-space, placemaking, culture and visitor-economy plans so community use, sport tourism and event-hosting objectives are appropriately aligned.



5. Monitor population, participation, facility use, public feedback and barriers to access to identify recreation trends, needs and service gaps.
6. Maintain coordinated Council-approved recreation, parks, open-space and culture plans to guide land acquisition, service delivery, capital investment, renewal and operations.
7. Maintain a civic-partnership framework that supports transparent, accountable and mutually beneficial relationships with community organizations.
8. Evaluate partnerships, regional collaboration and alternative service-delivery models that can expand recreation capacity, reduce barriers and improve public value.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Service Provider Partner Advocate	• Parkland and useable open space per 1,000 residents • Indoor and outdoor recreation facilities and opportunities per capita • Kilometres of trails and pathways per capita	Resident satisfaction with recreation

Where applicable, associated Growth and Development Maps are provided in Section 3.2.



2.13 SOCIAL INFRASTRUCTURE

SERVICE DELIVERY AT A GLANCE

Social programs and supports are largely funded and delivered by community organizations, non-profit agencies and other orders of government. The City administers Family and Community Support Services funding, provides grants and community-development programs, operates some municipal services and spaces, coordinates local needs, partners with service providers and advocates for investment.

PREAMBLE

Social infrastructure is an essential component of a complete, inclusive, and resilient community. It encompasses the services, organizations, networks, relationships, and welcoming spaces that help people connect, participate in community life, and access support when needed. Strong social infrastructure contributes to community well-being, quality of life, belonging, and resilience by helping residents of all ages, backgrounds, abilities, and circumstances thrive within the community.

Social infrastructure extends beyond individual services or facilities. It includes the relationships, networks, supports, and opportunities that enable people to participate in community life and access assistance when needed. Communities with strong social infrastructure are often better equipped to respond to change, support vulnerable populations, and foster resilience, inclusion, and belonging.

Changing demographics, increasing diversity, and evolving community expectations will continue to shape how social infrastructure is planned and delivered. Population growth, changing household compositions, and affordability challenges can influence how residents access services, connect with one another, and participate in community life. Understanding these trends and working collaboratively with community partners will help ensure supports and opportunities remain accessible, responsive, and inclusive.

Social infrastructure is closely connected to housing, health care, education, recreation, mobility, community safety, and complete-community development. Strong social networks, community supports, and gathering places help foster inclusion, belonging, civic participation, and resilience. By working alongside residents, community organizations, volunteers, and other partners, the City will help strengthen the relationships, services, and opportunities that support community well-being and help residents thrive.

PRINCIPLES



OBJECTIVES

- Social well-being, inclusion and accessibility are considered across municipal planning, policies, programs and services.
- Community needs, service pressures, barriers and social trends are understood through research, engagement and available data.
- Municipal social programs, partnerships and investments respond to population growth and changing community needs.
- Complete and connected communities that support convenient access to social, community, civic and everyday services.

POLICIES

Equity, Inclusion, and Social Sustainability

1. Ensure Council-adopted social policy principles are considered in municipal decision-making, planning, programs, services and operations.
2. Promote welcoming, inclusive and accessible municipal policies, programs, services and spaces that identify and reduce barriers to participation.
3. Support programs and partnerships that reduce financial and other barriers to participation in community life, where feasible and appropriate.
4. Promote inclusive and accessible municipal communication so residents can find, understand and use information about services and opportunities.
5. Support meaningful opportunities for youth to participate in municipal decisions and initiatives that affect them.
6. Promote a strong and resilient social-services sector through partnerships, coordination, capacity building, municipal support and advocacy.

Engagement, Research, and Capacity Building

7. Ensure municipal social planning, partnerships and advocacy are informed by available data, community engagement, needs assessments and research on social conditions and service pressures.
8. Promote meaningful and accessible opportunities for residents and community organizations to contribute to relevant municipal initiatives and decisions.

Access Spaces, and Community Connection

9. Promote accessible and affordable use of appropriate municipal spaces and amenities by residents and community organizations.
10. Support shared and after-hours community use of suitable school, recreation and other public facilities through agreements with responsible partners.
11. Promote welcoming community nodes and gathering places that support social connection, activity and a sense of belonging.
12. Support the integration of community-serving spaces, social supports and everyday amenities in locations that contribute to complete and connected communities.

ACTIONS

1. Maintain and periodically review municipal investment in social programs, services and initiatives, including the Family and Community Support Services program, in response to community needs and available resources.
2. Maintain partnerships and regular dialogue with community organizations and service providers to coordinate needs, strengthen local capacity and advance community well-being.
3. Advance municipal policies, practices and initiatives that strengthen equity, diversity, inclusion and accessibility.
4. Maintain and evaluate programs that reduce financial barriers to participation, including the Airdrie Fair Access (AFA) program.
5. Implement Council-approved community safety and well-being direction in coordination with the Community Safety service area and community partners.
6. Monitor social conditions, service pressures, barriers and community needs using available data, research and engagement.
7. Prepare planning and design guidance, where needed, for welcoming and accessible community nodes and gathering places.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Service Provider Partner Advocate	• Access to community and social services • Capacity of community organizations and social services • Community participation and connectedness	Resident sense of belonging

Where applicable, associated Growth and Development Maps are provided in Section 3.2.



2.14 UTILITIES & SERVICING

SERVICE DELIVERY AT A GLANCE

Water, wastewater and stormwater services are planned, funded and delivered by the City through user rates, development levies, grants and other funding sources, with connections to regional and partner systems. Electricity, natural gas, telecommunications and some other utilities are delivered by external providers, with the City coordinating land use, rights-of-way and growth requirements.

PREAMBLE

Utilities and servicing are important components of a healthy, safe, and prosperous community. Reliable water, wastewater, and stormwater services support public health, environmental stewardship, economic activity, and quality of life. These systems operate largely behind the scenes, yet they are essential to the daily functioning of homes, businesses, institutions, and community facilities

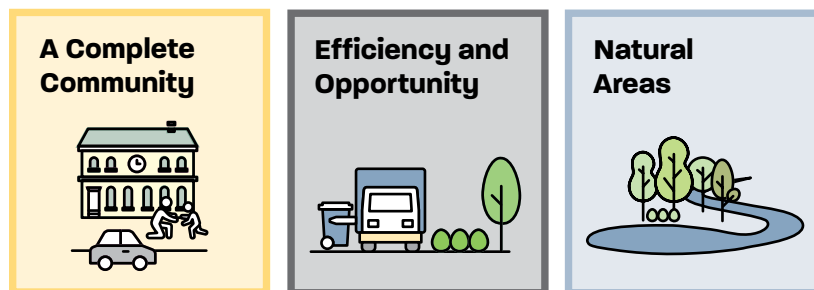
Utility systems form the foundation upon which growth and development occur. Community growth depends on infrastructure systems that are reliable, resilient, and capable of supporting existing and future needs. Long-term planning, investment, and asset management are essential to ensuring infrastructure continues to perform effectively while remaining financially sustainable.

Meeting the needs of a larger city will require utility infrastructure to be expanded, renewed, and operated in a manner that remains reliable, resilient, and financially sustainable. Long-term planning is necessary to balance growth-related investment, asset renewal, regulatory requirements, and operational affordability, while ensuring infrastructure systems continue to meet the needs of residents and businesses.

Utility planning also plays an important role in advancing environmental stewardship and climate resilience. Water conservation, fit-for-purpose water use, low-impact development, naturalized stormwater management, and other innovative approaches can improve efficiency, reduce environmental impacts, and support the long-term sustainability of municipal infrastructure systems.

Utilities and servicing are closely connected to growth management, housing, mobility, economic development, and environmental objectives. Coordinated infrastructure planning helps ensure growth occurs where services can be provided efficiently while supporting complete communities and responsible long-term development. Through ongoing planning, investment, and asset management, the City will continue to provide reliable and sustainable utility services that support community well-being, environmental responsibility, and future growth.

PRINCIPLES



OBJECTIVES

- Safe, reliable and sustainable water, wastewater and stormwater services for current and future users.
- Residents, businesses and the City use water efficiently and understand the importance of conservation.
- Environmental impacts associated with municipal utility services are avoided, minimized and managed.
- Utility systems and investments are financially sustainable, cost-effective over their lifecycle and responsive to growth.

POLICIES

1. Ensure responsible water use by establishing water conservation targets and implementing strategies to achieve them.
2. Ensure water supply, wastewater and stormwater capacity, demand and system performance are monitored to inform growth, investment and operational decisions.
3. Promote effective stormwater management by developing approaches that support the goals of the Nose Creek Watershed Water Management Plan.
4. Ensure industrial and other non-residential wastewater discharges are monitored and managed to protect the wastewater system, treatment processes and the environment.
5. Support evidence-based long-range infrastructure planning by advocating for research that advances infrastructure forecasting, design, and investment decisions.
6. Ensure long-term infrastructure planning reflects population growth by regularly updating the Utility Master Plan and servicing studies and aligning infrastructure investments with fiscally responsible and sustainable funding approaches.
7. Support resilient and secure utility systems through long-term planning for water supply, wastewater treatment, system redundancy, emergency response and changing climate conditions.



ACTIONS

1. Maintain and periodically update water-conservation programs, demand-management measures and public information.
2. Maintain coordinated emergency and service-continuity plans for significant water, wastewater and stormwater interruptions or failures.
3. Evaluate and implement low-impact development, naturalized stormwater and other innovative servicing approaches where technically, environmentally and financially appropriate.
4. Coordinate utility capital planning to balance system capacity, growth requirements, regulatory obligations, risk and renewal of existing assets.
5. Align servicing strategies, development approvals and growth phasing with available and planned infrastructure capacity.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Service Provider Partner Advocate	• Municipal servicing capacity • Essential municipal infrastructure reliability	Resident satisfaction with municipal utilities

Where applicable, associated Growth and Development Maps are provided in Section 3.2.



2.15 VISITOR EXPERIENCE

SERVICE DELIVERY AT A GLANCE

Visitor experiences are created primarily by local businesses, event organizers, cultural and recreation providers, and community partners. The City supports Airdrie's appeal as a destination through planning, partnerships, placemaking, events, visitor information and coordinated promotion.

PREAMBLE

Visitor experience contributes to Airdrie's economic vitality, community identity, and quality of life. Visitors experience the community through its downtown, public spaces, cultural and recreation amenities, local businesses, events, and the unique character that makes Airdrie a distinctive place to live, work, and visit. Strong visitor experiences can foster community pride, support local businesses, and enhance amenities that benefit both residents and visitors.

Visitor experiences are shaped by the combination of destinations, amenities, events, public spaces, businesses, and community character that people encounter during their time in Airdrie. Positive experiences contribute to local economic activity, strengthen community reputation, and help showcase the qualities that make Airdrie a distinctive place within the region.

As Airdrie grows, visitor considerations should be integrated into broader community-building objectives. Arts, culture, heritage, recreation, sport, downtown revitalization, and community events all contribute to experiences that attract visitors while enhancing quality of life for residents. A visitor economy rooted in authentic, place-based experiences can strengthen community identity, encourage investment, and support a vibrant and resilient local economy.

Visitor experiences depend on accessible destinations, attractive public spaces, effective wayfinding, diverse programming, and strong partnerships. By linking visitor activity with broader economic development, placemaking, arts, culture, recreation, and community-building initiatives, the City can strengthen Airdrie's reputation as a welcoming destination while creating economic, social, and community benefits for both residents and visitors.

PRINCIPLES

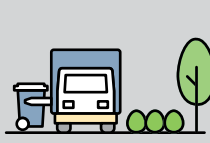
Local Identity and Culture



People and Places



Efficiency and Opportunity



OBJECTIVES

- A visitor economy that supports local businesses, investment, employment, and community benefit.
- Year-round experiences and destinations that appeal to residents and visitors.
- A visitor economy integrated with arts, culture, heritage, downtown, recreation, sport, events, and creative industries.
- Inviting destinations that reflect Airdrie's character and identity.
- A sustainable visitor economy supported by diverse funding, investment, and partnership opportunities.

POLICIES

1. Promote alignment with provincial and regional tourism direction while reflecting local priorities and community perspectives.
2. Promote partnerships among businesses, event organizers, community organizations, tourism partners, and other orders of government that strengthen visitor experiences and foster civic pride.
3. Ensure relevant municipal plans and investment decisions consider visitor access, destinations, events, placemaking opportunities and priorities identified through visitor-economy planning.
4. Promote festivals, events, attractions and place-based experiences that strengthen community identity, support local business vitality and enhance destination appeal.
5. Support evidence-based visitor-economy opportunities that reflect market potential, community benefit, available capacity and local perspectives.
6. Support welcoming, inclusive, and accessible visitor experiences through the provision of visitor information, public spaces, amenities and services in collaboration with community partners.
7. Promote downtown Airdrie as a focal point for visitor experiences, tourism, and placemaking through tourism-supportive investments, programming, partnerships, and public realm improvements.

ACTIONS

1. Maintain coordinated municipal leadership and partner relationships for visitor-economy and sport-tourism planning.
2. Maintain and periodically update a Visitor Economy Strategy that identifies priorities, partnerships, investment needs, and implementation responsibilities.
3. Integrate relevant visitor-economy objectives into transportation, downtown, recreation, culture, events, public-realm, and facility planning.
4. Pursue and advocate for sustainable visitor-economy funding, grants, partnerships, and enabling legislation.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Partner Advocate	• Visitor spending • Hotel occupancy • Visitor volume	Visitor satisfaction

Where applicable, associated Growth and Development Maps are provided in Section 3.2.

2.16 WASTE MANAGEMENT

SERVICE DELIVERY AT A GLANCE

Waste collection and diversion are delivered through City services, contracted service providers and industry-led recycling systems. Programs are funded primarily through utility fees on a user-pay basis, while Alberta's Extended Producer Responsibility framework supports residential recycling. The City plans and delivers local services, works with partners and advocates for supportive policy and investment; successful waste reduction and diversion also depend on participation by residents, businesses and institutions.

PREAMBLE

Waste management is an essential component of a healthy, sustainable, and resilient community. Effective waste collection, diversion, and resource recovery services support public health, environmental stewardship, community well-being, and the responsible use of resources. As Airdrie grows, the city is committed to supporting a transition from a traditional linear consumption model to circular economy. Emphasis will be placed on sustainable material management and program resilience to recognize waste as a recoverable resource instead of a final product.

Airdrie is committed to advancing waste reduction and diversion initiatives to achieve measurable reductions metric tonnes per household sent to landfill. Through policy implementation, service delivery, and community engagement, Airdrie will empower residents to share in a vision of environmental stewardship and ensure waste management systems remain adaptable to future challenges and opportunities.

PRINCIPLES



OBJECTIVES

- Consistent and responsible waste management practices across City facilities and operations.
- Reliable and adaptable waste services that meet the needs of a growing community.
- Waste services, infrastructure, and investments informed by reliable performance information and evidence.
- Reduced waste generation and landfill disposal through waste prevention, reuse, recycling, organics processing, and circular economy outcomes.
- Residents, businesses, and institutions that understand and participate in waste reduction and resource recovery opportunities.
- Broad participation by the industrial, commercial, and institutional sector in waste diversion and resource recovery programs.
- Advocacy for Provincial and federal policies, funding programs, and producer responsibility systems that support Airdrie's long-term waste management interests.



POLICIES

1. Ensure Airdrie plans, delivers, and maintains resilient waste management infrastructure and policies that encourage diversion and material recovery, and are adaptable to future technologies and changing community needs.
2. Ensure Airdrie continuously evolves waste diversion and disposal programs to reflect leading practices, regulatory requirements, and environmental performance expectations.
3. Promote waste reduction as a shared community responsibility through ongoing education, outreach, and active community engagement.
4. Support collaboration with the Industrial, commercial and Institutional (ICI) sector to expand diversion pathways for recyclable and recoverable materials and advance a local circular economy.

ACTIONS

1. Maintain and periodically update a Waste Management Plan that guides service delivery, infrastructure, financial planning, partnerships, and implementation priorities.
2. Deliver clear, accessible education and engagement that support waste prevention, correct sorting, diversion, and responsible disposal.
3. Review and update waste programs, policies, bylaws, and service standards in response to evidence, regulation, community needs, and circular-economy opportunities.
4. Work with businesses, institutions, service providers, producers, and regional partners to expand practical reuse, recycling, and recovery opportunities.
5. Implement consistent waste prevention, diversion, and responsible-disposal practices across City facilities, operations, procurement, and events where practical.
6. Maintain performance information that supports service planning, investment decisions, public reporting, and continuous improvement.
7. Advocate for policy, funding, and producer-responsibility decisions that respond to Airdrie's needs and strengthen waste reduction and resource recovery.

INDICATORS

CITY'S ROLES	Outcome Indicators	Perception Indicators
Planner Service Provider Partner Advocate	• Waste recovery • Waste diversion	Resident satisfaction with waste services

Where applicable, associated Growth and Development Maps are provided in Section 3.2.

PART 3:

REALIZING GROWTH



3.1 INTRODUCTION

Realizing Growth: Through Land Use and Development

Growth is not just about adding people; it is about shaping the places where daily life unfolds. Part 3 of the City Plan builds on the vision and service foundations established in Parts 1 and 2 by translating them into a physical framework for growth and development. It establishes the land use patterns, community design expectations, and urban structure that will guide where homes, jobs, parks, schools, services, and infrastructure are located and how they connect as Airdrie grows.

As Airdrie evolves into a larger and more complex city, decisions about land use, density, redevelopment, employment areas, infrastructure investment, and neighbourhood design become increasingly important. Part 3 provides Council with the planning framework needed to make those decisions in a consistent, transparent, and strategic manner. It helps ensure that individual development proposals contribute to broader community objectives, including complete communities, housing choice, economic opportunity, environmental stewardship, mobility, and long-term fiscal sustainability.

Land is finite, and the choices made today will influence affordability, infrastructure costs, transportation patterns, environmental outcomes, and quality of life for decades to come. Through clear policy direction, growth targets, urban structure policies, and development expectations, Part 3 provides the tools needed to manage growth responsibly while protecting Airdrie's identity and supporting the city's long-term vision.

What This Section Covers

Part 3 focuses on the city's physical form and how growth and development contribute to a complete, connected, and resilient community. It addresses this through three interconnected components:

- **Growth and Development Maps:** Provides a consolidated reference for the maps and visuals supporting the policies in this Plan.
- **Growth Projections:** Establishes the city's approach to managing and accommodating long-term growth.
- **Infrastructure and Servicing:** Aligns growth with transportation, utility, and municipal servicing capacity.
- **Urban Structure:** Defines the physical structure and organization of the city.
- **Planning and Design:** Promotes high-quality, sustainable, and connected urban development.
- **Development Adjacent to Natural Areas:** Conserves and integrates natural systems within urban growth.
- **Neighbourhood Development:** Creates complete communities with diverse housing and local amenities.
- **Employment Development:** Supports job creation and economic growth through strategic land use planning.



Together, these components provide the framework for managing growth, guiding development, and ensuring Airdrie evolves in a coordinated, efficient, and sustainable manner.

How part 3 Works

Each component of Part 3 follows a common structure that connects Airdrie's vision and community outcomes to land use planning, development decisions, and growth management.

Each section includes:

- **Guiding Principles** – The principles from Part 1 that inform growth and development decisions.
- **Objectives** – The outcomes Airdrie is working toward through land use planning, growth management, infrastructure coordination, and community development.
- **Policies** – Direction for future planning, growth management, and development decisions.
- **Actions** – Potential steps for implementation.
- **Indicators** – Evidence that will help the City understand long-term development outcomes and growth patterns.

Together, these elements connect the City Plan's long-term vision and community outcomes to future land use planning, infrastructure investment, growth management, and municipal decision-making, helping ensure Airdrie grows in a coordinated, efficient, and sustainable manner.

Understanding the Indicators

Development indicators help the City understand whether growth is occurring in the locations, forms, and patterns envisioned by this Plan. Unlike the service indicators in Part 2, these indicators focus on land use, growth management, infrastructure, urban structure, neighbourhood development, employment development, and other physical development outcomes.

The indicators support evidence-based decision-making and help monitor whether growth is contributing to complete communities, efficient infrastructure use, environmental stewardship, and long-term fiscal sustainability. They are not targets or funding commitments. Part 4 brings these indicators together within the City-wide monitoring framework.

Looking Ahead

Together, the growth management, infrastructure, urban structure, planning and design, natural area, neighbourhood development, and employment development sections that follow provide a framework for understanding how Airdrie will grow and evolve over time. The objectives, policies, actions, and indicators contained in Part 3 establish a common direction for managing growth, guiding development, coordinating infrastructure investment, and creating complete communities that support Airdrie's long-term vision.

Building on the vision established in Part 1 and the community outcomes identified in Part 2, Part 3 translates those priorities into a physical framework for land use and development.

GROWTH MANAGEMENT

3.2 GROWTH AND DEVELOPMENT MAPS

The Growth and Development Maps provide a consolidated visual reference for the key systems that shape and support Airdrie's long-term growth. The policies associated with these maps are provided in their respective sections of the Plan and should be read together with the maps to understand how growth will be coordinated over time.

The following maps are provided in this Plan:

Map 1 – Airdrie's Local Context

Map 2 – Airdrie's Regional Context

Map 3 – Ecologically Significant Areas

Map 4 – Development Influences

Map 5 – Land Use Concept – to 190,000

Map 6 – Long Range Land Use Concept – to 265,000

Map 7 – Areas with Approved Community Area Structure Plans

Map 8 – Mobility Network

Map 9 – Water Network

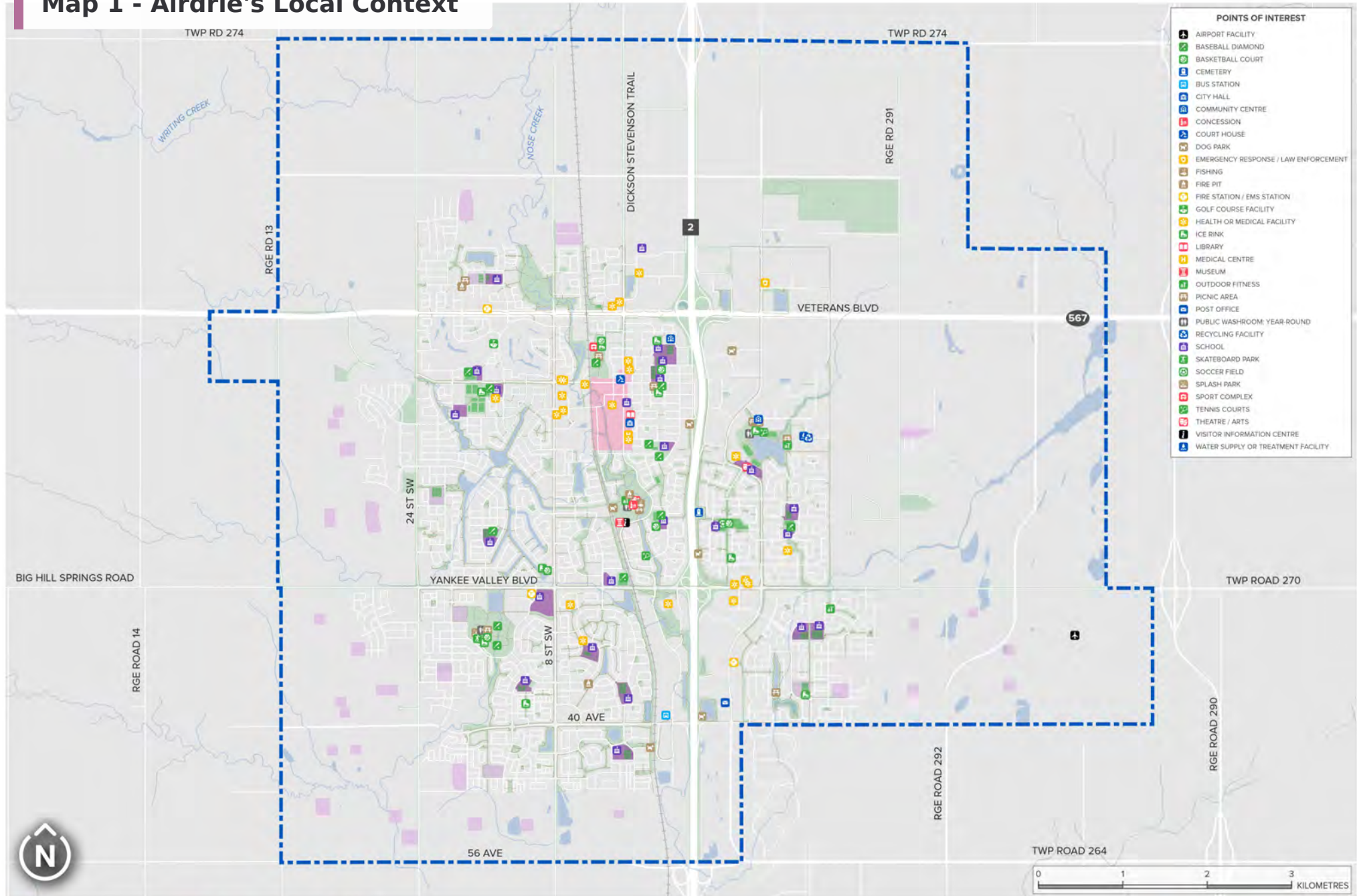
Map 10 – Sanitary Network

Map 11 – Stormwater Network

Map 12 – Urban Structure

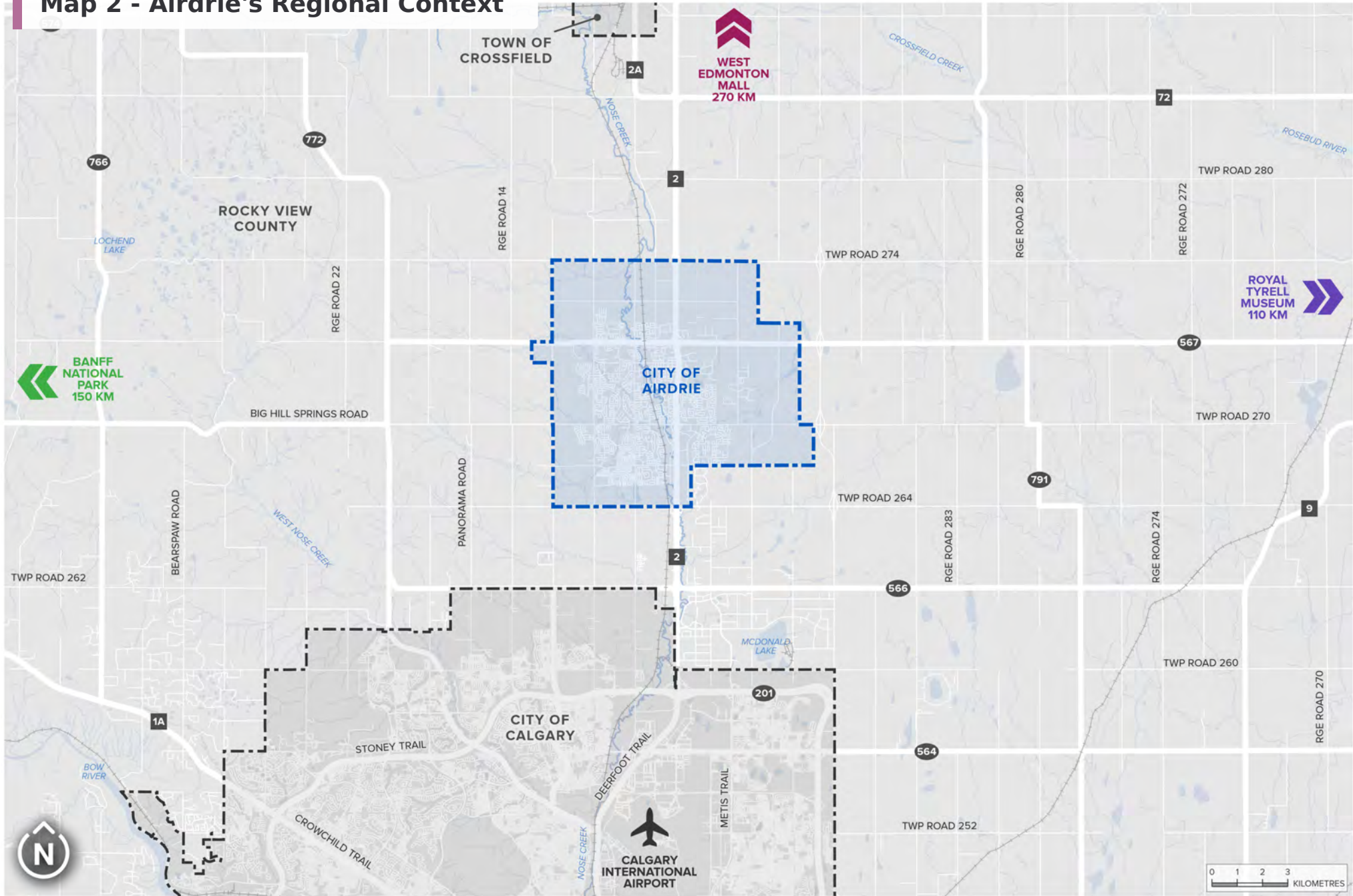


Map 1 - Airdrie's Local Context

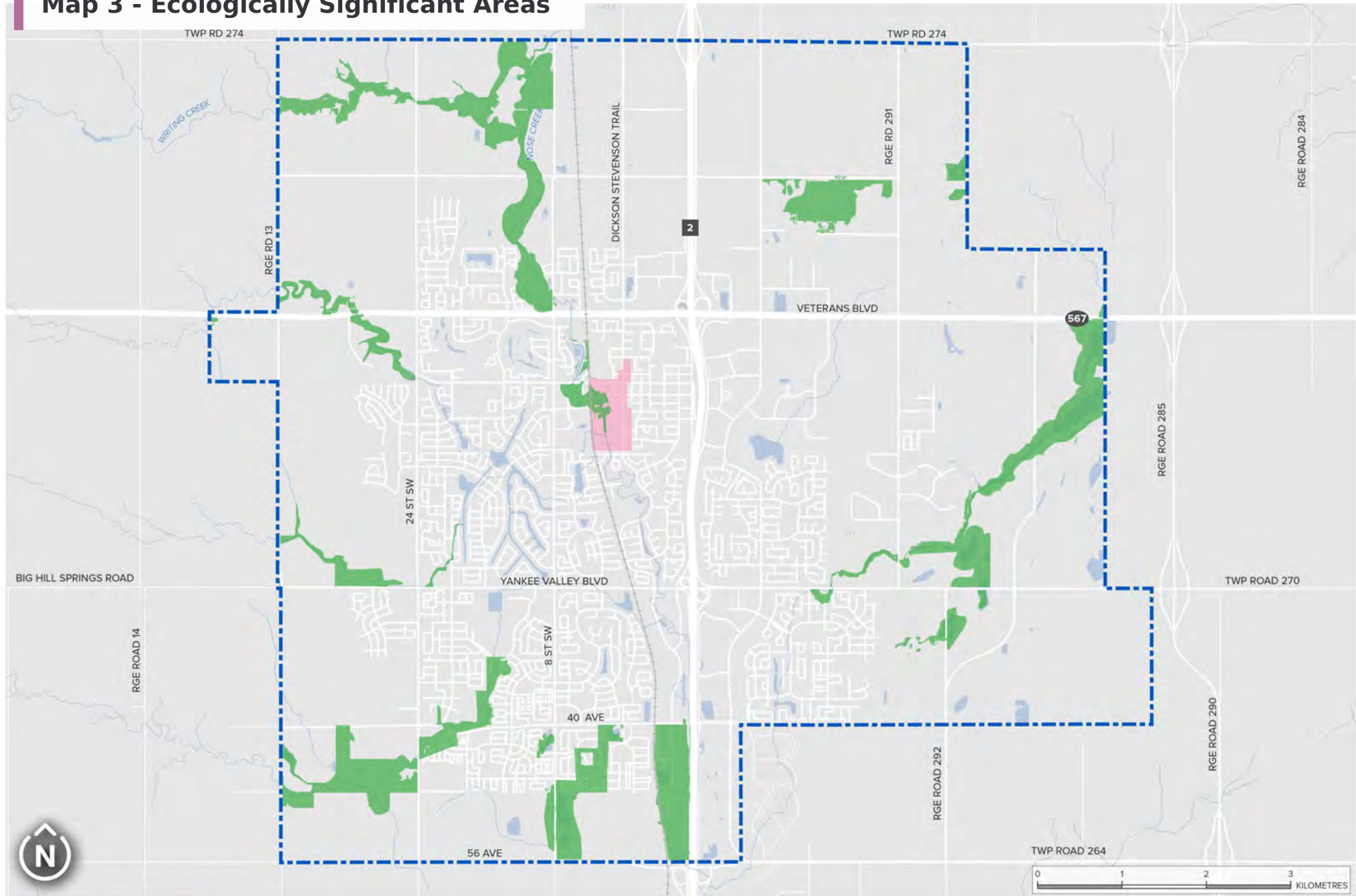


- MUNICIPAL BOUNDARY
- PATHWAY
- RAILWAY
- WATERCOURSE
- DOWNTOWN
- PARK / OPEN SPACE
- SPORTS FIELD
- WATERBODY
- SCHOOL SITE
- EXISTING
- PROPOSED

Map 2 - Airdrie's Regional Context

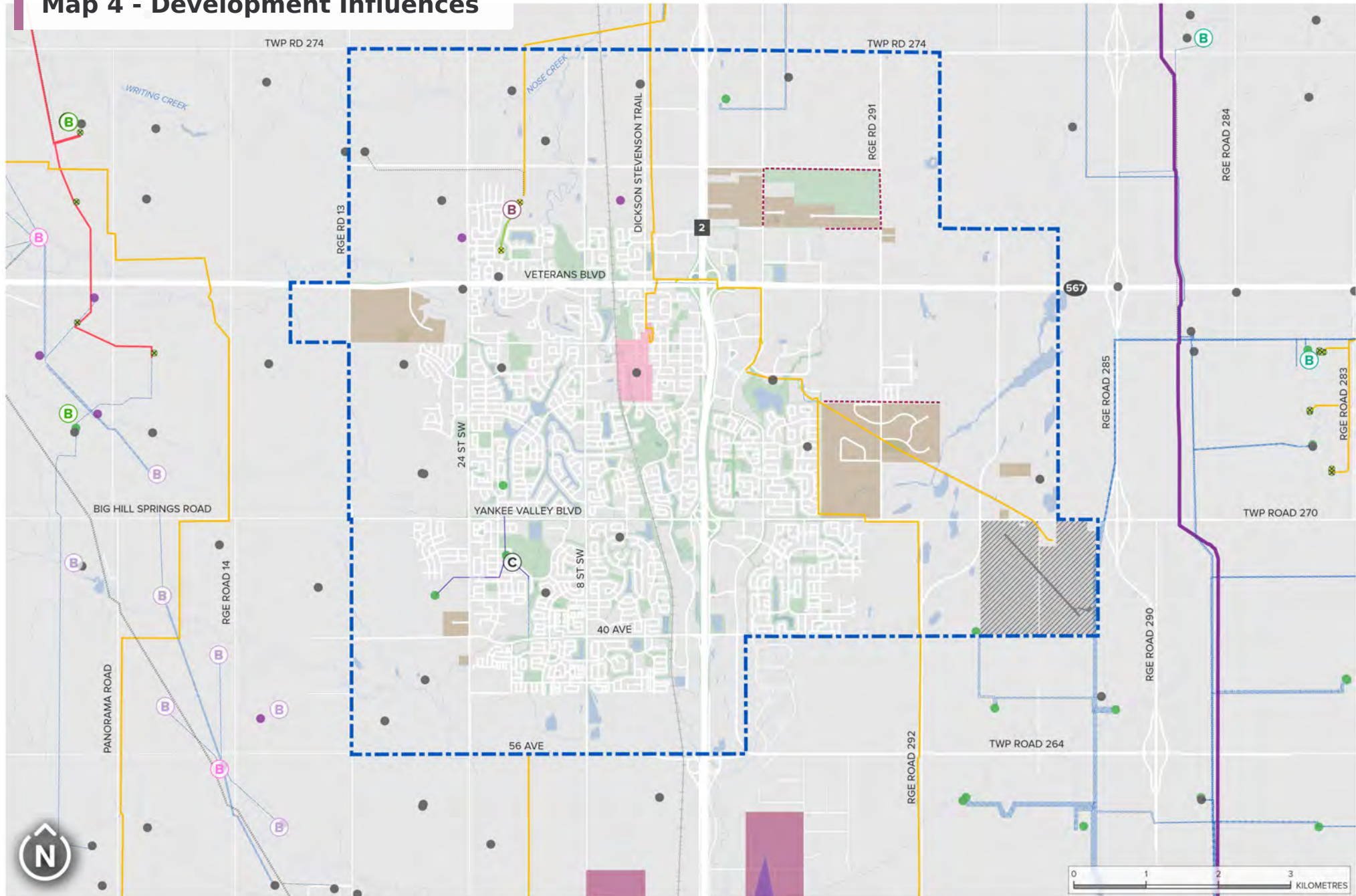


Map 3 - Ecologically Significant Areas



 MUNICIPAL BOUNDARY
 RAILWAY
 WATERCOURSE
 DOWNTOWN
 ECOLOGICALLY SIGNIFICANT AREA
 WATERBODY

Map 4 - Development Influences



- MUNICIPAL BOUNDARY
- INDUSTRIAL / RESIDENTIAL TRANSITION AREA
- RAILWAY
- WATERCOURSE
- AIRPORT EMPLOYMENT DISTRICT
- RURAL RESIDENTIAL DISTRICT

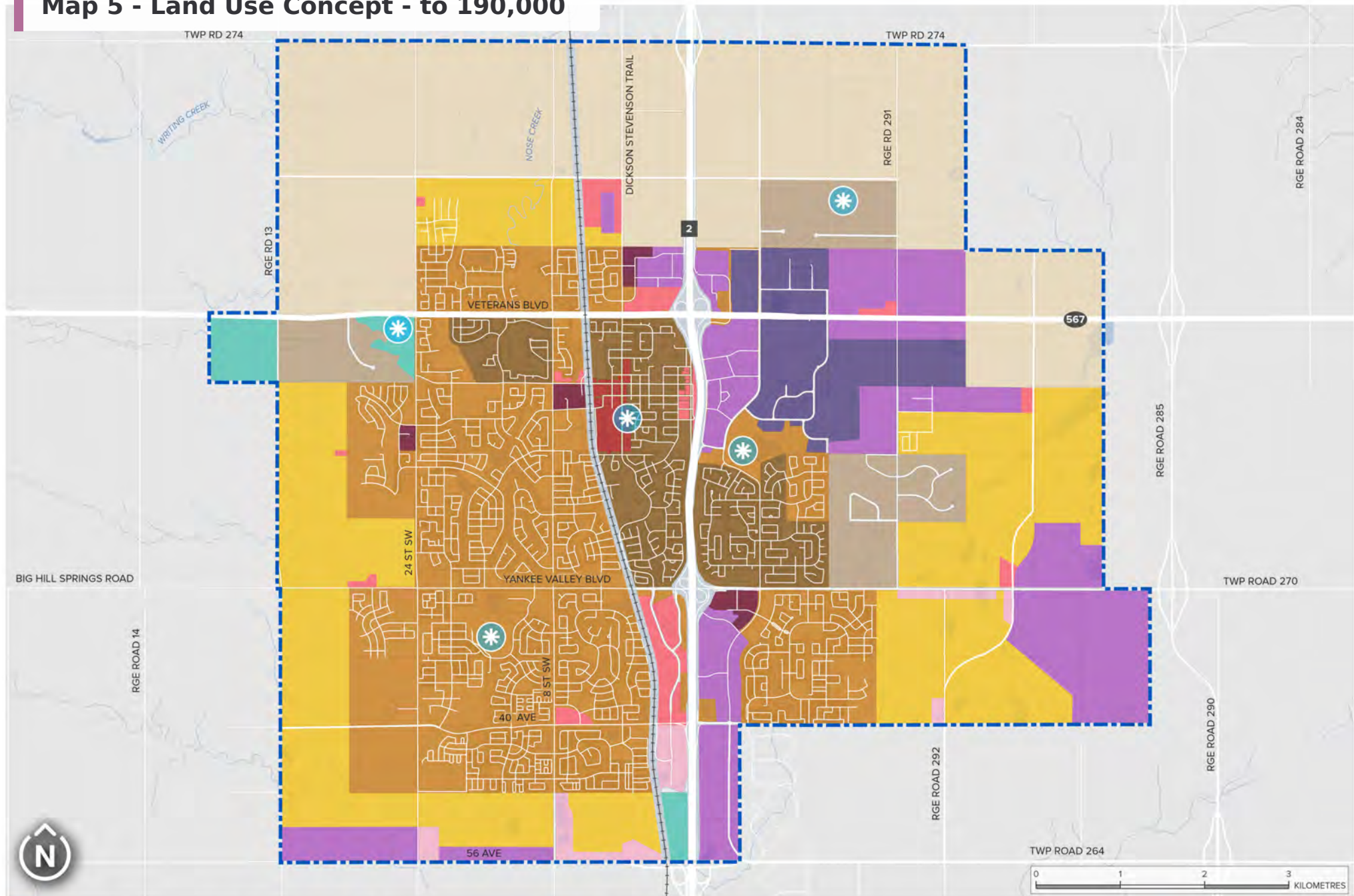
- AIRPORT RUNWAY
- AIRPORT VICINITY PROTECTION AREA
- DOWNTOWN
- NEF CONTOUR (25 DB)
- PARK / OPEN SPACE

- FACILITY**
- (C) COMPRESSOR STATION
 - (B) CRUDE OIL MULTIWELL GROUP BATTERY
 - (B) CRUDE OIL MULTIWELL PRORATION BATTERY
 - (B) CRUDE OIL SINGLE-WELL BATTERY
 - (B) GAS MULTIWELL GROUP BATTERY
 - (B) GAS SINGLE-WELL BATTERY

- WELL**
- ABANDONED
 - ABANDONED GAS
 - ABANDONED OIL
 - GAS
 - OIL
 - SUSPENDED GAS

- PIPELINE**
- ABANDONED
 - DISCONTINUED
 - OPERATING (LVP PRODUCTS)
 - OPERATING (NATURAL GAS)
 - OPERATING (OIL-WELL EFFLUENT)
 - OPERATING (SOUR NATURAL GAS)
 - REMOVED (NATURAL GAS)

Map 5 - Land Use Concept - to 190,000



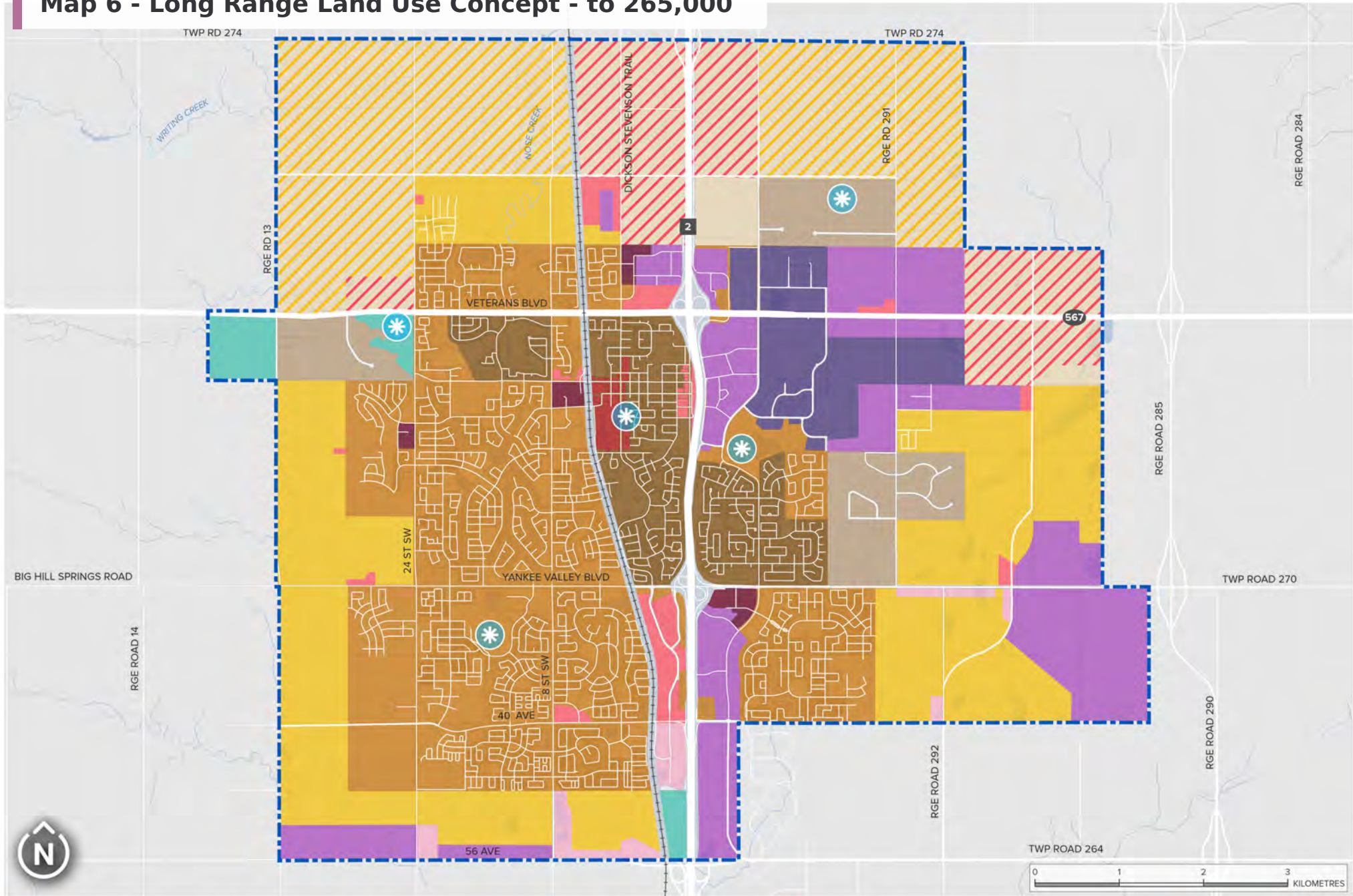
 MUNICIPAL BOUNDARY
 COMMUNITY ACTIVITY CENTRE

 RAILWAY
 WATERCOURSE
 WATERBODY

FUTURE LAND USE
 AIRPORT / RAIL / HIGHWAY
 COMMERCIAL
 COMMERCIAL / MIXED BUSINESS
 DOWNTOWN CORE
 DEVELOPING NEIGHBOURHOOD
 EXISTING NEIGHBOURHOOD

 EXISTING RURAL / AGRICULTURAL
 GENERAL INDUSTRIAL
 INFILL
 LIGHT INDUSTRIAL / MIXED BUSINESS
 MIXED USE
 RURAL RESIDENTIAL
 SPECIAL STUDY AREA

Map 6 - Long Range Land Use Concept - to 265,000



 MUNICIPAL BOUNDARY
 COMMUNITY ACTIVITY CENTRE

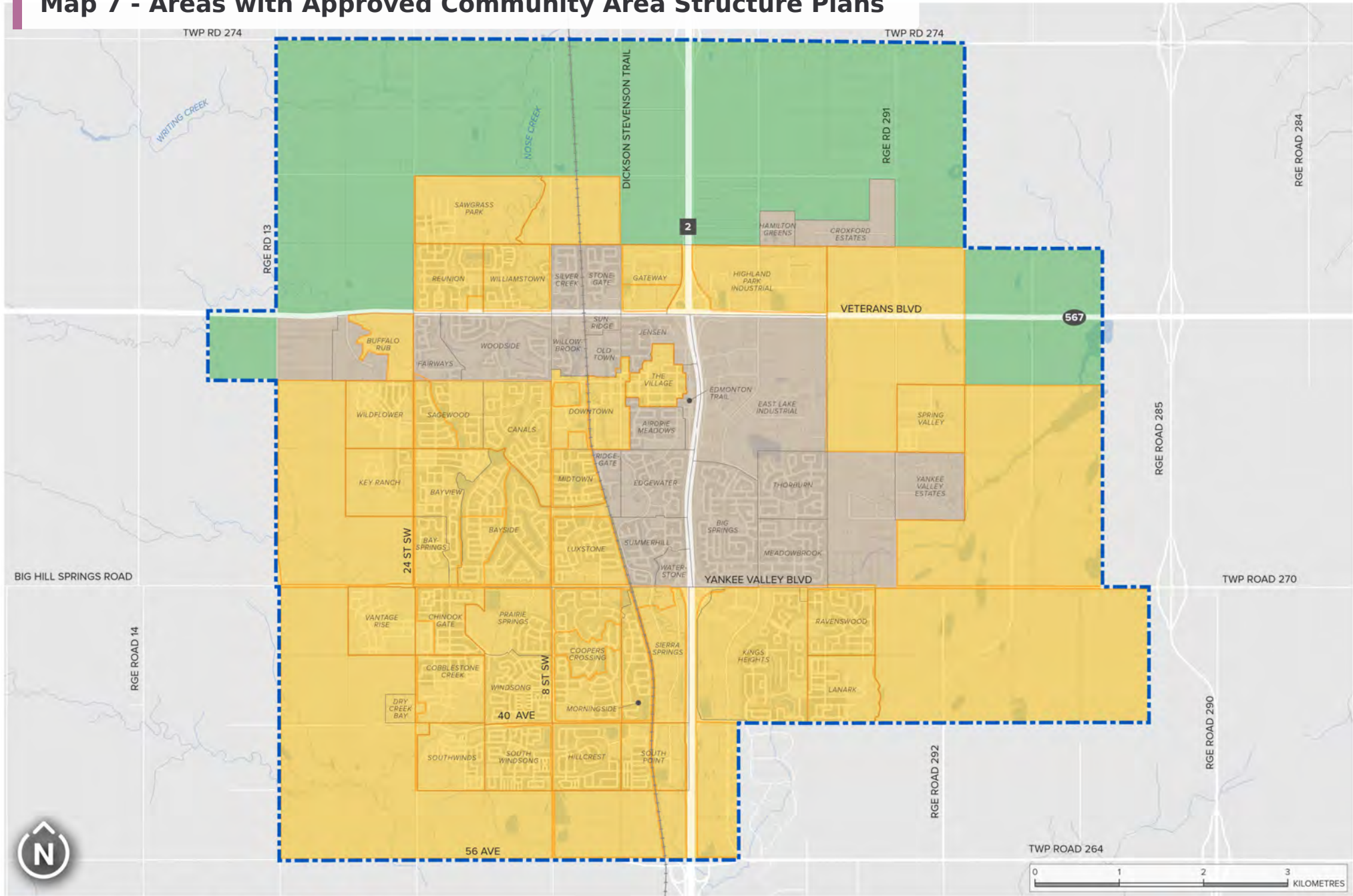
 RAILWAY
 WATERCOURSE
 WATERBODY

FUTURE LAND USE
 AIRPORT / RAIL / HIGHWAY
 COMMERCIAL
 COMMERCIAL / MIXED BUSINESS
 DOWNTOWN CORE
 DEVELOPING NEIGHBOURHOOD
 EXISTING NEIGHBOURHOOD

 EXISTING RURAL / AGRICULTURAL
 GENERAL INDUSTRIAL
 INFILL
 LIGHT INDUSTRIAL / MIXED BUSINESS
 MIXED USE
 RURAL RESIDENTIAL
 SPECIAL STUDY AREA

 FUTURE EMPLOYMENT
 FUTURE NEIGHBOURHOOD

Map 7 - Areas with Approved Community Area Structure Plans

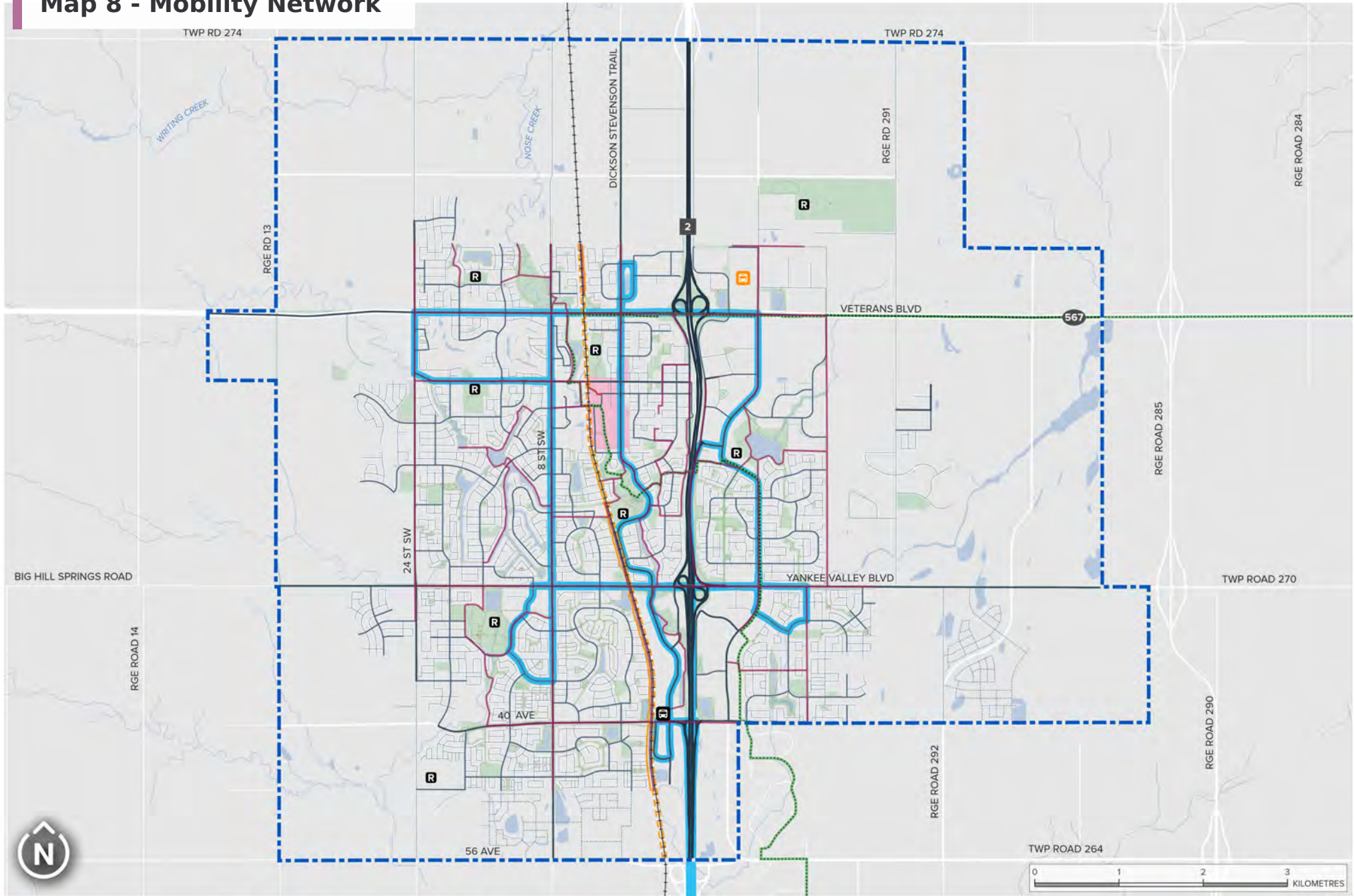


MUNICIPAL BOUNDARY

RAILWAY
WATERCOURSE
WATERBODY

APPROVED PLAN
ESTABLISHED - NO AREA STRUCTURE PLAN
GREENFIELD AREA
NEIGHBOURHOOD BOUNDARY

Map 8 - Mobility Network



- MUNICIPAL BOUNDARY
- BUS STATION
- FUTURE NORTH TRANSIT CENTRE
- RECREATION DESTINATION

- CITY-WIDE ROUTE - EXISTING
- FUTURE ROAD
- PATHWAY
- RAIL TRAIL - EXISTING
- RAIL TRAIL - MISSING LINK

- RAILWAY
- TRANSCANADA TRAIL
- TRANSIT ROUTE
- WATERCOURSE

- DOWNTOWN
- PARK / OPEN SPACE
- WATERBODY

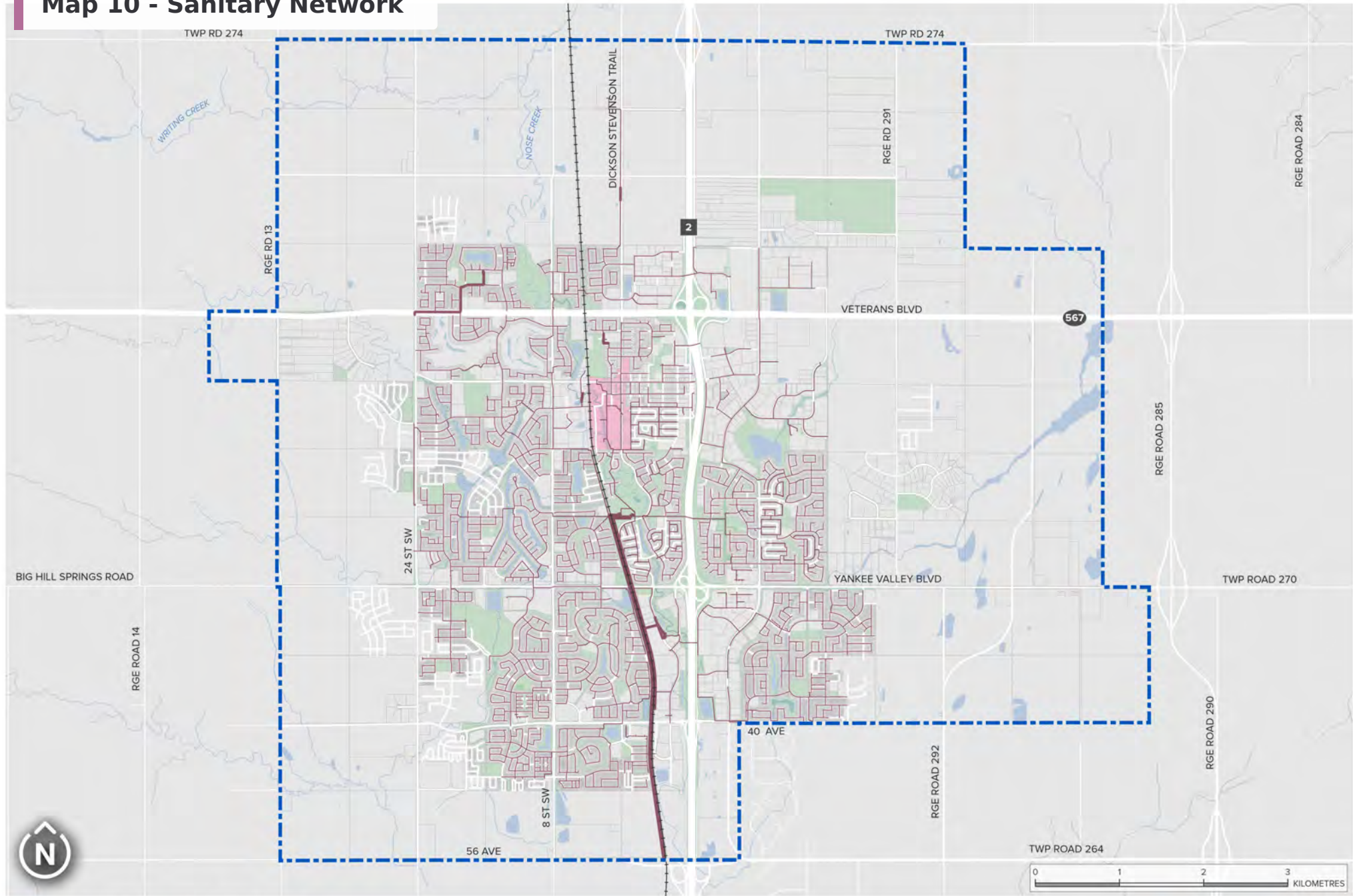
- ROAD CLASS
- ARTERIAL
- COLLECTOR
- HIGHWAY
- LOCAL / RURAL

Year	Percentage
2020	~15%
2021	~65%



- WATER INFRASTRUCTURE**
 MAIN
 TRANSMISSION MAIN

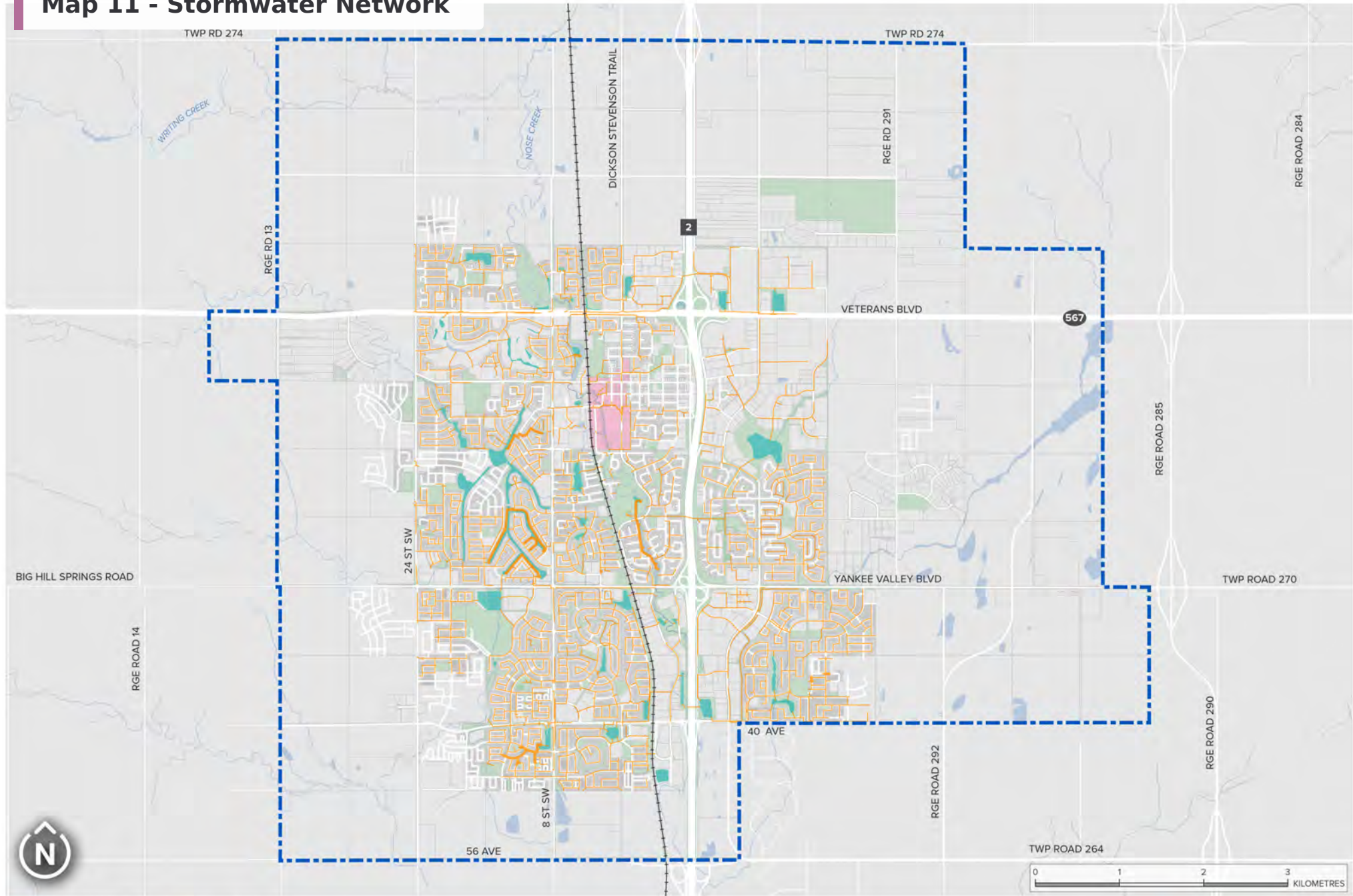
Map 10 - Sanitary Network



- MUNICIPAL BOUNDARY
- RAILWAY
- WATERCOURSE
- DOWNTOWN
- PARK / OPEN SPACE
- WATERBODY

- SANITARY INFRASTRUCTURE
- GRAVITY MAIN
- PRESSURIZED MAIN

Map 11 - Stormwater Network



- | | | | |
|--|--------------------|---|--------------------------------|
|  | MUNICIPAL BOUNDARY |  | GRAVITY MAIN |
|  | RAILWAY |  | PRESSURIZED MAIN |
|  | WATERCOURSE |  | STORMWATER MANAGEMENT FACILITY |
|  | DOWNTOWN | | |
|  | PARK / OPEN SPACE | | |
|  | WATERBODY | | |

Airdrie Urban Structure Plan

LEGEND

--- CITY OF AIRDRIE

Nodes

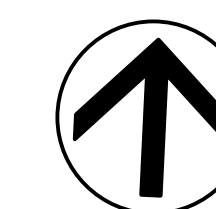
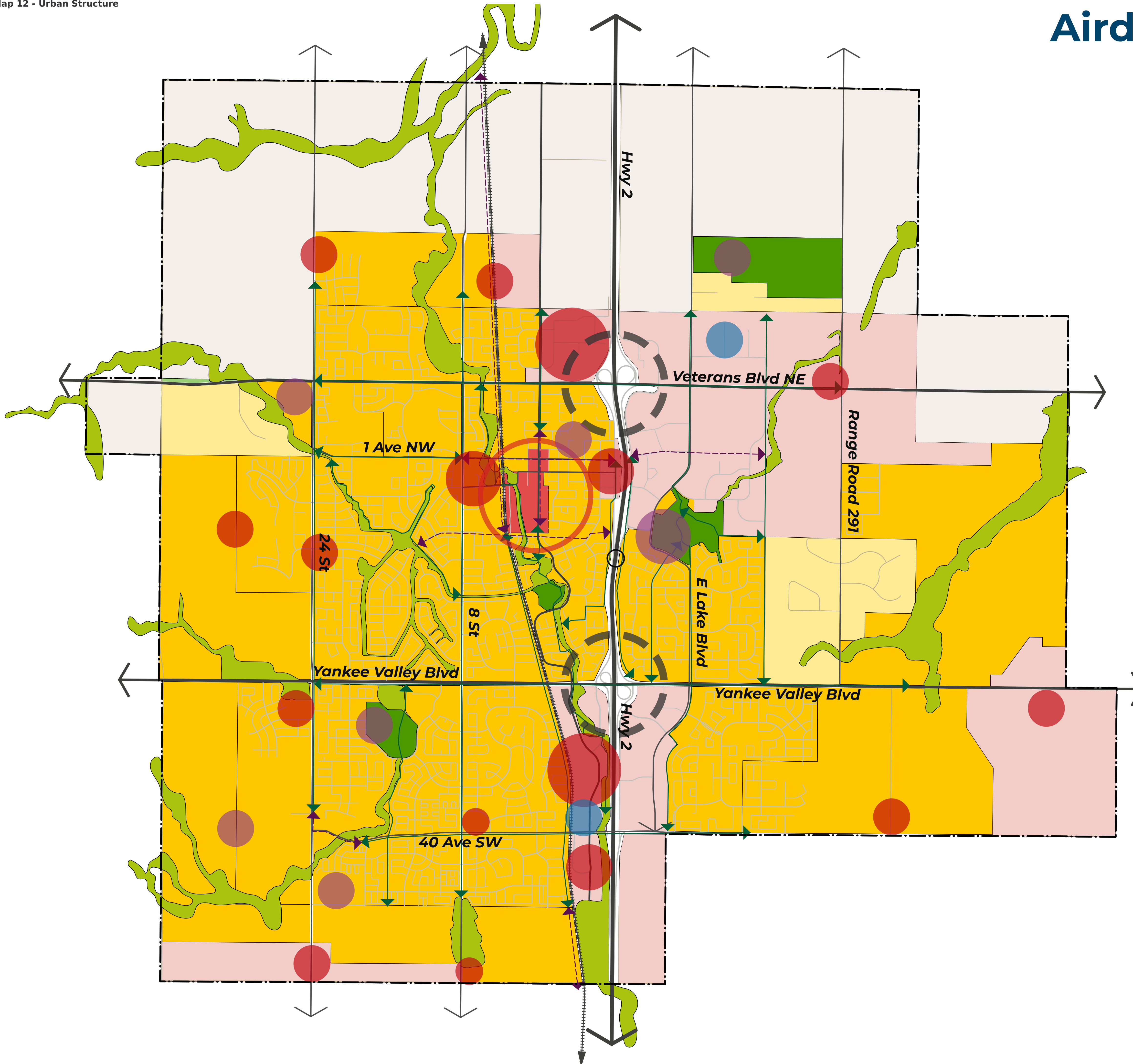
-  Downtown
-  Gateway Node
-  Commercial Node
-  Transit Node
-  Community Activity Centre Node
-  Pedestrian Crossing

Routes

-  Major Road
-  Secondary Road
-  Existing Rail Line
-  Existing Pedestrian Route
-  Future Pedestrian Route

General Land Use

-  Downtown
-  Employment Lands
-  Neighbourhoods
-  Country Residential
-  Future Use
-  Regional Parks
-  Ecological



0.0 0.5 1.0 1.5 2.0 2.5 km

3.3 GROWTH PROJECTIONS

PREAMBLE

Projections for future population and employment growth are an essential foundation for the City Plan and all policies and programs that stem from it. This plan began with looking at how Airdrie might accommodate its next phases of growth and development – projections guide the City and outline how we manage growth, and we layer in aspirational components through initiatives to become a desirable place to live and work, and to grow Airdrie's local economy and employment base. As Airdrie continues to grow, it is increasingly important to monitor growth trends, update projections, and use this information to adjust our land use planning and policy implementation over time.

As of 2026, Airdrie's approved Community Area Structure Plans and the Downtown Area Redevelopment Plan already accommodate growth at full development to a population horizon of 185,000, and these align with growth scenarios the city has used to forecast growth over the next 20 years and beyond. This involves a direct focus on the "next 100,000" population growth from our 2025 population of 90,044 to a total of 190,000, followed by anticipating the full development potential within Airdrie's current boundary to a population of 265,000.

Building on this foundation, the City Plan aims to strike a balance between future neighbourhood development and infill within established communities. By accommodating a portion of growth through intensification and improvements, we ensure that the city maintains a cohesive structure, identity, and quality of life across all neighbourhoods rather than simply expanding through stages of new neighbourhoods at our urban periphery.

PRINCIPLES

A Complete Community



Growing Diversity



OBJECTIVES

- Growth is balanced across both new neighbourhoods and infill development.
- Growth is accommodated in a way that is sustainable and considers the layout and function of land use, transportation, and public facilities across the city.
- Growth projections are kept current and up to date to inform City decisions.
- Planning documents reflect growth projections, and these are reconciled during review and approval of new CASP or ARP documents.
- Growth projections and aspirations are well understood and used to guide decision-making.

POLICIES

Growth Decisions and Sequencing

1. The City will plan services and improvements to accommodate and support a minimum of 25% of the new population and employment growth within established nodes and redeveloping communities. Across this Plan's growth horizons, this means:
 - a. A split of the "next 100,000" population with 25,000 population accommodated through infill and 75,000 population accommodated in new or greenfield development, and
 - b. A split of remaining population until Airdrie reaches its "full development potential" with an additional 20,000 population accommodated through infill and 55,000 population accommodated in new or greenfield development
2. The City will maintain population and employment growth projections and will reconcile updates to those projections with updates to this plan where they impact growth policies or sequencing of future development.
3. Growth and change are encouraged in all existing neighbourhoods through infill, redevelopment and intensification, ensuring that any new development:
 - a. Is in context with the existing neighbourhood;
 - b. Ensures an appropriate transition between low-density residential areas and more intensive multi-residential or commercial areas;
 - c. Complements the established character and general development pattern of the area; and
 - d. Is supported with services and infrastructure.
4. The City will manage the location and sequencing of urban development by applying the following growth criteria to the assessment of proposals to bring additional lands into urban development. This assessment is conducted in addition to the land supply analysis indicated above.
 - a. Ability of the proposed development to enhance the proportion of non-residential development;
 - b. Fiscal implications of the development and assessment of short- and long-term costs/risks to the City;
 - c. Adjacency of proposed growth area to existing development and services;
 - d. Proximity of the proposed development to sour gas operations and facilities, railways, confined feeding operations, floodways, unstable slopes, airport vicinity contours and other identified hazards;
 - e. Infrastructure capacity, including road and piped infrastructure;
 - f. Servicing requirements and expansion feasibility;
 - g. The funding/financing strategy outlined by the proponent to address costs for the required servicing and infrastructure.
 - h. Environmental constraints and opportunities (e.g. consideration of wetlands, natural vegetation and natural drainage systems);
 - i. Community infrastructure capacity implications (e.g. emergency and protective services, schools, parks and recreation);
 - j. Ability of the proposed development to broaden and improve the amenities, use mix and housing choice within residential communities;
5. The City will assess the need to convert rural and agricultural land to urban development based on the growth rates, growth trends and residential and employment land analysis requirements. The decision to bring specific lands into urban development areas and expand the growth boundaries will be based on an analysis of development demand, City and landowner objectives, as well as constraints and opportunities, which will consider, but not be limited to:
 - a. Population projections;
 - b. Growth trends;

- c. Land availability and development absorption rates;
 - d. Expectations for completing build-out of approved community plan areas and neighbourhoods; and
 - e. Vacant land analysis.
6. In exceptional circumstances, and where a clear benefit to the City and public good is demonstrated to the satisfaction of Council, the City may consider development “out of sequence” provided there is an acceptable strategy in place for financing the required infrastructure extensions and the development effectively responds to growth area criteria.
 7. The City shall limit the fragmentation of agricultural land in future growth areas and protect productive agricultural lands from being removed from production prematurely by managing growth and infrastructure improvements in a responsible manner.

Statutory Plan Requirements

8. The City will ensure that planning approvals for new Area Structure Plans are sequenced to prioritize land that is immediately serviceable by existing infrastructure or planned infrastructure funded and anticipated to be delivered within the next three to five years.
9. New Area Structure Plans shall ensure that development is planned with the context of the broader city framework and citywide services and facilities in mind. New development areas:
 - a. Must be consistent with the City’s established Community Area Structure Plan and Neighbourhood Structure Plan Guidelines, as may be updated from time to time, and;
 - b. Must align with existing nodes and corridors and be planned to support and integrate new development with transportation corridors, recreation centres, major uses, and natural features.
10. A Community Area Structure Plan is required prior to the redesignation of rural, greenfield, and/or urban holding lands for large-scale urban developments. A justification report is required before submitting a Community Area Structure Plan. Each plan shall address those matters identified in the Municipal Government Act, as well as, but not limited to, the following:
 - a. Rationale and development justification statement that considers growth projections, demographic trends, and land supply and demand;
 - b. Comprehensive servicing concepts addressing transportation, traffic impacts, connections to the existing network of roads, transit and pathways, stormwater, water and sewer servicing, which have regard to the City's master plans;
 - c. Opportunities and constraints analysis which considers, at minimum, environmental features, topography, flood-prone and erosion-prone lands, proximity of railways, highways, oil and gas facilities and confined feeding operations;
 - d. Emergency response and access impacts;
 - e. Impact on the City’s goal to increase non-residential assessment;
 - f. Land use impacts analysis, including impacts to existing and adjacent uses;
 - g. Sustainability analysis;
 - h. Land use concept; and
 - i. Parks and open space concept.
11. A Neighbourhood Structure Plan is required for all residential developments contained within a CASP and covers an area of approximately 160 acres. The NSP shall address the same information as outlined for the CASP, but in more detail. In addition, an NSP shall include:
 - a. A detailed land use and development concept which identifies the neighbourhood node(s) and the land use and housing mix;

- b. The proposed arrangement of density to support housing choice, walkability and transit use;
 - c. A connectivity analysis which includes street connections and active modes; and
 - d. Anticipated development timing, direction of development and phasing.
12. The City encourages the development of Area Redevelopment Plans for established neighbourhoods identified for infill and intensification, particularly in designated nodes and corridors, where no statutory plan exists or where an existing plan is approaching the end of its development lifecycle and requires updating to align with current municipal objectives.
13. At the discretion of City Council, an Area Redevelopment Plan may be prepared for an area that is under pressure for extensive redevelopment. An Area Redevelopment Plan shall address those matters identified in the Municipal Government Act, as well as, but not limited to, the following:
- a. Land use concepts.
 - b. Urban design and built form, including compatibility with adjacent uses.
 - c. Transportation and accessibility considerations.
 - d. Community engagement.
 - e. A fiscal impact assessment.
 - f. A servicing strategy that addresses any proposed replacements or improvements to municipal infrastructure.
14. When reviewing area structure plans and plans of subdivision, the City will require that designated school sites be shown and will ensure the following criteria are addressed:
- a. Sites and lot configuration should consider buildings, portables, parking and loading requirements as well as play fields;
 - b. New school facilities should be located on collector roads and may flank arterial roads;
 - c. To the extent possible, new school sites will be situated in a location which will minimize hazards associated with students crossing arterial roads. The City will ensure that adequate pedestrian circulation systems are incorporated into development plans to minimize potential dangers associated with vehicular traffic; and
 - d. Where a new school facility is located adjacent to a municipal park, the site design will ensure that school and park facilities are integrated for pedestrian movement between the two sites.

ACTIONS

- 1. Maintain Growth Projections and Update the City Plan to ensure that it stays current with current projections and sequencing as required, and at a minimum on a biennial basis.
- 2. Update reviews for new Community Area Structure Plans, Neighbourhood Structure Plans, and Area Redevelopment Plans to ensure that alignment is checked against growth projections and updates are captured as necessary.
- 3. Update review guidelines and procedures for new growth justification reports and statutory plans to ensure alignment with updated City Plan policies.
- 4. Establish a strategy for infill development and intensification to facilitate accommodating growth in established areas without requiring greenfield development and managing any potential impacts on existing services and communities.
- 5. Develop redevelopment or reinvestment plans for neighbourhoods reaching 30 years of age, focusing on housing renewal, housing diversity, and efficient use of existing infrastructure, through the Policy Planning Department

INDICATORS

Guiding Question	Outcome Indicators	Perception Indicators
Is growth occurring in the locations and sequence envisioned by the City Plan?	• Growth accommodated within planned areas • Residential density • Planned land supply	



3.4 INFRASTRUCTURE AND SERVICING

PREAMBLE

As we plan for future growth and evaluate new development proposals, it is essential that land-use plans align with the vision and the practical build-out of supporting infrastructure. The City Plan provides the framework and sets overall policy goals for Airdrie's future growth, and these are then reflected in greater detail and implemented through updates to Airdrie's Transportation and Utility Master Plans. As the city moves to balance new greenfield development with infill and intensification, these Master Plans and subsequent infrastructure planning and improvements must align to facilitate a more sustainable model of growth.

PRINCIPLES



OBJECTIVES

- Planning policies will set forward-looking directions and provide guidance on higher-level objectives for Transportation and Utility Master Plans.
- Infrastructure is available to support the ongoing growth of the City.
- Infrastructure and city services are planned and available to accommodate infill and intensification in existing communities and at defined nodes and corridors.
- Transportation and utility systems prioritize sustainability and support complete communities.

POLICIES

1. The City will undertake, maintain, and implement master plans for its infrastructure and establish budget priorities which ensure adequate servicing and maintenance levels.
2. Transportation and Utility Master Plans will reflect the city's commitment to infill and intensification in established communities and facilitate these growth decisions through planned improvements and capital projects.
3. Supporting infrastructure must be reflected and integrated through the land use planning process, ensuring that alignment with Master Plans and any relevant improvements are captured as part of statutory plans, new development connects and integrates with existing city networks, and that any new development advances the city's sustainability goals.
4. The City shall give priority to the efficient utilization of existing and planned capacity in utility and transportation infrastructure in determining appropriate short-term growth directions.
5. The costs of local and collector roads, sidewalks, stormwater facilities, water, sewer, and shallow utility requirements in new development areas shall be borne by the proponent of such development.
6. The City shall assess the growth-related costs associated with municipal facilities and related infrastructure prior to approving area structure plans. Residential development shall not proceed where emergency services cannot be provided in a timely manner.

7. The design of roads, pedestrian pathways, and sidewalks should support the existing and proposed transit system. When considering statutory plan, amendment, and development proposals, the City will assess how transit access can be maximized. Specifically, the City will:
 - a. Ensure that the road pattern in new development areas allows for the efficient extension of transit service, and new communities are designed to facilitate convenient access to transit;
 - b. Ensure that provision is made to locate bus stops in close proximity to concentrations of activity, including shopping areas, employment nodes, neighbourhood nodes, and higher density residential and mixed-use development;
8. New communities and subdivisions shall provide direct connections through sidewalks and pathways between residential areas and key destinations, such as commercial areas, schools, and transit stops.
9. Road right-of-way dedications shall make provisions for landscaping, tree planting and sidewalks or pathway systems. Pathways form part of the overall transportation system and shall be dedicated as part of the road right-of-way. Roads and pathways should be constructed simultaneously.
10. The City should continue to work with Alberta Transportation to ensure that highway planning meets the shared objectives of providing safe, efficient and effective transportation of people and goods and ensure that provincial decisions respect and help to implement the City's transportation goals and priority transportation improvements.
11. The City will work with the Province and regional partners to expand the capacity of the regional commuter bus service to Calgary.
12. In addition to any requirements of the municipal engineering servicing standards, the following design elements may be considered for new roadways in new communities and when redesigning or redeveloping existing roadways:
 - a. Provision for the safe and efficient movement of emergency and protective services vehicles, particularly along arterial and collector roads;
 - b. Use of a modified grid road system to provide travel options and reduce walking distances, particularly between homes, schools and local shops;
 - c. Use of treed boulevards between sidewalks and traffic lanes along collector roads to separate pedestrians and provide adequate snow storage;
13. The City will encourage the use of transit by locating medium to high-density development and other uses that may generate higher transit use adjacent to transit corridors and collector roads.
14. Infrastructure and utilities shall be extended in a logical and economically practical manner, having regard to the available capacity and the growth management policies of this plan.
15. Developers shall be solely responsible for the installation of services to municipal standards necessary to service their development. Construction of new developments shall proceed only when City utility services are in place. Oversizing utilities with cost recovery may be required to facilitate future development.
16. The City will work with development proponents and regulating agencies to facilitate the use of low-impact designs and green infrastructure, including but not limited to, the following best practices:
 - a. Reduction of impervious surfaces through compact building design and use of permeable pavements.
 - b. Maximizing natural infiltration through bio-retention, bioswales and rain gardens.
 - c. Rainwater harvesting for reuse.
 - d. Use of absorbent landscaping.
17. Utility easements and rights-of-way should be located in a manner which respects the natural environment, optimizes space utilization and enhances the opportunity for the rights-of-way to complement the open space system.
18. Utility rights-of-way should be designed to reduce the setback of buildings from the street wherever possible in order to contribute to attractive streetscapes and healthier street trees.



19. The City shall encourage the clustering of transmission facilities in locations which minimize their impact on future urban growth patterns.
20. The City recognizes that while truck access and associated goods movement are necessary throughout the municipality, the adverse effects of truck traffic shall be minimized in residential and mixed-use areas by:
 - a. Directing uses which are expected to generate high levels of commercial and industrial truck traffic to appropriately designated employment districts;
 - b. Ensuring that buildings located adjacent to roads and intersections carrying a high volume of heavy vehicles are designed such that the negative effects of noise and vibration are minimized;
 - c. Designating specific locations within industrial and employment areas for parking heavy vehicles and commercial trucks, where the visual and safety impacts can be minimized; and
 - d. Promoting the proper design of roads intended to carry heavy vehicles.
21. All residences in new subdivisions should be located within a 400-metre walking distance of a transit stop, with shorter walking distances encouraged for high-density residential areas and developments intended for affordable and supportive housing.
22. The City shall review and update the transportation noise bylaw to ensure adequate, appropriate, and cost-effective noise attenuation responses that account for street-facing uses and integrated, pedestrian-oriented land use patterns.
23. The City will support the use of the CPKC Rail line as a key goods movement corridor by:
 - a. Maintaining adequate development setbacks from the railway line; and
 - b. Developing options to reduce the number of at-grade crossings of the rail corridor as the city continues to expand.

ACTIONS

1. Develop a strategy and implementation plan for any infrastructure improvements needed to accommodate infill and redevelopment targets.
2. Update the Transportation and Utility Master Plan models to account for planned infill and intensification.
3. Update the Noise Bylaw to ensure that it facilitates good design principles and street-oriented development patterns.

INDICATORS

Guiding Question	Outcome Indicators	Perception Indicators
Is growth occurring where infrastructure and servicing can support it?	• Growth supported by municipal servicing • Serviced land supply	

COMMUNITY DESIGN

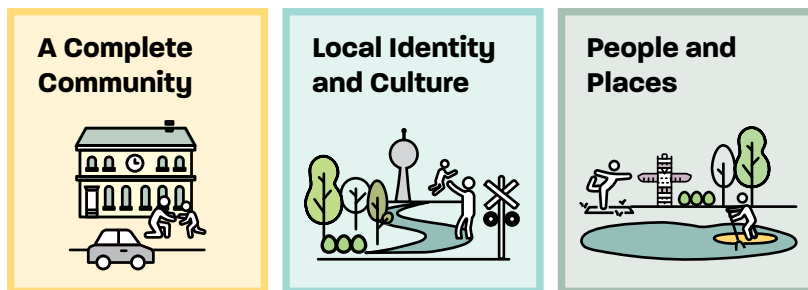
3.5 URBAN STRUCTURE

PREAMBLE

To better understand Airdrie's growth and development patterns and give shape to how the next 100,000 population will be accommodated within the vision and policies of the plan as well as the physical realities of the city, this section provides a framework for Airdrie's Urban Structure. An Urban Structure Framework identifies both the current urban components and their inter-relationships, as well as how future areas will be built out in a way that complements those existing components. A key part of an urban framework is understanding the relationships between components and how they interact to affect the patterns of development within a city.

This section outlines Airdrie's Urban Structure and policies to guide future land use planning decisions – considering key components and critical hierarchies in Airdrie's built environment. Through this structure the City can better understand how the pieces (neighbourhoods, roads, parks, downtown) become a whole. A complete city that contains the components that people and businesses need. Airdrie's Urban Structure outlines the structure and policies that will guide planning considerations for our downtown and gateways, nodes, corridors, infill and intensification areas, and existing urban neighbourhoods.

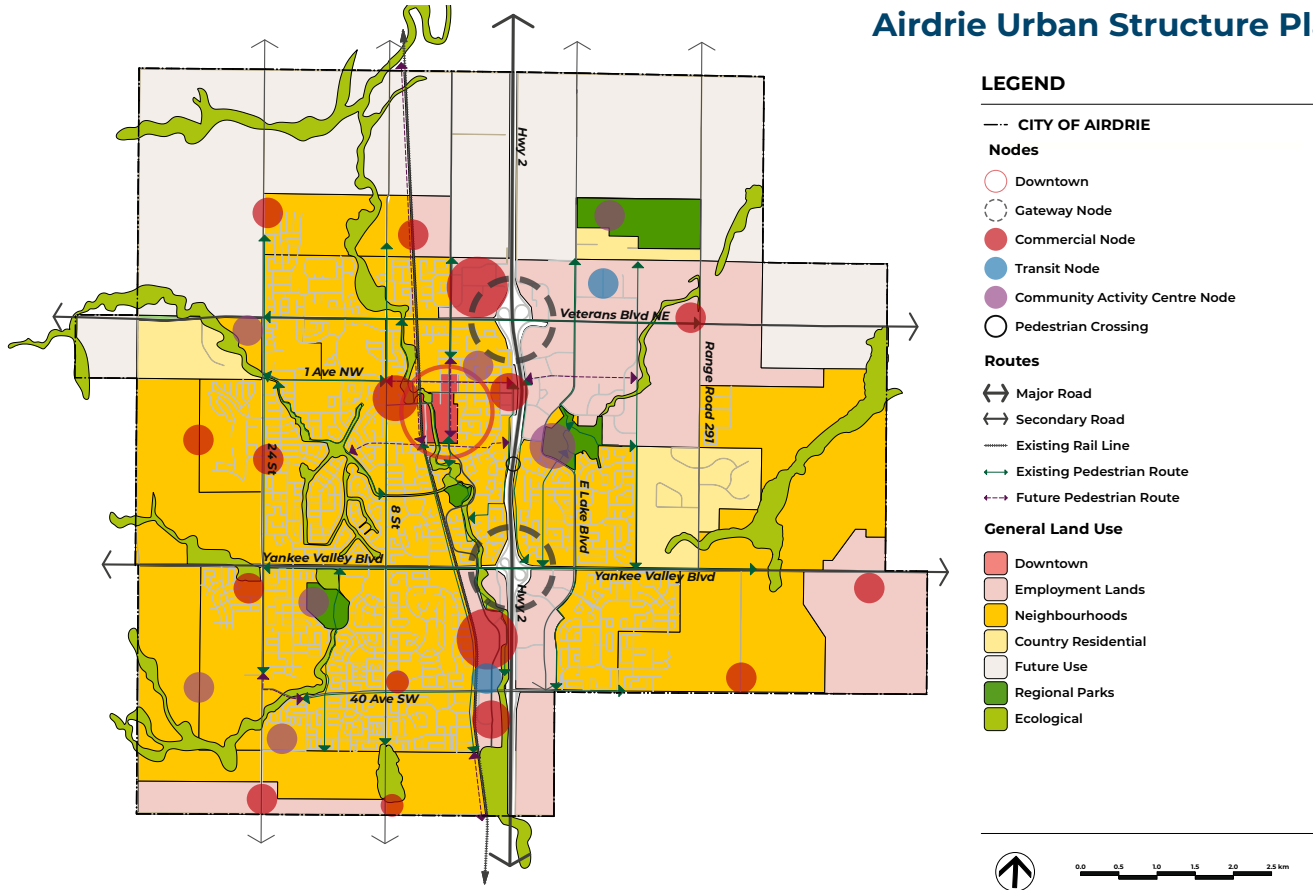
PRINCIPLES



OBJECTIVES

- Improve understanding of urban spatial patterns and components.
- Identify opportunities for infill and redevelopment.
- Provide an overall rationale for the City's city-building strategy.
- Assist with public understanding of the complexity and layers of urban planning.
- Creates a common language for urban components.

Airdrie Urban Structure Plan



POLICIES

General Requirements

1. Ensure that new land use amendments, area structure plans, development proposals, and amendments adhere to the urban structure map provided in Figure N and the policies of this section.

Downtown Core

The downtown centre is the heart of Airdrie, where commerce, culture, and community converge. The plan prioritizes downtown growth, pedestrian-friendly streetscapes, and mixed-use development to create a vibrant and inclusive downtown.

2. Promote Downtown as the City's primary node of development and containing the highest density of development and building heights within the City as regulated through the Land Use Bylaw and the Downtown Area Redevelopment Plan.
3. Support downtown building heights to generally develop at least 1-2 storeys higher than those in Neighbourhood Nodes.
4. Ensure that the relationship between downtown land uses, adjacent open space and riparian areas and railway are considered and enhanced in all development within the Downtown.

Gateways

Gateways are the primary points of entry into Airdrie, creating a strong sense of arrival and identity. These areas are intended to be enhanced through distinctive signage, landscaping, and public art that reflect Airdrie's culture and values. Primary gateways include a central gateway situated at Veterans Boulevard and Highway 2, serving as a welcoming point with bold features that highlight Airdrie's history and future aspirations, and a south gateway positioned along the southern approach at Yankee Valley Boulevard and Highway 2, emphasizing connectivity to Calgary while maintaining Airdrie's unique identity.

5. Ensure through area structure plan and development processes that any Gateways identified on Figure N contain the following components:
 - a. Enhanced landscaping and beautification;
 - b. City welcoming, branding, wayfinding, and/or advertising;
 - c. Limited commercial signage to enhance any public City signage and messaging, and;
 - d. Buildings that face the street or public realm.
6. Support development proposals that would enhance Gateway areas and may contain iconic buildings that differ from the nearby architecture.

Nodes

Community and neighbourhood nodes are focal points for local identity and daily life, fostering walkability and social interaction. These are areas that support heightened activity and intensity of land uses, a mix of uses, and generally serve as destinations within the city. They include Commercial Nodes which allow for essential services, grocery stores, childcare facilities, and cafés, Transit Nodes where active mobility and transit destinations overlap and allow for a high degree of activity and facilitate many people getting to and around the place, and Community Activity Centre Nodes, where major parks, schools, cultural venues and community facilities are located.

7. Ensure that the design and orientation of development within nodes emphasize principles of pedestrian-orientation, level of services, convenience, safety, and inclusivity.
8. Promote nodes as mixed-use areas accommodating a blend of residential, commercial, and institutional uses.
9. Ensure that nodes are planned and designed to accommodate:
 - a. Mixed-use medium density development;
 - b. High-level of public transit, including transit hubs;
 - c. Enhanced wayfinding and public realm design and landscaping;
 - d. Buildings that face the street;
 - e. Minimal front yard setbacks;
 - f. Multi-storey building heights; and
 - g. Surface parking at the rear or side of buildings.
10. Promote that where a node is located at a major intersection it should contain four corners of mixed-use or residential medium density development at its centre with lower densities and building heights outwards from this core intersection.
11. Ensure that where a Node is identified that crosses multiple Community Area Structure Plans (CASPs), all applicable CASPs show a high-level of coordination and alignment between land uses, densities, road network, public spaces, and green/open spaces.

Corridors

Corridors serve as the connective tissue of the city, linking neighbourhoods, commercial hubs, and recreational areas. They will be re-imagined supporting multi-modal transportation and climate resilient development. Corridors include Main Street: A vibrant commercial spine with wide sidewalks, bike lanes, and public art installations, Arterial Connectors: Transit-oriented corridors with dedicated bus lanes and improved intersections to reduce congestion, and Greenway/Blueway Corridors: Ecological and recreational routes integrating parks, water courses, trails, and natural landscapes.

12. Ensure that the design and function of Main Street and Arterial Connector Corridors:
 - a. Accommodate all modes of transportation, including public transit, wide sidewalks and bicycle infrastructure;
 - b. Have public transit stops;
 - c. Be designed as a complete street with activity and complementary urban form on both sides of the road;
 - d. A high-level of landscaping and urban design quality;
 - e. Buildings that face the street to promote active street life;
 - f. Minimize the use of sound walls in favour of natural landscaping that create a more interactive corridor;
 - g. Encourage mixed-use (residential and commercial) and high-density residential developments.
13. Ensure that the design and function of Greenway and Blueway Corridors should:
 - a. Promote ecological integrity and resilience by allowing the function of the natural ecosystem;
 - b. Encourage active transportation that minimizes disruption to the natural ecosystem;
 - c. Promote education of the value of ecosystem goods and services through signage and educational materials;
 - d. Be integrated with the City's stormwater management system; and
 - e. Include trailheads and well-designed active transportation connections to major urban features (Downtown Core, Nodes, and other Corridors).
14. Ensure that Greenway and Blueway Corridors are identified within any new community area structure plan or neighbourhood structure plan.

ACTIONS

1. Encourage the establishment of corridors along and connecting nodes identified on the urban structure map.
2. Explore the development of additional "main street" corridors where they are identified by Community Area structure plans or supported by the surrounding context and development.

INDICATORS

Guiding Question	Outcome Indicators	Perception Indicators
Is Airdrie developing as the connected complete city envisioned by the City Plan?	• Urban density • Mixed-use development	

3.6 PLANNING AND DESIGN

PREAMBLE

Planning and Urban Design are connected disciplines, and the City has worked to integrate considerations of various design elements throughout its planning process. The 12 Thousand Acres Plan recognized the opportunities and challenges presented by Airdrie's expanding urban footprint, and encouraged design solutions that respond to natural features, promote sustainability, and foster a sense of community. Previous plans have identified good design as a key element and consideration in aspirations and objectives, and the policies in this plan look to set a framework by which Airdrie can guide new development proposals and decisions in a way that considers good design, connective neighbourhoods, and interrelated disciplines.

As the City moves to integrate community design considerations into planning and development, a foundation is needed for a community's basic structure, land-use distribution, primary road network, and public realms. Design considerations must also facilitate mixed-use development, pedestrian connectivity, sustainability, and well-designed community gateways and features.

The implementation of these guidelines is intended to occur across all stages of statutory and non-statutory documents, including Community Area Structure Plans, Neighbourhood Structure Plans, subdivision and development approvals, Land Use Bylaw amendments, and other master plan and outline documents. For design outcomes to align with the same objectives, coordination among the municipality, developers, and the broader community is needed.

PRINCIPLES



OBJECTIVES

- Planning and Design Guidelines guide decision-making while integrating considerations of Land Use Planning, Economic Development, and Infrastructure.
- Airdrie's development practices integrate considerations for new neighbourhoods and intensification of existing areas to promote compact, complete neighbourhoods that provide a range of uses and services.
- Policies and Guidelines ensure that new developments address accessibility, public realm, building form and site design, and sustainability.
- Land Use and Urban Design decisions are made while preserving the Airdrie's identity of a Small, Winter, and Well-connected city.
- All Land Use Planning decisions are made to support compact development, efficient use of land and existing infrastructure, and to preserve environmental areas.

POLICIES

Alignment with Guideline Documents

1. All new Area Structure Plans and major development applications must have regard to Airdrie's established Design Guidelines documents and must adhere to urban design principles at both the community and site-level.
2. All new Area Structure Plans and major development applications must address the general design guidelines established in the City's Design Guidelines documents. This must account for and facilitate later development decisions (where applicable) to ensure that:
 - a. Site context and transitions are accounted for, and the proposed development is compatible and integrated with the uses and infrastructure around it
 - b. Land use patterns facilitate good site design, prioritizing street-facing uses, pedestrian connections, and integrating natural areas
 - c. Landscape design is considered to enhance the proposed development and is used to provide buffers and transitions between uses and individual sites, where such separations are desired.
 - d. Communities and individual sites are designed to enhance climate resilience and sustainability.
3. Any area structure plan proposing industrial development adjacent to residential and rural residential areas shall have regard for the Industrial-Residential Transition area and shall provide adequate buffering with the transition area. No transitional area shall be less than 30 meters where the industrial use is intended for medium or heavy industrial uses.
4. Transition areas shall be regulated in the Community Area Structure Plan and Neighbourhood Structure Plan for the following land uses:
 - a. Light industrial or commercial developments adjacent to the existing neighbourhoods shall incorporate a buffering treatment such as a berm, fencing, enhanced landscaping, and/or building setback
 - b. Medium or heavy industrial developments adjacent to the existing neighbourhoods shall provide at least 30 meters of buffering space
 - c. New residential developments adjacent to CPKC Rail right-of-way shall provide adequate safety distance according to the Rail Policy.
 - d. Adequate noise attenuation responses shall be provided between residential developments and adjacent arterial and/or collector streets.
 - e. Any new developments adjacent to the agricultural lands under the jurisdiction of Rocky View County shall provide an analysis of the potential impacts of the development and ensure that it meets the requirements of Rocky View County Agricultural Boundary Design Guidelines.

General Planning and Design

5. New communities should be focused around a neighbourhood node or activity centre that connects to Airdrie's established nodes and corridors and creates a vibrant, walkable gathering place for residents and provides opportunities for small-scale shops and services and housing choices.
6. Neighbourhood nodes must align with the Urban Structure outlined in Section 3.3, connect with Airdrie's transit network, and be designed to a minimum intensity of 150 combined people and jobs per net hectare.
7. Promote the urban forest area as a natural resource and existing topography by encouraging:
 - a. Tree planting and replacement programs
 - b. 10 meters radius area from the significant trees as public muster points
 - c. Retention of existing trees in new developments whenever possible
 - d. Minimum landscaping density for new neighbourhoods and public realms
 - e. Integration of indigenous vegetation, specifically low-maintenance drought-tolerant species, in City landscaping projects
8. Sustainable development should be regulated in the Community Area Structure Plan and Neighbourhood Structure Plan by exploring the best practices for the following topics:
 - a. Protecting existing topography and natural features
 - b. Promoting water conservation in landscaping design and practice
 - c. Harvesting rainwater for reuse
 - d. Optimizing bio species inventory management
 - e. Reflecting environmental and green building standards
 - f. Reducing and recycling construction waste
 - g. Facilitating clustered developments to minimize urban sprawl
 - h. Encouraging redevelopment and/or re-investment in existing neighbourhoods to maximize the use and viability of existing services and facilities
9. Ensure that all neighbourhood developments appropriately consider and integrate the following criteria in the Neighbourhood Structure Plan:
 - a. Plan for a range of dwelling units, maintaining a small-town atmosphere and keeping in alignment with servicing capacities while allowing for appropriate densities and future intensification along nodes and corridors.
 - b. Provide adequate parks and open spaces and distribute them throughout the community evenly to ensure accessibility by the majority of homes.
 - c. Integrate the community into the city-wide pathway system through appropriate links with neighbourhood nodes, transit facilities, public services, and schools.
 - d. Create safe and walkable streets by utilizing a modified street pattern and adequate landscaping along streetscapes and entryways.
10. Nodes may include, but are not limited to, the following facilities and land uses:
 - a. Medium to high-density housing, averaging at least 15.0 Units per Acre (37 UPH).
 - b. Commercial mixed-use development.
 - c. Live/workspaces.
 - d. Small-scale retail and businesses.
 - e. Small-scale cultural facilities and/or community meeting spaces.
 - f. Civic offices or facilities.
 - g. Natural areas, pathways, and related features.

11. The City's interest in community design is ensuring that it remains liveable, sustainable, accessible, and safe over time. The design of communities should:
 - a. Support the co-location of compatible residential, commercial, employment and institutional uses within the downtown and within centres and designated corridors;
 - b. Incorporate neighbourhood nodes or activity centres within new communities to encourage community interaction and neighbourhood engagement;
 - c. Locate sites for medium and/or higher density residential development in areas with good access to transit and where adequate amenities are provided;
 - d. Include an appropriate mix of housing types and tenures to meet a broad range of lifestyle and income needs;
 - e. Protect and incorporate natural features including streams, wetlands, stands of trees and natural topography;
 - f. Provide adequate parks and open space to appeal to a broad range of needs. These spaces shall be distributed throughout the neighbourhood to ensure accessibility by the majority of homes;
 - g. Integrate and connect the neighbourhood to the city-wide pathway system through appropriate links with neighbourhood pathways and trails, parks, open space, municipal reserve, public utility lots and school reserves;
 - h. Create safe, walkable streets by utilizing a modified grid street pattern. Single-loop roads should be avoided.
 - i. Cul-de-sacs should include pedestrian links through the end of the bulb to adjacent pathways and roads; and
 - j. Provide adequate landscaping, particularly along streetscapes and neighbourhood entryways.
12. Development proponents should plan and design developments within the context of Airdrie being a winter city and a prairie city: This considers design aspects such as:
 - a. Orienting buildings and open spaces to maximize sun exposure;
 - b. Creating windbreaks through effective site planning, landscaping and building design;
 - c. Preserving shelter belts and trees to the greatest extent possible;
 - d. Incorporating compatible mixes of uses to reduce travel distance between homes, shops and services;
 - e. Utilizing site and building lighting and colour treatments to offset darkness and monotony;
 - f. Utilize a modified grid street system to reduce walking and driving distances through communities;
 - g. Ensuring adequate provision for snow storage in the design of communities and non-residential areas, including, but not limited to, boulevards, parking lots, and side yards; and
 - h. Large-scale snow storage areas should not be in an area that drains directly into Nose Creek or within environmental reserve areas.
13. The City will promote energy efficiency and sustainable energy systems by:
 - a. Encouraging the use of energy design and management systems such as LEED, Built Green, Go Green or equivalent rating systems as guides to integrating energy efficiency into buildings. Promoting building orientations and street design patterns that maximize passive solar gain.
 - b. Encouraging the incorporation of micro-energy systems, solar panels and micro wind turbines subject to appropriate community design and Land Use Bylaw considerations.
 - c. Ensuring energy efficiency is part of the design considerations for area structure plans and general land use and transportation planning.
14. Development proponents should design and build developments and neighbourhoods that:
 - a. Work with existing topography and drainage patterns.
 - b. Reflect environmental and green building standards such as LEED or BuildGreen Alberta.
 - c. Use low-impact development approaches appropriate for the site.
 - d. Use best management practices to reduce water and energy consumption.
 - e. Reduce construction waste and recycle and reuse materials.

15. The City will encourage a high level of visual quality at the major gateway areas by:
 - a. Placing City of Airdrie entrance features, signage and landscaping at key locations;
 - b. Ensuring that commercial and industrial buildings visible from major transportation routes incorporate high standards of landscaping, signage, exterior finish and architectural interest;
 - c. Restricting visually impactful uses, such as heavy industry, industrial and vehicular storage, and billboard signs, from the gateway locations.
16. The City will promote major gateway areas along transit-serving corridors and ensure that development maintains a high level of visual performance by encouraging:
 - a. Medium and higher density developments served by public transit
 - b. Relocation of existing heavy industry, vehicular storage, and billboard signs
 - c. High standards of building exterior finish and architectural interest
 - d. Placement of City of Airdrie entrance features, signage, and landscaping at key locations.
17. Encourage development policies and proposals that increase the supply of non-market affordable housing across all neighbourhoods, with a long-term objective of achieving a minimum of 15% of the total housing stock, recognizing that this target does not constitute a regulatory requirement.
18. Parking requirements will be evaluated based on consideration of land use and parking demand, and in a manner that reflects the City's desire to promote compact development and walkable communities.

ACTIONS

1. Develop and update statutory plan guidelines to ensure that appropriate land use considerations and design principles are addressed early in the planning process.
2. Develop and update guideline documents to ensure that land use planning, facilities, transportation, and servicing continue to be addressed in a logical, coordinated manner.
3. Develop and update supplementary design guideline materials to support applicants in successfully addressing design considerations for:
 - a. Design for transitional spaces and potential land use conflicts
 - b. Development in neighbourhood nodes
 - c. Development in major gateway areas
 - d. Development along transit corridors
 - e. Winter city and prairie city design considerations
 - f. Energy efficiency and sustainable design considerations
4. Update the Land Use Bylaw to align with the changing context of the city, reconciling parking requirements, design standards and, infill guidelines at least once every five years.

INDICATORS

Guiding Question	Outcome Indicators	Perception Indicators
Is new development creating high-quality places for people?	• Access to daily needs • Connected active transportation network	

3.7 DEVELOPMENT ADJACENT TO NATURAL AREAS

PREAMBLE

Protecting and celebrating our natural areas is one of the plan's foundational pillars. Practices already exist under the Municipal Government Act for defining and protecting natural areas through Environmental and Conservation Reserves, as well as for providing usable open spaces and community facilities through Municipal Reserves. The City Plan must ensure that reserves are properly identified, sensitive areas are protected, and that integral community facilities are planned for. In addition, development should be responsive to the natural environment, aiming to minimize impacts on natural systems and to ensure their long-term sustainability as the city continues to grow.

PRINCIPLES



OBJECTIVES

- Development proposals identify and protect significant environmental features.
- Minimize the impact of development on the natural environment.
- Natural features are valued and integrated into the City's open space system.
- Natural and planned open spaces are considered and addressed as part of the land use planning process.

POLICIES

1. Ensure that land is acquired to create a system of open spaces that includes a variety of publicly accessible park spaces and trails, as well as natural areas.
2. Ensure buildings and roads are strategically located to preserve existing topography and natural hydrology, and to reduce the area disturbed by cutting and filling and minimize the amount of surface area susceptible to erosion.
3. Ensure that a Biophysical Impact Assessment (BIA) is provided with the submission of any Neighbourhood Structure Plan, and for any proposed development which may adversely affect any ecologically significant areas, steep slope and flood risk. identified on the Alberta flood awareness tool. Where other studies have been completed, they may be accepted as part of the BIA. BIAs may be required to include one or more of the following:
 - a. A description of the proposed development, including its purpose, alternatives and phasing;
 - b. A description of the biophysical environment that would be affected by the development;
 - c. A prediction of the effects development may have on the biophysical environment, including the long-term and cumulative environmental impacts and the impacts of construction and operating activities;
 - d. Identification of appropriate and feasible mitigation measures to reduce the negative impacts on the biophysical environment, including land planning, project design, construction techniques, and operational practices; and
 - e. Other elements identified by the City.

4. Ensure that any Biophysical Impact Assessment includes the relevant details necessary to review before any decision is made on the development proposal. Such information may include, but is not limited to:
- a. Soils, terrain, slopes and erosion potential;
 - b. Drainage patterns, hydrogeology and flood potential;
 - c. Surface and bedrock geology;
 - d. Fish and wildlife and associated habitat;
 - e. Vegetation;
 - f. Air quality;
 - g. Land and resource use;
 - h. Cultural and heritage resources; and
 - i. Construction and demolition waste management.



5. Ensure that a Phase One Environmental Site Assessment is completed as indicated in the CASP and NSP guidelines by a qualified professional in accordance with generally accepted geo-environmental engineering practices, prior to subdivision and/or development.
6. Ensure that area structure plans consider and plan for open spaces as a part of broader community design, that natural open spaces are integrated in the design of the community, and appropriate areas are planned for parks, schools, and other community facilities.
7. Ensure that the ER Policy (XXXX) is followed, lands meeting the criteria for environmental reserve are captured and dedicated appropriately and retained in their natural state. (Access through MR should be limited and, in some cases, restricted through sensitive design)
8. Ensure that lands with slopes of 15 percent or more are identified as Environmental Reserve. Exceptions and boundary adjustments may only be considered following submission of a geotechnical study and a CASP, which include a slope analysis and an assessment of erosion risk and bank stability conditions. All such studies shall be at the developer's cost.
9. Ensure that floodways and flood fringes of all watercourses, as designated by the Canada-Alberta Flood Damage Reduction Program, are limited to uses such as natural areas, parks, trails and essential utilities that do not impede flood discharge.
10. Ensure that significant wetland areas are identified at the Community Area Structure Plan stage based on ecological significance and functionality within the overall system. Wetland areas may be further refined at the Neighbourhood Structure Plan stage. Wetlands shall adhere to the provisions of the Alberta Wetland policy and other municipal, provincial and federal regulations.
11. Ensure that disturbances to sensitive environmental areas are minimized by strategically locating buildings and roads and limiting stripping, grading, and filling associated with new developments:
 - a. To preserve existing topography and natural hydrology,
 - b. Minimize the amount of surface area susceptible to erosion.
 - c. Preserve valued ecosystem components (e.g. riparian areas, wetlands, tree stands)

ACTIONS

1. Update CASP and NSP guidelines[DM1.1][WC1.2] to appropriately address natural features and open spaces required in neighbourhood development.
2. Develop Conservation Reserve guidelines for where additional features or facilities can be identified and protected through legislative tools beyond typical ER and MR channels.
3. Work with School boards and other partners to ensure that land secured for MR can be planned and developed effectively to address all a community's needs.

INDICATORS

Guiding Question	Outcome Indicators	Perception Indicators
Is development protecting and integrating natural areas as Airdrie grows?	- Ecological health - Integration of natural areas into new development	

COMMUNITY DESIGN

3.8 NEIGHBOURHOOD DEVELOPMENT

PREAMBLE

A framework for residential development and what makes a complete neighbourhood is one of the more consequential aspects of the City Plan and how it guides development decisions into the future. Since the 2014 Airdrie City Plan, discussions around housing density and parking, housing forms and affordability, supportive land uses, secondary suites, and neighbourhood character have had a part in the City's Strategic Growth and Council's discussions and decisions every year. This plan looks to refine the city's direction on growth and residential development, and reaffirm support for strategic densities, a variety of housing types, and the development of complete communities supported by appropriate facilities and services.

Essential to this section of the City Plan is the creation of complete communities and diverse neighbourhoods. While these are not new concepts to Airdrie, a greater focus on walkable neighbourhoods, integration of a mix of densities and supportive land uses, greater housing choice and the integration of 'gentle density' are all key to realizing this aspect of the city's vision. Since the 2014 City Plan specifically, single detached, semi-detached, and duplex residential units account for ~75% of Airdrie's developed residential units, and while townhouses, accessory suites, and contextual infill has been a focus over recent years there is still a need to ensure that narrow lot developments are integrated sensitively and that there is a greater range of units incorporating "missing middle" housing — medium-density residential buildings that bridge the gap between single-family detached homes and apartment buildings.

PRINCIPLES



OBJECTIVES

- Align development with the Land Use Concept Plan to support complete communities.
- Support strategic density in and mix of housing forms across all neighbourhoods.
- Ensure housing in Airdrie addresses a diverse range of people, needs, and income levels.
- Ensure neighbourhood development is considered as a part of Airdrie's larger urban fabric and connected to the rest of the city across nodes and corridors.
- Provide for supporting neighbourhood land uses that allow for proximity of services and accessibility to community-oriented land uses and facilities.



POLICIES

General Land Use Policies

1. The city shall ensure that land use designation follows the Land Use Concept Plan. Minor adjustments may be accommodated to the uses and boundaries in the Land Use Concept Plan without an amendment if such adjustments are supported by detailed planning studies.
2. The city shall ensure that Mixed Use Centres consist of an integrated mix of commercial, residential, and community-serving uses developed in the form of walkable, medium-density nodes serving a large sector of the city.

Residential Development Policies

1. Neighbourhood developments should target an urban standard of development that supports a range of densities and housing types, a mix of uses, and integration of land use patterns with transit and pedestrian mobility.
2. To support the development of a range of housing types, statutory plans and redevelopment proposals should provide 'missing middle' units, townhomes, apartments, and other attached housing styles, ensuring such units comprise:
 - a. At least 30% of housing units in new neighbourhood developments.
 - b. At least 55% of housing units in designated infill areas.
 - c. At least 70% of housing units in all nodes and corridors.
3. New statutory plans and redevelopment proposals should achieve the following minimum densities, calculated across the Community Area Structure Plan or broader 'community' area.
 - a. A minimum of 8.0 Units per Acre (20 UPH) in new neighbourhood developments.
 - b. A minimum of 12.0 Units per Acre (30 UPH) in designated infill areas.
 - c. A minimum of 15.0 Units per Acre (37 UPH) in all nodes and corridors.
4. Residential uses are accommodated in the land use designations depicted on the Land Use Map. In addition to designated residential districts, residential uses may be considered in a range of commercial areas, subject to adequate review of area structure plans and site plans.
5. To sensitively integrate mixed density uses within communities, the City shall promote:
 - a. Medium and higher density development should be oriented to transit-serving corridors or locations that can be easily served with transit.
 - b. Medium and higher density developments should be located in areas well-served by public amenities, including parks and pathway systems.
 - c. The highest densities shall be located in, or adjacent to, mixed-use nodes located at arterial and/or collector road intersections.
 - d. Mixed-use developments should be oriented to the street, along transit-serving corridors and adjacent to pedestrian facilities.
6. The actual densities and development form approved in new communities through Neighbourhood Structure Plans shall reflect the following:
 - a. The ability to facilitate and support mixed-use and transit-supportive development;
 - b. Proximity to Downtown and community and regional commercial developments;
 - c. The servicing capacities associated with the development areas; and
 - d. The form and design of the proposed development.
7. Low-density residential use areas should support a variety of housing forms, including conventional single-detached dwellings, small-lot single-detached dwellings, semi-detached, duplex buildings, and accessory suites. These areas should also support up to four-plex developments as a part of the broader housing mix.

8. The City should promote residential developments that are liveable, diverse, attractive and accessible to its residents and create places that people want to live in and take care of over the long term. Density and land uses within a proposed community plan may be adjusted to ensure good planning principles, locational requirements, and liveability objectives are adequately demonstrated.
9. Medium density developments should support a variety of two to four story housing forms that can be integrated into existing neighbourhoods, as strategic infill, or along key corridors and transitional spaces. These should include 'missing middle' housing forms beginning with four-plex developments as a baseline and including larger multiplexes, townhouses, row houses, and stacked or back-to-back townhouse units, cottage courts, and low-rise apartments.
10. High-density residential use designations are intended primarily for large multi-unit and apartment-type developments. The following locational criteria shall be applied:
 - a. Sites should be located within a 10-minute walking distance of designated commercial shopping areas, service-commercial areas and institutional, community recreational facilities and major community parks;
 - b. For sites that are adjacent to low-density residential areas, the configuration, location and design of the building(s) shall ensure a compatible interface through the appropriate use of building height.
11. The City shall support established residential neighbourhoods by:
 - a. Encouraging redevelopment in existing neighbourhoods in ways that will respect the residential context, encourage neighbourhood re-investment and maximize the use and viability of existing services and facilities;
 - b. Retaining and reinforcing the character and features of established neighbourhoods, where appropriate, with planning policies, design guidelines, or area redevelopment plans; and
 - c. Integrating appropriate home-based businesses and live work uses in established neighbourhoods.
12. The city shall strategically locate mixed-use residential development in areas with access to transit and micromobility infrastructure.

Supporting Neighbourhood Uses

13. To facilitate small business opportunities, the City may permit the conversion of residences for small-scale offices, business services, and personal services in areas adjacent to the downtown while continuing to permit residential uses.
14. The City will ensure that Area Structure Plans and Land Use Bylaw requirements support and facilitate neighbourhood-serving uses such as day care facilities, community and home-based urban agriculture, places of worship and assembly, libraries, small-scale retail-commercial facilities and community support services.
15. The City will support appropriately scaled home-based businesses and ensure that such businesses retain the residential character of the neighbourhood.
16. Proposals for neighbourhood-serving uses should consider:
 - a. Demonstration that the built form of neighbourhood-serving uses is compatible with the surrounding residential buildings in terms of general massing and development form;
 - b. Demonstration that the uses are accessible to transit and pedestrian pathways; and
 - c. Uses with the potential to generate significant amounts of traffic or parking, such as uses that have a catchment or market area that extends beyond the immediate neighbourhood, should be located on arterial or collector roads at the periphery of the residential area or on sites adjacent to existing or proposed commercial uses.



Housing Policies

17. New statutory plans and redevelopment proposals should target an appropriate mix of housing types comprising a range that includes and identifies all the following:
 - a. High-density stacked townhouse and apartment developments
 - b. A range of medium-density forms, including townhouse, multiplex, and courtyard developments
 - c. Narrow-lot low-density forms, which can include duplex, semi-detached, and accessory suite developments in a predominantly single-detached residential neighbourhood form.
 - d. Wider lot single detached residential forms that can easily accommodate secondary suites and incremental increases in density over time.
18. Affordable and below-market housing is encouraged to locate close to schools, shops, services and parks, and locations capable of being served by transit.

19. When reviewing any proposal for the purpose of developing seniors or specific-needs housing, the City shall consider the following criteria:
 - a. Traffic generated from the facility shall be sufficiently accommodated by the road network;
 - b. Developments accommodating mobility-restricted and/or vulnerable populations shall be in areas that can be easily accessed by emergency services;
 - c. The facility shall be designed to maintain the scale, density, appearance, character of existing land use in the surrounding neighbourhood; and
 - d. The City may vary parking requirements from the floor-area-based standards in the land use bylaw, and consider the use intensity, facility type, staffing levels and visitor requirements.
20. The City will address the needs of an aging population by encouraging the provision of a diverse range of housing options in all parts of the community, with an emphasis on integrating housing choices in walkable locations. The City will continue to monitor and track demographic changes and trends in the community to determine seniors' needs.

ACTIONS

1. Develop a housing diversity guideline that would support the evaluation of different housing forms and mix of densities for all new development proposals this would include:
 - a. Guidelines for infill development, particularly integrating diverse housing forms into predominantly low-density areas through the Current Planning Department
 - b. Guidelines for integrating non-market housing into new and existing neighbourhoods through the Policy Planning and Affordable Housing Department
2. Establish requirements for the conversion of residential to commercial land uses through the Land Use Bylaw to ensure compatibility with the surrounding residential areas.
3. The City shall promote a broader range of housing types throughout the city by:
 - a. Encouraging dwelling units in combination with compatible non-residential uses, live/work units, secondary suites and housing above shops in appropriate locations;
 - b. Developing land use policies in Community Area Structure Plans, Neighbourhood Structure Plans and Area Redevelopment Plans that support a sensitive mix and integration of housing types within communities;
 - c. Developing design guidelines to promote housing integration
4. Update the Land Use Bylaw to better support housing densities and diversity outlined in this plan, providing:
 - a. Allowing accessory suites in all ground-oriented housing forms and reduce associated parking requirements through the Current Planning Department
 - b. Including provisions for housing forms for residents with diverse needs, including an aging population, through the Current Planning Department

INDICATORS

Guiding Question	Outcome Indicators	Perception Indicators
Are new neighbourhoods providing the mix of housing, services, and amenities envisioned by the City Plan?	Neighbourhood completeness	Resident satisfaction with their neighbourhood as a place to live



3.9 EMPLOYMENT DEVELOPMENT

PREAMBLE

As Airdrie continues to grow, a focus on how that growth is supported and how the city pursues economic development opportunities becomes sharper. Airdrie is well-located within the Calgary Region, but its proximity to Calgary as a major urban centre, Calgary International Airport, and Balzac provides both opportunities and challenges that colour Airdrie's development trends.

Balzac has emerged with many major business developments and can use land availability and service costs to make industrial growth more straightforward. Calgary has economies of scale with its downtown population densities and established commercial centres to draw investment and development in ways that a suburban community simply can't replicate.

The challenge with this Plan is to provide direction for continued Economic Development in Airdrie that recognizes our context and focuses on creating jobs, attracting industry and investment – while maintaining quality of life and building complete communities.

PRINCIPLES

Efficiency and Opportunity



A Complete Community



OBJECTIVES

- Support the continued development and growth of Airdrie's downtown.
- Provide for a range of commercial and industrial uses that can grow Airdrie's local economy and respond to the changing needs of prospective businesses.
- Focus on commercial and industrial development at strategic nodes and corridors where accessibility and economies of scale can be best achieved.

POLICIES

1. Ensure that the Downtown is developed to its optimal potential as the commercial, civic, social, and cultural centre of the city, following the Downtown Revitalization Plan.
2. The City will facilitate the development of employment opportunities in a broad range of compatible areas through appropriate zoning and land use regulations that guide land use compatibility and use integration.
3. The City will regularly review the commercial and industrial districts of the Land Use Bylaw to ensure that the districts remain relevant and continue to provide an appropriate range of employment areas for city businesses.
4. The City will track on a regular basis:
 - a. Available serviced employment lands (industrial, commercial, business park, institutional).
 - b. Designated but unserviced employment lands.
 - c. Absorption rate trends of serviced employment lands.
 - d. Employment and development forecasts to anticipate future demand for employment lands.
 - e. Servicing capacities, costs and constraints that may affect employment lands.
5. While the City promotes the development of industrial and regional commercial development in areas designated in this plan, the lands abutting existing residential areas, including rural-residential must incorporate buffering treatments intended to integrate and allow for an appropriate transition between land uses wherever possible. Additionally, treatments including landscaped berms and building setbacks may only be considered where a barrier and greater separation between uses is supported as an appropriate and desirable interface treatment.
6. Commercial land uses shall be categorized based on the different types of function, scale and urban integration:
 - a. Downtown Commercial shall function as the anchor of the City, with high density, pedestrian-oriented specialty retail, cultural institutions and professional services that will reinforce the downtown as the heart of the City.
 - b. Regional and Service-Oriented Commercial shall accommodate auto-oriented retail and similar uses on a city-wide and regional basis that is large format along arterials with a high concentration of parking areas within designated land use nodes to reduce impacts.
 - c. Small Size to Mid-scale Commercial shall serve the immediate residents or multiple neighbourhoods with daily needs, pedestrian or transit accessible, providing grocery and convenience store, pharmacy, and restaurants to reduce car dependency or community distance to enhance walkability and vibrancy.
 - d. Mix Use Nodes shall integrate living, working and shopping as a medium to high-density node to create complete communities and reduce commuting distance.
7. Different types and forms of retail development will be accommodated throughout the city to serve the needs of residents.
8. Commercial areas developed adjacent to or within neighbourhood areas must include high-quality public realm, a range of gathering places, parks, plazas and high-quality street furniture.
9. The City will facilitate the development of mixed-business and light industrial development in a broad range of compatible areas, through appropriate zoning and land use standards that guide land use compatibility and use integration.

10. The City shall establish land use regulations for employment development that promotes land use integration, compatibility with surrounding land uses, enhances economic vitality and minimizes land use conflict.
11. Areas within the designated Industrial areas may be considered for redesignation to other non-residential or mixed employment-residential uses where the lands are adjacent to existing residential communities and transit corridors. Any proposal for such a change will require an amendment to the relevant area structure plan, a comprehensive planning justification, and an amendment to the City Plan to indicate the area is no longer required for conventional industrial area purposes[AW56.1][WC56.2].
12. The city shall ensure and maintain flexibility in parcel sizes within industrial areas to accommodate a wide range of land uses.
13. The city shall support non-industrial land uses within industrial areas that cater to the day-to-day needs of industrial land uses, and their employees, provided they do not create any hardship for adjacent uses or create a health or safety concern.
14. The City will support the long-term viability and integrity of its industrial land base by limiting the nature and extent of non-industrial uses within these districts. To that end, the City will:
 - a. Limit the number and size of retail-commercial uses in areas designated for industrial uses to maintain their viability and affordability over time for their intended employment use;
 - b. Discourage stand-alone office uses and regional retail developments in medium and heavy industrial areas;
 - c. Encourage uses that support the industrial function of the area and cater to the day-to-day needs of area businesses and their employees, provided they do not create any hardship for adjacent uses or create a health or safety concern.
15. The city shall ensure the continued use of the Airdrie airport for aviation and related non-residential land uses, while ensuring that surrounding land uses are compatible with the airport as long as it is in operation.
16. The City will encourage the development of environmental industries and eco-industrial business parks, characterized by:
 - a. Efficient site design.
 - b. Water-efficient landscaping.
 - c. Integrated stormwater management, including on-site stormwater facilities, low-impact development approaches and rain gardens.
 - d. Energy-efficient buildings and/or utilization of alternative energy systems.
 - e. Clean and green production methods.
 - f. Effective waste management systems, including recycling, waste reduction, and reuse
17. In areas where limited water and sanitary servicing exists, the City may consider alternative design and servicing arrangements for industrial development. Such developments may be designed with an urban servicing overlay, so that developed parcels can be readily connected to urban servicing upgrades once they become available in the area.
18. Intensive agricultural operations and confined feeding operations (CFO) are not permitted within Airdrie municipal boundaries.
19. The City shall require the development of industrial and regional commercial uses to address[DM57.1][WC57.2] abutting existing residential areas with interface conditions, while ensuring fairness to existing buffer areas already designated. Interface conditions that require consideration include:
 - a. Gradual land-use transitions where industrial development is incorporated with mixed-use districts that align better with residential uses.
 - b. Green buffers such as enhanced landscaping and/or ecological corridors.

- c. Planning for the roads network and the flow of traffic will address industrial access points and their interactions with residential streets and the types of vehicles using those streets.
 - d. Architectural design considerations will reduce visual and noise impacts—such as orienting buildings to minimize exposure to residential areas (i.e. apartment complex should be shielded from industrial with the parking lots)
20. The city shall ensure that land use, development, and buildings impacted by airport operations comply with municipal, provincial, and federal regulations.
21. The city shall consult the relevant external agencies for feedback on development proposals at the area structure plan and development permit stage.

ACTIONS

1. Establish parameters where the city would consider the conversion of non-residential lands to other non-residential or mixed land uses.
2. Provide recommendations for interface treatment between residential and industrial land uses in the Urban Design Guidelines.
3. Review parking standards in the Land Use Bylaw to reduce parking requirements where possible[DM1.1].
4. Establish regular review and updates of Employment Districts in the Land Use Bylaw to align with current needs and evolving market demands and ensure that regulations do not become a barrier to commercial and industrial development.

INDICATORS

Guiding Question	Outcome Indicators	Perception Indicators
Is development supporting long-term employment opportunities?	• Employment land absorption • Employment land supply • Jobs-housing balance	

PART 4:

MEASURING OUTCOMES



4.1 AS AIRDRIE GROWS, ARE WE GROWING WELL?

Introduction

Airdrie is one of Canada's fastest-growing communities. Growth brings new opportunities, but also increases demand for housing, infrastructure, community services, employment, natural areas and community amenities. This chapter provides a framework for monitoring whether Airdrie is growing well, supporting future decision-makers and community members as they interpret progress against the outcomes envisioned by the City Plan and the priorities that emerge over the life of the plan.

The indicators in this chapter are intended to support informed decision-making by providing a concise picture of long-term community outcomes. They are not targets or funding commitments. Rather, they help Council understand whether Airdrie is growing well, supporting future strategic planning, budgeting, partnerships and advocacy while allowing progress to be interpreted in relation to the outcomes envisioned by this City Plan and the priorities that emerge over time.

Outcome Indicators and Perception Indicators

Outcome Indicators measure objective community conditions and trends. Perception Indicators complement them by capturing resident and stakeholder satisfaction, confidence and lived experience.

City Roles in Plan Implementation

Table 1 clarifies the City's role in advancing the outcomes identified in this Plan. While all outcomes are important, the City and Council have different levels of influence, legislative authority, responsibility, and financial tools available to achieve them. These roles help distinguish where the City can lead, partner, support, or advocate.

Table 1 – City Roles in Plan Implementation

City's Role	Description
Planner	Plans for future growth, land use, infrastructure and community development.
Service Provider	Directly delivers municipal services, infrastructure and programs.
Partner	Works collaboratively with residents, businesses, school boards, neighbouring municipalities, Indigenous communities, community organizations and other governments.
Advocate	Advocates for investment, services and policy decisions from other organizations or orders of government.



4.2 MONITORING FRAMEWORK

Part 2 describes the community Airdrie is striving to become. Part 3 describes how growth and development should contribute to achieving that vision. Tables 2 and 3 summarize the indicators identified to support discussions on how well the desired community and development outcomes are being achieved.

Table 2 – Service Area Indicators

Affordable Housing		
Service Delivery at a Glance Housing is primarily funded and delivered by the private development industry, non-profit housing providers and other orders of government. The City also acts as a service provider through the arm's-length Airdrie Housing Limited and influences housing outcomes through land use planning, infrastructure coordination, municipal assets, partnerships and advocacy.		
City's Roles	Outcome Indicators	Perception Indicators
- Planner - Service Provider - Partner - Advocate	- Housing affordability; - Households spending more than 30% of income on shelter - Housing diversity	Resident satisfaction with housing options
Arts, Culture & Heritage		
Service Delivery at a Glance Arts, culture and heritage are delivered through a mix of community organizations, non-profit groups, artists, cultural organizations and municipal services. The City directly provides cultural facilities, arts programming and events, while also supporting community-led activity through grants, partnerships, facility access, planning and coordination.		
City's Roles	Outcome Indicators	Perception Indicators
- Planner - Service Provider - Partner	- Access to arts & cultural opportunities - Cultural participation - Community identity & heritage	Resident satisfaction with arts, culture & heritage
Community Safety		
Service Delivery at a Glance Community safety is delivered through a combination of municipal, provincial, federal, and community services. The City directly provides fire rescue, municipal enforcement, and emergency management, and contracts the RCMP for policing. It also works with regional partners, community organizations, and other orders of government on prevention, preparedness, response, and community well-being.		
City's Roles	Outcome Indicators	Perception Indicators
- Planner - Service Provider - Partner	- Crime Severity Index - Emergency response performance - Community resilience	Residents feel safe

Downtown

Service Delivery at a Glance

Downtown growth depends on private investment, business activity and development, supported by sustained municipal leadership. The City plans for growth, invests in infrastructure and the public realm, delivers placemaking initiatives, supports redevelopment and works with businesses, developers and community partners to create a vibrant urban centre.

City's Roles	Outcome Indicators	Perception Indicators
• Planner • Service Provider • Partner • Advocate	• Commercial vacancy • Downtown activity • Residential population	• Resident satisfaction with downtown

Economy

Service Delivery at a Glance

Business investment, growth and job creation are driven primarily by the private sector and market conditions. The City supports economic development through land-use and infrastructure planning, investment attraction, business-support services, partnerships and advocacy. It also helps create a competitive environment in which businesses and entrepreneurs can start, grow and invest in Airdrie.

City's Roles	Outcome Indicators	Perception Indicators
• Planner • Partner • Advocate	• Resident employment • Non-residential assessment growth • Business investment	• Business confidence

Education

Service Delivery at a Glance

School funding, construction and operations are the responsibility of the Province and school authorities. The City supports education by planning and securing land for school sites, coordinating growth and infrastructure, pursuing shared-use opportunities and advocating for provincial investment.

City's Roles	Outcome Indicators	Perception Indicators
• Planner • Partner • Advocate	• Student spaces per capita • School capacity utilization	• Resident satisfaction with access to education

Environment & Energy

Service Delivery at a Glance

Environmental stewardship, efficient energy use, climate resilience and community-wide emissions reduction depend on action by residents, businesses, developers, utilities and other orders of government. The City integrates environmental and climate considerations into land use planning, infrastructure and service delivery; improves energy efficiency, resilience and emissions performance in its own operations; works with partners; and advocates for supportive policy and investment.

City's Roles	Outcome Indicators	Perception Indicators
• Planner • Service Provider • Partner • Advocate	• Community GHG emissions • Climate resilience • Environmental health	• Resident satisfaction with environmental stewardship

Health Care

Service Delivery at a Glance

Health care funding, staffing and service delivery are primarily the responsibility of the Province and provincial health agencies. The City supports access through land use and infrastructure planning, partnerships, local information and advocacy for services and investment that respond to Airdrie's growth.

City's Roles	Outcome Indicators	Perception Indicators
• Planner • Partner • Advocate	• Access to primary care • Primary care attachment • Health care capacity	• Resident satisfaction with access to health care

Mobility

Service Delivery at a Glance

The City plans, funds, delivers, and maintains local roads, pathways, traffic operations, and public transit using property taxes, user fees, grants, and development levies. Regional highways, intermunicipal connections, and passenger rail require coordination and investment from the Province, neighbouring municipalities, rail operators, and other partners.

City's Roles	Outcome Indicators	Perception Indicators
• Planner • Service Provider • Partner • Advocate	• Transportation safety • Mode choice • Transportation network performance	• Resident satisfaction with mobility

Natural Areas

Service Delivery at a Glance

Natural areas are protected through land use planning, Environmental Reserve and Conservation Reserve dedication, easements, acquisition and stewardship. The City manages municipal natural assets and works with landowners, Indigenous communities, neighbouring municipalities, watershed organizations, community partners and other orders of government to protect connected ecological systems.

City's Roles	Outcome Indicators	Perception Indicators
• Planner • Service Provider • Partner; • Advocate	• Ecological health • Access to healthy natural areas	• Resident satisfaction with natural areas

Recreation

Service Delivery at a Glance

The City plans, funds, develops, operates and maintains recreation facilities, parks, open spaces and pathways using property taxes, user fees, grants and development levies. Parks, open spaces and pathways are also funded and developed through the development process, with developers contributing land, amenities and infrastructure in new communities. Community organizations, sport groups, schools, volunteers, regional partners and residents deliver programs, organize activities and help expand recreation opportunities.

City's Roles	Outcome Indicators	Perception Indicators
• Planner • Service Provider • Partner • Advocate	• Parkland and useable open space per 1,000 residents • Indoor and outdoor recreation facilities and opportunities per capita • Kilometres of trails and pathways per capita	• Resident satisfaction with recreation

Health Care

Service Delivery at a Glance

Health care funding, staffing and service delivery are primarily the responsibility of the Province and provincial health agencies. The City supports access through land use and infrastructure planning, partnerships, local information and advocacy for services and investment that respond to Airdrie's growth.

City's Roles	Outcome Indicators	Perception Indicators
• Planner • Partner • Advocate	• Access to primary care • Primary care attachment • Health care capacity	• Resident satisfaction with access to health care

Utilities & Servicing

Service Delivery at a Glance

Water, wastewater and stormwater services are planned, funded and delivered by the City through user rates, development levies, grants and other funding sources, with connections to regional and partner systems. Electricity, natural gas, telecommunications and some other utilities are delivered by external providers, with the City coordinating land use, rights-of-way and growth requirements.

City's Roles	Outcome Indicators	Perception Indicators
• Planner • Service Provider • Partner • Advocate	• Municipal servicing capacity • Essential infrastructure reliability	• Resident satisfaction with municipal utilities

Visitor Experience

Service Delivery at a Glance

Visitor experiences are created primarily by local businesses, event organizers, cultural and recreation providers, and community partners. The City supports Airdrie's appeal as a destination through planning, partnerships, placemaking, events, visitor information and coordinated promotion.

City's Roles	Outcome Indicators	Perception Indicators
• Planner • Partner • Advocate	• Visitor spending • Hotel occupancy • Visitor volume	• Visitor satisfaction

Waste Management

Service Delivery at a Glance

Waste collection and diversion are delivered through City services, contracted service providers and industry-led recycling systems. Programs are funded primarily through utility fees on a user-pay basis, while Alberta's Extended Producer Responsibility framework supports residential recycling. The City plans and delivers local services, works with partners and advocates for supportive policy and investment; successful waste reduction and diversion also depend on participation by residents, businesses and institutions.

City's Roles	Outcome Indicators	Perception Indicators
• Planner • Service Provider • Partner • Advocate	• Waste recovery • Waste diversion	• Resident satisfaction with waste services

Table 3 – Development Indicators

Development Area	Guiding Question	Outcome Indicators	Perception Indicator
Growth Projections	Is growth occurring in the locations and sequence envisioned by the City Plan?	• Growth accommodated within planned areas; • Residential density; • Planned land supply	
Infrastructure & Servicing	Is growth occurring where infrastructure and servicing can support it?	• Growth supported by municipal servicing; • Serviced land supply	
Urban Structure	Is Airdrie developing as the connected, complete city envisioned by this City Plan?	• Urban density; • Mixed-use development	
Planning & Design	Is new development creating high-quality places for people?	• Access to daily needs; • Connected active transportation network	
Developing Adjacent Natural Areas	Is development protecting and integrating natural areas as Airdrie grows?	• Ecological health; • Integration of natural areas into new development	
Neighbourhood Development	Are new neighbourhoods providing the mix of housing, services and amenities envisioned by this City Plan?	• Neighbourhood completeness	• Resident satisfaction with their neighbourhood as a place to live
Employment Development	Is development supporting long-term employment opportunities?	• Employment land absorption; • Employment land supply; • Jobs-housing balance	

City Plan Indicator Inventory

The indicators presented in this chapter are intended to provide a concise picture of long-term community trends. Supporting measures, methodologies, definitions and data sources are documented in the City Plan Indicator Inventory.

The City Plan Indicator Inventory serves as a companion document to the City Plan and allows technical measures to evolve over time without requiring amendments to the statutory plan.

4.3 AMENDMENTS

Amendment to alter the intent or direction of the City Plan shall be processed in accordance with the MGA and applicable procedures. Depending on the nature, scope, and potential impacts of a proposed amendment, public and stakeholder engagement may be required. Each amendment shall be evaluated on a case-by-case basis to determine the appropriate level and method of engagement, taking into account anticipated public interest and policy implications.

Amendment to the City Plan policies may be initiated by the City or by private landowners. Any amendment application must include a comprehensive rationale and address the following considerations:

- Alignment with the goals and policies of the City Plan;
- Consistency with other applicable policies within the City Plan;
- Conformity with relevant statutory plans and bylaws;
- Alignment with the City's strategic planning documents;
- Potential impacts on adjacent land uses;
- Implications for municipal infrastructure, services, and financial resources;
- Proposed public and stakeholder consultation strategy, if applicable.

Where a proposed amendment may result in significant impacts, the City may require additional supporting studies or assessments that may include:

- Fiscal impact analysis;
- Environmental impact assessment;
- Disaster risk and resilience evaluation;
- Infrastructure and servicing capacity review;
- Economic impact analysis.

APPENDIX

GLOSSARY OF TERMS



