

HAF Agreement and Action Plan Summary Airdrie, Alberta

Summary of Agreement Targets and Funding

Status as of March 24, 2025

Overall Permitted Unit Targets (3 years)	3,635
Units expected without HAF (baseline)	2,726
Units incented by HAF (HAF-incented)	909
Municipality's 10-year unit projection	3,534

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	3,635	1,184	1,623
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> • Missing middle housing units 	1,420		584
<ul style="list-style-type: none"> • Other multi-unit housing units 	609		323
Affordable Housing Units	0		0

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$24,839,000
Annual advance amount	\$6,209,750

CMHC has reviewed Airdrie's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Improving Zoning Efficiency and Flexibility in Established Areas and New Communities That Allows for Additional Density

Streamline zoning by merging multiple land use districts into one district that is more permissive and allows semi-detached and townhouse-style homes.

- Airdrie will review the areas within the city that can best enable flexible zoning changes and undertake public consultation to increase support for housing density.
- The city will proceed with the process for a bylaw amendment to include greater housing diversity, including public consultation and Council approval.

Initiative	Due Date	Status
Improving Zoning Efficiency and Flexibility in Established Areas and New Communities that allows for additional density	2026-12-31	On Track
Milestones	Due Date	Status
Draft Land Use District	2024-12-01	Completed
Stakeholder Engagement	2025-12-31	Completed
Council Approval process for a bylaw amendment which will include 4 units as of right city wide	2026-12-31	On Track
District Comes Into Effect	2026-12-31	Not Started

Initiative 2: Allowing Secondary Suites

Broaden access to secondary suites by amending Airdrie’s land use bylaw to reduce restrictions and transfer non-compliant suites to legal status.

- Airdrie will review existing planning regulations and policies to identify opportunities to make it easier to develop secondary suites and will increase its capacity for safety inspections to ensure standards are met.
- The city will amend the land use bylaw regarding secondary suites and following community engagement will seek council approval to implement the changes.

Initiative	Due Date	Status
Allowing Secondary Suites	2026-12-31	Completed
Milestones	Due Date	Status
Review of Existing Guidelines	2024-03-01	Completed
Draft Land Use Bylaw Amendment	2024-12-01	Completed
Increase Inspection Capacity	2025-06-01	Completed
Community Engagement	2025-12-31	Completed
Council approval	2026-12-31	Completed

Initiative 3: Improving Efficiency in Development Approval Process with Additional Incentives for Missing Middle Housing

Improve efficiency in the development review process and incentivize missing middle housing, transit-oriented development, and affordable housing.

- Implement an e-permitting program to streamline processes and increase efficiency.
- Reduce permit fees and offer process-based incentives such as automatic extensions for missing middle housing, and exempt building and development fees for affordable housing projects that meet City criteria.

Initiative	Due Date	Status
Improving efficiency in development approval process with additional incentives for missing middle housing	2025-12-31	On Track
Milestones	Due Date	Status
Recommend New Fee Schedule	2024-09-30	Completed
Investigate E-permitting	2024-12-31	Completed
Planning Stage	2025-03-31	On Track
Amend Permit Costs	2025-07-31	Completed
Implementation of E-permitting	2025-12-31	Not Started

Initiative 4: Residential Intensification Along Primary Transit Corridors

Encourage greater density along urban corridors and in proximity to main transit routes.

- Conduct a study to identify priority sites along current or future transit corridors included in the Transit Master Plan and determine incentives that would meaningfully encourage higher-density development near transit.
- Obtain Council approval to rezone sites along higher order transit corridors between Airdrie and Calgary to allow denser residential development.

Initiative	Due Date	Status
4. Residential Intensification Along Primary Transit Corridors	2026-06-30	On Track
Milestones	Due Date	Status
Hire Consultant to Conduct study	2025-03-31	On Track
Confirm schedule of meaningful incentives	2026-02-28	Not Started
Policy Implementation	2026-06-30	Not Started

Initiative 5: Accelerating Airdrie Council's Downtown Development Incentives

Speeding up Airdrie’s Downtown Development Program to encourage residential development in underused areas that are near transit and active transportation routes.

- Finalize and approve the Downtown Development Plan and implement mixed-use housing and revitalization incentives, informed by consultations with the development community.
- Take actions endorsed by Council for downtown revitalization, such as liberalized land use policies and reduced parking requirements, to further remove barriers to residential development downtown.

Initiative	Due Date	Status
Accelerating Airdrie Council's Downtown Development Incentives	2026-12-31	On Track
Milestones	Due Date	Status
Industry Engagement	2022-08-01	Completed
Council Approval of Downtown Development Plan and City Investment	2022-10-31	Completed
Internal Conversations	2024-02-29	Completed
Circulate Final Draft of Downtown Program	2024-04-01	Completed
Program Details Finalized	2024-04-01	Completed
Program Launch	2024-04-30	Completed
Environmental Site Assessments	2026-12-31	On Track

Initiative 6: Accelerating Implementation of Projects Associated with the Province's Community Revitalization Levy (CRL)

Encouraging downtown residential development in coordination with the provincially funded Community Revitalization Levy (CRL) program, which extends beyond the current downtown boundary targeted in initiative 4.

- Accelerate environmental assessments and remediation efforts to mitigate risks associated with downtown redevelopment.
- Enhance downtown amenities like the Nose Creek pathway and Main Street to make downtown living more attractive and accessible.

Initiative	Due Date	Status
Accelerating Implementation of Projects Associated with the Province's Community Revitalization Levy (CRL)	2026-12-31	On Track
Milestones	Due Date	Status
Council Approval of Downtown Initiatives and Levy Waiver	2022-12-31	Completed
Environmental Remediation Work	2026-12-31	On Track
Environmental Site Assessments	2026-12-31	On Track
Main Street Redesign	2026-12-31	On Track
Nose Creek Pathways/Amenity Spaces	2026-12-31	On Track

Initiative 7: Affordable Housing Stock - Building Program

Implementing policy changes to support affordable housing development by City-owned and non-profit providers, resulting in a systems-level change in Airdrie's approach to affordable housing.

- Establish processes for allocating City-owned land and providing financial support for affordable housing projects, including grants, forgivable loans, and pre-development assistance.
- Implement policies ensuring ongoing operational sustainability of affordable housing projects.

Initiative	Due Date	Status
Affordable Housing Stock - Building Program	2026-12-31	Completed
Milestones	Due Date	Status
Fee Waiver Approval	2023-09-30	Completed
Complete Asset Based Needs Assessment	2024-05-31	Completed
Adopt Process-Based Incentives	2024-08-30	Completed
Add Capacity	2025-05-30	Completed
Affordable Housing Capital Development Strategy	2025-08-31	On Track
Approve Policy to Subsidize Land	2025-12-31	On Track
Adopt Grants in Lieu of Taxes Policy	2026-08-31	Completed