

## Attachment 1:

### Summary of Airdrie's Proposed Actions for Enabling Housing Choice

#### Housing Target:

Achieve 972 *more* permitted units of housing, including missing middle and transit orientated housing, over the projected number of permitted units that would have occurred without the below proposed actions by 2027. Projecting the same rates of increases over 10 years, the initiatives will result in an additional 6,348 permits more than business as usual.

#### Proposed Actions:

**Actions related to land-use or bylaw changes or any other actions requiring Council confirmation will follow the regular legislated process.**

**Communication and engagement with the public and housing stakeholders will be conducted.**

<b>1. Improving Zoning Efficiency and Flexibility in established areas and new communities that allows for additional density</b>	
<b>Description</b>	Achieve zoning efficiency and flexibility by merging multiple land use districts into one district that is more permissive to allowing semi-detached and townhouse style homes, both in targeted established areas and in new communities. New and existing lots which previously only allowed single family detached housing will now allow missing middle housing such as secondary suites, row housing, four-plex, etc. to be developed without rezoning. Actions related to land-use or bylaw changes will follow the regular legislated process
<b>Intended Outcome</b>	This initiative will lead to an increase of missing middle housing types and overall increased density. By allowing more units per acre, this initiative will directly lead to an increase in the housing supply, reducing market tightness and improving overall affordability. Affordability will be further improved by the increase of lower cost housing types, in particular missing middle.

<b>2. Allowing Secondary Suites</b>	
<b>Description</b>	Allow more broadly permitted use of accessory suites (i.e. basement, garden, garage, AUD, etc.) through LUB amendments, such as identifying opportunities for permitted use and reducing current requirements such as parking restrictions and lot size. Secondary suites will also be considered for permitted use within the new flexible zoning district (see # 1).
<b>Intended Outcome</b>	This initiative aims to achieve more missing middle housing through transparent and predictable permitted uses of secondary suites. Allowing secondary suites to be built on lots not currently zoned for them will increase the housing supply overall and specifically provide lower cost rental options that improve affordability across the market spectrum.

<b>3. Improving efficiency in development approval process with additional incentives for missing middle</b>	
<b>Description</b>	Improve efficiency in the development review process (faster review and approval; higher certainty) and apply incentives for missing middle housing, transit oriented development and affordable housing.
<b>Intended Outcome</b>	This initiative will create more supply of housing by reducing costs and uncertainty in the development process. Some of these reduced costs will be passed onto the end product through reducing market tightness. This combined with incentivizing lower cost housing types (missing middle) will lead to overall improved affordability. As density will increase as a result of this policy, there will be more diversity in housing types and communities will be able to support more local services and amenities improving walkability. More dense land use is also associated with a lower per unit carbon footprint. While there will be cost and lost revenue in the short term, increased development (and the total amount of permits) is expected to allow this initiative to continue indefinitely in the long term without outside funding.

<b>4. Intensification Along Primary Transit Corridors</b>	
<b>Description</b>	<ul style="list-style-type: none"> <li>- Support intensification along urban corridors and in proximity to main transit routes, including enabling higher density (mid and high rise) development along current or future transit corridors identified in the Transit Master Plan</li> <li>- Exploring opportunities to require specified levels of density along the Higher Order Transit (HOT) corridors between Airdrie and Calgary that will support a higher level of transit service in alignment with the Municipal Development Plan.</li> <li>- Planning prioritized investments in mobility solutions that will support densification efforts, such as improvement in centralized parking options, increased transit service and access to active transportation</li> </ul>
<b>Intended Outcome</b>	This initiative will increase the overall supply of housing and ensure that housing sufficiently met by transportation infrastructure is widely available. Increasing the supply of housing and building lower cost dense housing types will positively impact the potential for increased housing choice and affordability.

<b>5. Accelerating Council's Downtown Residential Development Incentives</b>	
<b>Description</b>	<p>Accelerate implementation of the housing related components of Airdrie's Downtown Development Program that was accepted by Council in September 2022 and further supported with a commitment of \$2m of funding in 2023.</p> <p>Specifically, the following components of the downtown plan will be accelerated:</p> <ol style="list-style-type: none"> <li>1. Mixed Use and Housing Refund Policy</li> <li>2. Main Street Supports</li> <li>3. Expedited Application Review Process</li> <li>4. Environmental Study/Remediation Support</li> </ol> <p>These measures within the Downtown Development Program have a direct connection to supporting residential intensification by creating vibrancy and making it financially feasible to develop residential projects downtown.</p>
<b>Intended Outcome</b>	Reducing barriers to downtown development will result in a significant increase in the supply of housing, including development in underutilized areas and development strategically located to sustainable transportation, making downtown residential more attractive. The housing created will be lower cost housing types (apartments and townhomes) and will have access to walkable amenities and services improving access for those who are on lower incomes or cannot afford a car. This walkable and dense development will lead to a lower carbon footprint.

<b>6. Accelerating Implementation of Projects Associated with the Province's Community Revitalization Levy</b>	
<b>Description</b>	Catalyze more dense development in and adjacent to the downtown area by accelerating implementation of the projects that are directly tied to housing identified in Airdrie's Community Revitalization Area Levy Plan, including leading/assisting Environmental Site Assessments and, if necessary, remediation to remove risk associated with redevelopment in existing areas. These environmental activities are an identified major hurdle to residential development. As such, initiative will reduce risk to residential development. Further, this initiative will benefit from enhancements to Main Street accessibility/attractiveness and improvements to the adjacent Nose Creek pathway system that will provide attractive reasons for people to choose living in downtown Airdrie.
<b>Intended Outcome</b>	The CRL projects will permanently increase the density of development across the CRL area, which extends beyond the current downtown boundary supported by the Council funded initiatives (described in Initiative 5).

<b>7. Below Market Affordable Housing Stock - Building Program</b>	
<b>Description</b>	<p>As outlined in Airdrie's <a href="#">2024 – 2030 Affordable Housing Principled Action Plan</a> that was unanimously endorsed by Council in June 2023, this initiative will implement a range of policies to support the development of affordable housing by the City-owned affordable housing provider (Airdrie Housing Limited) and other non-profit providers. These policies form the foundation of a systems-level change to how affordable housing is implemented in Airdrie that will permeate across the municipal corporation, enabling sustained increases in the affordable housing supply over time, bringing supply from the current level to hundreds more homes serving families in need. Importantly, the policies / programs will lead to a marked reduction in uncertainty in the capital contribution and financing requirements for affordable housing projects, and will have the additional benefit of satisfying commonly required criteria for accessing provincial and federal funding commitments for affordable housing projects earlier in the development process.</p> <p>Airdrie's <a href="#">Affordable Housing Incentive Policy</a> supports the creation of affordable housing projects by exempting municipal development permit and building permit fees intended to streamline the construction of much-needed affordable housing units.</p>
<b>Intended Outcome</b>	This initiative will lead to sustained increases in Airdrie's affordable housing stock over time by preserving existing stock and supporting the creation of new affordable homes in partnership with non-profit housing providers and private industry operators of affordable housing.