

Strategic Growth Services

Presented by:

Jamal Ramjohn, Manager, Strategic Growth Services

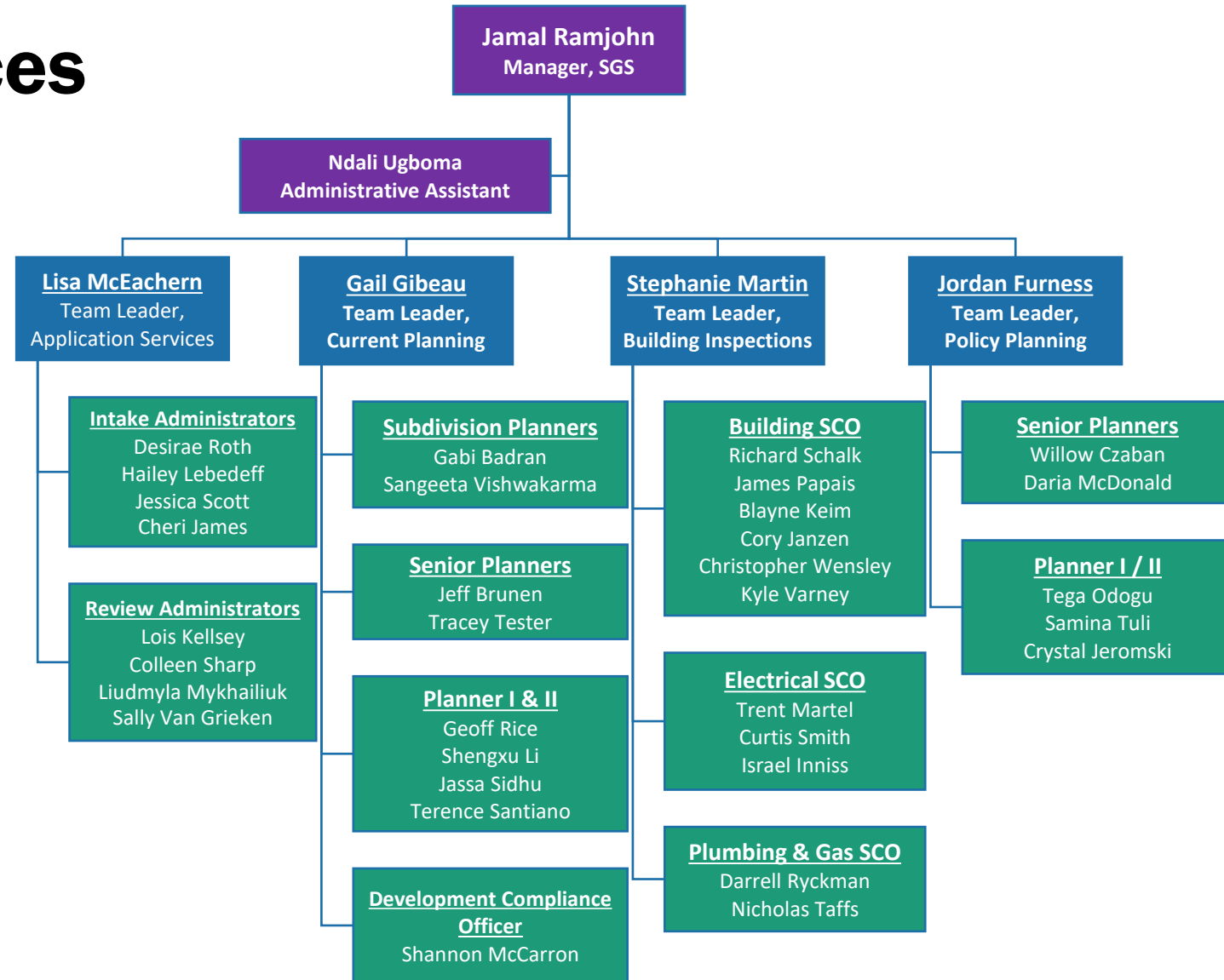
Strategic Growth Services

VISION

Four **well-integrated departments** seamlessly guiding Customers from Opportunity to Outcome.



Strategic Growth Services



Strategic Growth Services: **Technical** + *Artistic*

Table Best Solutions /
Manage Tradeoffs

Sustainable Growth

Taxpayer
Expectations

Providing simplified
customer solutions

Parking

The Messy

Use and Enjoyment

Manage development with
City Values and priorities

Sights on future
growth

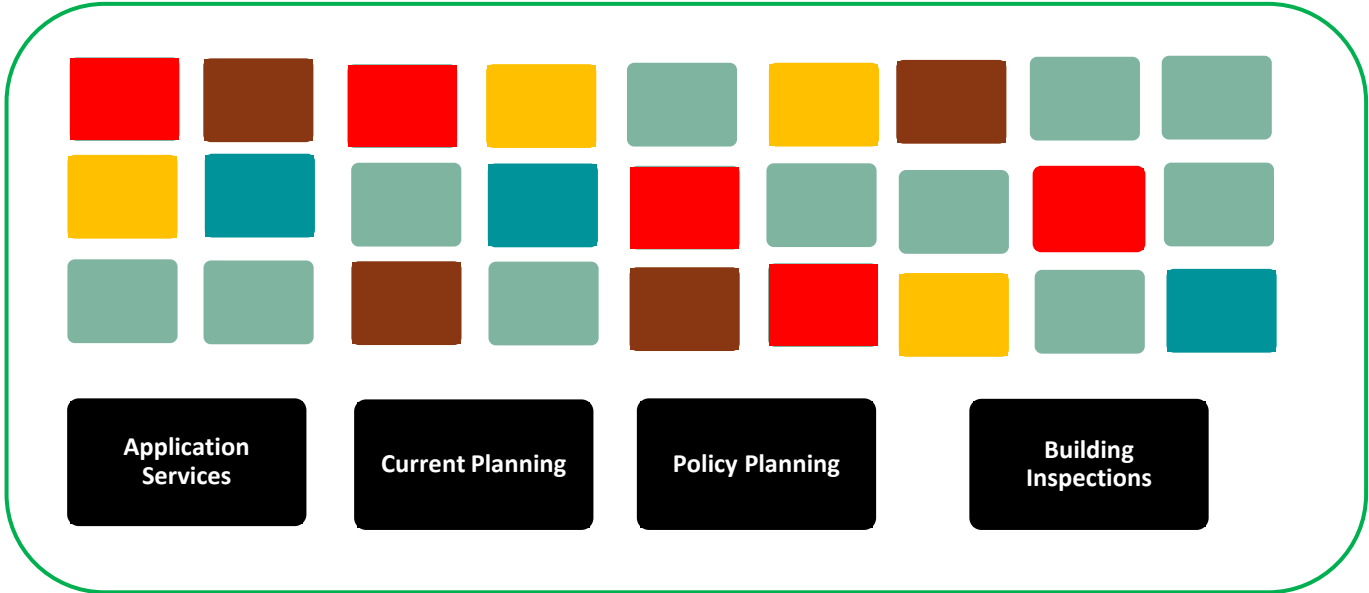
What we can Control

Adherence to building code;
Safety & Quality first

The Many / The Few

80/20

Strategic Growth Services: Mission



Manager
Strategic Growth Services

- Collectively achieve key pieces of community building and operations through our **actions** and **attitudes**.



Strategic Growth Services: **Manager's Focus Areas**

Community Pride

Citizen Survey, Business Survey, City-Building

Council Trust

Report Production, Clear Advice, Director Feedback

ROI

Bang-for-buck, leverage the resources we have, true importance

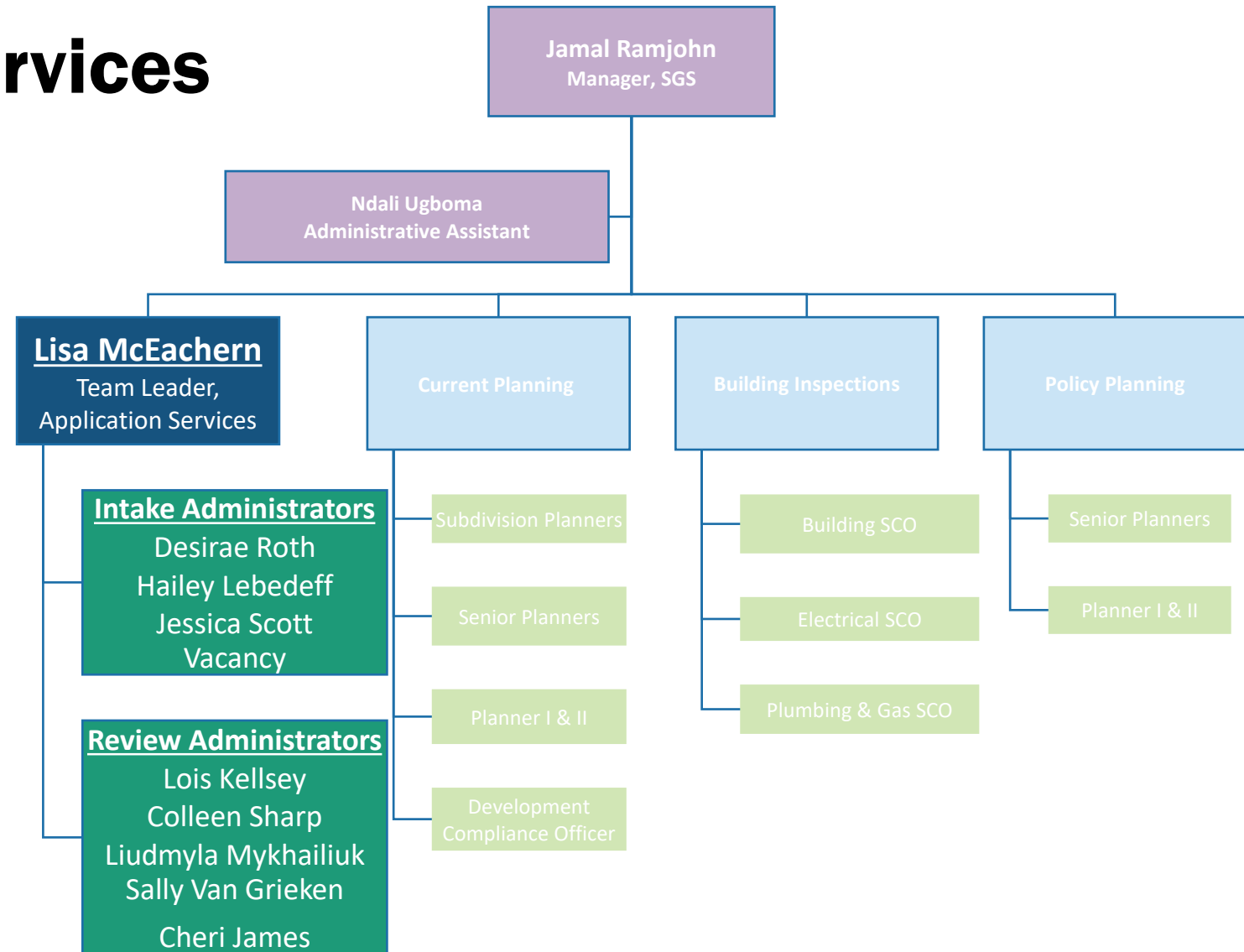
Value Management

Council Focus Areas, Right Improvement at Right Time

Growth Application Services

One Window to Strategic
Growth Services for DP, BP, BL
Applications.

95% of our Customer-base.



Growth Application Services

Mandate, Objectives, Goals

Growth Application Services primary objective is to ensure a seamless, accurate and efficient point of entry for all incoming applications and requests related to Building Inspections, Business Licensing, Current and Long-Range Planning.

Growth Application Services focuses on thorough initial review, accurate data collection, and clear documentation, enabling smooth downstream processing. Key goals include reducing intake cycle times, enhancing data quality, improving customer experience, and facilitating informed decision-making that is aligned with our organization's standards.

Growth Application Services

Responsibilities

Business Licensing

Home-based
Commercial
Professional
Out-of-Town
Temporary Applications

Building Inspections

Residential
Commercial
Accessory
Inspections
Backflow
Lot Grade
Quick Trench

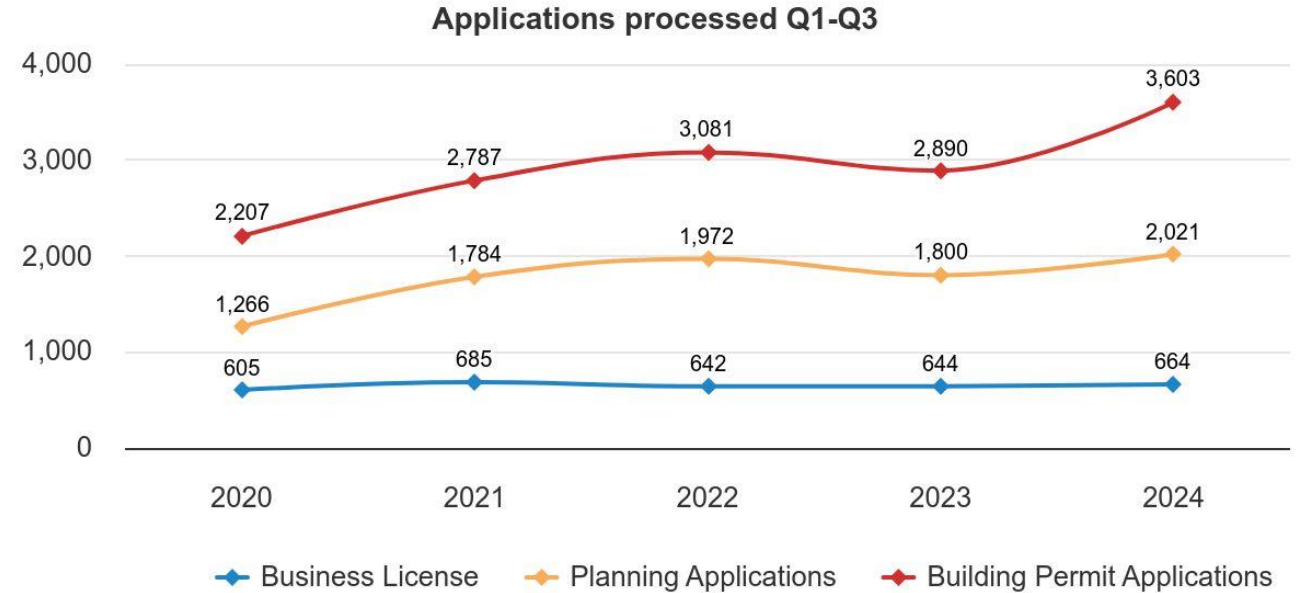
Current Planning

Development
Change of Use
Signs
Compliance Certificates
Adjacent Notifications
Zoning Letters
Property Searches

Growth Application Services

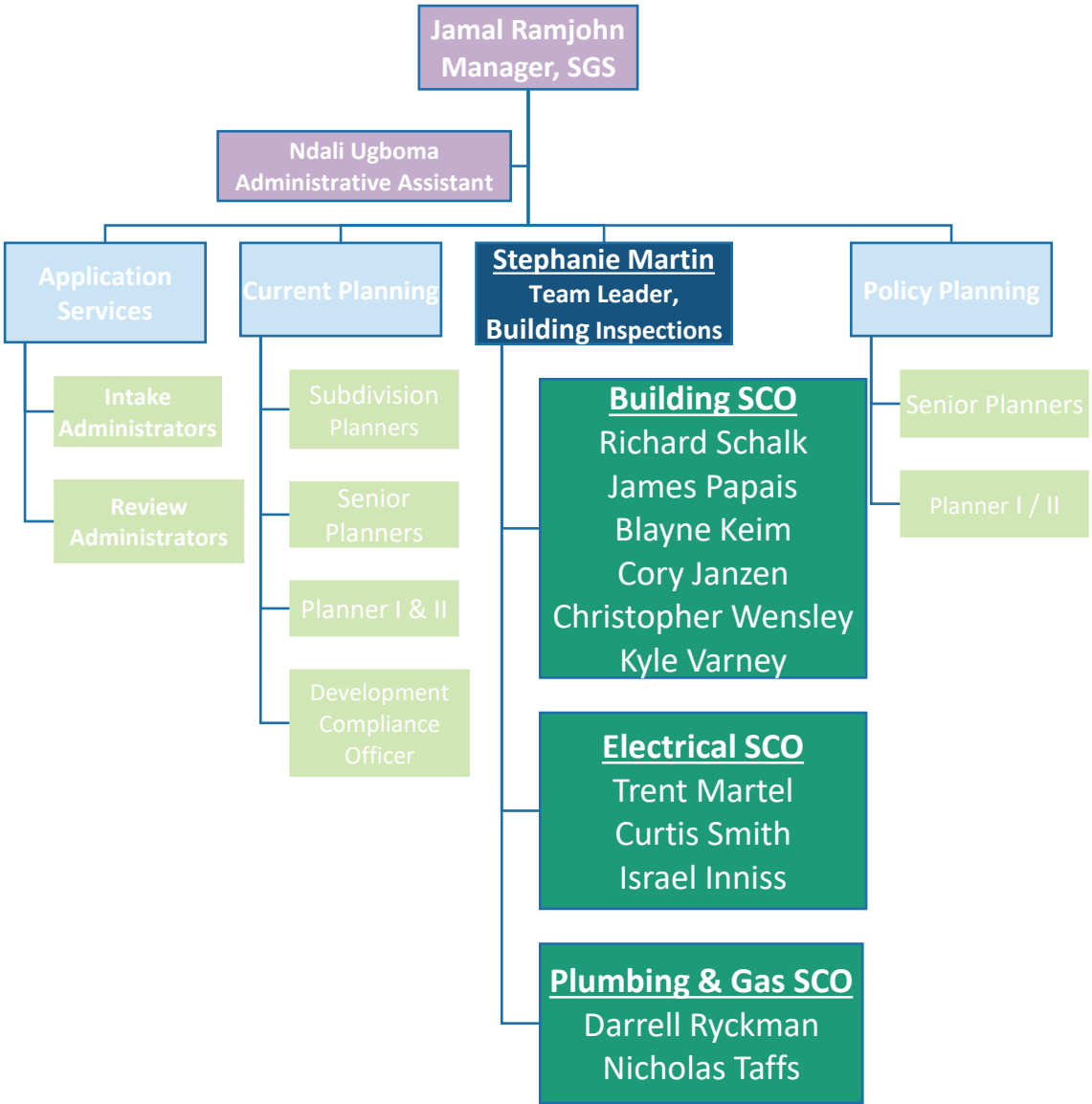
2024 Accomplishments

- Q1 – Q3 2024: record numbers for building permit applications.
- Business improvements: automating 30-day notices and updating the adjacent letter process, eliminating the need for labels; more efficient processing times and financial savings.
- Streamlining home-based business license review process has improved the customer experience by reducing multiple staff ‘touchpoints’, enabling faster application turnaround times.



Building Inspections

Dedicated to ensuring building excellence through application of the Code.



Building Inspections

Mandate, Objectives, Goals

- To interpret and enforce the codes, standards and administrative process under the Safety Codes Act.
- To work collaboratively with homeowners, contractors, professionals and industry partners to ensure safe, healthy, accessible, code compliant buildings are provided for the end user.
- To build consistency in interpretation and enforcement of code requirements.
- To educate and inform homeowners, contractors, professionals and industry partners on the codes.

Building Inspections

Responsibilities

General:

- Respond to inquiries from homeowners, professionals, contractors, business owners.
- Review Development (planning) applications for Building Code concerns.
- Complete plan reviews on permit applications
- Complete site inspections according to the minimum requirements under our Quality Management Plan.
- Complete Pre-Application meetings with customers as requested.
- Address complaints and enforcement of Codes.

Specifics:

Building

- Plan review on all permit applications
- Review of DP and Planning applications

Plumbing / Gas

- Plan review on all commercial/industrial projects
- Review of site services for DP commercial applications
- Review of annual Irrigation system testing as required

Electrical

- Plan review on all solar panel, hot tub and EV stations
- Plan review of all commercial / industrial projects over \$50,000 valuation

Site Inspections completed at the following stages (additional inspections as needed)

- Building – Foundation, Post & Pad, Framing, Final
- HVAC – Framing, Final
- Plumbing – Rough-in Below Grade, Rough-in Above Grade, Final,
- Gas – Temp heat, Rough-in, Final
- Electrical – Rough-in, Final, Final lighting

Building Inspections

2024 Accomplishments

- Building Permits Issued: 3,600+ (to date)
- Inspections completed: 32,000+ (to date) building, HVAC, plumbing, gas, private sewage and electrical.
- One 20-year, two 15-year and one 5-year Staff work anniversaries

Building Inspections

Governing Legislation

- Safety Codes Act
- Permit Regulation
- Quality Management Plan (Airdrie)

Plumbing

- National Plumbing Code of Canada 2020
In force on April 1, 2023

Gas

- CSA-B149.1-20
- CSA-B149.2-20
- CSAB-149.3-20
- CSA-B149.5-20
- CSA-B108.1-21
- CSA-B108.2-21
- CSA-B109.1-21
- CSA-B109.2-21
In force September 1, 2022

Electrical

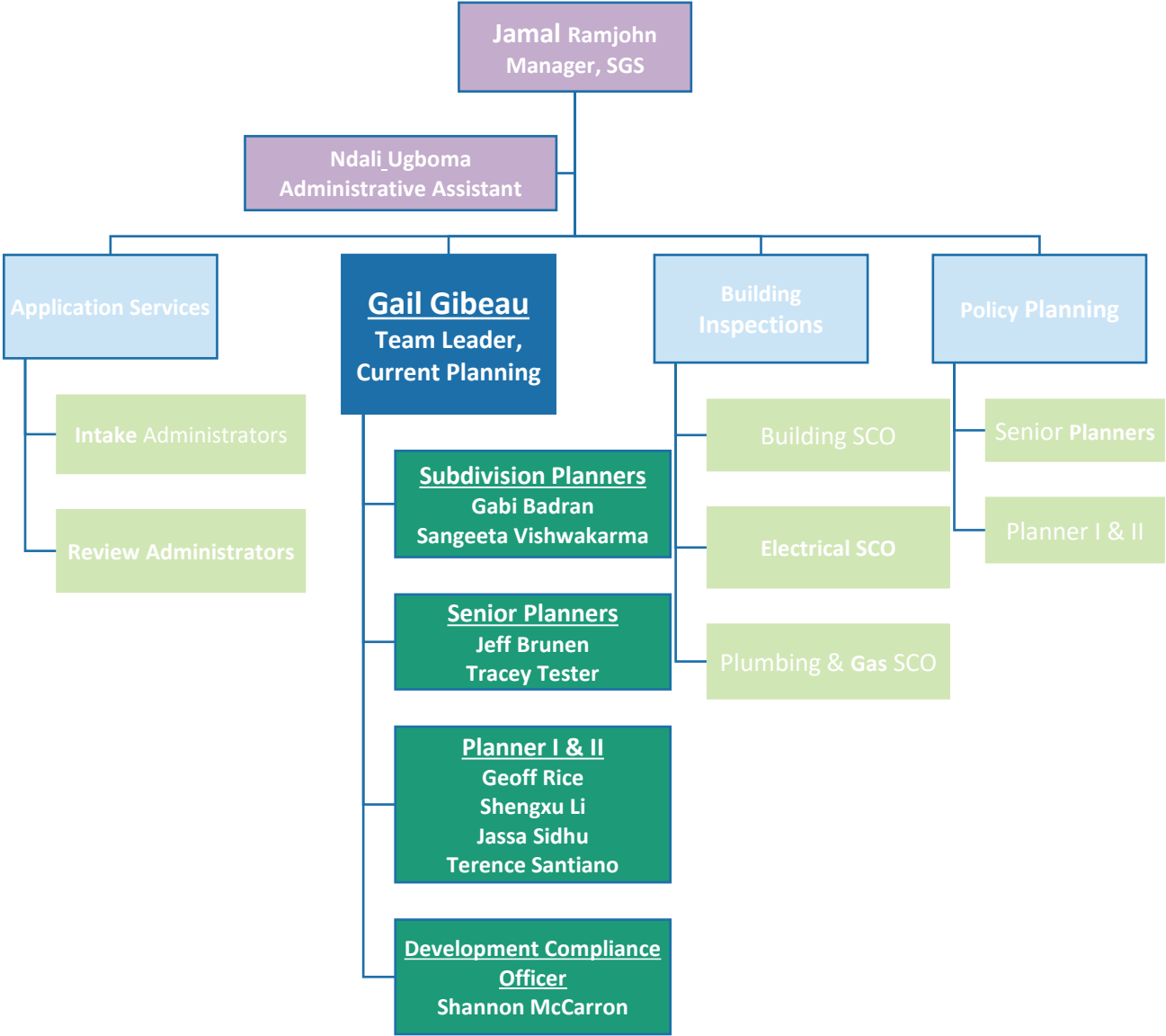
- CSA C221.1-2021 Canadian Electrical Code
In Force February 1, 2022
- Alberta Electrical Utility Code, 6th Edition, 2021
In force September 1, 2022

Building

- National Building Code – 2023 Alberta Edition
In force May 1, 2024
- National Energy Code of Canada for Buildings 2020
In force May 1, 2024

Current Planning

Implementing City Plan principles and Council Focus Areas with development control through the Land Use Bylaw.

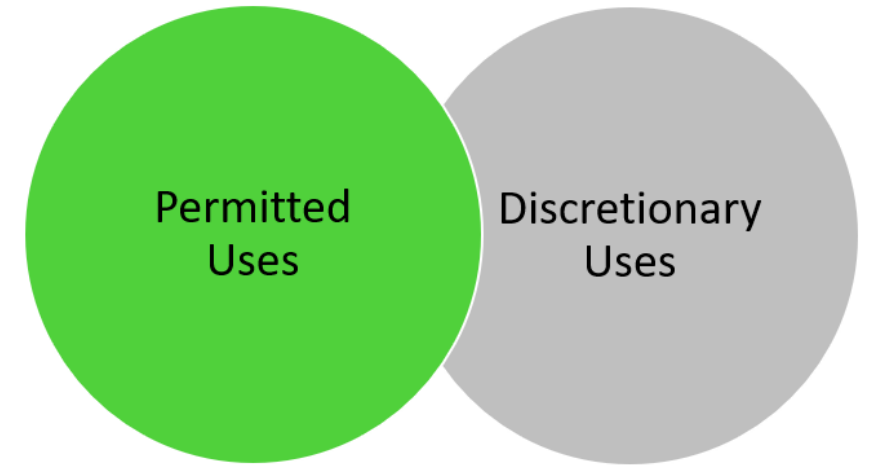


Current Planning

Mandate, Objectives, Goals

Specific control over land use is provided through the Land Use Bylaw (LUB).

- balance between prescription and discretion
- divides the municipality in land use districts
- established permitted & discretionary uses in each district
- Standards and regulation for development



Current Planning

Responsibilities

Review and process applications including:

- Development Permits
- Subdivisions
- Redistricting (Rezoning)
- Compliance Certificates

Prepare and maintain:

- Land Use Bylaw (LUB), which form the basis for guiding growth and development in Airdrie.

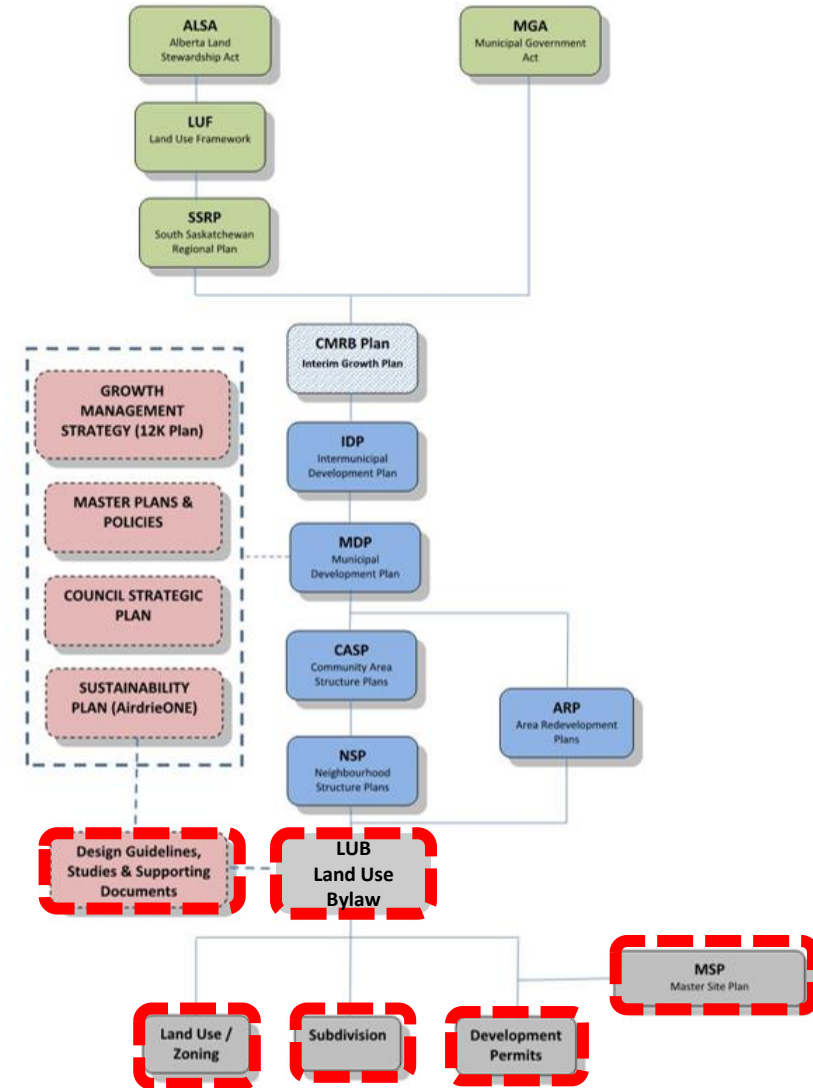
Collaborate with:

- Council / Committees
- Developers / Landowners
- Business Owners,
- Institutions,
- School Boards,
- Private Individuals
- Various Government Levels

Current Planning

Governing Legislation, Policy, Bylaw

- Authority is set out in the MGA
 - MGA regulates preparation and adoption of plans, subdivision and development approvals.
- many types of plans which influence the future of our community.
- ensure sustainable growth and development.
- plans need to be consistent with one another,
- Policy Plans guide development at various scales by creating goals



Current Planning

Governing Bylaw: Land Use Bylaw

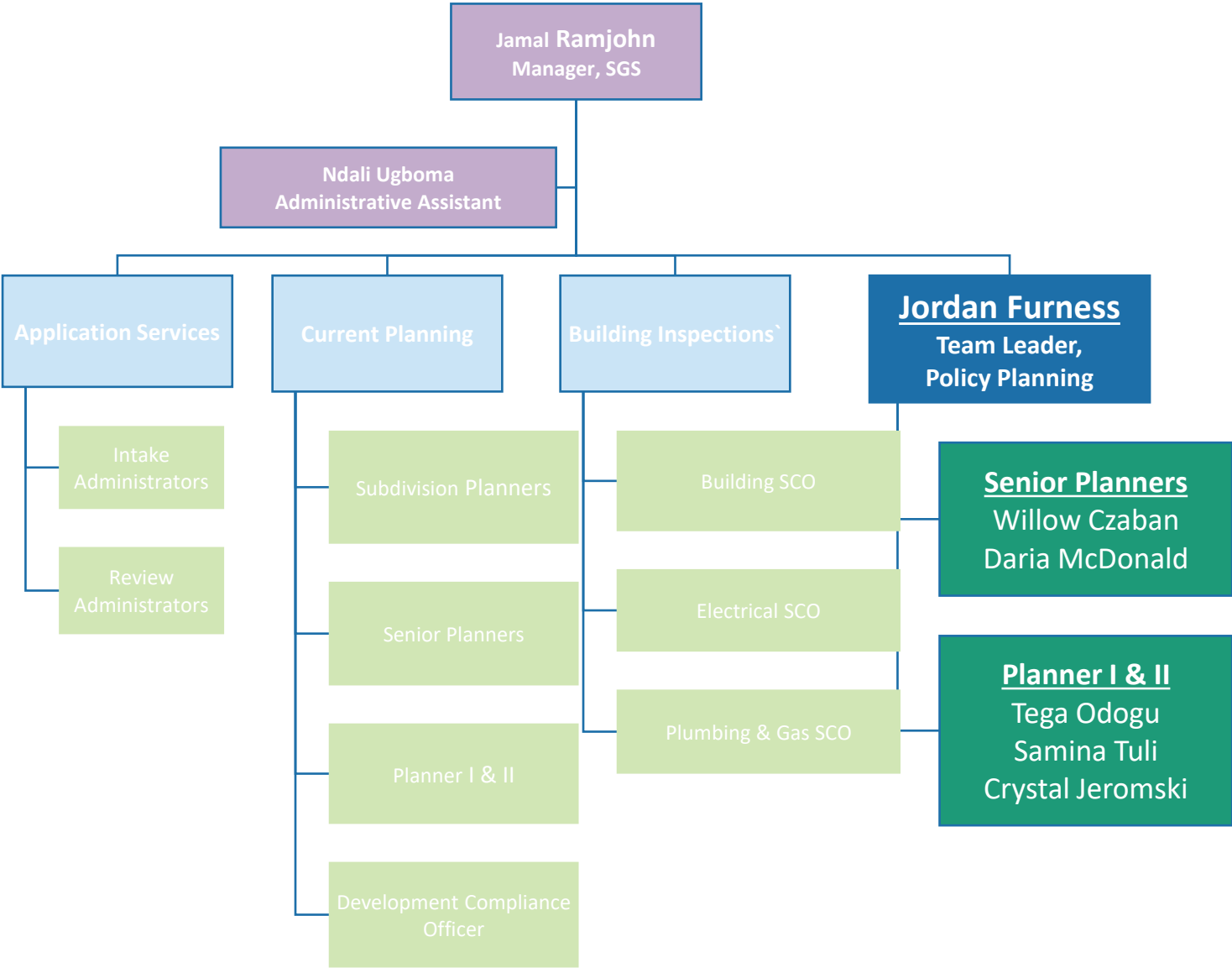
Notable Sections

- Definitions (s1.13)
- Development Authority for application types (s2.1.3)
- Requirements for DP application (s2.3.3)
- Development Not Requiring a DP (s2.3.2)
- Approval & Review Process (s2.4)
- Development Securities (s2.5)
- Bylaw Enforcement (s2.8)
- Standards (s3-5)
- Specific Land Use Regulations (s6)
(e.g., Accessory Buildings, Suites, Home Based Businesses, Mobile Vendors, Outdoor Patios)
- Development Regulations (s7)
(e.g., railway, flood fringe, setback, site design)
- Land Use Districts (s8)



Policy Planning

Forecasting future growth and setting policy to ensure we get there sustainably and in alignment with Council’s focus areas, responding to that which matters most to residents and businesses.



Policy Planning

Mandate, Objectives, Goals

Aligning with the Focus Areas of Council and long-term goals of the municipality, Policy Planning charts a strategic course of action through statutory and non-statutory documents. The vision of the municipality is also guided upstream by regional and provincial documents.

These documents enforce and/or guide development decision-making through 'downstream' implementation tools like the Land Use Bylaw (LUB).

Policy Plans can range from 0 – 10 years (NSP), 0 – 20 years (CASP) and 0 – 40 years (MDP). Documents are amended as needed to adjust trajectory.

Policy Planning

Responsibilities

Prepare and maintain:

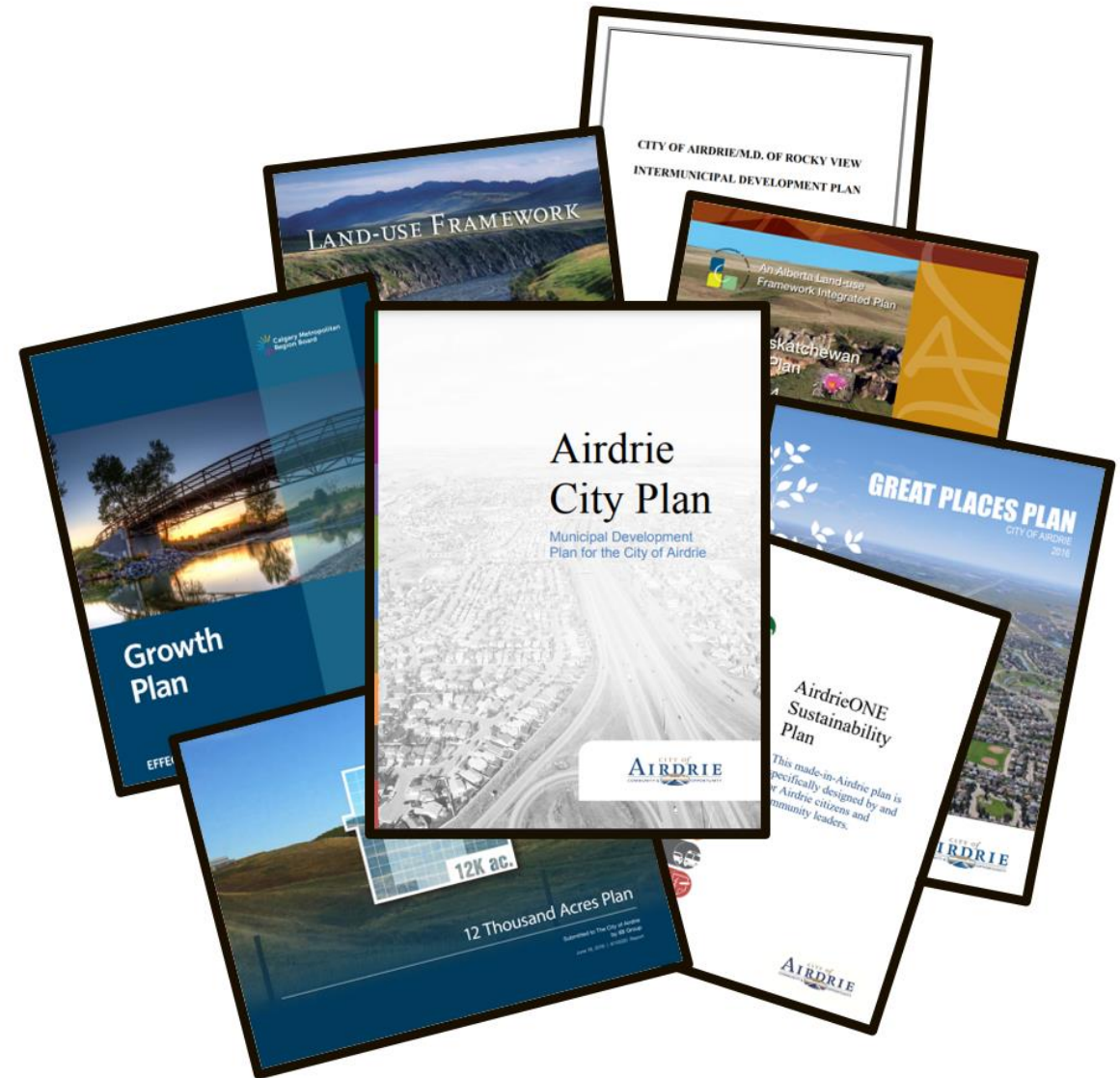
- Municipal Development Plan (MDP; City Plan)

Collaborate with Developers to prepare:

- Community Area Structure Plan (CASP)
- Neighbourhood Structure Plan (NSP)
- Area Redevelopment Plan (ARP)

Collaborate and Implement:

- Affordable Housing Initiatives
- Regional Planning reviews

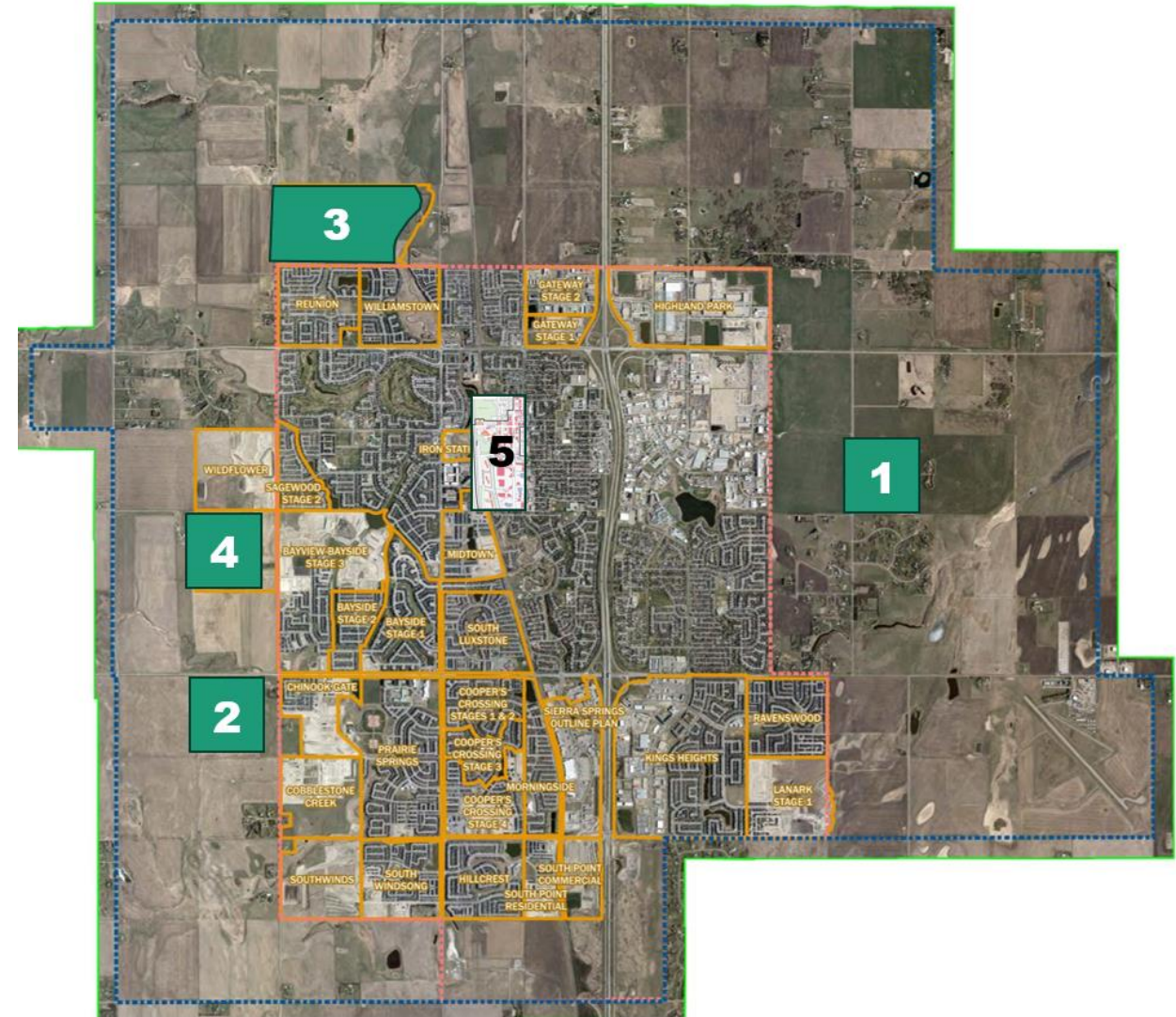


Policy Planning

2024 Accomplishments

Implementing recently approved Plans:

1. **Spring Valley** (2023, 160 ac)
Neighbourhood Structure Plan
2. **Vantage Rise** (2023, 160 ac)
Neighbourhood Structure Plan
3. **Sawgrass** (2022, 278 ac)
Neighbourhood Structure Plan
4. **Key Ranch** (2022, 160 ac)
Neighbourhood Structure Plan
5. **Downtown** (2022, 100 ac)
Revitalization Plan

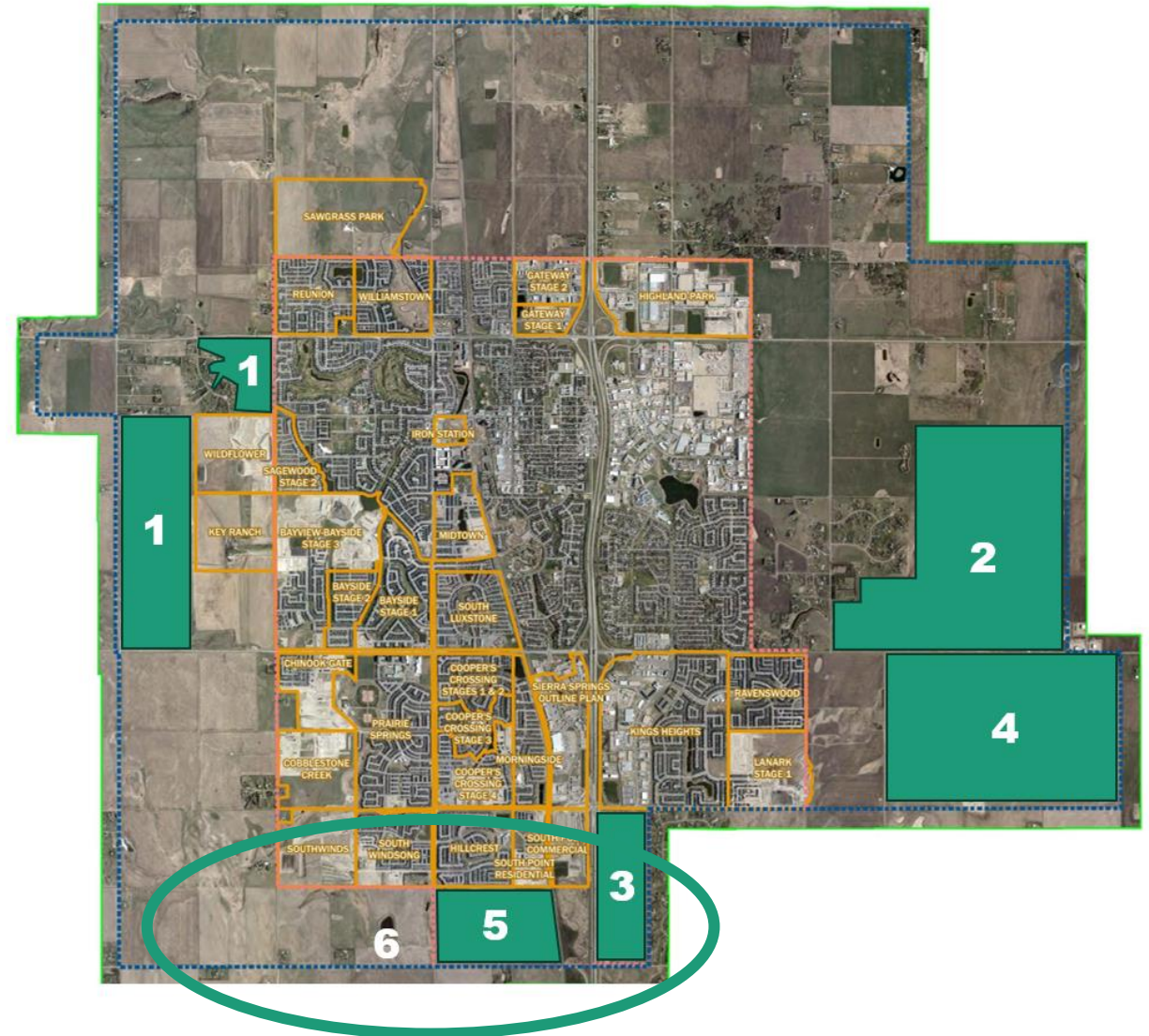


Policy Planning

2024 Accomplishments

Advancing growth plans:

1. **West Hills**
Community Area Structure Plan (*expansion*)
2. **East Nose Creek**
Community Area Structure Plan
3. **SE Airdrie Industrial**
Community Area Structure Plan
4. **SE Yankee Valley Boulevard**
Neighbourhood Structure Plan
5. **Balgray**
Neighbourhood Structure Plan
6. **Airdrie/Rocky View County/Calgary**
Joint Planning Area – approval by Aug 2025

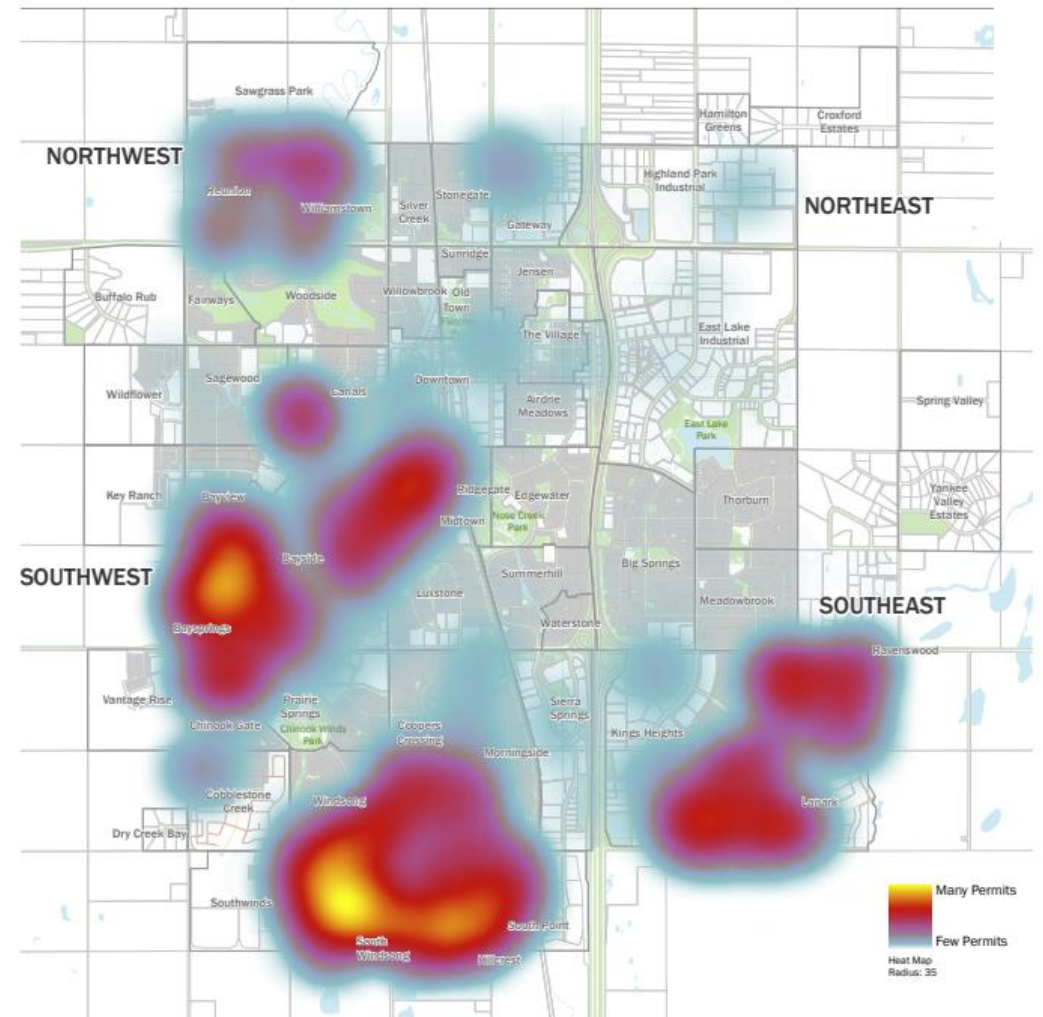


Policy Planning

From 80,000 to 85,000 in 2023

Where has the growth been happening?

BUILDING PERMIT HEAT MAP – DEC. 31, 2023



Growth Application Services

From 85,000 to 185,000
(in 30 years)

Where will the next
100,000 residents
settle?

Northwest

TODAY: 5,200
Next 100k Share:
8,000

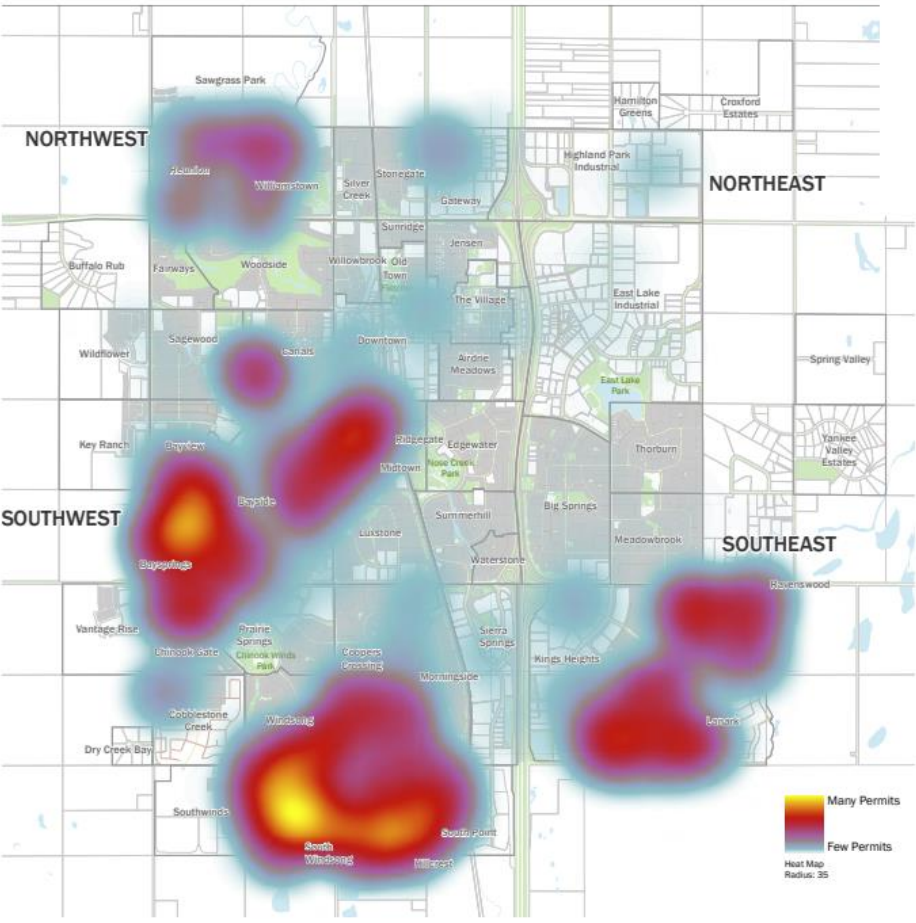
Downtown + Central

TODAY: 13,200
Next 100k Share:
28,000

Southwest

TODAY: 19,000
Next 100k Share:
50,000

BUILDING PERMIT HEAT MAP – DEC. 31, 2023



Northeast

TODAY: 3,000
Next 100k Share:
600

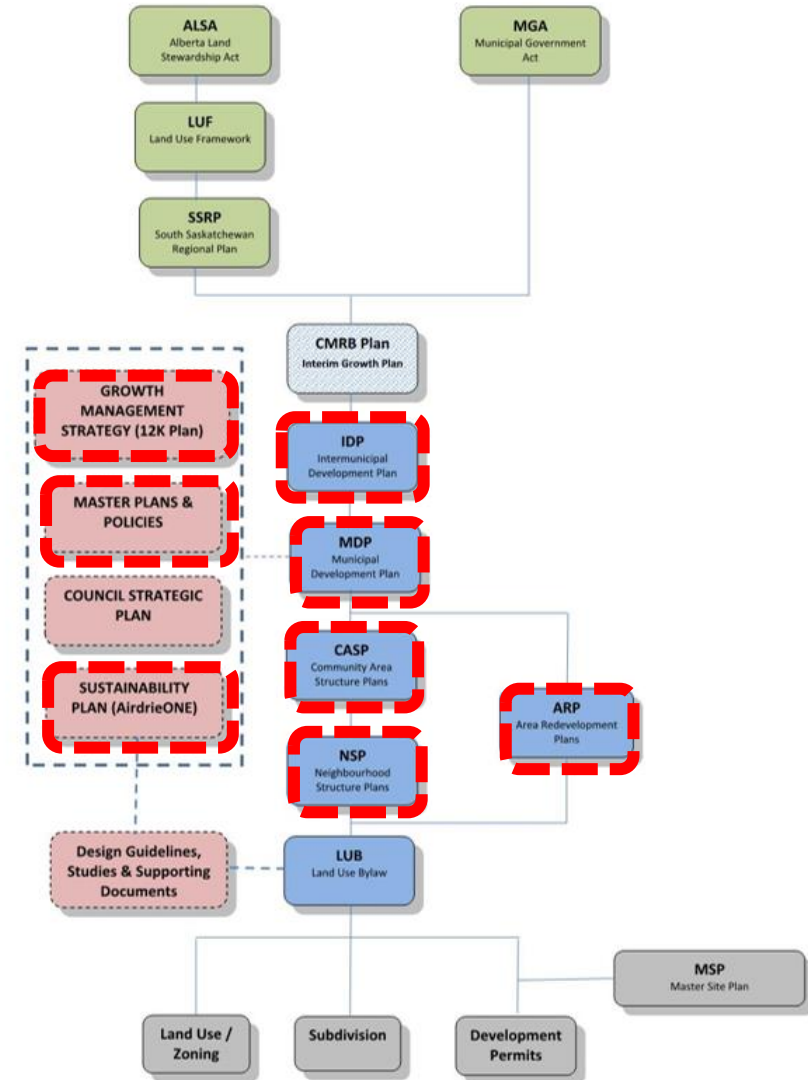
Southeast

TODAY: 18,000
Next 100k Share:
14,000

Policy Planning

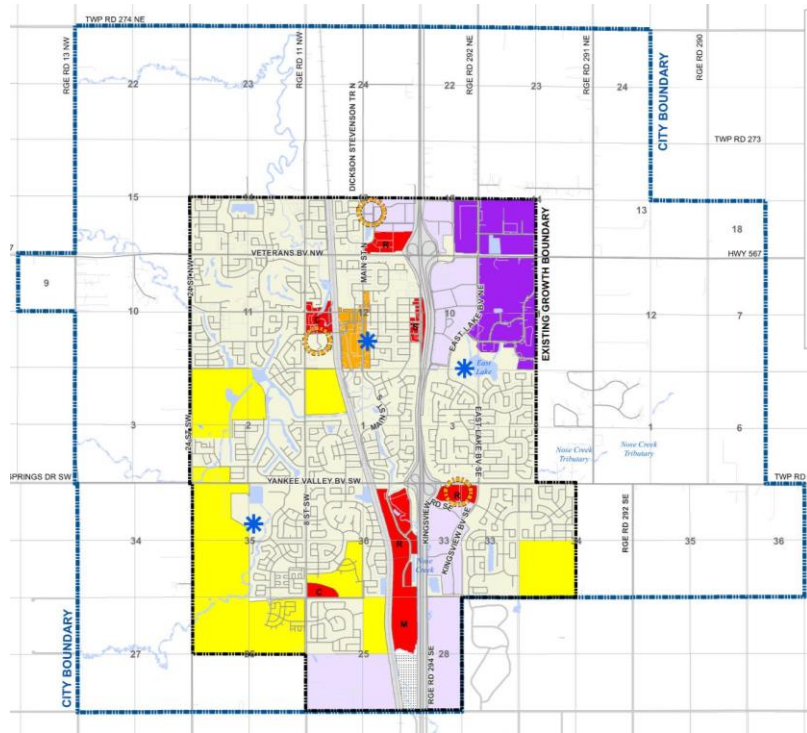
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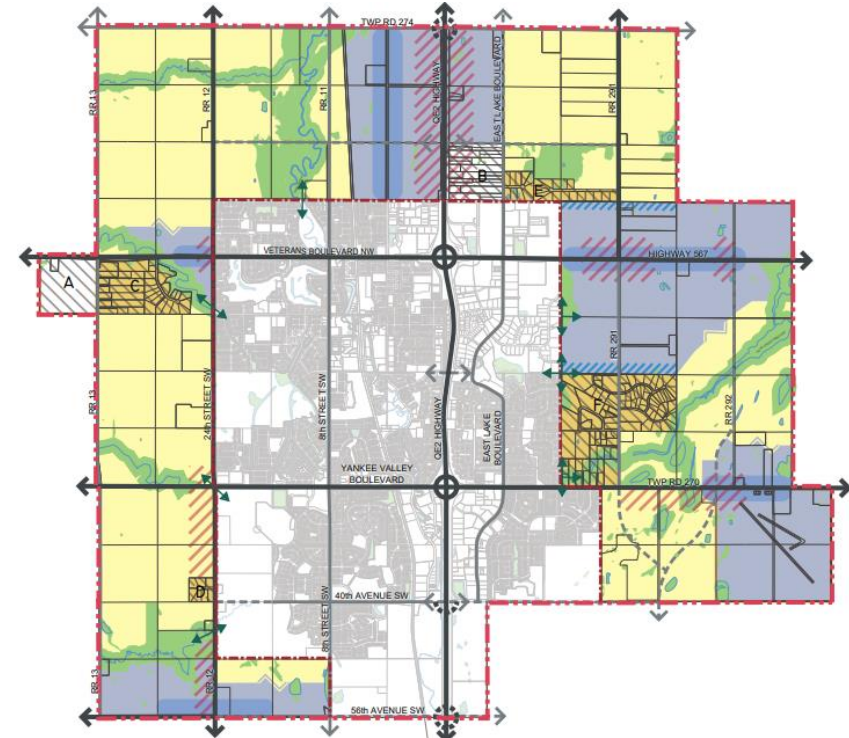


Policy Planning

Governing Policy: General Future Use



MDP (City Plan)



12 Thousand Acre Plan

Strategic Growth Services

Thank you.