

# Applicant Summary & Rationale

## South Airdrie CASP Amendment

An amendment to the City of Airdrie's City Plan and South Airdrie ASP is proposed to revise the intended use of these lands from industrial to a mix of commercial and residential uses. B&A Planning Group has been representing and working with the 3 landowners since 2016 to move this amendment forward and allow for the creation of a viable and vibrant new community in South Airdrie which will complement the adjacent residential communities of Hillcrest and South Point.

The 3 parcels total 244ac and are proposed to provide an approximate:

- 31ac intermittent wetland,
- 55ac of commercial lands, which will serve the communities of South Airdrie and are proposed along 8 Street SW (to be upgraded to an urban boulevard) and the future 56 Avenue SW (Township Road 264).
- 82ac of a mix of low and medium density residential areas, a school site & neighbourhood open spaces totalling ~
- 32ac of open space to include a stormpond, a new school site and various neighbourhood parks and pathway connections.

The community will be connected through a series of linear green spaces, pathways, and streets, details of which will be confirmed through the next NSP stage of development.

These lands have been located within Airdrie city limits since 1986. The South Airdrie ASP came into effect in 1991, identifying these lands along with Hillcrest and South Point to the north for industrial purposes.

Since that time, Hillcrest and South Point have become residential communities, with Hillcrest now close to being built-out while South Point is currently developing. The South Airdrie ASP therefore now shows residential uses adjacent to proposed industrial uses. Additionally, the collector road network connects directly into these residential communities. Through our extensive engagement process it was confirmed that this would be undesirable for these residents and a residential / commercial interface would be more suitable.

Industrial lands are no longer viable in this location and are better suited in other parts of Airdrie such as Sharp Hills and East Points.

After the October 15, 2020 MPC meeting, the ratio of non-residential vs residential uses proposed has been adjusted and additional studies have been prepared.

- The area of commercial lands has increased by nearly 25% (~11ac),
- Residential lands have decreased by just over 5% (nearly 5ac),
- Roadways have decreased by nearly 15% (6ac) due to a more efficient road network within the additional commercial areas.

This revised amendment will add over 1 million square feet of retail space and over 880 new jobs. The proposed development will generate higher tax revenues annually for the City of Airdrie.

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Additionally, the proposed development scenario would be realized much faster as the absorption rate for residential and commercial lands is much higher than industrial. This is outlined within the February 2021 Housing Market Evolution Report confirming that Airdrie's new housing market currently only has 1.5 years of supply as of the end of 2020, and even less for some product types such as semi-detached, which could lead to significant price increases. Industrial uses have seen negative absorption rates for the past 3 years, with nearly 7% availability compared to less than 2% availability for retail as of 2020.

We look forward to working with Airdrie City Council to obtain approval for this City Plan and ASP amendment and moving forward to the next stages of building a great new community.

