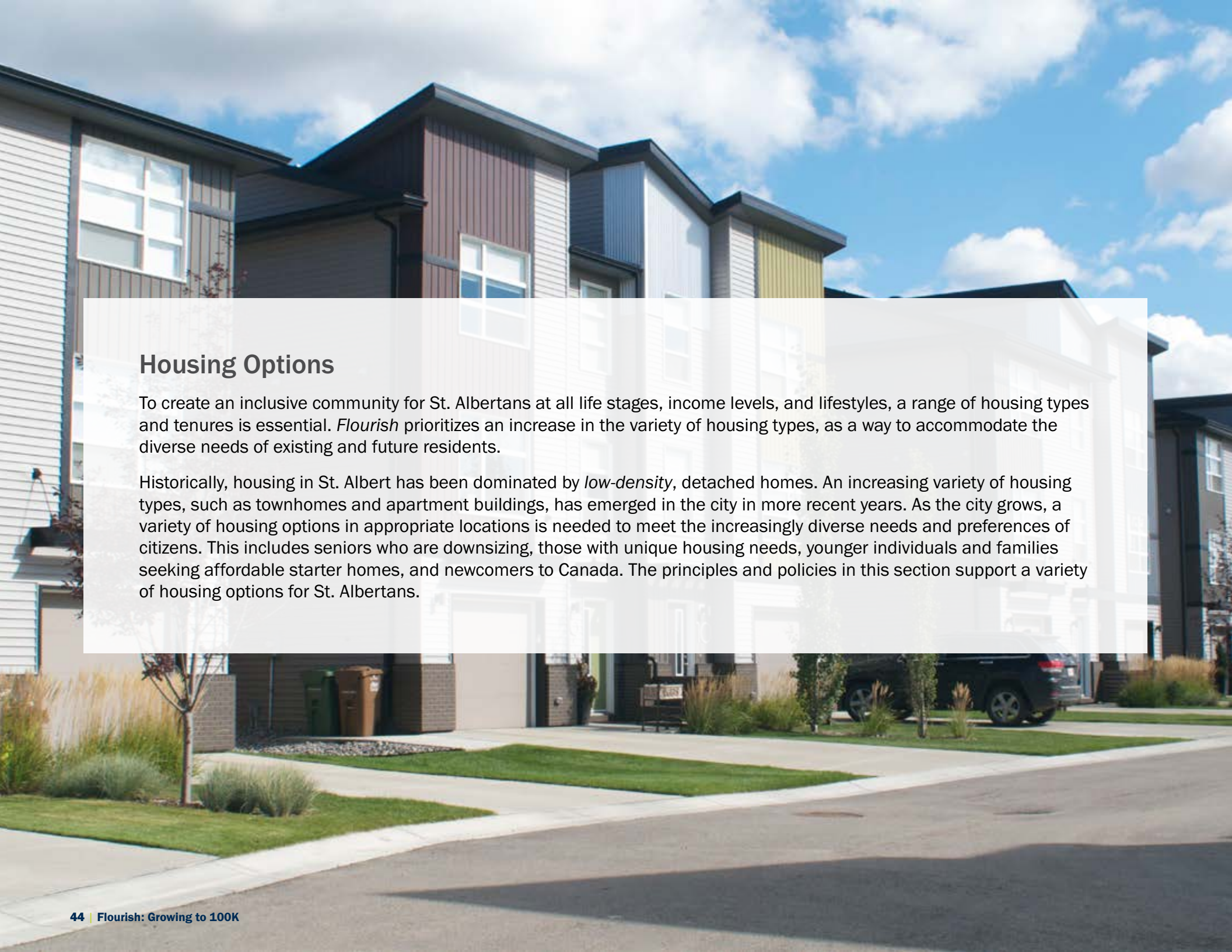


7. Housing Options

Goal: St. Albert accommodates a full and balanced mix of housing choices, meeting the needs of everyone, at all stages of life.





Housing Options

To create an inclusive community for St. Albertans at all life stages, income levels, and lifestyles, a range of housing types and tenures is essential. *Flourish* prioritizes an increase in the variety of housing types, as a way to accommodate the diverse needs of existing and future residents.

Historically, housing in St. Albert has been dominated by *low-density*, detached homes. An increasing variety of housing types, such as townhomes and apartment buildings, has emerged in the city in more recent years. As the city grows, a variety of housing options in appropriate locations is needed to meet the increasingly diverse needs and preferences of citizens. This includes seniors who are downsizing, those with unique housing needs, younger individuals and families seeking affordable starter homes, and newcomers to Canada. The principles and policies in this section support a variety of housing options for St. Albertans.

7.1. Housing Diversity

Principle: Support greater diversity in housing forms, sizes, and tenures through new development and redevelopment opportunities.

Diverse housing forms provide housing that is suitable for all St. Albert residents, regardless of family status, income, or life stage. More diverse housing stock is required throughout the city, including within new *Neighbourhoods* and through *infill development* in existing *Neighbourhoods*. The following policies support housing options that align with the needs of current and future residents.

Policies:

7.1.1. Address housing needs by monitoring changes in the local housing market and encouraging and enabling housing forms that respond to emerging housing needs.

7.1.2. Monitor contemporary housing practices and trends and respond to these through updates to the Land Use Bylaw, as appropriate, to achieve a more diverse range of housing forms, sizes, and tenures.

7.1.3. Encourage *intensification* through innovative and emerging housing types that are compatible with existing and planned *Neighbourhoods*.

7.1.4. Facilitate a range of seniors’ and multi-generational housing forms and housing arrangements to support aging in place that is close to public transit, services, and amenities.

7.1.5. Encourage the inclusion of purpose-built rental housing in all *Neighbourhoods*.

7.1.6. Encourage partnerships that promote the co-location of *market affordable* and *non-market affordable housing* with municipal facilities and services.

7.1.7. Identify opportunities for Land Use Bylaw updates that support *Neighbourhood* renewal, aging in place, *intensification*, and diversification of existing housing stock through incremental redevelopment.

7.1.8. Accommodate a greater mix of housing forms in existing *Neighbourhoods* that respect the scale and character of the area.

7.1.9. Require new *high- and medium-density, multi-unit residential development* to provide common private amenity spaces.

What is the “missing middle”?

The “missing middle” is a range of house-scale buildings with multiple units—compatible in scale and form with detached homes—located in a walkable neighbourhood. Common forms of missing middle housing include duplexes, fourplexes, sixplexes, courtyard apartments, townhouses, and live-work units. Changing zoning to enable development of missing middle housing can help cities provide diverse housing options that fit seamlessly into *low-rise* walkable neighborhoods and support walkability, locally serving retail, and public transportation options. New missing middle housing also supports neighbourhood renewal and gives residents more choice of unit size and prices.



Duplex



Triplex



Fourplex



Mid-rise Apartment



Low-rise Apartment



Townhouse



Stacked Townhouse

7.2. Housing for Everyone

Principle: Strive to ensure that housing is available to everyone by meeting a full range of community needs.

Housing is a fundamental human right in Canada. Not only is housing essential to people's inherent dignity and well-being, it is also essential to building inclusive communities. Government, agencies, and other community building partners all have roles to play in ensuring that housing exists for a range of community needs and income levels. A limited amount of *affordable housing* is a barrier to many who may want to make St. Albert home. Providing housing for vulnerable populations is a key component in building an inclusive community. The following policies support the provision of housing options, enabling everyone to have a place to call home.

Policies:

7.2.1. Require all new *statutory plans* with a residential component to include a variety of housing forms.

7.2.2. Develop and maintain a Housing Affordability Strategic Plan that identifies issues and gaps in the housing supply, objectives to meet current and projected housing needs, sustainable funding, and implementation tools.

7.2.3. Encourage the incorporation of accessibility features into new and renovated homes, which can transition and accommodate all people, regardless of age or ability.

7.2.4. Encourage a diverse and inclusive range of housing by:

- a) Offering incentives;
- b) Identifying and acquiring land for *affordable housing* projects; and
- c) Implementing varying planning and engineering standards, as deemed appropriate by the City.

7.2.5. Partner with local and regional organizations, agencies, and private enterprises to develop and maintain a systematic response to meet the emergency, transitional, and permanent housing needs of vulnerable groups.

7.2.6. Enable specialized accommodation and care facilities in all *Neighbourhoods, Trail Corridor Areas, and Mixed-use Nodes* to promote inclusive communities.

7.2.7. Partner with housing stakeholders, developers, and agencies to proactively increase the long-term supply of *market* and *non-market affordable housing*, in accordance with the City's housing strategies.

7.2.8. Encourage a mixture of *market* and *non-market affordable housing* through redevelopment plans.

7.2.9. Leverage long-term *non-market affordable housing* through targeted municipal investment and funding.

7.2.10. Encourage and support collaboration between developers, non-governmental agencies, other levels of government, and other partners to include *affordable housing* within new *development* and *redevelopment*.

7.2.11. Support the use of municipal lands that are surplus to City needs to enable *non-market affordable housing* development.

Aging in place and age-friendly communities

Aging in place is a person's ability to live in the same home or community safely, independently, and comfortably, as they age. Aging in place might mean renovating an existing house for accessibility, moving to a smaller, lower maintenance home nearby, or accessing in-home supports and services. Municipalities can support aging in place by encouraging age-friendly design in new and redeveloping areas. Age-friendly communities are accessible, inclusive, and designed to meet the needs of residents as they age by optimizing opportunities for health, participation, and security.