

CITY OF ST. ALBERT

Housing Accelerator Fund (HAF)

Program Introduction & Updates

Dec. 9, 2025

Presented by:

Katie Mahoney, Manager, Planning

Craig Walker, Senior Planner

Lory Scott, Affordable Housing Liaison

Today's Agenda

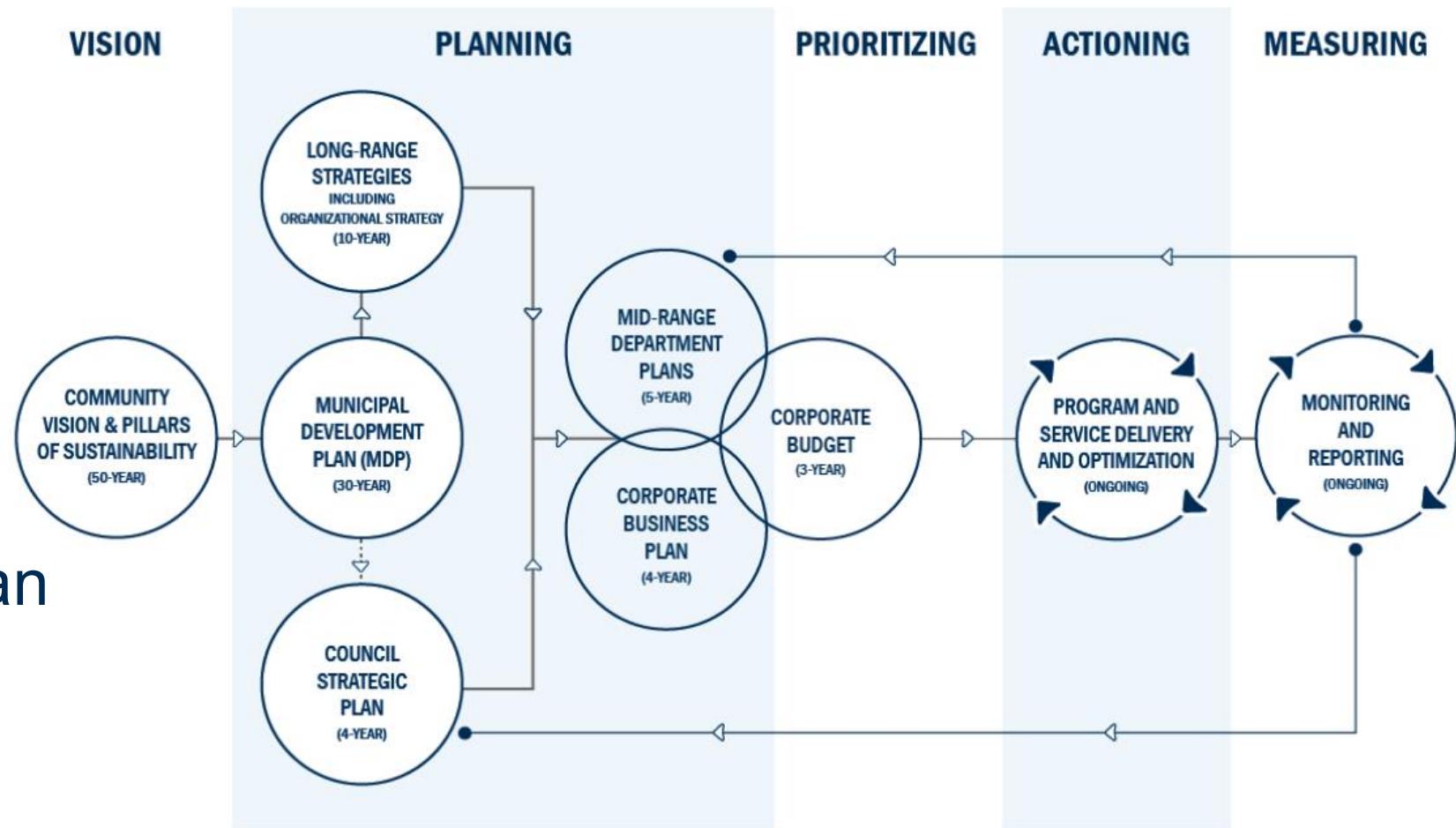
- Planning Branch Introduction
- Housing Accelerator Fund (HAF) Background
- HAF Action Plan Initiative Overview (x7)
- January 2026: Proposed Land Use Bylaw Amendments
- Summary

Planning Branch Introduction



Strategic Framework

- MDP
 - Implement growth and development direction
- Council Strategic Plan
 - Community Well-being
 - Housing choices
- Corporate Business Plan
 - Infill Strategy
- Corporate Priorities
 - Priority #2



Housing Accelerator Fund Background

Housing Accelerator Fund Overview

Government of Canada Gouvernement du Canada

Canada



Implementation of initiatives to get **more homes built faster**



Speed up approvals and building processes



Development of **complete** communities



Development of **affordable, inclusive, equitable** and **diverse** communities



Development of **low-carbon** and **climate-resilient** communities.

Housing Accelerator Fund Overview



- Best practices our team is focusing on to drive systemic change:
 - Exploring housing growth near key transit corridors;
 - Reviewing development regulations to add flexibility for housing choices;
 - Streamlining development processes;
 - Exploring select public lands to create more housing;
 - Examining parking supply standards to “right size” requirements;
 - Identifying options to add more homes in existing neighbourhoods;
 - Developing housing supply incentives; and more!

HAF Conditions



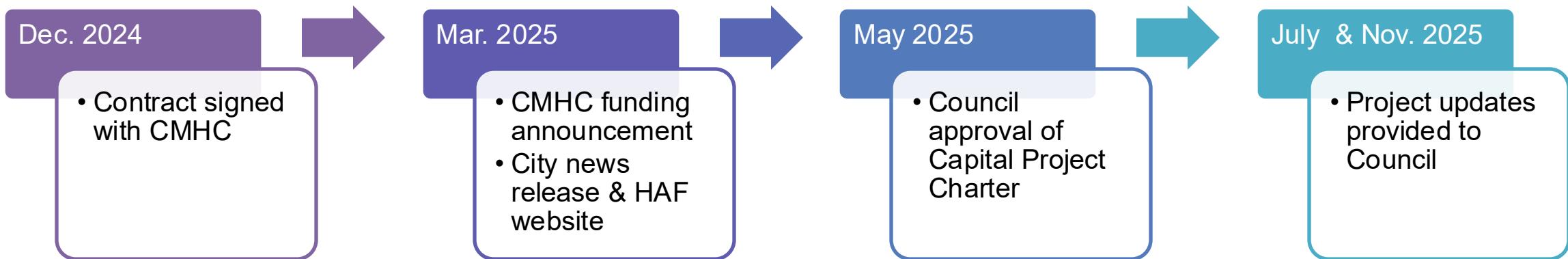
Canada



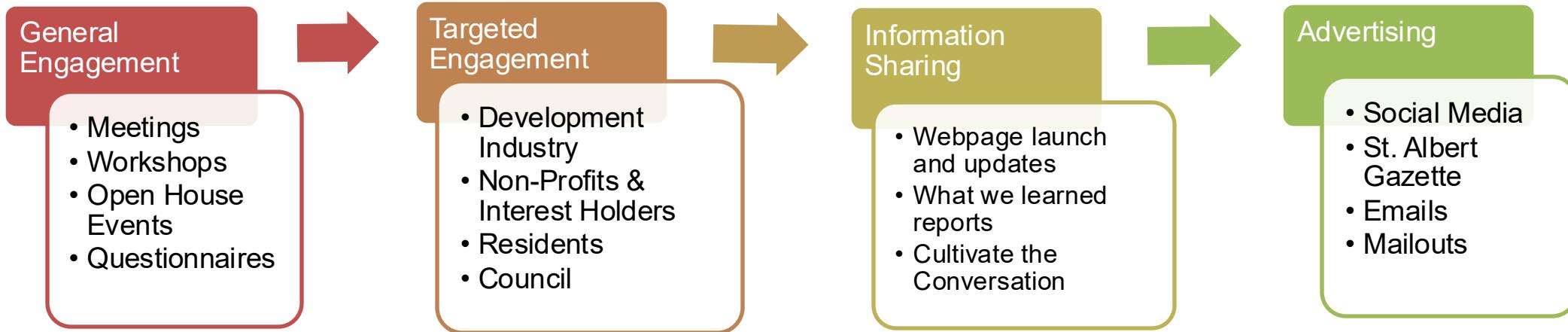
- Fulfilling project milestones and deadlines;
- Achieving predicted housing targets; and
- Housing Needs Assessment (every 5 years).

Current housing stock (units):	26,339 (2024)
Housing units anticipated <i>without</i> HAF (over 3 years):	1,248
Additional housing units <i>with</i> HAF (over 3 years):	+302

Actions Undertaken



Engagement / Communications



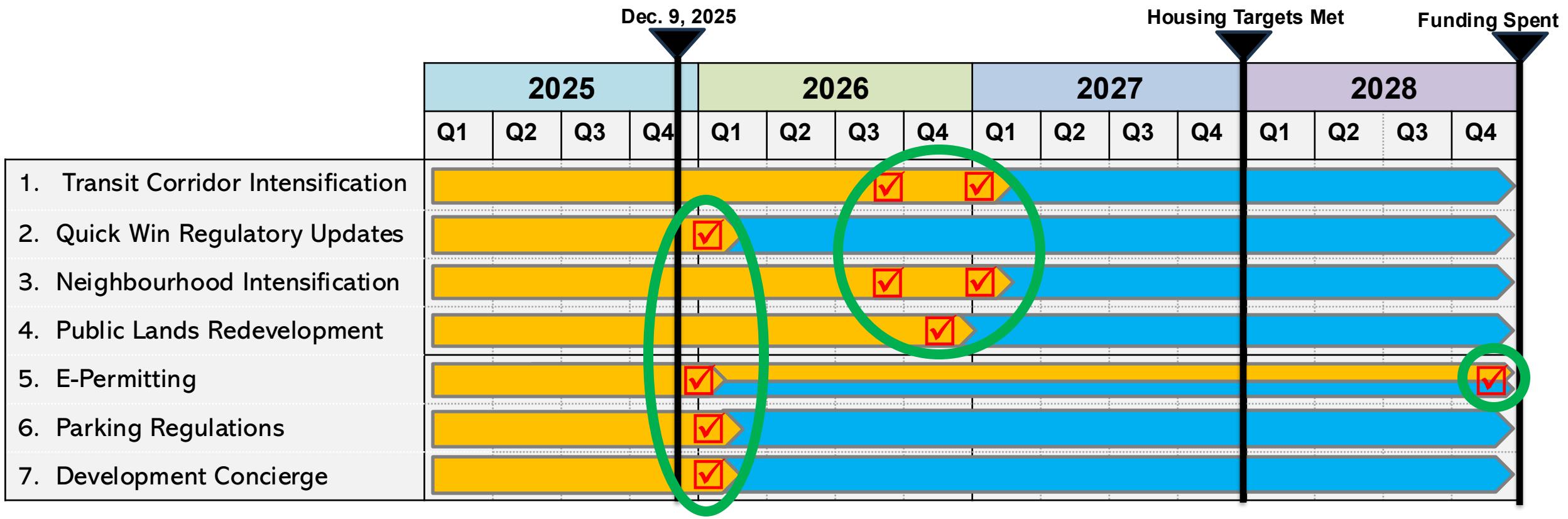
HAF Action Plan Overview

1. Transit Corridor Intensification:	98 units
2. 'Quick Win' Regulatory Changes:	40 units
3. Neighbourhood Intensification Strategy:	45 units
4. Public Lands Redevelopment Strategy:	60 units
5. Electronic Building Permit Processing:	32 units
6. Parking Regulation Study:	0 units
7. Development Concierge Service Program:	<u>27 units</u>
	302 units

(i.e. 302 "additional" units over 3 years)

Key HAF Dates

- To enable implementation, a round of HAF initiatives are approaching key decision points this December/January, with another round of decisions towards the end of 2026.



LEGEND:



Project Work



Significant Deadlines



Begin Achieving 3 Year Housing Unit Goals

HAF Action Plan Initiative Overview (x7)

INITIATIVE 1: TRANSIT CORRIDOR INTENSIFICATION *(Budget: \$5.9M)*

1

Objective:

- Facilitate mixed-use and higher density residential development within up to 800m of St. Albert Trail;

Work Completed:

- Consultant hired;
- Engaged with the development industry; and
- Guiding principles drafted.

Key Deliverables:

- Growth and visual modeling, servicing analysis, drafting Land Use Bylaw amendments;
- Q1, 2026: Engagement with broader community;
- Sept. 2026: Council decision on LUB amendments; and
- Post-Sept. 2026: Housing, infrastructure, and financial incentives to achieve housing targets.



INITIATIVE 2: QUICK WIN REGULATORY UPDATES *(Budget: \$250k)*

2

Objective:

- Amend 'Established Neighbourhood Overlay' to reduce existing infill barriers.

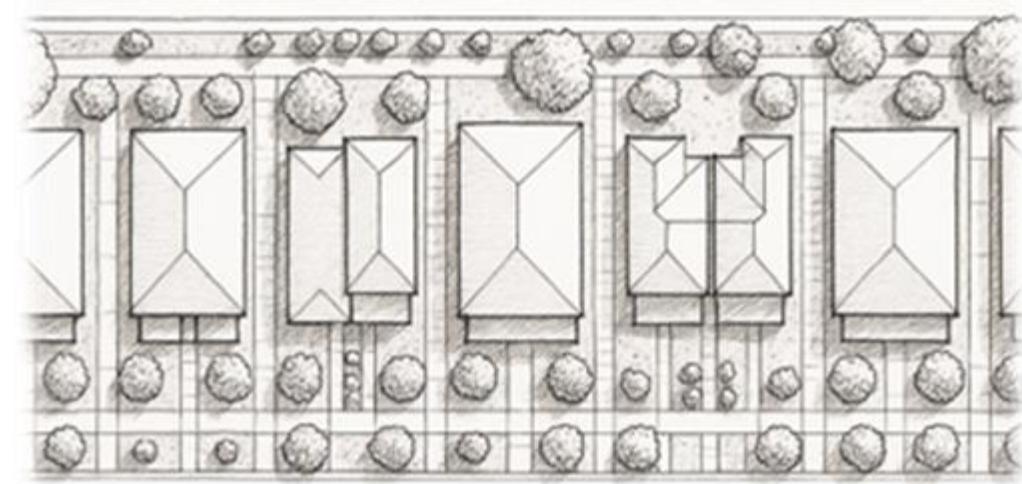
Work Completed:

- Development industry questionnaire;
- Public open house; and
- Proposed amendments and rationale document finalized.

Key Deliverables:

- Jan. 2026: Public hearing and Council decision.
- Updated Land Use Bylaw regulations.

NOTE: This Initiative #2 to be discussed later in presentation.



INITIATIVE 3: NEIGHBOURHOOD INTENSIFICATION *(Budget: \$2.9M)*

3

Objectives:

- Propose LUB amendments to achieve up to four units per lot on typical 'LDR' lots city-wide;
- Facilitate broader small-scale intensification; and
- Guide redevelopment of large infill lots.

Work Completed:

Key Deliverables:

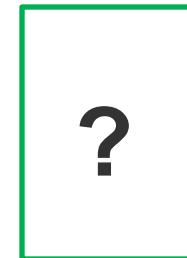
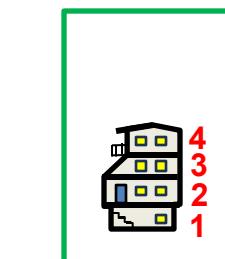
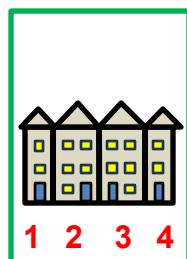
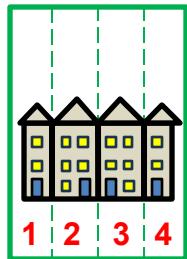
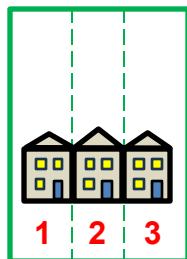
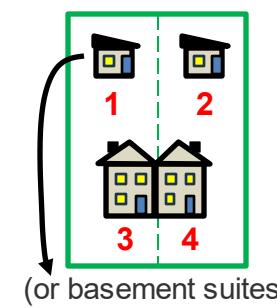
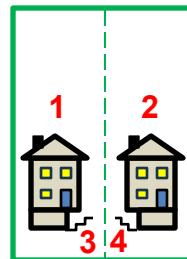
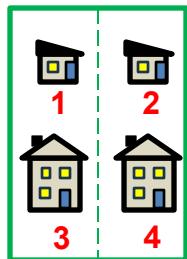
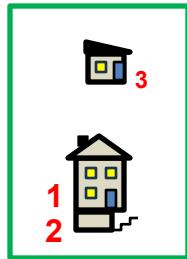
As per Initiative #1
(work combined for efficiencies)



INITIATIVE 3: NEIGHBOURHOOD INTENSIFICATION *(Budget: \$2.9M)*

3

Potential examples of up to four units per typical 'LDR' lot:



Objective:

- Develop framework for repurposing surplus City-owned lands for affordable housing; and proceed with pilot project(s).

Work Completed:

- Review of best practices;
- Developing site evaluation matrix; and
- Analysis of City-owned land.

Key Deliverables:

- Q1, 2026: Engagement with internal departments;
- Q2, 2026: Engagement with broader community; and
- November 2026: Council decision on recommendations.



Objective:

- Implement software to support more efficient processing of building, development, and planning applications.

Work Completed:

- ESRI / City Works “Accelerated Deployment Package”;
- Working on internal training materials; and
- Background work for software implementation and customization.

Key Deliverables:

- Q4 2025 – software launch for select permits; and
- Expand program to include other application types by 2028.



INITIATIVE 6: PARKING REGULATION STUDY *(Budget: \$150k)*

6

Objective:

- Implement solutions to 'surplus' residential parking supply inefficiencies in the Land Use Bylaw.

Work Completed:

- Consultant hired;
- Parking utilization study and best practices review done; and
- Public open house.

Key Deliverables:

- Jan. 2026: Public hearing and Council decision.
- Updated Land Use Bylaw regulations.

NOTE: This Initiative #6 to be discussed later in presentation.



INITIATIVE 7: DEVELOPMENT CONCIERGE SERVICE *(Budget: \$350k)*

7

Objective:

- Create service for streamlining applications for non-market housing across the City, or *any* housing Downtown.

Work Completed:

- Non-profit sector questionnaire;
- Best-practices examined;
- Service now LAUNCHED!

Key Deliverables:

- Outreach and presentations to developers and non-profits.



January 2026: Proposed Land Use Bylaw Amendments



Three Groupings of Proposed City-Initiated Land Use Bylaw Amendments:

Established Neighbourhood Overlay (HAF Initiative #2)

Changes which respect the character of older neighbourhoods, while allowing for more flexible and practical redevelopment.

Residential Parking Supply (HAF Initiative #6)

Updates to parking supply requirements to better reflect actual demand, support housing affordability, housing diversity, and land efficiency.

Housekeeping

Minor updates and clarifications to the current bylaw, as directed by prior Land Use Bylaw Update project.

INITIATIVE 2: QUICK WIN REGULATORY UPDATES

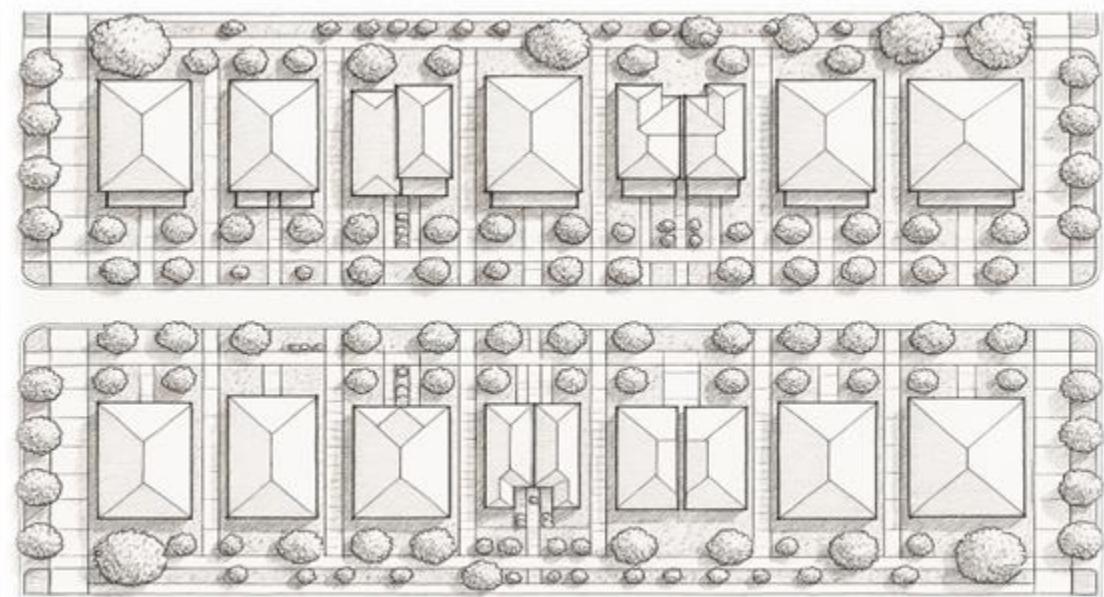
2

Goal:

Amend 'Established Neighbourhood Overlay' to reduce existing infill barriers.

What is the **Established Neighbourhood Overlay**?

The ENO, which was originally introduced in 2006, is an existing, supplemental layer of Land Use Bylaw regulations which apply to low-density residential uses within St. Albert's "established" neighbourhoods.

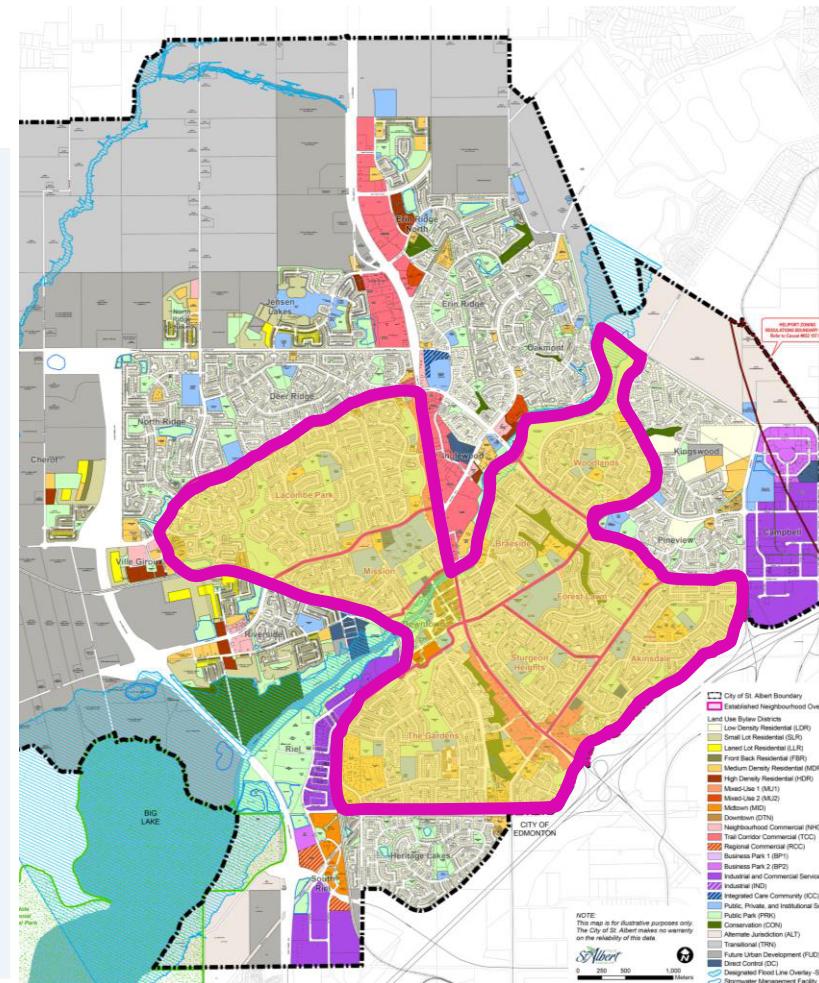


INITIATIVE 2: QUICK WIN REGULATORY UPDATES

2

Proposed Changes

- Removing "contextual" rules: Using consistent development regulations, instead of site-specific calculations that previously relied on neighbouring properties for calculation.
- Supporting modern renovations: Slightly increasing the allowed height and floor area to make it easier to update older homes (e.g. adding a second storey to a bungalow).
- Providing greater flexibility for garage placement on corner lots.
- Streamlining decision-making process.
- Reducing duplication.



INITIATIVE 2: QUICK WIN REGULATORY UPDATES

Summary of Feedback from ENO Questionnaire:

- Regulations are unclear, repetitive, and impractical.
- Remove the ENO completely, like Edmonton.
- Need greater parity between infill and greenfield development to prevent sprawl.

Summary of Feedback from Public Open House:

- Support for increasing housing options and affordability.
- Concerns about 8-plexes (Edmonton's approach).
- Concerns about drainage-related engineering requirements making infill not viable.

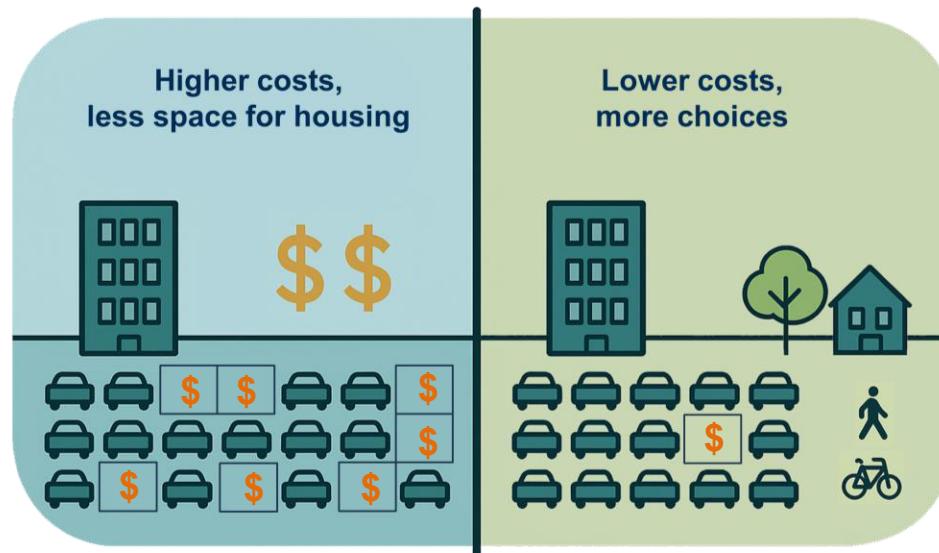


Goal:

Implement solutions to ‘surplus’ residential parking supply inefficiencies in the Land Use Bylaw.

Parking isn't free, it adds to housing costs.

Right-sized parking supports affordability and choice.



Study Included

- Compared St. Albert's residential parking supply requirements with other cities.
- Measured actual parking lot usage at ten apartment sites across St. Albert.
- Undertook a literature / technical review.

Proposed Changes

Type of Development	Existing Regulation	Proposed Regulation
• "Dwelling (Apartment)", • "Dwelling Unit Above a Non-Residential Use", and • "Dwelling (Loft Unit)"	• 1 space per dwelling unit	• 0.9 spaces per dwelling unit
• "Dwelling (Townhouse – Plex)"	• 2 spaces per dwelling unit	• 1 space per dwelling unit
• "Supportive Living Accommodation"	• 1 space per dwelling unit	• 1 space per 3 dwelling units
• "Affordable Non-Market Housing"	• 1 <i>visitor</i> space per 7 dwelling units	• 1 <i>visitor</i> space per 10 dwelling units

Summary

- The City has conditionally been awarded a HAF grant of up to \$11.8M.
- Agreement with CMHC involves satisfying key milestones, approving key decisions, and ultimately enabling 302 additional housing units over 3 years.
- On January 27, a Council decision is required on two initiatives (ENO and parking) to satisfy CMHC requirements. These proposed Land Use Bylaw changes will be coordinated with broader 'housekeeping' amendments.