

CITY OF ST. ALBERT

BYLAW 7/2025

LAND USE BYLAW AMENDMENT

Being Amendment 4 to the Land Use Bylaw 18/2024

The Council of the City of St. Albert ENACTS AS FOLLOWS:

1. Bylaw 18/2024, the Land Use Bylaw, is hereby amended by this Bylaw.
2. Part 5.17 (MID) Midtown District, is amended as follows:
 - a. Section (4) Permitted and Discretionary Uses Mixed-Use Area C is amended by adding a new row, below row (v). Adding the words “(b) Dwelling (townhouse - complex)” in the column Discretionary Uses, after (b) Daycare facility. Moving (vi) (a) Established (brew pub) under Permitted Uses to be in the same row as (b) Dwelling (townhouse - complex), and moving (vii to xix) each up one row.
 - b. Add a new section after (9) Site Density (a)(iv). Amend by adding a section title “(10) SITE DENSITY BONUS” and below (10) Site Density Bonus add the following text: “Notwithstanding section (9)(a)(iii), the maximum *site density* may exceed 250 *dwelling units* per net hectare in Area C, only if the following conditions are met:
 - (i) A minimum of 70% of required *parking* stalls are provided in a *parking structure (underground)* or within a *parking structure* integrated within the *building*, including high-quality exterior finishing that matches or complements the *principal building* exterior, where *site* design permits;
 - (ii) A minimum of 5% of *dwelling units* shall be provided as *affordable non-market housing*; and
 - (iii) In the opinion of the *Development Authority*, at least one of the following *site* improvements are provided:
 - (A) Wider sidewalks or walkways internal to the *site*, together with street furniture to the satisfaction of the *Development Authority*;
 - (B) Enhanced *landscaping*, to the satisfaction of the

Development Authority;

- (C) *Landscaping* that is drought tolerant, reducing the need for irrigation;
 - (D) Green building products or technologies that reduce the carbon footprint or increase energy efficiency;
 - (E) *Barrier-free* design incorporated into *dwelling units* and the exterior feature of the *site*; or
 - (F) Indoor or outdoor common *amenity areas*, in addition to the minimum required common and private *amenity areas* when:
 - (I) Provided at a ratio of 1.50 m² per *dwelling unit*;
 - (II) Grouped into areas of not less than 30.00 m²; and
 - (III) Not located in any required *setback*.”
- c. All sections after the insert of the new section (10) Site Density Bonus must be renumbered.
- d. Section (10) Amenity Area (Common) (a)(vi) is amended by deleting the word “(11)” and replacing with “(12)”, and deleting “(10)(e)” and replacing with “(11)(e)”.
- e. Add a new section after (23) Apartment or Mixed-Use Building Setback (a)(iii). Amend by adding “(24) SITE DENSITY BONUS SETBACK” and below (24) Site Density Bonus Setback add the following text “(a) Notwithstanding sections (20), (22), and (23) for *developments* in Area C subject to the *site density* bonus of this District, the *Development Authority* may determine the minimum building *setbacks*, taking into account adjacent uses.”
- f. All sections after the insert of the new section (24) Site Density Bonus Setback must be renumbered.
- g. Section 5.17 (26)(a) Building Separation Distance, amend by adding after A and B “, or for a *dwelling (townhouse - complex)* in Area C”. The sentence reads: The minimum separation distance for residential buildings in areas A and B, or for a *dwelling (townhouse - complex)* in Area C is:
- h. Section 5.17 (28) Parking (a)(i) Residential Land Use Minimum Parking Requirement table amend by adding a new row (c) below row (b). Deleting

“*Dwelling (townhouse - complex)*” from row (b). Adding “*Dwelling (townhouse - complex)*” in the new row (c) under column heading Residential Land Use. Adding in the new row (c) under column Minimum Parking Requirement these words: “(i) For a *dwelling unit* equal to or greater than 5.18 m in width, 1.5 stalls per *dwelling unit*. (ii) For a *dwelling unit* less than 5.18 m in width, one stall per *dwelling unit*; plus, (iii) One stall per seven *dwelling units* for visitor *parking*.”

- i. Housekeeping to address numbering format in the Midtown District.
3. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 18/2024 that incorporates the amendments made by this amending bylaw and otherwise conforms with the requirements of section 69 of the *Municipal Government Act*.

EFFECTIVE DATE

4. This bylaw comes into effect when it is passed.

READ a First time this 1st day of April 2025.

READ a Second time this 1st day of April 2025.

READ a Third time this ____ day of _____ 20____.

SIGNED AND PASSED this ____ day of _____ 20____.

MAYOR

CHIEF LEGISLATIVE OFFICER