

What We Learned

**Land Use Bylaw Amendments – Housekeeping and Housing
Accelerator Fund Initiatives #2 and #6**

January 27, 2026



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INTRODUCTION

This *What We Learned* report covers three consultations that provided input or context to Bylaw 2/2026:

- The Established Neighborhood Overlay Survey;
- The Redistricting mailout for 710PUL St. Albert Trail (re. stormwater management pond); and
- The Public Open House for LUB Housekeeping and Housing Accelerator Fund Initiatives #2 and #6.

The notification methods, structure or questions asked, and information provided to participants is detailed in this report by event.

CONSULTATION 1 - ESTABLISHED NEIGHBOURHOOD OVERLAY SURVEY

Notification Method

Email to Targeted Stakeholders

The only notification method for this survey was via email. On May 26, 2025, an email was confidentially sent to approximately 20 targeted infill developers, builders, and organizations presumed to have recent experiences navigating the “Established Neighbourhood Overlay” section of the City’s Land Use Bylaw. The email included a link to an anonymous Microsoft Forms survey.

Survey Structure

The survey asked four broad questions that were anticipated to take less than 5 minutes to complete. Response options were all ‘essay’ style, in which participants could write unlimited text if desired.

Responses

During the feedback period of May 26 to June 13, 2025, the survey received six responses. Below is a summary of questions asked, and the key themes of the responses provided. For protection of privacy, some verbatim responses have been paraphrased in this report.

Question 1 (Essay):

What does your company/organisation *like* about the ENO regulations?

Responses & Themes

This question received six responses. Key themes included:

- Enables gentle density for only half of the City's older lots;
- Informs neighbours;
- Clearly outlines building parameters (setbacks, coverage, height);
- Enables small 'steps' for changes; and
- Nothing (x2 responses).

Question 2 (Essay):

What does your company/organisation *dislike* about the ENO regulations?

Responses & Themes

This question received six responses. Key themes included:

- Drainage requirements mandate conformance to current standards, which "sterilizes" many infill opportunities in older communities.
- Concerns with negotiating drainage easements with neighbours, and the deposits/fees necessitated by the City's pre-qualified contractors.
- Requirements are unclear and located in multiple places.
- Too restrictive, and do not enable current-day real estate market norms.
- Confusing to understand.
- Recommendations to follow the City of Edmonton's equivalent solution (i.e. Edmonton removed their 'Mature Neighborhood Overlay').

Question 3 (Essay):

Briefly describe your key issues with getting an infill project constructed in St. Albert:

Responses & Themes

This question received six responses. Key themes included:

- Financial viability is unclear and uncertain, adding risk.
- Unclear on what is needed pre-permit stage.

- Conditional approvals for infill subdivision are too restrictive. In the City of Edmonton, the only two conditions are generally to apply for a demolition permit and settle outstanding property taxes. Other tasks occur at the development permit stage.
- Even if requirements can be satisfied, the parking regulations are not feasible.
- Relatively minor infill projects are treated like much larger scale development requiring development agreements and letters of credit. This necessitates substantial costs, effort, and time – even *before* approval to subdivide. This puts the “cart before the horse”.

Question 4 (Essay):

Is there anything else you'd like to share?

Responses & Themes

This question received six responses. Key themes included:

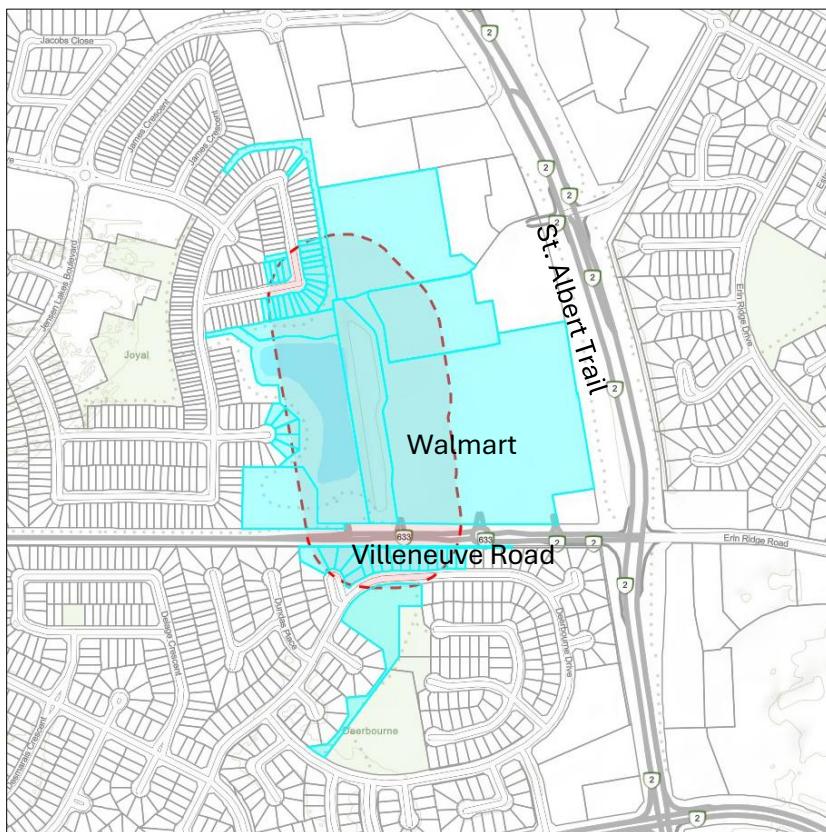
- Applicant indicated that they verbally contacted Engineering department previously with recommendations on grading challenges in infill contexts.
- The City's departments have been helpful and easy to reach.
- Suggest following Edmonton's lead and remove the ENO overlay entirely.
- Ideally the ENO would be removed altogether. However, other LUB regulations must also change (e.g. parking is too restrictive). In addition, infrastructure upgrades must be reconsidered.
- Greater parity must be reached between infill and greenfield development to prevent urban sprawl. Waste collection must also be considered. The municipal bond, although a good idea, can also create an additional barrier for development and investors. So many builders are taking advantage of the Mortgage Loan Insurance select program, which requires a minimum of 5 units on a parcel, also removes most of the required cash up front, and has been a huge reason so many of these projects have been built in St. Albert's neighbour.
- Setback requirements are confusing (e.g. need to match the average of neighbouring units). These pose difficulties for infill builders, as clients are wanting larger spaces, but restrictions leave little room for larger footprints.

CONSULTATION 2 – REDISTRICTING MAILOUT

Notification Method

Landowners within a 100-meter radius from the parcel received a mailed letter. A diagram of impacted parcels (shown in teal), within the red dotted buffer, can be seen as Figure 1. The mailout included 71 letters.

Figure 1: 100 m Buffer from Parcel to be Redistricted (regarding a stormwater management pond).



Content - Letter



Planning & Development
Phone: 780-459-1642

File: Redistricting E.1.294 (LUB00202)

November 5, 2025

5 St. Anne Street
St. Albert, AB T8N 3Z9
www.stalbert.ca

Attention: Registered Owner or Occupant

**RE: PROPOSED LAND USE BYLAW, SCHEDULE A AMENDMENT, 710PUL
ST. ALBERT TRAIL**

The City of St. Albert, as part of the Land Use Bylaw housekeeping project, is proposing to amend the Land Use Bylaw 18/2024, Schedule A, by redistricting 710PUL St. Albert Trail. Please find attached a copy of the location map (Figure 1) and the proposed redistricting map (Figure 2).

The legal description, ATS reference, and municipal address for the proposed redistricting are shown in Table 1.

Table 1: Legal Description, ATS Reference, and Address

Legal Description	ATS Reference	Address
Plan 012 4161, Block 1, Lot 4PUL	SW ¼, Section 16, Township 54, Range 25, West of the 4 th Meridian	710PUL St. Albert Trail

Administration is proposing to redistrict the subject lands from the Trail Corridor Commercial (TCC) District to the Public Park (PRK) District. The proposed land use district, area, and potential land uses are shown in Table 2.

As this parcel is part of a stormwater management facility and is designated as a Public Utility Lot (PUL), the commercial development permitted within the TCC District would not be feasible. Typically, the Public Park District is placed on stormwater management facilities. Redistricting this parcel would allow this portion of the stormwater management facility to have the same district as the adjacent portion of the stormwater management facility.



Table 2: Proposed Land Use

Proposed District	Area of Land	Some Permitted Land Uses
Public Park (PRK) District	1.75 hectares± (4.33 acres±)	Park

Comment Period

If you wish to provide comments on the proposed redistricting, please provide by email by **November 19, 2025**. Comments will be taken into consideration when staff prepares the agenda report for City Council.

Please be advised that comments you submit, either orally or in writing, may be recorded and made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act.

The tentative public hearing date is in January 2026. The public hearing date will be advertised in the St. Albert Gazette newspaper under Citylights prior to the public hearing.

If you have any questions or comments, please contact me at 780-418-6790, or email bdupuis@stalbert.ca.

Sincerely,



Barb Dupuis, RPP, MCIP, MEDes
Planner

Enclosures: Figure 1, Location Map
Figure 2, Redistricting Map

Responses

During the feedback period of November 5, to November 19, 2025, the mailout received two responses/inquiries from nearby residents, three responses from city departments, and three responses from external utility providers in the area. None had any concerns with the proposed redistricting.

Table 1: Summary of Internal Comments

City Department	Summary of Feedback
Engineering	AMLIIS is supportive. Its current use appears to align with the proposed redistricting.
Recreation & Parks	Recreation and Parks is supportive, as the proposal aligns the district to the actual land use.
Taxation	The parent parcel is held by the City of St. Albert and exempt from taxation. Purposed new redistricting will have minimal effect on the total assessment as the existing parcel's primary use will continue to be part of our storm water management facilities.

Table 2: Summary of External Comments

Company	Summary of Feedback
ATCO Gas	Provided contact details if further gas infrastructure is required.
ATCO Pipelines	ATCO Transmission wishes to confirm we have no conflict as we have no high-pressure pipelines in the proposed area
FortisAlberta	FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.

Table 3: Summary of Public Comments

City Department	Summary of Feedback
Respondent 1	The respondent was supportive of the redistricting but had concerns about sign brightness and noise from the adjacent commercial site to the east.
Respondent 2	The respondent asked about the change and was provided with general information about the redistricting.

CONSULTATION 3 – PUBLIC OPEN HOUSE

Open House Information

Administration facilitated an informal, drop-in open house at Servus Place, on November 24, 2025, from 4:00 p.m. to 7:00 p.m. The objective was to share high-level information about two HAF initiatives regarding proposed Land Use Bylaw amendments that will ultimately have the effect of simplifying the Established Neighborhood Overlay, and right-sizing minimum parking supply regulations for select residential uses. For efficiencies, information about the LUB 'housekeeping' amendments was also presented.

Notification Methods

Email to Targeted Stakeholders

Targeted stakeholders were notified via email. On November 12, 2025, an email was confidentially sent to approximately 20 targeted infill organizations, developers, and builders, which was the same as the Established Neighbourhood Overlay Survey stakeholders.

Additionally, on November 21, 2025, twenty-eight further stakeholders were emailed, who were developers, builders, and landlords.

Newspaper Ads

Advertisements were placed in two editions of the St. Albert Gazette. The November 13, 2025, advertisement can be seen as Figure 2, and the November 20, 2025, advertisement can be seen as Figure 3.

Figure 2: St. Albert Gazette Advertisement – November 13, 2025

Housing that fits St. Albert

Learn about new development initiatives and how we're planning for the future.

Drop-In Open House

November 24

4:00 – 7:00 p.m.

Homes by Avi Community Room at Servus Credit Union Place

Visit stalbert.ca and search HAF to learn more.

 stalbert.ca



Figure 3: St. Albert Gazette Advertisement – November 20, 2025

St. Albert Gazette, Thursday, November 20, 2025 - A19

Planning for what's next – while keeping St. Albert, St. Albert

Learn about new development initiatives and how we're planning for the future.

Drop-In Open House

November 24

4:00 – 7:00 p.m.

Homes by Avi Community Room at Servus Credit Union Place

Visit stalbert.ca and search HAF to learn more.

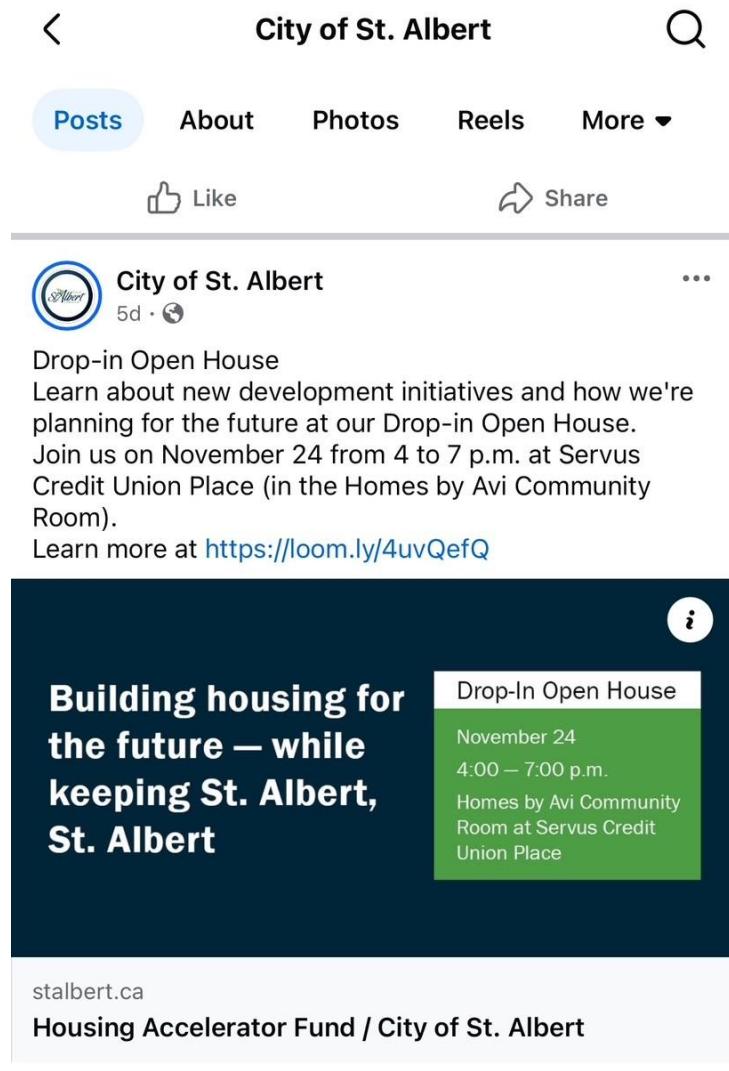
 stalbert.ca



Social Media Ads

Advertisements for the open house were placed on the City's Facebook and Instagram accounts. The Facebook post can be seen as Figure 4, and the Instagram post can be seen as Figure 5.

Figure 4: Facebook Post



The image shows a Facebook post from the 'City of St. Albert' page. The post is titled 'Drop-in Open House' and includes a description of the event: 'Learn about new development initiatives and how we're planning for the future at our Drop-in Open House. Join us on November 24 from 4 to 7 p.m. at Servus Credit Union Place (in the Homes by Avi Community Room). Learn more at <https://loom.ly/4uvQefQ>'. The post features a dark blue header with white text and a green callout box containing event details. The City of St. Albert logo is in the top left corner of the post. The post has a 'Like' and 'Share' button at the bottom.

Figure 5: Instagram Post



Content – Presentation Boards

Land Use Bylaw

What is a Land Use Bylaw?

- A Land Use Bylaw (LUB) is a local bylaw, approved by City Council, that guides how land is used and developed in St. Albert.
- It determines where homes, businesses, and parks can be built, and what types of buildings are allowed in different areas.
- We are proposing to amend the Land Use Bylaw to:
 - 1) Incorporate "housekeeping" updates (further to introducing a new Land Use Bylaw in 2024), and
 - 2) Address Housing Accelerator Fund commitments.



Proposed Changes to the Land Use Bylaw

Housekeeping Amendments

Minor updates and clarifications to the current bylaw.

Established Neighbourhood Overlay Amendments

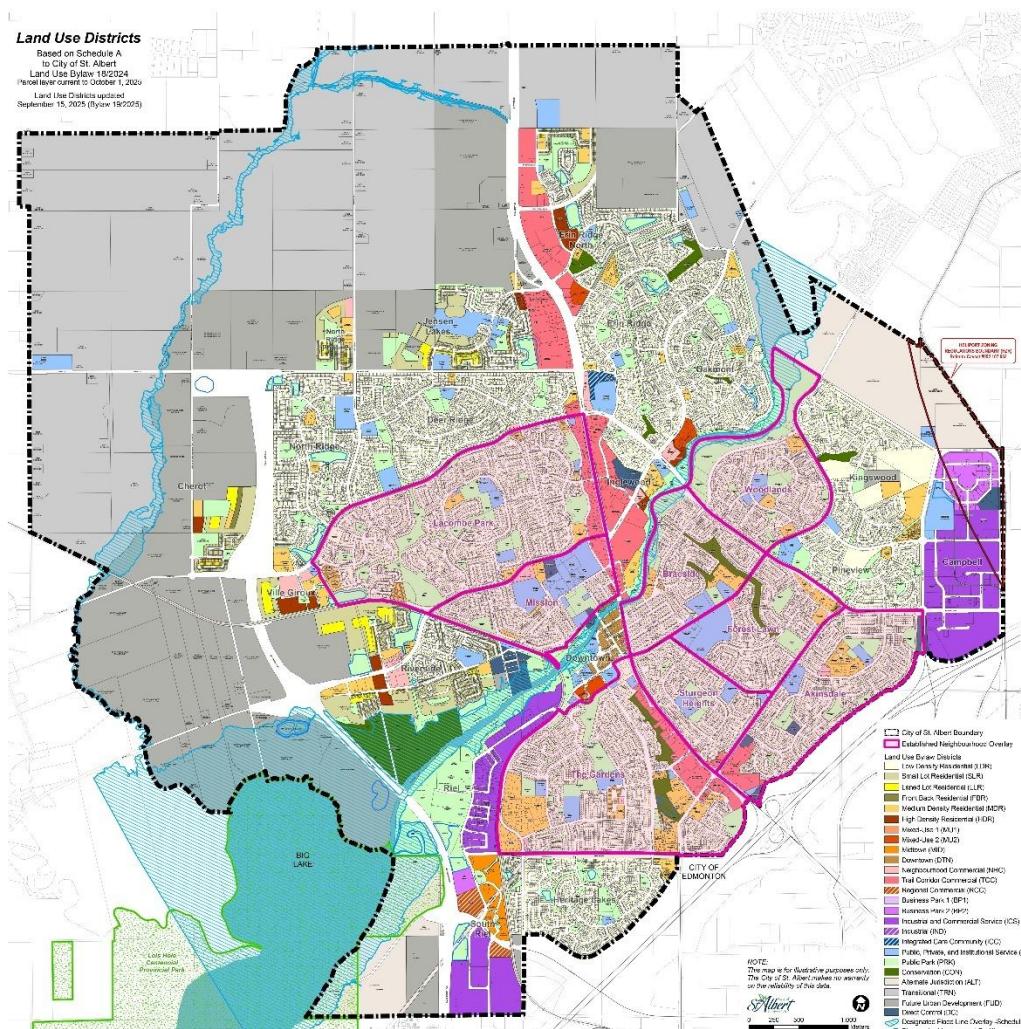
Changes which respect the character of older neighbourhoods, while allowing for more flexible and practical redevelopment.

Residential Parking Supply Amendments

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



Land Use Map



Housekeeping Amendments

Proposed Changes Continued

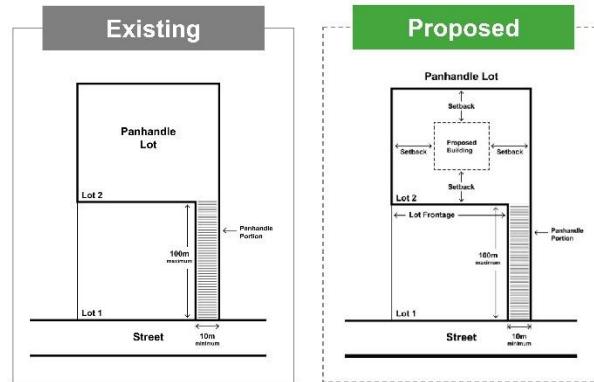
- Clarification on subdivision application procedures, including how completeness is determined, and review timelines.
- Updating definitions for items like animal services, cannabis production and distribution facilities, hot tubs, livestock, private pools, and townhousing.
- Requiring buildings > 50 m to undergo an Urban Design Review, which looks at how the building fits with surrounding development.



Housekeeping Amendments

Proposed Changes

- Correcting errors in numbering, punctuation, and grammar.
- Adjusting figures and measurements for clarity.
- Updating maps to illustrate new lots, neighbourhood boundaries, and road names.



What is the Housing Accelerator Fund (HAF)?

The federal government is investing \$11.8 million in the City of St. Albert to help make it easier and faster to build more housing, while ensuring growth is thoughtful and well-planned for our community.

Work is underway on seven related initiatives, two of which are being presented in detail today.

#1 Transit Corridor
Intensification
Strategy

#2 Quick Wins
Regulatory
Updates

#3 Neighbourhood
Intensification
Strategy

#4 Public Lands
Redevelopment
Strategy

#5 Electronic
Building Permit
Program

#6 Parking
Regulation
Study

#7 Development
Concierge
Service



For more information visit:
<https://stalbert.ca/dev/planning/initiatives/haf/>



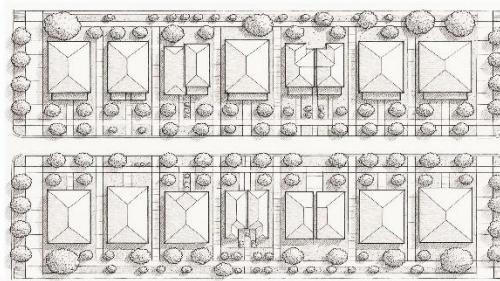
Initiative #2: Quick Win Regulatory Updates

Goal:

Clearer rules to strike a better balance between maintaining the character of established neighbourhoods and encouraging more housing options.

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, outlined in pink on the map.



Initiative #2: Quick Win Regulatory Updates

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.

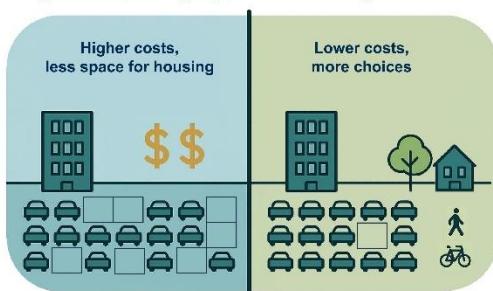


Initiative #6: Parking Regulation Study

Goal:

To update St. Albert's residential parking supply requirements to make sure they're the right fit for our community's needs.

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.



Next Steps and Timeline

Next Steps

- Administration will share information on the Housing Accelerator Fund and proposed Land Use Bylaw amendments at Standing Committee of the Whole on December 9, 2025.

Council Decision

- Any changes to the Land Use Bylaw need approval from City Council.
- Administration will prepare a report for Council, which will be posted on the City website ahead of the meeting, expected in January 2026.



Minimum Parking Supply Requirements

Proposed Changes

Type of Development	Existing Regulation	Proposed Regulation
• "Dwelling (Apartment)", • "Dwelling Unit Above a Non-Residential Use" • "Dwelling (Loft Unit)"	• 1 parking space per dwelling unit	• 0.9 parking spaces per dwelling unit (10% reduction) [Note: excludes Downtown]
• "Dwelling (Townhouse – Plex)"	• 2 parking spaces per dwelling unit	• 1 parking space per dwelling unit. (50% reduction)
• "Supportive Living Accommodation"	• 1 parking space per dwelling unit, plus • Additional parking requirements for visitors/employees	• 1 parking space per 3 dwelling units (66% reduction) , plus • Additional parking requirements for visitors/employees (i.e. leave unchanged).
• "Affordable Non-Market Housing"	• 1 visitor parking space per 7 dwelling units, plus • Additional parking requirements for residents.	• 1 visitor parking space per 10 dwelling units (30% reduction) , plus • Additional parking requirements for residents (i.e. leave unchanged).

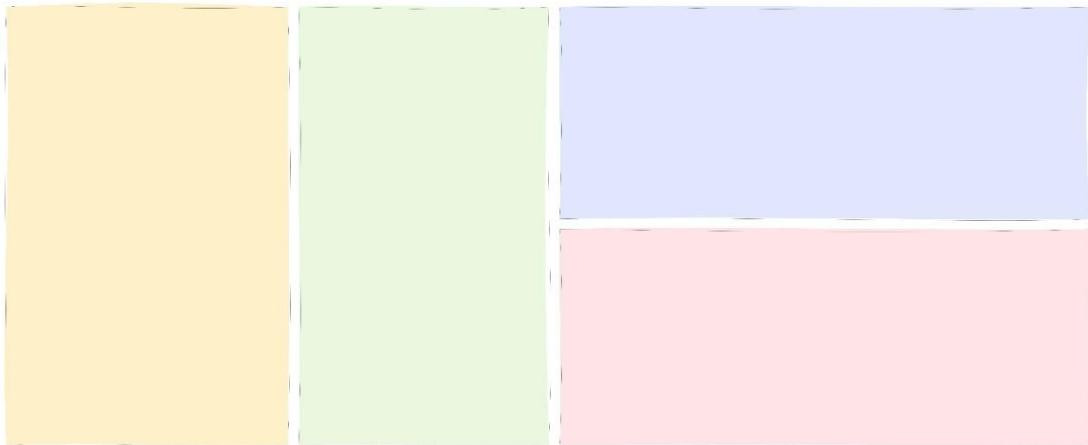


Questions

We'd love to hear from you!

Do you have any questions about the proposed changes?

Write your question on a sticky note and post it here!



Attendance

An estimated sixteen people attended the open house. This included four representatives of the development & building industry, and one member of Council.

Responses

No questions or feedback were posted by participants on the last presentation board.

A summary of some conversations staff held with attendees at the Open House included:

- Support for increasing housing affordability and diversity within the city.
 - Residents who are retired and looking to downsize but can't.
 - Can't afford alternatives if they are more expensive.
 - Can't find what they need (e.g. homes with no stairs).
 - Younger families struggling to find housing options that suit their needs and budget.

- Concern over 8-plexes and what Edmonton has done.
- Concerns with new neighbourhoods, as the homes are closer together, and there is not as much space for parking on the street.
- Engineering standards and requirements should be updated to enable redevelopment in older neighbourhoods (e.g. grading, drainage).
- Opportunities for development in Downtown St. Albert, and new housing projects that are being planned in that area.
- Some residents favour a specific home design (e.g. bungalow) but can't find one available in their preferred price range.

One representative from the development industry suggested that, in addition to these LUB changes, we'd be prudent to also consider non-LUB policy/regulation too such as e.g. municipal engineering standards (especially drainage) where applicable for enabling more infill.