

**Attachment #1 - Dec. 9, 2025 SCoW Report & Presentation**

**PREVIOUSLY DISTRIBUTED INFORMATION**

Please find the PREVIOUSLY DISTRIBUTED Agenda Report from the December 9, 2025 Standing Committee of the Whole meeting Agenda Package, titled “Introduction & Updates re. Housing Accelerator Fund” (AR-25-455) for additional information in the link below:

[Link to December 9, 2025 Standing Committee of the Whole Agenda](#)

(Note from Craig Walker: see overleaf for PowerPoint)

**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

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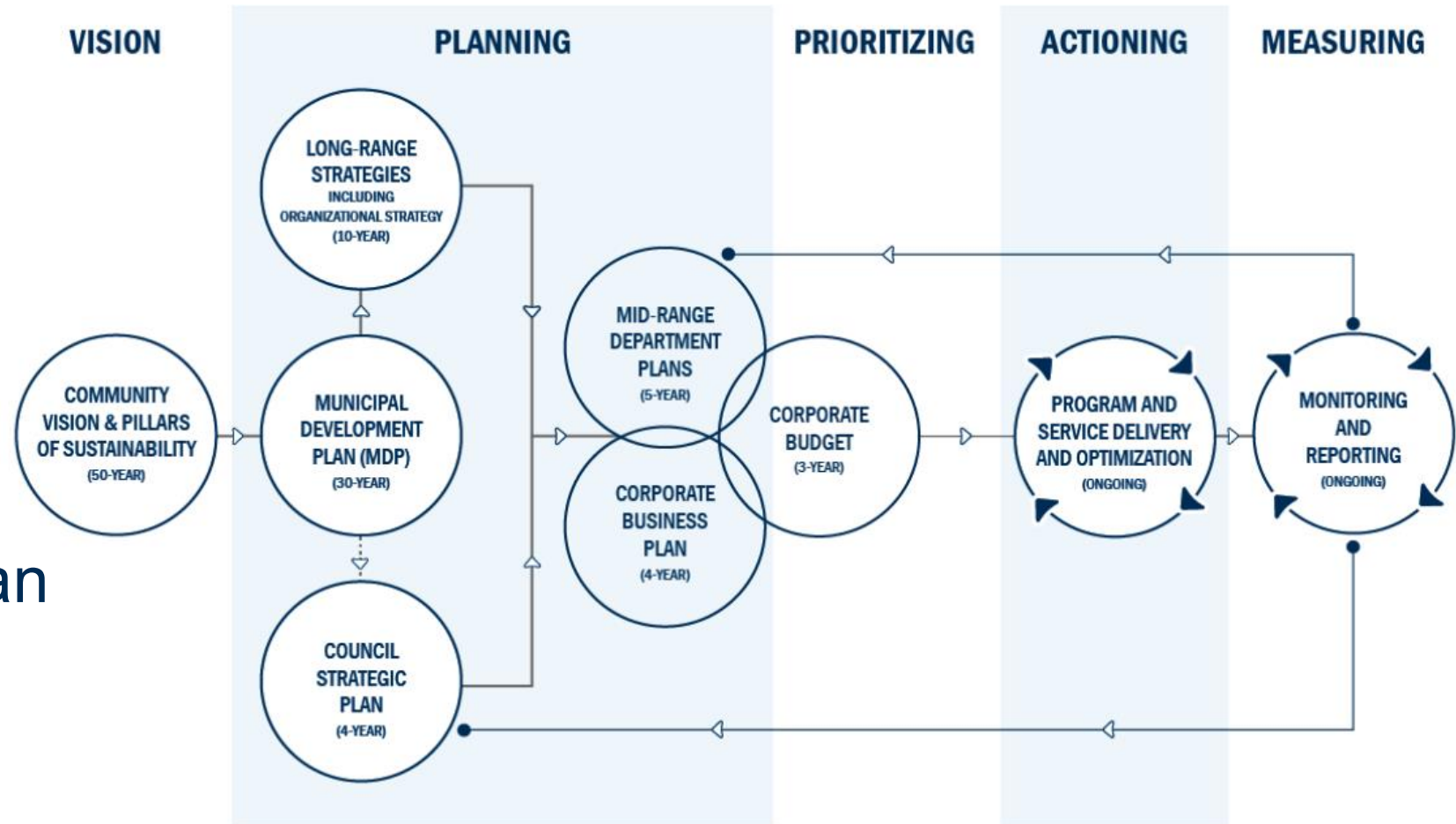
- Planning Branch Introduction
- Housing Accelerator Fund (HAF) Background
- HAF Action Plan Initiative Overview (x7)
- January 2026: Proposed Land Use Bylaw Amendments
- Summary

# 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



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

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- 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!

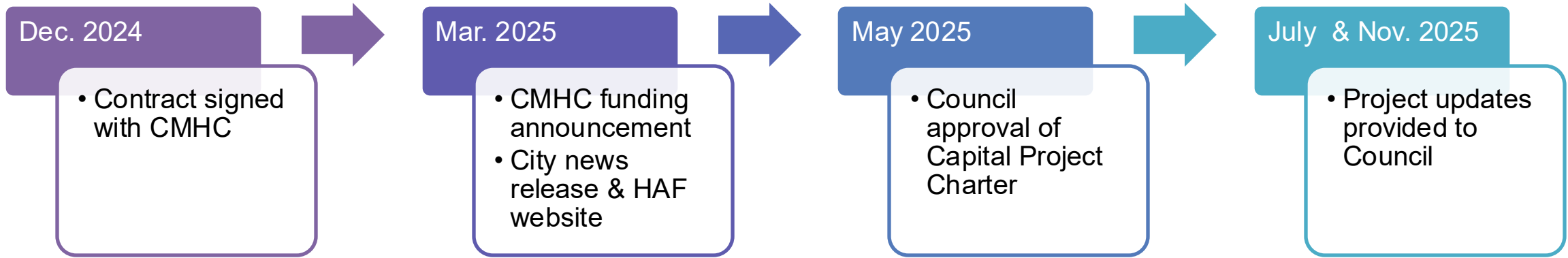
# HAF Conditions



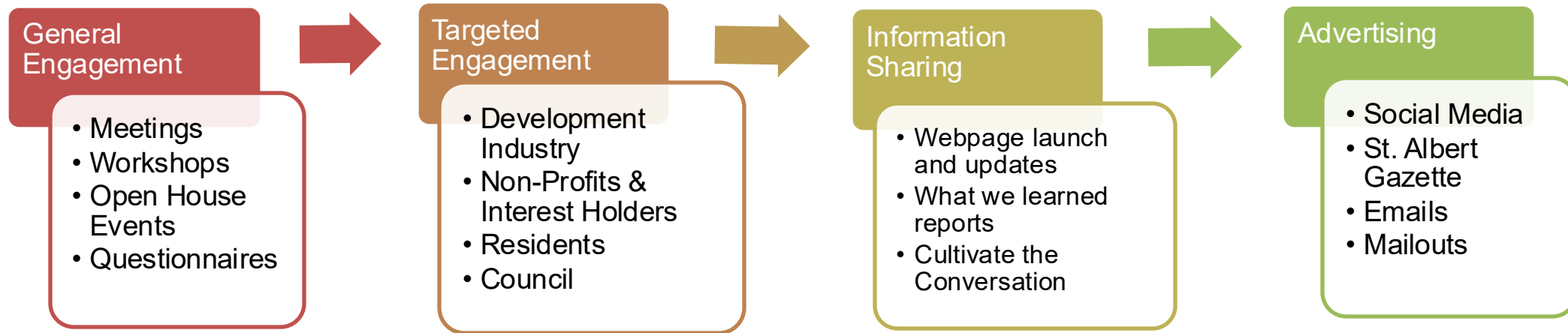
- Fulfilling project milestones and deadlines;
- Achieving predicted housing targets; and
- Housing Needs Assessment (every 5 years).

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):	<u>+302</u>

# Actions Undertaken



# Engagement / Communications



# HAF Action Plan Overview

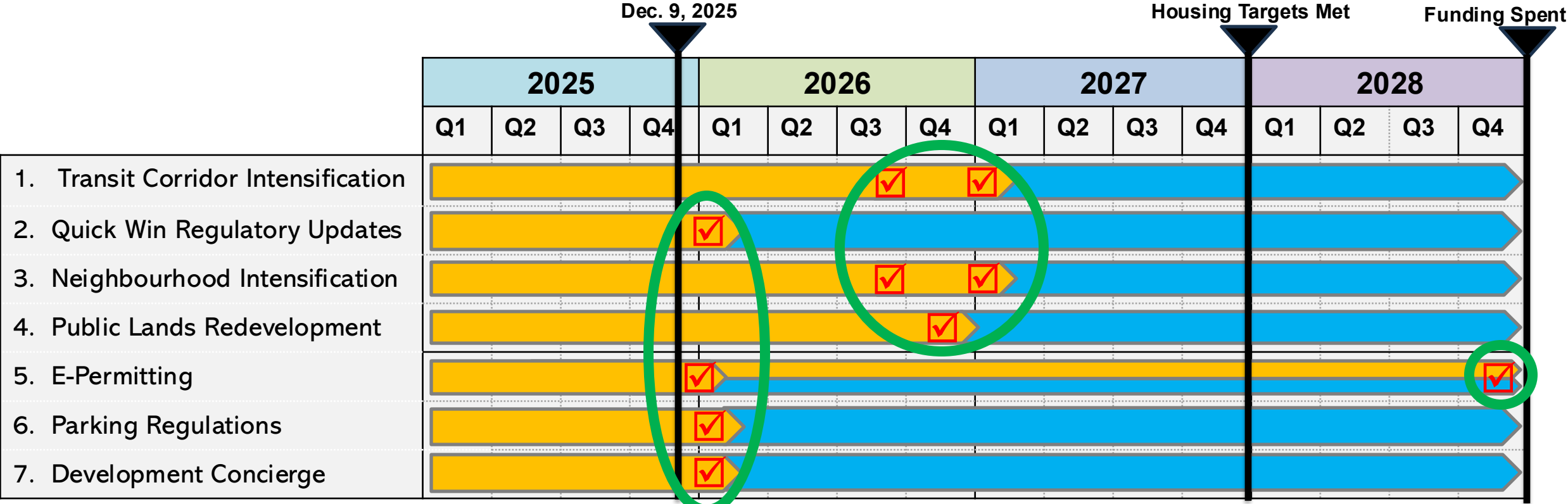
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1. Transit Corridor Intensification:	98 units
2. 'Quick Win' Regulatory Changes:	40 units
3. Neighbourhood Intensification Strategy:	45 units
4. Public Lands Redevelopment Strategy:	60 units
5. Electronic Building Permit Processing:	32 units
6. Parking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

(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.

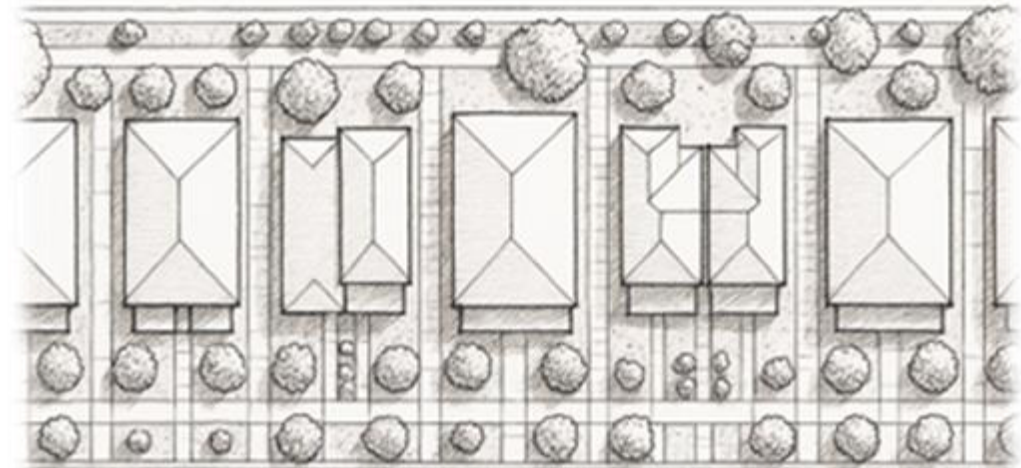
### Work Completed:

- 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)*

## 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:

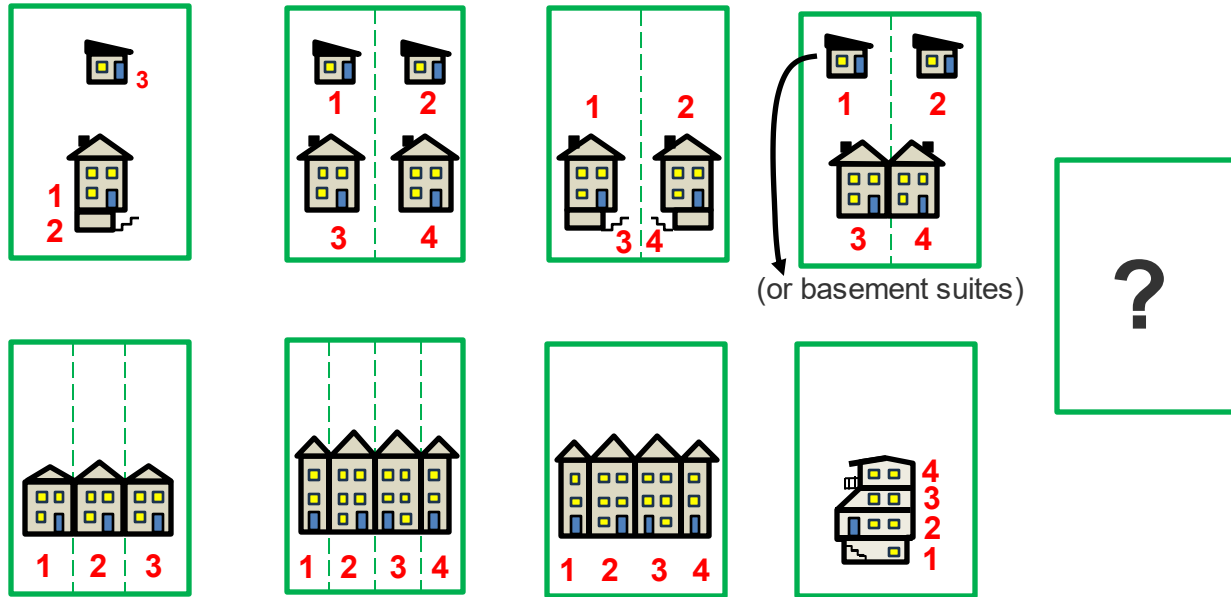
As per Initiative #1  
(work combined for efficiencies)

## Key Deliverables:



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

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



# INITIATIVE 4: PUBLIC LAND REDEVELOPMENT STUDY *(Budget: \$1M)*

4

## 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.



# INITIATIVE 5: ELECTRONIC PERMIT PROGRAM *(Budget: \$1.7M)*

5

## 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:

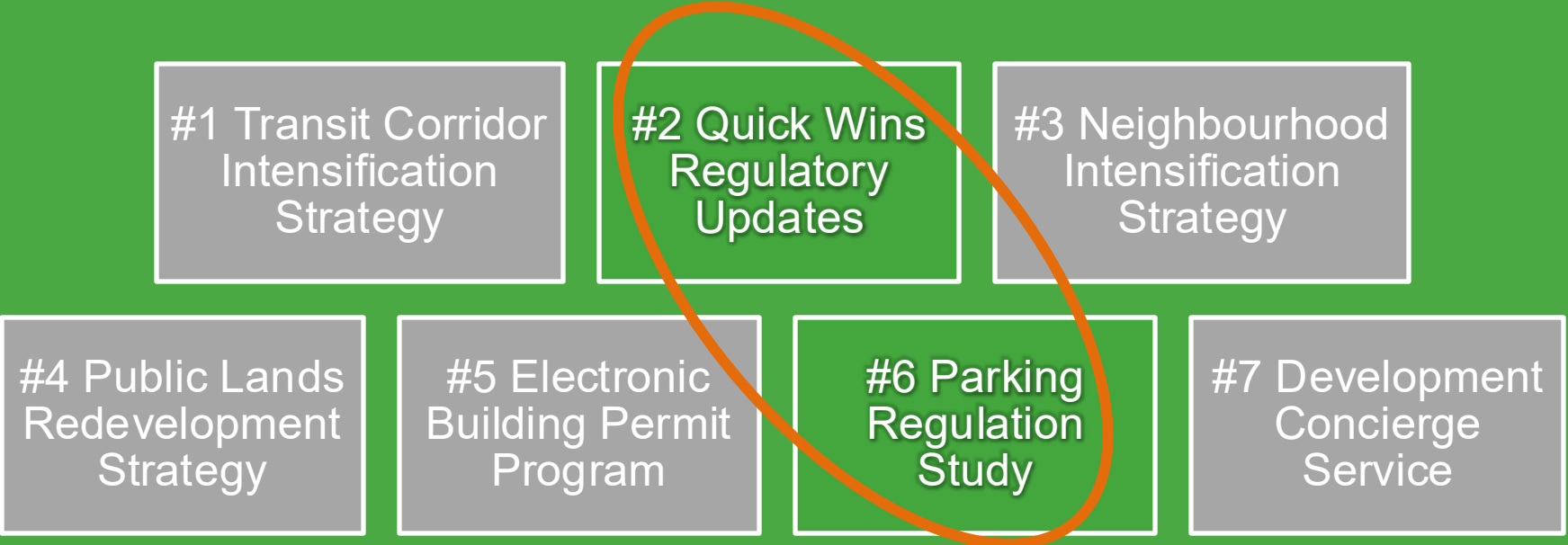
- Non-profit sector questionnaire;
- Best-practices examined;
- Service now LAUNCHED!

## 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**

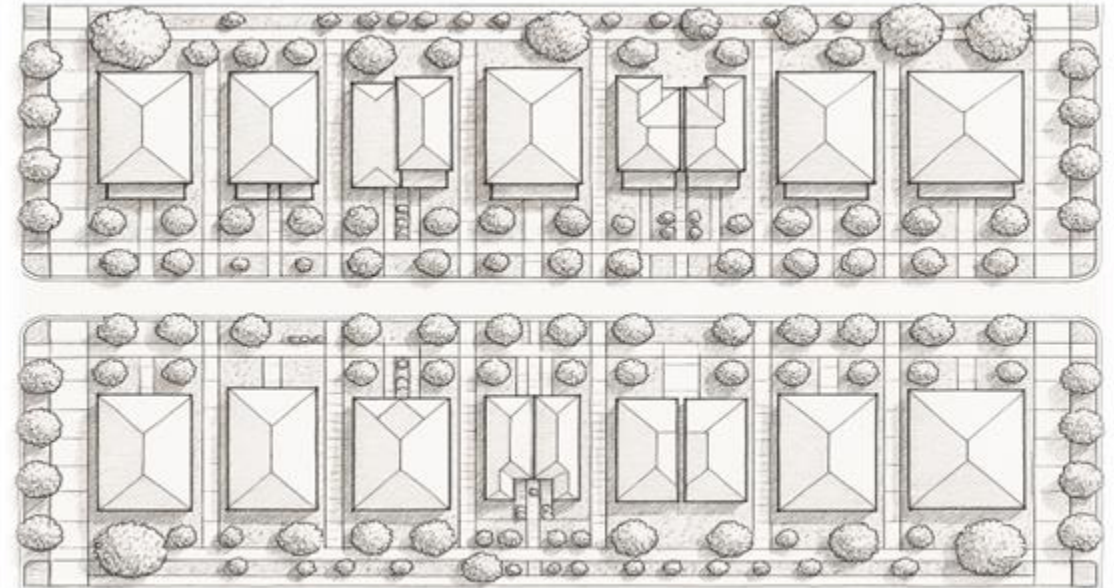
Minor updates and clarifications to the current bylaw, as directed by prior Land Use Bylaw Update project.

## 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.

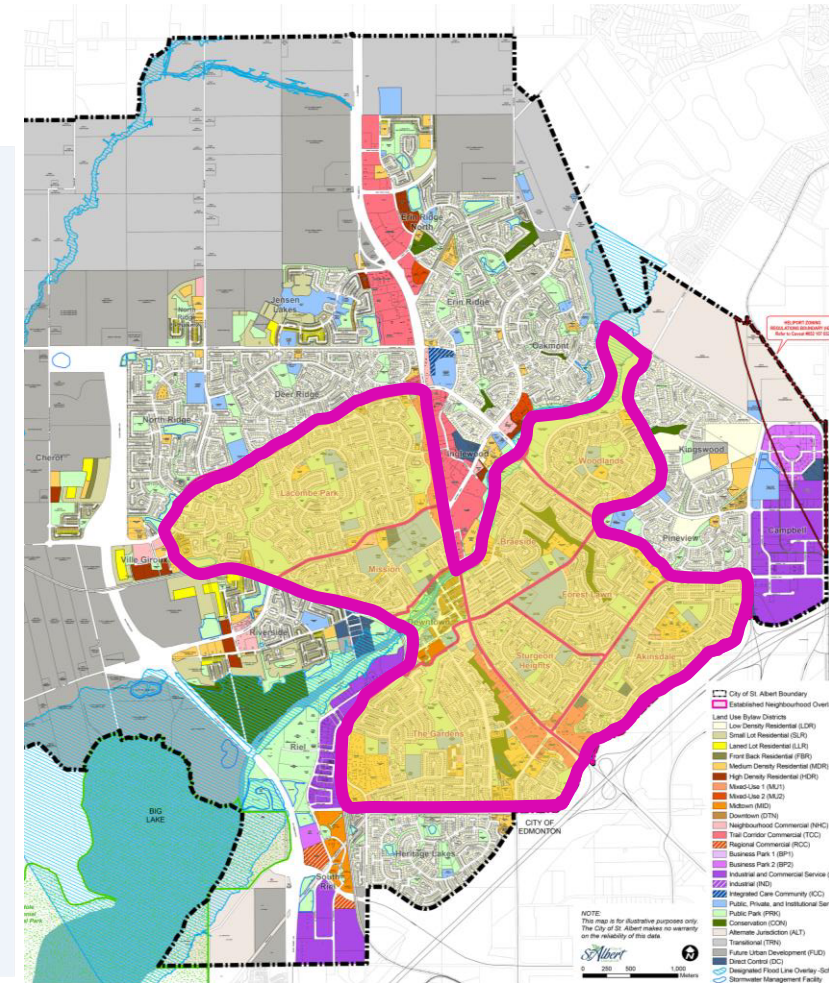


# INITIATIVE 2: QUICK WIN REGULATORY UPDATES

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

2

## 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.

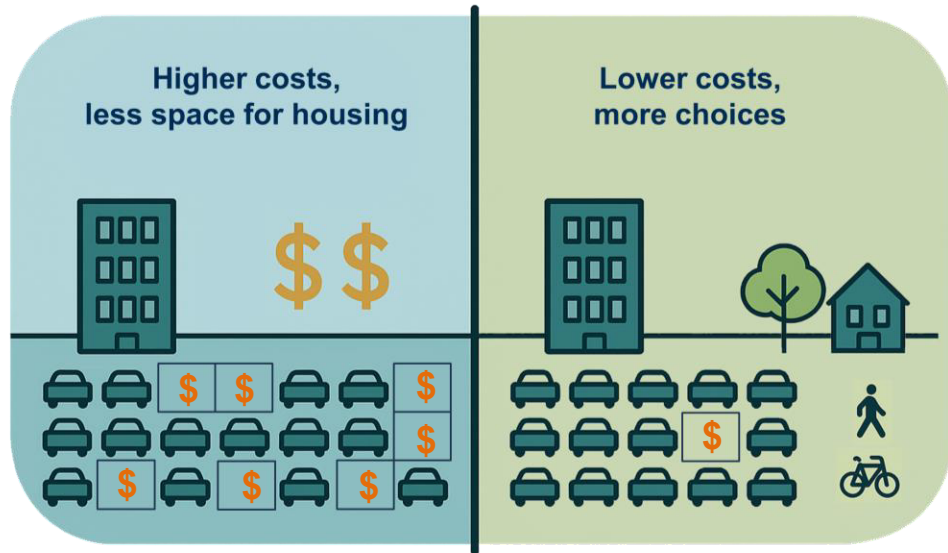


## Goal:

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
<ul style="list-style-type: none"> <li>• "Dwelling (Apartment)",</li> <li>• "Dwelling Unit Above a Non-Residential Use", and</li> <li>• "Dwelling (Loft Unit)"</li> </ul>	<ul style="list-style-type: none"> <li>• 1 space per dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>• 0.9 spaces per dwelling unit</li> </ul>
<ul style="list-style-type: none"> <li>• "Dwelling (Townhouse – Plex)"</li> </ul>	<ul style="list-style-type: none"> <li>• 2 spaces per dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>• 1 space per dwelling unit</li> </ul>
<ul style="list-style-type: none"> <li>• "Supportive Living Accommodation"</li> </ul>	<ul style="list-style-type: none"> <li>• 1 space per dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>• 1 space per 3 dwelling units</li> </ul>
<ul style="list-style-type: none"> <li>• "Affordable Non-Market Housing"</li> </ul>	<ul style="list-style-type: none"> <li>• 1 visitor space per 7 dwelling units</li> </ul>	<ul style="list-style-type: none"> <li>• 1 visitor space per 10 dwelling units</li> </ul>

# Summary

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- 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.