

WHAT WE LEARNED REPORT

Expanding Housing Options Survey



Executive Summary

This What We Learned Report (WWLR) serves as an official and structured summary of the feedback collected through the **Expanding Housing Options Survey**, conducted from March 9-27, 2026.

Participants expressed a strong desire to protect the qualities that define St. Albert, while recognizing that change is needed to respond to evolving housing needs, demographics, and infrastructure pressures. There was clear support for providing more housing options that are affordable and suitable for a range of residents, including seniors, young adults, and families. At the same time, participants emphasized maintaining neighbourhood character and directing growth to locations where it can be appropriately planned and supported, such as new neighbourhoods, downtown, and along major corridors. Feedback also underscored the importance of high quality design, consistent standards, and making effective use of existing infrastructure to manage long term costs. Participants also highlighted the importance of transparent decision making, meaningful community input, and clear Council oversight.

At a high-level, the survey results show that while there is alignment on many priorities, there is a clear split in opinion when it comes to how growth should occur. Affordability stands out as a key concern, with 51% of respondents agreeing that a range of housing options and price points is needed to support people's ability to buy or rent. However, there is hesitation about the types of development often used to achieve this. Although a majority of respondents, 61%, opposed introducing a wider range of housing types such as suites, triplexes, and low rise apartments within existing neighbourhoods, 33% expressed some level of support. Views were also closely divided on whether increasing housing diversity would lead to more compact, walkable communities, with 42% disagreeing and 41% agreeing.

In contrast, there was strong and consistent support for other planning directions. For example, 87% of respondents agreed that new development should be compatible with its surroundings, and 84% agreed that making better use of existing infrastructure is an appropriate way to manage growth. Investment in parks, trails, and other public spaces continues to be seen as essential to quality of life, with an expectation that these improvements are delivered in a fiscally responsible way and supported by development. There was also broad support for sustainability measures, improved walking and cycling connections, mixed use development in appropriate areas such as along St. Albert Trail, and enhancing public spaces through redevelopment and partnerships.

Overall, the survey results suggest residents are indicating support for thoughtful, well planned, integrated growth that builds on what already works well, while taking a cautious approach to changes that could significantly alter the existing housing form of established neighbourhoods.

A. Overview

This What We Learned Report (WWLR) serves as an official and structured summary of the feedback collected through the Expanding Housing Options Survey (**Appendix A**), conducted from March 9-27, 2026. It is designed to document, in a clear and neutral manner, what participants expressed during the consultation process. This report is intended to enhance transparency, build trust, and inform decision-makers about the priorities, concerns, and perspectives of the community.

Background Information

The City of St. Albert has conditionally received funding of \$11.8 million from the federal government through the Housing Accelerator Fund (HAF), a program led by the Canada Mortgage and Housing Corporation (CMHC), to support work on seven housing-related initiatives. Of the seven initiatives, the survey is intended to gather community input on **Initiative #1: Transit Corridor Intensification Strategy**, and **Initiative #3: Neighbourhood Intensification Strategy**.

Similarly, the City has advanced another initiative outside the HAF program known as the the Affordable Housing Strategy. A key component of this work is a **Housing Needs Assessment** aimed at understanding local housing market conditions, identifying existing and emerging housing gaps, and determining areas of greatest housing need. The Housing Needs Assessment is informed by a range of data sources, including community engagement.

Because the HAF Initiatives #1 and #3 and the Housing Needs Assessment share similar objectives, a single survey was developed to streamline the collection of public input. Under **Appendix A**, Section 1 are questions related to HAF Initiatives #1 and #3, and Section 2 is related to the Housing Needs Assessment. However, please note that this WWLR focuses specifically on findings related to HAF Initiatives #1 and #3.

Purpose of Engagement

The Expanding Housing Options Survey was intended to gather input for the purpose of highlighting key emerging themes from survey participants. Specifically, to collect feedback on the four proposed guiding principles that will inform how housing-related regulations are drafted for future consideration.

The principles will ultimately guide how draft Land Use Bylaw updates address matters such as:

- Building types, height and overall size
- How new housing fits beside existing homes
- Parking and site access
- Landscaping and design
- Sustainability expectations
- Infrastructure and servicing considerations
- Compatibility between different housing types

The proposed Land Use Bylaw updates are expected to be presented to Council in September 2026. At that time, Council will decide whether to make changes that would allow a wider range of housing options along S. Albert Trail and in residential neighbourhoods, and if so, to what extent.

Engagement Objectives

- Disseminate accurate project information to the community
- Gather feedback on proposed principles
- Identify potential risks, concerns, and considerations
- Understand preferences or trade-offs from affected groups
- Validate preliminary project directions

Engagement Activities

Phase	Milestone	Date	Engagement Method
Engagement	Online survey launch	March 9-27, 2026	Online (Cultivate the Conversation)
Notification of Engagement	Online survey notification	March 9, 2026	Website update
		March 11, 2026	News release
		March 11-26, 2026	Social media ads
		March 11, 16, 20 & 24, 2026	Social media posts (Facebook and Instagram)
		March 11-24, 2026	LinkedIn ads
		March 11, 17 & 23, 2026	LinkedIn posts
		March 12, 19 & 26, 2026	St. Albert Gazette (Citylights section)
		March 17, 2026	50 handouts at each of the following locations: Servus Place, Fountain Park Recreation Centre, St. Albert Public Library (downtown), and front desks of Business Licensing, Planning and Engineering, and Community Services.

See **Appendix B** for advertisements used online and printed.

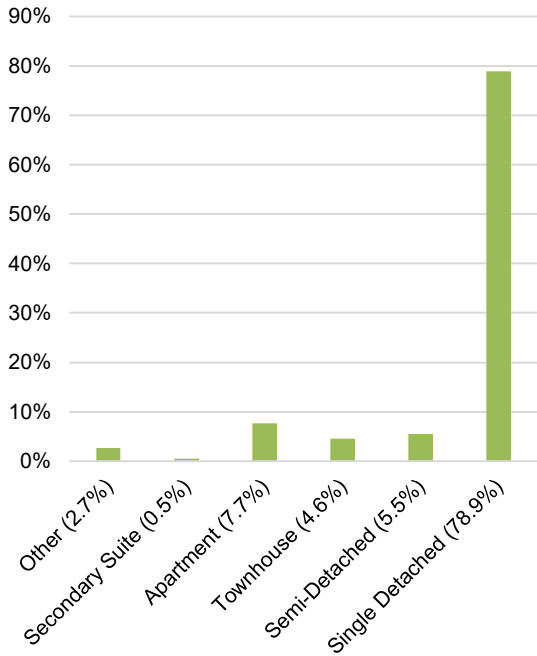
Participation Summary

The Expanding Housing Options Survey was online and open to anyone, enabling broad participation. A total of **585** survey responses were received. Note that four respondents (0.7%) indicated that they do not live in St. Albert.

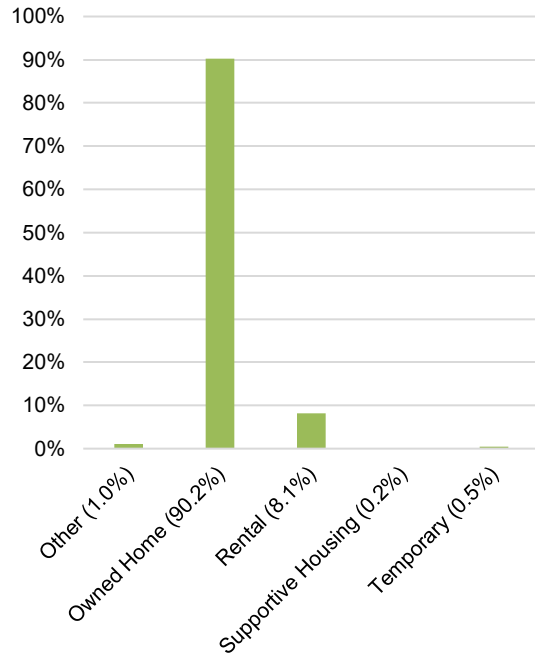
The survey input can be organized either by “responses” or by “contributors.” “Responses” refers to the total number of survey submissions, while “contributors” represents the number of unique participants identified by the platform. Analysis of the data indicated a small difference between these two categories, therefore, suggests limited repeat submissions. This minimal variance does not affect the overall findings.

The following provides additional demographic information about the respondents.

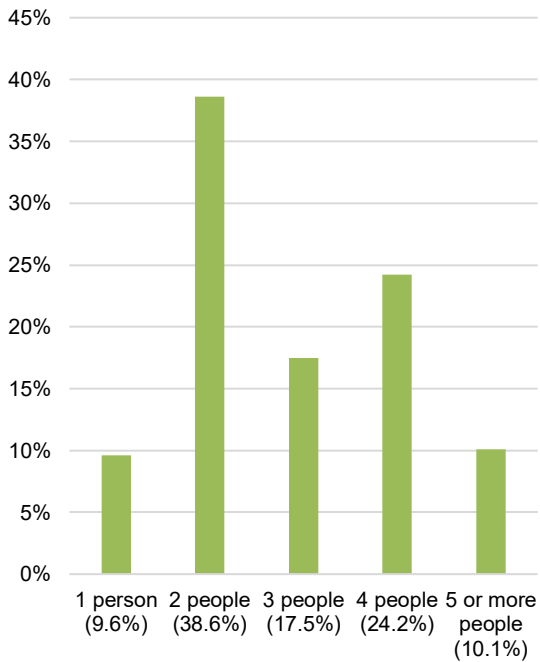
What type of housing do you currently live in?



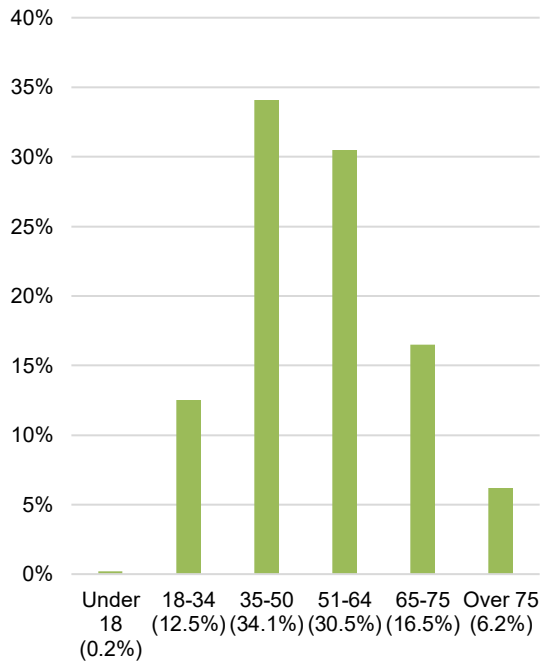
Which of the following best describes where you live now?



What best describes your household size?



What is the age range of the oldest member in your household?



B. What We Learned

Principle 1: Broaden Housing Options

Enable a broader range of housing forms that will, over time, support:

- The local character of St. Albert, through promoting development and infill appropriate to existing residential neighbourhoods.
- A variety of tenure and price points, and affordability for a range of incomes.
- The “missing middle” housing options with direct connections to the street, such as secondary suites, triplexes, fourplexes, townhouses and low-rise apartments.
- Multi-generational living, aging in place and neighbourhood diversity in demographics and culture.

Please explain your overall level of agreement with Principle 1.

Theme	What We Learned	Sample Quotes
Affordability and Housing Choice	<p>Participants acknowledged the importance of affordability and housing choice, particularly for seniors, young adults, families, and people with diverse abilities.</p> <p>Participants questioned whether higher-density housing built to date has resulted in genuinely affordable options, citing concerns about “luxury” developments, rising rents, and the overall cost of living.</p>	<p>“Affordable housing for all ages, all incomes, all stages of life is important to a vibrant and inclusive community, rich or poor, young or old, single or family are all important.”</p> <p>“Housing is very expensive in St Albert, difficult for young people starting out and on seniors who do not or cannot afford senior living”.</p>
Aging in Place, Accessibility, and Multi-Generational Living	<p>Participants expressed support for housing options that allow seniors to age in place, accommodate mobility needs, and support multi-generational households. Secondary suites, bungalow-style homes, and adaptable housing were often identified to meet these needs. It was further noted that participants preferred renovations, retrofits, or incentives to adapt existing homes over redevelopment through what they perceive to be higher-density infill.</p>	<p>“Being a senior, aging in place is very important.”</p> <p>“Many different forms and sizes of housing will increase people’s ability to remain in their community.”</p>
Implementation, Design Standards, and Public Input	<p>Participants raised concerns about how housing decisions would be made and implemented, and emphasized the importance of clear rules, strong design guidelines, and meaningful opportunities for community input.</p>	<p>“If implemented carefully with good design rules and community input, this principle is generally positive and future-focused.”</p>

Theme	What We Learned	Sample Quotes
		<p>“Clear guidelines are needed. By not having clear guidelines there is a high likelihood of increased on-street parking leading to neighbourhood dissatisfaction.”</p>
<p>Infill and Density</p>	<p>Participants expressed opposition to multi-unit infill development in existing neighbourhoods, citing concerns about building design, size, and height. It was noted that any infill development should align with the original neighbourhood character and zoning in place at the time the neighbourhood was established.</p> <p>Participants indicated support for limited forms of infill development, such as secondary suites, duplexes, or small-scale redevelopment when these options fit well within the existing neighbourhood context. It is noted that some confusion may exist around what is being studied in St. Albert, versus what has been occurring for several years in Edmonton – and thus a regular topic in the news.</p>	<p>“The ‘missing middle’ should not be infill but should be added to new neighbourhoods.”</p> <p>“I agree in principle however would emphasize that this needs to be balanced.”</p>
<p>Neighbourhood Character and Identity</p>	<p>Participants shared that while a broader range of housing forms may be appropriate in new neighbourhoods, these forms should not be introduced into established residential areas in order to maintain neighbourhood character. There was greater acceptance of higher-density or “missing middle” housing in new developments, along major corridors, near transit, or other areas appropriately planned for growth. It was noted that introducing these forms into established residential areas was often viewed as inappropriate.</p> <p>Participants also noted that they associate St. Albert’s identity with low-density neighbourhoods and suburban feel.</p>	<p>“High density housing models will cause St. Albert to lose the qualities that make it special.”</p> <p>“We moved to St. Albert for the ‘small town’ feel.”</p> <p>“Higher density housing should be along corridors & in designated growth areas.”</p>
<p>Parking, Traffic, and Infrastructure Capacity</p>	<p>Participants raised concerns that increased density could worsen any on-street parking challenges, place additional strain on local roads, and impact snow removal and emergency access in established neighbourhoods that were not designed for higher density.</p>	<p>“Parking is my main issue with the three plexes/fourplexes.”</p> <p>“Our existing established neighbourhoods are not set up to support greater</p>

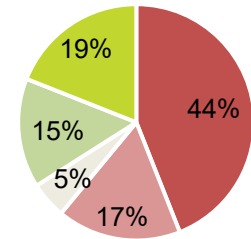
Theme	What We Learned	Sample Quotes
	Participants also emphasized that infrastructure and transportation improvements are necessary to support increased density and should occur before, or at the same time as, any increase in housing density.	volumes of people and traffic.”

For verbatim public feedback regarding Principle 1, please refer to **Appendix C**.

Participants were also asked for their level of agreement on three statements regarding Principle 1.

Supporting a wider range of housing options (secondary suites, triplexes, fourplexes and low-rise apartments) designed to fit within existing residential neighbourhoods is appropriate in St. Albert.

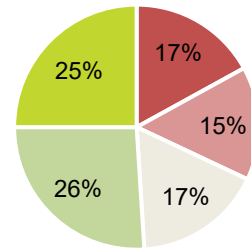
A majority of participants disagreed (strongly disagree and disagree) with the appropriateness of wider ranges of infill housing options within existing residential neighbourhoods in St. Albert.



- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly agree

A range of housing forms and prices that is affordable to various household sizes and income levels is important in supporting people's ability to buy or rent.

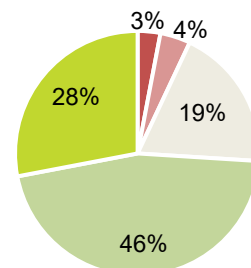
Approximately half of participants agreed (strongly agree and agree) that providing a range of housing forms and prices affordable to different household sizes and income levels is important to support people's ability to buy or rent.



- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly agree

Housing with accessibility features to support aging in place and people with disabilities are important considerations.

A majority of participants agreed (strongly agree and agree) that housing with accessibility features to support aging in place and people with disabilities is important.



- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly agree

Principle 2: Foster Complete Communities

Complete communities will be fostered through development that:

- Supports physical health and the environment by promoting a compact and walkable mix of housing, workplaces and amenities in strategic locations.
- Enhances equity and mobility through improving public transit routes and non-vehicular networks for walking, cycling, scootering, etc.
- Is thoughtfully integrated and connected to its surrounding area.
- Is in alignment with the Municipal Development Plan.

Please explain your overall level of agreement with Principle 2.

Theme	What We Learned	Sample Quotes
Active Transportation and Cycling Infrastructure	Participants expressed support for trails, pathways, and recreational cycling connections, describing them as a defining and valued feature of St. Albert. However, participants shared reservations to on-street bike lanes, with concerns raised about road capacity, traffic congestion, safety, seasonal use, and cost effectiveness.	“Maintain and expand the network of bike and walking paths. They are an important feature of the city.”
Compact Development and Density	Participants expressed support for compact, mixed-use development in new or strategic locations as a way to limit urban sprawl and better support local services. Participants also raised concerns that compact development can result in overcrowding, traffic congestion, loss of green space, parking challenges, and reduced overall livability.	“I agree on the compactness of new neighborhoods but not at the expense of established ones.” “Compact doesn’t mean walkable, it can also mean congested and less livable.”
Complete Communities and Walkability	Participants supported the idea of having housing, amenities, and services located closer together to support daily needs, improve convenience, and enhance quality of life. Participants viewed complete communities as good planning practice that supports a city’s long-term sustainability, particularly when applied thoughtfully in new developments. Walkability was also identified as an important component of complete communities, especially access to parks, trails, essential services, and neighbourhood-scale amenities. Participants expressed appreciation for St. Albert’s existing trail and pathway network and supported maintaining and improving	“Residents want amenities close in walking distance which improves health and the environment.” “Love the idea of walkable communities.” “Being able to walk to essential services would make this a better place to live.” “Walkability is key to the sustainability of community.”

Theme	What We Learned	Sample Quotes
	<p>these connections. However, participants questioned how practical walkability is in St. Albert given its role as a commuter city and the limitations posed by winter conditions.</p>	
<p>Growth Management and Neighbourhood Character</p>	<p>Participants highlighted that new development should be carefully integrated and designed to complement surrounding areas, rather than dominate or disrupt established neighbourhoods. Participants supported applying complete community principles such as walkability, transit access, and mixed uses primarily in new developments or areas appropriately planned for growth. Applying these approaches in existing neighbourhoods was viewed as challenging, with concerns raised about fairness to homeowners, infrastructure capacity, and impacts on neighbourhood character.</p> <p>Participants also emphasized the importance of preserving St. Albert's character, which they associate with open spaces, greenery, trails, and a small-city feel distinct from Edmonton. They expressed concerns that recent development patterns within the City have reduced tree cover and lot sizes.</p>	<p>"Again, keeping the character of St. Albert is important. Respecting investments by current homeowners is paramount."</p> <p>"St. Albert is attractive largely due to its parks, trees, and lower-density feel."</p>
<p>Implementation, Transparency, and Community Input</p>	<p>Participants raised concerns about how Principle 2 would be put into practice, particularly around transparency in decision-making and opportunities for community input. Participants referred to past planning decisions where they felt public feedback was not fully reflected. Clear definitions, consistent design standards, and better communication about what complete communities mean in practice were identified as priorities.</p>	<p>"Citizens must be included in decisions, not just developers."</p> <p>"I agree with the intention of the principle, but it needs to be executed well."</p>
<p>Infrastructure, Traffic, and Parking</p>	<p>Participants noted that increased density or mixed-use development must be supported by adequate and improved road space, parking, snow removal, and emergency access. Participants expressed frustration with narrow streets in newer neighbourhoods and felt infrastructure upgrades should precede or accompany new development.</p>	<p>"The new neighbourhoods are already too congested. There is not enough room for visitors to park."</p> <p>"We can't add more housing when the current infrastructure can't handle the population increase."</p> <p>"Roads in newer areas are already too narrow, especially in winter."</p>

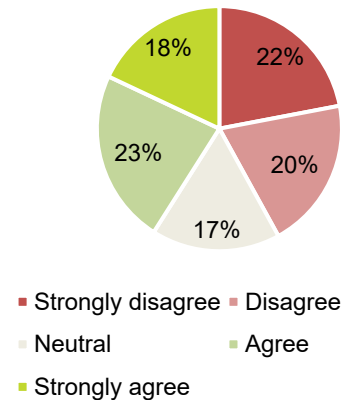
Theme	What We Learned	Sample Quotes
<p>Public Transit and Connectivity</p>	<p>Participants emphasized that public transit is important for seniors, youth, and people with diverse abilities.</p> <p>Participants raised concerns about low public transit ridership and service inefficiencies. They suggested that improvements should focus on more reliable service, connections to Edmonton, and transit network coverage in developing areas.</p>	<p>“Living in a new community without transit options limits choices.”</p> <p>“Riverside isn’t connected to the rest of the city. Density came first, connections didn’t.”</p> <p>“Walkability and transit work best when services are already nearby.”</p>

For verbatim public feedback regarding Principle 2, please refer to **Appendix C**.

Participants were also asked for their level of agreement on three statements regarding Principle 2.

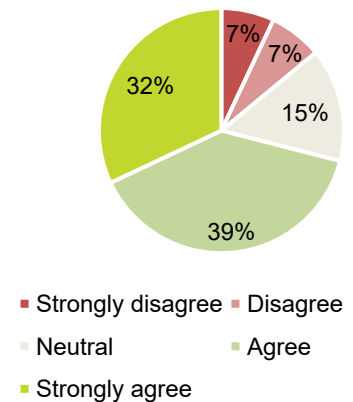
Enabling more housing options is an appropriate way to create more compact and walkable areas, with new or renovated homes, services and amenities closer together.

Findings show a mixed response, with participants fairly evenly divided between agreeing (strongly agree and agree) and disagreeing (strongly disagree and disagree) that expanding housing options is an appropriate way to support more compact and walkable communities. These results should be viewed in parallel with Q8 further below, which indicates that the significant majority of participants desire compatibility and connectivity for new development.



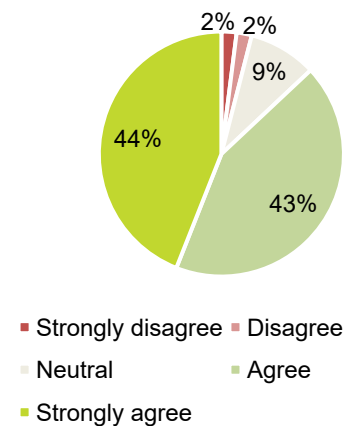
Pedestrian, cycling and transit connections should be planned and improved near new development and redevelopment in St. Albert.

A majority of participants agreed (strongly agree and agree) that active transportation connections should be planned and improved near new development and redevelopment.



New development should be compatible and connect well with its surroundings in St. Albert.

A majority of participants agreed (strongly agree and agree) that new development should be compatible and well connected.



Principle 3: Deliver High Quality Urban Design and Public Realm

Create human-scale and attractive public spaces through:

- Supporting and creating desirable places by improving the public spaces (streets, urban squares, parks, trails and other open spaces) that enhances daily life and fosters a sense of place.
- Implementing high quality built form and good urban design and planning principles, to enable and support higher density uses, and provide public spaces in conjunction with higher density areas in the right locations.
- Exploring partnerships, roles and other funding opportunities for enhancements to public spaces.
- Maximizing the value of public spaces through strategic reuse and adaptive design that can be multi-functional. For example, temporarily converting St. Anne Street to St. Albert’s Farmers Market.

Please explain your overall level of agreement with Principle 3.

Theme	What We Learned	Sample Quotes
Costs, Developer Responsibility, and Partnerships	<p>Participants raised questions about the cost of improving public spaces and who should be responsible for paying for these improvements. They highlighted the importance of being mindful of property taxes and providing that investments in public spaces deliver good value for its residents. It was also noted that developers should contribute more toward public space improvements associated with new development.</p> <p>Participants also shared that partnerships were seen as a potential way to improve public areas while reducing costs for taxpayers, but concerns were raised about corporate influence, the privatization of public spaces, and decisions being driven by developer interests. Clear safeguards, transparency, and accountability were identified as important for partnerships to effectively serve the public interest.</p>	<p>“Enhancements with ways to lower taxpayer-funded costs would be excellent.”</p> <p>“Partnership and funding opportunities are good as long as they benefit the greater good, not individual interests.”</p>
Equity, Accessibility, and Public Places	<p>Participants highlighted the importance of public spaces that are accessible and welcoming for people of all ages and abilities. They noted the value of features such as benches, accessible pathways, and community hubs, as well as flexible spaces that can host events or informal gatherings. These elements were seen as</p>	<p>“Equitable access to well-designed public spaces improves quality of life.”</p> <p>“We need community gathering spaces where people can interact near where they live.”</p>

Theme	What We Learned	Sample Quotes
	helping people connect with one another and reducing social isolation.	“Public spaces should support accessibility and allow people of all abilities to participate.”
Governance and Implementation	Participants noted that some of the language used in Principle 3 was unclear, including how “right locations” are defined and how partnerships and funding would work. They emphasized the importance of transparency, clear guidelines, meaningful opportunities for community input, and Council oversight to make sure that decisions about public spaces and urban design reflect community priorities.	<p>“Citizens must be included in decision-making, not just developers.”</p> <p>“Clear and enforceable design codes must guide development decisions.”</p>
Green Space and Natural Areas	Participants highlighted the importance of protecting mature trees, natural areas, the river and its nearby lands, and ecological systems. There was concern about removing green space to accommodate development or creating overly hard-scaped public spaces that replace natural features.	<p>“We need to maintain St. Albert as a botanical city; green spaces are very important to residents.”</p> <p>“Our parks, river valley, and trails are what make St. Albert special.”</p> <p>“Intensive development should be avoided along sensitive natural areas like wetlands and the river valley.”</p> <p>“Not every park needs concrete and structures. Keep nature-driven designs.”</p>
High Density Development	A strong theme across responses was opposition or caution toward what they perceive to be higher density development. Many participants expressed that higher density housing, particularly in established neighbourhoods, could increase traffic, parking pressure, noise, and strain on infrastructure, while negatively affecting neighbourhood character and property values. Some respondents supported higher density only if paired with strong design standards and limited to appropriate locations.	<p>“High density should only be planned in new areas or along major corridors.”</p> <p>“High density does not automatically mean affordable housing.”</p>
High-Quality Public Spaces, Neighbourhood Character and Compatibility	Participants expressed support for improving public spaces such as parks, trails, streets, and gathering areas, noting their importance to daily life, community connection, and St. Albert’s overall appeal. Public spaces were described as a defining feature of the city and closely tied to its “Botanical City” identity.	<p>“Public space and high design standards are part of why St. Albert is a great place to live.”</p> <p>“Any new development must fit with what is already here.”</p>

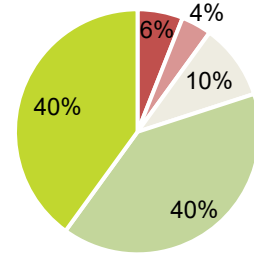
Theme	What We Learned	Sample Quotes
	<p>At the same time, participants expressed concern that higher-density development could impact established neighbourhoods and emphasized that preserving these assets is essential to maintaining St. Albert's character. Participants emphasized that higher-density development should be well designed and blend in with nearby buildings. They highlighted the importance of keeping buildings at a human scale, using appropriate heights and materials, and respecting the design of surrounding homes. Participants also raised concerns about generic or poorly designed development, noting that it can detract from the look and feel of neighbourhoods.</p>	<p>"Well-designed public spaces help build community and pride of place."</p> <p>"Maintaining neighbourhood character and compatibility is critical to quality of life."</p> <p>"High density housing must respect surrounding scale, height, and architectural context."</p>

For verbatim public feedback regarding Principle 3, please refer to **Appendix C**.

Participants were also asked for their level of agreement on three statements regarding Principle 3.

Building design, streetscapes, and public spaces should be a key consideration when higher-density developments are proposed in St. Albert.

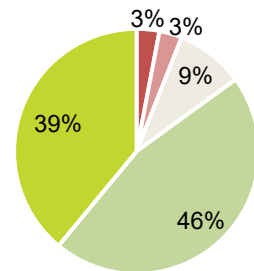
A majority of participants agreed (strongly agree and agree) that building design, streetscapes, and public spaces should be a key consideration in higher-density developments.



- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly agree

Redevelopment projects in St. Albert should incorporate improvements to public spaces, such as sidewalks, parks, plazas and trails, to enhance the overall user experience.

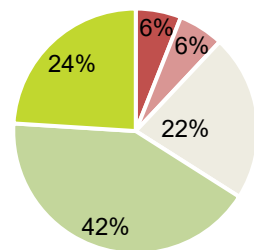
A majority of participants agreed (strongly agree and agree) that redevelopment should incorporate improvements to public spaces to enhance overall user experience.



- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly agree

Partnerships, funding opportunities or alternative approaches to enhance public spaces should be explored within St. Albert.

A majority of participants agreed (strongly agree and agree) that partnerships, funding opportunities or alternative approaches to enhance public spaces should be explored.



- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly agree

Principle 4: Optimize Land and Infrastructure Efficiency

Optimize the use of existing and planned infrastructure, including roads, utilities and community facilities through:

- **Appropriate Phasing**
 - Achieve growth targets.
 - Encourage mixed-use developments (such as Shops at Boudreau) in the downtown, along and within key nodes adjacent to St. Albert Trail.
- **Transit & Active Transportation**
 - Pursue upgrades to planned infrastructure near future rapid transit along St. Albert Trail when redevelopment occurs to both encourage and benefit from private investment.
- **Sustainability and Energy Efficiency**
 - Require sustainability and energy efficiency targets for new development and redevelopment.
- **Sound Financial Management**
 - Prioritize and plan for aligned redevelopment of public projects, where feasible.

Please explain your overall level of agreement with Principle 4.

Theme	What We Learned	Sample Quotes
Clarity and Implementation	Participants noted that aspects of Principle 4 were unclear or too vague, particularly references to “growth targets,” “key nodes,” and sustainability requirements. Participants emphasized the need for transparency, clearer definitions, and better communication about how policies would be applied in practice.	<p>“Who would disagree with managing growth in a financially responsible way? The concern is how this gets applied.”</p> <p>“Good ideas, but execution and follow-through are what matter.”</p> <p>“Finish things not completed before moving onto new developments.”</p>
Developer Contributions and Taxpayer Impacts	Participants stated that infrastructure upgrades and public improvements should not disproportionately burden existing taxpayers and argued that developers should contribute more toward infrastructure and servicing costs associated with growth.	<p>“Watch the cost. Imposing more standards increases cost and things become unaffordable.”</p>
Downtown Revitalization	Participants supported increased residential and mixed-use development downtown to support businesses and create a more vibrant area. Participants also questioned whether downtown revitalization should be prioritized, citing concerns about traffic, parking, cost, and previous redevelopment efforts that were perceived as unsuccessful.	<p>“Downtown can be a vital, vibrant residential and commercial zone, but it needs to be considered as a whole.”</p> <p>“Downtown St. Albert is a missed opportunity because it should be much more lively than it is.”</p>

Theme	What We Learned	Sample Quotes
	<p>There was agreement that redevelopment should be well planned, phased, and coordinated to avoid piecemeal outcomes.</p>	<p>“The old Grandin Mall site should be redeveloped with apartments above retail, like Shops at Boudreau.”</p> <p>“Downtown should be more than offices and medical centres. It needs places people actually want to spend time.”</p>
<p>Efficient Use of Existing Land and Infrastructure Capacity</p>	<p>Participants expressed support for reducing urban sprawl by making better use of vacant or under-utilized sites and coordinating redevelopment with existing roads, utilities, and community facilities. This approach was seen as more financially responsible and sustainable over the long term.</p> <p>At the same time, participants emphasized the importance of making sure infrastructure capacity keeps pace with growth. Concerns were raised about traffic, parking, and utility limitations, particularly in mixed-use and higher-density areas, highlighting the need for proactive and well-coordinated infrastructure planning.</p>	<p>“Don’t build out. There is so much underutilized and vacant land within the city already.”</p> <p>“Working with existing infrastructure is essential to maintaining St. Albert’s aesthetic and affordability.”</p> <p>“Core infrastructure should be the first priority. Without it, the rest doesn’t stand up.”</p>
<p>Mixed-Use Development and Location</p>	<p>Participants expressed support for mixed-use development, particularly in downtown St. Albert and along St. Albert Trail. Mixed-use development was seen as a way to bring homes, shops, and services closer together, making daily life more convenient and supporting local businesses. At the same time, participants raised concerns about potential impacts such as loss of neighbourhood character, increased traffic, parking challenges, and safety issues, especially if mixed-use development is introduced near or within established residential neighbourhoods.</p>	<p>“Housing on top of commercial shops in major hubs encourages walkability and local business.”</p> <p>“Mixed use development shouldn’t be limited to downtown alone, but location matters.”</p> <p>“Mixed-use nodes should be accessible by transit and properly planned, not an afterthought.”</p>
<p>Public Transit and Infrastructure Priorities</p>	<p>Participants supported planning for future rapid transit and improving transit connections, particularly along St. Albert Trail and for residents without vehicles.</p> <p>Participants also emphasized that personal vehicles remain the primary mode of transportation in St. Albert and that parking and road access must continue to be prioritized.</p>	<p>“Parking is still essential. This is a winter city and people drive.”</p>
<p>Sustainability and Affordability</p>	<p>Participants supported sustainability measures and viewed them as essential</p>	<p>“Sustainability is important, but it shouldn’t be</p>

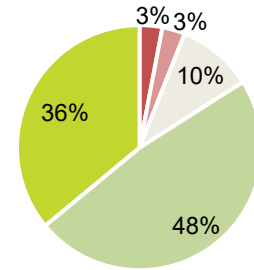
Theme	What We Learned	Sample Quotes
	<p>for long-term resilience and environmental responsibility. Participants also expressed concern that mandatory sustainability requirements could significantly increase development costs and reduce housing affordability. Participants noted to consider encouraging sustainability through incentives rather than strict requirements beyond existing building codes.</p>	<p>mandatory if it drives housing costs higher.”</p> <p>“Offer incentives for energy efficiency rather than strict requirements.”</p> <p>“We need to build for the future, but not at the expense of affordability today.”</p> <p>“Affordable housing at today’s prices matters more than perfect sustainability metrics.”</p>

For verbatim public feedback regarding Principle 4, please refer to **Appendix C**.

Participants were also asked for their level of agreement on three statements regarding Principle 4.

Managing growth in a financially responsible way includes making better use of existing infrastructure (such as roads, underground utilities and community amenities).

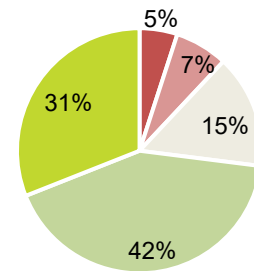
A majority of participants agreed (strongly agree and agree) that making better use of existing infrastructure is an example of managing growth in a financially responsible way.



- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly agree

Mixed-use development (combining housing, shops, services and/or offices) is appropriate in areas such as downtown, along major corridors and around key nodes in St. Albert.

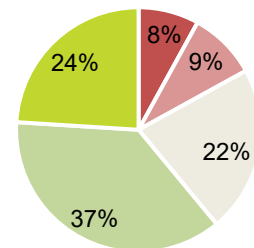
A majority of participants agreed (strongly agree and agree) that mixed-use development is appropriate in areas such as downtown, along major corridors and around key nodes.



- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly agree

New development and redevelopment should be required to meet sustainability and energy efficiency standards in St. Albert.

A majority of participants agreed (strongly agree and agree) that new development and redevelopment should be required to meet sustainability and energy efficiency standards.



- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly agree

Insights and Analysis

Overall Public Priorities

Participants consistently emphasized a desire to protect what makes St. Albert unique, while acknowledging the need to adapt to changing housing, demographic, and infrastructure realities.

Several overarching priorities emerged:

- Affordable housing and a range of housing options that meet the needs of seniors, young adults, families, and people with diverse abilities.
 - Housing diversity that reflects the employment needs of the local business community.
- Clear decision making and transparency.
- Compatible, high-quality development and improvements to housing and public spaces.
- Consistent design standards.
- Direct growth thoughtfully, with preference for new development, higher density, and mixed use projects in new neighbourhoods, downtown, along St. Albert Trail, and other areas appropriately planned for growth.
- Enhance walkability and connectivity.
- Maintain fiscal responsibility and affordability.
- Make better use of existing infrastructure, including under utilized land, vacant buildings, and existing roads and utilities, to limit sprawl and manage long term costs.
- Meaningful community input and Council oversight.
- Preserve neighbourhood character and City identity.
- Support sustainability and energy efficiency.

Considerations for Decision-Makers

Participants provided feedback on the four proposed guiding principles that will shape how housing-related regulations are drafted. This input, along with broader input collected, highlighted competing values and trade-offs that decision-makers will need to carefully consider as policy directions are refined and implemented.

- ***Growth vs. Neighbourhood Character***

Feedback noted that growth is more likely to be supported when it is directed to appropriate locations and guided by strong design standards that respect existing neighbourhood character. Participants recognized that the city will continue to grow and expressed a desire for this growth to be managed alongside the preservation of neighbourhood character. Growth and an increase in density was viewed more positively when it takes place in new neighbourhoods or clearly identified areas, is well designed to fit its surroundings, and limits alleged impacts on established communities.

Participants also shared concerns about how increased density may affect existing neighbourhoods, noting considerations such as current zoning regulations, parking availability, traffic levels, and access to green space.

Feedback also emphasized the importance of infrastructure keeping pace with growth. Roads, parking, utilities, transit, snow removal, and emergency access are expected to be planned proactively and phased so that growth does not outpace infrastructure capacity and neighbourhood livability is maintained.

- ***Housing Affordability vs. Rising Development Costs***

Affordable housing was identified as an important objective, alongside questions about how best to achieve it in the local context. Feedback pointed to some views on whether increased density leads to lower housing costs and raised concerns that sustainability measures, energy-efficiency requirements, and enhanced design standards may increase construction costs and, in turn, housing prices.

- ***Complete and Walkable Communities vs. Current Transportation Needs***

Feedback highlighted a contrast between long-term transportation goals and current day-to-day travel needs. Although there was overall support for the concept of complete communities, walkability, and active transportation, feedback reflected the realities of St. Albert's role as a commuter city. Trails and pathways were highly valued, while on-street bike lanes and expanded transit received mixed reactions, with considerations related to cost, safety, convenience, usage, and road capacity noted.

Public transit was viewed as especially important for seniors, youth, and residents without access to a vehicle; however, personal vehicles were consistently identified as the primary mode of transportation, with parking availability and road access remaining key priorities.

- ***Public Space Investment vs. Cost Considerations***

A key theme in the feedback was support for investing in high-quality public spaces such as parks, trails, streetscapes, and gathering places, given their importance to quality of life and community connection. At the same time, there was a clear expectation that these investments demonstrate value for money and are delivered in a fiscally responsible way that is mindful of property tax impacts.

Feedback also highlighted the importance of fair cost-sharing in new developments, with an expectation that developers contribute a greater share toward public space enhancements.

C. How Feedback Will Be Used and Next Steps

Feedback indicated that implementation and communication are as important as the policy direction itself. The importance of meaningful opportunities for community input and visible Council oversight was emphasized, underscoring the role of trust, clarity, and accountability in moving from policy to practice.

The results of this survey are being reviewed by City of St. Albert staff and the project consultant to inform draft recommendations for future land use bylaw updates and design guidelines that are being developed alongside other technical analyses being conducted for this project. The guiding Principles for intensification along St. Albert Trail and within residential neighbourhoods will also be refined.

The following are key dates when community members can continue to learn about this project and to contribute further feedback for City staff and City Council members. Specific details will be posted on the City's website as we move closer to these dates.

Date	Place	Event
June 18, 2026	Progress Hall, St. Albert Place (5 St. Anne Street)	In-person Public Open House
July 7, 2026	Council Chambers, St. Albert Place	Standing Committee of the Whole meeting
September 15, 2026	Council Chambers, St. Albert Place	Public Hearing for Land Use Bylaw amendments

Updates and further information will continue to be provided at [Housing Accelerator Fund](#) and [Cultivate the Conversation](#) webpages.

We thank everyone who participated in this survey and contributed their time and effort to provide feedback. Please stay tuned.

APPENDIX A: EXPANDING HOUSING OPTIONS SURVEY

Section 1: Principles for HAF Initiatives #1 and #3

Principle 1: Broaden Housing Options

Enable a broader range of housing forms that will, over time, support:

- The local character of St. Albert, through promoting development and infill appropriate to existing residential neighbourhoods.
- A variety of tenure and price points, and affordability for a range of incomes.
- The “missing middle” housing options with direct connections to the street, such as secondary suites, triplexes, fourplexes, townhouses and low-rise apartments.
- Multi-generational living, aging in place and neighbourhood diversity in demographics and culture.

1. Supporting a wider range of housing options (secondary suites, triplexes, fourplexes and low-rise apartments) designed to fit within existing residential neighbourhoods is appropriate in St. Albert.

Strongly
Disagree

Disagree

Neutral

Agree

Strongly Agree

2. A range of housing forms and prices that is affordable to various household sizes and income levels is important in supporting people’s ability to buy or rent.

Strongly
Disagree

Disagree

Neutral

Agree

Strongly Agree

3. Housing with accessibility features to support aging in place and people with disabilities are important considerations.

Strongly
Disagree

Disagree

Neutral

Agree

Strongly Agree

4. Please explain your overall level of agreement with Principle 1.

Principle 2: Foster Complete Communities

Complete communities will be fostered through development that:

- Supports physical health and the environment by promoting a compact and walkable mix of housing, workplaces and amenities in strategic locations.
 - Enhances equity and mobility through improving public transit routes and non-vehicular networks for walking, cycling, scootering, etc.
 - Is thoughtfully integrated and connected to its surrounding area.
 - Is in alignment with the Municipal Development Plan.
-

5. Enabling more housing options is an appropriate way to create more compact and walkable areas, with new or renovated homes, services and amenities closer together.

Strongly
Disagree

Disagree

Neutral

Agree

Strongly Agree

6. Pedestrian, cycling and transit connections should be planned and improved near new development and redevelopment in St. Albert.

Strongly
Disagree

Disagree

Neutral

Agree

Strongly Agree

7. New development should be compatible and connect well with its surroundings in St. Albert.

Strongly
Disagree

Disagree

Neutral

Agree

Strongly Agree

8. Please explain your overall level of agreement with Principle 2.

Principle 3: Deliver High Quality Urban Design and Public Realm

Create human-scale and attractive public spaces through:

- Supporting and creating desirable places by improving the public spaces (streets, urban squares, parks, trails and other open spaces) that enhances daily life and fosters a sense of place.
- Implementing high quality built form and good urban design and planning principles, to enable and support higher density uses, and provide public spaces in conjunction with higher density areas in the right locations.
- Exploring partnerships, roles and other funding opportunities for enhancements to public spaces.
- Maximizing the value of public spaces through strategic reuse and adaptive design that can be multi-functional. For example, temporarily converting St. Anne Street to St. Albert's Farmers Market.

9. Building design, streetscapes, and public spaces should be a key consideration when higher-density developments are proposed in St. Albert.

Strongly Disagree Disagree Neutral Agree Strongly Agree

10. Redevelopment projects in St. Albert should incorporate improvements to public spaces, such as sidewalks, parks, plazas and trails, to enhance the overall user experience.

Strongly Disagree Disagree Neutral Agree Strongly Agree

11. Partnerships, funding opportunities or alternative approaches to enhance public spaces should be explored within St. Albert.

Strongly Disagree Disagree Neutral Agree Strongly Agree

12. Please explain your overall level of agreement with Principle 3.

Principle 4: Optimize Land and Infrastructure Efficiency

Optimize the use of existing and planned infrastructure, including roads, utilities and community facilities through:

- **Appropriate Phasing**
 - Achieve growth targets.
 - Encourage mixed-use developments (such as Shops at Boudreau) in the downtown, along and within key nodes adjacent to St. Albert Trail.
 - **Transit & Active Transportation**
 - Pursue upgrades to planned infrastructure near future rapid transit along St. Albert Trail when redevelopment occurs to both encourage and benefit from private investment.
 - **Sustainability and Energy Efficiency**
 - Require sustainability and energy efficiency targets for new development and redevelopment.
 - **Sound Financial Management**
 - Prioritize and plan for aligned redevelopment of public projects, where feasible.
-

13. Managing growth in a financially responsible way includes making better use of existing infrastructure (such as roads, underground utilities and community amenities).

Strongly Disagree Disagree Neutral Agree Strongly Agree

14. Mixed-use development (combining housing, shops, services and/or offices) is appropriate in areas such as downtown, along major corridors and around key nodes in St. Albert.

Strongly Disagree Disagree Neutral Agree Strongly Agree

15. New development and redevelopment should be required to meet sustainability and energy efficiency standards in St. Albert.

Strongly Disagree Disagree Neutral Agree Strongly Agree

16. Please explain your overall level of agreement with Principle 4.

Section 2: Housing Needs Assessment

Your Housing Needs and Experience

This section focuses on understanding your current housing situation and your family needs. None of these questions will personally identify you or your home.

17. What best describes your household size?

- 1 person
- 2 people
- 3 people
- 4 people
- 5 or more people

18. Who do you live with? Please select all that apply.

- Other (please specify)
- Alone
- With a spouse / partner, and no children
- With a spouse / partner, and children (at least one child under the age of 18)
- With a spouse / partner, and children all over the age of 18
- As a single parent, and children (at least one child under the age of 18)
- As a single parent, and children all over the age of 18
- With friend(s) or roommate(s)
- With parents

19. What is the age range of the oldest member in your household?

- Under 18
- 18 - 34
- 35 - 50
- 51 - 64
- 65 - 75
- Over 75

20. Do you or any members of your household live with any of the following disabilities?

Select all that apply.

- Other (please specify)
- Physical (mobility)
- Hearing
- Sight
- Developmental
- Mental health
- None of the above
- Prefer not to answer

21. Which of the following best describes where you live now?

- Other (please specify)
- I live in an owned home
- I live in a rented home
- I live in housing that provides supportive services such as housekeeping, meals, and/or activities
- I am staying temporarily with friends or family

22. What type of housing do you currently live in?

- Other (please specify)
- Secondary suite (basement, garden, or garage)
- Apartment building (rental or condo)
- Townhouse or row house (triplex or fourplex)
- Semi-detached home
- Single-detached home

23. Does your current home, including its location, meet the needs of your household?

- If no, please describe which needs are not met:
- Yes

24. Do you identify as a member of any of the following groups? Select all that apply.

- Other, please specify.
- Indigenous
- Racialized (i.e., Black, people of colour)
- 2SLGBTQI+
- Person with a disability
- Francophone
- Low-income and/or in receipt of social assistance
- Immigrant
- Prefer not to answer

25. How satisfied are you with where you live in terms of location?

- Very unsatisfied
- Unsatisfied
- Neutral
- Satisfied
- Very satisfied

26. How satisfied are you with where you live in terms of condition?

- Needs major repairs
- Needs minor repairs
- Good repair

27. How satisfied are you with where you live in terms of your connection to and sense of belonging in St. Albert (i.e., activities, caregivers, friends and family)?

- Very unsatisfied
- Unsatisfied
- Neutral
- Satisfied
- Very satisfied

28. How satisfied are you with where you live in terms of access to public transportation?

- Very unsatisfied
- Unsatisfied
- Neutral
- Satisfied
- Very satisfied

29. How satisfied are you with where you live in terms of cost?

- Very unsatisfied
- Unsatisfied
- Neutral
- Satisfied
- Very satisfied

30. How long have you been living in St. Albert?

- Less than 1 year
- 1 to 5 years
- 6 to 10 years
- More than 10 years
- I do not live in St. Albert

31. What are the top issues related to housing you would like to see prioritized in St. Albert?

Select your top five (5).

- Housing should be available for everyone, regardless of income levels, family structure, or abilities.
- There should be a variety of home sizes and prices to buy or rent.
- There should be a variety of housing options that are suitable for people to remain in St. Albert at different stages of life.
- There should be lower cost rental housing options available for seniors.
- Housing and supportive services should be available in St. Albert for people experiencing housing instability or homelessness.
- Housing and supportive services should be available in St. Albert for youth (13-24) experiencing housing instability or homelessness.
- At-home supports (health, wellness) are a key gap for residents who need assistance to live independently.
- Information is needed to help find a place to live.

APPENDIX B: ADVERTISEMENT SAMPLES

Citylights



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ADDRESSING COUNCIL OR STANDING COMMITTEES
If you wish to address Council or the Standing Committee of the Whole, visit [stalbert.ca/address-council](#) for full details on the registration process or email legislative@stalbert.ca

Watch Live Meetings Online
All Council and Standing Committee meetings can be watched in person and are also livestreamed. To watch a live meeting, please visit [stalbert.ca/live](#)

SUBDIVISION DEVELOPMENT APPEAL BOARD MEETING
March 18 | 6 p.m. | In-person: Council Public Gallery, 3rd Floor, St. Albert Place, 5 St. Anne Street

LIBRARY BOARD MEETING
March 18 | 7 p.m. | In-person: St. Albert Public Library, 1st Floor, St. Albert Place, 5 St. Anne Street

CITY COUNCIL MEETING
March 17 | 9:30 a.m. | via Zoom and in-person: Council Public Gallery, St. Albert Place, 3rd Floor, 5 St. Anne Street
Online at [stalbert.ca/live](#)
Draft agenda – subject to change (visit [stalbert.ca](#)

and search Council Agendas prior to the scheduled meeting):

- Public Hearings 10:30 a.m.
 - Public Hearing for Resolution for Removal of Municipal Reserve Designation from 16 and 18 Sir Winston Churchill Avenue, former Firehall #1 and Lift Station
- Committee Business
 - Community Services Advisory Committee 2025 Annual Report
- Bylaws
 - Bylaw 8/2026 - Off-Site Levy Bylaw Amendment 15 and Annual Report
 - BIA Bylaw
- Business Items
 - BIA Board & Budget Approval
- Council Motions
 - Additional Washroom Facility Funding for Arts & Heritage Foundation
 - Advisory Committee Feedback - Policy C-CAO-19 Flag Display Policy and Commemorative Lighting
- In Camera
 - CAO Performance Evaluation
 - Council/Chief Administrative Officer Dialogue
 - Council Dialogue

HAVE YOUR SAY

St. Albert is growing, and we want to grow thoughtfully – together.

Residents are invited to share their thoughts on proposed principles for expanding housing options along St. Albert Trail and within residential neighbourhoods.

An online survey can be found here: [conversation.stalbert.ca/housing](#)

The survey is open from **March 9-27, 2026!**



Signed Up Yet?
Get highlights from your City!
Visit [stalbert.ca/highlights](#).

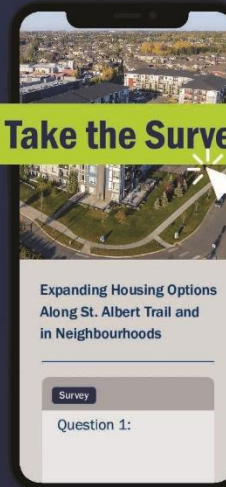
Postcard



**We're planning
for the future of
housing in St. Albert.**

Tell us what matters to you.

Take the Survey



You know your neighbourhood best.

We're taking steps to expand housing choice and affordability with thoughtful planning that preserves the comfort and character of St. Albert.

Your input will help us create data-driven updates to our regulations and better understand current and future housing needs in the community.


Complete our short Expanding Housing Options survey now.



Learn more at
conversation.stalbert.ca/housing
Survey closes March 27th




Organic & Paid Social Media



Survey Now Live

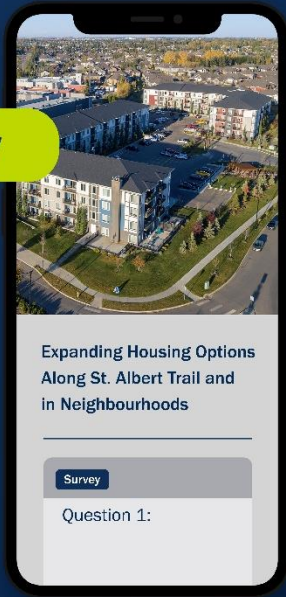
We're planning for the future of housing in St. Albert.
Tell us what matters to you.

Join the conversation at
conversation.stalbert.ca/housing



Take the Survey

We're planning for the future of housing in St. Albert.
Tell us what matters to you.



Expanding Housing Options
Along St. Albert Trail and
in Neighbourhoods

Survey

Question 1:

APPENDIX C: VERBATIM COMMENTS

Q4. Please explain your overall level of agreement with Principle 1.

Strongly agree with Principle 1 - important to provide options for all walks of life (age, income, people with disabilities).
St Albert can grow as a community that has options for all to live within its boundaries.
Expanding housing options has multiple benefits, including reducing the individual tax burden. Density reduces costs. While character of neighborhoods is a consideration, we shouldn't stop densification. Create affordable entry into our housing market
Happy to see diverse housing options located in new sub-divisions in the City - however they do not belong on established sub-division's streets that are currently single family homes
We need to provide multiple housing options for residents of all ages and stages of life
Changes to existing neighborhoods need to be respectfully considered as people move to areas for specific reasons. I believe low income housing should be in areas close to services and transit. Many areas have parking issues so multi units wouldn't work
Triplexes, fourplexes, and low rise apartments detract from the style of St. Albert. Steering away from modest houses on good size lots is not in our best interest.
While I do believe St. Albert needs a variety of housing options, keeping these options within the existing standards is important to me. Every time there's been a high rise suggested residents oppose it. If we wanted skyscrapers we'd live elsewhere.
This is critically important, both to create diverse/vibrant neighbourhoods, but also to ensure young or aging people can stay in St. Albert.
I agree in principle however would emphasize that this need to be balanced with parking options which is my main issue with the three plexes/fourplexes. There is rarely an effort to provide adequate parking.
Stop with multiplexes. People want to single family homes that are affordable.
Seems reasonable to me
I am concerned with Bullet #1 in that increased density must factor in issues such as parking requirements and lot coverage. By not having clear guidelines there is a high likelihood of increased on-street parking leading to neighbourhood dissatisfaction.
The city is ruining St. Albert with the numerous condo and multi family complex's. St Albert has lost its charm and it's only going to get worse if we continue
High

our existing established neighbourhoods are not set up to support greater volumes of people and traffic.
As long as reviews proposed developments do not allow homes that overtake neighboring houses in size. Secondary suites are great as the house looks and fits into the neighborhood and allows for adequate parking. Upholding property values is important.
I strongly disagree. The appeal of moving to St.Albert is due to the types of neighborhoods currently existing. Edmonton has high density options available
I have no issue with a wider range of housing options however they should be placed in new undeveloped areas that have will have proper road designs, utilities lines and will blend in with the new buildings.
Our current infrastructure cannot handle increased population. Roads are busy. Increased traffic disrupts existing homeowners
Infill housing destroys communities, property values and creates congestion with parking, snow removal, school and hospital usage.
These options are already available in some neighbourhoods. This will only work if the built near the centre of St. Albert to keep traffic flow. You shouldn't built multiplexes in the heart of a neighbourhood or interior so traffic gets jammed up.
Not supporting uncontrolled infill like the nightmare happening in Edmonton.
Agree in principle to everything mentioned. Secondary suites, semi-detached housing, and triplexes are one thing, but fourplexes may be better suited for corner lots and/or collector roads only.
Renters tend to care less about the neighbourhood and maintenance.
I agree however concerned about parking availability for multi-unit infills
Put them in their own areas.
Putting multi-family housing into established single family neighborhoods is not at all appropriate. It will cause property values to drop in addition to parking issues and increased noise for many additional residents.
I do think that it's important to consider having a wide range of housing options. However, I find (especially in the newer areas) there is a focus on housing and not on the infrastructure to support the communities (not enough parking, no transit etc))
We are becoming the apartment kingdom. Enough already!
I think that St. Albert has always been a beautiful, small city that many people aspire to live in. I think trying to grow SA too much and we're going to end up being no different than a west Edm suburb. It's okay to be an aspirational place to live!
Completely disagree

We have a wide range of housing options already
St. Albert is being ruined by the high rises being built - especially along the river. I support higher density residential especially if there are more affordable and fully accessible options.
I disagree that Principle 1 is important to St. Albert.
Helps all age groups be able to live here.
Although I agree there should be a variety of housing varieties, placing them in existing (older) communities won't often support the needs for the people living in these areas. They need better transit or nearby shopping. Old communities lack this.
The variety of high density housing in new build neighborhoods is appropriate. Changing zoning or density to existing neighborhoods that residents have purchased because they were low density areas should be left as low density.
Single family housing is important. Infill should only replace existing housing with new build single family if that's what the neighborhood has existing.
Older neighbourhoods should not have fourplexes, etc added. New housing neighbourhoods should be looked at to build adequately. Houses should not be built higher than existing residential.
While development should be made involving various types of housing, cramming additional housing into existing neighborhoods will reduce the quality of homes already in the area, and tearing down homes to build housing to fit more feels very corporate
We do NOT want infill in our older areas. Nor multiplexes or apartments. Garage and basement suites yes but enough already with high density and overpriced rents
I moved to st albert for the 'small town' feel. low density neighborhoods are a main feature of this. If we turn St Albert into a mirror image of Edmonton, then how can you justify the high property tax that we pay to live here?
Affordability, diversity, aging in place are all significant goals.
Everyone should have options
Demolishing older homes in favour of newer ones is a waste of time and money. We should focus on refurbishment rather than demolition. Not to mention the overall effect that would have on the neighbourhood to have more people coming and going.
Housing is a right and diversity is key for healthy inclusive neighbourhoods.
Density should be increased to the point at which neighbourhoods are self-sustaining (i.e. not a net tax loss), but the overall building size whether for a SFH or other housing option needs to be appropriate for a given lot and neighbourhood.
Does any council member want a 4 plex next door to them? No only in someone else's neighborhood. We don't have the roads to accommodate more traffic. I do agree with fixing houses so seniors can stay in their homes longer.

Be careful with overcrowding the beautiful city
Infills that support secondary suites, triplexes, fourplexes and low-rise apartments are not suitable for already developed neighborhoods. Parking and traffic can not withstand that growth
Serious thought and planning needs to be given to how busy neighborhoods and roads are becoming. How can we support an influx of residents appropriately while maintaining a sense of peace in our neighborhoods. Ville Giroux is an example of poor planning
Do NOT follow Edmontons terribly executed infill strategy. It paid no respect to mature neighbourhoods or to the taxpayer!
Who wrote this up. Of course everyone needs an affordable place to live and dignity or get ready for more suivide
High density housing models will cause St. Albert to lose the qualities that make it special. They can alter the characters of a neighbourhood. St Albert is such a special place and conforming to new urban models will destroy the place we call home
Infill housing akin to what is happening in Edmonton will change the character of our older neighbourhoods. This is what is part of the charm of St Albert. I fully disagree with this principle.
We need to condense our sprawl. Providing multi generational housing is important. Small walk up rentals are a great commodity for any community.
As a senior we have been looking for a small bungalow but everything that is small is duplex. The large apartments along the river are an eyesore even though they are pretty. Leave the tall buildings for Edmonton.
I believe there are too many apartment buildings being built in St Albert. If we continue to build at the rate, we are St Albert is going to lose its qualities and character that has attracted many families in the past.
I believe as the dynamic community we've always been, we have opportunities to create greater options in living situations that cross generations that bring inclusion that bring people together more communally and potentially create dynamic living environ
Affordable housing for all ages all incomes all stages of life is important to a vibrant and inclusive community, rich or poor, young or old, single or family are all important.
More housing options should not jeopardize current home values and neighborhoods. I disagree with what is happening in Edmonton, where 8-plex montrosities with insufficient parking are devaluing established single family homes in older neighborhoods.
Overall I strongly disagree with Principle #1. Point #1: This is a nightmare in Edmonton, DO NOT do this to St. Albert. #2. Income/ living wage is more important. #3Accessibility features are important in general.
Disrupting existing neighborhoods is a horrible idea
I agree that increasing the type of dwelling types that can be offered at a range of price points is improtant for St. Albert. Accessibility is also important but less so compared to diversity and affordability.
We don't need any more high density living crammed into housing areas. It's already busy enough.

Simply I disagree
I do not agree at all. Citizens of St. Albert pay higher property taxes to not have lower income and denser housing in our neighborhoods. Denser housing and lower costs bring in lower quality people and increases crime.
Do not change the format of existing neighborhoods.
I liked the options until you added low rise apartment buildings.
These types of homes are usually built without the proper infrastructure and slapped in the middle of existing neighborhoods. It increases traffic with doubling or tripling (or more for apartments) the amount of people in one lot.
I think neighbourhoods are being constructed with streets that are too narrow, houses that are too close together, no place for people to park. You can't even invite someone for dinner because they have no place to park on the street. You need to rethin
Leave neighbourhoods alone. St. Albert is a bedroom community and does not have to be the most affordable option.
St. Albert is highly sought after for its family friendly neighborhoods and suburban appeal. As a resident and homeowner of St. Albert, I strongly oppose the implementation of any infills or multi family homes in our mature neighborhoods.
Very much agree
Not every city needs to appeal and spend money to attract "everyone"
We need to be a welcoming community
Stop destroying beautiful, older neighborhoods with infill. We moved to St. Albert to get away from Edmonton for this very reason.
Strongly disagree
I strongly disagree with infill in existing neighbourhoods. The older neighborhoods are usually the ones where houses are purchased and torn down to allow for infill that does not fit the character of the neighbourhood.
These types of housing bring lower income families which also bring their own problems. We pay high taxes in St. Albert for a reason.
St Albert is a safe family oriented place. When places target for low income and rental opportunities are built it changes the dynamic of the community. Keep the community feel in St Albert without trying to become a large city. Go to Edmonton
Please do NOT ruin existing neighborhoods by allowing tri/four/five + plexes in! Horrible idea. Yes, more affordable options should be available-make it in their own new neighborhood. Leave our beautiful existing neighborhoods alone!!

<p>St. Albert should keep growing with houses, and with big lots. no more condo's/apartments or townhome complexes. St. Albert had always had a small town feel, and should stay that way as a suburb to the big city of Edmonton.</p>
<p>I agree. Accessibility options need to be extended to surrounding community</p>
<p>the affordability of st. albert is slipping, this is a wonderful community and a lot of us wish to remain here as we have all our lives, but finding affordable housing is tough, especially with such limited options that are rarely vacant.</p>
<p>We do not need multiplexes or big apartment and condo buildings. We aren't Edmonton.</p>
<p>City council voted to significantly amend the Municipal Development Plan, the Ville Giroux ASP, and Land Use without significant consultation. This will change the landscape and community value of adjacent neighbourhoods.</p>
<p>No to infill redevelopment. what was there, should be there, last thing i would want to see is 4plexes replacing sf homes. no</p>
<p>There are lots of housing options available in new areas. I would like to see more new areas that look like old areas such as Grandin and Woodlands with normal sized lots and single family homes especially reasonable bungalows.</p>
<p>You can't add multiple dwellings inside an existing neighbourhood and not address parking. You've already have zero lot lines, how can this be any different, no one can park, and streets can't get plowed and where does the snow go?</p>
<p>Overall I do not agree with this. We are seeing older Edmonton neighborhoods being destroyed by infills and multi unit buildings being put up. They are taking up all the parking and ruining the character of the neighborhoods.</p>
<p>I don't want ANY changes to my neighbourhood of Woodlands. It is a nice mix of single family, duplexes and condo's. we do not need more density here.</p>
<p>What makes St Albert special is that it is not Edmonton. Please do not make the same mistake they have with irresponsible infill.</p>
<p>I agree that we need this type of housing, but I don't agree it should be in older established neighbourhoods. I think it would ruin the older community vibe and put too much on the already problematic parking situation. Too many cars not enough parking</p>
<p>I strongly oppose densification. It erodes our quiet, family-oriented character; increases noise/reduces privacy; overloads parking, traffic, infrastructure.; declining property values/community stability; invites poorly maintained rentals/rooming houses</p>
<p>Depends where not 4 plex with garden houses</p>
<p>I overall disagree. The market of "affordable housing" in Edmonton and St. Albert is overflowing with available housing. Edmonton is moving away from triplexes due to overwhelming mature communities, why would St. Albert do the same?</p>
<p>I feel the city has already add a ton of these options with how much its sprawling and adding so many units</p>
<p>We moved to st. Albert to avoid the over crowding of multi unit housing complexes. St. Albert is already building too many new apartments this is the absolute last thing st. Albert needs or wants.</p>

Generally agree, however who decides what 'fits' into a community. And in events where a build become contentious seems concerns are heard but really projects do not stop, or get amended. Also how would the city prescribe things like aging in place??
who builds and pays for these homes? not addressed here. also after City of Edmonton debacle with infill absolutely zero trust in city to do this right. lots of new developments. do it there so people can buy and choose to live there with eyes wide open.
95%
I love the neighbourhoods in St. Albert. I've lived in Erin Ridge North for 10+ years and I couldnt be happier.
Way too many apartment buildings on the west end of town
If the neighborhood allows then yes, I support triplexes etc. But cramming too many people too tightly together will make everyone stressed. We all need access to green space, preferably in our own yards.
The more properly housed people there are, the less burdon on other supports and systems there will be.
There is no missing middle option. I do not live in St Albert to live with fourplexes and other alternate styles of housing. These styles do not belong in St Albert.
I am 110% supportive of Principle 1. If we want the benefits of having a diverse population, we must have diverse housing options to ensure folks have the housing they need & want at any age.
In order to reduce the tax burden, multiple level housing is necessary
Decrease density in the newer neighborhoods like Cherot and Riverside as there can be more options elsewhere without too many condos in a neighborhood space
Concerned with the medium and high density going into existing communities. Edmonton is feeling the hurt of the increased traffic and decreased housing values
My main concern is infill and the impact on property values of neighboring homes.. I support affordable housing in new build areas.
Fully.
I want to ensure that multi units, similar to what Edmonton has done, does not occur in mature neighbourhoods in St. Albert.
I do not agree. If I wanted this, I would live in Edmonton.
Not in St. Albert. This will increase the population further which there is not infrastructure in place for. St. Albert is known to be a more expensive place to live and there is nothing wrong with that.

<p>Unfortunately when you introduce these buildings into a nice and safe community you introduce crime and disorder. The family feel of the neighborhoods will decrease, crime will increase and the overall quality of life in St. Albert will be diminished.</p>
<p>Way too congested! Leave residential neighborhoods to single family homes.</p>
<p>People brought in those areas for the charm and character that it was at the time.</p>
<p>Why can't the suburbs stay nice? People come to St. Albert because it's not Edmonton. Don't turn it into mini Edmonton.</p>
<p>Important for people who have disabilities.</p>
<p>Market should dictate housing choice but also need to protect the integrity of neighborhoods that have made St. Albert a desirable community.</p>
<p>To have housing appropriate to a neighborhood. This must have appropriate parking requirements off the streets. Putting in large builds without proper parking is a problem for most drivers, children safety, city maintenance and street maintenance.</p>
<p>Good the way it is. More green spaces. Less buildings.</p>
<p>Support addressing the low to mid income families so that they can buy and stay in St. Albert</p>
<p>I'd like our children and their grandparents to be able to afford to live their entire lives here.</p>
<p>Allowing fourplexes and triplexes in established neighborhoods can strain parking, infrastructure, and privacy, while altering the character and density residents originally invested in. This may reduce homeowner stability and diminish the cohesive community</p>
<p>building more suites/buildings that hold more people in the existing neighborhoods seems unfair to those who want to keep the St. Albert feel. If they want that kind of housing Edmonton is filled with it. This will cause parking problems and increased crime</p>
<p>I agree with the first principle in that more forms of housing should be made and/or retrofitted into neighborhoods. I am not too supportive of fourplexes or triplexes. I would rather townhomes, low-rise apartments, duplexes, or courtyard blocks.</p>
<p>Critical for sustaining a growing city.</p>
<p>We are not Edmonton</p>
<p>Simple, build more residences within existing infrastructure. Stop giving away land downtown that could be used for residences.</p>
<p>I do not support infill in existing neighborhoods. I do support the idea of making it easier to get permits for legal basement suites for multigenerational living or for renters</p>

<p>St. Albert is a suburb and people move out of the higher density city to have more space. I disagree with building high density here since the current infrastructure does not support that.</p>
<p>The type of housing that already exists in St. Albert (single family, lower density) is needed. People should be able to buy a home with some assurances that this won't change. Newer subdivisions can be built with some higher density areas.</p>
<p>EVERONE deserves the opportunity to have a home.</p>
<p>I DONT agree with in fill of multiplexes. It takes away from the community and existing ownership and does not save money or does not make it affordable. People who lived here for years are ignored and yet they are forced out by this tactic.</p>
<p>Priority should be for people/seniors who have contributed to the community for years (taxes, volunteer, work, etc.). People who have a vested interest in their community hopefully can stay in their community as they age.</p>
<p>No infill. It destroys the neighborhood.</p>
<p>single family dwellings in St Albert are out of reach for many people.</p>
<p>4-8 plexes is something that could eventually become useful like in Edmonton. But ever corner is getting an 8 plex there. Too much multi family in riverside area. losing appeal because of it. Trails will be PACKED SOLID. St. Albert to stay what it is</p>
<p>Need more density, 8 plexes but we hv to be selective on locations</p>
<p>I can't stand apartments, especially because they're not even affordable to rent. People park all over the streets, blocking views at stops signs, crime increases, etc. I don't want to see anymore apartments. Let people have some space and land.</p>
<p>housing density is important from an environmental and tax management perspective. Density that does not account for the limitations or a transportation, recreation, and social systems in st. Albert is an issue.</p>
<p>St. Albert is a bedroom community with high standards to safety, community, and green spaces. infill goes against everything that makes st albert a place I want to live and would lower the standard of living for those that can afford to be here</p>
<p>Just recently moving into St.Albert from Edmonton, I have seen how these triplexes and fourplexes impact neighborhoods. It causes loss of privacy, overcrowded streets and transient neighbours.</p>
<p>I do not agree with this statement at all. We need to keep St. Albert the way it is and not make it like Edmonton. No in fills and no more apartment buildings.</p>
<p>I do not want to see additional triplexes, fourplexes, townhouses and low-rise apartments wedged into existing residential areas that already have multi-family housing. The goal cannot be to increase density more and more and more over time.</p>
<p>If implemented carefully with good design rules and community input, this principle is generally positive and future-focused. It balances growth, affordability, and inclusivity — which many Canadian municipalities are currently aiming for.</p>
<p>In the past decade, the City has moved from having an underserved multifamily market to having an underserved single family market. Over compensating for a historical lack of multifamily has now skewed St. Albert's inventory and position in the market.</p>

Leaning to disagree. It is sad to see the bungalows, and smaller homes that make up older ST.A communities be torn down for multi family dwellings.
As a diverse community we need to offer a variety of housing options that meets the needs of all types of residents.
Often when high density housing is granted in existing neighbourhoods developers buy up residential homes, tear them down and build multi-family homes for profit and the neighborhood loses it's family feel. High vacancy is also a concern.
#1 will lead to the * of St. Albert neighborhoods just like Edmonton
We don't need the giant "8 plexes", but way fewer seniors only home and "luxury" rentals that are way too expensive
Complete disagreement. Proof shown from Edmonton infill cases that developers misuse building permits to sublet housing into airbnb's and dishonest rental agreements.
Housing options of all size and orientation are strongly support, provided they are high quality and incorporate appropriate parking / waste collection and minimize nuisance to the overall neighbourhood.
We live in an old city with established communities. Triplexes and four plexes could never fit the aesthetic, or community feel for St. Albert. Perhaps if we were to build something like this north, by Costco, but certainly not in already established area
St. Albert should be open to everything. What appeals to one person may not appeal to others, but we need OPTIONS for all. I especially like to idea of multigenerational houses
The city should not be building triplexes and fourplexes etc. on residential streets. That is the last thing that the people already living there want and if they do go to sell their house it greatly decreases the value because no one wants to move in
There should be more consideration to "aging in place" options rather than shipping aging population to outer communities. Enough of the apartments already. The traffic is ridiculous. I'm so glad I don't have any school age children anymore.
I believe that responsible development in existing neighbourhoods considers things like: traffic, parking, vehicles visiting, access to public transport, access to services, access for EMS, pedestrians, children playing, etc
I fully support principle 1, I think we need to make st Albert denser, more walkable and less car dependant.
#1: Disagree: Often built cheaply, with wooden frames, with no sound barriers between units. #2 & #3. St. Albert has many low income seniors that need to be considered for low income housing and aging in place.
Many different forms and sizes of housing will increase people's ability to remain in their community. Accessibility options are important, however I don't think ensuring every building has an elevator for example will help keep options affordable.
Broadly strongly agree
Infills do offer more housing options but aging in place and a three-story infill don't work. Senior and/or multi generational housing could be incentives by home renos and in-law suits.

Expanding to less desirable housing within existing neighborhoods would destroy the vibe and value of the existing neighborhood.
No to triplexes and fourplexes, I have seen what it has done to old neighbourhoods, it is also realistically never 'cheap' to live in one.
Long time home owners deserve continuity in the neighborhood they initially invested in. It doesn't seem fair to arbitrary changes decided by unaffected parties.
yes
Being a senior, aging in place is very important.
I understand the need for infill, but specifically moved from Edm, because there infill doesn't consider the established residents with regard to style, size and number of units.
Against infill resulting in higher densities and low rent/income housing.
I agree in principle, but there is a caveat: duplexes, triplexes, four-plexes and low rise apartments should not be used as infills in established neighbourhoods where they would lower property values and disturb the character of the neighbourhoods.
Broader housing options should be available in new developments not existing neighborhoods. Residents are drawn to St. Albert because of the make up of the neighborhoods to change that is unfair to residents that moved here based on that makeup.
I do not support high density housing on existing lots like what is happening now n Edmonton. There is already limited parking in many neighborhoods which makes driving down residential streets in the winter difficult.
We moved to st.albert to get away from this idea of cramming millions of people in small areas. The premium of living here is not having this and infills bring more people and more things like parking infrastructure issues and the like to older areas
I have observed what is happening in Edmonton (residential building bylaws) and my fear is that it could occur here in St. Albert. I agree with secondary suites but not with triplexes, fourplexes and low-rise apartments in existing neighbourhoods.
We need diverse housing in St Albert and need to attract young people
We have way too many four plexes and apartments. Whatever happened to bungalows. Everything is tall and skinny. , cookie cutter
I disagree with principal 1 because our homes are already too close together and there isn't enough street parking. I have duplexes one block away from me and I have people from there parking in front of our homes on the street.
Disagree. St. Albert had always been an affluent suburb of Edmonton. There is nothing wrong with that. My wife and I moved here from Edmonton after our neighborhood was destroyed by infill development
I live in an older neighborhood and I do not want an infill next to me like Edmonton!

My husband and I moved to St. Albert to get away from this nonsense that's happening in Edmonton. We watched the old neighborhood we lived in for 10 years previously get destroyed by doing exactly this. Please do not ruin St. Albert by following
In-fills must fit / match surrounding architecture. Overly modern looking buildings in amongst character and older homes is just not ok.
An established older neighborhoods of single family houses are not to be marred by any buildings that are taller than existing structures. Head Edmonton residents backlash when it comes to infill, and leave older neighborhoods as they are.
The "missing middle" should not be infill but should be added to new neighbourhoods
It appears that somebody in planning wants a lot more low pricing housing which in will also lower the price on the existing property especially when they us some of these plans as in fill
Agree
I donot agree with the approach of shoving in mismatched housing units into existing neighborhoods. My daughter lives in Highlands historical area the the 6 or 8 plexes are so rediculus that you have to ask yourself what was concil thinking!!
We moved to St Albert because it was a smaller city, low crime, affluent place. Providing more and more low income options will turn this (what was once quaint and sought after) city into a small Edmonton. If I wanted that, I would have stayed in Edmonton
While I agree in general, I have not seen 4-plexes and small apartments fit into older neighbourhoods. They look out of place and dwarf most housing as do some of the the newer duplexes. They look great but don't fit the neighbourhood.
Agreed
In new areas you could build a wider range of housing, but leave our older communities as single dwelling and don't put Infill 4 and 6 and 8 plexes like other cities (Edmonton, Calgary). We do not need to update for accessibility to playgrounds- less fun
Housing must address the needs of the whole community including low income and those on disability. I have 3 adult disabled children who could not begin to afford to move out on their own because there is no affordable housing available
StAlbert has built enough multi family facilities in the last 10 years. It is time to provide more options that fit within existing and new residential neighbourhoods
Please look at Edmonton's complete failure to protect mature neighborhoods
High...can't expand forever
A vibrant city includes living accommodations that are "fit for purpose". Ny
As a St. Albert resident who moved here from Edmonton, I can attest to the fact that neighbourhoods change when you invite lower income housing. I willingly pay higher taxes to reside in an older neighbourhood because of its charm, lot size and safety.

I agree that affordable housing is needed, however I do not agree with packing people in like sardines. Secondary suites and duplexes as infill are as far as I am willing to go in an already established neighborhood.
Make parking part of the plan. The street should not be considered parking for a new four plex. Plans should include parking on the property.
I strongly disagree with statement 1, as a wider range of housing options (secondary suites, triplexes, fourplexes and low-rise apartments) is way too broad of a range for existing residential neighbourhoods. It will create chaos.
I do not In fill housing very poorly done. over crowds neighbor hood. We do not need dense housing. I do not want over crowded parking. Why are you copying America woke housing policy.
St. Albert is a place for people who want their own homes with most of them being single family.
We do not need multiplex homes that end up giant monstrosities in St. Albert. Leave that in Edmonton. Cut down on the condos and apartments. You're losing the small city vibe,
Do not support increased density in established neighborhoods
Lots in established neighborhoods should not be rezoned from single family to high density. The current range of housing affordability is fine, no need to widen.
I am a resident of St.Albert since 1974, St.Albert has always had large lot sizes with ample parking, the new subdivisions have very limit parking and already look crowded with little to no privacy. Infilling and small lots can stay in Edmonton
I do not agree with inserting multi housing in a strictly residential area, particularly more than 1 level. This impacts house values next to multi housing, parking, storage space in multi housing, sight view when it comes to sunlight, privacy into yards
I agree that St. Albert is a community that should address housing needs of a variety of ages, abilities and needs. But I believe this needs to take place by looking at the impacts of the decisions made with regard to long range planning.
In my area were I live, Duplex would work but not in favour of anything else.
Disagree with small lot size and infill housing. Also I did not even get a chance to disagree with allowing basement suites and turning R1 zoning into allowed homes with two families in one house
It would be nice for neighborhoods to remain as family homes where neighbors meet and greet one another and enjoy the peacefulness of permanent residents, as opposed to transient residents who don't usually become one with the community in the same way.
After 45 years living in St Albert we have seen it go from being an economically diverse population to one where our children had trouble affording it after graduation from university. It is viewed as elitist and a place for the affluent.
Housing development should be approved based on a balanced approach with consideration of the needs of all St. Albert citizens.
Any new larger houses replacing current houses need to fit in the neighborhood. ie nothing larger than tri or 4 plexes should be approved

Height restrictions may be more important than actual number of suites
I believe St albert's approach to becoming a "big city" is an error! I have spent 35 years in this town and now we have homelessness & traffic! PAUSE growth and update the infrastructure first! hold off - we are losing our small town feel!
The variance in options has created a big issue as infrastructure is not keeping up with our growth
Wide spread multi family is not the answer in every neighborhood. There can be a portion of the area for this but it should not out number the amount of stand alone housing .
People move to St. Albert for space and live away from crowded places. Your plan increases density for providing services cheaply but ignores what people like about St. Albert - lower density. Especially, compared to Edmonton.
We don't live in Edmonton for a reason. Parking and road congestion becomes an issue with triplexes and four plexes. Infills so close together you can touch them both. No thank you. Supporting old age at home, yes.
As someone who was born and raised in St. Albert, there is a significant gap in first time owner houses. Many of my peers who have also been born and raised in St. Albert can't afford to live here and have to move into Edmonton.
The need for affordable housing exists at all levels but should not be at the expense of current market values for existing homeowners.
People live in St. Albert because of the existing structure. High density and more lower income properties are not options we want. High density is more strain on infrastructure. Don't duplicate the mess in Edmonton.
Agree with the general principles, but not compromising existing neighborhoods with infill structures that are not good fits, such as fourplexes, and low rise apartments next to single family homes.
So many young people are being drivin out of st albert as housing is not keeping with the reality of today
I strongly disagree with changing the look a feel of existing neighborhoods as they have done in Edmonton.
I disagree with condensed housing in general. It leaves less rooms for green spaces, less parking overall, less neighborhood/community feelings that I love about living in St.Albert. Apartments ruin the skyline view.
St. Albert does not have choices for seniors this needs to be addressed with the aging population.. absolutely No infill housing leave existing neighborhoods as is do not follow Edmontons lead they are eyesores and will not suit our botanical city
People have bought in these neighborhoods for what they are today, not living the shadows of a 4 plex and thereby lowering their experience and property values.
Currently all mixed housing is being dumped in the middle of newer neighborhoods. In Riverside, areas have been zoned for high-density housing in the middle of single family homes. This is not considering current home owners and the ASP they bought into.
I disagree with the plan to build more diverse housing types, such as apartments, in St. Albert. The city has long been known for its detached homes and small-town feel, which is exactly why many of us choose to live here and are willing to pay higher tax

I think we need to be careful about the amount of multifamily housing that is going into St. Albert neighbourhoods. I think when you bring in more affordable housing you require more social programs, which do not appear to be available in st albert
The allure of St. Albert is “the bubble”. Keep the bubble the bubble.
agree with all of the ideas. need more variety of housing in neighbourhoods with buying and renting being available to everyone
Absolutely. Suburban deserts are the worst
Stop social engineering and let our kids have place to live and work.
Parking is my concern with density increase. The city is already unable to support its residents in this regard. Doubling up the residency isn't going to help.
I agree if common sense is used, not overwhelming crescents and existing citizens as Edmonton has done.
With the influx of people more housing is needed
Simply not OK, This will lowering the value of the surrounding homes
Do not want infills where there are multi unit structures being built. No bigger than a duplex in residential lots.
St. Albert is a community, high rises and dense communities will make is Edmonton- we should maintain our current uniqueness
I would rather this than overloading new neighbourhood with apartments
As someone who had to sell their property in Edmonton because of multi plex units, I don't agree with them. In older neighbourhoods. Skin skinny home and duplexes should be the only infill allowed. I had a 8 plex built next to my home in Edmonton.
In theory I support allowing infills in older areas, I have concerns that we will end up with an Edmonton situation where up to 8 townhouses are allowed on a single lot without parking, and directly impacting the lives of those surrounding. Sensitivity!
We.need different housing options. The in fill the way Edmonton is doing it only benefits the landlord s.
I strongly disagree with secondary suites and large infill properties. People should be allowed to live in a community of just houses as they thought they were buying into
People have a right to live in a neighbourhood style of their choosing without forced reclassification through infill and the change in 'culture' that it brings. Likewise, accessibility can be addressed on an individual basis, not pre-built or designed..

St Albert has to be inclusive of all levels of income affordability
I love that price accessibility and physical accessibility are being considered in this principle. Often, new housing is only accessible to those with high incomes, meaning that we create artificial neighborhoods based on economic status.
Disagree
More subsidized apartments for low incomes seniors
I support housing choice, but not multiplexes/apartments within established single-family neighbourhoods. These developments change neighbourhood character, parking & traffic. Higher-density housing should be along corridors & in designated growth areas.
We need more housing variety, not just dense apartments, and in existing neighborhoods where possible. Only increasing density in new neighborhoods puts extreme burden on traffic and other infrastructure.
I would like to see small house communities. Not everyone is looking for 800000 new build single family home. Single family home on a smaller size could also be an option other then townhouse.
I gladly bought in St Albert twice to stay within a community that works, builds businesses and do not desire to be more helpful than I already am to the wider community. Make it expensive to live here!!
All I see going up in St. Albert are overpriced apartments and houses
Affordable duplexes and triplexes are higher sought, compared to privately-owned condominiums with fees.
The need is there as the city grows
a diverse neighborhood is a happy neighborhod!
This will cause traffic and parking problems in town, we don't want to be a Jammed packed slum like Edmonton. Secondly, introducing "affordable" housing into St. Albert takes away our advantage, Is the higher cost of entry
St. Albert already has an existing mix of housing options that can accommodate a variety of occupants, families with varied income levels. This survey should explicitly outline the neighborhoods that will be affected by land use/infill changes.
Frankly, I believe there should be more affordable rental options in St. Albert for young adults. The number of old age homes and +55 houses in the area is overwhelming. Not everyone can purchase a home, but want to live within the community.
disagree with high density building as in ville Giroux monstrosity
The charm of St. Albert is lack of multiple family complex's and infills. Please keep it this way!

<p>There aren't enough LTC spaces and people live a higher quality of life when they stay in their homes. A wider range of housing would allow for more income levels to afford to live in our communities.</p>
<p>I agree with the concept of secondary suites to supplement income and provide space for aging parents and families. It's difficult for young home owners to afford a home with these high prices.</p>
<p>Need to address traffic concerns resulting from increased population especially with all the high rise apartments. Mckenney is a disaster from the excess traffic from Riverside.</p>
<p>We desperately need more affordable housing for seniors</p>
<p>The city's growth is already too fast for the infrastructure in place. Hospital wait times = 12+ hours. Swimming lessons sell out in 1 minute. Schools are at capacity. And it takes 20 minutes to drive through town without a ring road. Slow growth.</p>
<p>St. Albert will turn into the mistake that is Edmonton if it creates density in current neighborhoods</p>
<p>I disagree that multi unit housing should impose on existing neighborhoods that would impact house values and those community standards</p>
<p>We moved to Saint Albert to get away from more affordable housing options!! we pay insane property tax and for that I believe we should get to be in a community with similar earners and demographics</p>
<p>This is how we sustainably grow</p>
<p>I don't think St. Albert should be building much multi family housing. It lowers the character of a neighborhood. I moved to St. Albert to get away from the crowded neighborhoods of Edmonton.</p>
<p>I strongly agree with the principle as a diversity of housing allows for better use of space</p>
<p>I do not agree with increasing population density in existing and aging neighborhoods because the existing infrastructure cannot support it. There is not enough room for parking, sewer and drainage is already an issue.</p>
<p>Edmonton has allowed this type of housing and its causing major issues, including no parking, crowded street, new housing that doesn't match the aesthetic of the neighborhood. I strongly disagree with this type of housing.</p>
<p>I agree but it shouldn't all be in Northridge or Erinridge. Jensen lakes is skirting their responsibility to offer apartments like those in other places</p>
<p>Way too many apartments nowadays, way too many.and too many new townhouses too. Especially when they don't have enough parking spaces, it's SUPER ANNOYING to live next to a condo or townhouses.</p>
<p>Not supportive</p>
<p>There seems to be too many apartment complexes in one general area. For instance, Riverside. It doesn't look appealing. They should be divided amongst all neighbourhoods. Thanks.</p>

I do not support infill in the older neighborhoods. I don't like it because it means demolishing an existing home which fits the area that it exists. We must keep the integrity of those areas.
It's important to have a variety of housing options
There are many apartments available in Edmonton, St. Albert should focus on single family homes and maintaining the community that it was built upon
I strongly disagree with triplex and four plex options for in fill housing. The current housing developments maintain the character of St Albert.
These are importantly considerations but shouldn't come at the cost of those who have already invested in St. Albert homes and neighborhood.
Not sure we are the right environment for wider housing options
I feel that it costs more to live in STA and affordable housing is only one aspect. You need to be able to afford daily living costs. Not everything can be subsidized
It leads to higher crime rate s. As it has done with the rush for affordable housing other properties value have gone down
There isn't enough housing for an average income person.
More options for retired and young people to afford
Building in established lots in the community rather than having lots sit empty.
Housing needs to be affordable as things become increasingly unaffordable for people with limited budgets such as seniors or people with disabilities on fixed incomes
To fit in St.Albert neighborhoods it should be single family homes or duplexes, four plexes & etc. create more traffic and with no car park spacing cars park on the roads and in winter can be so dangerous as it narrows the road.
Adding more high-density and low-income housing like duplexes, triplexes, and fourplexes is not something I support. The city should focus on maintaining safety, property values, and neighborhood stability instead of pushing rapid densification.
DO NOT agree with any type of INFILL in existing residential areas . This not only undermines the character of the neighbors and the overall benefits of living in St. Albert
Agree to various & accessible housing but not in form of triplx fourplx low rise in existing neighbrhds
Not for infills that support multi family living where a single family home once stood. It creates issues with street congestion and parking problems. Save theses for newer developments.

We don't need anymore apartment buildings and multi family housing as our roads are already unbearable with the amount of traffic that we currently have. St. Albert has become the land of red lights and frustration already. No need to add to it.
A diverse group of citizens will make St. Albert a stronger community and a better place to live.
I do not agree. St Albert's character must be maintained by keeping older neighborhoods as is
Need a range of housing options in every neighborhood
I find that options for seniors is lacking- by this I mean AFFORDABLE. It seems every new place is designed to take all the seniors money. I hate to move away but costs here are absurd.
Don't mess with the existing neighborhoods. If affordable single family homes can't be built then I think we have a different kind of issue.
I do not agree or support garage suites or infills that are more than 2 dwellings per lot
Changing St Albert will make it the same as Edmonton. We don't want that
I don't want St Albert turning into Edmonton.
Don't want to see infill housing
Existing neighborhoods with primarily single family homes should not be densified with multi-unit infills.
I don't want to see over crowded neighborhoods
Overall agree with this principle however need to ensure the city retains neighbourhood architectural guidelines and zoning regulations
Housing is very expensive in ST Albert, difficult for young people starting out and on seniors who do not or cannot afford senior living or face a long waiting list to get into accommodation. Reasonable rent prices with a small community of support.
Simply we need that
Supports a flexible housing system by allowing more housing types in existing neighbourhoods. This helps meet diverse needs, improves affordability over time, supports aging in place, and builds more inclusive, resilient communities.
Agree without sacrificing quality and pride of place

<p>People need to take care of themselves. Municipal government needs to take care of the basics like potholes and snow removal before they venture off into ensuring everyone's preference or want is met.</p>
<p>I believe that making St. Albert accessible to people of all abilities and incomes is important to growing the city, with infrastructure in place to support</p>
<p>Infill is a disastrous proposition. Look at the condition of Edmonton. Once respectable communities are an eyesore. Allow for more mid to high density residential in new developments</p>
<p>None. We have too many low rises and other low income housing as it is</p>
<p>No! We dont need low income people in St.Albert. low income = high crime rates. We leave Edmonton to escape the trash! We pay higher property tax to live in a higher class city.</p>
<p>Too many rentals already. Lots of properties are not taken care of. St.Albert was better when taxes kept people away. More people took pride in their yards and kept sidewalks shovelled.</p>
<p>High rises and multi unit housing should not be allowed in existing neighborhoods. Home owners chose that neighborhood based on what WAS CURRENTLY there. The city has ruined most of Oakmont by allowed the huge high rises on the old Lois Hole site.</p>
<p>People buy in a neighborhood for a multitude of reasons and may have bought their home in a particular neighborhood based on the density of the neighborhood as a factor. I wouldn't want to live next to a 4plex or condo. It affects my property</p>
<p>I believe we have a strong base of single family homes and a strong road network. We need higher density in select locations where we could incorporate future public transit hubs or LRT stations.</p>
<p>Very important for all.</p>
<p>I do not agree with affordable housing in downtown St Albert! There needs to be more restaurants or shops in low buildings added to downtown but not a high rise! We bought downtown for the quiet area and to access the Farmers market! So disappointed!</p>
<p>S</p>
<p>Improving the overall availability of housing is key to long term growth and affordability, and building healthy cities and communities.</p>
<p>This principle leads to DENSITY. Density leads to CONFLICT. Conflict leads to unhappy city residents.</p>
<p>Older St. Albert neighbourhoods are greener (e.g. the Gardens, Forest Lawn, Braeside, etc.) compared to the concrete jungles that are the new neighbourhoods like Jensen Lakes. Income level should not be the determining factor in who live in such places.</p>
<p>City counsel is ruing St. Albert. What was once a charming fity has become overrun with way too many apartments, duplexes and town homes. Go back to what made the city great.</p>
<p>St. Albert is really missing housing outside of what mid-career professionals can afford. New towers and even new neighbourhoods being built are categorized as luxury. Most people can't afford them.</p>

As evident, I'm in full support of principle 1.
Infill is destroying Edmonton. It's making neighbours over crowded and difficult to live in. Unless infrastructure is upgraded to allow for higher density I disagree with it.
More choice is important, I dont think aging in place should be as high a priority as providing a wide range of housing options that serve different income levels, aging in place would better be supported by grants that allow folks to retrofit/add ramps
Multi unit housing creates more problems in areas that have previously been established a single family housing. Strain on Utilites, parking, etc.
I strongly agree with this Principle. We need more diversity through socioeconomic factors to bring increased growth and commitment to St. Albert.
These features are great to include in new developments. They are very difficult to insert in established areas. I do not support re zoning the properties in established areas to allow for multiple family dwellings.
There are too many people in existing neighbourhoods already. Parking is impossible in many areas. To add in more housing options will only make it worse!
We already have a huge number of areas in the city that accommodate lower rent and ownership. I strongly oppose multi unit buildings going into single unit spaces as infills.
It gives Home owners the ability to add or improve on existing houses or infills. Adds value to the neighborhood
The last thing this city needs to the addition of triplexes, fourplexes and more apartments on top of the 10 plus apartment buildings the city has decided to slap up in Riverside
Let's add variety, but use form-based restrictions to maintain neighbourhood fabric. Mega mansions currently dwarf adjacent 1960s homes along Gresham. Don't allow splitting of single lot into TWO mega single homes! Make it owner occupied, not rented.
We need affordable housing in St. Albert, and how that looks are options listed. We can have the feel of St. Albert while adding options.
NO 4 PLEXES AT ALL Do want a 4 plex built next to your property. If you answer yes I think you are lying.
A wide range of housing options is important, but in existing neighborhoods they should not be taller than 2 stories so that people do not have to worry their yards will fall under shadows. Gardening is important to many.
Stop with the low income housing expansions it bringing down property values and ruining the great areas example Bellerose drive
There are plenty of new developments within St.Albert that can accommodate new buildings with unique needs. St. Albert does not need to turn into Edmonton. There is a reason people move to St. Albert and are proud to call this home.
I think it's important to allow for controlled and reasonable densification of various neighbourhoods of the city.

All of these will just drive down property value.
I don't agree with more people living in existing neighborhoods. More people = more congestion and more traffic. St Albert is beautiful and people want to live here. Don't make it a *.
Strongly agree with all, but also don't want these options to attract the wrong kind of people
No thanks, I'd rather not.
It isn't that high. I think the missing middle could be created in St. Albert with some more affordable single family or duplex. The row housing isn't necessarily the middle and already exists and is planned to be built more.
We need to condense housing to reduce the sprawl of land being used
I am in favor of a wider range of housing options for all the stated reasons as long as the implementation of these different product types are managed effectively to mitigate the challenges that accompany them (undersized roads, lack of parking, etc.)
If people want affordable housing, they don't have to move here, there is morinville and Edmonton. If you increase the population without fixing the roads and expanding hospital and school capacity, then you're doing a disservice to St. Albert citizens
Disagree.
do not overall agree.
I agree with the principle of having a variety of housing options to meet the needs of a diverse population. However, I strongly disagree with some of the already build high density developments which resemble overcrowded *-like housing units.
I do like this principle. Affordability of housing will attract many age ranges to the community and help support people who want to purchase a house and say in their living situation. Accessibility will also allow seniors to stay in their housing longer.
Build this wider range of housing options in NEW communities.
Currently I believe there is a lack of housing for single or retired individuals that are looking for a smaller footprint homes but who still want a home with full autonomy without condo or HOA fees.
I don't want to see my beautiful city to start to look like Edmonton with multiple duplexes and apartments keep st. A how it is with nice single family homes
Housing options must be suitable for the neighborhood they are in. No monstrous buildings outshading existing homes. They should complement each other.
I just moved here from Edmonton and condensing population in St. Albert through rentals, apartments etc will significantly diminish the character and quality here. Crime will increase as well.

In moderation a wide variety of housing options should be available
Very strong. St. Albert needs more density and affordable housing. Especially near downtown. Downtown St. Albert is like a ghost town on Sundays even on nice days because you have to commute there because there is not enough dense housing there already.
Multi generational housing, and affordability across all levels of income, as well as multi racial diversity are all important to me
I hini a higher population density in St. Albert US to benefit tihe constrution industry and real State industry to rezone Green belt atreas nothing to do wih citizens
Too often infills do not fit in to existing neighborhoods in size, height, and in consistency with the housing that already exists there. No consideration is given to sunlight, views and water issues for the existing home owners, & off street parking !
We do not need to jam a bunch of houses on tool of each other or cram more people into neighborhoods I moved to StAlbert to get away from Edmonton who cares only about maximizing the amount of people. We can afford taxes. That is why I live here.
Saint Albert is a municipality that thrives off of single-family dwelling housing and the demographics that are able to afford those housing options. For safety and density reasons we should be limiting the amount of multifamily development.
People deserve choice based on their needs and what they can reasonably afford.
The concept is fine. Changing zoning around existing homes, adding paths in green spaces, adding housing in assumed park areas is unacceptable and should be avoided at all costs despite developer pressures.
I would potentially support these option for future development with appropriate access to support/ transportation but currently adding these within existing neighbourhoods is not appropriate
No
I agree that affordable multi generational homes are missing in stalbert but I don't want to see single detached homes turned into complexes, new units should be built in new neighborhoods.
Limited support for variety of housing
Too much transient housing options bring transient residents
I think expanding the housing mix is very important, but we need to do it in a way that preserves the character of neighbourhoods. It needs to be thoughtful and well-planned, not a free for all like Edmonton
7 out VB of 10
I think having different types of structures in different locations offers different types of owners opportunities

Strongly agree with all
I agree, but attention needs to be paid to fitting into the existing architectural design. While the city is mostly single family dwellers, multi family dwellings needs to fit in with the area, not stand out as exceptions
Smaller and affordable homes for single people and independent seniors is in need.
No infill
Don't agree when you have triplex's and duplexes in residential there is never enough parking these areas where not made for multi family homes
We just need a coop style safe neighborhoods
I think we should have a variety of townhomes and duplexes available to those who are purchasing their first home.
While I support #2 and #3 I do not support infill housing that changes the character of the neighbourhood.
Need an LRT or something to get people to jobs.
There is not enough infrastructure to support a greater population in StAlbert. Growing housing before local businesses is going to overpopulate the area and cause urban spread before solving the underlying problems.
Existing neighbourhoods define the character and quality of life of St Albert. Even purpose build high density neighbourhoods such as Riverside, already show access to parking, snow removal & animal control problems that would destroy existing character
I don't agree with multi unit infills (4 plex, 8 plex units) in existing single family home neighborhoods
Cramming more homes into already cramped neighbourhoods will be a nightmare for street parking.
We don't need investors putting 3 plexuses and 4 plexuses in residential areas. I paid for a single Family home and don't want lots of renters that don't care about the community. You can definitely tell which homes are rented, by the upkeep..
People buy homes in St. Albert to get away from the congestion of Edmonton.
Broadening types of housing can cause density issues with vehicles parked on residential roads, which increases safety risks for Emergency response vehicles from entering areas and puts children at risk when playing outside. Riverside is already an issue.
Infill properties, more apartment styles do not match the current character of St.Albert. Everytime we drive by the new apartment buildings popping up it is wildly out of place.

I am an active senior worried about rising senior shelter costs
I do not agree as the range of housing types is too large. Definitely DO NOT go down the road that Edmonton is taking where the multiplexes barely fit the lot.
No issues with alternative housing options as long as parking is not an issue for existing residents, it is not subsidized by taxpayers, and increased density comes with additional schools, hospitals, etc.
I don't think any older neighbourhoods should have houses knocked down in four Plexes put on any lots or duplexes if it was a single-family dwelling beforehand this plugs up neighbourhoods and takes the feel away from why other people purchased the homes
We definitely need to expand our types of housing; it is vitally important to stop housing from becoming simply an investment, but return to being considered simply a home; we need to provide different types and different prices for everyone
Impact has not been considered in higher density developments in St Albert.
That huge apartment building in Ville Giroux is a horrible blight on St. Albert. It should have never been allowed.
It's misguided. Tippy toeing around the real problem while sacrificing both our history as a community (both socially and environmentally) and not denying level of excellence that used to be the st. Albert standard
St. Albert needs to be affordable and accommodating to all people. Not just rich people
I like my neighborhood the way it is. I bout a house in StAlbert in my neighborhood because of the nature of the neighborhood, density and housing. I don't want it to change. Change will for e me out. I speak for a number of my neighbors on this.
Removal of Euclidean zoning all together. Entire neighborhoods of single family homes with zero commercial services leads to unneeded transportation times and costs. Expansion of housing is a start but only solves half the problem
Need affordable one level housing for seniors
While in principle it sounds great to build affordable housing this is NOT what St Albert is known for. Infill houses that loom over exisiting houses are a blight and are NEVER actually affordable. Can we focus on new housing for seniors? Pet friendly pls
St. Albert is not a major city. We should not be focused on density. Existing neighborhoods function as intended. Adding smaller more compact units will only increase dependency on aging infrastructure and cause more congestion and delays.
I agree there should be a middle class. However I disagree with low income housing. I dont agree with tearing out our green spaces to make room for low income who dont take care of the homes or the community
Existing neighborhoods infrastructure was designed for single family homes. Replacing them with multiple family units puts costly strains on water/sewage, electricity, parking and decreases property harmony and value on existing single family homes
Sounds like low income units no thanks

<p>Must be careful with adding multiplex structures in established neighborhoods. Parking and higher density is always an issue. Infill (single family) are fine. Multiplex should be built in the new neighborhoods where there is already higher density.</p>
<p>I believe the city should have options for everyone and not just wealthy homeowners</p>
<p>St Albert should support greater diversity.</p>
<p>I believe the current neighborhoods are great the way they are. It's awesome to live in a neighborhood with traditional homes and values. No low cost infill housing please.</p>
<p>Housing is vital to people of all income levels, ages and abilities</p>
<p>Providing housing for low income should also mean community supports like food bank, social supports, social work</p>
<p>St Albert population is growing to large to quickly.</p>
<p>Strongly disagree. Jamming more people into smaller units on the same size properties only seems to be of benefit to developers and landlords not homeowners with families. This approach is already undermining Edmonton communities and should not be adopted</p>
<p>Disagree. The appeal of St. Albert is the quality of living, not the affordability. The tradeoff of paying extra taxes and paying for a proper home and yard within a cozy neighborhood is well worth the higher cost it demands.</p>
<p>Infilling has many negative consequences. In a province as large as Alberta, avoid it.</p>
<p>Highly disagree. Neighbourhoods are not set up from a parking perspective to house more than single homes in the neighbourhood.</p>
<p>Do not agree</p>
<p>Restrictive covenants are required to preserve the quality of the lifestyle and housing in established SAB neighbourhoods. Densification= Destruction</p>
<p>Restrictive covenants are required to preserve the quality of the lifestyle and housing in established SAB neighbourhoods. Densification= Destruction</p>
<p>We are a prestigious suburban city. That should be compared with elite cities like west Vancouver. We are downgrading our city through over population and massive apartments. We are not a low income community yet we are trying to become one</p>
<p>City should not be subsidizing housing. Let market forces and competition be the tools to set prices. NO taxpayer money should be taken from people that work hard to pay their taxes just to be used by someone else to lower the price they pay for accomodat</p>
<p>St. Albert has always had a higher standard of family and tradition. Existing neighborhoods should not be forced into multi family homes which would lower property value and decrease the standard of living. To add seniors in this question is manipulative.</p>

We choose St Albert instead of Edmonton because of the social economic middle class with the expectation of safety, cleanliness , social consciousness
Housing is so expensive these days that most people can't afford a whole home. Having options such as townhomes, duplexes, etc., allows for more affordability
St. Albert is a close knit and vibrant city, we can build on it by making sure more people, and many diverse groups of people feel like they can belong and contribute to the city
Infills will lose the St Albert neighborhood character. It'll be a strain infrastructure like parking. Less privacy as you cram more people into a neighborhood.
Keeping a range of people in different ages and stages in the community increases the vibrancy and stability of St. Albert
I agree with St. Albert as a whole having different options available but worry about what that means if we try to fit them into existing communities
I don't agree with the idea of changing the make-up, particularly with regard to Infill. A norm has been established, and changes in; House Size (Area, Height, Number of Included Dwellings) and Change of Zoning Classification only distract from the Norm.
I feel we have gone to an extreme with this and there is a large volume of these homes those already.
Strongly agree to increasing affordable barrier free access for all
A variety of housing options is important to allow for various life stages to be able to live in St. Albert, from single person to families with kids to empty nesters

Q8. Please explain your overall level of agreement with Principle 2.

Overall - agree with these statements. There are many factors to consider - finding a balance is challenging!
St Albert can not be afraid of infill housing. Many options make for a community that welcomes all. Having some density mixed with traditional single family homes offers options.
New development should integrate well into existing communities, but it can't be a veto. Walkability, active transportation, and densification are great things that will add, not detract from our growing city.
Agree - transportation and walkability are all great things for the City. More neighbourhood commercial integrated into new communities!
Residents want ammenities close in walking distance which improves health and the environment
Proper planning to respect existing neighborhoods is very important. People will choose new neighborhoods for their needs so planning for services and housing should be made transparent so people can make informed decisions as to where they move.
I agree in principle however I do think that we are a winter city so accessibility is important but bike routes are not top priority. Transit options are only priority if there are adequate transit times and options.
We don't need bike lanes or more bus routes. We need properly designed intersections and streets.
Bullet 5 is double-edged as when you increase density in mature neighbourhoods there is not typically additional commercial areas able to be developed to increase walkability. The smaller businesses have difficulty competing with the big players.
Agree
I dont know that having more "compact" communities is the goal? If I wantes compact, I'd live in Edmonton. And even their communities don't seem to be being built as compact as ours
A transit oriented neighbor is nice in theory but not necessarily totally practical
I agree their should be a focus on walkable neighborhoods
I am in agreement with walkable mix of housing, workplaces and amenities in strategic locations.
Nobody needs bicycle lanes at this latitude. We don't want your 15 minute city.
Mostly agree.

<p>We need more variety, particularly as older neighbourhoods continue to evolve. However, I feel we already have good walking, cycling, and transit infrastructure - they're just underutilized because of low density (and population decline in older areas).</p>
<p>More transit and walk ability would be nice</p>
<p>A walkable community is important</p>
<p>I agree on the compactness of new neighborhoods but not at the expense of established ones.</p>
<p>I think the new development areas lack in a lot of areas that the older areas have. The older areas have better non-residential spaces while the newer areas lack ravines and trails (and trees). Compact designs don't always allow for livability</p>
<p>Some areas are now way too far out to support walking everywhere. Not reasonable!!</p>
<p>Continuing to connect communities to the trail system and making sure all neighbourhoods are walkable is important</p>
<p>We can just add more housing options when the current infrastructure can't handle the population increase. We pay more taxes so that we don't deal with a lot of issues</p>
<p>We have an amazing trail system already. We do not need bike lanes to clog up our roads</p>
<p>100% St. Albert should be support active transportation! Trails should connect our city. More thought needs to go into ebikes. We stopped cycling with our kids along the river after they were almost hit by a ebike speeding along - not safe anymore.</p>
<p>Connectivity is important, and our path system is very valuable.</p>
<p>I agree with all statements and it aligns with my opinion from principle 1.</p>
<p>Having resources and amenities nearby or accessible by public transit is valid, however compacting or rezoning existing neighborhoods is not fair to homeowners who paid more to purchase a home in a spacious neighborhood. Transit could be improved.</p>
<p>Development should not impede present home owners. Especially height restrictions. No home could be taller than the one beside. Also, parking should be mandatory in all new homes.</p>
<p>Primary consideration with development of mixed housing types is that it NOT be developer led, and NOT be dependent upon in fill sites wherein a single dwelling is converted to any more than 3 dwellings, with stringent restrictions on building height</p>
<p>New development should have no less services than existing areas, but creating a compact environment, while it sounds convenient, gives people less space to enjoy at home</p>
<p>St Albert has never been a walkable city and will never be that. Too many major roadways.</p>

Maintain and expand the network of bike and walking paths. they are an important feature of the city. Public transit seems underutilized in the city and levels of service does not need to be expanded, except to include growth to new residential areas
Compact doesn't mean walkable, it can also mean congested and less visibility
Making the city more compact isn't the answer. We need to expand thoughtfully within a new or existing framework rather than just making older neighbourhoods newer and busier.
I walk a lot and this city is too car-centric.
You should be able to walk or cycle to every major section of St. Albert without being next to a road.
Bike paths are good and used all the time. Do not change streets into bike lanes, it just creates more congestion and headaches for our senior drivers
Maintain the novelty of areas
Adding bike lanes to accommodate 5 months of light transportation use is not practical and no one wants to be packed in like a sardine
Again, keeping character of St Albert is important. Respecting investments by current homeowners is paramount.
Dumb survey. Obviously none of you have been poor
While these are all good points we need to remember we live in a climate where biking or walking everywhere is not an option year round. High density is going to cause parking nightmares and street congestion no matter what. Everyone needs a car.
I agree with fostering communities but disagree that varying housing options would do that.
To put it simply, I understand the benefit in adapting our growth towards the 15 minute city concept. Ive seen how it works in Europe.
Love the idea of walkable communities.
I want options. I do not want to be limited in movement. I am completely against 15 minute cities. Amenities nearby is definitely a benefit, but I would want the option to go further when I decide.
Principle 2 aligns with my overall comment on principle 1
Community is still based on cars, could never afford all communities close to a school , job, Costco, hospital, library, recreational facility, dog park etc.

Transit is important, but in our climate, snow and ice make most sidewalks and trails dangerous for 6 months of the year. Let's not pretend this is California.
I generally disagree with Principle #2. Again, the 3 statements are disconnected. We can't handle the density we have if that's what 'compact' means. It's a nice idea to have walkways but w/ limited resources and climate change, impossible to maintain
Keep developing bike trails for mobility
I agree with supporting the development of complete communities. New development should prioritize active transportation through the community, while also maintaining connectivity with surrounding neighbourhoods and areas.
Stop cramming in more and more business. The same repetitive ones
We don't want more compact areas, if we did, we would live in Edmonton. Also, the gross eyesore of an apartment complex being built off of Giroux and the Gibon is the opposite of what we want in our community.
New developments are being built with amenities like this in mind. Building a four-plex won't change urban sprawl and less amenities the further out you go.
In the rush to build shiny new houses, the character and livability has been sacrificed. The lots are too small, don't allow for gardening or trees. Every development crams in way too many units.
If it's bike lanes like Edmonton, *. If it's a trail system. I would change my answer
St. Albert is walkable/bikeable enough, focus on maintaining and expanding current infrastructure which is desperately needed.
Somewhat
The city is drowning in debt. Let's not keep this up by spending unnecessarily
Transportation is important.
If people want to live like rats tell them to go to Europe or Asia.
Disagree
St albert is pretty accessible already with bikes and trails. I can't speak for transit
If things are planned well and align with the wants of the people. Fine, but to put in bike lanes to not e used or bus routes that are underused is not a valuable use of our tax payer dollars. Make it make sense and leave the parks and trails that exist

Just dropping complexes in areas with little or no amenities is pointless
We do not need new homes closer together! As it is, all the newer neighborhoods are on top of each other! There is not even room enough for a visitor to park while visiting a friend! Do we discourage having friends and family over now in this day and age?
If aging in place is a priority, public transport must be easily accessible, and walkable.
any new development should keep in theme with the rest of the city, a seamless blend to still feel like part of it, not just outside the city.
Transit and infrastructure planning will support additional vehicles on the road and bottlenecks addressed allowing greater access and egress from neighbourhoods.
trail system is important.
I hate all the new development and will never buy in these areas. Yes it is nice if there is trail system, and shopping, and it should be easy to drive in and out. Not a maze, and not narrow., and you say compact, that says cramped.
Please don't waste more money on the never ending sinkhole that is transit. This should be a commuter system to Edmonton with people DRIVING to their local transit station. Transit running through neighborhoods is stupid. The buses are EMPTY!
my neighbourhood is 98% houses - I want it stay that way. No row housing, no 4 or 8 plexes. no apartments. New builds in another area def need amenities, just not here
overemphasizing "equity" + trying to reduce car dependency is ideological + isn't focussing on what we actually need: affordable single family homes where young couples can have and raise children.
Accessibility is good
Housing has nothing to do with making the overall city more accessible
Most establish neighborhoods are already connected , the sprawling neighbourhoods are further out and should have bus and bike access
St. Albert works because it is close to Edmonton but still feels separate from the issues of a large city. Transportation to and from Edmonton is important but not the paramount consideration for st. Albert residents.
I don't think walking and bike trails should be a priority to create connection. As looking at the path being constructed behind Meadowview diamonds at \$4.7million is not good use of tax payers money, when another trail exists across the river
we have walkable areas. st. albert isn't designed so we can shop walk etc to work. never will be. not enough density of these services. we are a bedroom community. that is why people choose to live here.
100%

Why focus on biking and walking when we have such a harsh winter 6/12 months of the year? Doesn't make sense to me.
We already have great access. Best in the city
Compact areas within reason - keep St Albert livable with room to breathe.
No one wants to live in a slum, the city should feel unified.
I do not agree.
This is essential for building sustainable and connected communities.
We are strongly dependent upon our vehicles. Moving away from that helps make our city more fit
I agree. Not supportive of infill of multiple-unit housing bordering single homes. I support this in new communities where people have choice.
100%
I agree with the trail system that currently exists but transit is not used enough in St. Albert to spend a lot of money on this.
The majority of people in St. Albert drive. Please do not add bike lanes. What a waste of resources and money for something never used.
The second you put in an LRT from Edmonton to St Albert you will be overloading the community with criminals. Terrible idea.
New homes are way too close to one another. No room for parking and it's a fire hazard
Communities need to be well connected for all levels of mobility. Keeps people in Communities connected.
Riverside still isn't connected to the rest of St. Albert. You can't just dump a bunch of density in these new communities and not update the infrastructure and connections to the rest of the city.
Trails are key. Need to make sure the communities are interconnected by trails making them walkable and bikeable. High density urban districts like Botanic could be replicated elsewhere: Downtown & vacant Kingswood land for example
Bike paths, walk paths, trails, parks are the best ways to bring community together in a meaningful non-structured environment. Social and cultural centers are nice but very limited. All ages can utilize open spaces outdoors.

Neighborhoods should be connected.
Can we please have the Metro Line NW LRT extended to Naki? Pretty please?!?!
Having more compact housing shouldn't affect things being in walkable distance. In woodlands you can walk to the Italian Bakery despite it being mostly single family houses in that area. Same with Oakmont. An excuse to cram in compact residential building
Increase amenity availability in proximity to residences
Walkability is great, but we live in a city where winter is 6 months of the year. No matter how 'walkable' or how much cities push people to take transit, realistically a family oriented city like st. Albert is going to have people that will prefer to dri
Walkability is key to sustainability of community. Existing development should not limit improved walkability
In a completely new quarter section of land, if you want to incorporate new designs, fine but you must include enough parking for vehicles. Retrofitting existing neighborhoods does not help exiting owners or make it affordable, this is a waste..
Keep existing neighborhoods as they are, and new communities appropriate for St.Albert's existing format. St.Albert is a great city the way it is; why make changes that will no longer keep it one of the top cities in Alberta.
We are WAY TOO car centric in St Albert. I shouldn't have to drive everywhere I need to go.
I have no idea what question 7 is supposed to mean
Overall in agreement as St. Albert should cater more to its river valley and make it its star pupil like Edmonton. What we DONT WANT ARE BIKE LANES AND WALKWAYS TO TAKE AWAY FROM EVERYTHING ELSE. NO BIKE LANES LIKE EDM. NO BIKE LANES
Selective as per neighborhood
I agree with this one.
thoughtful design and planning is absolutely important in preserving st. albert and the safe/functional community we have
I like this idea bt please don't pretend that forcing in triplexes and multi-family housing randomly into existing communities is "thoughtfully integrated and connected to its surrounding area".
if implemented thoughtfully, this principle supports sustainability, accessibility, and long-term livability. It reflects current urban planning best practices.
Having more diverse options does not preclude having better walkable areas, how the development is planned and fits in with surrounding area will determine if walkability is improved. New developments need to consider surrounding context and character.

I feel the majority of residents have a mode of transportation, so can and are willing to drive to needed amenities.
Okay in new developments but not existing
This is all the same * just said differently. Don't these new communities have walkways etc??
Focus on improving current road infrastructure, stop promoting the enhancement of bike lanes, St. Albert already has suitable biking infrastructure.
Connectivity is one of the most important factors when introducing increased density
A staple of St. Albert is its walkability. We must maintain this
Not everyone drives a car so we don't need to develop housing as we did in the past that was car centric. I hope to live in a home that allows me to walk to get groceries, coffee, and other daily necessities
The first one sounds like a 15 min city which is the worst idea known to man, the other 2 I can get behind.
Space between homes is important. Hundreds of apartment units are not compatible with the feel St Albert was known for. The ambiance of the city is quickly getting stripped away.
I strongly agree with the 3 statements and believe they speak for themselves.
Very much agreed, but we should be careful how we implement bike lanes. Bike gutters don't really seem safe or effective. Continued growth of our multi use trail network should be prioritized. Using the multi use trails should be encouraged.
#5: This is a confusing question. While I agree services should be closer together and walkable within communities, I don't understand how ypes of housing options are relevan #7: Why compatible with what already is. This will only stunt and limit growth.
I think these questions are too vague. I think most people would Agree with #7, but what are they actually agreeing to? How will it be compatible, and "connect well" with surroundings? Does this mean making rules about exteriors? Rules about trees?
Transit and zoning change to allow commercial development in residential areas is of utmost priority for non car based access. Cycling is secondary, there is limited time in a year and the community as a whole is better served by transit/walkability
Ridership demand follows supply, not the other way around. Therefore putting in transit without heavy reliance on ridership statistics may be needed
Stop urban sprawl
I moved here from BC to get away from the bike lane, need for bus and issue with housing. Don't recreate that here.

Walkability is key. Better and wider sidewalks will be great when planning these new neighbourhoods.
New development can embrace these principles as those choosing to purchase in these areas have the option to support the principles or just not purchase such properties.
Over into a seniors duplex complex and there was a promise of a grocery store being developed within walking distance. Influenced the decision to buy and guess what - 14 years later - still no grocery store in walking distance.
There is usually a mis-understanding of density and infrastructure. Yes infrastructure costs are high and sometimes density helps, but disregard of wear and tear with regards to increase density on already inplace infrastructure is rarely examined
Agree for new neighborhoods/developments only.
I agree with the intention of the principle, but as always, it needs to be executed well to pay dividends.
It unrealistic to change a city like St. Albert to a walkable community. Too many things have to change to support such a change.
I support more walk ability and better transit but we also have to consider increasing traffic in areas that are not designed for it when considering new developments.
This is a bedroom community the price of a home reflects that, in having more connected areas and walkable areas the limited space for parking cause other issues which does not fit with this being a bedroom community
Completely agree.
St Albert is attractive largely due to its beautiful parks and trees. We need to keep that reputation
Walkable cities are the way to go. St. Albert Trail and Boudreau are way too busy now
We don't need more housing options. I don't want St. Albert to turn into Edmonton. We moved here for a reason.
No matter how it is worded i am against this. There is not enough money that could be offered through the HAF to destroy this beautiful city. There are several cheaper housing options in the greater edmonton area.
Same as phase 1 this is starting to sound exactly like what Edmonton is doing and it's become a horrible place to live over the years, hence why we moved to St. Albert
Any way to reduce vehicle traffic would be nice, especially in the downtown core and attending Arden events where parking is AWFUL!!!
As stated previously, infill should not be forced on established older neighborhoods. There's a reason why people choose to buy their family homes in these areas. Also, please get the bikes and scooters off the sidewalks.

Same comment as previous #1
I like the idea of being able to walk to essential services (libraries, grocery stores) but, this would involve considerable redesign in St Albert.
Agree
The above represent core values that most would agree with but recent connecting regions show that we are so far from understanding the applicable approach that they should be considered as a failed attempt. Public input was ignored and change rammed thru!
Trails, green spaces, and appropriate business dispersion is great. What we don't need is wasting money on things like bike lanes that only are used very seasonally and huge expansions of transit. Again, look how ineffective Edmonton's implementation is.
Agree and mostly achievable- except don't think it's realistic to have good work opportunities in a neighbourhood that is residential. The rest is all possible and a good goal.
Walkability is important however ensuring driveable solutions and parking is also important so a balance is needed
I am not in favor of 15 min communities. I do like shopping to be accessible to people in apartment buildings and adult living - so they can walk there. I do not want single family areas changed to high or moderate density housing.
Especially making sure that low income housing is near transit and walkable shopping.
Historically St Albert has designed pathways and walkable connections between neighbourhoods. Important to keep this going
Less vehicles = less noise = less pollution.
St. Albert is already known for its "complete communities." Why do we need to change it so that we are like other cities where this does not work?
Infill or housing that doesn't require parking is asinine. We are a winter city, people drive, period. It is very common for 1 vehicle per adult in a home, sometimes with a spare such as a work vehicle. Parking must be incorporated.
I totally disagree with compact housing to much congestion. We are a winter city bike lanes are useless. Everyone travels to working. Cars are the way to go. We are subsidizing Busing way to much time to end this woke idea
I don't feel that putting homes in compact tighter spaces is what we want in St. Albert
Current trails are sufficient. Not every trail needs to be a paved trail. Walkable areas should have mom and pop sized businesses, not box store in the middle of residential.
The new subdivisions are too compact, the space between houses is barely walkable, basically row housing, every house should be able to accommodate 4 vehicles

Multi housing should be planned in open areas not located near single family homes. We invested all that we have in our homes and neighborhoods that are single family. Architecturally they should be planned where single family homes are not impacted.
We need to ensure that any new development or infill fits with the constrains of the development area. Considerations for traffic, bussing, and necessary amenities should be taken into account.
Not sure how more housing options accomplishes this but if it doesn't disrupt existing neighborhoods then worth trying.
We need to develop neighborhoods again. We have lost that in many areas.
A balanced approach to housing development.
Complete community should be aware of bungalows, backyard spaces and solar panels. Not density for the sake of density.
No more housing options other than LARGE lots for single detached homes. No bike lanes and make better larger roads. no low income housing that brings big city issues!!
Having basic necessities in walking distance should be a common place for all areas being proposed.
You cannot connect high density, living areas, and walkable areas. You are unnecessarily making the connection to get a biased answer. These two issues are not dependent on each other, but are independent.
New cookie cutter homes-no. Accessible communities would be great if they didn't cause so much congestion, accessiblilty issues getting in and out of that community. Edmonton's transit is a cluster...don't do that here
St. Albert has the small town feel as well as priorities nature and outdoor activities. I agree that any future housing should promote this
There needs to be thoughtfulness in the connection between the existing infrastructure and the new builds
The existing structure is acceptable. Adding things like bike lanes that are vastly underused compromises the roadways and parking.
We need more housing period
In new neighborhoods I agree with this principle.
Cycling should remain on sidewalks and paths. More trails, heavy on trees and other foliage should be integrated into new areas. A lot of new St.Albert development lacks greenery.
We do not need to be living together in a confined area. There is a lot of space to build and give people room to breathe and their children room to play

<p>Medium and high-density housing without proper infrastructure is irresponsible and makes for traffic difficulties. Newer neighborhoods should still maintain the suburban feel of St. Albert. High density is more effective along major roadways.</p>
<p>As the community becomes more income-diverse, it brings a wider range of housing needs and lifestyles, which can gradually make the city feel more like a larger urban center—similar to Edmonton.</p>
<p>Again being careful with the amount of multi family housing so that it does in fact keep with the current environment of the city.</p>
<p>Bicycle lanes are a waste of time and money. Expanding cycle and pedestrian walking paths and routes through neighbourhoods are great and important however we don't have a long enough season to have bike lanes dominate the roads- this is too idealistic.</p>
<p>Absolutely 100%, it is massively valuable in multiple ways (financial, cultural, health) to have walkable, pedestrian-focused communities, even if it isn't feasible in large swaths of the city. No excuse to build more sprawl over sensible modern designs.</p>
<p>having transport and mixed use buildings and walkable communities and and bussable communities makes it so that people can interact with their community better and not be reliant on cars and can bring more variety to neighbourhoods</p>
<p>Fewer cars is good, convenience for non-drivers is great</p>
<p>This is crazy</p>
<p>No bleeping bike lanes. We're a winter city. Leave the bikes to the river pathways.</p>
<p>Again, common sense must prevail. Citizens must be included in decisions, not just developers.</p>
<p>At present homes are built too close together, causing severe fire danger</p>
<p>Cycling options are important in a designated areas oike parks, no need in designing roads and creating lanes on main roads</p>
<p>Alignment with municipal development plan question misleading. For we don't know what the plan is exactly</p>
<p>Riverside and the new 8 storey apartment block in Northridge are prime examples of shoe horning too many accommodations into small footprints leaving a rabbit warren of oppressive living spaces. And none are affordable for lower income, or seniors.,</p>
<p>Planners need to use foresight when planing communities.</p>
<p>This looks like a way to limit driving and parking access</p>
<p>This is too vague, what do you mean by plan and improve transit, that could mean anything. Making housing areas more compact does not improve quality of life , it makes it worse for everyone. This sounds like 15 minutes cities to me.</p>

I love St. Albert for its paths, parks, and natural beauty. The more we can encourage people outside with walkability and practical design, the better out mental, physical, and social health!
More walkable parks
Increasing density in established neighbourhoods isn't the best way to create walkability. Services & amenities should be planned first, with higher-density housing located near commercial & transit rather than within existing residential streets
This isn't just housing. It is economic development. We don't just need pot, vape, booze, gas and pizza to be a complete community.
I found that some new neighbors have lost the charm of St Albert with less trees and more compact lot and no side walk on both side. We need to build walkable neighborhood with respect with size lots from older neberhood. With park and amenities.
Continue to build beautiful parks and paths. Cycling lanes and public transit have nothing to do with what makes St. Albert fantastic. Placing these 3 things together is misdirection. Close down public transit, no need for it!
Sounds like 15 minute cites where is the in structure for vehicles
Increasing walkability and public transfer access are important for a growing city that looks to cooperate with ETS.
Self explanatory in your questions
accessability to nature and transportation is key to well being!
Our current parks and pathways network is wonderful, more of the same please. Just keep doing the opposite of edmonton
City planning does connect new and old neighborhoods. Be great to see existing bus service utilized as we have watched empty buses in the city for over 30 years. Choosing to live in St. Albert is not a choice to live in a 'compact' neighborhood.
I currently live in Riverside and rely heavily on public transit. Currently the route is not great. It keeps changing times without letting residents know and it only runs at peak hours. Not convenient. But, Riverside is here the rentals are.
new developments should match character of existing neighborhoods
No new road has been put in place to replace Coal Mine Road in Erin Ridge and it is causing safety issues. Please ensure appropriate infrastructure such as roads and parking is in place before building new communities.
I agree with providing public transit and trails in neighborhoods but we live in a spread out northern city. Parking is important esp when more than one family is sharing a home and its expenses.
We have enough affordable housing options.

<p>This ideology that walking and cycling access is required for anything other than leisure and recreation is a delusion. Besides that we live in 6 months of winter. Hardly anyone has a desire to use this means as day to day transportation</p>
<p>This is the one drawback we have found with Saint Albert. We are in Jensen and besides the main road there are no meandering walking paths which we really love no way to connect to the city's path system from here.</p>
<p>I also have property in Edmonton and am seeing the negative effects of infills. Land that in e held a single family home is now being permitted to build 8 plexes. Developers are scooping up the properties and ruining neighborhoods. Do not allow this</p>
<p>I think connection of transit services needs to be looked at, the busses that run into Edmonton dont always have great connections</p>
<p>Walkable communities and better transit should be a priority, these expenses should be the responsibility of the developers, not existing tax payers</p>
<p>I think it's important for new development and renovations to match with the rest of St. Albert, otherwise we'll end up with a City that has older neighborhoods and a sea of new developments that don't match.</p>
<p>The roads in newer areas are skinnier and it's hard to drive in them in the winter</p>
<p>With so many dog owners who do not clean up after their dogs, trails are now more and more less enjoyable. People Live in the Apartments and townhouses clearly care less about the neighborhood. More trails = more troubles.</p>
<p>More infrastructure</p>
<p>The ability to walk to services will make this a better place to live</p>
<p>I support compact walkable neighborhoods.</p>
<p>Having services nearby and walkable is wonderful but parking is already a problem and reality dictates most need cars so parking must be ensured! Look at Edmonton and its snowfall & garbage collection problems. Learn and don't create problems we can't s</p>
<p>Higher density is not the answer</p>
<p>St. Albert already has a very good walking and biking trails but in resent years the safety of theses trails has gone down with more reported crime as a result of creeper housed</p>
<p>Keep St. Albert different. No large towers etc</p>
<p>Ensuring those without cars can thrive</p>
<p>Being able to walk around in st albert is one of the best parts about the city</p>

In our climate it is extremely difficult to walk or even wait for a bus to commute hence the majority of st.albert residents drive, also a lot of residents do not clear sidewalks which makes it difficult to walk in winter
I do not support '15-minute city' planning. No municipality or level of government should have that much control over how people live, move, and access services.
The city has done a terrible job of providing safe walkable pedestrian paths by allowing any type of bikes and scooters etc to take over with no enforcement of rules or behaviors that are unsafe to pedestrians
new developments must include safe crosswalks, and services (transit/ food / health) within reasonable walking distance. Pedestrian only trails needed; speeding cyclists / abandoned scooters / dog poop are difficult to avoid
More homes in less spaces creates congestion. However bike and walking paths create a community that is more walkable and more enjoyable to walk.
I don't feel that there is a need for new development that is compact. We need to go back to having larger lots and housing that isn't so close together. The new areas feel congested and make me claustrophobic.
We all need to be less reliant on automobiles for transportation, but first we need the infrastructure in place.
Solely focusing on new developments is not the answer. Plus, I have seen a ton of wasted money on adding sidewalks and sitting areas at intersections (what a view!) along St. Albert trail and these are not used. Current trails need solar lights
I feel this city will always be a bedroom community and whatever advancements they plan should include the safety of the public. I can't support housing areas that turn into *. Costs must not always be paid by seniors. False promises of temporary fees-
Why do we have to be crammed in our personal living space more than what we are now? The builders/developers need to pay for the green spaces and trails in the new areas they develop. Not the tax payers.
Well placed trail systems not sitting area near high traffic areas.
Once again, st Albert is a beautiful city that shouldn't be changed because businesses want a bigger base.
I don't want St Albert to turn into Edmonton
St. Albert is a commuter/vehicle city however we should maintain pathways for cycling and consider improving these so people can travel via e-scooters and similar without a risk to pedestrians
Supports complete communities through compact, walkable development with a mix of housing, jobs, and amenities. Improves mobility through transit and active travel, strengthens connections between areas, and aligns with the Municipal Development Plan.
Adding walking and cycling paths to existing communities is challenging. However, these should be required in all new communities. The developer can pass on the cost to the consumer who can decide if they are willing to pay for the amenities.
Please make the neighbourhoods easier to access all necessary amenities, including parks, groceries, doctors offices, pharmacies, library, etc.

Any new developments should stay consistent with what St.Albert has always been known for.
St. Albert has always been a bedroom community. Too many apartment blogs an we will soon be transient like Edmonton. With all the other issues that come with that.
Don't be mixing medium and high density buildings in what has been established for decades as low density. New neighborhoods are a fresh slate for whatever you want.
I love it all. We need more walking paths across the railroads and river. We also need more mixed use commercial buildings. Don't have to walk far is you live close to what you need, and if you live on top of what you need, all the better.
Agree with all.
I don't understand how adding a 6 story building downtown would work! Parking is already a problem for the Arden and if you need affordable housing you are not going to spend money and support local businesses!
Strongly agree
Focusing on modes other than cars leads to less infrastructure needed, plus it leads to overall healthy lifestyles for those living in walkable societies.
We are conditioned to use cars. Few people walk or cycle in bitter winter, or in rain, or in high wind or when carrying groceries.
Neighbourhoods should resemble what was there 10 years ago. Riverside and Cherot are examples of what should be avoided.
St. Albert fails at understanding how to allow and monitor developments located within existing neighbourhoods. Safety concerns are ignored, bylaw infractions are allowed to continue in favour of supporting business with no regard for city residents.
Even if some of the transit connections are not immediately implemented, the forward-thinking planning to make sure that kind of development has room and can easily be activated will prevent the need for costly redevelopment later.
This city is covered in snow and freezing out 4-5 months if the year. Planning around walking and bike paths is dumb. Yes it should be considered but for something that realistically will on be used maybe 35% of the year is not smart.
pedestrian, cycling and transit connections are essential but not the focus of housing - ppl need the homes and they can plan the transit etc secondarily to that
I agree with the caveat that currently the infrastructure is more centralized to the St. Albert Trail, and it would prove necessary to establish infrastructure on more outer areas of the city. This may prove challenging.
New area development can incorporate these goals but to try and retrofit existing areas will create major problems and property devaluations.
The thoughtful integration of infills must require a height restriction. Higher density is not attractive!!!!

Not really, if its an infill then the existing infrastructure is established. You can only improve areas of new subdivision to make areas more accessible
More housing types does not improve walkability. Must come with amended zoning allowing neighbourhood-scale services. Infill in vehicle-dependent City = more cars driving to commercial areas. Neighbourhood-level transit and amenities better than mega hubs
strongly agree
If this means that a 3 plex or 4 plex has to be built next to my property to achieve this lofty goal I say NO. These concepts do not belong in established communities.
Walkability is key for healthy neighborhoods with strong economies. Let's get real entrepreneurs in these places and less franchises! Transit and bike trails support connectivity allows us to enjoy the rest of our city without vehicle reliance.
Noticeable increase in homeless population due to new bus terminal
St. Albert has a great network of pathways and should continue to incorporate and connect these with new developments
We don't need 15 minute cities. St. Albert is a bedroom city. Does not have an industrial area and it should never have one
Stop trying to control how people move. The areas in St. Albert work great. Don't try to Big city a Small City. St Albert is perfect the way it is. All these new giant apartment complexes are ruining St Albert.
Agree
Living in a new community without transit options sucks. It limits options - especially considering that there's only one way to exit the neighborhood currently by vehicle & every morning a school bus blocks the only intersection out of the neighborhood.
Walkable areas do not need to be more compact to be effective.
We need to have diversity in new developments to ensure we don't segregate people into income levels
Decreased reliance on vehicles for local trips feels necessary with increased densification due to the lack of space for all the extra vehicles.
There are plenty of parks and trails, I think developers could do a better job of not building new developments out in the boonies
more trails for access is always better,
I am very disappointed in having some High-Rise and enormous structures which don't fit in our community.

I like this principle. Creating a more walkable community and easy access to transit will encourage more environmentally friendly transport and help with accessibility of services
We are not a walkable community. Our transit system is not efficient whether you live close to a bus stop or not. There should be amenities close to dense housing such as grocery stores. North Ridge has high density with no amenities, Charot is even furt
Improving walking trails and cycling through out the city. I do agree with improving accessibility but NO BIG TRANSIT STATIONS
City is growing too fast, the infrastructure especially roads, are not being developed or worked on properly. Too much traffic.
As above
Disagree overall. St. Albert already has a strong network of trails and walking areas and neighborhoods are easily bikeable. Transit can only be improved if it's used more and there is higher density - but St. Albert trail is also overcrowded already.
Walkability is a very important value for me
Your belending infastucture benefits wiith privatne development profit
Too often the cities ideas are not in conjunction with the desires of the exsisting communities. None of us want transit routes or bike lanes at the expense and densification of our exsisting road ways. Developers don't live here on the ground residents d
Do not put a large transit hub here or you will have every criminal rolling into the neighbourhood. We moved to Saint Albert from Tamarack, where they added a public transportation hub and had nothing but petty crime in our neighbourhood after that
Is a beautiful community and she encourages residence to pursue alternate means of transportation that allow them to enjoy the greenery in the city.
Exercise is important for overall health and being able to do it safely in our community is very important.
Adding a walkway on a preexisting greenbelt is unacceptable. The thought is it opens up our parks for everyone. The reality is everyone stares at your previously private home
Connecting transit especially to bigger centres will inherently increase crime- this is a fact
No
New development should be thoughtful and supported bu infrastructure.
100% agree

6 out of 10
Walkability is important.
New development needs to significantly hold land and lot development companies to a higher level of responsibility and cost burden. Attendance and support between new to old infrastructure in st.albert is gravely unequal and apparent to residents.
St Albert doesn't need further transit development.
Proximity to nature and shopping is a great benefit.
When planning new areas like Cherot, do this. Stop destroying mature neighborhoods with infill.
We need to be able to get in and out of St. Albert as many of us work outside
We need a fast train and less population for number of roads . Where is the safe LRT?
I agree with #6 and #7. I am strongly against housing options in established neighbourhoods that only densify and take away from the character of that neighbourhood. Use new areas for housing options and leave existing neighbourhoods as they were intended
Should be connected.
Goal of walkable community not realistic--winter conditions, established commuter bedroom community next to Edmonton.
The city wasn't initially designed as a walkable city. Impossible to achieve at this point without total disruption
I'm ok driving where I need to go.
Don't put new development in the same category as redevelopment. No infills. That is why I moved to St.Albert I pay more taxes because it is a nicer community. Keep single Famliy homes with single Famliy home. Do not wreck St.Albert
Transit and paths connecting Edmonton and St. Albert will bring crime.
Who wants to live in a compact area? Give people space to live and breath. St. Albert is already walkable and has a great transit system.
Although I agree new build should be compatible, "compact" is not going to make St.Albert more walkable/open. Unless you plan to make an entire walking trail with trees, parks ect it contradicts itself. Compact just means more squishy

Everything there has a level of planning that seems progressive
I'm not sure what is meant in 5. This sounds like a push for high density infill which I disagree with it. The current density in St. Albert is appropriate.
More density in existing neighborhoods does not mean services will also be available. Neighborhoods would need to be rezoned for services and businesses.
I moved to Saint Albert for the reason that not everybody was packed in like sardine cans. That's why I moved to suburbia.. I like the trails and family friendly environment.
Yes, definitely - increase public transport and cycling and walking; plan services and stores closer near to new developments
Priorities of impact of the listed developments has not been properly determined when designing new developments
The city is growing too fast, too many new suburbs. We moved here to get away from big cities not to turn into one.
This basically describes the downtown which is a mostly left for dead "community" and the extension developments that are also examples of the "interconnectedness" principle are more decorative than useful.
The buss system in St. Albert is horrible. We need better buss systems to reduce traffic
New development is the place for this type of design. This gives people a choice when deciding to move into this type of neighborhood instead forcing change on mature neighborhoods.
I do not understand question 7. What does "comparability" mean in this circumstance?
Definitely want a walkable city, but realistically how likely is that to happen? At least include parks, playgrounds and off leash areas in new development.
Everything in the city should grow with the city. Transit, restaurants, shopping (and better shopping than whats in the mall *eye roll*)
Taking driving lanes away for bike lanes is a waste of money and increases traffic congestion due to the limited days it could be used with our long winters. Our transit is so inefficient to get anywhere so vehicle travel needs to be improved
Why cram low income housing into St. Albert when there's tons of space around
I believe striving for this walkable city concept is ridiculous in our climate. We are not Europe. All the money spent on bike lanes when such a small population use them, especially in the winter.
Again, I believe the city should be for everyone. Many people cannot drive due to age, disability, or financial reasons but often they could cycle. St Albert has good recreational multi use trails but fails on safe cycling if you want to run errands

Any new development should fall in line with current or existing development. If you want to have house houses so tightly together, consider living in Edmonton. We love our space and greenery here in Saint Albert.
Generally agree that the city should remain integrated as it expands.
I am happy to travel a little further if it means more spaced out housing. Walkability isn't just about things being close together and connected, but about there being interesting things to look at (nice yards, houses with character), and feeling safe.
Infilling has many negative consequences. In a province as large as Alberta, avoid it.
Amenities need to be built off of the trail. We are already not a walking community.
Don't agree
SAB is a winter city designed for year round access via automobiles combined with excellent walking trails and parks mostly used for 8 months/year
SAB is a winter city designed for year round access via automobiles combined with excellent walking trails and parks mostly used for 8 months/year
Our city has grown too much. Too much drugs, too much strain. We need wider house properties, sport fields, housing for seniors to live longer in their homes. STOP big apartment complexes. This helps no one
Less cars, less taxes paid for infrastructure to support cars. Increase walk ability and connect living amenities with where people live
"More housing options" are not necessary. Of course newer areas need infrastructure. Don't put up a bunch of low income housing and infastructure then expect the rest of us not living there to pay for it through our taxes.
No new low housing but lots of pathways in new developments
St. Albert should continue to feel open and welcoming instead of congested and full of buildings
let's create more opportunities for people in St. Albert to feel like they live in safe and comfortable communities by providing better pedestrian and active transit environments!
the city is lacking in sidewalks and trails to purposeful destinations including access to transit stops.
This seems like another way of saying more high density homes
Packing homes in is not sustainable, partly because of parking issues. Keeping things connected through trails etc is part of what makes St. Albert green and beautiful.

I like the idea of more walkable communities but I think St. Albert does a pretty good job already.

I disagree with the overall plan, in view of how things have progressed in the GRANDIN AREA. I would expect any and all proposed development be first run by the residents of the intended area for development.

Promotes healthy lifestyle

Making every day living easier by not having to always drive outside of your neighbourhood is a benefit for people and the environment

Q12. Please explain your overall level of agreement with Principle 3.

Strongly agree - important to optimize urban design and creating public spaces for residents to connect.
As a Metis Citizen and Councilor, we would welcome partnership with the City in order to provide safe and inclusive Metis housing. Our organization can work with planners to develop a partnership in housing options.
If we are renewing a neighbourhood with new development, we should take the opportunity, within reason, to upgrade or improve streets, sidewalks, parks.
Public space and higher thresholds for design are part of the reason St. Albert is a nice place to live
There are property developers that want to partner with Indigenous/Metis groups to build affordable housing in St. Albert. Citizens want engagement with other groups
Creating different landscapes is important but it shouldn't disrupt the many green spaces everyone enjoys. Need to maintain St. Albert being a botanical city as that is very important to its residents. Otherwise it would be like other areas outside Edm
Intensive development should be avoided along sensitive natural areas, including watersheds, creeks, wetlands, and the Sturgeon River valley. These landscapes serve important ecological functions, act as wildlife corridors, provide stormwater protection
While I agree overall, there needs to be a focus on the appropriate use of taxpayer dollars. (want vs need). Great example is the huge cost for the north St Albert Trail improvements, partially driven by unfounded future LRT we cannot afford
I am 100% against high density housing and developments in St. Albert
Agree. Many of urban design items like parks and slides should be at tge cost of tge developer. Failure to full fun a sun division or develop at time of construction results in escalated costs
At least make high density not look like a cheaply slapped up high density area. Let's get some architectural interest and quality into our developments!
When increasing density, parking allowances must be taken into account. Very dense neighborhoods that have duplexes, garage suites & row housing, there is not enough parking. These types of homes become rentals and in time become riddled with crime.
I disagree with higher density areas as unsure where said areas will be placed.
New developments should fit in with what is already here. The latest bunch of new developments in the North are disgusting- tiny shacks built on tiny lots with little to no yard or parking.
Mostly agree
A balance is needed. We need housing affordability, yet enhancing spaces costs money! If developers are going to fund this, perhaps they get 'density bonusing' so they can properly recover their costs without passing them onto tenants/buyers.

Love to see areas used in different ways
Enough apartments already. St Albert's infrastructure does not support them!!
That depends on what you mean by alternative approaches
Depends on the partnerships nwe don't need lobbyists.
I approve of not wasting money where its not needed. If we dont need to redevelop a public space, dont waste money redeveloping it. Like Millenium Park.
I believe St Albert already does a fine job at maintaining public areas so my neutral feeling towards upgrades to public infrastructure is because it isn't always needed.
In the right places and taking u to consideration the effect on neighborhoods in ways such as parking issues and negative impact to residential properties when clusters of public use the area.
All these are great, but if parking is not thought out, they will fail. Many of these need to be though out by present neighbourhood developments.
Centralized urban planning according to clear and enforceable codes must predominate over site-specific developer-led decisions
Maintaining high quality of life for citizens is paramount to keeping the city desirable, but that also includes the cost to each citizen. Raising taxes for citizens of st Albert will lead to unaffordability. The city of should look towards businesses
Park spaces - yes. Higher density developments - no! Build on the strengths of St Albert that maintain the high quality of life. Dont turn it into Edmonton 2.0
The town should work with entrepreneurs to encourage the rediscovery and development of third places.
Need transportation/roads first they seem to be an afterthought
Keep the character and make it better
Any overall improvement to public spaces is welcomed
High density housing is changing our city. Increased traffic and noise and delays are unacceptable.
I hope naming of facilities will stay with history and special people, instead of corporation names. Chilliwack did a lovely job on their downtown rehab

You'll just help make the rich richer. Stop lying
It seems this question is supporting higher densification without having any public consultation.
Our river trail is amazing. Our trees and flowers are fantastic. But we could use more tennis courts and even some concrete ping pong tables like in EU
In short strong environmental design will strongly influence how we live and interact with our surroundings and each other.
High density doesn't mean ugly , actually means more people need Access to outdoor space , outdoor is a great way for people to interact and build sence of community.
Funds are not unlimited. Let's be practical and not have astronomical property taxes.
Disagree with Principle #3. This survey assumes residents are in favour of higher density. I am NOT - we can't handle the current density let alone more.Yes, pls improve public spaces.What's holding us back from grants etc for enhanced public spacesnow?
Look at what other communities do. The "st Albert"
I think that quality and character of development should be considered regardless of its proposed density. I am supportive of redevelopment projects identifying other improvements as long as the cost/responsibility is not solely placed on the landowner.
We don't want sense housing. If we do we would live in Edmonton and pay far less property tax
The developers of the new areas should foot the bill for parks, sidewalks, sewers, etc. In addition, a plan to contribute to public city facilitues should be considere. How can you build houses but not rec centers and public services to meet the new dem
The city needs to limit its scope and let private industry take over some of the lines of business it currently operates in
St. Albert does not need higher density, the appeal and charm of this city is in what it is. A low density, family oriented city with beautiful green neighborhoods and low impact homes. Densifying will create more strain and congestion.
Somewhat
This sounds like a half baked principle
Question 9: ZERO densification; question 11-bad question- too vague
Mostly agree

Keep the walking trails nature driven, people don't want to see concrete and structures. Maybe a few more benches so mobility restricted people can take more frequent walks. Do t fix what is not broken
Preserving existing green space is important. No point removing trees to make a new public space. The impact on the land and environment of heavy equipment, soil disruption need to be kept to minimum
parking needs to remain a priority, the last thing we want is to turn into edmonton with having to park blocks away from where you're going. this is one of the main selling features for st. albert, the accessibility
Development of public spaces in conjunction with partnerships is a very good initiative to receive community input and address the high costs of development
against higher-density developments - we don't need more people, schools, streets, stores, gyms, already too packed. MORE is not better, we don't need to become a bigger city.
Keeping the character and charm is important. If we see garbage like Talus Balls as a "form of art" well that won't go well.
Keep the boulevards.
Not sure what kind of partnerships you're talking about, too vague. No partnerships with major corporations who could strongly influence/dictate the community design.
a push for higher density should never come at the cost of beautiful well maintained public spaces
N/a
Our down town is falling apart, it's being forgotten , the city wants to turn it into a homeless haven like Edmonton, we chose St. Albert for a safer slower community, St. Albert is moving away from that
Business take advantage of public space and tend to misuse/mismanage space and don't consider the public opinion in their decision making processes. Keep big business out of st. Albert
Developers should be required to englhance the community and infrastructure they are tying into. As well hard time lines for development to be completed before city takes back land of major penalties applied
we want nicer paths etc but it must be done with some thought and purpose. for example the \$\$\$ spent on st. albert trial towards costco for benches, paths. etc. no where to walk to. NEVER anyone on them. waste.
Completely agree. Create cultural community hubs within neighbourhoods and gathering spaces. Have a businesses within neighbourhoods so folks can get tea or ice cream or dinner close to home without travelling.
Can we ask the developers?
More money

Any new builds must enhance the neighborhood, not simply allow for profit for developers.
Again having areas everyone wants to walk in or be in prevents issues with people "in the neighbourhood"
I do not agree with high density housing.
It's important to have community spaces for gathering
Our taxes would go up otherwise.
Neutral due to the wording of "right locations". Who is determining "right". I just see the high density apartments/shops at Boudreau and that was not a "right" location
Enhancing green spaces, trails and community parks is important.
I agree 80%
Concerned with how these options could impact future tax rates
I do not agree with higher density in established neighborhoods
There is nothing wrong with the current spaces
I'm good with this one.
Keep communities connected, livable, know your neighbors
Parks, trails, and commercial amenities make sense, especially in higher density areas.
Why wouldn't you explore alternative approaches and funding opportunities / partnerships? Are people opposed to funding opportunities. Seems like an odd question.
Redevelopment is a good way to mix newer modern buildings with our heritage buildings. Showing pride in our past. Communities should not be made with one look as it becomes bland and unappealing. Variety is the spice of life.
Less high density development.

High density living shouldn't affect adding to public spaces. All public spaces should be given equal opportunities to be approved. Not just redevelopments
I would like to keep St. Albert very walkable and a 15-minute city.
Less High Density is desired by St. Albert residents. Those wishing to live in high rises have that opportunity in Edmonton
Agree but don't let it turn into more red tape for developers, keep designs simple
I would like to see the spaces be revitalized
Enhancements with ways to lower taxpayer-funded costs would be excellent.
9 and 10 add obstacles to affordable housing, s
Developers should not be running City Hall. Retrofitting existing neighborhoods with high density will not make housing more affordable. All it does is anger existing owners against new development. Multiplexes next to a bungalow is building hotels
Majors decisions should be made by City council and (Tax Payers) not left to the developers. Any new development should continue to include free parking.
Need better communication when things are happening such as parades and all of mission are closed down. Email or texts or something rather than a newsletter. With projects like that the communication needs ti be there also.
High quality
I generally agree with this but the fact that this principle speaks to "higher density" areas is concerning. I picture apartments and I don't want to see more of those.
Limitations on the amount and configuration of MR and public spaces need to be accounted for. Certain opportunities require certain spaces and this may mean a change in how we allocate and manage public spaces.
these questions are all slantes as if we are moving forward with infill and high density housing which I am absolutely against.
St Albert has great access to parks and trails and should only consider changes to urban design that are cost effective and easy to maintain in the long run.
Agreed completely. For example, the Shoppes at Boudreau development created new retail consumer areas, but did not create any new public ammenities or spaces for existing residents or new ones to the site. This reduced the amenities/capita in the area
Concerns over lobbying for approvals based on monetary donations

Downtown is dead and you plan more like spaces? What the * is a matter with you all? Fix what we have, lower our taxes, take care of your current landowners. You can't manage vurrnt population and you want to expand???
We don't need fancy art or creative solutions- we need to replicate what works so it's not so expensive
Cohesive design throughout the city will ensure both commercial and residential development make sense and look in alignment. Prevents unrelated development as shown by the current state of St. Albert trail.
Careful not to download to much cost to developers with higher standards. St. Albert is already at a development cost disadvantage, and there is a lot of competition in the region.
We never want to see our community initiatives fall away, we are know for community here, festivals, activities, etc. we must keep infrastructure clean and ready to go,
The market is already demanding this. I beleive that appealing public spaces will help foster a sense of community, lower crime and create cultural understanding. I hope we look to parts of the world that already do this well.
I agree with the principle however most of these additional improvements significantly effect the affordability of the projects
No more higher density. No infill homes with increased units. Look what's happening in Edmonton. Angry neighbors, owners of new infils that are only investors and not occupants.
Strongly agree, we need to look at making sure we don't get buried in minimum parking requirements. We should build dense neighborhoods that still have a good deal of nature and calm, cars tend to disrupt this.
While I agree with the importance of questions 9 and 10, larger proportions of funding should be allocated to the higher-density development. Otherwise, the city will become too spread out, rather than compact and walkable.
Too vague again. For #11, does this mean letting businesses pay to put their names on things? le. Epcor Park, Second Cup Rink?
Agreed if it is more purposefully rather than filler spaces
More neighbourhood villages
Businesses should not have a greater say than the people already line in a neighborhood just because they open their pockets for civic things
not a fan of higher densification, but if needed developers to ensure sufficient parking for all, so that it does not affect the people in the neighborhood surrounding these high density apartments or buildings..
These are obvious choices. What is the intent of the developers in asking these questions?
Agree all partners need to work together and that bylaws match up so we don't end in a mess like Edmonton. Also must take parking into consideration.

Agree with improvement or development of public infrastructure.
I strongly agree.
Keep high density to a minimum people moved here to get away from that within Edmonton. This goes in a opposite direction of the taxpayers objectives
Agree in principle.
When expanding building opportunities we need to ensure St Albert continues to have a reputation for green spaces open for all the public to enjoy - no private lakes or parks
Agree with everything above
No more high density housing. Again, if someone wants this they can live in Edmonton.
I just want to raise my family in the same city previous generations got the privilege to raise theirs. Please dont wreck this city with density. It is not needed and is by far a net negative
I think St. Albert is perfect the way it is, I don't know why we need to try to copy Edmonton and create an absolute mess, lower income people, brutal traffic, no parking in residential areas.
Community involvement in planning proposals can be highly regarded.
Any higher density will come with increased traffic and huge parking availability problems. Build higher density away from any established and well functioning neighborhoods. Consider most families need two vehicle parking space.
I really don't think partnerships are viable..what is in it for the partner. One has to use the resources available as a municipality to plan for walkable, safe, inviting spaces for residents to live in.
Agree
This points represent what St. Albert has represented over the years. Infill housing is a bandaid. The idea of doubling/tripling existing density in previously designed neighborhoods must be complimented nnot destroyed and devalued.d
Smart financial decisions would drive me here. Keep this city on a smaller scale. We shouldn't need to make everything jam packed and crammed. How is that inviting?
Very important. Unfortunately many higher density areas lack these amenities which reduces the desirability of the housing. Also some higher density neighbourhoods don't hold their value as they appear crowded and overpopulated (even though they are not)
Keeping the ambiance of St A is key to future interest in living here -urban density has to be well thought out

I would Say NO to the federal money if they are requiring more high density housing in areas where people bought single family homes. The high density housing in Edmonton did not turn out to be low prices - they still are not affordable.
Although it is nice to consider these things, overall the need for housing did take priority
I get having more money for parks, but to often corporations priorities aren't in line with the public's needs
Building sustainable communities and responsible government requires shared Leadership, Systems Change, and Collective Actions.
I disagree with the desire to strip away the charm he with something "new." "New" is not better.
If you're going to make an area high density, you really must consider businesses in the area.
We have enough public spaces in St albert . I have a new costly park area in Kingswood that is never used.
I feel that we all want our neighbourhoods to be well designed and upscale
I keep reading the St. Albert is "developing a natural area". Thats an oxymoron.. Not every park needs a gazebo, picnic tables and paved trails.
Focus should be on larger lots not smaller, allow residence to have their own private space/yard. Not shared spaces. Keep the trails and parks like how Grandin was designed or any other older neighborhood.
The city tax payers should not take the brunt of the requirements or infastructure needed in the area. Builders need to take a bigger role in funding
Yes include citizens and volunteers in the planning and make the city easier to navigate, walk and integrate with neighbors.
The principle is supportable but the issue is how it is applied.
no high density should be allowed in St albert any longer! Boudreau developments and other developers do not live here and do not care about St albert! who wants to move here and live in an apartment? shut it down.
Creating spaces that allow for areas everyone to enjoy
I am just on the third principal, and it is very clear that you are somehow trying to gain acceptance for high density areas.
Yes to all

Outdoor green spaces/parks/trails are the epicentre of our community. These should be a huge priority
Again, the existing infrastructure needs to be able to sustain the demand
St. Albert is recognized for its Botanical City status, parks and open spaces. This should be maintained as this is why people live here.
Add one are important but housing need to stop taking decades
Ensuring all new development has ample sidewalk space, parking, and green spaces is very important
High density is unnecessary here and not a positive living experience.
Previous council conceded a lot to developers wants in these “partnerships”. Enhancements of public spaces should not come at the expense of current residents or ASPs.
I absolutely agree with this principle, however, I think it should be a requirement of the developer in conjunction with the city, when building up new areas. I also believe we should be putting much of the onus on the developers to ensure it’s suffice
Privatizing public areas is not an enhancement.
Again, absolutely yes. You can solve and avoid so many problems by building healthy, interactable communities. I'm not sure how helpful this survey would be when you're describing all the right approaches. :)
having places for people to build community near where they live is important to me. Having streets and parks be convertible places for activities is a good idea
Good as long as it doesn't hurt homeless people
Stop with wasting money and focus on core services only.
Partnership and funding opportunities are good as long as they benefit the greater good not an individual interest
This one makes me a little anxious. I'd have to hear lots more about 11.
As of today, Saint Albert is becoming overpopulated
Please no multi unit structures within current residential landscapes.

No to density
Parks, walking trails and the farmers market are what is special about St. Albert, when conducting surveys on new buildings ask St. Albert, not just uninvested renters in nearby buildings, who will move on, Northridge monstrosity for example..
We need to keep housing affordable. Public spaces are necessary, but we need to keep cost down. Bike lanes are an example of high cost and low return of our monies spent.
Public spaces are good to have but not high density, this is not downtown Edmonton
Again, way too vague, this opens a door for anything to happen. Higher density housing is important but also should be planned so it does not disrupt those who live a different lifestyle which is just as valid.
Compared to Principles 1 and 2, this is not a priority for me. I believe that once people are able to safely and affordably exist in a space, community will grow. However, this is still an important consideration, especially in creating third spaces.
Out door patios
I strongly support high-quality urban design, streetscapes, parks & trails. Public space improvements help build community & quality of life. Higher-density development should be paired with strong design standards & located in appropriate planned areas.
Best practice urban design includes community. Prioritize beauty and the building and forms will follow.
We want neighborhoods to feel like they all belong to St Albert. With advancement in technology we should be able to create new neighborhood that have great mix of housing option, green spaces and amenities.
As a general statement it's fine, but higher density means low income people. No desire whatsoever for that. St. Albert should remain a place of value not a bargain
Any time a developer wants to build they should be made to follow existing architectural guy, guidelines, and roads and side sidewalks should be improved to accommodate the new developments and the road should be big enough that so that you could drive
Well-designed public trails and parks are a consideration for me as a first time home-buyer
Good points as you can see I agree
alternative funding, such as from corporation donations are needed due to gov't coffers being not as easily accessed as previous generations.
High density is fine, but no low income for the love *, St. Albert is a premium place to live let's keep it that way. The cost of entry is what keeps this place great
Do not agree with higher density developments in established neighborhoods. Do not understand question 11, it is very vague. What are alternative approaches ?

disagree with high density projects in St Albert specifically the West side of St Albert it will have a direct negative impact on property values on existing homes
Infrastructure such as roads should be the priority when planning new communities, particularly higher density communities.
Everyone wants to live in a beautiful space but keep it affordable. Kids and adults need to get outside and enjoy the city
No
How about you speed up permitting and cut development taxes so our kids can actually afford starter detached homes like we had. All governments are to blame for the state of this housing crisis.
Don't want higher density housing! That's why we moved here. Like the idea of investment and improvements into public spaces in town
Public realm is highly important. Architectural design should be scrutinized by registered architects to better the overall city.
I'm not sure what is meant by question 11 and am hesitant to support that because of potential connections between builders and city council or those with pull in city council decisions. Can't really trust the city to look after the regular citizens.
I agree strongly, the downtown area is my favourite due to its walkability
Corporate sponsorship for redevelopment rarely benefits citizens and only benefits politicians and the corporations themselves
I disagree with high-density development in older neighborhoods
The new Riverside neighborhood are building more and more apartments and high density as well but very little playground for kids and families, and lack of recreation center for all.
Not in favor of high density housing, these high density developments destroy the appeal of St Albert
Improving public spaces makes this a better place to live
I would encourage partnerships to enhance public spaces.
Need more info on most of these to comment in any educated, informed way. Budget should always be considered as well based on resident affordability and economy. So far budget hasn't been mentioned.
Improve on what makes St Albert unique. Don't turn it into something it isn't

There should be not be anymore high density project in St. Albert already council is cutting down established trees for a vanity project and not listening to the residents let only listen to developers and kick backs
Ensure St. Albert is a high value place to live
With how much we pay in property tax it feels unreasonable to for the city to look for outside partnership when it some to public spaces. My concern is a company with not manage the public space
At.albert prides itself on the walking trails we have available, great idea to createnore while building new areas. E.g. Cherot
I do not support high-density, urban-style development. It does not fit the character or expectations of this community.
Partnerships are corporate driven their goals to maximize profits and add features that only add to more commercialization of said project pretending to be in the best intereest of residence. limited parking ,congestion and of very little value.
playgrounds in older neighbrhds being neglected / kids there don't matter. Clearing sidewalks for accessibility never been enforced / encroaching trees and bushes not cleared on trails / porrly sanded
Please invest in public spaces most notably a new pool. If the goal is to have more families their children should learn to swim
Creating an aesthetically pleasing city is definitely a consideration
Pleasant public spaces are what brings a community together.
This would take up more space in established neighborhoods likely removing green spaces for cement so no thanks
Space is critical to living and wellness
The fact I am still paying for Servus Place when our politicians said it was temporary until they became self sufficient. How many more years do we have to wait??
Just as long as these enhancements and developments aren't on the backs of the taxpayer.
If you want to change St Albert into Edmonton, congested, run down, high crime, etc than high density is how to get that.
Its critical to maintain the overall aesthetic of our city - so we continue to be satisfied with ROI for our higher taxes
We are living in winter city need more indoor facilities

<p>May support more human-scale, attractive public spaces by improving streets, parks, and open areas. Focuses on design quality, integration with higher density, potential partnerships, and flexible use, though outcomes will depend on implementation.</p>
<p>I would like to have more information on what question 11 would look like. I know this has happened with the ice district but I don't know what the positives a negatives of such an arrangement would be.</p>
<p>We dont need high density builds. Keep St.Albert family friendly and the way it is.</p>
<p>Too much high density buildings already.</p>
<p>Anything that suggests higher density development, I am against. Keep St. Albert's charm: it should remain a bedroom community. That's why people have historically chosen to live here!</p>
<p>We need more colour, art, and individual expression. As long as 'partnerships' doesn't mean privatization of public spaces.</p>
<p>There is talk about using spaces in the right locations and it seems that none of the condominium boards were listened to when they questioned the value of an affordable condominium in the beautiful parkspace??? I am truly disappointed in the disrespect:(</p>
<p>Strongly agree</p>
<p>Again focusing on people who use modes other than cars is very important to improve long term growth.</p>
<p>I support upgrade to infrastructure and GOOD design. Partnerships in funding are always good.</p>
<p>Of course the city should upgrade infrastructure older communities. However, it should not seek to maximize occupancy in new neighborhoods to increase tax loads to do so. Taxes should be set to support the community needs.</p>
<p>Higher density should not be permitted if you must change existing neighborhood characteristics or zoning to make it happen. Tall structures should not be built among two story houses. Existing quality of life must be considered such as light and privacy</p>
<p>High density housing becomes an eyesore when it looks like high density housing. Housing that is thoughtful with the neighbourhood and landscape shows respect for what is while allowing it to grow into what it could be.</p>
<p>I don't have much to say on this one.</p>
<p>public spaces are great but again should be secondary to providing an increased supply of homes</p>
<p>I strongly agree apart from any privatization allotment that would create further division within the city.</p>
<p>Again these are good proposals for developing in new areas but should not be implemented in existing sub-divisions.</p>

Partnerships and funding often tie requirements, which might not align with neighborhoods.
Building certain types of houses in existing areas could ruin the architecture of the neighborhood. Designing the structure to be similar while building a 4plex in an established neighborhood. City should be accountable for costs for enhancing spaces
I agree that with these initiatives for new developments however I do not support the initiative if this requires the the introduction of 3, 4 plexes and low level apartment buildings into established communities
The city should implement a bylaw where any development over 100,000 sq ft should require 1-4% of the development costs to be given to The city's public art fund so that our city is beautified as it is improved.
They all look like the same cookie cutter houses and the developers make huge cash and the quality doesn't even look proper
New developers should be responsible for upgrading the existing sites. High density should be planned for new development sites or on major roadways, not within existing communities.
This should be 100 cost to the developer. Not one penny of taxpayer money should go to this. We also don't need anymore high density house. The towers that are getting built on the holes property are an eye sore to everyone in the city and sturgeon v
Quit wasting money on useless art. Those geese that look like wheat in downtown look ridiculous. If you want art, but decent art or stop wasting taxpayer dollars.
I have always noticed a difference when travelling into St. Albert from Edmonton and other areas - it always looks greener and cleaner, and that is very important to me.
I think there's enough public spaces in Saint Albert, what we need is another recreational facility with ice hockey, rinks and the capacity for more sports
parks are nice, but expensive to up keep.
The principle of high density has created a flood of unattractive rental complexes to encourage too fast population growth!
I do worry about the high density aspect a bit. More amenities like fire stations and more easy access to the area need to be accounted for to keep these areas safe
Our trail system is amazing. The parks we have are well used and don't need redevelopment but new areas need green spaces but must be maintained.
I need more details on this funding and investment to understand th proposal
The public spaces in old neighborhoods should have the same attention.
Taxation increases should be stifled. Let developers pay and of course they will pass the expense on to purchasers

<p>Agree. Crucially with creating spaces that feel more close knit - such as shops at Bellerose or downtown St. Albert. Neighborhoods with giant expensive houses create no sense of community. Tighter, smaller housing with things like front yards are better.</p>
<p>I have concern that private-public partnerships end up saddling the tax payers with debt and obligations over the longterm and thus are unfair. Multi functional design is both a creative and pragmatic approach to utilizing public monies.</p>
<p>No 11 partnerships štih whom</p>
<p>The residents of St. Albert should get final approval before a developer gets to go ahead with a redo of public areas too often developer architects don't understand how residents use their public and green spaces</p>
<p>Private partnerships work. Neighbourhood outdoor hockey rink. Maybe with an advertising placard or donor plaque.</p>
<p>Saint Albert is already doing a great job of all these things.</p>
<p>It is imperative that we strive to keep St. Albert a wonderful place to live and raise our families.</p>
<p>Do not create public paths behind houses that were purchased on assumed greenbelts.</p>
<p>No</p>
<p>Maintaining green spaces, parks and lands adjacent to the river shpuld be maintained.</p>
<p>6 out of 10</p>
<p>Agree with all the above</p>
<p>Please consider implementing rules and policies to new developments that don't allow the same boring chains to open. Every new development starts with a nail shop, liquor store, and marijuana shop. Look at implementing new vendors, mom and pop shops.</p>
<p>High density developments and zero lot lines are not compatible with what St Albert residents wants. Same with mix used developments who lower your property value. St Albert residents prefer same type of housing in their neighbourhood.</p>
<p>N/A question 12 is based on if a respondent agrees/endorses densification in the first place.</p>
<p>Need more fitness places</p>
<p>Since St. Albert is branded as a "Botanical" Arts community it goes without saying that new higher density developments must support the brand. Redevelopment of existing parks , trails and sidewalks is more about maintenance and upgrading.</p>

<p>Stalbert has been known for nice and safe public spaces it is important to keep these growing and developing to support the community.</p>
<p>the principle of higher density in the right locations is great. It is the responsibility of the developer to create the public spaces connected to their projects, costs should not impact existing taxpayer levies</p>
<p>This sounds expensive. Keep taxes low. I can barely afford to eat.</p>
<p>Private groups will have private agendas.</p>
<p>Keep St. Albert the place we all know it to be. Look back at the mature areas and go off of those designs.</p>
<p>Very often planning agents are pressured by private interests to forego public infrastructure seeking more profit and a disregard to down play public projects</p>
<p>The underlying premise in these questions is that density needs to be increased. I completely disagree and so far this "survey" seems to be saying we need to be like Edmonton with its high density infill. Don't change the character of St. Albert!!</p>
<p>Interested in hearing more however worried about increased taxes which are already very high.</p>
<p>The leadership of Saint Albert needs to be less worried about paycheques and more about their community. Keep Saint Albert Saint Albert.</p>
<p>Yes, definitely all of the points mentioned; we need to increase access to nature and community</p>
<p>You are focusing on wrong issues</p>
<p>The city budget has been poorly managed and private-public partnerships is a awful path to walk down. The older neighborhoods did a great job with public green space and trail access.</p>
<p>St. Albert is not very walkable. The city doesn't shovel the sidewalks even around the schools. Also there needs to be more outdoor spaces where people can sit and enjoy the outdoors</p>
<p>Mature neighborhoods should keep the feeling and density currently in place. Walkable connected spaces should be an option in new development so others aren't forced out.</p>
<p>Alternative approaches for funding need to include not entirely relying on property tax from residences for all income</p>
<p>New affordable senior homes</p>
<p>Maybe developers should be actually paying for parks schools etc that they promise?</p>

Keeping what we already have in good working order is just a good idea. We have wonderful parks, trails and walkways that sprawl through out the city. It is a shame that some of the newer developments dont have the same or as extensive as.other areas
Too often high density developments go in before attention is given to improving roadway access which the developer should have to initiate and be partly responsible for cost wise
Agreed
The death of the third space is especially bad in the city, we need more welcoming pubic spaces
Please keep high density Housing out of St Albert. you will ruin an otherwise beautiful city
I mean, this sounds nice but far too vague. Hard to agree or disagree with a series of vague platitudes. I agree with nice public spaces, but not if that involves turning the city into a high density urban jungle to mimic larger cities.
I don't think St. Albert should strive for higher density. It will lower the quality of living and make St. Albert feel busier and less safe.
Avoid high density housing. Many negative consequences.
Our trail system is great in stalbert and needs to continue.
Don't agree
Not-for-profit use of public space is well developed in St. Albert. No commercialization of public green space taxpayer funding of streetscapes.
Not-for-profit use of public space is well developed in St. Albert. No commercialization of public green space or taxpayer funding of streetscapes.
Stop over populating the city with these massive complexes that make developers rich and bring in a demographic that the city isn't set up to sustain.
Yes but be practical and control costs. Keep designs simple and cost effective and sustainable, the fewer moving parts the better
I don't agree with higher-density developments. Period. Improvements should be based on usability of the people paying for them. Also improvements are nothing if people don't feel safe in using them.
But No low housing
It is the City's responsibility to make sure parks and public spaces are well designed. Zoning and planning should ensure new developments create a good pedestrian environment, no big parking lots next to neighbourhood roads

Public spaces should be funded by the City. It's not going to occur otherwise.

The use of tax payer money shouldn't be used for these projects. There's enough spend for a city this size and that's reflected by property taxes. Focus on cutting costs

I Disagree with the idea of channeling funding to area of questionable usage at the expense of solid infrastructure support in existing neighbourhoods. The quality of expertise, based on past experience doesn't warrant too much agreement.

Important to further improve space, keep up with preventative maintenance to ensure public spaces are maintained. Building in ways from citizens to continue to access services while renovation and upgrades are in progress is important

Multi unit housing options need to consider their surroundings & impact to adjacent neighbours, still aiming for a desirable area that accommodates the amount of people expected without seeming it was just a deal for the developer, it's also desirable

Q16. Please explain your overall level of agreement with Principle 4.

Mixed use development can occur not just in major corridors but also in underdeveloped areas or planned areas. Building with access to public transport seems just wise but sometimes flexibility in infrastructure is important even if costs are incurred.
Downtown can be a vital, vibrant, and thoughtful residential and commercial zone. Like Shops @ Boudreau, it needs to be considered as a whole. Ec Dev dept is doing a terrible job with the downtown file. Efficiency standards, yes. But they can inflate cost
Mixed use in downtown and major corridors are all fantastic
There should be a rapid transit route along St. Albert Trail and major routes, rather than in distinct small zone areas
Redevelopment in commercial areas makes sense, but it shouldn't be within existing neighborhoods because of traffic and parking problems. Clustering redevelopment makes sense to me.
LOVE this: Mixed-use development (combining housing, shops, services and/or offices) is appropriate in areas such as downtown, along major corridors and around key nodes in St. Albert.
I strongly disagree that the only principle of "Managing growth in a financially responsible way" if it means ignoring existing needs of neighbourhoods like Erin ridge/ERN that cannot get a school because the city doesn't want to invest in infrastructure
While Bullet 15 is an admirable thought you must be careful these types of regulations do not increase building costs to the point people walk away from investing capital. Do you want a separate St Albert building code that could drive investment away?
Agree. There is a missed opportunity in ever plaza or commercial construction if they do not build apartments above these places. It increases usually lower cost housing units and increase community
I am neutral on this principle
"Every efficiency" is a meaningless buzzword used by politicians to convince people to pay more taxes and fees for lower quality goods and services.
When you mix shops with residential, is like living next to high crimes area such as shoplifting and petty crimes. Not a good idea
Making better use of [existing] infrastructure, and more mixed-use development = 100% agree. As for energy efficiency standards, if building code doesn't require it, the City shouldn't attempt to regulate it. Rather, the City could offer incentives?
Yes downtown/shops should be optimized for usability. Putting housing on top is a good idea
City need to be more financially responsible and plan better for road construction, and the implementation of traffic circles. Closing Villeneuve twice for traffic circle work could have been avoided.
Infrastructure has NEVER been managed well in St. Albert. It's always the last thing the City even considers.

Mixed use in appropriate spots, yes
This shouldn't just be a financial consideration. Consideration should be the current infrastructure and what St Albert actually want
Do not make St. Albert trail more difficult to navigate than it already is. Be very budget conscious. Green energy initiatives are often never truly green, yet always cost more
I agree that existing civil works can be utilized but it should be on new developers to upgrade aging equipment. It needs to be investigated, reported (my professional) and sent in as a capital recommendation for city upgrading.
In the appropriate places that it makes sense to add the density without taking from existing homes. Rezoning for high density reconstruction is not fair to residents already in the areas.
I think energy efficiency kills affordability for many.
Energy efficiency and sustainability are top design priorities
People love St Albert for how scenic it is as a city. While placing more businesses into one building can come with many benefits, we shouldn't take away from nature within the city
Focus on quality of life. high costs of green agenda energy efficient projects will hinder business development of will have to be funded through public money (not an agenda i want my tax dollars to go to)
Mixed use is great when in the right areas. Jamming it in the middle of neighborhoods where it doesn't fit causes problems
I think there are more places where mixed developments are appropriate and not just downtown and along major corridors and around key nodes
Housing on top of and mixed in with commercial shops in major hubs will inherently encourage the development of new, local businesses. More foot traffic = more opportunity. Options should be explored to pedestrianize Perron St. in the future.
Shops of Boudreau built condos to cause traffic backlogs then it builds more that will add a least another 200 vehicles to the problem. It takes me 20 minutes to drive 6km.
Use and develop the vacant areas
Appropriate properly planned growth is great
Doesn't matter. The rich will still * the poor
Communities like St. Albert are becoming rare. St. Albert needs to be careful not to lose the qualities that make it special. Why can't we still create neighborhoods with large yards and tranquil spaces to live?

Infill in older areas is a must.smaller homes too.Low income can't afford to shop and eat downtown.Build Village Landing to be like shops on Boudreau.
My strength in agreement, correlates to the principles of what makes up effective stewardship.
Number 13 says it all, urban sprawl will kill us with taxes to support operations for more fire stations, buses, more grass to cut, more roads to maintain, etc etc this is not sustainable.
We have a harsh climate and need sufficient parking for all amenities. This may seem inefficient but people can't ride their bikes to buy a week's worth of groceries.
Generally disagree. Need to revisit growth targets. What am I missing on Q13? If the City isn't currently managing growth in a financially responsible way we're in trouble.
Intent is good. Requiring all developers and landowners to meet sustainability and energy efficiency standards is unfeasible; this should be encouraged but not mandatory.
I agree that a mix of shops is nice to have in a neighborhood, but I am not concerned with energy efficiency. Also, the plans need to take into consideration how they affect current residents and their property values and quality of life first
Developments should not be given permits until the infrastructure, roads, utilities, transit has been figured out.
Why does St Albert need to grow? Simple question nobody seems to answer. Keep St. Albert ots current size and focusing on what we have, is a better plan.....unless you're placating crowd.
Placing LRT on St. Albert trail ground level has got to be a joke. Please explore other options for the 5 people that will use the LRT and cause havoc on a major roadway which connects St.Albert with Edmonton and surrounding communities.
Efficiency can help with debt
Parking is a major problem in my opinion
Decisions that mae sense, don't just spend money to spend money. Make sure there is a need or want for the development. Beautiful spaces that don't get used are a waste of money
The DARP project never materialized in the downtown area and businesses are suffering. Placing housing in the area with no plan would be a disaster
Any nodes of mixed use MUST be accessible by transit. City should start looking further afield for ideas, eg parking with green space on top, solar panel car shelter. Thinking must be long term.
mixed developments are smart, sustainable and desirable
The redevelopment of St. Albert should be undertaken in a sustainable manner but we must not lose sight of what has made our city desireable and that is the trails, public spaces and limited high-density, low cost housing

Not sure what #15 is referring to. We already try and be energy efficient, so one assumes this is standard practice. Shops at Boudreau is nice to have near by.
I would prefer we stop with the urban sprawl to the north. Why do we have to grow anyway, so urban planners can have a job?
whatever you do, don't tear up our mature neighbourhoods to put infill housing, plain and simple. Put it in newer neighbourhood near the north side of st albert
"sustainability" ideology adds cost and slows down development. mixed use development sounds good in theory but ends up being cannabis stores and barber shops.
N/a
The city wants low income housing and transitional housing down town driving real investors away. They have chosen developers who are taking advantage of the city
Working with and around existing infrastructure is essential in maintaining st. Albert's aesthetic.
Financial accountability needs to be in place and should be pushed to developers. Admin should be doing more accurate and professional reviews of projects and public documents should be available for these reviews
mixed use fine i suppose. but people live in at albert often work in edmonton. love to know that stat. we have cars and we drive. i know that doesn't seem to fit narrative of this survey but is what it is.
I agree we need to combine shops and services within communities but the balance in downtown is awful and it's not a place you want to spend an afternoon because there's nothing there. It medi centres/dentist/law offices.
Isn't there more mixed use coming to St albert?
these are all considerations in ensuring our city remains at the wuality it is now and improves for the future.
Mixed use development is a missing piece of St Albert's development puzzle.
What is a "key node". Agree with focusing on high density along St. Albert trail and downtown.
Agree it's this principle and action recommendations.
I agree fully
Mostly neutral statements so fine I guess? We'll see how downtown looks in a few years.

Again - seem like an obvious question. Should growth be done in a financially responsible way? Uh... yeah?
By building efficient systems a community can last generations. The buildings should also last generations. Build for the future not only for today. My pride in St. Albert comes from living in the new town of St. Albert. I was born on mission ave.
Agree
I love the development around the old Hole's greenhouse.
These are common sense... I am more concerned that you consider these questions when they are already fundamentals. Ask questions with meaning please
Provided
Energy efficiency use is always important and is part of building code. New development like apartments Riverbank Landing is fine to build and follow these principals. Redevelopment of houses in existing neighborhoods does not mean building hotels.
Free parking for all neighborhood is important as many individuals, families or seniors are unable to bike especially 6 months of the year. Transit is important and user fees should cover the cost not the city. More benches in parks and on paths.
Watch the cost. Imposing more standards increases cost and things become unaffordable.
Mixed us zoning should be applied everywhere
These things are fine in downtown with offices to drive more people towards our downtown also. More than just the odd lawyer office. The downtown should be more of a hub than it is. It should be celebrated more and elevated more. Corner of trail needsreno
We need density
Generally agree, but once again, I'm not really interested in St. Albert's population growing. St. Albert is known for being a small city. I'd prefer to keep it that way.
what standards are trying to meet?
adding sustainability standards will simply increase the cost of construction, making everything more expensive. clear examples of why this shouldn't happen can be found in Edmonton (cost of building a fire hall for example)
Optimizing the use of existing and planned infrastructure should consider minimizing life-cycle costs and impacts to taxes over the long term.
Stonger. Downtown could really use some love, and I think if more options existed to shop for groceries, eat, etc. it will encourage more living.

Huge concerns about LRT coming to St Albert. We should also finish paying for current improvement/developments before starting more. Property taxes are already too high.
This city can't manage its current size. It's already botched roadways/main routes. Stop trying to be Edmonton and fix what previous administrations have screwed up.
Sound financial management and investment should come before more expensive sustainable options.
Market and building code will drive sustainability / energy efficiency. Offer density bonusing for energy efficiency, but not mandated. Mixed use in all new communities is a must, as well as flexibility in rezoning infill
Mixed use should be allowed everywhere. Why can we not turn a single family home in a residential area to a cute coffee house or restaurant? Infrastructure is an expensive part of the build so lets maximize its use. Fill those pipes and roads before we bu
Again this will effect affordability
quit putting in roads, ripping them up and redoing things over and over again. Quit putting intersections on curved roads AT THE CURVE!!!!
Regarding pt 15, I believe that is noble and desirable but I don't believe it should be a roadblock.
Agree except that being excessively prescriptive about sustainability goals, while well-intentioned, can lead to slower growth and difficult in building up the areas we need to.
Who would disagree to questions 13 and 15? These questions are too vague. Ie. If we all agree to #13, will the City then announce no new pools or schools because "the public strongly agreed we should be financially responsible!". This is not right.
Mixed use development is required in more than just major corridors, it should be in every neighborhood or you're repeating the same mistakes that led to these siloed car dependant areas. It is not affordable to require a car to access necessities
Shops at Boudreau are a great example of integrating mix development and very attractive. No more fly stipe malls, build up.
You word things in such a way as to not actually present a choice. We do NOT want companies coming in and pouring up huge tiers house so you can get more taxes. Sure, allow downtown greater flexibility so it can grow. Don't sell the city to companies thou
City planners should be forced to commute every day for at least a year to understand the absolute nightmare it is to navigate the city. Downtown access year over year has been utterly impossible. Change for the sake of change damaged businesses.
There needs to be more shops and services in neighborhoods, not just St. Albert Trail. Want to be able to walk to a shop, not have to drive to St. Albert Trail.
Get rid of the drive thrus
Agree with these principles.

Please stop pushing to revitalize downtown. Having lived here for 60 years, I can tell you that downtown was never vital, and frankly there is no need for it to be vital when many of the others areas i the city are vital in their own right. Waste of mone
Revitalization is import to certain areas of the city however changing this neighbourhoods and altering the charm like Edmonton has done is not improving its destruction
All good points and I agree with all.
It si important to plan for future rapid transit from St Albert to Edmonton. Young, environmentally conscience people will look for this
The old Grandin Mall and the old Firehall should be developed with apartments or condos and retail underneath just like the shops on Boudreau area. People that live downtown need to be able to afford to support downtown. Youth cannot support downtown
Pretty happy
Non sense. Why is there this big push for growth? Traffic is already bad enough. Whats wrong with just being a beautiful city of 75,000 people
How about we focus on the things that have been in the works for years, like the open mess of a lot going into downtown that's had zero progress in years.
We are the Botanical City after all, we need to remember that.
What is meant by "achieve growth targets"? Hopefully not following the Edmonton failed infill model. I need more information on this one.
New development that meets energy efficiency standards is no longer affordable housing. Let's learn lessons from the Blatchford development in Edmonton
I do not have the knowledge to know if existing infrastructure can be used or not, but it seems sensible.
Agree
Core points made are basic values in todays cities important but not at the expense of individuals property values. I have seen a 6 plex in the city built beside a very well maintained and tax paying property with the result of a \$20,000 decrease value.
Individuals should be able to redevelop how they want without more red tape. Those places are already overcrowded, no parking, poor business success from what we've seen, and don't fit the locations.
Core infrastructure of any city shud be the number one principle for sustainability. Without upgrades infrastructure the other principles won't stand up and become less meaningful
Energy efficiency and homes without toxic materials - YES. Energy efficient solar. panels that get blocked by 4 and 8 plexes and apartments - NO. Provide incentives, but not all people want all the "modern" tech

This survey hasn't asked about opinions regarding mixed dwellings
Sustainability is mixed use. With Net Zero principles. New Bylaws need to reflect these.
To go into an existing neighborhood and making dramatic changes is very unfair to the current residents. They picked that area for a reason, and infilling it or removing a proposed school site to infill is disingenuous.
Have you seen the apartments they are building along St albet trail north end Ugly noisy I would never move there. Keep business separate from housing
As long as we leave our suburbs with low density single family homes in the majority and well designed public places available in them that is best
Reuse instead of rebuild. Allow a mixed use area houses and businesses, but keep some areas only residential. Energy and sustainability requirements are too restrictive and over valued.
Housing should not be above business, parking is a disaster downtown and I avoid it for that reason, St.Albert trail should be expanded with an additional lane each direction
New development is fine as long as it doesn't adversely impact those around it that have settled for years.
As the city grows in population, the city has to consider limitations on what is currently available to handle the new growth, and what might need to be expanded.
The city is beautiful but too far from everything for the neighborhoods beyond the city hall. Transit is a huge issue.
The principle is sound as an overall guide.
Having watched the cost of firehalls sore in Edmonton due to sustainability and energy efficiency, I think the City of St. Albert should weigh #15 carefully.
No more growth! why the desire to become the 3rd largest city in the province?? why? Stop and fix what we have to accommodate what we have first.
A good mix of both types of services is paramount
Good ideas that should be incorporated in the plans of the city.
Fix all the * lights on St. Albert trail then we talk. It's already impossible to get to down town St. Albert because there is no where to park. The housing we have around there is enough
I feel repetitive here

Stop limiting growth to just the trail areas and if we put strict energy standards st albert will become blanchford. 2.0 lands waiting away instead of housing people who love st albert
Shop/business areas should be separate from housing areas. It congests parking and enjoyability of your own neighborhood when it's constantly congested with traffic.
Does the council consider aging infrastructure and limited water when building new developments. Look at Calgary
Current infrastructure already can't keep up with the development (e.g. no light on McKenney and Mission). "Key nodes" is vague and better communication with residents is needed.
Transportation options beyond personal vehicles, climate responsibility between buildings and tree canopies, good ventilation and clean air standards -- yes.
working with what we have already is a really good starting point and keeping things sustainable and functional especially in downtown areas is important in keeping community thriving
Make use of space rather than sprawling
This is not your job . Do better
Seems self explanatory.
Again no infill of multi unit complexes.
The sustainability development is tricky, the last 3 fire station built in Edm cost an extra 10 million and they will not not recover that return on investment. The extra 10 million wasn't worth the extra expense,
Is that not already happening in Erin Ridge, Jensen lakes. The problem is thst without a car it is time consuming and tedious to get to these out lying areas. Revamp the local transit routes, to accommodate accessibility
When you force builders to make energy efficient homes it drives up the cost of a home and isn't this all about affordability?
Mixed use - shops - yes, residential - no. Meeting standards for sustainability etc. depends on what those standards are and what impact they have fiscally and on the existing community.
Mixed use of spaces increases walkability and accessibility! It supports families and busy residents, as they have access to groceries and services closer to their housing. This also encourages a reduced use of individual transportation, helping traffic.
Solar panels on apartments
I support efficient use of infrastructure, mixed-use development in downtown & corridor areas, & strong sustainability standards. Coordinated planning helps ensure growth in St. Albert is financially responsible & located in appropriate planned areas.

City does not have the ability under the mga to require efficiency beyond code can can provide incentives to do so I.e fast track permitting for higher tiers of code. More mixed use developments are excellent. Apartments over commercial standard.
Each new neighbors should be able to retain its population school, medical clinic, small groceries and store do the mains streets are not always congested.
Rapid transit along St. Albert trail is absolutely a bad idea. Ask anyone from any community along any rapid transit property value goes down and petty crime goes up.
New development has to be controlled . As of now developers stuff as many building in an
all good signs of well managed infrastructure!
Integrated residential commercial spaces make for accessible complete communities
Question 13 promotes higher density agreement. Increased traffic impacts in mixed use development needs to be considered.
I would love to see some of the office spaces that aren't being utilized in St. Albert, be turned into rentals.
Redevelopment of established neighbourhoods needs to maintain the esthetics and feel of the existing community and needs to consider roads and parking when adding high density housing.
If housing is blending with storefronts and offices it's important to provide proper parking
No
Sustainability and energy efficiency targets are ridiculous if there's any immediate impact to affordability. Read the room. People need affordable housing at the same standards we had 30yrs ago. Dog crate apartments that meet "sustainability" is stupid
I'm ok with all except bringing the LRT into St. Albert. LRT equals crime. Ask any police officer.
Growth needs to be slowed as our current infrastructure cannot support it and upgrading is costly to current residents. Creating mixed use communities doesn't reduce the need for personal vehicles
Downtown can build as many high rise apartments as they want, to keep the business alive. Elsewhere in the city should be houses only.
More private investment for new businesses and projects and make better use of some of the abandoned buildings downtown.
Mixed use developments and public transit make the city more liveable

During redevelopment and upgrading, maximizing current infrastructure, even upgrading it for cost saving and efficiency is strongly encouraged,
Finish things not completed before moving onto new developments. A grocery store was to be built near the Lacombe fire station 14 yrs ago. Land is still unfinished/undeveloped. need to go to Trail fo
Don't build out. So much abandoned land in the heart of town
We know developers want to just build new and take up valuable spaces but the first priority of councillors is to develop the old structure that can be saved and those that can't be demolished and a new development put in its place before any applicatio
I think sustainability is a great thing
The shores are great at border however the height of the apartment complexes does not suit the aesthetic of our community, built too high.
This is a suburban community. People move here for space, quiet, and a neighborhood feel. Not to live in something that resembles a dense, downtown-style environment. I do not support planning that pushes us in that direction
All of these questions are blah blah wording asking for a blank cheque to continue doing what the city has been doing..destroying the character of St>albert. The downtown area is a non starter as the city has completely mis-managed the opportunities to a
downtown, along major corridors and around key nodes (i.e. by transit services) is where concentration and accessibility shld be focussed
Please leave the look of downtown alone. The old building charm gives this city such character
More attention needs to be paid to parking space that is allotted to these new businesses. And consideration taken when licenses are given. An example is summit place where there is never any parking for all of the businesses that are in that space..
Affordable housing is key to the economic growth of the city.
Optimal efficiency is code for too small lots, tiny roads and not enough parking. The city and tax payers ultimately pay big over the long term for these poorly designed areas
Not just along major corridors but every neighborhood should be goal. Also local government cannot require energy efficiency that is the building code but it can provide incentives for sustainable communities. Solar grants and loans to citizens for exampl
Financial planning should not be guesswork and using tax payers money for whims and fancies should not pass the smell test. Fix the infrastructure forget the statues and art work.
The City needs to be money savy since it's our money. Downtown is setup for mixed use already so perfect. Why would the City allow development if it didn't meet the standards?
St Albert doesn't need to change into an over crowded dump like Edmonton. We pay high taxes to live here because it's clean, maintained and not overcrowded.

This is a good approach as long as infrastructures follow inspection schedules prior to tying in.
Strongly supports efficient use of land and infrastructure by guiding growth through phased, mixed-use development, enhancing transit and active transportation, requiring sustainable, energy-efficient building, and ensuring coordinated, financially sound
Mixed usage developments is a wonderful idea but it needs to be more affordable for people. And with useful things like groceries, secondhand stores, library, etc
Our small downtown area is perfect the way it is. Introducing more mixed use development will congest St.Albert Trail and all of downtown in general.
ESG is largely a joke. Very wealthy people support ideas that make them more wealthy. We should definitely do more clean ups around public spaces with volunteers. Garbage should be cleaned up.
We need more mixed use everywhere. Not just a few places, but spread out more throughout the city.
How can the council agree to build an affordable housing project when the construction at the old Dairy Queen site is not finished and a horrible eyesore!! What guarantee is there that the condominium won't face the same fate??
Strongly agree
The only thing is that mixed use should be allowed everywhere. Imagine if you had a bakery in your neighbourhood, or a cafe. Right now most people have to drive to go to one.
Principle 4 is good for existing communities not for high DENSITY housing
Boudreau developments are poor examples. Neighbourhoods must be PLANNED with mixed-use not built as an afterthought. Look at the Mahogany neighbourhood in Calgary. This was PLANNED like this and it is inspired. The Boudreau area is a mess in comparison.
Standards are standards - development are aware of them I assume? Just stop adding or changing, or give an acceptable range of flexibility and chances are they'll meet the city somewhere in the middle.
Be smart with money.
For new developments these are goals to strive for. These will very difficult to incorporate into existing areas.
Currently trying to expand my house to accommodate growth of my company. Have an URW on the property, Utilities ok to move gas lines and yet City Engineering still not in favor.
#15 ^Sustainability is subjective. Mixed use @ Boudreau is still car dependent. Developments along major roads are uncomfortable to walk to. Mixed use is better served at the neighbourhood scale, re garage businesses, home hair salons, coffee shops, etc.
Maintaining the integrity of established community is paramount.

St Albert has the opportunity to be a leader in sustainable and responsible development. We are small enough to be innovative and must plan well now to avoid the problems that big cities around the globe have experienced. Look to Europe for inspiration!
There's seem to be many empty buildings along st Albert trail that remain vacant or empty lots such as where the old Dairy Queen was - I'd would say to stop trying to expand into sturgeon county and start utilizing space available
Downtown and major transit routes should be the focus for new high density developments. Growth should be responsible so we do not turn into the mess that is Edmonton
This is a cold weather city our buses run anround the empty most of the time. Quit looking for ways to waste more taxpayers money Active transportation is a new buzz word and needs to disappear.
Sounds a lot like the 15 minute agenda. No thanks.
Agree
I don't really know what energy efficiency has to do with this. I do not support an LRT coming here it's gonna be transient population here. I have seen it in Edmonton and that's why I moved.
mostly neutral
Rather than adding new shops etc. Please try to use the vacant offices/spaces etc. in St. Albert!!
I do like this principle
Not all amenities need to be on St Albert Trail! We have grown a great deal and the amenities have not kept up to the urban spread.
It only makes sense
Agree, especially with point 14. St. Albert should be more walkable, wherever you live - meaning you can walk to services, not just leisure. Downtown St. Albert is a missed opportunity because it should be much more lively than it is but there's no housin
We need to build with future challenges (eg the impact of climate change) firmly in mind.
No 13 and 14 US and open enedd question which van skewer results
Nothing to explain
I think that all new developments should be financially feasible and have some level of energy efficiency.

Sustainability just makes sense!
Do not build it in existing neighborhoods. Slap in the face to people that trusted their city planning. We would like to build a tower in your backyard. Think about it.
New development should be supported especially for businesses. Environmental strategies do not provide support they provide cost and roadblocks
No
8 out of 10
Levels of development that exceed current infrastructure (sewer, power) are not sustainable if substantial upgrade to utilities is required. More consideration to existing infrastructure long term capital costs must be taken into account.
High rise and mixed developments have ruined some of St Albert newer neighborhood and it should be build only downtown or in more Industrial areas.
Self explanatory
We don't need to make St. Albert more densely populated we already see west and north Edmonton coming into St. Albert to use the facilities we don't need to make downtown so jammed you can park
Where are the new projects.
Mixed use development where appropriate is fine but the Shops at Boudreau/ Botanica is a very poor example as it is not on a major corridor and is going to be the biggest traffic issue in the city when all of the development is finished.
Our downtown is too small to support mixed use development. While certain areas are good for that type of network, it is important to have hubs designated for certain spaces and stop urban creep.
The City should not presume to set standards covered by building codes, evolving commercial realities and good development practices. Energy efficiency/sustainable construction should sell on its own.
If people want to live in a big city with tall buildings they can go to Edmonton. There is tons of Land folks in St. Albert want single family dwellings to raise a family. Families do not want to live in a fourplex on top of a gas station.
The environment must not be sacrificed for greater profits. St Albert has a reputation for quality of life that was hard earned and not to be forgotten or lost
We do not need a Blatchford-style white elephant in St. Albert.
Let people decide what they want to do with their own homes. Not be told what they can and can't have. That's not freedom.

Most definitely - all of these aspects of principle 4 are very important.
I don't understand what this means
There are vacant spaces in strip malls like the one by the firehouse on Giroux that have stayed vacant for years. The ones by Costco also has vacant spaces. We don't need more of that right now.
Transit- st. Albert trail used to be a speedy Transit corridor until it had a million lights on it, then ray Gibbons was supposed to be but "animal crossings" and another million lights broke that idea too. SUSTAINABILITY&efficiency the city has failed
New development can be engineered. The public will choose it's success though choice. Redevelopment in residential areas should be organic only. Redevelopment shout not be force, coerced or engineered.
Mixed use nodes should not be limited to downtown
Needs to be senior friendly and affordable
Our downtown looks amazing but there is not much to attract people. Can you find a way to bring more shops there, instead of having to create things like "Shop on Boudreau"? I love that area but we need something to get people downtown.
Proper use of roads and what's existing is great. What's not great.is ripping up roads to build traffic circles. Just build the road and street lights properly the first time.
Too often development is focused on quantity not quality and there needs to be more checks and balances. More thought put into new developments and less on straining existing neighborhoods
Agreed
Active transportation, especially on the south side is sorely lacking. The lack of a bridge over sir Winston Churchill makes the beautiful multi-use path nearly worthless as a transportation route. Look to Sherwood park for inspiration
Upgrading and expanding St Albert's infrastructure is great as long as it serves the citizens. Again these principles are vague. Continue expansion of St Albert isn't necessarily a good in itself.
St. Albert should work to maintain and improve what it already has without hastening along the route that will make it like any other city.
Don't treat people like sardines. Work harder at spreading out.
Agree overall. More amerbities need to be developed outside of stalbert trail.
Don't agree

No leap frog development or major borrowing for premature utilities and roads Development agreement review re: recreation and emergency services
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We should not expand housing into our downtown. This should be reserved for entertainment and play and businesses. Think long term not short term. We can't get the land back once a big complex goes up
Control costs
Principle 4 makes sense in utilizing the areas specified.
let's have more local businesses! and make our existing communities denser!
The city can't specify energy standards greater than permitted through the National Building Code - Alberta Edition. Those costs are also passed onto the consumer.
New development should have to meet efficiency standards. Upgrading older development, especially residential should have more leeway to make improvements without rigid efficiency standards that could make upgrades cost prohibitive
There seems to be a penchant for NEW, BIGGER, etc; rather that let's LIVE WITHIN OUR MEANS and MAKE DO WITH WHAT WE HAVE.
All important to continued growth and development of the city
Definitely development needs sound long term planning to avoid the current issue in Erin Ridge North where temporary servicing is holding back needed amenities like a high school