

Attachment #2 – HAF Initiative Summaries & Updates

Initiative #1: Transit Corridor Intensification Strategy

- *Project budget:* \$5.9M.
- *Number of new units anticipated over 3 years:* 98.
- *Description:* The goal of this initiative is to enable residential and mixed-use intensification along the St. Albert Trail transit corridor, and within up to 800 metres of planned transit nodes, through recommended policy and zoning changes. Infrastructure upgrades may also be considered. Recommend approaches that would enable "as-of-right" permissions and sustained industry adoption of transit corridor intensification strategies.
- *Status update:* On schedule. More information will be provided to Council in Q1 2026 as the project involves, in advance of anticipated community engagement.

Initiative #2: "Quick Win" Regulatory Updates

- *Project budget:* \$250k.
- *Number of new units anticipated over 3 years:* 40.
- *Description:* This initiative aims to identify and implement 'quick win' solutions to regulatory challenges in the Land Use Bylaw (LUB), with reference to Schedule C - Established Neighbourhood Overlay (ENO). The ENO review is being undertaken to improve regulatory clarity and consistency for redevelopment considerations within St. Albert's established neighbourhoods.
- *Status update:* Nearing completion, as detailed in the main agenda report body.

Initiative #3: "Neighbourhood Intensification Strategy"

- *Project budget:* \$2.9M.
- *Number of new units anticipated over 3 years:* 45.
- *Description:* This initiative aims to investigate opportunities for smaller scale intensification within residential neighbourhoods, including various 'missing middle' development forms, and other regulations for larger sites that are likely to be redeveloped in the future (e.g., surplus school sites). As mentioned, the CMHC's funding requirements necessitate that all participating municipalities enable the possibility of developing up to four housing units on typical low-density residential lots. For greater context, it should be noted that the City's existing Land Use Bylaw regulations already allow three housing units on low density

residential lots city-wide through secondary suites (permitted uses) or townhouse – plex (discretionary use) development, and *potentially* four housing units based upon the available lot dimensions, site location, and proposed dwelling type. The specific form(s) of those four housing units are left to the discretion of each municipality, and accordingly, such details will return for Council’s consideration at a future meeting date once this initiative is further advanced. In the interim, numerous technical studies are underway to inform future recommendations – including studies related to utility capacities, growth modelling, visual modelling, and others. Associated infrastructure upgrades may also be considered.

- *Status update:* On schedule. More information will be provided to Council in Q1 2026 as the project involves, in advance of anticipated community engagement.

Initiative #4: “Public Lands Redevelopment Strategy for Housing”.

- *Project budget:* \$1M.
- *Number of new units anticipated over 3 years:* 60.
- *Description:* The goal of this initiative is to identify City owned land that could potentially be repurposed for housing, either as stand-alone sites or in tandem with other land uses. The outcome of this initiative will be to initiate processes that would enable redevelopment of one or two sites in partnership with others to expand the supply of non-market housing within St. Albert, within the initial 3-year HAF term.
- *Status update:* On schedule. More information will be provided to Council in mid 2026 as the project involves, in advance of a presentation of recommendations for Council’s consideration.

Initiative #5: “Electronic Permit Processing Program”

- *Project budget:* \$1.7M
- *Number of new units anticipated over 3 years:* 32.
- *Description:* This initiative will acquire, design, and implement e-permitting (online) software procedures to support online permit application intake and processing across Planning, Development, and Building branches. The goal will be to make application processes more accessible and streamlined, and to improve reporting capabilities for the public and internal departments.
- *Status update:* On schedule. Further information will be provided to Council in early 2026 as the project involves, in advance of promoting the software to the development industry and general public.

Initiative #6: “Parking Regulation Study”

- *Project budget:* \$150k.
- *Number of new units anticipated over 3 years:* 0.
- *Description:* This initiative aims to examine residential parking usage in efforts to lower parking minimums within the Land Use Bylaw. Intended outcomes will focus on ways that parking requirements enable housing variety, affordability, and land efficiency.
- *Status update:* Nearing completion, as detailed in the main agenda report body.

Initiative #7: "Development Concierge Service"

- *Project budget:* \$350k.
- *Number of new units anticipated over 3 years:* 27.
- *Description:* This initiative aims to support non-market affordable housing development by providing an enhanced level of customer service to not-for-profit housing organizations and other development partners. The Development Concierge Service Program will assist organizations with pre-application requirements for most planning, development, and building processes, reducing the timelines needed for multi-unit housing that includes affordable housing units.
- *Status update:* On schedule. This first phase of this service is now available and has been promoted in the November 2025 edition of the City's "Focus on Business" newsletter, among other means. In December, presentations are being set up with various representatives of the Indigenous, non-profit, and development communities to share more. Associated financial incentives will be investigated further for potential implementation.