

Alignment with Municipal Development Plan Policies

6. Robust Economy

6.1 Business Attraction and Retention Principle:

Attract, support, and retain businesses, thereby growing St. Albert's economy and meeting the needs of residents and employers.

Policies:

6.1.6. Encourage the redevelopment and revitalization of commercial shopping areas, transforming them into mixed-use sites with new residential development and complementary uses.

6.1.11 Explore and encourage social enterprises to provide employment opportunities that respond to community needs.

6.2.3 Support initiatives and incentives that retain and attract new businesses to the Downtown and major employers to priority areas, as identified on Map 4. *(Downtown is indicated as one of the highest priority areas for growth and intensification).*

7. Housing Options

Goal:

St. Albert accommodates a full and balanced mix of housing choices, meeting the needs of everyone, at all stages of life.

7.1 Housing Diversity Principle:

Support greater diversity in housing forms, sizes and tenures through new development and redevelopment opportunities.

7.2 Housing for Everyone Principle:

Strive to ensure that housing is available to everyone by meeting a full range of community needs.

Policies:

7.1.5. Encourage the inclusion of purpose-built rental housing in all Neighbourhoods.

7.1.6. Encourage partnerships that promote the co-location of market affordable and non-market affordable housing.

7.1.9 Require new high and medium density multi-unit residential development to provide common private amenity spaces.

7.2.7. Partner with housing stakeholders, developers, and agencies to proactively increase the long-term supply of market and non-market affordable housing, in accordance with the City's housing strategies.

7.2.8. Encourage a mixture of market and non-market affordable housing through redevelopment plans.

7.2.9. Leverage long-term non-market affordable housing through targeted municipal investment and funding.

7.2.10. Encourage and support collaboration between developers, non-governmental agencies, other levels of government, and other partners to include affordable housing within new development and redevelopment.

7.2.11. Support the use of municipal lands that are surplus to City needs to enable non-market affordable housing development.

12. Great Places

12.6. Downtown

Principle:

Grow and reinforce Downtown as St. Albert's civic and cultural heart, a thriving business district, and a dynamic neighbourhood.

Policies:

12.6.4. Explore and facilitate rapid implementation pilot projects, initiatives, and other innovations led by the City or community groups, where such projects support the objectives for Downtown and can be implemented safely. Such initiatives may demonstrate and test new urban design, mobility enhancements, and programming.

13. Sustainable Growth

13.2. Intensification

Principle:

Support the strategic intensification of established areas of the City.

Policies:

13.2.1. Support growth and change in established areas to enhance their character and vitality.

13.2.2. Encourage the development or redevelopment of underutilized land within the built-up city.

13.2.5. Ensure that new development or redevelopment that occurs within 800 metres of an identified Rapid Transit Station Area, or an area as determined by the City, supports a minimum aspirational density of 140 people and jobs per gross hectare.

13.2.6. Focus intensification generally as follows:

- a)** Development with 50-125 dwelling units per net hectare should be located in the areas adjacent to Downtown and within 800 metres of existing or planned rapid transit stations, as generally shown on Map 3;
- b)** Development with more than 125 dwelling units per net hectare should be located within Downtown or Trail Corridor Areas;
- c)** Development with more than 200 dwelling units per net hectare should be located within 400 metres of existing or planned Rapid Transit Station Areas, as generally shown on Map 3, to support the minimum density target identified in Policy 13.2.5; and
- d)** The highest density developments will be encouraged to be located Downtown to support an overall minimum aspirational density target of 100 dwelling units per net hectare Downtown.

14. Land Use and Development

14.3. Downtown

Policies:

14.3.1. Plan and support the growth of Downtown as a high-density, urban neighbourhood.

14.3.2. Explore opportunities to facilitate new residential and mixed-use development.

14.3.4. Collaborate with developers and utility providers to ensure utility infrastructure adequately supports residential intensification Downtown in a timely manner.

14.3.5. Support lot consolidation for high-density residential, office, and mixed-use development.

14.3.6. Incorporate a mix of unit types, sizes, and tenures to meet the needs of people of all ages, incomes, and abilities.

14.3.7. Enhance the urban character and walkability of the Downtown by prohibiting drive-through establishments and other vehicle-oriented uses.

14.5 Mixed Use Nodes

Policies:

14.5.4. Encourage vertical mixed-use buildings to have commercial or institutional uses on the ground floor and residential dwellings or office space on upper floors.

14.5.5. Ensure Mixed-use Nodes can be easily accessed from adjacent Neighbourhoods by walking or cycling and are designed to have a compact, pedestrian-friendly form that encourages active transportation. Buildings should be oriented to and have their main entrances on a public street.

14.5.6. Promote a range of commercial uses that support the day-to-day needs of residents in the surrounding Neighbourhood. Large-format retail uses are limited in Mixed-use Nodes.