

# Land Use Bylaw

## What is a Land Use Bylaw?

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

# Proposed Changes to the Land Use Bylaw

## Housekeeping Amendments

Minor updates and clarifications to the current bylaw.

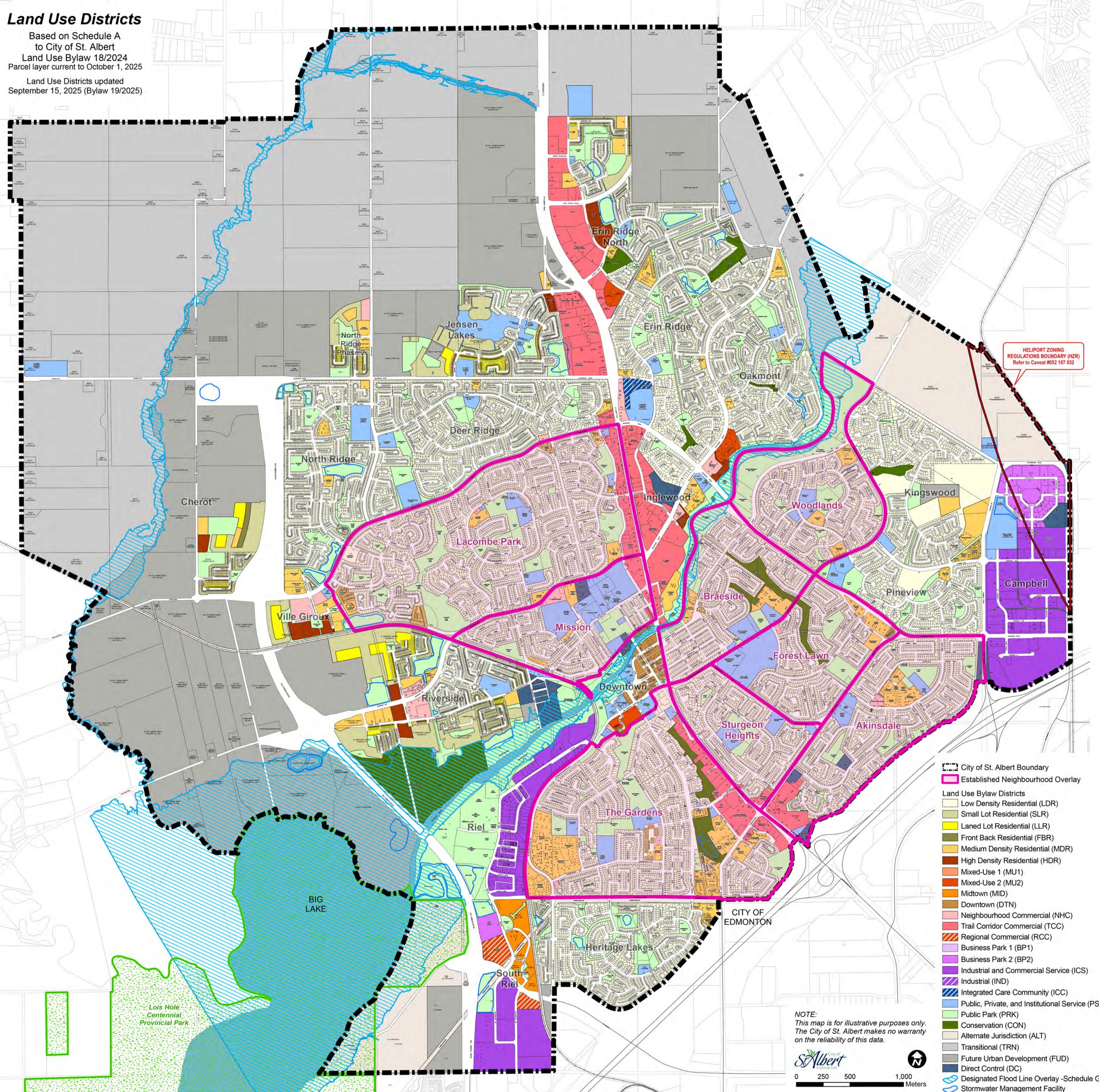
## Established Neighbourhood Overlay Amendments

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

## Residential Parking Supply Amendments

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

# Land Use Map



# Housekeeping Amendments

## Proposed Changes Continued

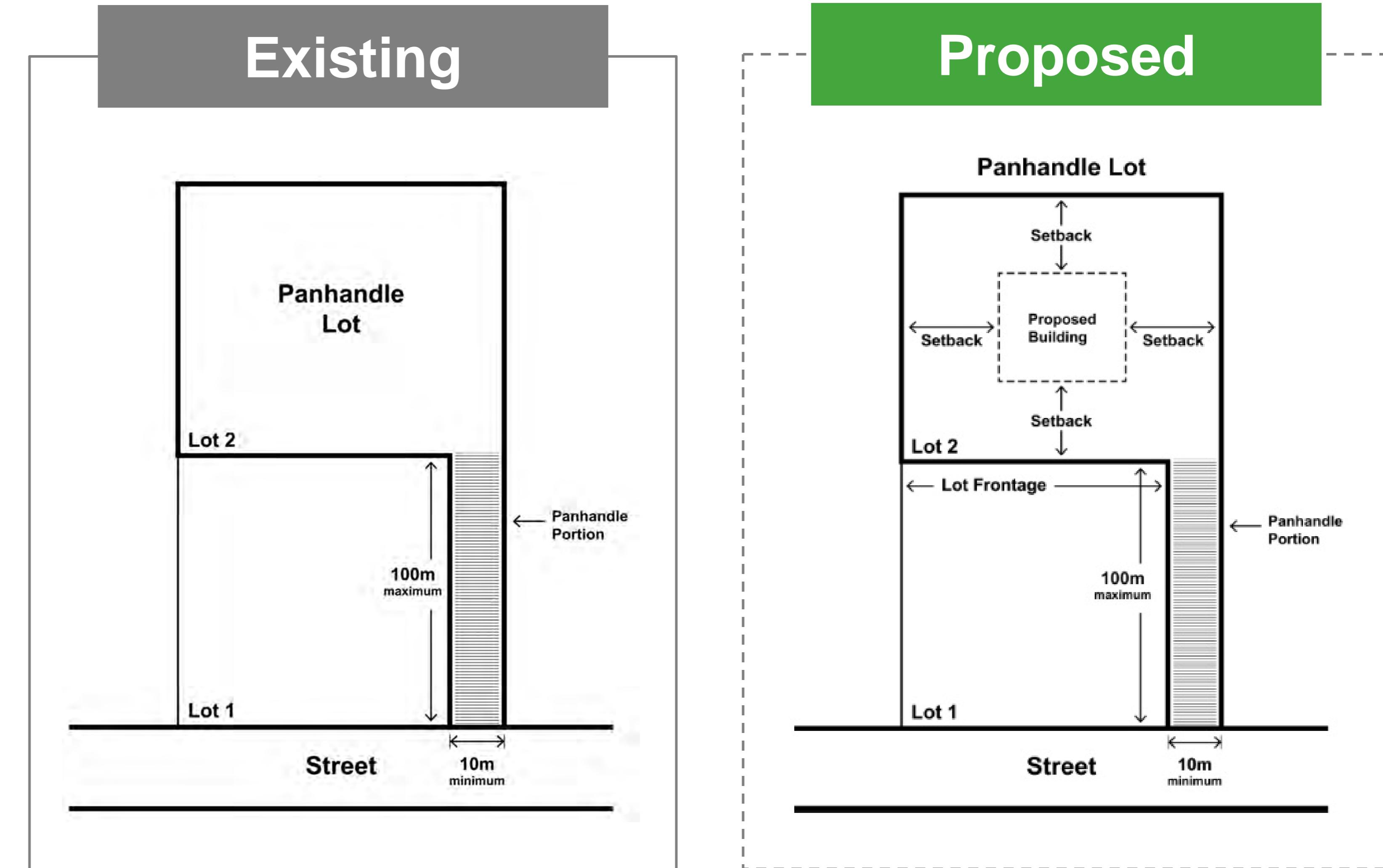
- Clarification on subdivision application procedures, including how completeness is determined, and review timelines.
- Updating definitions for items like animal services, cannabis production and distribution facilities, hot tubs, livestock, private pools, and townhousing.
- Requiring buildings  $>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



# Housekeeping Amendments

## Proposed Changes

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



# What is the Housing Accelerator Fund (HAF)?

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

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

#1 Transit Corridor  
Intensification  
Strategy

#2 Quick Wins  
Regulatory  
Updates

#3 Neighbourhood  
Intensification  
Strategy

#4 Public Lands  
Redevelopment  
Strategy

#5 Electronic  
Building Permit  
Program

#6 Parking  
Regulation  
Study

#7 Development  
Concierge  
Service



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

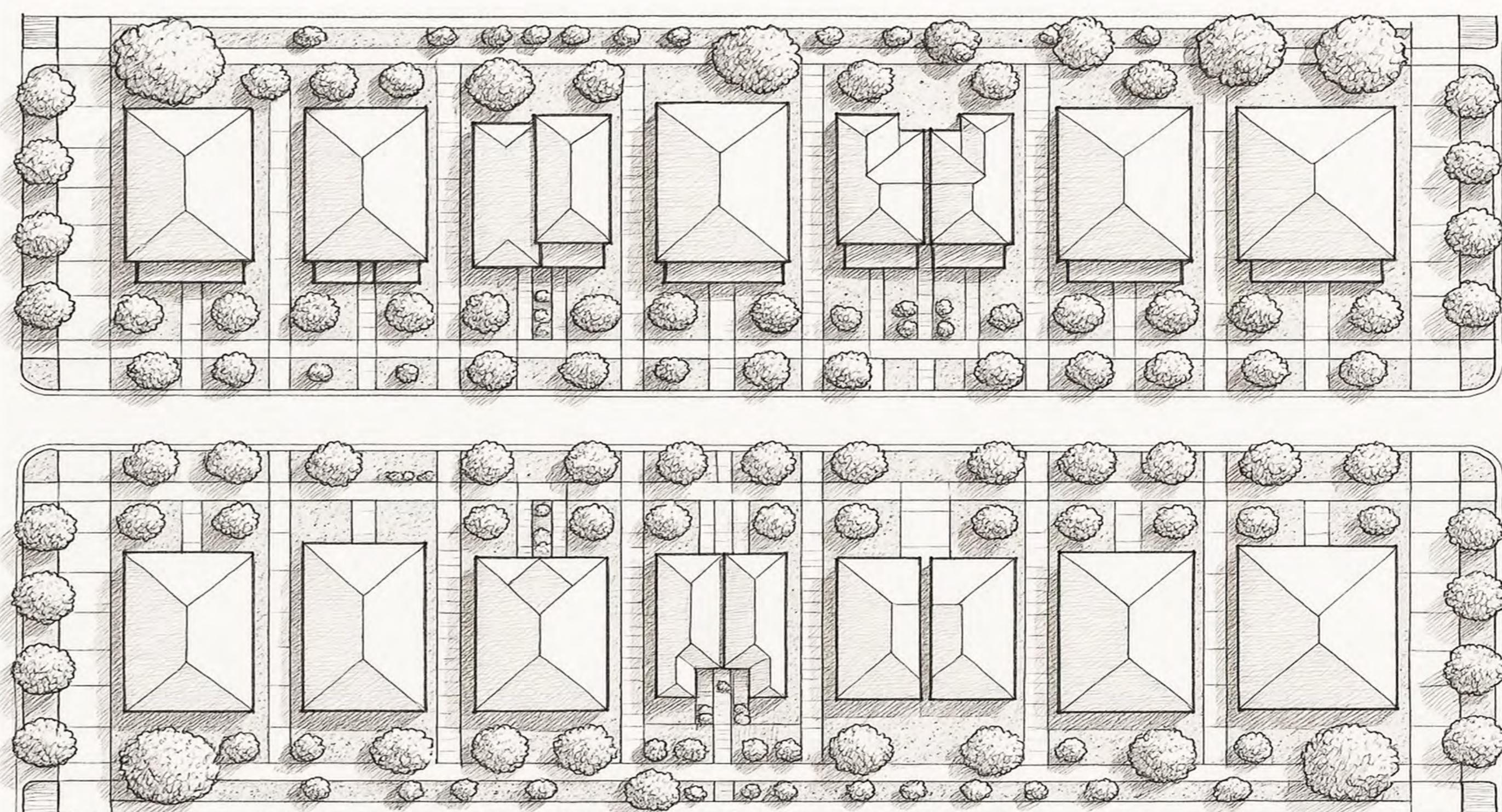
# Initiative #2: Quick Win Regulatory Updates

## Goal:

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

### What is the **Established Neighbourhood Overlay**?

The ENO, which was originally introduced in 2006, is an existing, supplemental layer of Land Use Bylaw regulations which apply to low-density residential uses within St. Albert's "established" neighbourhoods, outlined in **pink** on the map.



# Initiative #2: Quick Win Regulatory Updates

## Proposed Changes

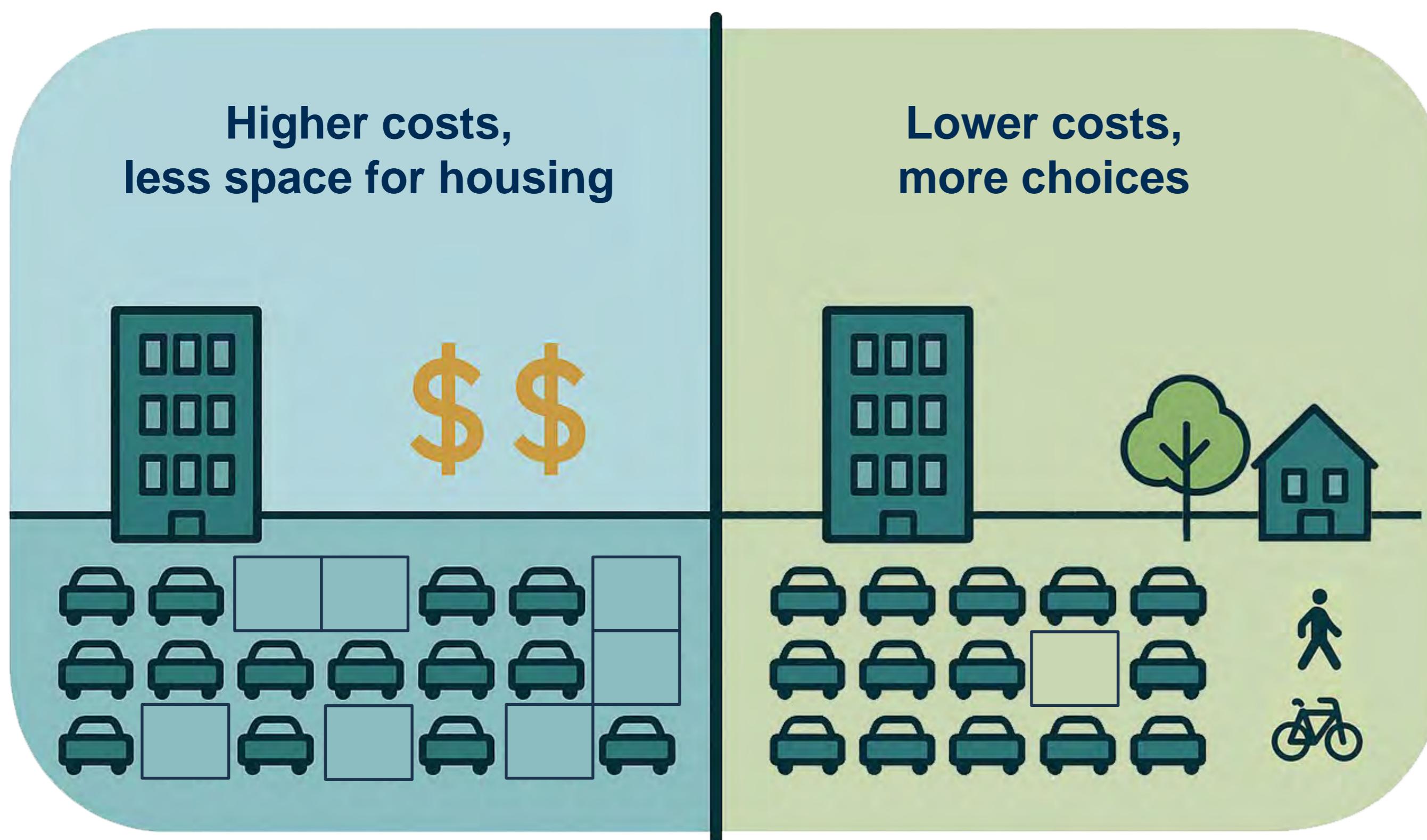
- Removing "contextual" rules: Using consistent development regulations, instead of site-specific calculations that previously relied on neighbouring properties for calculation.
- Supporting modern renovations: Slightly increasing the allowed height and floor area to make it easier to update older homes (e.g. adding a second storey to a bungalow).
- Providing greater flexibility for garage placement on corner lots.
- Streamlining decision-making process.
- Reducing duplication.

# Initiative #6: Parking Regulation Study

## Goal:

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

**Parking isn't free, it adds to housing costs.**  
Right-sized parking supports affordability and choice.



### Study Included

- Compared St. Albert's residential parking supply requirements with other cities.
- Measured actual parking lot usage at ten apartment sites across St. Albert.
- Undertook a literature / technical review.

# Minimum Parking Supply Requirements

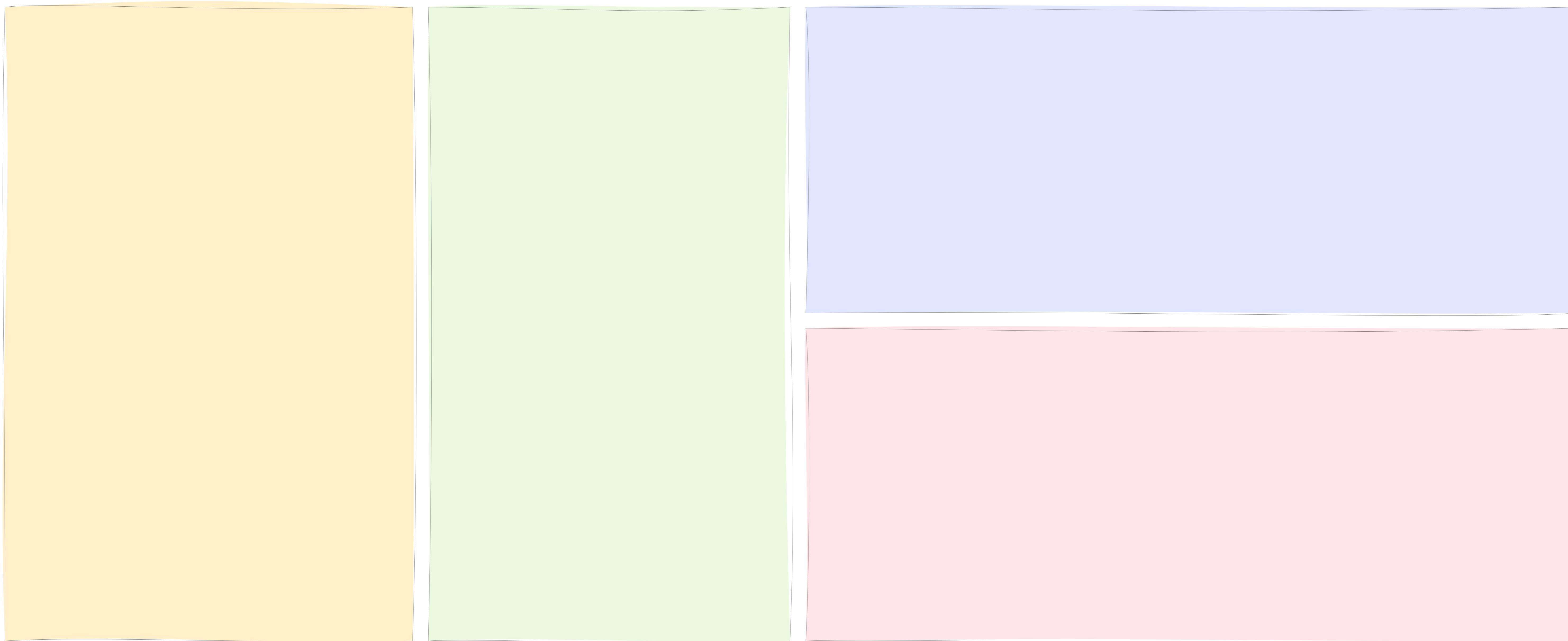
## Proposed Changes

Type of Development	Existing Regulation	Proposed Regulation
<ul style="list-style-type: none"> <li>• "Dwelling (Apartment)",</li> <li>• "Dwelling Unit Above a Non-Residential Use"</li> <li>• "Dwelling (Loft Unit)"</li> </ul>	<ul style="list-style-type: none"> <li>• 1 parking space per dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>• 0.9 parking spaces per dwelling unit <b>(10% reduction)</b></li> </ul> <p>[Note: excludes Downtown]</p>
<ul style="list-style-type: none"> <li>• "Dwelling (Townhouse – Plex)"</li> </ul>	<ul style="list-style-type: none"> <li>• 2 parking spaces per dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>• 1 parking space per dwelling unit. <b>(50% reduction)</b></li> </ul>
<ul style="list-style-type: none"> <li>• "Supportive Living Accommodation"</li> </ul>	<ul style="list-style-type: none"> <li>• 1 parking space per dwelling unit, plus</li> <li>• Additional parking requirements for visitors/employees</li> </ul>	<ul style="list-style-type: none"> <li>• 1 parking space per 3 dwelling units <b>(66% reduction)</b>, plus</li> <li>• Additional parking requirements for visitors/employees (i.e. leave unchanged).</li> </ul>
<ul style="list-style-type: none"> <li>• "Affordable Non-Market Housing"</li> </ul>	<ul style="list-style-type: none"> <li>• 1 visitor parking space per 7 dwelling units, plus</li> <li>• Additional parking requirements for residents.</li> </ul>	<ul style="list-style-type: none"> <li>• 1 visitor parking space per 10 dwelling units <b>(30% reduction)</b>, plus</li> <li>• Additional parking requirements for residents (i.e. leave unchanged).</li> </ul>

# Questions

We'd love to hear from you!

Do you have any questions about the proposed changes?  
Write your question on a sticky note and post it here!



# Next Steps and Timeline

## Next Steps

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

## Council Decision

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

