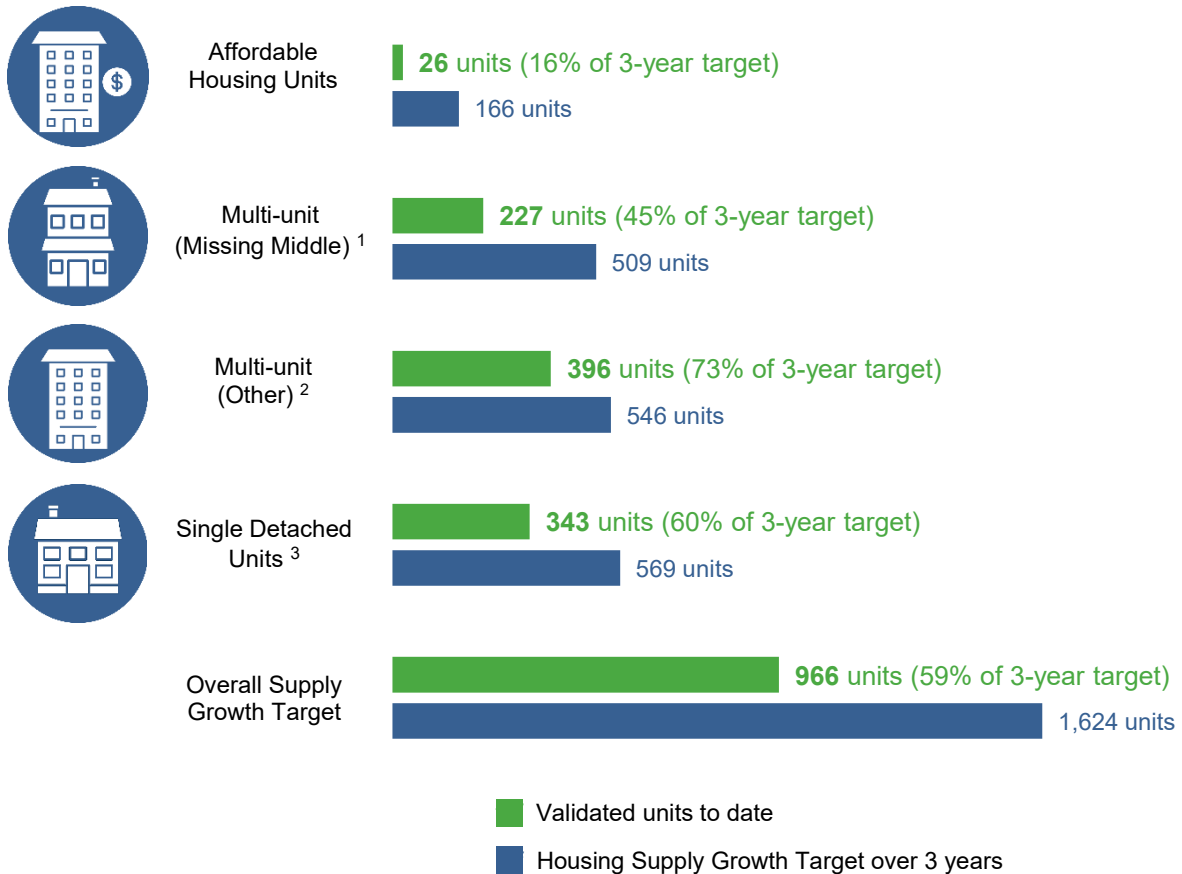


### Progress on the Housing Supply Growth Target

The chart below outlines the City’s progress toward achieving the Housing Supply Growth Target (HSGT), as of December 27, 2025. During the first annual reporting period (December 28, 2024 to December 27, 2025), the City achieved 966 new units, representing 59% of the overall three-year target of 1,624 units. A total of 658 units remain over the next two years to meet the full commitment with the Canada Housing and Mortgage Corporation.



<sup>1</sup> refers to ground-oriented residential units such as semi-detached or duplex dwellings, secondary suites or townhousing products that have a private, direct entrance from outside, rather than through a shared common hallway.

<sup>2</sup> refers to residential units such as apartment buildings that contain a shared common hallway within buildings, that are typically four stories high or greater.

<sup>3</sup> Meeting Housing Supply Growth Target relies largely on the delivery of multi-unit housing rather than continued single detached development.

## Progress on Initiatives and Milestones

### Initiative #1: Transit Corridor Intensification Strategy

This initiative will guide how St. Albert grows by improving how we plan and redevelop land for housing and mixed-use buildings. This work will focus on areas within 800 metres of planned transit nodes along St. Albert Trail.

- ✓ **Milestone 1 – Complete (June 2025)**  
Selected a qualified consultant to study Trail Corridor Intensification & Servicing Capacity
- ✓ **Milestone 2 – Complete (October 2025)**  
Developed draft planning guidelines and regulations for future development
- **Milestone 3 – On Track**  
Engaging the community and implementing zoning changes supporting transit-oriented development – subject to Council decision
- **Milestone 4 – On Track**  
Drafting Housing, Transit and Infrastructure Prioritized Incentive Plan

### Initiative #2: Quick Win Regulatory Updates (Complete)

This initiative focuses on finding and implementing 'quick win' solutions to St. Albert's Land Use Bylaw, particularly within the "Established Neighbourhood Overlay" (ENO) to remove unnecessary barriers, simplify outdated rules, and support more viable housing that fits the character of established neighbourhoods.

- ✓ **Milestone 1 – Complete (April 2025)**  
Selected a qualified consultant to review ENO and draft regulations/updates to the Land use Bylaw
- ✓ **Milestone 2 – Complete (June 2025)**  
Public/Stakeholder Engagement to updates made to ENO and Land Use Bylaw
- ✓ **Milestone 3 – Complete (January 2026)**  
Recommended Land Use Bylaw Amendments approved by Council

### Initiative #3: Neighbourhood Intensification Strategy

This initiative is about making it easier for small-scale growth to happen within St. Albert's existing neighbourhoods over time, while remaining compatible with the surrounding area. That could mean updating regulations to support more affordable and diverse housing options — like secondary suites, duplexes or townhomes — as well as planning ahead for how larger sites (such as surplus school properties) might be redeveloped in the future.

- ✓ **Milestone 1 – Complete (July 2025)**  
Selected a qualified consultant to support public engagement and policy review
- ✓ **Milestone 2 – Complete (July 2025)**  
Selected a qualified consultant to complete an engineering servicing review of existing Low Density Residential (LDR) lands
- ✓ **Milestone 3 – Complete (February 2026)**  
Preparing Draft Land Use Bylaw regulations
- **Milestone 4 – On Track**  
Council consideration of Land Use Bylaw regulations including increasing allowable densities on smaller lots and enabling 4 units as-of-right on lots wider than 15.24m
- **Milestone 5 – On Track**  
Developing Housing and Infrastructure Prioritized Investment Plan

### Initiative #4: Public Lands Redevelopment Strategy for Housing

This initiative focuses on taking a closer look at City-owned land to explore ways potential surplus land could be repurposed for housing, in partnership with private builders and/or non-profit housing providers.

- 
**Milestone 1 – Complete (July 2025)**  
 Completed a comprehensive review to identify potential surplus public lands, aligned with the City's long-term municipal plans
- 
**Milestone 2 – Complete (January 2026)**  
 Established a corporate framework for public land disposition and acquisition
- 
**Milestone 3 – On Track**  
 Development of concept plans for the sites and potential zoning
- 
**Milestone 4 – On Track**  
 Allocation of vacant/underutilized sites for housing – subject to Council decision

### Initiative #5: Electronic Building Permit Processing Program




This initiative will implement a new e-permitting software application that will make it easier and faster to submit and track applications for planning, development and building projects. Phased implementation is planned over the next few years.

Phase 1 updates below:

- 
**Milestone 1 – Complete (February 2025)**  
 Researched and reviewed new software solutions
- 
**Milestone 2 – Complete (April 2025)**  
 Completed the procurement process
- 
**Milestone 3 – Complete (January 2026)**  
 Completed the annual fee schedule review and established a monitoring program
- 
**Milestone 4 – Complete (December 2025)**  
 Program Implementation
- 
**Future Phases – On Track**  
 Expansion of the e-permit system to additional permit types




### Initiative #6: Parking Regulation Study (Complete)

This initiative focuses on reviewing residential parking supply regulations in St. Albert to make sure they meet community needs and support more housing options.

- 
**Milestone 1 – Complete (April 2025)**  
 Selected a qualified consultant to support the parking regulation review
- 
**Milestone 2 – Complete (September 2025)**  
 Completed analysis and study
- 
**Milestone 3 – Complete (January 2026)**  
 Recommended Land Use Bylaw Amendments not approved by Council

### Initiative #7: Development Concierge Service Program (Complete)

The Development Concierge Service is designed to guide interested non-profits, community organizations and developers through every step of the process, from initial concepts to project completion. This service simplifies and speeds up select development and building processes including market, attainable and transitional housing types.

- 
**Milestone 1 – Complete (May 2025)**  
 Refined the scope of the Development Concierge Service program
- 
**Milestone 2 – Complete (August 2025)**  
 Updated the City website and promoted the program
- 
**Milestone 3 – Complete (December 2025)**  
 Implemented the program