

HAF Agreement and Action Plan Summary St. Albert, Alberta

Summary of Agreement Targets and Funding

Status as of February 25, 2026

The Housing Accelerator Fund (HAF) helps local governments across Canada cut red tape to build more homes faster. It drives innovation, incentivizes updates to planning systems and removes barriers to encourage local initiatives that create more housing options.

Implementing Action Plan initiatives lays the groundwork for vibrant and affordable communities for years to come and establishes a strong foundation for long-term housing growth across a range of housing options.

Housing Supply Growth Target (3 years)	1,624
Units expected without HAF (baseline)	1,322
Units incented by HAF (HAF-incented)	302

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	1,624	509	966
Multi-Unit housing units in close proximity to rapid transit	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
Missing middle housing units	509		227
Other multi-unit housing units	546		396
Affordable Housing Units	166		26

HAF Funding Schedule and Explanatory Notes:

Following an initial payment at signing, future payments are conditional on compliance with a community's Housing Action Plan and commitments.

Based on their Housing Action Plan and growth forecasts, St. Albert was approved for \$11,813,094 in HAF funding. St. Albert proposed an ambitious plan and recently received its second installment of \$2,953,274 reflecting the progress it has made on its commitments to date.

Total Funding Eligibility	\$11,813,094.40
First Advance	\$2,953,273.60
Second Advance	\$2,953,273.60

CMHC has reviewed St. Albert's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Transit Corridor Intensification Strategy

Encouraging mixed-use development and higher density housing along main transit routes and near services and amenities.

- Issue a Request for Proposal (RFP) to hire a consultant to complete the Trail Corridor Intensification and Servicing Capacity Study.
- Draft proposed zoning changes to increase the building heights that are allowed to be built as of right and other intensification strategies along transit corridors.
- Prepare an engagement and communications plan for public feedback and seek Council approval.
- Determine a schedule of incentives for infrastructure upgrades and housing affordability for transit-oriented development as informed by the Trail Corridor and Servicing Capacity Intensification Study.

Initiative	Due Date	Status
Transit Corridor Intensification Strategy	2027-01-31	On Track
Milestones	Due Date	Status
Issue an RFP to retain a consultant (team) for the Trail Corridor Intensification and Servicing Capacity Study	2025-06-30	Completed
Develop draft guiding principles and regulations for updated planning framework	2025-10-31	Completed
Conduct public engagement and implement zoning changes supporting transit-oriented development	2026-09-15	On Track
Draft Housing, Transit and Infrastructure Prioritized Incentive Plan	2027-01-31	On Track

Initiative 2: Amendments to “Established Neighborhood Overlay (ENO)” to Promote Infill and Redevelopment

Introducing additional housing density in existing neighborhoods by removing restrictions in zoning for additional units.

- Develop an RFP and hire a consultant to draft updates to the Land Use Bylaw (LUB).
- Engage with internal and external partners on the proposed changes and refine policies.
- Seek Council approval of the revised LUB.

Initiative	Due Date	Status
Amendments to “Established Neighborhood Overlay (ENO)” that would promote infill and redevelopment	2026-01-31	Completed
Milestones	Due Date	Status
Hire Consultant to review Established Neighborhood Overlay (ENO) and draft regulations/updates to the LUB	2025-04-30	Completed
Public/Stakeholder Engagement to updates made to ENO and LUB	2025-06-30	Completed
LUB Amendments and Council Approval	2026-01-31	Completed

Initiative 3: Neighborhood Intensification Strategy - Implementation of Four Units As-of-Right

Increasing missing middle housing types by allowing four units to be built as-of-right in all low-density districts.

- Develop an RFP and hire consultants to support public consultations, policy review, and servicing capacity of existing neighbourhoods.
- Draft revisions to the LUB, conduct public consultation, and seek Council approval of the changes.
- Determine a schedule of incentives for infrastructure upgrades in alignment with the servicing capacity review, as well as recommendations to adopt pre-approved designs from CMHC’s Housing Design Catalogue.

Initiative	Due Date	Status
Neighborhood Intensification Strategy - Missing Middle implementation of four units as-of-right within low-density districts	2027-01-31	On Track
Milestones	Due Date	Status
RFP and award for consultant support for public engagement and policy review	2025-04-30	Completed
RFP and award for engineering servicing review of existing R1/R2 lands	2025-08-31	Completed
Draft LUB regulations	2026-02-28	On Track
Adoption & approval of LUB regulations including increasing allowable densities on smaller lots & enabling 4UAOR on lots wider than 15.24m	2026-09-30	On Track
Housing and Infrastructure Prioritized Investment Plan	2027-01-31	On Track

Initiative 4: Public Lands Redevelopment Strategy for Housing

Creating and inventory and policy framework for using municipally owned lands for housing.

- Identify surplus municipal land that can be used for housing and adopt policies to guide the development of these lands.
- Adopt policies for a land disposition and acquisition strategy to build housing into municipally owned sites whenever possible.
- Develop concept plans for the sites and potential rezoning.
- Identify additional surplus and brownfield sites, potential partnerships, and proposed incentives for housing redevelopment or co-location with other municipal uses.

Initiative	Due Date	Status
Public Lands Redevelopment Strategy for Housing	2026-11-30	On Track
Milestones	Due Date	Status
Comprehensive review to identify surplus lands in alignment with municipal long-term plans	2025-07-31	Completed
Establish corporate framework regarding land disposition and acquisition	2026-01-31	Completed
Development of concept plans for the sites and potential zoning	2026-06-01	On Track
Allocation of vacant/underutilized sites for housing.	2026-11-30	Not Started

Initiative 5: Electronic Building Permit Processing Program

Speeding up the development approval process with a new e-permitting system.

- Research and review potential building permit software solutions. Prepare an RFP to select a building permit software developer with desired program and support services.
- Customize the new software, develop training materials, and explore ways to use other digital tools to improve the application process.
- Evaluate cost savings of improved timelines and recommend a new fee schedule for building permit applications.

Initiative	Due Date	Status
Electronic Building Permit Processing Program	2026-01-31	Completed
Milestones	Due Date	Status
Research and review new software solutions	2025-02-28	Completed
Procurement process	2025-05-30	Completed
Annual fee schedule review and monitoring program.	2026-01-31	Completed
Program Implementation	2026-01-31	Completed

Initiative 6: Parking Regulation Study to Reduce Parking Standards

Reducing minimum parking requirements for housing to lower construction costs and minimize the amount of land dedicated to parking.

- Develop an RFP and hire consultants to prepare a parking regulation study.
- Recommend changes to parking requirements based on outcomes of the study, focusing on changes for multi-family and missing middle housing.
- Draft revisions to the LUB, conduct public consultation, and seek Council approval of the changes.

Initiative	Due Date	Status
Parking Regulation Study to Reduce Parking Standards	2026-01-31	Completed
Milestones	Due Date	Status
Retain Consultant	2025-03-31	Completed
Undertake analysis and study	2025-09-30	Completed
Update Land Use Bylaw Parking Regulations	2026-01-31	Completed

Initiative 7: Development Concierge Service Program

Prioritizing and supporting new affordable housing projects to move through the approval process with a Development Concierge Service (DCS) program.

- Develop the scope of the DCS program in consultation with non-profit and affordable housing providers and implement procedures for the expedited process.
- Work with internal staff departments to update website materials and promote the program.

Initiative	Due Date	Status
Development Concierge Service Program	2026-01-31	Completed
Milestones	Due Date	Status
Refine Scope of Program	2025-06-30	Completed
Update Website and promote program	2025-08-31	Completed
Implement program	2026-01-31	Completed