



---

**File #:** IR-25-006, **Version:** 1

---

**TAMRMS#:** B05

## **INFORMATION REQUEST (IR) - Federal Housing Design Catalogue**

Requested by: Councillor Joly

Date of Request: March 18, 2025

Date Response Due: April 18, 2025

Confidential Response: No

### **QUESTION**

Has COSA evaluated how/if the Alberta designs in the federal Housing Design Catalogue fit into St. Albert's LUB/design guidelines? I'm curious about how these fit in with the infill strategy being developed, and whether we can waive certain development fees to encourage development of known designs. Thanks!

For reference:

<https://www.housingcatalogue.cmhc-schl.gc.ca/>

<https://vancouversun.com/news/new-federal-standardized-housing-designs-are-meaningless-without-changes-bc-developers-warn>

### **RESPONSE**

The Government of Canada has invested \$82 billion into the National Housing Strategy to address all aspects of housing need, with the goal of improving housing affordability. To achieve this complex goal, several programs and initiatives were created, including the Housing Accelerator Fund and the Housing Design Catalogue.

Recently, the City of St. Albert was awarded \$11.8 million in federal funding as part of the Housing Accelerator Fund (HAF). As stated on the Canada Mortgage and Housing Corporation (CMHC) website, the goal of HAF is to “remove barriers and encourage local initiatives to build more homes, faster. The Fund is helping to boost housing supply, while supporting affordable, diverse, and climate-resilient communities.”

The City has three years to implement the seven agreed-upon HAF initiatives, which include:

1. Traffic Corridor Intensification Strategy
2. Quick Wins/Redistricting Zoning Changes
3. Neighbourhood Intensification Strategy
4. Public Lands Redevelopment Strategy for Housing
5. Electronic Building Permit Processing Program
6. Parking Regulation Study to Reduce Parking
7. Development Concierge Service Program

As part of the review of the “Quick Wins/Redistricting Zoning Changes and the Neighbourhood Intensification Strategy,” the City will be reviewing the recently released Alberta Housing Design Catalogue to determine if changes are needed to the Land Use Bylaw regulations to enable these housing products.

Regarding the question of waiving development fees for the CMHC-designed housing, this is not currently being explored, with the exception of non-market affordable housing. The decision to waive any development fees would require Council approval.

Report Date: May 2, 2025

Author(s): Kristina Peter

Department: Planning & Development

Department Director: Kristina Peter

Managing Director: Adryan Slaght

Chief Administrative Officer: William Fletcher