




Residential Density in St. Albert

Gross Density	Gross Developable Density	Gross Residential Density	Net Density
<i>Units or people per</i>	<i>Units or people per</i>	<i>Units or people per</i>	<i>Units or people per</i>
Total land area of neighbourhoods	Total land area less Environmental Reserve (ER) land	Total land area less Environmental Reserve (ER) + Commercial land	Total of land zoned residential
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City of St. Albert			
<i>Current (2006 pre-annexation)</i>			
6.91 du/ha	7.25 du/ha	7.74 du/ha	16.6 du/ha
18.8 people/ha	19.72 people/ha	21.07 people/ha	45.1 people/ha
<i>Upon full build-out (pre-annexation boundary)</i>			
9.29 du/ha	9.75 du/ha	10.42 du/ha	18.4 du/ha
25.68 people/ha	26.74 people/ha	28.79 people/ha	50.9 people/ha
MDP Policy			
-	-	12 du/ha	-
Municipal Government Act (MGA)			
-	Subdivision with 30+ du/ha of developable land, may take additional 5% of the developable land as Municipal Reserve (MR).	-	-
Capital Region Board (CRB) – Density Targets			
-	-	-	30-45+ du/ha

Source: City of St. Albert, Planning & Development