

# Residential Density Comparisons

	Conventional Development (curvilinear)	Conventional Growth (modified grid +TOD)	Hybrid Smart Growth	Smart Growth	CRB
<b>Land Area (ha)</b>					
Low Density Residential	333.9	300.8	252.2	190.5	-
Medium Density Residential	49.9	44.9	64.3	66.9	-
High Density Residential	-	26.4	26.4	74.8	-
Commercial	81.2	89.7	114.9	123.6	-
Industrial	169.8	169.8	169.8	169.8	-
<b>Density</b>					
Total # of dwelling units	7,740	11,771	18,784	24,206	-
Population	20,201	26,982	43,697	50,396	-
<b>Density (du/net residential) for Northwest Lands only</b>	<b>20.2</b>	<b>31.6</b>	<b>54.8</b>	<b>72.9</b>	<b>-</b>
<b>Density (du/net residential) for entire City</b>	<b>20.7</b>	<b>22.9</b>	<b>27</b>	<b>30.1</b>	<b>30-45</b>

Various neighbourhoods in St. Albert were developed under differing land use policies and regulations. For instance, the density mix of single and multi-family housing has changed over time.

**Conventional Growth** refers to development based on the current Municipal Development Plan policies and Land Use Bylaw regulations.

**Conventional Development** refers to development that was seen in neighbourhoods such as Erin Ridge, Northridge or Oakmont, which were developed under previous Municipal Development Plan policies and Land Use Bylaw regulations.

Existing Neighbourhood	Density
	Dwelling units per net residential hectare
Akinsdale	18.1
Braeside	16.1
Deer Ridge	17.6
Downtown	122.8
Erin Ridge	16.0
Forest Lawn	17.0
Grandin	18.7
Heritage Lakes	16.4
Inglewood	36.6
Kingswood	18.3
Lacombe Park	15.7
Mission	24.9
North Ridge	20.2
Oakmont	16.9
Pineview	16.1
Sturgeon	13.5
Timberlea	21.2
Woodlands	16.4
Northwest Urban Village Centre	104.6

*Based upon full build-out of neighbourhoods, P&D, 2006*