



BILD[®]
EDMONTON
METRO

BILD Edmonton Metro

FEDERAL ELECTION PLATFORM 2025

This platform was developed by BILD Edmonton Metro for the 2025 Federal Election

About BILD Edmonton Metro

BILD Edmonton Metro is an advocacy organization working to shape the region to ensure more people and businesses choose to live, invest, and thrive in Edmonton and the metro region.

Formed in May 2024 through the merger of the Urban Development Institute-Edmonton and the Canadian Home Builders' Association-Edmonton Region, BILD serves as a champion for the region's growth and land development industry.

As part of a three-tiered organization with BILD Alberta and CHBA National, BILD provides advocacy at municipal, provincial, and national levels. We work to facilitate a competitive and sustainable Edmonton Metropolitan Region that serves as a pillar of Alberta's economy.

Our Priorities

BILD's advocacy focuses on four key priorities:



Investing in Edmonton to promote the region's success and establish it as a key pillar of Canada's western economy.



Creating conditions conducive to investment in housing and market participation.



De-risking development from a supply perspective to incentivize growth and business expansion.



Deploying targeted investments to ensure our infrastructure and public services can keep pace with population growth.

Investing in Edmonton

Edmonton is a leading metropolitan market in Canada and is well-positioned to be a pillar of Canada's western economy. Federal leaders need to recognize Edmonton's contribution and advocate for the necessary investment to help the region grow further.

SUPPORT BILD'S INTERESTS. SUPPORT YOUR CONSTITUENTS' INTERESTS.

- **Bringing Signature, Nation-Building Projects to Edmonton:** Edmonton consistently ranks as a national leader in many benchmarks. Elected officials must champion and fight for the Edmonton Metro region to bring nationally recognized projects to Edmonton, furthering our impact as a national leader.
- **Supporting Edmonton's Downtown:** Edmonton's downtown is the heartbeat of the region. Candidates should leverage their position to support initiatives that energize downtown through housing development incentives, bylaw amendments, and policies like the Community Revitalization Levy or a Downtown Action Plan.
- **Positioning the Edmonton Metro Region as a Pillar of Canada's Western Economy:** Candidates have a strong role in positioning Edmonton as a pillar of Canada's western economy through tangible investments and narrative building. Edmonton's leaders should work to demonstrate the region's national impact and seek deserved recognition.

Creating Conditions Conducive to Investment

Solving Canada's housing crisis requires support on both the producer and consumer ends. Creating tailored incentives for consumers will alleviate financial burdens and drive growth in the production sector.

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- **Support Lowering the GST on New Homes:** With housing affordability being a major challenge, we advocate for eliminating GST on new homes valued under \$1 million, with a declining rebate for homes up to \$1.5 million. These GST limits should be indexed with inflation annually.
- **Reviewing Financing Rules to Encourage Market Participation:** Federally set financing rules significantly impact consumers' ability to purchase homes. We support lower interest rates, changes to mortgage stress tests, increasing First Home Savings Account limits, and facilitating 7-, 10-, and 30-year amortized mortgages to make homeownership more accessible.
- **Replicating Edmonton's Successful Model:** Edmonton ranks first nationally for conditions conducive to affordable housing development. Candidates should champion Edmonton's success and advocate for adopting our model nationally to combat the housing crisis.



De-Risking Development

Fostering development requires ensuring that developers face conditions that incentivize continued investment in new projects. A de-risked business environment for developers leads to reduced consumer prices and increased supply.

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- **Revising Incentives and Financial Frameworks:** Financial considerations significantly impact development viability. Specific measures include OSFI pulling back on Basel IV implementation, reconsidering regulations that inhibit foreign investment in development, and implementing CMHC construction financing. Edmonton's policy environment can serve as a positive model for improvement nationwide.
- **Continuing the CMHC's MLI Select Program:** The CMHC's MLI Select program is an innovative policy solution that helps de-risk and incentivize development. Candidates should advocate for preserving this program and exploring similar frameworks that establish conditions conducive to growth and development.



Investing to Support a Growing Canada

Canada and Edmonton, specifically, are experiencing significant population growth. Federal investments are essential to ensure infrastructure and services keep pace with this growth.

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- **Investment in Key Infrastructure:** Alberta has welcomed a surge in population, putting strain on infrastructure and public services. The government should increase housing-supportive infrastructure and transit investments tied to housing affordability and supply outcomes. Candidates should advocate for federal investments in transportation and affordable housing.
- **Strategies and Investment to Support Population Growth:** We need a comprehensive strategy to support population growth across Canada. Population growth can be transformed into an opportunity, particularly to address industry labour shortages, through initiatives like CHBA's proposed "Talent Pipeline Concierge Service for Employers" and refined immigration eligibility for qualified construction labourers.