



October 25, 2024

Edmonton City Council
1 Winston Churchill Square
Edmonton, AB T5J 2R7

RE: UPE02206 Climate Resilience Planning and Development Action Plan

Dear Urban Planning Committee and City Council:

BILD Edmonton Metro is a non-profit organization representing over 500 companies in the building and land development industry. Our members are committed to shaping our region to ensure more people and businesses choose to live, invest, and thrive here.

BILD Edmonton Metro fundamentally agrees with the trajectory of this work and efforts to mitigate climate change. Our members are the primary stakeholders in Edmonton's urban development, and we support the plan's goals of reducing emissions and preparing for climate impacts. However, we urge a balanced approach regarding implementation timelines, consideration of cost implications, and the feasibility of integrating new requirements into existing development frameworks. Flexibility and ongoing collaboration will be essential to ensure industry readiness while achieving climate goals.

The proposed actions are all directly aimed at new development plans, and new construction, but the fact remains that transportation contributes more than 50% of greenhouse gas emissions. These actions will not tackle the impact of transportation, nor of large buildings, and will primarily target local areas and individual homebuyers. Of note, neighbourhoods that contain primarily single detached dwellings have higher emissions compared to neighborhoods with a greater mix of housing types. While infill is changing the composition of mature areas, new neighborhoods are significantly more efficient and contribute fewer greenhouse gas emissions.

As Council is aware, housing affordability is a key advantage for growth and prosperity in metro Edmonton. There are many outstanding questions about the initiatives outlined in the Action Plan, which we recognize may be answered while developing each of the initiatives. However, that uncertainty leads to concerns about supporting some of the suggested process changes.

More information is required about several of the proposed actions before BILD Edmonton Metro can provide full support. This includes information about the requirements for solar and EV ready homes, and whether such an approach



should apply to every dwelling unit. We are also concerned about adding more requirements to development design standards, particularly with an ongoing standard review already taking place through Complete Streets. Similarly, new requirements for Area and Neighborhood Structure Plans could add complexity and create situations where plans and amendments that are in the midst of reviews and revisions could get caught up in new policy requirements that had not been contemplated at the time of the application.

BILD Edmonton Metro welcomes discussions about streamlining permit processes for efficiently built homes and supports ongoing efforts to provide information and education to residents about the long-term cost savings of making energy efficient options a priority when purchasing a home. Financial incentives, including those that target mature dwellings and people with lower incomes should also be a longer-term consideration.

We look forward to continuing our partnership with the city to create an Edmonton with a thriving and resilient urban future. To do so, we encourage members of Council to approach this Action Plan as a list of ideas that requires more scrutiny to understand the costs, impacts to current and future residents, and overall impacts to a changing climate in Edmonton.

Sincerely,

Lindsey Butterfield, RPP
Vice- President, Government Relations & Policy
BILD Edmonton Metro

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