



October 30, 2024

St. Albert City Council
City of St. Albert
5 St. Anne Street, St. Albert, AB
Canada, T8N 3Z9

RE: BILD Edmonton Metro Letter to City of St. Albert – Committee of the Whole – Bylaw 16/2024 - Northeast St. Albert ASP

Dear Mayor and Members of St. Albert City Council:

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

As the industry association that represents all facets of land and real estate development in the metro region, we are actively engaged in policy creation and implementation activities that set the stage for future growth. Our industry and members have participated in and actively contributed to the Growth Management Strategies for the Northeast St. Albert Area Structure Plan, among others. After such a lengthy and involved body of work, we are deeply disappointed and concerned to see that administration will be recommending voting against a plan that would enable land development to occur in this critical growth node after several years of planning, engineering, design, and community engagement.

Our industry relies on good, predictable, and sound decision making and planning from our municipal government.

While this decision pertains to one development area within the City, the effect is universal in terms of the lack of confidence it creates within the business and investment community in the greater Edmonton market. Investment decisions take years and are increasingly made nationally. Our concern is that actions such as this send a negative message to investors not just locally, but also across Canada and internationally about the reliability of regional municipalities to follow approved planning processes and to bank on the predictability of outcomes related to political decision-making processes. Decisions like this leave a significant and unnecessary wake through our industry at a time when we all need to work together to support our region's economy and city-building objectives.

Without speaking to any technical elements related to this particular project, which is not a position we take as an industry association, we would like to highlight the following key concerns from a principles-based perspective:

- **Business friendly region:** investment capital is fluid, moving rapidly between sectors and geographies, which means that if growth is stalled locally, investment dollars may simply move elsewhere and deals can be lost entirely; predictability and reliability are important factors to incent investment.
- **Good governance:** to support the private sector growth required to enable public goals and aspirations, in partnership, it is important to build and maintain trust and uphold the reliability of decision-making across time; uncertainty and delay is not conducive to a thriving business environment.
- **Thriving economy:** we must attract investment dollars from our business community and from others interested in the St. Albert market; as Canada faces a national housing shortage and affordability crisis now is not the time to create new gates where none previously existed.

Based on these concerns we strongly recommend approving the Area Structure Plan and working toward solutions on outstanding issues.

Sincerely,



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

CC: Office of the City Clerk
Bill Fletcher, CAO, City of St. Albert
Mike Yochim, Chair of the St. Albert Regional Working Group
Kalen Anderson, CEO, BILD Edmonton Metro