



**February 28, 2025**

Urban Planning Committee  
City of Edmonton  
1 Sir Winston Churchill Square  
Edmonton, AB T5J 4R7

**RE: 7.5 Complete Streets - Design Policies, Standards and Guidelines Update - Verbal report**

Dear Mayor Sohi and Members of Edmonton's Urban Planning Committee:

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.

Our members appreciate the opportunities provided to participate in the update of the Complete Streets guidelines. The update is a step forward, and we are committed to collaborating closely with the City to achieve the best possible outcomes for our urban landscape.

However, as we continue working with administration and utility partners, progress must be balanced with practicality. Even small changes in policy or engineering standards can significantly impact the outcomes to homebuyers, users of roadways, and developers, and the cumulative impact of changes can lead to increased costs, longer timelines for approvals related to uncertainty, and long-term loss of fiscal sustainability for Edmonton. When all policy and regulatory requirements are positioned to be maximized simultaneously in constrained urban environments, real life design, engineering and cost escalation issues emerge, which results in competing rather than collaborating interests.

To ensure that the review of Complete Streets guidelines results in positive outcomes for all parties involved and provides a consistent, safe, and attractive urban environment, we request the following issues be addressed:

- Cost transparency and sustainability must be a component of evaluating new standards. An understanding of both the capital and operating/maintenance costs of new rights-of-way is critical for both public and private organizations that contribute to the construction and upkeep of roads. It is imperative that changes incorporate some assessment of costs to understand the magnitude of financial impact for residents and taxpayers.
- Maximize efficiencies within existing rights-of-way, as previously directed by Council, and ensure infrastructure requirements are right sized for the context. Requirements for more



land impacts the city negatively, by eroding the amount of land subject to property tax and increasing future maintenance and replacement costs.

- Identify trade-offs that create inconsistencies in design and approvals and provide clear direction so that resolution of trade-offs is delivered expediently. Iterative design reviews based on many competing policies is frustrating for applicants. Timelines for decision making where there are contradictory policies is essential, and a recognition that the current policy pile-up may lead to unaffordable designs, so compromise is necessary. This will require clarity, at the policy level, that not every policy directive can be met in every circumstance and location – the aspirations of all stakeholders for use of the road right-of-way (both at the surface and underground) need to be balanced with efficiency and pragmatism.
- Enabling context sensitive options with a streamlined and collaborative administrative process builds further on the previous point. The Complete Streets framework must be adaptable for a variety of contexts, with consideration for differences between infill and greenfield, as well as local versus collector road conditions and the surrounding urban form. The practical needs of homeowners must be considered alongside mobility and environmental goals, as outlined in the City Plan.

BILD-Edmonton Metro requests clear, strategic policy direction that reduces the policy pile-up and focuses on land efficiency, cost containment, and a pragmatic approach to urban development in new and redeveloping neighborhoods. By addressing these issues head-on, Edmonton can grow in a way that is sustainable, affordable, marketable and aligned with the community's goals.

Thank you for your consideration. We look forward to working together to shape the future of Edmonton.

Sincerely,



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VP, Government Relations & Policy  
BILD Edmonton Metro

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