



May 30, 2025

Urban Planning Committee
1 Winston Churchill Square
Edmonton, AB
T5J 2R7

RE: Letter of Support for Zoning Bylaw 20001 – One Year Review

Dear Urban Planning Committee and Members of 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.

On behalf of BILD Edmonton Metro and our member companies, I am writing to share some thoughts about the City of Edmonton's Zoning Bylaw 20001 – One Year Review. This review comes at a critical time – during a period of unprecedented population growth, significant infrastructure and housing investment, and historic levels of development activity. This convergence represents an extraordinary opportunity to create meaningful, long-lasting changes that respond to Edmonton's evolving needs.

Since the Zoning Bylaw came into effect on January 1, 2024, the city has experienced record-breaking permitting and construction activity. Edmonton issued 5,723 development permits for new residential units in 2024 which was driven, in part, by a reduction in regulatory red tape enabled through adoption of the Zoning Bylaw. These results show that bold regulatory reform can unlock meaningful housing supply and support city building goals to accommodate a population of two million.

As outlined in BILD Edmonton Metro's [Municipal Election Strategy](#), accelerating housing development to accommodate the incredible growth in Edmonton is more important than ever. Ongoing work to streamline permits, inspections, and planning applications requires additional support, and this is especially true for infill growth. More work is proposed through the ongoing implementation and reviews of the Zoning Bylaw, and BILD supports an approach of continuous improvement.

The City's commitment to ongoing evaluation through the Zoning Bylaw Team 2024/2025 Workplan and monitoring framework reflects a necessary focus on continuous improvement. This



approach is essential to keeping the Zoning Bylaw effective, efficient, and responsive. As implementation continues, it is also important to identify areas where the bylaw may require further refinement.

Emerging challenges include:

- Identifying options to improve building and site design outcomes for midblock row housing permitted in the RS Zone, including alley access for multi-unit developments within developing areas.
- Enhancing site design and circulation for large sites in the mixed-use zones and other zones, as appropriate.
- Re-evaluating mandatory ground floor commercial requirements for residential towers is needed, as current zoning has led to oversupply. Despite 1.4 million square feet absorbed in 2024, unabsorbed retail remains a challenge, with availability at 4 per cent and rising rents signaling market imbalance (JLL Canada, March 2025). Easing these regulations will improve development efficiency, support housing delivery, and better align with market conditions.
- Exploring opportunities to improve or clarify commercial frontage, ground floor entrance, and step back requirements in the mixed-use zones.
- Reviewing bike rack design requirements and non-residential bike parking requirements.
- Assessing the 1.5 metre buffer requirements in the residential, mixed use and commercial zones when waste collection and parking areas project into a required setback.
- Introducing or improving waste collection regulations for non-residential development and small-scale residential zones.

BILD Edmonton Metro welcomes the opportunity to work collaboratively with city administration to prioritize these changes in subsequent updates. Our organization recognizes that comprehensive regulatory frameworks are rarely perfect, and through the first year of implementation some errors and unintended consequences have revealed themselves. We are pleased to note that many of these items are already on the radar of city administration, and future bylaw amendments will address some of the unintended consequences.

We encourage City Council to allow administration to work through the growing pains of implementing this transformative land use bylaw. Edmonton is quickly becoming the key player in a national paradigm shift, with the west featuring more prominently in terms of population, economic growth, and overall vibrancy than previously dominant population centres in Canada. It is to the city's benefit to stay the course of an effective land use framework that has been designed to accommodate one million more Edmontonians. The Zoning Bylaw, with ongoing attention and updates where changes are warranted improve predictability, support housing choice, and enable the market to adjust rapidly to changing conditions.



Thank you for the opportunity to provide feedback, for integrating a range of perspectives and for advancing a bold, modern land use framework. Continued refinements will ensure Edmonton's zoning model remains effective and serves as a blueprint for municipalities across Canada.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Butterfield".

Lindsey Butterfield, RPP, MCIP
VP, Government Relations & Policy
BILD Edmonton Metro

Copy: Office of the City Clerk
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