



April 17, 2026

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

**RE: Project Charter WASWT-021 Northeast Servicing Projects**

Dear Mayor Olivieri and Members of 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.

We write in support of council's approval of Project Charter WASWT-021, infrastructure development that will activate the Northeast of St. Albert for development and provide homes for the significant population growth underway in the Edmonton region. The Edmonton CMA grew by 3.1 per cent between July 2024 and July 2025 — the fastest rate of any census metropolitan area in Canada for the third consecutive year. St. Albert is a highly desirable community within that growing region, and the northeast represents its most significant opportunity to receive its share of that growth.

At the April 14<sup>th</sup>, 2026, Standing Committee of the Whole meeting, Mayor and Council raised questions about the rate of development St. Albert could see following from these investments. These questions are warranted. OSL recovery depends on development velocity, and administration's own compliance modelling reflects that directly. What the regional data suggests is that the constraint on northeast development has been the absence of servicing — not the absence of demand. Administration's April 2026 report confirms that servicing capacity in the northeast has been fully allocated since 2022. Development has not been slow because the market is weak; it has been slow because there is no capacity to allocate.

The evidence bears this out. At year-end 2025, St. Albert had 589 vacant freehold<sup>1</sup> lots available to build on — the thinnest inventory of any comparable urban municipality in the region, against Leduc's 1,448, Spruce Grove's 1,100, Sherwood Park's 1,087, and Beaumont's 860 (Edmonton Housing Research Corporation, 2025). St. Albert recorded 469 freehold housing starts in 2025 (EHRC, 2025), trailing all four of those peers. St. Albert's average home resale price in 2025 was \$520,353 — the second highest in the Edmonton region and 13.6 per cent above the regional average of \$458,239 (Realtors Association of Edmonton). In a well-functioning market, high prices

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<sup>1</sup> Freehold housing includes single-family homes, duplexes, and row housing where the owner holds title to both the dwelling and the land. This category excludes condominium and apartment construction.



alongside thin inventory and constrained new construction is the signal that demand exceeds supply. The northeast, once serviced, enters a market that has been waiting for it.

The federal government's \$28,083,862 contribution through the Building Canada Strong Fund reduces the city's borrowing requirement from \$68.3 million to approximately \$42.5 million. Administration's own compliance modelling shows this lower debt load makes a 2026/27 project start fiscally responsible under the city's Offsite Levy Recovery Fund policy. The federal contribution materially reduces the absorption rate required for the recovery model to hold.

We recognize the fiscal decision before council is genuinely complex. Our submission is simply this: the demand picture in the region supports the absorption assumptions that underpin the OSL recovery model, and the federal contribution reduces the risk margin further. St. Albert has planned for this growth. The framework to finance it exists. The window to act with federal support in place is now.

Sincerely,

A handwritten signature in black ink, appearing to read "Kalen Anderson".

Kalen Anderson, RPP, MCIP  
CEO, BILD Edmonton Metro

Copy:	William Fletcher, Chief Administrative Officer	City of St. Albert
	Adryan Slaght, Managing Director, Planning & Infrastructure	City of St. Albert
	Kristina Peter, Director, Planning and Development	City of St. Albert
	Reanna Rehman, Chair, BILD-EM Regional Committee	BILD Edmonton Metro
	Mike Yochim, Chair, St. Albert Working Group	BILD Edmonton Metro