



January 21, 2026

Edmonton City Council  
City of Edmonton  
1 Sir Winston Churchill Square  
Edmonton AB T5J 2R7

RE: Concerns with January 20, 2026 Urban Planning Committee, NSP Authorization (item 7.2)

Dear Mayor Knack and Members of Edmonton 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.

The land development and home building industry contributes to Edmonton's economic growth through billions of dollars in private investment, job creation, and community development every year. Our members develop projects in both greenfield and infill contexts and have been successfully building neighbourhoods to house 1.7 million residents in the Edmonton metro region for over a century.

BILD Edmonton Metro is actively engaged in policy creation and implementation activities that set the stage for future growth. Over the past decades our industry and members have directly contributed to the following policy work to prepare for new Neighbourhood Structure Plans (NSP) in Edmonton in an orderly manner, including but not limited to:

- The development of the "The Way We Grow" (2010), which identified the need to plan for three new urban growth areas (Decoteau, Horse Hill and Riverview)
- The development of the former EMRB's first and second Regional Growth Plans, which highlighted priority growth areas for future growth in Edmonton and the region (2010/2017)
- The development of "Fresh" - Edmonton's Food and Urban Agriculture Strategy (2012), Growth Coordination Strategy (2012) and Integrated Infrastructure Management Planning (2012), which were all required policy steps prior to ASP preparation
- The preparation of Area Structure Plans for Horse Hill (2013), Riverview (2013) and Decoteau (2015)
- Annexation of lands from Leduc County in preparation for the next 30 years of Edmonton's growth (2019)
- The City Plan (2020), which highlighted urban growth priorities that include Decoteau
- Growth Management Framework and Substantial Completion (2024)
- New NSP Terms of Reference (Phase 1, 2025)

The highlights above provide guidance and checkpoints for developing neighbourhoods that hundreds of thousands of Edmontonians now call home. The Growth Areas identified in the 2010 MDP (“The Way We Grow,” later replaced by “City Plan” in 2020) are nearing completion with only a few opportunities for neighbourhood development remaining.

The focus of Edmonton City Council should be on meeting the increasing urgency to prepare the Future Growth Areas for new neighborhoods, not re-litigating past growth planning. Edmonton delivered the highest number of housing units in Canada in 2025 - a direct response to market demand and huge in-migration driven by available and attainable housing. This success is thanks to the professionalism and excellence of our local building and development industry and city administration who have been able to meet the moment and serve market demand.

Notwithstanding the logical process in place and sustained market demand, on January 20, 2026 Urban Planning Committee did not recommend authorization to begin planning for the Kettle Lakes Neighbourhood Structure Plan to City Council, which is one of the few neighbourhoods in Edmonton that has yet to be planned. Committee opted instead to request more information, outside of the established requirements, and resume discussion at City Council on January 27, 2026. Planning authorization must occur in alignment with City Plan and the approved Area Structure Plan. The delay undermines the significant time, effort, and financial investment that has been put toward planning and public discourse to date. The discussion questioning whether well planned growth is necessary at Urban Planning Committee was concerning and signifies a deep disconnect with the context of growth in Edmonton and the region over the last several years.

Our industry relies on predictable planning and sound decision making based on established processes from our municipal government. While this decision to authorize the preparation of a Neighbourhood Structure Plan pertains to one development area within the City, the effect is universal in terms of the lack of confidence and chill it creates within the local business and investment community. Actions that indicate the established and approved processes can be disregarded and new hurdles developed on the spot sends a negative message to investors locally, nationally, and internationally about the reliability of Edmonton. Decisions like this leave a significant and unnecessary wake through our industry at a time when we all need to work together to support the growth of our region’s economy, population, and city-building objectives.

BiLD 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 decisions are reversed or stalled, locally, the investment dollars may simply move elsewhere and deals can be lost entirely; predictability and reliability are important factors to incent investment.
- **Good governance:** support for the private sector related to growth is necessary 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 successful business environment.

- **Thriving economy:** we must remain sensitive to the ongoing volatility and fragility of the economy and how important it is to attract investment dollars from our business community and from others interested in the Edmonton 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 against changing course on the established and well-defined process to advance new neighbourhood planning** that aligns with council-approved growth frameworks including the Council-approved Decoteau Area Structure Plan and City Plan.

Sincerely,



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

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