



February 5, 2026

Urban Planning Committee
City of Edmonton
1 Sir Winston Churchill Square
Edmonton AB T5J 2R7

RE: 7.1 Amendments to Midblock Redevelopment and 7.2 RS Zone

Dear Mayor Knack and members of Urban Planning Committee:

BILD Edmonton Metro is a non-profit organization representing over 500 member 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. BILD appreciates the opportunity to provide comments for the February 9 Urban Planning Committee items 7.1 Midblock Redevelopment Amendments and 7.2 Options for Amendments to the RS Zone and Maintenance of Private Trees.

The building and development industry plays a critical role in Edmonton's economic and social well-being by delivering housing choice, investing in redeveloping neighbourhoods, and supporting population growth. Our members work across both greenfield and infill contexts and have decades of experience delivering projects that respond to policy direction, neighbourhood context and community expectations. This expertise is complemented by active, on-the-ground engagement with community leaders and key stakeholders. Constructive conversations over the last decade about infill and redevelopment have resulted in increased flexibility, improved design, communication, and delivery of new homes, demonstrating that early, respectful engagement reduces conflict, allows industry to respond to real-time market conditions and policy shifts, and ultimately leads to better outcomes for communities and the city.

Our key messages as BILD are the following:

- There have been innumerable excellent infill projects completed in the past decade
- There is a clear opportunity to adjust the regulatory framework for infill to meet Edmonton's goals
- District level planning that engages community and industry to develop future-focused outcomes at the local level is a policy gap that must be addressed
- Changes to bylaws must be done with a quantitative and qualitative understanding of impacts to businesses and residents

As partners in city-building, BILD offers support for smart choices that enable Edmonton's ongoing growth and advance opportunities for more people to live in a variety of dwelling types. Our



association welcomes opportunities to work collaboratively with the city and local communities to build a better, more livable and economically competitive city.

Residential Small Scale (RS) Amendments

Edmonton's Residential Small Scale zoned neighbourhoods have experienced significant change through a combination of factors including adoption of the new Zoning Bylaw, the introduction of federal funding programs like CMHC's MLI Select, higher than anticipated population growth, and a changing market for housing needs amongst buyers and renters. Managing that change successfully requires clarity, consistency, and trust in the planning framework. At present, however, infill is occurring across the city at a significant scale outside of nodes and corridors, which are the planned areas for major intensification.

This pattern risks undermining broader city objectives outlined in the City Plan, including investments in transit, infrastructure, and the public realm. The regulatory framework should direct the majority of redevelopment to the best suited locations at nodes and corridors, enabling gentle density within communities, rather than enabling maximum potential on every given site. Zoning could potentially be leveraged for this purpose, to a certain extent, but will not fundamentally change the outcome for community without additional clarity around strategic application of policy (see "Midblock Redevelopment and District Planning," below).

A reduction of units is outlined in administration's report and was previously debated at length by City Council in June and July last year. BILD posits that a reduction from 8 to 6 units may not resolve all the concerns that have been raised about the pace and volume of intensification these last few years. With this being said, BILD is not fundamentally opposed to a slight reduction while better policy instruments are completed, such as future-focused District Plans.

BILD supports Administration's recommendation to maintain the current regulations on building height. Introducing new height regulations where none currently exist risks creating unintended consequences and is not in line with market demand for ceiling heights or livable basement suites. It is unclear what the planning benefit for a regulatory change would be, for this element of zoning. Maintaining the recommended approach provides stability for the property rights of residents and industry alike.

Urban Trees

BILD Edmonton Metro supports the city's objective of protecting and enhancing Edmonton's urban tree canopy, overall. However, the regulation of planting on private property is not the best approach. The city can better achieve this goal through coordinated, city-wide strategies rather



than site specific zoning changes to meet canopy objectives without creating unintended constraints or trade-offs at the individual lot level. To strengthen outcomes, Urban Planning Committee should consider how implementation and associated costs could negatively impact homeowners and look for opportunities to increase investment in the acquisition of parks, natural areas, and naturalization projects, along with continued support for programs such as Root for Trees and community partnerships that sustain long-term canopy growth.

Midblock Redevelopment and District Planning

The proposed amendments to the District Plan policies will result in clarification to the redevelopment opportunities across Edmonton's neighborhoods. This is a step in the right direction and better articulates the intentions of City Plan related to redevelopment. Achieving infill that recognizes local context requires coordinated, community-level planning. Zoning amendments alone cannot fix the issues that have emerged; clear, proactive, frameworks that leverage District Plans are needed to guide growth in ways that support the existing context and long-term city goals.

The next step in the infill planning process must be to anticipate additional growth in Edmonton's existing neighborhoods through future-focused District Plans. It is BILD's understanding that a second report on Districts will be brought forward in Q2, with an aim of looking at the plans beyond the 1.25 million population time horizon, which is a milestone that Edmonton has substantively already achieved. The issues that have emerged related to infill growth are the strongest possible signal that more work is needed to engage local communities to develop a shared vision of the future of Edmonton's neighborhoods. This will include the areas that are slated for mass transit investments, meriting concurrent intensification of residential development and commercial opportunities. Clarity to re-affirm the City Plan vision of redevelopment that is centered on Nodes and Corridors, not sprinkled evenly through every mature community, is essential work.

We urge Council and Administration to prioritize this critical planning exercise and to dive deeply into community-level context as the District Plans are updated and refined.

Next Steps

BILD Edmonton Metro recognizes the complexity of balancing growth, local context, and changing housing needs. Our members care deeply about the communities they build in. Respectful engagements, sound planning, and stable policy frameworks are essential to ensuring infill is done well, benefitting residents, supporting housing delivery, and advancing Edmonton's long-term city building goals. Repeated or incremental changes undermine predictability, slow housing delivery



and increase costs; any changes that are recommended to Council need time to monitor and measure, to avoid uncertainty for communities, businesses, and families.

When guided by clear policy and respectful engagement, thoughtful infill strengthens communities, breathes new life into underused or derelict properties, and welcomes new families into mature neighbourhoods. Our industry members want to work in partnership with the city and with local communities, not create a context for alienating the neighbours of new projects.

We recommend that Council focus future policy efforts on community planning via updates to the District Plans in a comprehensive manner – and informed by robust community, utility, and industry input - and allow time for previous and currently recommended regulatory changes to the Zoning Bylaw to take effect on the ground prior to further intervention.

BILD Edmonton Metro appreciates the thoughtful consideration of these reports by administration and Urban Planning Committee and looks forward to continued collaboration.

Sincerely,

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

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

Copy: Eddie Robar, City Manager
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