



March 19, 2026

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

RE: 7.2 Construction Accountability Program Status Update

Dear Mayor Knack and Members of 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.

On behalf of BILD Edmonton Metro, thank you for your continued leadership in advancing process-focused initiatives such as the Construction Accountability Program (CAP) and the Project Implementation Plan (PIP). These initiatives aim to improve construction practices, enhance communication, and promote safety while supporting the continued growth and redevelopment envisioned in The City Plan and Council's priorities for quality services and safety. We appreciate the engagement undertaken by Administration to date and the opportunity for industry to provide input as the program evolves.

BILD Edmonton Metro supports the objective of the Construction Accountability Program and the City's commitment to using available tools to strengthen accountability within the Construction industry. The program responds to a concern shared by both responsible builders and residents: ensuring that construction activity is consistently managed in a way that minimizes impacts on neighbouring properties and communities. Addressing these issues in a targeted way benefits the many professional builders who consistently follow the rules and maintain high construction standards.

CAP establishes a corporate compliance enforcement framework focused on construction practices, contractor performance, and infrastructure restoration. BILD supports the City's objective of improving accountability and coordination across departments, particularly where persistent non-compliance creates safety risks or requires disproportionate municipal resources. Strengthening accountability also reinforces public confidence in redevelopment and in the builders delivering quality projects across Edmonton.



As the program is implemented, it will be important that the program remains focused and proportionate, ensuring oversight is directed where it is most needed while avoiding unintended impacts on the many builders who already operate in compliance with regulations.

BILD supports the shift toward a performance-based oversight model that identifies builders with repeated compliance issues and applies additional monitoring where appropriate. This approach helps ensure enforcement resources are directed where they are most needed and reflects a practical, evidence-based model of regulatory oversight.

We also supports the creation of the Coordinated Construction Accountability Team. Centralizing complaint management and improving coordination across development compliance, safety codes, landscaping, lot-grading, and community standards should lead to more consistent responses and clearer communication with residents and builders alike.

To support this performance-based approach, robust and transparent data collection will be critical to CAP's long-term success. Evidence-based tracking of compliance trends enforcement actions, and builder performance will help ensure oversight remains targeted and proportionate while allowing the City and industry to better understand where issues occur and whether program interventions are effective.

While we support these elements, there are aspects of CAP that would benefit from further refinement to ensure the framework remains fair, transparent, and targeted:

- First, any proposed fee-recovery model for additional monitoring should apply to builders who generate repeated enforcement activity. Development projects already carry significant regulatory costs before construction begins. Broadly applied fees could affect project viability, particularly for smaller infill developments that play an important role in delivering missing-middle housing.
- Second, the effectiveness of a performance-based oversight system will depend on clear and transparent metrics. Builders must understand how compliance performance is measured, what may trigger high-oversight status, and how records can be corrected, if necessary. Objective criteria, such as verified violations rather than complaint volume alone, will help ensure the system remains fair, consistent, and credible as the program is implemented.



As Edmonton continues to grow, and redevelopment activity increases, it will be important that compliance frameworks support responsible construction while avoiding unnecessary delays or uncertainty in the housing delivery process. Even short delays can have measurable financial impacts. A three-month delay on a project carrying \$2 million in land and construction financing can add \$30,000 to \$50,000 in additional costs, which ultimately translate into higher housing price.

BILD Edmonton Metro remains committed to working collaboratively with the city to achieve our shared objectives of safe construction, strong accountability, and a healthy housing market. We support the Construction Accountability Program and its objective of holding underperforming builders accountable while recognizing the majority of responsible builders who consistently follow the rules. With continued refinement around enforcement targeting, transparency, and incentives for strong performers, CAP can become an effective and balanced tool that supports both community confidence and responsible development.

We appreciate the opportunity to provide feedback and look forward to continued dialogue as the program evolves.

Sincerely,

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

Kalen Anderson, RPP, MCIP
CEO
BILD Edmonton Metro

Office of the City Clerk

Eddie Robar

Kim Petrin

Travis Pawlyk

Steve Goodwin

Chad Rich

Brian Watters

Chris Bidulka

City Manager

Deputy City Manager, Urban Planning and Economy

Branch Manager, Development Services

Director of Safety Codes, Permits and Inspections

General Supervisor of Compliance, Learning and Innovation

Chair, BILD Builder Technical Committee

Vice-Chair, BILD Builder Technical Committee