



April 1, 2026

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

RE: Bylaw 21474 - Building Height Amendments to Zoning Bylaw 20001 - Small Scale Residential Zone; Charter Bylaw 21472 - To amend the District Policy Charter Bylaw 24000 for Urban Mix Developments; and Bylaw 21473 - To amend Zoning Bylaw 20001

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.

We appreciate the time and effort Council and Administration have invested over the past year in advancing discussions about infill and refining Edmonton's approach to growth and residential redevelopment.

At this stage, our message is straightforward: the conversation has been thorough, the issues are well understood, and it is time to move forward with a clear and focused approach.

A central takeaway from both industry and community feedback is that broad-based mid-rise development in the middle of neighbourhoods is not working as intended. While increased density is needed, applying mid-rise forms too broadly has created inconsistent outcomes, community concern, and reduced confidence in infill. Not every street is the right place for this level of intensity.

In this context, BILD Edmonton Metro supports the proposed amendments to Bylaw 21473 to better target the Small-Scale Residential Zone (RSM) to strategic growth areas such as nodes, corridors, and transit-supportive locations. This is a necessary recalibration that aligns density with infrastructure and community context. It is also supported by the existing inventory of previously rezoned lands that have yet to be developed.

We also support the intent of Charter Bylaw 21472 to strengthen alignment between district planning and where Urban Mix development is encouraged. Clear direction on where higher-



intensity, mixed-use development belongs will improve predictability and reinforce a plan-led approach to growth, advanced through community-led District Planning updates informed by utility and industry input. This approach should be paired with a period of stability to allow recent zoning changes to take effect before introducing further amendments.

At the same time, we continue to express concern with the proposed reduction in maximum building height in the RS zone from 10.5 metres to 9.5 metres under Bylaw 21474. This change does not meaningfully address privacy or overlook concerns and risks becoming a “check-the-box” solution. Instead, it could negatively impact housing quality by constraining design flexibility, reducing basement livability, and limiting the ability to deliver functional three-storey homes. It also introduces additional complexity and uncertainty into an already challenging approval environment.

More broadly, limiting height in this way undermines one of the most effective ways to add density in established neighbourhoods, through well-designed vertical development. The focus should remain on getting the right forms in the right locations, not incrementally tightening site-specific rules that do not improve outcomes.

We also emphasize the importance of maintaining, at minimum, the proposed August 1, 2026, implementation date, with consideration for additional transition time. Projects already in design or permitting require certainty to proceed.

In closing, we support the direction to better target mid-rise and mixed-use development through Bylaws 21472 and 21473. However, we urge Council to reconsider the proposed RS height reduction, as it is unlikely to achieve its intended outcomes and may negatively impact housing quality and supply.

We have also attached our previous correspondence dated February 5, which reiterates and further supports our position.

We look forward to continuing to work collaboratively with Council and Administration.

Sincerely,

A handwritten signature in black ink, appearing to be "L. Schiller", written in a cursive style.



Kalen Anderson, RPP, MCIP
CEO, BILD Edmonton Metro

Copy: Eddie Robar, City Manager
Office of the City Clerk
Kim Petrin, Deputy City Manager
Travis Pawlyk, Branch Manager
Kent Snyder, Branch Manager
Sydney Bond, Chair
Marty Pawlina, Vice Chair

Urban Planning and Economy (UPE)
Development Services, UPE
Planning and Environment Services, UPE
BILD Edmonton Metro, Infill Committee
BILD Edmonton Metro, Infill Committee