



June 18, 2026

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

RE: Infrastructure Committee
Item 7.3 Dedicated Renewal Fund Update
Item 7.4 Total Cost of Ownership Project - Update
Item 7.5 City Building Opportunities - Expression of Interest - Results

Dear Mayor Knack and members of Infrastructure 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.

We support Administration's efforts to better understand the long-term costs of maintaining and renewing the infrastructure that supports our city (Item 7.4). We also welcome the City's willingness to explore a Dedicated Renewal Fund (Item 7.3) and new partnerships via the Request for Expression of Interest process ("RFEOI", Item 7.5).

As this work moves forward, our primary message is simple: continue engaging industry and consider these initiatives together, not in isolation. Looking at these initiatives one at a time makes it difficult to understand their full impact. Additionally, many of the responsibilities and costs discussed throughout these reports ultimately affect the development industry and, by extension, housing affordability and economic growth. For these reasons, we encourage the City to work closely with industry as all these items progress. Early and meaningful collaboration will help identify practical opportunities, avoid unintended consequences, and ensure everyone is working toward the same objectives.

Edmonton is at an infrastructure and financial crossroads. The projected infrastructure funding gap highlighted in these reports deserves serious attention. Edmonton continues to experience tremendous growth, and new residents deserve complete communities that include amenities like fire halls, parks, and libraries. Addressing these challenges will require more than traditional approaches.



There is an opportunity to focus on one of the most effective ways to reduce long-term infrastructure costs: building the right infrastructure at the right scale. Edmonton's infrastructure must meet the needs of Edmontonians, but we should also avoid overbuilding, apply best practices, and deliver infrastructure as efficiently as possible. Through all this work, we encourage the City to acquire a more complete understanding of the cumulative costs of policies, standards, and requirements. This better ensures that future decisions are guided by the fullest possible picture of their financial implications. Every dollar saved upfront and throughout an asset's lifecycle helps reduce future financial pressures on both the City and taxpayers. The resources available within a Dedicated Renewal Fund or via other funding sources will go further if we right-size the scale of infrastructure.

The Total Cost of Ownership Project should clearly distinguish between the infrastructure required to support growth and broader municipal costs associated with enhanced service levels or ongoing operations. Developer contributions should remain focused on supporting growth, while costs beyond those should remain the responsibility of the City. Continued collaboration and engagement with industry will be essential to ensure the framework is practical, transparent, and supports long term affordability and fiscal sustainability.

The RFEOI process allows for further potential efficiencies in the infrastructure development process. It recognizes that the city-building process can be improved when the public and private sectors bring their strengths to the table and collaborate. The City can provide strategic planning and land assets, while private-sector partners can contribute innovation, investment, and project delivery expertise. This approach has the potential to unlock and accelerate the delivery of important projects supporting growth. Regardless of infrastructure type, there is merit in exploring how partnerships can help deliver these facilities more efficiently and effectively.

Carrying on down this path together is important. Continued efforts to develop a Dedicated Renewal Fund and to identify the Total Costs of Ownership over infrastructure will help the City more effectively respond to issues regarding existing and to-be-developed infrastructure. Using a RFEOI process in future years will expand industry participation and allow for greater integration within the city-building process over time. **The solutions to address the City's infrastructure and financial challenges may not be here yet, but continuing this work creates the opportunity to imagine, identify, and implement ways to build our communities better.**

We appreciate the City's leadership on both initiatives and support the continued work in this area. BILD Edmonton Metro looks forward to working collaboratively with Council and Administration to identify solutions that support economic growth, infrastructure performance, and long-term fiscal sustainability while helping advance Council's priorities in a practical and relationship-driven manner. Sincerely,

