



July 2, 2026

Spruce Grove City Council
Spruce Grove City Hall
315 Jespersen Avenue
Spruce Grove, AB, T7X 3E8

Re: Bylaw C-1446-26 — Land Use Bylaw Amendment & Bylaw C-1448-26 — Omnibus Amending Bylaw — Residential Densities with Area Structure Plans

Dear Mayor Acker and members of 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 write in advance of the public hearings on Bylaw C-1446-26 and Bylaw C-1448-26 to offer our perspective on the proposed amendments and to affirm our commitment to working with the City through the planning process changes ahead.

Spruce Grove has grown into one of the most active housing markets in the Edmonton Metropolitan Region. With 959 starts in 2025, according to CMHC, Spruce Grove was second only to the City of Edmonton. Through this growth, Spruce Grove has welcomed more residents and created the opportunity to support a thriving local economy, with more potential employees, employers, and consumers living in the community. This success reflects a planning framework that has remained flexible and responsive to what the market can deliver.

We appreciate that Administration has taken a measured approach to secondary suite regulation rather than a blanket prohibition to all suites on collector roads. Focusing on local impacts with precise regulations is a pragmatic approach in advance of the larger Land Use Bylaw rewrite. Therefore, we are supportive of the approach used within Bylaw C-1446-26.

Moving forward, we are committed to working with Administration to develop a framework that continues to treat secondary suites as a practical tool that can achieve the dual goals of gentle density and attainable housing. We support managing localized impacts through conditions of approval, rather than categorically preventing this development in many areas of the City. We look forward to engaging early in the rewrite process to ensure the new framework preserves the flexibility and market responsiveness that have made Spruce Grove a destination for housing investment across the region.



Regarding Bylaw C-1448-26, significant questions remain about how this new planning layer will function in practice relative to the existing Area Structure Plan framework. Our primary concern is process certainty: developers, builders, and landowners require clear and predictable approval pathways — uncertainty at this stage directly affects investment decisions, application timelines, and housing delivery. This would have the impact of undercutting the positive steps Spruce Grove has taken in recent years with regard to delivering a range of housing options across the community.

At this stage, we respectfully request that third reading of Bylaw C-1448-26 be deferred to a future Council meeting. This would allow for the City to move forward with actioning these changes to the planning framework in a manner that allows Administration and industry sufficient time to confirm the transition pathways for applications in progress and ensure the new planning framework can be implemented with the certainty our members require. The introduction of a new approval layer, together with associated costs and timelines, is unusual within the Edmonton Metropolitan Region. We respectfully request that Council defer third reading of Bylaw C-1448-26 until later in the 2026 development season.

Spruce Grove's track record speaks for itself — we are committed to ensuring the work ahead builds on it.

Sincerely,



Stephen Raitz, RPP, MCIP
Vice President, Policy & Advocacy, BILD Edmonton Metro

CC: Dean Screpnek, City Manager, Spruce Grove
Jamie Doyle, General Manager, Sustainable Growth and Development Services, Spruce Grove
Brad McMurdo, Director of Planning & Development, Spruce Grove
Kalen Anderson, CEO, BILD Edmonton Metro
Reanna Rehman, Chair, Regional Committee, BILD Edmonton Metro
Scott LaBuick, Chair, Spruce Grove Working Group, BILD Edmonton Metro
Josh Culling, Manager Metro Strategy, BILD Edmonton Metro