

August 7, 2026

RE: Item 7.2 | Options and Implications of Potential District Plan Changes to Secondary Corridors

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. Every day, our members help shape the communities where people live, work, and raise their families. We share the City's goal of building complete, connected, and resilient neighbourhoods, and we appreciate the opportunity to contribute to this important discussion.

BILD Edmonton Metro supports a broadened Option 3, where specific District Plans with heightened levels of redevelopment, community concerns, and future development potential are reviewed and addressed. This strikes the right balance between maintaining the long-term direction established through the City Plan while recognizing that some parts of Edmonton are changing more quickly than others and the local planning guidance should be updated accordingly.

As we build new homes, upgrade infrastructure, and invest in transportation, neighbourhoods evolve. This creates learning opportunities to gain a much clearer understanding of what is working well and where improvements could be made. Good planning provides the vision, but implementation tells us whether that vision is achieving the intended outcomes. The strongest planning framework is one that is willing to adapt as the city grows.

All District Plans will eventually need to be renewed and this is a continuous process that should be accounted for. As a key planning framework for Edmonton's future growth, the District Plans will need to be repeatedly updated over time, even beyond this first round of revisions that are currently being contemplated. Starting the review of some plans now allows for the City to review and respond to development pattern changes. It also rolls out a sequential process of review of all other additional District Plans further into the future.

Not starting with some District Plans now runs the risk of having over a dozen District Plans to start renewing in the next 2-5 years, which could be unnecessarily burdensome for everyone involved. Moving forward with Option 3, where Committee directs for a broader review of the Central, Scona, and Jasper Place districts over the next 1-2 years allows Administration to strategically manage internal capacity over time. It also still responds to the direction provided within the Council motions and captures the analysis outlined in Option 2, while balancing other broader planning considerations relevant across the districts.



We also believe there is value in focusing these reviews on districts experiencing the greatest amount of change. Many of these communities have remained relatively stable for decades but are now seeing significant reinvestment and redevelopment. Starting a review of specific District Plans gives the City another chance to articulate its long-term vision, listen to and integrate community perspectives, and make thoughtful refinements where they improve outcomes. Bringing communities and industry into that conversation, proactively, helps build trust and creates a stronger foundation for the growth that is already underway.

This approach also aligns with recommendations in BILD Edmonton Metro's [Infill Priority Actions](#), which recognizes that successful growth depends on meaningful local engagement and a focus on local area planning (see action 4 on page 18: “Advance local area planning through District Plan amendments to incorporate context-sensitive design guidance for infill development”). Communities experiencing change need opportunities to understand what is happening, provide actionable input, and help shape how change is implemented in ways that respect neighbourhood context while continuing to support Edmonton's housing needs.

While we support additional planning work, we believe Option 2 goes a step too far and gets too granular to offer sustainable city-wide planning guidance. Focusing on individual segments of corridors adds another layer of planning without a clear benefit. **A broadened Option 3 sets the discussion at the right scale by looking at entire districts rather than isolating individual streets.** That broader perspective allows the City to consider how housing, transportation, public spaces, infrastructure, and investment all work together across a district of the City. Problematically, the Option 2 approach is more similar to the Area Redevelopment Plans, which were recently phased out, and will address far fewer issues while greatly expanding the scope of work for the City and community over time.

A broadened Option 3 also creates a more inclusive conversation than Option 2. The districts identified for review include a wide variety of neighbourhoods with different histories, demographics, socioeconomic backgrounds, and development patterns existing inside their boundaries. Looking at the district as a whole gives more Edmontonians the opportunity to participate in shaping its future. On the other hand, a corridor-by-corridor approach narrows that conversation and risks overlooking the bigger picture while inevitably creating more demand for local area planning within communities than can be supported by the supply of available capacity at the City.

More importantly, the changes envisioned for these corridors won't happen because another study is completed. They will happen through investment and action, like arterial renewals, infrastructure upgrades, and redevelopment. District Plans provide the vision that guides those investments. Creating another planning layer between District Plans and implementation doesn't necessarily improve outcomes. Instead, it risks delaying decisions and extending conversations about change

rather than helping deliver it. Just as the City Plan requires an implementation strategy and a predictable approach to regular updates, so too do the District Plans. Tackling one system, network, corridor or community at a time does not provide the clarity and confidence required for coordinated action and could add to, rather than resolve, community and industry concerns.

As Edmonton continues to grow, maintaining public confidence in the planning process will be critical. That means having plans that are stable enough to provide certainty, but flexible enough to respond when circumstances change. Option 3 achieves that balance by targeting the start of the review process where it's needed without reopening the entire planning framework or introducing unnecessary layers of planning complexity. **We suggest going one step further and directing Administration to prepare a fulsome update schedule for all District Plans through a motion such as this:**

“That Administration immediately advance District Plan review, engagement, and updates for three District Plans as per Option 3 outlined in report 7.2 and bring forward a schedule and implementation approach to update all 15 District Plans over the coming five years”

BILD Edmonton Metro remains committed to being a constructive city-building partner. We value the collaborative relationship we have built with Administration and Council and appreciate the willingness to evaluate how planning policies are performing in practice. We look forward to participating in future discussions and helping ensure Edmonton's planning framework continues to support attainable housing, strong neighbourhoods, and sustainable long-term growth.



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