



August 7, 2026

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

RE: 7.1 The City Plan Update - 1.25 Million Population Threshold

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. Our members are helping build the homes, neighbourhoods, employment lands, and infrastructure needed to support one of Canada's fastest-growing cities. We share Council's vision of ensuring Edmonton remains a place where people and businesses choose to live, invest, and thrive.

BILD Edmonton Metro supports Administration's review of the City Plan at this milestone. Taking the time to reflect on progress and consider updated data sources is good planning. It allows us to celebrate what has been achieved, acknowledge where conditions have changed, and ensure we remain focused on the outcomes the City Plan was designed to deliver.

As Committee considers this report, we would encourage one additional step: direct Administration to develop a City Plan Implementation Strategy while completing analysis and administrative review of the plan. The City Plan has given Edmonton a clear vision for the future. It has influenced major decisions around growth, housing, transportation, infrastructure, and investment, and it continues to provide an important foundation for how the city evolves. What it has never had is a roadmap for implementation, which is a critical step for managing long-range planning. This leads to a lack of clarity and alignment for all stakeholders, including Council, Administration, community members, local businesses, future investors and partners.

Over the past few years, City Plan shaped many important decisions like budget discussions, zoning amendments, policy changes, and transportation investments. But implementation has often happened in a disconnected way, one decision or initiative at a time. Other than the common thread of City Plan, many decisions lack a coordinated strategy that clearly connects Council's long-term vision with day-to-day priorities and changing conditions. The communication and coordination gap between stewarding a long-term vision and actioning short to medium term implementation initiatives should be addressed as the City Plan progresses towards future population milestones.



Edmonton looks different today than it did when the City Plan was approved in 2020. Our population is growing faster than many anticipated and market demand is putting greater growth pressure on certain areas of the city and region over others. Governments are making historic investments in housing and infrastructure. Construction costs, labour markets, infrastructure funding, and economic conditions continue to evolve. These are exactly the kinds of changes that should influence how we implement the City Plan.

An implementation strategy would provide that missing connection. It would help align policies, capital investments, operational decisions, and community priorities so they are all moving in the same direction. Just as importantly, it would provide greater certainty for residents, industry, and investors about how Edmonton plans to grow over the coming years. Preparing an implementation strategy would not necessitate structural changes to the City Plan itself, which Administration indicates is out of scope for the 1.25 million population threshold update. Instead, it would clarify what would be the focus of implementation moving forward as we approach future population thresholds in terms of strategy, investment and stewardship.

There is no shortage of important work ahead. City Plan's goals regarding housing options, new communities, employment lands, and transportation networks have not yet been achieved. These are not priorities that compete with one another. They are all part of the future envisioned in the City Plan. An implementation strategy would help bring them together into a coordinated action plan, allowing Council to adjust priorities where needed while staying focused on the broader vision that everyone has worked so hard to establish. Critically, this work would connect planning and development decisions at the policy level directly to the city budgeting process, which has been missing to date.

For that reason, we do not recommend reopening or fundamentally rewriting the City Plan itself. The City Plan was the result of years of engagement, collaboration, and thoughtful discussion. It continues to provide a strong foundation for Edmonton's future. Starting over less than ten years later would create unnecessary uncertainty for residents, builders, businesses, and investors at a time when confidence and predictability matter more than ever.

More importantly, Edmonton doesn't have the luxury of standing still. Our city continues to grow, housing demand continues to increase, and all orders of government are looking for ways to accelerate housing supply and infrastructure investment. Now is the time to focus on delivering the vision, not restarting the conversation.

An implementation strategy allows us to do exactly that. It gives Council an opportunity to ask an important question: Given where Edmonton is today in 2026, what actions should we prioritize over



the next several years to become a healthy, urban and climate-resilient city that supports a prosperous region? Coming back to the question underlying the entire City Plan ensures our answers to it remain relevant and reinforces the strategic direction of our communities.

BILD Edmonton Metro is committed to the vision established by the City Plan. We appreciate the work Administration has undertaken to review the City Plan and look forward to working with Council and Administration as this next chapter unfolds. Together, we can ensure the City Plan continues to be more than a vision. We can make it a roadmap for delivering the homes, communities, jobs, and infrastructure that a growing Edmonton needs.

A handwritten signature in blue ink, appearing to read "S. Raitz".

Stephen Raitz, RPP, MCIP, JD
VP, Policy & Advocacy
BILD Edmonton Metro

Copy: Office of the City Clerk
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