



August 31, 2026

RE: Item 7.2 | 2027 Update – Climate Implementation Priorities

Dear Mayor Knack and members of Executive Committee:

BILD Edmonton Metro is **supportive of the general direction of the 2027 Update – Climate Implementation Priorities** and recognizes the importance of addressing climate-related risks through thoughtful planning and investment. We also appreciate that the proposed priorities are intended to be scalable, allowing Council to determine the pace and level of implementation through the City's budget process.

Our support, however, is subject to how these priorities are ultimately implemented. Of particular importance is ensuring that climate initiatives do not unintentionally add immense costs, regulatory requirements or delays that make it more difficult to deliver housing. The report identifies approximately **\$257 million in estimated costs** associated with the priority actions, including approximately \$129 million in actions that are not currently tied to an existing budget request or funding source. Clear prioritization and fiscal discipline are key as the City moves from strategy to implementation.

From an industry perspective, several proposed actions could have direct implications for housing and development. This includes potential changes affect development on private land like zoning, landscaping requirements, climate-resilient design and construction standards. While these measures may have a role to play, they should be carefully assessed before becoming new mandatory requirements. BILD Edmonton Metro encourages the City to:

- **Assess the incremental cost of new climate-related requirements** and their potential impact on housing affordability and supply;
- **Use a risk-based and evidence-based approach**, ensuring requirements are proportionate to the risk being addressed;
- **Consider both upfront and lifecycle costs**, including costs to the City, industry and ultimately homeowners;
- **Avoid duplicating existing municipal or provincial requirements**, particularly where similar outcomes are already addressed through building codes or other standards;
- **Consider cumulative impacts** across zoning, infrastructure, landscaping, stormwater, permitting and other regulatory requirements; and
- **Prioritize practical, flexible and cost-effective approaches** that achieve meaningful climate outcomes without unnecessarily increasing development costs or extending timelines.

We also encourage the City to continue pursuing external funding and partnerships to support these priorities. Given the evolving approach to municipal funding at the provincial level and uncertainty regarding future federal and provincial funding, it is prudent for the City to remain cautious about assuming that external funding will be available to support all proposed initiatives.

Importantly, climate-related costs should not simply be transferred to new development through additional fees, servicing requirements, securities or other regulatory costs. Housing is already facing significant affordability pressures. Additional costs, particularly when accumulated across multiple policy initiatives, can affect the viability of projects and ultimately be reflected in the price of new homes.

BILD Edmonton Metro supports the City's efforts to consider climate resilience as part of long-term planning. At the same time, **climate policy and housing affordability need to be advanced together**. The implementation of these priorities should maintain a clear focus on fiscal sustainability, regulatory efficiency and the City's broader objective of supporting housing supply. We look forward to continuing to engage with Council and Administration as these priorities move into implementation.

Sincerely,



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

Copy: Office of the City Clerk
 Eddie Robar
 Kim Petrin
 Kent Snyder
 Kalen Anderson
 Brian Murray
 Chris Dulaba
 Elise Shillington
 Shane Gerein
 Adam Kerr

City Manager
Deputy City Manager, Urban Planning and Economy, (UPE)
Branch Manager, Planning and Environment Services
CEO, BILD-EM
Chair, Downtown and Major Redevelopment Committee, BILD-EM
Vice-Chair, Downtown and Major Redevelopment Committee, BILD-EM
Chair, New Communities and Growth Committee, BILD-EM
Vice-Chair, New Communities and Growth Committee, BILD-EM
Policy and Development Lead, BILD-EM