

September 9, 2026

RE: Bylaw 21/2026 Housing Accelerator Fund Land Use Bylaw Amendment #22

Dear Mayor Olivieri and Members of St. Albert 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. **BILD Edmonton Metro supports Bylaw 21-2026 and ask Council to adopt the bylaw as presented.** We see Administration's recommendations as strong next steps for the City to take on providing more housing options across the community.

Council's approval of borrowing for servicing the northeast part of St. Albert earlier this year signalled that the City intends to meet regional housing need by opening new greenfield capacity. Bylaw 21-2026 answers the same need in another part of the community: it unlocks additional housing capacity in areas already served by existing infrastructure and provides greater housing options across the community. At the rate the region is growing, meeting the region's housing need requires both approaches. Alberta and this region continue to be an attractive place to move to, so we all need to work together to welcome more residents and fully capitalize on that potential growth.

This bylaw helps advance these broader housing goals in two ways.

1. The changes related to the Transit Corridor Intensification Strategy sets the groundwork for developers and builders to proceed with creating more apartment housing options along St. Albert's central corridor. This provides the opportunity for more housing near transit, employment centres, and commercial areas. It also creates the potential for thoughtfully designed mixed-use projects in these areas, pending further council oversight through redistricting processes.
2. The Neighbourhood Intensification Strategy related amendments introduce modest neighbourhood densification through a built residential form that looks and feels like existing housing in many ways. These steps are important as older neighbourhoods approach the opportunity for renewal within the overall neighbourhood life cycle.

Altogether, these amendments can help add housing supply and diversity without drawing on the servicing capacity greenfield growth depends on. Should Council proceed with these changes, we strongly recommend that, in the future, the City apply some of these changes being contemplated through this Land Use Bylaw amendment on a city-wide basis. Specifically, applying the proposed



reductions to minimum lot widths across the City would provide a more consistent approach to residential density and housing choice within St. Albert.

We thank Administration for the opportunity to be engaged on these strategies earlier this year. We also recognize the broader public engagement undertaken for this project. As members with BILD Edmonton Metro, our collective experience developing and building St. Albert has given us the opportunity to understand the community's needs and aspirations. We see the different values of that community thoughtfully balanced in this final proposal. We encourage Council to proceed with these changes as presented to support further community growth and renewal.

Sincerely,

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

Stephen Raitz, RPP, MCIP

Vice President, Policy & Advocacy, BILD Edmonton Metro

Copy: William Fletcher, Chief Administrative Officer
Adryan Slaght, Managing Director, Planning & Infrastructure
Kristina Peter, Director, Planning and Development
Kalen Anderson, CEO
Reanna Rehman, Chair, BILD-EM Regional Committee
Mike Yochim, Chair, St. Albert Working Group

City of St. Albert
City of St. Albert
City of St. Albert
BILD Edmonton Metro
BILD Edmonton Metro
BILD Edmonton Metro