



September 15, 2026

RE: Item 7.1 | 2027 Council and Committee Meeting Calendar

Dear Mayor Knack and members of Council Services Committee:

BILD Edmonton Metro strongly opposes the two-day public hearing model proposed as Option 3 in the above report. The proposal narrows the opportunity to see a project progress in a timely way and increases the risk of long delays in statutory decision-making. Under Option 1, If an item gets postponed from one public hearing to the next this would usually result in a delay of 3 weeks or less. Postponements under Option 3 create a wait of a month and a half on average. Delay adds costs and is not only experienced by the applicant. Landowners, builders, residents, and the community await a decision too. Doubling up public hearings also strains administrative and private sector capacity by forcing everyone to prepare for a larger volume of public hearing items at once.

We only raise these concerns immediately before your potential decision because these changes were advanced with no apparent engagement. BILD Edmonton Metro would be pleased to work with Council, Administration, and community on continuing to improve land-use decision processing time. The City has taken positive steps forward in this regard recently, such as automated decision-making for development permits. Option 3 presents a large step back.

Council's priority should be on its statutory roles: attending public hearings, hearing from the public, and making land use decisions. Conferences and external events are valuable, but they should not take precedence over effectively executing statutory obligations in a timely manner. Ultimately, Option 3 does not solve the underlying issue. It allocates a similar amount of time to the same decision volume while stretching the interval between meetings. We urge Council not to proceed with Option 3 because of its deleterious effects on industry, community, and the development process.

Sincerely,

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

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