



October 9, 2026

RE: Offsite Levy Front-Ending Policy

Dear Mayor Olivieri and Members of 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 the proposed Off-Site Levy front-ending policy and encourages Council to adopt it. Council's approval of the northeast servicing borrowing earlier this year established that St. Albert is prepared to invest to keep growth areas open. The front-end policy now under review does the complementary work: it gives the City a consistent, ten-year framework for deciding when and where that kind of investment makes sense, rather than negotiating the question file by file.

The 10-year capital planning approach, the criteria for evaluating infrastructure investment, and the clarified roles for determining whether the City or developers are best positioned to front-end a given project together reduce the uncertainty that has made past infrastructure financing conversations longer and more contentious than they needed to be. What the framework does not yet settle is **how a developer who fronts infrastructure gets repaid**. This question sits with the separate review of Council Policy C-P&E-08. As an industry, we remain committed to engaging thoughtfully and productively on further parts of the overall framework.

The process that produced this policy is worth naming on its own terms. Two working group sessions, an open comment period that closed without further concerns from developers, and a draft that reflects that dialogue are not a given in municipal-industry consultation. BILD Edmonton Metro wants Council to know that Administration's willingness to work through disagreement rather than around it is the standard we would hold up as a model for how this kind of file should be handled.

We appreciate Administration's efforts in engaging our industry on these changes and look forward to future discussions regarding front end repayment policy within St. Albert.

Sincerely,



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