November 16, 2026

RE: Item 7.2 – 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 helping build the homes, neighbourhoods, employment lands, and infrastructure needed to support a growing Edmonton. We share Council's vision of ensuring Edmonton remains a place where people and businesses choose to live, invest, and thrive.

Council's direction to develop a City Plan Implementation Strategy is a welcome step. **To support this work, we encourage Council and Administration to advance a timely, funded Implementation Strategy with clear milestones, responsibilities, and public progress reporting.** A coordinated plan can help Council, Administration, communities, industry, and other partners understand how the City Plan's vision will be carried forward, and what decisions, resources, and timelines are required. Advancing this work promptly turns direction into action.

To provide that clarity, the Implementation Strategy should bring together policy, capital investment, and operational decisions in a coordinated action plan. Clear priorities, responsibilities, timelines, resource requirements, and reporting connects individual decisions to the City Plan's broader objectives and help align delivery with the City's budget.

At the same time, BILD believes implementation planning and policy refinement should not be viewed as mutually exclusive exercises. The City Plan was designed to be a living document that responds to changing conditions and emerging evidence. As Administration develops a longer-term Implementation Strategy, Council should continue to consider targeted amendments where sufficient technical analysis, public input, and supporting evidence already exist. Planning for future implementation and responding to present-day realities can and should occur concurrently. Doing both will provide greater certainty for residents, industry, and investors while ensuring The City Plan remains responsive to Edmonton's growth challenges.

A phased approach can provide a practical path forward as conditions change. A focused near-term work program should address immediate priorities while preserving flexibility for more comprehensive work when the evidence and conditions are clearer. Targeted and timely amendments can occur based on available analysis and engagement opportunities, while additional study can support longer-term changes over time.

Within that work program, targeted City Plan adjustments may be appropriate where supported by evidence and analysis, including land-use mix, financial assessment, and substantial-completion work. Any proposed amendments should follow from that analysis and be accompanied by

appropriate study and meaningful engagement. Where evidence or community input is still needed, the City should identify the gaps and explain how and when they will be addressed.

BILD Edmonton Metro looks forward to reviewing the Implementation Strategy and working with Council and Administration as it develops. A coordinated approach to delivery can advance the City Plan's goals, respond thoughtfully to community concerns, and provide residents, industry, and partners with greater certainty about how Edmonton will grow.

Sincerely,



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

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