

July 17, 2023

Strathcona County Council
County Hall, 2001 Sherwood Drive Sherwood Park
Alberta, Canada, T8A 3W7

**Canadian
Home Builders'
Association**



Re: Bremner Development – Zoning Bylaw 30-2023

Dear Strathcona County Mayor and Council,

The Canadian Home Builders' Association - Edmonton Region (CHBA-ER) is a not-for-profit organization representing more than 400 member companies in the region including builders, renovators, land developers, trades, suppliers, and more. The residential construction industry in the Edmonton Region is a network of local businesses that represents more than 36,000 jobs, \$3 billion in wages, and \$6.4 billion in built investment. For nearly 70 years, CHBA-ER has taken a principled, long-term approach to building sustainable and healthy places to call home.

The purpose of this letter is to express support for the approval of Zoning Bylaw 30-2023 that will enable Bremner Community development. As active participants in this vibrant community, we believe that the expansion of housing options and the stimulation of the local economy are vital for sustainable growth and prosperity of our region.

Housing affordability is a pressing concern that affects individuals and families across Strathcona County. The escalating cost of housing and increased mortgage rates have made it increasingly challenging for many residents to find suitable accommodation that fits within their budgets. Housing supply is a critical component to maintaining housing attainability in the region. Municipalities across Canada who have restricted supply, have negatively impacted their local housing affordability and contributed to a nationwide housing crisis. In the region, preservation of housing affordability has been a top priority and our competitive advantage in attracting new residents. By approving new community development, we can address this issue head-on, providing a range of housing options that cater to different income levels and lifestyles.

Introducing diverse housing choices, including market affordable housing units, rental properties, and starter homes, will ensure that residents from various socio-economic backgrounds have access to safe, decent, and affordable housing. This will foster inclusivity and diversity within the community, allowing individuals and families to lay down roots, contribute to the local fabric, and enjoy the benefits of a stable living environment.

Moreover, the approval of new community developments will have a positive impact on the local economy. The construction and development industry is a significant driver of economic growth, creating job opportunities for local tradespeople, contractors, architects, engineers, and various other professionals. By promoting sustainable development practices, with a focus on energy efficiency, Strathcona County will be positioned as a leader in environmentally conscious development.

Additionally, the establishment of new residential communities will boost local businesses and services. With an increased population, there will be a greater demand for retail shops, restaurants, healthcare facilities, educational institutions, and recreational amenities. This, in turn, will attract new businesses to the area, fostering entrepreneurship and job creation. By expanding the community, we can create a virtuous cycle of economic growth and prosperity for both residents and local businesses.



In conclusion, I urge the Strathcona County Municipal Council to seriously consider approving Zoning Bylaw 30-2023 for Bremner Development that prioritizes housing affordability and stimulates the local economy. By doing so, we will address the pressing issue of housing affordability while fostering economic growth and enhancing the overall well-being of the community. Industry supports the growth of Bremner, as continued growth and business certainty is vital for the success of the County and the region.

Thank you for your time and consideration. I trust that you will make the best decision for the present and future of Strathcona County. Should you require any further information, or if I can be of assistance, please do not hesitate to contact me.

Sincerely,

Laura Bruno
Chief Executive Officer
Canadian Home Builders' Association – Edmonton Region