

December 1, 2023

City Council  
City of Edmonton  
1 Sir Winston Churchill Square  
Edmonton, Alberta T5J 2R7

**Canadian  
Home Builders'  
Association**



**Re: December 5, 2023, Urban Planning Committee – Item 7.1 District Planning – 1.25 Million and 2 Million Population Milestones**

Dear Urban Planning Committee and Members of 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. CHBA-ER members are proud to be city building partners in Edmonton.

The purpose of this letter is to support the District Plans as drafted. CHBA-ER members appreciate the many opportunities to provide feedback and ask questions over the last few years as the project has progressed. The changes made between January and today enhance the clarity and intent of the plans. In combination with the regulations in the Zoning Bylaw, District Plans will enable Edmonton to begin implementation of the City Plan. The plans provide helpful guidance for a population of 1.25 million, while looking ahead to 2 million people. Designing and adopting a new planning tool is the forward thinking needed to deal with the evolving social needs of communities, foster sustainable healthy development, and promote economic growth.

While we support the work done to date, outside of the scope of District Plans our industry has identified remaining gaps. We need a comprehensive and empirical understanding of how investments will be prioritized and activated. A focus on the logistics of servicing and the shared costs of infrastructure investment to enable balanced growth in both developing and redeveloping areas needs to be included, and studies to promote fact-based discussion on the factors that catalyze growth is warranted.

We understand that this set of District Plans focuses on growing the population to 1.25 million. More work on the Growth Management system is required to move to the next population threshold, as described above. The rapid population increase makes it critical for the home building industry to understand how the city will grow through both new development and redevelopment so that housing can adapt to bolster Edmonton's position as an affordable place to live with options for housing that exists near employment and the daily needs of residents.

CHBA-ER supports the adoption of District Plans and urges Urban Planning Committee to recommend that this work advance to public hearing. The proposed bylaw will lead Edmonton towards a future state where new homes in new forms support vibrant neighborhoods with a high quality of life, including re-investment in existing communities. CHBA-ER commends the efforts of the District Planning team and all individuals and organizations involved in shaping these changes. We look forward to working with the City of Edmonton through implementation and beyond.

Sincerely,

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