



Positioning Edmonton to Win

**2027-2030 BUDGET
RECOMMENDATIONS**

FOR ECONOMIC DEVELOPMENT & COMMERCIAL REAL ESTATE INVESTMENT

INDUSTRY IS READY.

Is the City of Edmonton?

EDMONTON REGION
CREDA
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

Edmonton's population growth, strategic location, available land and skilled workforce position the city for economic growth. However, these advantages do not guarantee private investment. Capital is mobile, and Edmonton faces strong competition to attract businesses, development and jobs.

The 2027-2030 budget presents a critical opportunity to position economic competitiveness as a core municipal priority. Every investment should support a safe, competitive, well managed, and financially sustainable Edmonton.

FUNDAMENTALS OF COMMERCIAL REAL ESTATE INVESTMENT

Financial Feasibility

Construction costs, property taxes, development fees, achievable rents and investment returns.

Speed to Market

Timely permits, efficient approvals and construction readiness.

Regulatory Certainty

Clear standards, consistent interpretation and predictable decision making.

Infrastructure Readiness

Reliable roads, water, wastewater, drainage, utilities and emergency services.

Market Fundamentals

Population growth, pedestrian traffic, tenant demand, access to labour and business activity.

Long-Term Confidence

Public safety, fiscal stability and a clear, credible municipal vision.

With these investment fundamentals in mind, CREDA's Edmonton Region Budget Recommendations outline practical, actionable priorities to strengthen Edmonton's competitiveness, remove barriers to development, attract private sector investment and position the City for sustainable long-term growth.

2027-2030 BUDGET RECOMMENDATIONS

FOR ECONOMIC DEVELOPMENT & COMMERCIAL REAL ESTATE INVESTMENT

1 DOWNTOWN EDMONTON: RESTORE CONFIDENCE

Prioritize public safety, cleanliness, accessibility and a full return to office for municipal employees. Fund downtown initiatives and offer mixed-use conversion incentives to attract investment, increase residential density and grow the tax base.

➤ SEE WHAT'S POSSIBLE

2 PUBLIC SAFETY: ESSENTIAL TO INVESTOR CONFIDENCE

Fund a visible, coordinated, and sustained public safety presence downtown and in key commercial districts. Address repeat property crime and rising business security costs. Integrate Transit and Community Peace Officers under EPS while keeping links to community supports.

➤ READ ADVOCACY LETTER

3 INDUSTRIAL DEVELOPMENT:

INCREASE NON- RESIDENTIAL INVESTMENT

Fully fund the Industrial Investment Action Plan and prioritize roads, servicing, and infrastructure commitments that unlock development-ready employment lands. Streamline approvals and keep costs competitive to attract investment and support existing employers.



4 COMMERCIAL SERVICES: MAKE BUSINESS EASIER

Simplify permits and tenant improvements, improve coordination across City departments and utilities, and align development requirements with practical business needs. Protect business access and operations during municipal construction.

5 MULTI FAMILY HOUSING: SUPPORT FEASIBLE PROJECTS

Prioritize attainable, market-driven housing with predictable approvals and coordinated servicing. Keep taxes and development costs competitive to attract investment and boost Edmonton housing starts.

➤ SEE HOW EDMONTON COMPETES

6 RED TAPE REDUCTION: THE POLICY PREMIUM

Assess the combined cost impact of City policies, bylaws and development standards. Cut unnecessary costs and duplication without compromising quality, project feasibility or infrastructure value.

7 EDMONTON PROUD: GROW EDMONTON WITH COMMUNITY BUILDERS

Partner with the development industry as a strategic economic ally. Align planning and infrastructure with market demand, establish accountable City-industry collaboration, and unlock investment through surplus City land and a modernized Blatchford development approach.

8 LONG TERM PLANNING: BUILD INFRASTRUCTURE WITH COMMUNITIES

Replace ad hoc infrastructure decisions with coordinated, market-informed capital planning. Prioritize planning south of 41 Avenue SW, fulfill substantial completion infrastructure commitments and align fire hall construction with development to protect project feasibility.

Edmonton's competitive advantage depends on turning growth potential into private investment, jobs and a diversified tax base. The City can accelerate that outcome by delivering essential services, removing barriers, investing strategically and partnering with the industries building its future.

CREDA and the development industry are ready to collaborate on practical solutions that deliver measurable results.

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