

Public Hearing: Individual Investor Remarks

City of Edmonton | June 30, 2025

Introduction

- Speaker: May Jiang
- Small business owner and parent of a university student
- Supporter of City's zoning goals

Support for the Vision

- Not against change
- Invested early based on trust in City's zoning reform
- Aimed to support student housing

Procedural Concerns

- Notified just 2 weeks ago that design may become illegal
- No transition policy
- Feels unfair and retroactive

Sunk Costs

- Design: CA25,000
- Engineering: CA\$8,000 (builder) + 3000 (survey)
- City Fees: CA\$2,466
- Land Interest: CA\$40,000 + 10,000 (property tax)+lot grading design fee \$3,500
- Total Sunk Cost: **CA\$91,966**

Redesign Impact

- Redesign cost: CA\$15,000
- Extra interest: (6-8)months \$30,000
- Financially unsustainable

Request to Council

- Protect applications submitted before June 30
- Respect procedural justice
- Don't penalize early supporters