

Permit Review Improvements: Semi-Detached Housing Applications

The City of Edmonton is continuing improvements on Semi-Detached Housing applications to help streamline Development and Building Permit review processes. These upcoming changes will help with quicker turnaround times for permit decisions, allow for more efficient intake and submission processes and increase transparency. These changes are in addition to other key improvements made over the past two years:

- Established a six day turnaround review process for Development Permits (2014)
- Reduced Semi-Detached Housing Development and Building Permit review processes by 47% (from 34 days to 18 days)
- Approved 634 Semi-Detached Housing applications in (RF4) Semi-Detached Residential Zone with no Zoning Bylaw variances required (2014)
- Automated email notification to customer on the Building Permit status and contact person identified on the application.

See attachment for comparable information on Semi-Detached Housing (2013 - 2015).

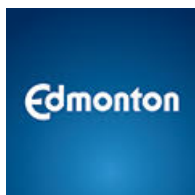
Next Steps

While the City continues to focus on accelerating the review process, an expedited program may not be the only option. Rather, the following is the alternative approach applicable to Minor Development Permit applications including Semi-Detached Housing applications:

- Develop new online platform for application submissions (Q4 2016)
- Automate email notifications and status updates (Q4 2016)
- Streamline Development and Building Permit transition hand off review process (summer 2016)
- Allow prompt footings and foundations partial permits while Building Permits are in review (Q4 2016)
- Increase education on submission requirements to stakeholders via training and various tools and resources (2016)

This approach will increase opportunities for online submissions, improve communications between administration and applicants, and support a more streamlined review process. Expect to see these implemented throughout 2016.

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