

A wide-angle photograph of the Edmonton skyline under a clear blue sky. In the foreground, the white, arched Peace Bridge spans across a river. The city's skyline is composed of numerous skyscrapers and buildings of varying heights and colors, including a prominent blue glass tower. The foreground also shows some greenery and utility poles.

Edmonton

Urban Planning & Economy

Quarterly Activity Report

FIRST QUARTER 2022

ACTIVITY REPORT

SUMMARY

Land Development Process



The City of Edmonton's land development process aligns with and contributes to the goals of CONNECTEDMONTON, Edmonton's Strategic Plan for 2019 - 2028. CONNECTEDMONTON's four strategic goals are:

- Healthy City** - Edmonton is a neighbourly city with community and personal wellness that embodies and promotes equity for all Edmontonians
- Urban Places** - Edmonton neighbourhoods are more vibrant as density increases, where people and businesses thrive and where housing and mobility options are plentiful
- Regional Prosperity** - Edmonton grows prosperity for our Metro Region by driving innovation, competitiveness and relevance for our businesses at the local and global level
- Climate Resilience** - Edmonton is a city transitioning to a low carbon future, has clean air and water and is adapting to a changing climate

Strategic plans, such as The City Plan, shape how the city will grow by guiding how land is used and new developments are built. Area Structure Plans and Neighbourhood Structure Plans establish the layout and function of neighbourhoods and identify where roads, shops, schools, homes, and parks will be.

Rezoning determines the type and scale of development permitted on a parcel of land. **Subdivisions** create new parcels, including condominium and strata parcels. **Servicing agreements** provide for the construction of necessary infrastructure such as water, roads, and power.

Approval of **development permits** determine the site use, building size, building location, and landscaping. Whereas **building permits**, mechanical and electrical permits, and inspections ensure that buildings comply with safety codes and energy regulations.

Licences are issued for business and transportation providers to make sure that requirements appropriate to the business, such as noise control, patron management and police information checks, are met.

This report is intended to highlight key activities throughout the land development process. It is not a comprehensive listing of all activities in the land development process or work completed by the Urban Planning and Economy Department.

ACTIVITY REPORT

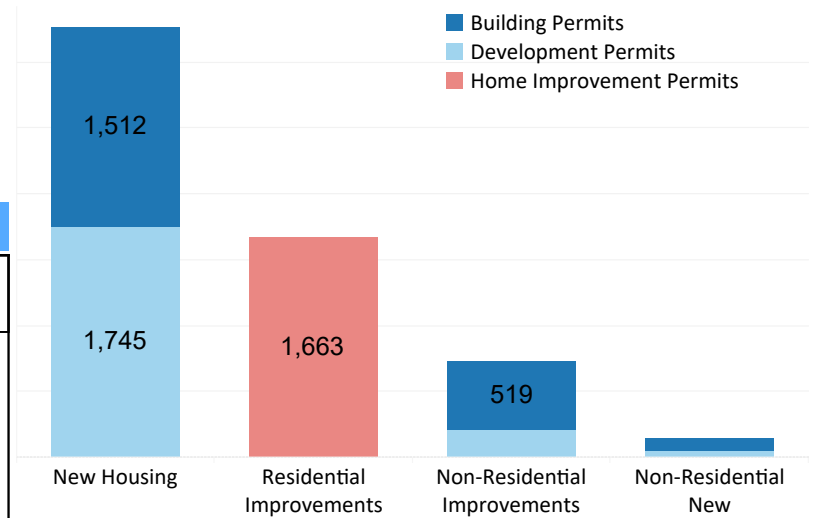
URBAN PLANNING & ECONOMY HIGHLIGHTS

Highlights of 2022 - Quarter 1

Applications Received

5,789

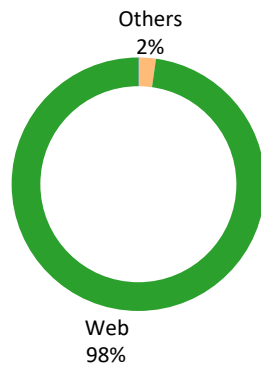
Difference from Previous Quarter: **30%**



Construction Values

New Housing	Non-Residential New	Residential Improvements	Non-Residential Improvements	Grand Total
\$493M 20% from Q4 2021	\$335M 72% from Q4 2021	\$33M 11% from Q4 2021	\$188M 52% from Q4 2021	\$1,049M 38% from Q4 2021

Application Methods for All Applications Received



Application Methods By Category



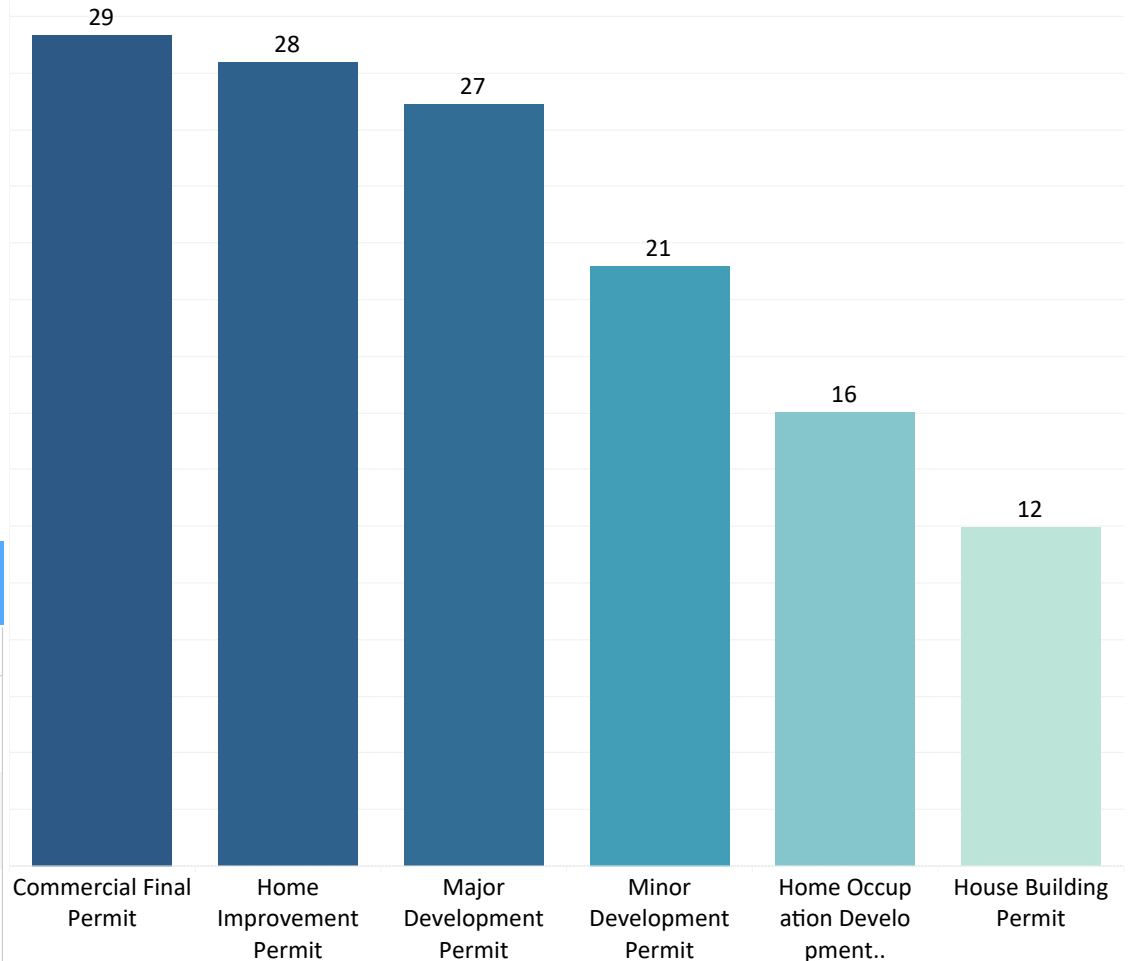
■ Web ■ In person ■ Others

ACTIVITY REPORT

URBAN PLANNING & ECONOMY

Analysis of More Information Requests for Permits Processed in 2022 Q1

Average Time Waiting on More Information from Customer By Permit Type In 2022 Q1



Approximately, 50% of applications processed in 2022 Q1 required more information from applicants

Average Time Waiting on Customer to Provide The Requested Information

	2021				Average	2022	
	Q1	Q2	Q3	Q4		Q1	Average
Intake	10	11	12	17	12	15	15
Plans Exam	13	17	17	21	17	25	25
Tech Review	13	15	16	28	18	34	34

Note: City of Edmonton staff are working with industry to reduce the number of more information required.

ACTIVITY REPORT

LAND DEVELOPMENT APPLICATIONS

A land development application (LDA) is required to do any of the following:

- create or amend an Area Structure Plan (ASP) or Neighbourhood Structure Plan (NSP)
- change the zoning of land (rezoning)
- close a portion of roadway (road closure), or
- change the regulations in an existing zone (text amendment)

Plans, rezonings, road closures and text amendments are executed by bylaw, which require approval by City Council. Subdivisions are approved by the Subdivision Authority. A single LDA can contain multiple elements, such as a plan amendment (includes ASP, NSP, and Plans), rezoning, each requiring its own bylaw or approval.

Bylaws resulting from LDAs are brought to Public Hearing for City Council's consideration. The number of bylaws brought to Public Hearing represents the completion of the City's work on a given LDA.

Text amendment values include applicant initiated bylaws only, and exclude amendments requested by City Council.

1 Land Development Applications Received

		Q1	Q2	2021			Q4	Total	Q1	2022	Total
				Q3							
LDA Applications Received	Rezoning	55	30	30	52			167	43		43
	Rezoning & Plan Amendment	15	17	10	17			59	15		15
	Road Closure	4	3	6	9			22	2		2
	Text Amendment	2		1	1			4	1		1
	Others	7	1	3	3			14	3		3
	Total	83	51	50	82			266	64		64

2 Bylaws Brought to Public Hearing That Passed

		2021				2022
		Q1	Q2	Q3	Q4	Q1
Bylaws Brought to Public Hearing	Rezoning	24	50	43	23	39
	Rezoning & Plan Amendment	34	40	45	11	18
	Road Closure	5	4	4		3
	Text Amendment	2	2	1	1	1
	Others	10	18	6	1	2
	Total	75	114	99	36	63

ACTIVITY REPORT

LAND DEVELOPMENT APPLICATIONS

Processing LDAs involves the review of technical information by civic agencies and external organizations (such as utilities), as well as engagement with the public. As new applications vary significantly in completeness and complexity, completion time varies.

Average timelines for completing LDAs are calculated on an annual basis, based on the difference between the date the LDA fees are paid and the date of council approval. Timelines reflect both processing time by the City and time spent by applicants updating, changing or pausing their application. The average is in calendar days.

Non-complex files conforms with the neighbourhood plan, goes from low density to low density, does not require the City to host a public event, aligns to City guidelines, and requires minimal servicing/infrastructure and technical implicatons.

Complex files can be accompanied by a plan amendment, involve a change of land use or scale of land use (residential to commercial, or low density to higher density).

Target: 90 calendar days for a Non-Complex Rezoning applications and **160 calendar days** for complex rezoning applications.

Average Timelines for Completing LDAs* by Complexity for Each Bylaw Type

		Q1	Q2	2021 Q3	Q4	Total	Q1	2022 Total
Rezoning	Complex	175	165	143	151	157	194	194
	Non-Complex	125	135	121	158	135	204	204
	Total	160	153	137	154	150	196	196
Rezoning and Plan Amendment	Complex	166	182	168	179	173	194	194
	Non-Complex		496	48		272		
	Total	166	202	161	179	177	194	194
Road Closure	Complex			161		161		
	Non-Complex		19	370		107	292	292
	Total		19	266		118	292	292
Others	Complex	237	135		137	150	1,384	1,384
	Non-Complex			131		131		
	Total	237	135	131	137	145	1,384	1,384

Generally Public Hearings, which represent the completion of LDA files, are held every two weeks. However, large breaks in the schedule such as summer or winter break, may increase timelines.

*The annual average timelines for completing LDAs includes the timelines of agencies the City has no control over (ATCO, EPCOR). As of 2019 Q4, the methodology was revised. Start and end times have been updated to ensure consistent reporting. As well, applications that fall within multiple categories appear in the "Others" category.

ACTIVITY REPORT

SUBDIVISION

Complex - Includes applications that are in new or developing areas of the city where new infrastructure (such as roads, underground utilities, parks) have not yet been constructed.

Non-Complex - Includes applications in greenfield and developed areas of the city, typically where infrastructure already exists. This includes applications such as boundary adjustments and title separations.

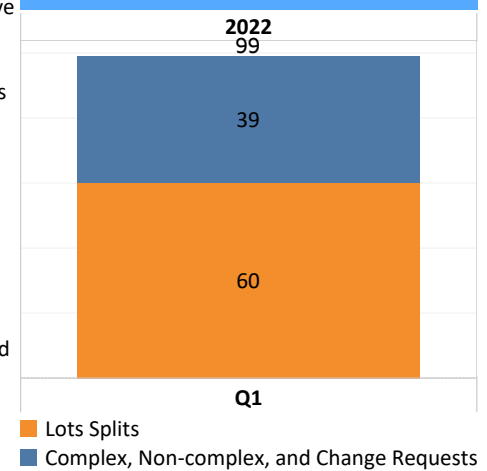
Lot splits (Residential lot splits only) - Subdivision of an existing residential lot to create additional single detached, semi-detached, or row housing lots. These subdivisions typically occur in mature residential neighbourhoods.

Conditionally Approved Applications - Subdivisions that have been reviewed and conditionally approved by the Subdivision Authority with conditions attached. Conditions must be satisfied or removed before the subdivision can be registered.

Approved for Registration - Plan of Survey has been reviewed, Conditions of Approval letter have been completed, and Subdivision Authority has granted consent to register the Plan of Survey.

Target: 100 days for conditional approval of complex, non-complex, and change requests; 60 days for conditional approval of lot splits. All endorsement files have a target of 18 days. These are joint targets between the City and applicants, in calendar days.

New Files Received



File Intake

		Q1	Q2	2021 Q3	Q4	Total	2022		
							Q1	Total	
Complex, Non-complex, and Change Requests	Number of Files Accepted	Data Not Available, Tracking Initiated in 2022						26	26
	Average Days from Submission to Acceptance	Data Not Available, Tracking Initiated in 2022						19	19

Subdivision Conditional Approvals

		Q1	Q2	2021 Q3	Q4	Total	2022	
							Q1	Total
Complex, Non-complex, and Change Requests	Conditionally Approved Applications	55	50	27	28	160	56	56
	Average Days from Fee Payment to Decision	122	92	74	89	94	127	127
	% Completed Within Target (100 days)	73%	66%	81%	64%	71%	71%	71%
Lots Splits	Conditionally Approved Applications	51	55	63	31	200	56	56
	Average Days from Fee Payment to Decision	48	42	40	32	41	57	57
	% Completed Within Target (60 days)	84%	91%	94%	100%	92%	100%	100%

ACTIVITY REPORT

SUBDIVISION

Approved for Registration

		Q1	Q2	2021 Q3	Q4	Total	Q1	2022 Total
Complex, Non-Complex, and Change Requests	Approved Applications	24	27	44	54	149	26	26
	Average Days from Fee Payment to Decision	24	29	31	46	33	55	55
Lots Splits	Approved Applications	33	47	52	46	178	52	52
	Average Days from Fee Payment to Decision	24	10	18	20	18	16	16

Lots Approved For Registration

	Q1	Q2	2021 Q3	Q4	Total	Q1	2022 Total
Single	342	530	1,727	2,800	5,399	490	490
Semi-Detached	25	26	198	176	425	12	12
Row Housing	82	23	248	147	500	0	0
Multi-Unit	0	0	2	4	6	0	0
Commercial	3	1	1	1	6	3	3
Industrial	0	0	1	0	1	6	6
Grand Total	452	580	2,177	3,128	6,337	511	511

ACTIVITY REPORT

SERVICING AGREEMENTS & ENGINEERING DRAWINGS

A servicing agreement is a legal contract between the developer or property owner and the City of Edmonton which must be met and agreed upon prior to the development proceeding.

Servicing agreements provide for the construction of necessary infrastructure such as water, roads, and power. The agreement can be a requirement of a Subdivision or a development permit and often includes the review and approval of engineering drawings. The engineering drawings include the design and construction of municipal improvements such as water mains, storm and sanitary sewers, roads, sidewalks, curbs and gutters, power, street lighting, landscaping and various other items that are necessary to service land being developed or redeveloped.

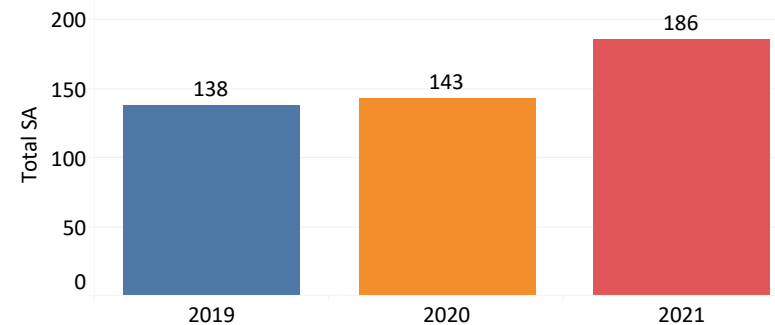
With every servicing agreement application received, there are a number of residential, multi-family, commercial and industrial lots that are proposed to be serviced. The number of applications approved indicates the volume of serviced lots that will be available in the near future. This data is displayed on an annual basis due to the seasonality of the business.

Engineering Drawings are circulated to various reviewing agencies to confirm that standards are met for their respective areas of expertise. Reviewing agencies include transportation planning, streetlights and signals, parks planning, drainage planning, and EPCOR.

Projects Circulated - Refers to the volume of projects that have been submitted by the applicant and have been circulated to the various reviewing agencies. Drawings have not yet been approved.

Projects Approved - Refers to the volume of projects that have gone through all necessary iterations between the applicant and reviewing agencies. Drawings have been approved by the City.

Servicing Agreement Approvals



Engineering drawings are categorized as non-complex or complex. Non-complex drawings are identified as projects that contain elements that are standard on most drawing submissions, such as roadway cross sections and approved pipe materials. Typically, non-complex projects are the continuation of adjoining existing developments.

Complex projects are characterized as projects that contain elements that are not typical in most drawing submissions, such as stormwater management facilities, lift stations, arterial roadways or creek crossings. These projects may require additional input from specialists or experts.

Target: Joint target between City and application of 100 calendar days. Projects over 300 days are removed from the analysis.

Engineering Drawings

		Q1	Q2	2021 Q3	Q4	Total	Q1	2022 Total
Non-Complex Projects	Approved Projects	Data Not Available						
	% Completed Within Target							
	Average Days with the City							
	Average Days with the Applicants							
Complex Projects	Approved Projects							
	% Completed Within Target							
	Average Days with the City							
	Average Days with the Applicants							
Projects circulated								

ACTIVITY REPORT

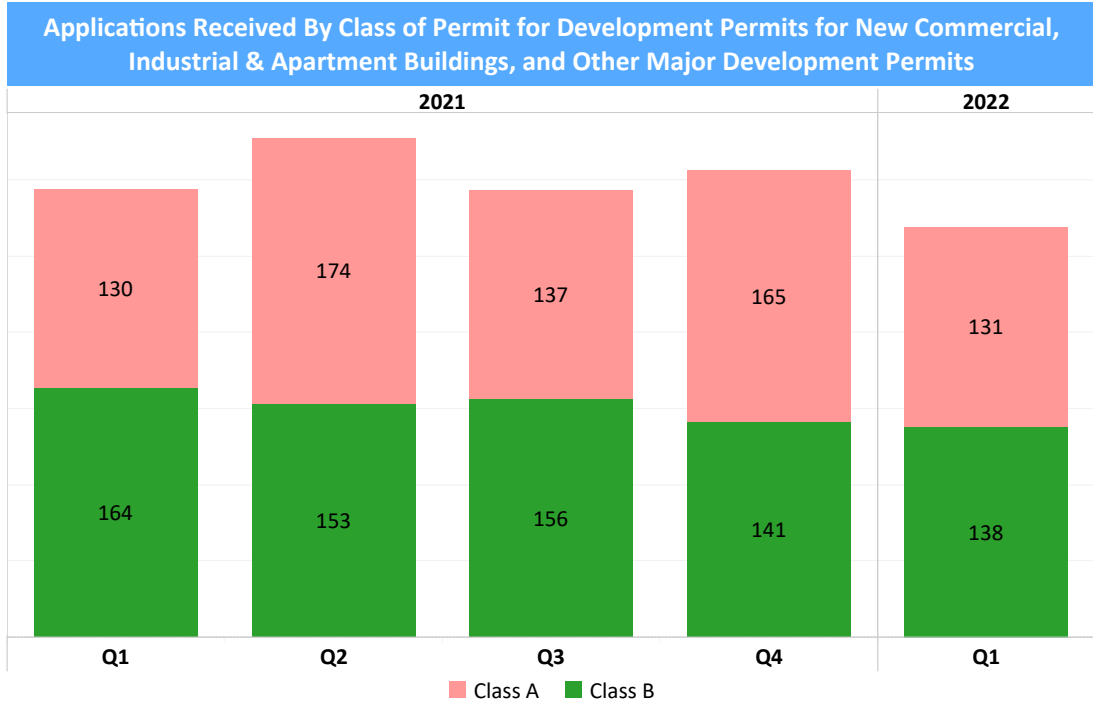
COMMERCIAL, INDUSTRIAL AND OTHER DEVELOPMENT PERMITS

Development permits are written approvals from the City that the location, size, and use of a building complies with the Zoning Bylaw regulations. A development permit is required for new construction, some renovations, signs, new businesses, and changes to how a building is being used.

The amount of time taken to issue a development permit varies significantly, depending on the type of development permit and application complexity. Permits for minor changes can be issued in one day, while permits for new commercial buildings typically take several weeks. Applications for developments that are listed as a discretionary use in the Zoning Bylaw require notification to neighbouring property owners and typically take longer to complete.

Other factors that influence timelines include whether circulation to other civic agencies or assessments are required.

The single most common cause of delay in processing development permits is incomplete or insufficient information, which may result in reviews of the permit prior to the approval.



1 Development Permits for New Commercial, Industrial & Apartment Buildings

	2021				Total	2022	
	Q1	Q2	Q3	Q4		Q1	Total
Applications Received	61	71	58	53	243	47	47
Permits Issued	52	62	70	55	239	50	50
Average Days to Issue	100	65	101	75	86	113	113

2 Other Major Development Permits

	2021 Q1	2021 Q2	2021 Q3	2021 Q4	2021 Total	2022 Q1	2022 Total
Applications Received	302	314	281	299	1,190	282	282
Permits Issued	257	318	275	303	1,148	258	258
Average Days to Issue	29	21	24	20	23	21	21

Note: Timeline methodology updated as of 2021 Q1. It now includes queue times and additional reviews. However, It does not include the initial review done prior to application acceptance (usually less than 2 working days time).

ACTIVITY REPORT

COMMERCIAL, INDUSTRIAL AND OTHER BUILDING PERMITS

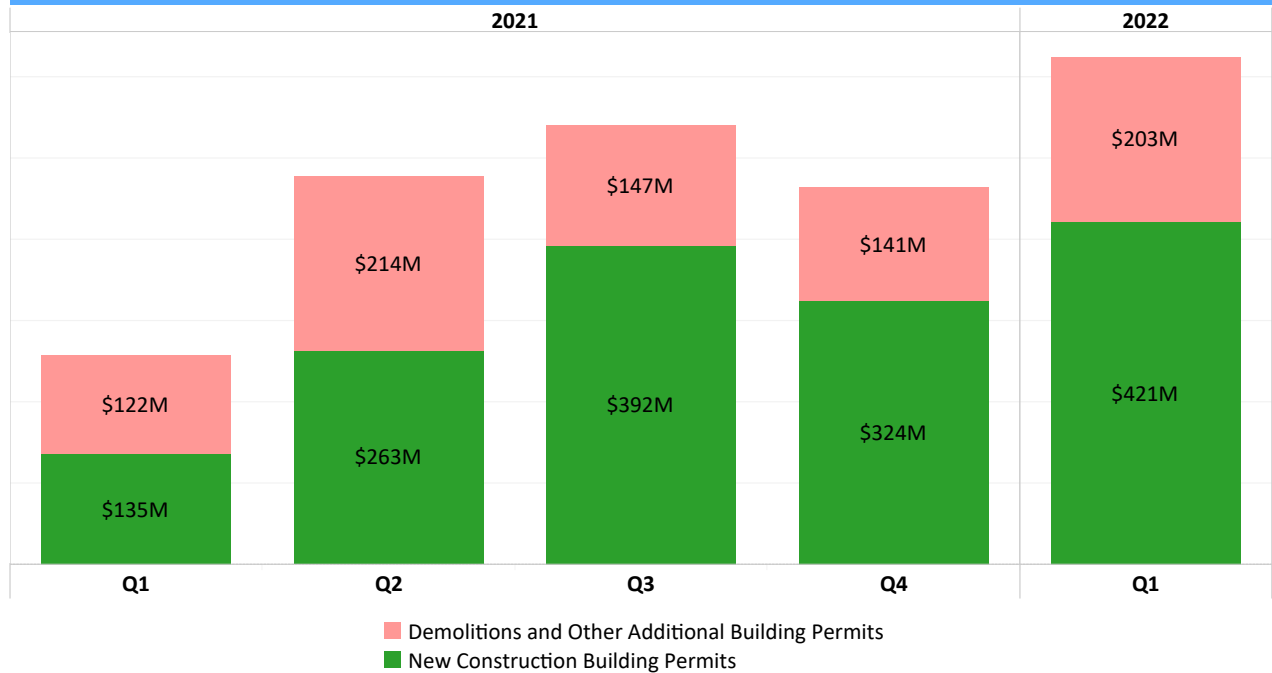
Construction Values for New Construction, and Demolitions & Other Additional Building Permits

Safety code permits, such as building, mechanical and electrical, confirm that buildings comply with safety codes and energy regulations.

Commercial, industrial, and other permits includes various types of non-residential permits: permits for new buildings (including apartments), additions, exterior or interior alterations, parking lots, and change of use.

The combination of applications received and the construction value of projects indicates the volume and complexity of the permits being processed.

*Other additional building permits includes additions, exterior and interior alterations, excavations, footing and foundation, and structural frames.



1 Building Permits for New Construction

	2021				Total	2022	
	Q1	Q2	Q3	Q4		Q1	Total
Applications Received	54	89	83	64	290	96	96
Permits Issued	92	78	112	84	326	81	81
Average Days to Issue	183	265	168	253	211	202	202

2 Demolitions and Other Additional Building Permits*

Applications Received	532	650	582	494	2,258	579	579
Permits Issued	601	623	640	574	2,303	530	530
Average Days to Issue	88	87	92	93	90	104	104

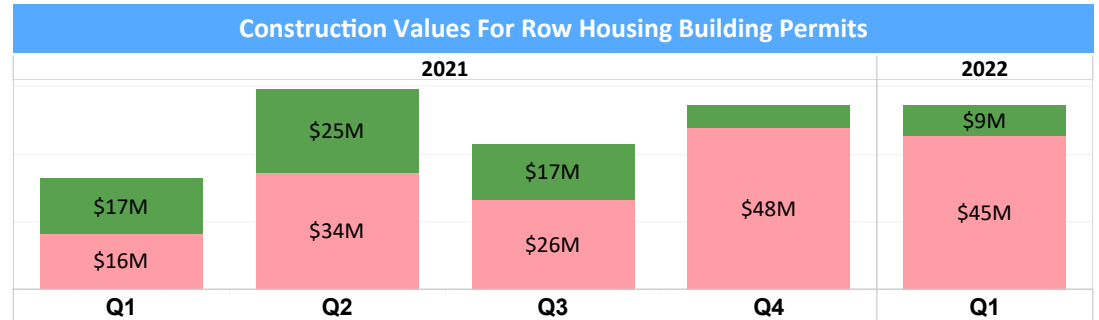
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ACTIVITY REPORT

RESIDENTIAL MULTI-FAMILY PERMITS

A Multi-Family residential development includes row housing and apartment dwellings.

- Rowhousing Building Permits - Projects with 3 or 4 dwelling units
- Rowhousing Building Permits - Projects with 5 or more dwelling units



1 New Multi-Family Development Permits

	2021					2022		
	Q1	Q2	Q3	Q4	Total	Q1	Total	
Applications Received	100	91	50	45	286	78	78	
New Multi - Family 3 or 4 dwellings	Permits Issued	40	38	30	14	122	16	16
	Average Days to Issue	25	31	41	29	31	37	37
New Multi - Family 5 or more dwellings	Permits Issued	19	24	11	10	64	22	22
	Average Days to Issue	84	66	67	156	86	49	49
Mature Neighbourhood Overlay	Permits Issued	6	7	11	7	31	9	9
	Average Days to Issue	172	136	77	116	118	200	200

2 Row Housing Building Permits

Applications Received	51	82	52	62	245	60	60	
Rowhousing Building Permits - Projects with 3 or 4 dwelling units	Permits Issued	26	39	39	14	118	13	13
	Average Days to Issue	21	38	26	17	28	57	57
Rowhousing Building Permits - Projects with 5 or more dwelling units	Permits Issued	8	11	11	4	34	8	8
	Average Days to Issue	35	47	51	43	45	52	52

Note: Timeline methodology updated as of 2021 Q1. It now includes queue times and additional reviews. However, It does not include the initial review done prior to application acceptance (usually less than 2 working days time).

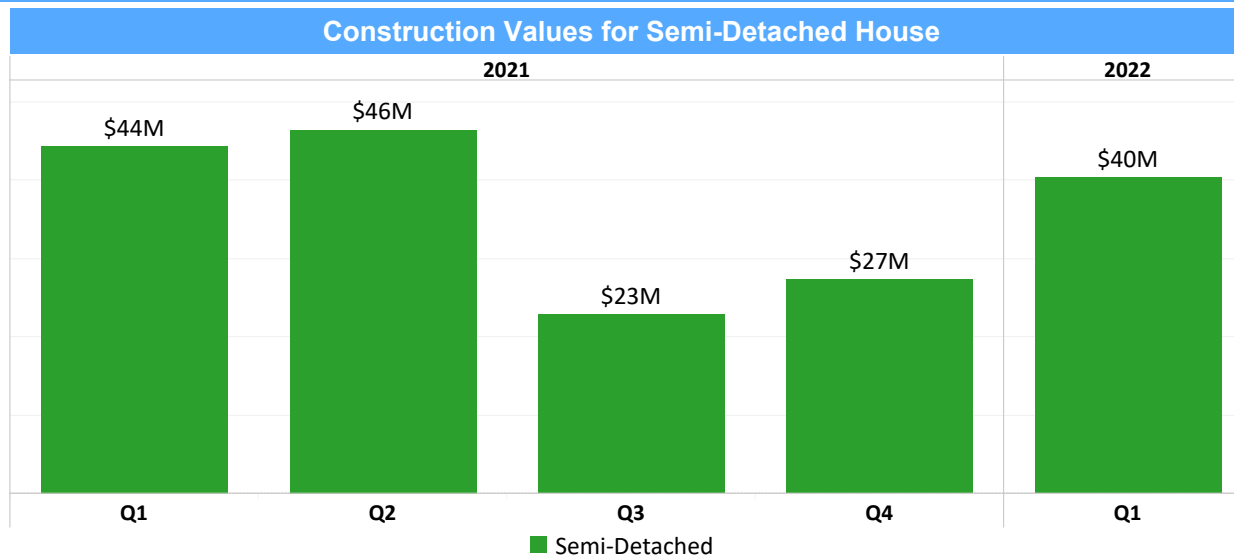
ACTIVITY REPORT

RESIDENTIAL SEMI-DETACHED HOUSE PERMITS

Class A applications are those not contained within a mature neighbourhood overlay, Class B applications are discretionary development not within a Mature Neighbourhood Overlay and Complex are those within a Mature Neighbourhood Overlay.

Incomplete permit applications, those requiring bylaw exceptions, or those put on hold by the applicant are likely to take additional time. The actual results include times for complete and incomplete applications.

The combination of applications received and the construction value of projects indicates the volume and complexity of the permits being processed.



1 New Duplex/Semi-Detached House Development Permit

	2021				Total	2022	
	Q1	Q2	Q3	Q4		Q1	Total
Applications Received	138	122	71	67	398	113	113
Permits Issued	119	130	70	69	387	112	112
Class A							
Permits Issued	82	92	31	41	245	92	92
Average Days to Issue	11	11	7	9	10	13	13
Class B							
Permits Issued	18	10	15	6	49	6	6
Average Days to Issue	12	14	20	15	15	73	73
Complex							
Permits Issued	19	28	24	22	93	16	16
Average Days to Issue	30	40	42	52	41	65	65

2 Semi-Detached House Building Permits

	2021 Q1	2021 Q2	2021 Q3	2021 Q4	Total	2022 Q1	Total
Applications Received	120	129	65	73	387	105	105
Permits Issued	145	130	76	74	422	88	88
Average Days to Issue	26	24	30	33	27	23	23

Note: Timeline methodology updated as of 2021 Q1. It now includes queue times and additional reviews. However, it does not include the initial review done prior to application acceptance (usually less than 2 working days time).

ACTIVITY REPORT

SINGLE DETACHED HOUSE PERMITS

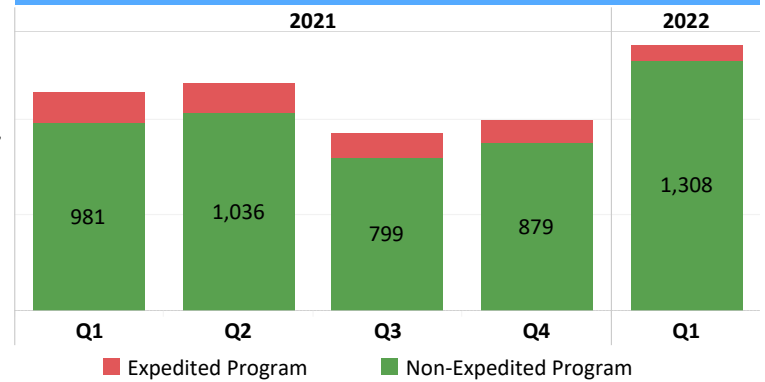
Development and building permits are both required for the construction of a Single Detached House.

The City measures and reports time from receipt of a complete application, including fees paid, to the time a decision is made. Decisions can be threefold: approved, refused, or more information required. Circulation to other City departments, notification period, and where required, community consultation are included in these timelines.

Applications submitted includes applications that meet the requirements to start the review process. These applications still may not have all the necessary information to approve or refuse an application.

If an application qualifies for an expedited review, the development permit can be issued by intake team.

1.1 Development Permits Issued



1.2 Development Permits

			2021				2022			
			Q1	Q2	Q3	Q4	Total	Q1	Total	
Applications Received	Greenfield		1,108	993	750	913	3,763	1,432	1,432	
	Infill		93	118	119	86	415	85	85	
	Total		1,201	1,111	869	999	4,178	1,517	1,517	
Permits Issued	Expedited Program	Greenfield	Permits Issued	150	139	124	111	523	74	74
		Greenfield	Average days to issue	7	3	4	4	5	6	6
		Infill	Permits Issued	8	9	5	4	26	6	6
		Infill	Average days to issue	10	10	9	9	10	16	16
	Non-Expedited Program	Greenfield	Permits Issued	916	938	682	781	3,261	1,230	1,230
		Greenfield	Average days to issue	18	17	19	17	18	18	18
		Infill	Permits Issued	65	98	117	98	371	78	78
		Infill	Average days to issue	64	65	46	52	56	79	79

2 Building Permits

Applications Received	1,115	1,166	883	972	4,126	1,333	1,333	
Permits Issued	Permits Issued	1,116	1,102	1,036	1,011	4,235	1,070	1,070
	Average days to issue	30	33	34	26	31	25	25

Note: Timeline methodology updated as of 2021 Q1. It now includes queue times and additional reviews. However, It does not include the initial review done prior to application acceptance (usually less than 2 working days time).

ACTIVITY REPORT

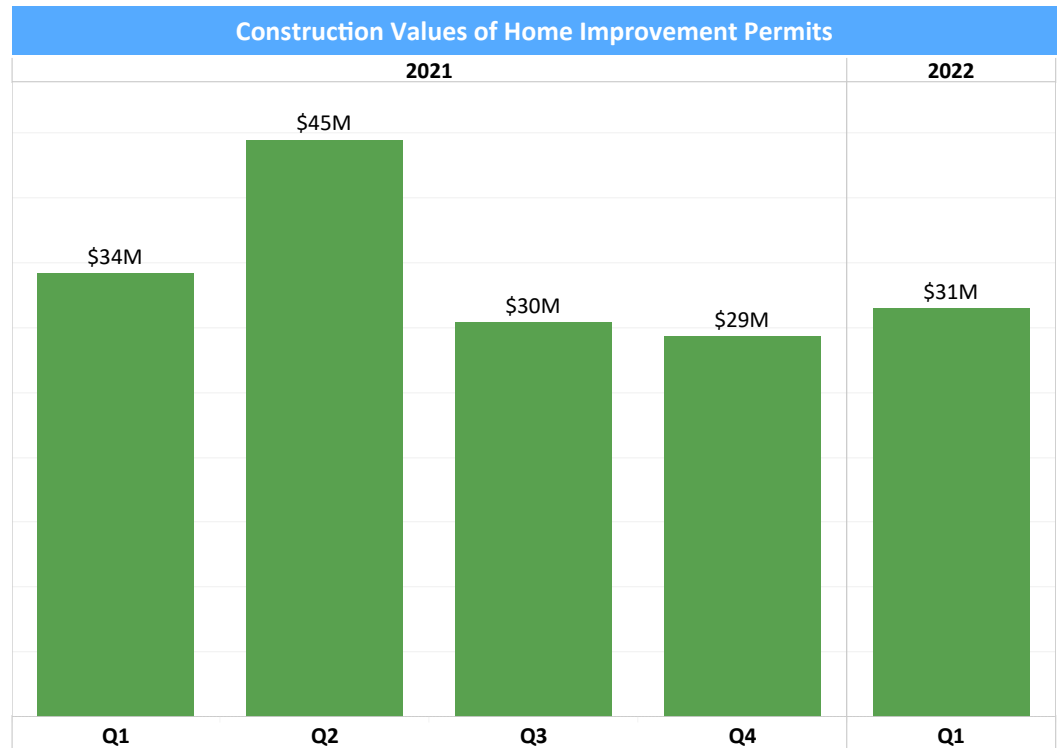
MINOR RESIDENTIAL PERMITS

Home Improvement Permits are for minor residential projects such as detached garages, decks, and interior and exterior alterations. The permit includes development and building permits; multiple projects can be issued under one permit. Home Improvement Permits replaces separate development, building, and other combined permits that were previously used for minor residential projects.

Simple residential permits, such as uncovered decks and minor accessory structures can be issued in one day at the Service Centre. Permits may take longer to issue if they are for discretionary development, require a variance, are located within a neighbourhood overlay, or the initial application submission is incomplete.

A permit is considered issued after all required documents have been received, all associated fees paid, and the plans review completed. After a permit is issued and construction is complete, at least one safety code inspection will be conducted.

The combination of applications received and the construction value of projects indicates the volume and complexity of the permits being processed.



Home Improvement Permits

	2021				Total	2022	
	Q1	Q2	Q3	Q4		Q1	Total
Applications Received	1,866	2,547	1,889	1,435	7,718	1,652	1,652
Number of Projects	2,051	2,811	2,084	1,559	8,505	1,785	1,785
Permits Issued							
Permits Issued	1,573	2,345	2,056	1,569	7,543	1,453	1,453
Average Days to Issue	35	30	34	34	33	29	29

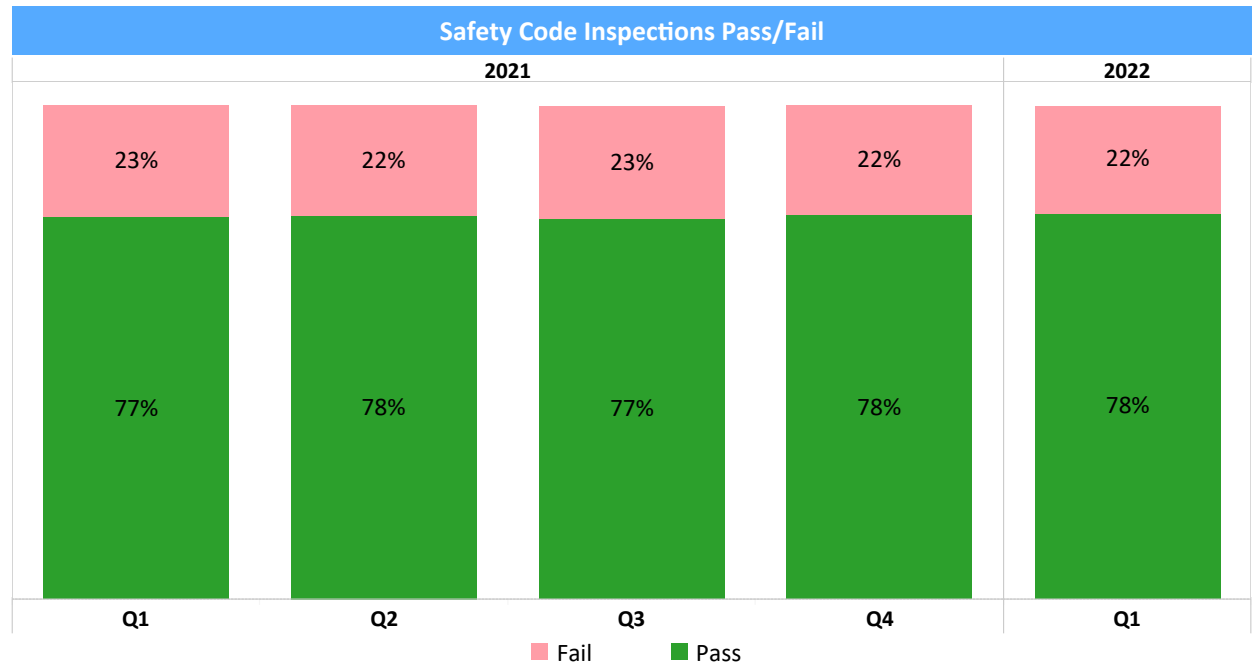
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ACTIVITY REPORT

SAFETY CODES & DEVELOPMENT INSPECTIONS

New construction or alterations to a structure must comply with the Alberta Safety Codes Act. Safety codes permits include building, HVAC (heating, ventilation, and air-conditioning), Plumbing, gas, and electrical permits. Each permit requires at least one inspection after the work has been completed. Permits for new buildings require multiple inspections throughout the construction process.

Development services completes over 30,000 safety code inspections per quarter. This figure is comprised of completed inspections for building, plumbing, gas, HVAC and electrical disciplines. Other completed inspections compiled quarterly include lot grading, landscaping, development site inspections and sidewalk cafes. These numbers vary greatly throughout the year, as they are impacted by seasonal conditions.



1 Safety Codes & Development Inspections Completed

	2021				Total	2022	
	Q1	Q2	Q3	Q4		Q1	Total
Building	9,109	9,085	7,794	8,099	34,087	7,665	7,665
Electrical	8,242	10,527	11,257	10,337	40,363	8,238	8,238
HVAC	6,048	5,984	5,146	5,105	22,283	4,651	4,651
Plumbing & Gas	10,978	11,086	10,027	11,444	43,535	9,773	9,773
Grand Total	34,377	36,682	34,224	34,985	140,268	30,327	30,327

2 Other Inspections Completed*

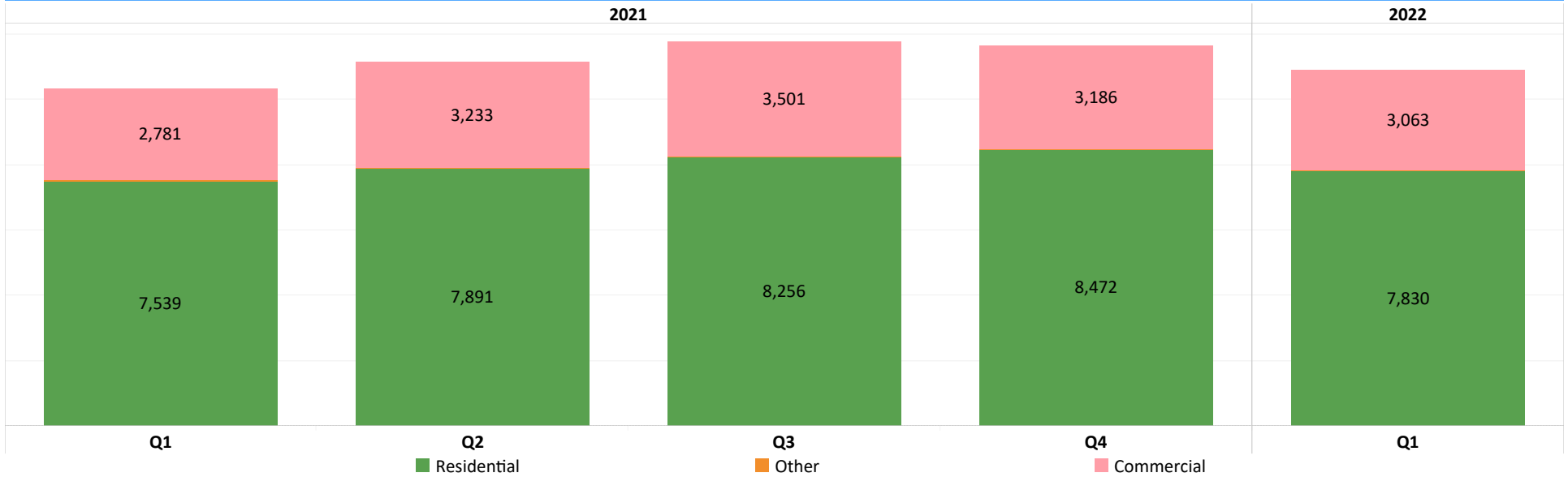
	2021 Q1	2021 Q2	2021 Q3	2021 Q4	2021 Total	2022 Q1	2022 Total
Lot Grading	160	3,615	6,001	2,718	12,494	70	70
Others	41	212	229	84	566	117	117
Grand Total	201	3,827	6,230	2,802	13,060	187	187

* "Others" include Sidewalk cafe, landscaping and development site inspections.

ACTIVITY REPORT

MECHANICAL AND ELECTRICAL PERMITS

Mechanical & Electrical Permits Received by Permit Type



3 HVAC Permits

	2021				Total	2022	
	Q1	Q2	Q3	Q4		Q1	Total
Applications Submitted	1,377	1,213	1,104	1,212	4,906	1,178	1,178
Permits Issued	918	848	785	1,055	3,606	813	813

4 Plumbing & Gas Permits

Applications Submitted	4,933	3,907	3,849	5,786	18,475	5,241	5,241
Permits Issued	4,255	3,249	3,204	5,193	15,901	4,494	4,494

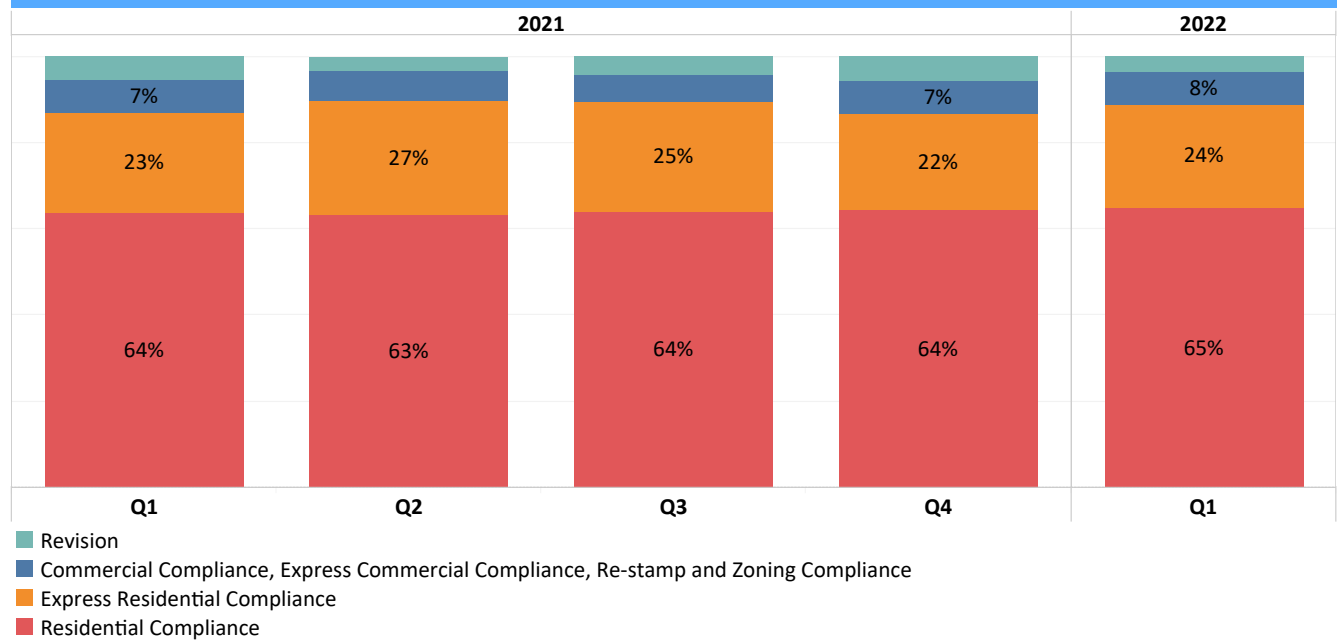
5 Electrical Permits

Applications Submitted	4,014	6,006	6,806	4,661	21,487	4,490	4,490
Permits Issued	3,044	5,079	5,829	4,128	18,080	3,443	3,443

ACTIVITY REPORT

COMPLIANCE CERTIFICATES

Compliance Certificate Applications Received by Compliance Type



Compliance certificate is a formal response from the City of Edmonton that states that any development on a property, based on a Real Property Report from an Alberta Land Surveyor, meets all regulations of the Zoning Bylaw and/or has been issued any required Development Permits. Compliance certificates also include zoning confirmations and re-stamps.

The City has two levels of compliance service - regular and express. There are significantly higher volumes for regular service requests and response times can vary.

1 Compliance Certificate - Total*

	2021				Total	2022	
	Q1	Q2	Q3	Q4		Q1	Total
Certificates Issued	1,457	2,344	2,110	1,677	7,588	1,261	1,261
Applications Submitted	1,616	2,504	2,109	1,616	7,845	1,374	1,374

2 Express Certificates

	2021 Q1	2021 Q2	2021 Q3	2021 Q4	2021 Total	2022 Q1	2022 Total
Certificates issued	376	652	545	390	1,963	337	337
Average Days to Issue	3	3	3	4	3	4	4

3 Regular Certificates

	2021 Q1	2021 Q2	2021 Q3	2021 Q4	2021 Total	2022 Q1	2022 Total
Certificates issued	1,081	1,692	1,565	1,287	5,625	924	924
Average Days to Issue	11	11	12	12	12	11	11

* Including Zoning Confirmations and Re-Stamps

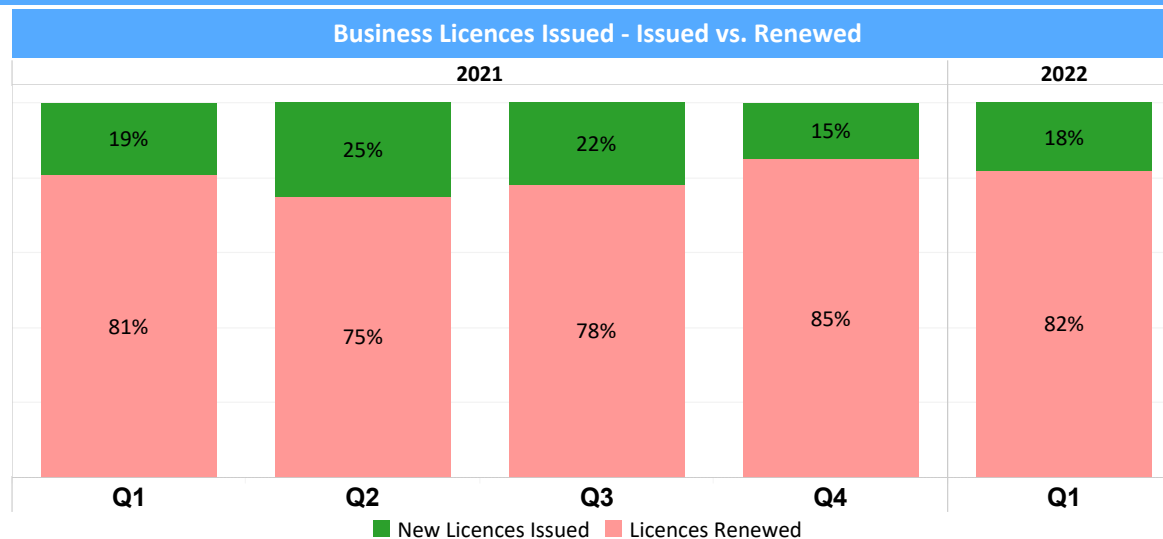
ACTIVITY REPORT

LICENSING

Urban Planning & Economy manages the issuance of all City of Edmonton business and vehicle for hire licences.

There are more than 30,000 active businesses operating within the City of Edmonton. For complete applications with fees paid on time, a new business licence can usually be issued within a few days. If the application requires referral from Fire Rescue Services, it can take up to 14 days. Existing businesses must renew their business licence annually.

Vehicle For Hire program ensures the safe and orderly provision of Vehicle for Hire services in the City through driver licensing, driver screening, vehicle inspections, and enforcement activities. Taxi, limousine, and shuttle businesses, vehicles, and drivers all require a licence to comply with the Vehicle For Hire Bylaw.



1 Business Licensing

	2021				Total	2022	
	Q1	Q2	Q3	Q4		Q1	Total
New Licences Issued	2,028	2,212	1,686	1,647	7,573	1,917	1,917
Licences Renewed	8,498	6,600	6,011	9,443	30,552	8,575	8,575
Total Licences	10,526	8,812	7,697	11,090	38,125	10,492	10,492

1.1 New Licences (without referral)

	2021 Q1	2021 Q2	2021 Q3	2021 Q4	Total	2022 Q1	Total
Issued without referral	1,445	1,659	1,232	1,153	5,489	1,648	1,648

1.2 New Licences (require referral)

	2021 Q1	2021 Q2	2021 Q3	2021 Q4	Total	2022 Q1	Total
Licences issued	583	553	454	494	2,084	269	269
Average Days to Issue	41	41	32	32	37	55	55

2 Vehicle for Hire

	2021 Q1	2021 Q2	2021 Q3	2021 Q4	Total	2022 Q1	Total
Dispatch Licences Issued		34	6	5	45	5	5
Driver Licences Issued	230	235	292	287	1,044	217	217
Vehicle Licences Issued	10	1,241	67	31	1,336	59	59

ACTIVITY REPORT

FINANCIALS

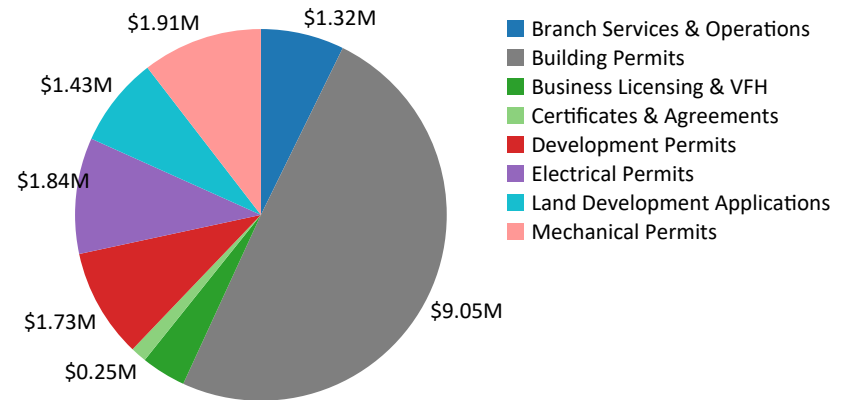
Urban Planning & Economy provide planning and development services to the City of Edmonton through review, approval and inspections associated with the following: Area and Neighbourhood Structure Plans, Rezoning and Subdivision, Servicing Agreements, Development Permits, and Building Permits.

The Planning and Development Business Model (PDBM) is used to support the long term financial sustainability of the City's Planning and Development work, by stabilizing service levels during times of revenue variability associated with these services. It allows the City to stabilize operating and capital resources across extended periods of time.

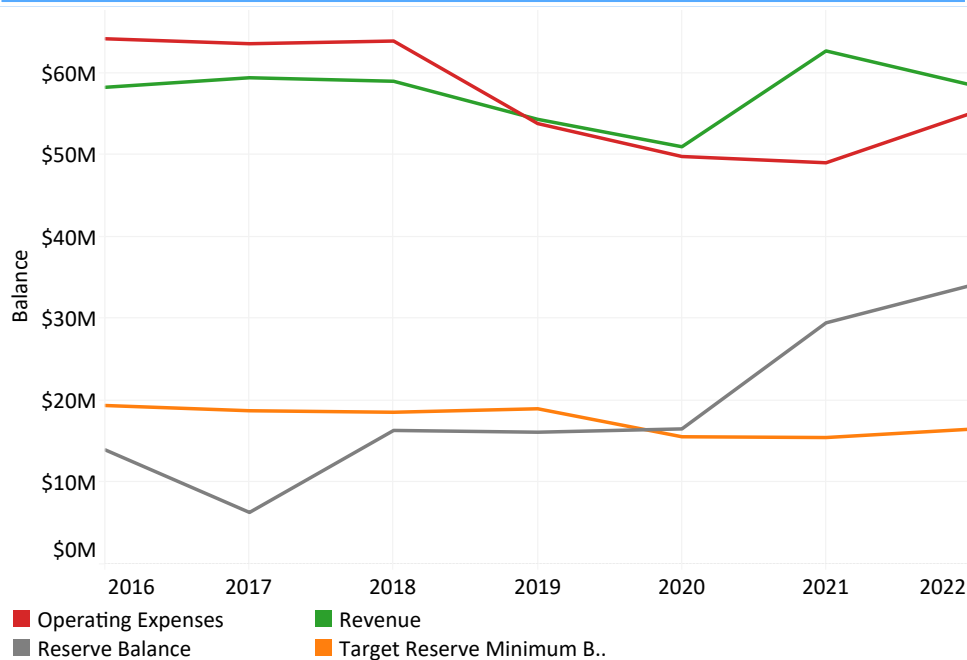
Revenue collected for the processing applications is directly and indirectly attributed to the delivery of those services. This includes corporate support costs and providing for investments in service improvement initiatives.

Note: The minimum balance is based on a percentage of budgeted expenses and fluctuates as budgeted expenses change.

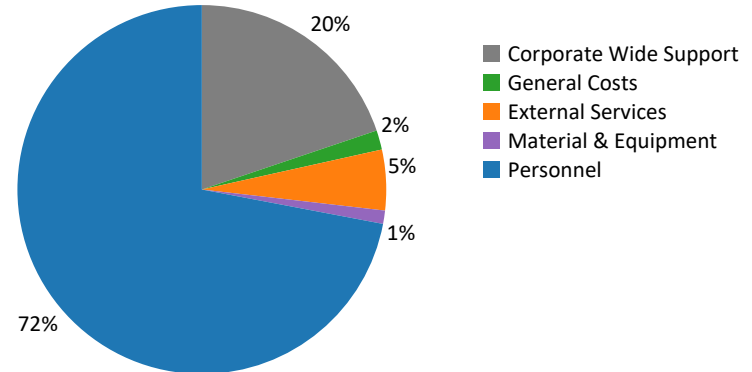
Development Services Revenue YTD - 2022 Q1



PDBM Reserve Revenues, Expenses and Balance



Development Services Expenditures YTD - 2022 Q1



Corporate Wide Support

Corporate Support Services	61%
Accommodations	25%
Other	11%
Planning and Environment Ser..	3%

ACTIVITY REPORT

EXPLANATIONS

General Explanations

The report is intended to highlight key activities throughout the land development process. It is not a comprehensive listing of all activities in the land development process or work completed by the Urban Planning & Economy Department.

The number of submitted applications may be greater than the number of issued permits because applications that are cancelled or denied are not included.

Unless otherwise stated, Days to Issue is calculated as the number of calendar days between the date on which the application was submitted and the date on which the permit was issued. This does not include timelines for completing inspections. Average calendar days to issue is calculated based on issued permits in each quarter. Processing timelines are not included for applications where reliable data is not available or where application complexity varies too significantly to provide a valuable summary measure.

Permits

A development permit is written approval from the City confirming that the location, size, and use of a structure complies with the Zoning Bylaw regulations. A development permit is required for new construction, some renovations, signs, new businesses, and changes to how a building is being used.

Safety code permits, such as building, mechanical and electrical, confirm that buildings comply with safety codes and energy regulations.

Commercial, industrial, and other permits includes various types of non-residential permits: permits for new buildings (including apartments), additions, exterior or interior alterations, parking lots, and change of use as examples.

Home Improvement Permits includes decks, exterior or interior alterations, demolitions, fences, and swimming pools as examples.

Financials

The reported revenues and expenditures are a combination of actual and projected values, which are updated on a quarterly basis.

The reported Planning and Development Business Model reserve balance is the cumulative balance at the end of the year.

Corporate Wide Support allocations will be monitored on an ongoing basis, and adjusted if necessary. Planning and Environment Services includes technical support for plans reviews by Transportation and Parks. Service Enhancements include both operating and capital expenses.