

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 high-rise buildings of various architectural styles and colors, including a prominent blue glass skyscraper. The foreground also shows some greenery and a brick building with several chimneys.

Edmonton

Urban Planning & Economy

Quarterly Activity Report

SECOND 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

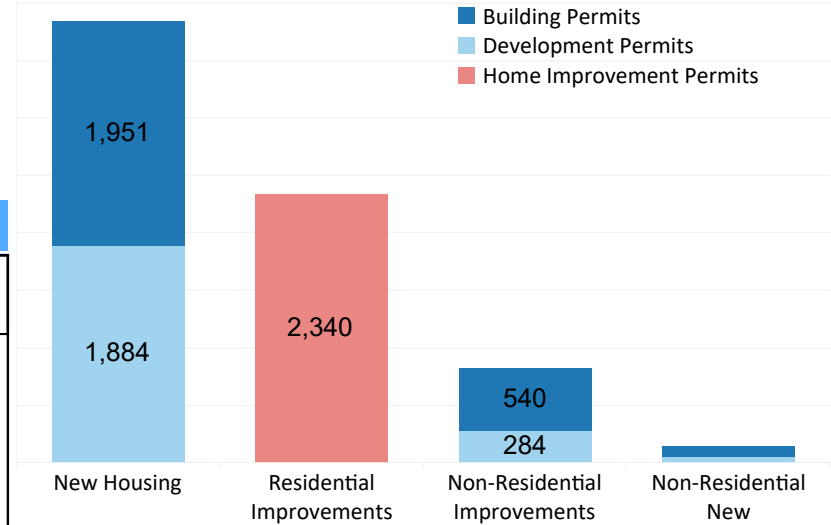
URBAN PLANNING & ECONOMY HIGHLIGHTS

Highlights of 2022 - Quarter 2

Applications Received

7,140

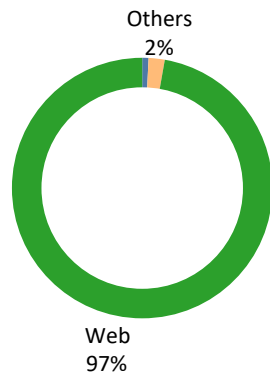
Difference from Previous Quarter: **30%**



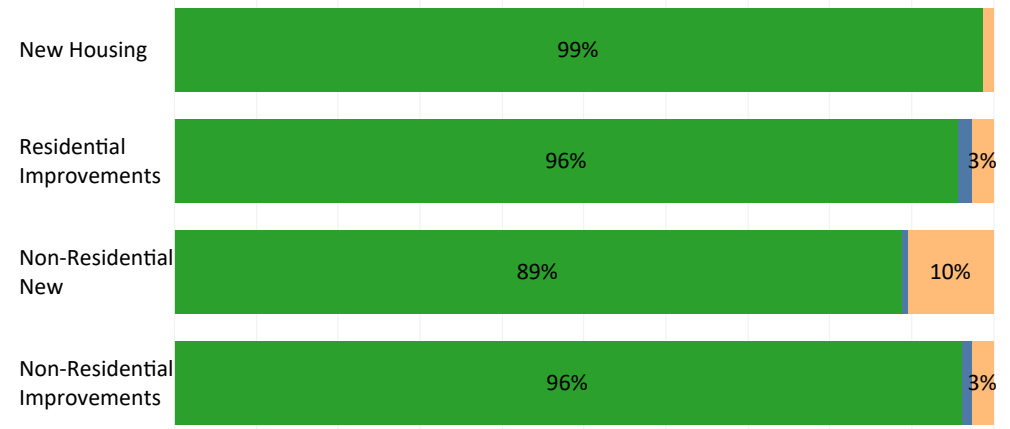
Construction Values

| New Housing | Non-Residential New | Residential Improvements | Non-Residential Improvements | Grand Total |
|----------------------------|-----------------------------|---------------------------|------------------------------|------------------------------|
| \$716M 45% from Q1 2022 | \$283M -15% from Q1 2022 | \$44M 31% from Q1 2022 | \$161M -15% from Q1 2022 | \$1,204M 15% from Q1 2022 |

Application Methods for All Applications Received



Application Methods By Category

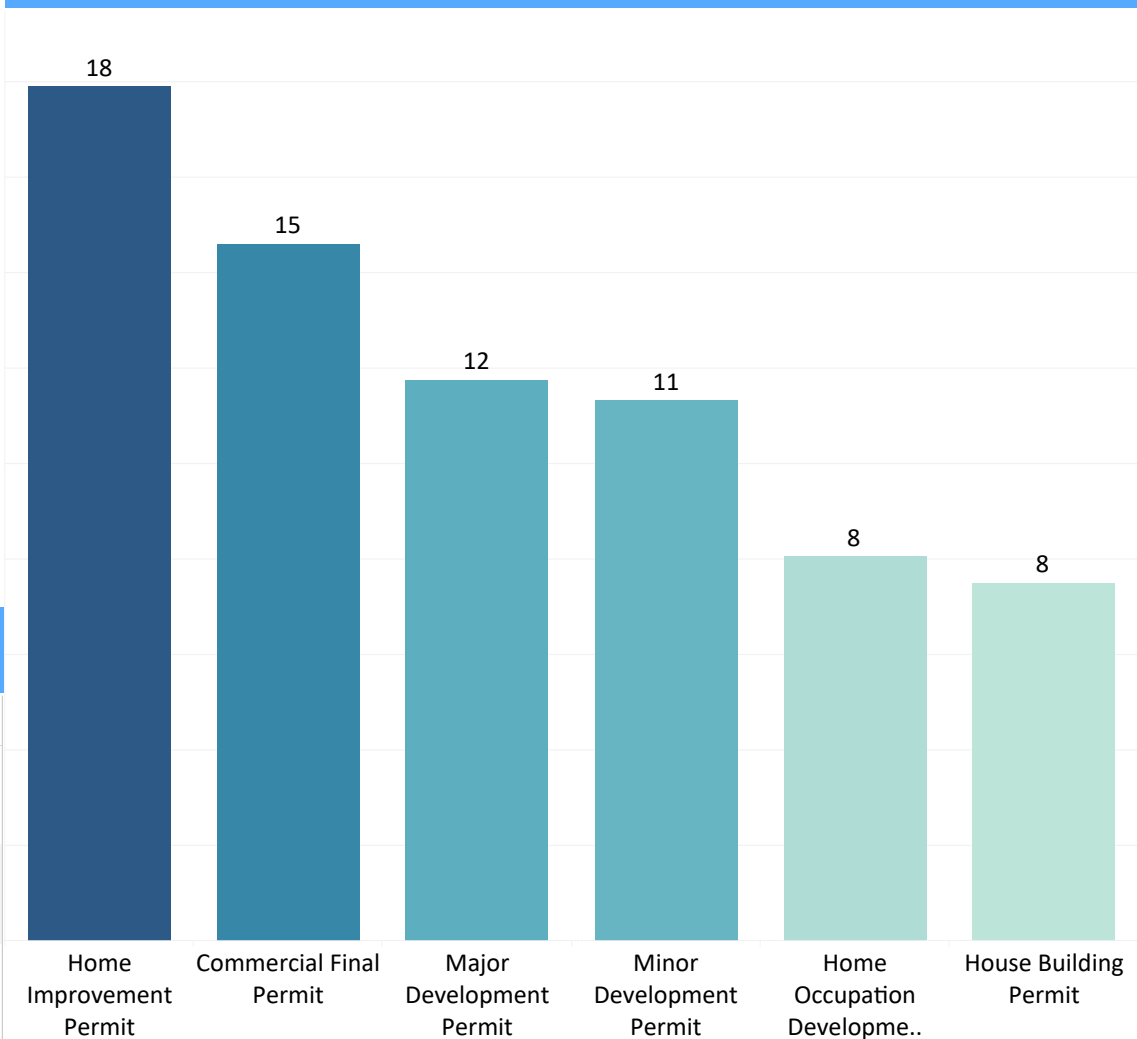


ACTIVITY REPORT

URBAN PLANNING & ECONOMY

Analysis of More Information Requests for Permits Processed in 2022 Q2

Average Time Waiting on More Information from Customer By Permit Type In 2022 Q2



**Approximately, 49%
of applications processed in 2022 Q2
required more information from applicants**

Average Time Waiting on Customer to Provide The Requested Information

| | Q1 | Q2 | 2021 Q3 | Q4 | Avg | Q1 | 2022 Q2 | Avg |
|--------------------|----|----|---------|----|-----|----|---------|-----|
| Intake | 5 | 7 | 9 | 11 | 8 | 9 | 7 | 8 |
| Plans Exam | 6 | 11 | 12 | 12 | 11 | 14 | 11 | 12 |
| Tech Review | 7 | 12 | 16 | 19 | 14 | 18 | 18 | 18 |

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 Q3 | Q4 | Total | Q1 | 2022 Q2 | Total |
|---------------------------------|---------------------------|-----------|-----------|------------|-----------|------------|-----------|------------|------------|
| LDA Applications Received | Rezoning | 55 | 30 | 30 | 52 | 167 | 42 | 43 | 85 |
| | Rezoning & Plan Amendment | 15 | 17 | 10 | 17 | 59 | 16 | 18 | 34 |
| | Road Closure | 4 | 3 | 6 | 8 | 21 | 2 | 1 | 3 |
| | Text Amendment | 2 | | 1 | 1 | 4 | 1 | | 1 |
| | Others | 7 | 1 | 3 | 4 | 15 | 3 | 1 | 4 |
| | Total | 83 | 51 | 50 | 82 | 266 | 64 | 63 | 127 |

2 Bylaws Brought to Public Hearing That Passed

| | | 2021 | | | | 2022 | |
|--|---------------------------|-----------|------------|-----------|-----------|-----------|-----------|
| | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 |
| Bylaws Brought to Public Hearing | Rezoning | 24 | 50 | 43 | 23 | 39 | 41 |
| | Rezoning & Plan Amendment | 34 | 40 | 45 | 11 | 18 | 38 |
| | Road Closure | 5 | 4 | 4 | | 3 | 4 |
| | Text Amendment | 2 | 2 | 1 | 1 | 1 | 1 |
| | Others | 10 | 18 | 6 | 1 | 2 | 15 |
| | Total | 75 | 114 | 99 | 36 | 63 | 99 |

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 Q2 | Total |
|--------------------------------|--------------|------------|------------|------------|------------|------------|--------------|------------|------------|
| Rezoning | Complex | 175 | 165 | 143 | 151 | 157 | 194 | 153 | 172 |
| | Non-Complex | 125 | 135 | 121 | 158 | 135 | 204 | 117 | 163 |
| | Total | 160 | 153 | 137 | 154 | 150 | 196 | 145 | 170 |
| Rezoning and Plan Amendment | Complex | 166 | 182 | 168 | 179 | 173 | 194 | 177 | 184 |
| | Non-Complex | | 496 | 48 | | 272 | | | |
| | Total | 166 | 202 | 161 | 179 | 177 | 194 | 177 | 184 |
| Road Closure | Complex | | | 161 | | 161 | | 181 | 181 |
| | Non-Complex | | 19 | 370 | | 107 | 292 | 125 | 250 |
| | Total | | 19 | 266 | | 118 | 292 | 162 | 227 |
| Others | Complex | 237 | 135 | | 137 | 150 | 1,384 | 182 | 332 |
| | Non-Complex | | | 131 | | 131 | | | |
| | Total | 237 | 135 | 131 | 137 | 145 | 1,384 | 182 | 332 |
| Text Amendment | Complex | | | | | | 140 | 140 | 140 |
| | Total | | | | | | 140 | 140 | 140 |

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.

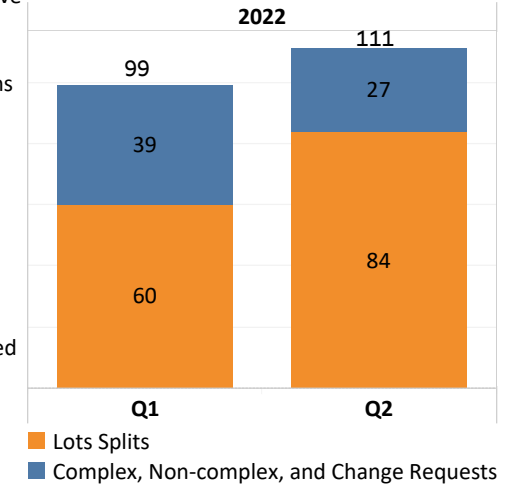
Lot splits (Residential lot splits only) - Subdivision of an existing residential lot to create additional single detached, semi-detached, or row housing lots. These subdivisions typically occur in mature residential neighbourhoods.

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 | Q1 | 2022 Q2 | Total | |
|---|--|--|----|---------|----|-------|----|---------|-------|----|
| Complex, Non-complex, and Change Requests | Number of Files Accepted | Data Not Available, Tracking Initiated in 2022 | | | | | | 26 | 24 | 50 |
| | Average Days from Submission to Acceptance | Data Not Available, Tracking Initiated in 2022 | | | | | | 19 | 39 | 58 |

Subdivision Conditional Approvals

| | | Q1 | Q2 | 2021 Q3 | Q4 | Total | Q1 | 2022 Q2 | Total |
|---|---|-----|-----|---------|------|-------|------|---------|-------|
| Complex, Non-complex, and Change Requests | Conditionally Approved Applications | 55 | 50 | 27 | 28 | 160 | 56 | 32 | 88 |
| | Average Days from Fee Payment to Decision | 122 | 92 | 74 | 89 | 94 | 127 | 90 | 109 |
| | % Completed Within Target (100 days) | 73% | 66% | 81% | 64% | 71% | 71% | 72% | 72% |
| Lots Splits | Conditionally Approved Applications | 51 | 55 | 63 | 31 | 200 | 56 | 79 | 135 |
| | Average Days from Fee Payment to Decision | 48 | 42 | 40 | 32 | 41 | 57 | 32 | 45 |
| | % Completed Within Target (60 days) | 84% | 91% | 94% | 100% | 92% | 100% | 100% | 100% |

ACTIVITY REPORT

SUBDIVISION

Approved for Registration

| | | Q1 | Q2 | 2021 Q3 | Q4 | Total | Q1 | 2022 Q2 | Total |
|---|---|----|----|---------|----|-------|----|---------|-------|
| Complex, Non-Complex, and Change Requests | Approved Applications | 24 | 27 | 44 | 54 | 149 | 26 | 29 | 55 |
| | Average Days from Fee Payment to Decision | 24 | 29 | 31 | 46 | 33 | 55 | 22 | 39 |
| Lots Splits | Approved Applications | 33 | 47 | 52 | 46 | 178 | 52 | 36 | 88 |
| | Average Days from Fee Payment to Decision | 24 | 10 | 18 | 20 | 18 | 16 | 19 | 18 |

Lots Approved For Registration

| | Q1 | Q2 | 2021 Q3 | Q4 | Total | Q1 | 2022 Q2 | Total |
|--------------------|------------|------------|--------------|--------------|--------------|------------|------------|--------------|
| Single | 342 | 530 | 1,727 | 2,800 | 5,399 | 490 | 813 | 1,303 |
| Semi-Detached | 25 | 26 | 198 | 176 | 425 | 12 | 113 | 125 |
| Row Housing | 82 | 23 | 248 | 147 | 500 | 0 | 27 | 27 |
| Multi-Unit | 0 | 0 | 2 | 4 | 6 | 0 | 0 | 0 |
| Commercial | 3 | 1 | 1 | 1 | 6 | 3 | 1 | 4 |
| Industrial | 0 | 0 | 1 | 0 | 1 | 6 | 3 | 9 |
| Grand Total | 452 | 580 | 2,177 | 3,128 | 6,337 | 511 | 957 | 1,468 |

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.

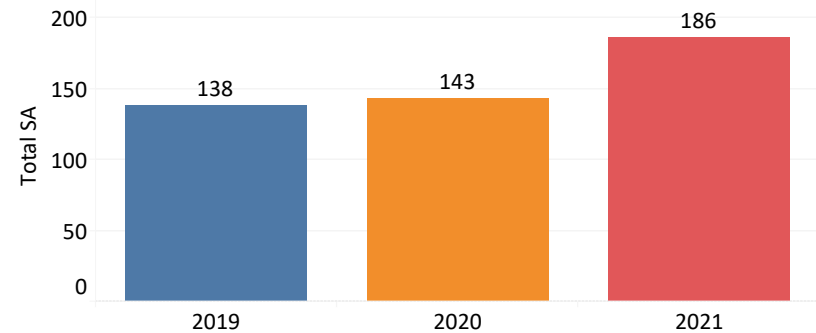
With every servicing agreement application received, there are a number of residential, multi-family, commercial and industrial lots that are proposed to be serviced. The number of applications approved indicates the volume of serviced lots that will be available in the near future. This data is displayed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

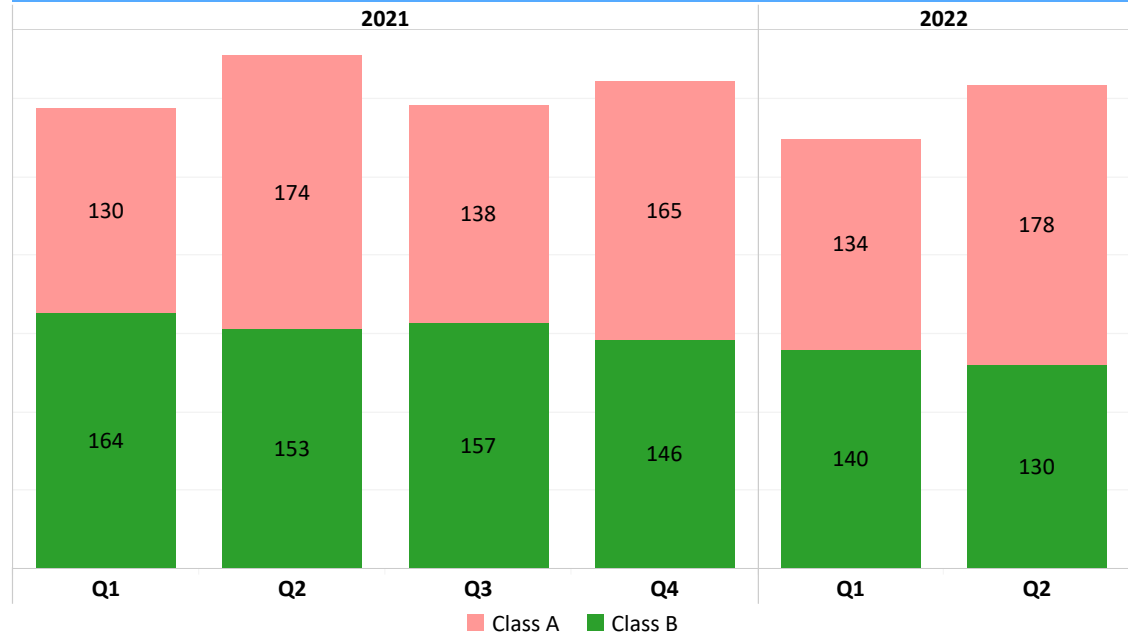
Engineering Drawings

| | | 2021 | | | | 2022 | | | | | | | | | | | |
|----------------------|----------------------------------|--------------------|----|----|----|-------|----|----|-------|--|--|--|--|--|--|--|--|
| | | Q1 | Q2 | Q3 | Q4 | Total | Q1 | Q2 | 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

Applications Received By Class of Permit for Development Permits for New Commercial, Industrial & Apartment Buildings, and Other Major 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 | Q2 | Total |
| Applications Received | 61 | 71 | 58 | 53 | 243 | 47 | 51 | 97 |
| Permits Issued | 52 | 62 | 70 | 55 | 239 | 50 | 46 | 96 |
| Average Days to Issue | 100 | 65 | 101 | 75 | 86 | 113 | 85 | 100 |

2 Other Major Development Permits

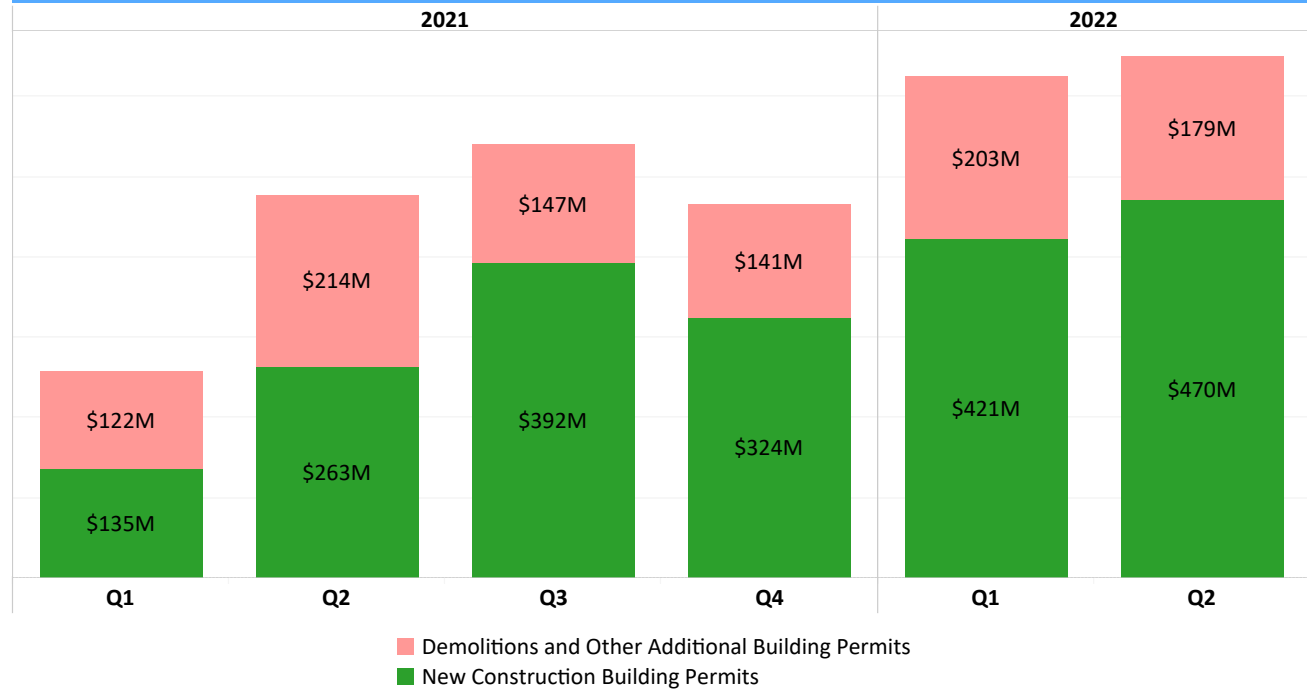
| | Q1 | Q2 | Q3 | Q4 | Total | Q1 | Q2 | Total |
|-----------------------|-----|-----|-----|-----|-------|-----|-----|-------|
| Applications Received | 302 | 314 | 281 | 299 | 1,190 | 282 | 319 | 597 |
| Permits Issued | 257 | 318 | 275 | 303 | 1,148 | 258 | 305 | 561 |
| Average Days to Issue | 29 | 21 | 24 | 20 | 23 | 21 | 17 | 19 |

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 | Q2 | Total |
| Applications Received | 54 | 89 | 83 | 64 | 290 | 98 | 110 | 208 |
| Permits Issued | 92 | 78 | 112 | 84 | 326 | 82 | 116 | 187 |
| Average Days to Issue | 183 | 265 | 168 | 253 | 211 | 207 | 213 | 210 |

2 Demolitions and Other Additional Building Permits*

| | | | | | | | | |
|-----------------------|-----|-----|-----|-----|-------|-----|-----|-------|
| Applications Received | 532 | 650 | 582 | 494 | 2,258 | 580 | 615 | 1,194 |
| Permits Issued | 601 | 623 | 640 | 574 | 2,303 | 532 | 727 | 1,225 |
| Average Days to Issue | 88 | 87 | 92 | 93 | 90 | 102 | 85 | 93 |

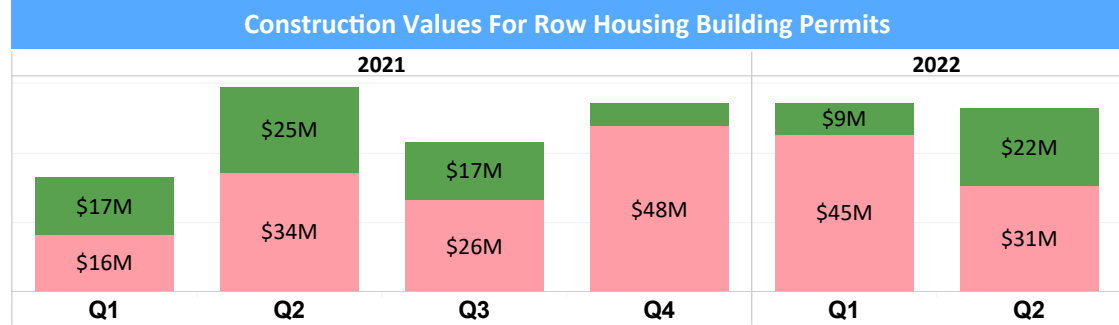
Note: Timeline methodology updated as of 2021 Q1. It now includes queue times and additional reviews. However, It does not include the initial review done prior to application acceptance (usually less than 2 working days time).

ACTIVITY REPORT

RESIDENTIAL 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 | | | | Total | 2022 | | |
|--|-----------------------|------|-----|----|-----|-------|------|-----|-------|
| | | Q1 | Q2 | Q3 | Q4 | | Q1 | Q2 | Total |
| Applications Received | | 100 | 91 | 50 | 45 | 286 | 79 | 65 | 144 |
| New Multi - Family 3 or 4 dwellings | Permits Issued | 40 | 38 | 30 | 14 | 122 | 16 | 35 | 51 |
| | Average Days to Issue | 25 | 31 | 41 | 29 | 31 | 37 | 17 | 23 |
| New Multi - Family 5 or more dwellings | Permits Issued | 19 | 24 | 11 | 10 | 64 | 22 | 13 | 35 |
| | Average Days to Issue | 84 | 66 | 67 | 156 | 86 | 49 | 189 | 102 |
| Mature Neighbourhood Overlay | Permits Issued | 6 | 7 | 11 | 7 | 31 | 9 | 6 | 15 |
| | Average Days to Issue | 172 | 136 | 77 | 116 | 118 | 200 | 199 | 200 |

2 Row Housing Building Permits

| | | | | | | | | | |
|--|-----------------------|----|----|----|----|-----|----|----|-----|
| Applications Received | | 51 | 82 | 52 | 62 | 245 | 60 | 64 | 121 |
| Rowhousing Building Permits - Projects with 3 or 4 dwelling units | Permits Issued | 26 | 39 | 39 | 14 | 118 | 14 | 35 | 48 |
| | Average Days to Issue | 21 | 38 | 26 | 17 | 28 | 54 | 30 | 37 |
| Rowhousing Building Permits - Projects with 5 or more dwelling units | Permits Issued | 8 | 11 | 11 | 4 | 34 | 8 | 10 | 18 |
| | Average Days to Issue | 35 | 47 | 51 | 43 | 45 | 52 | 34 | 42 |

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).

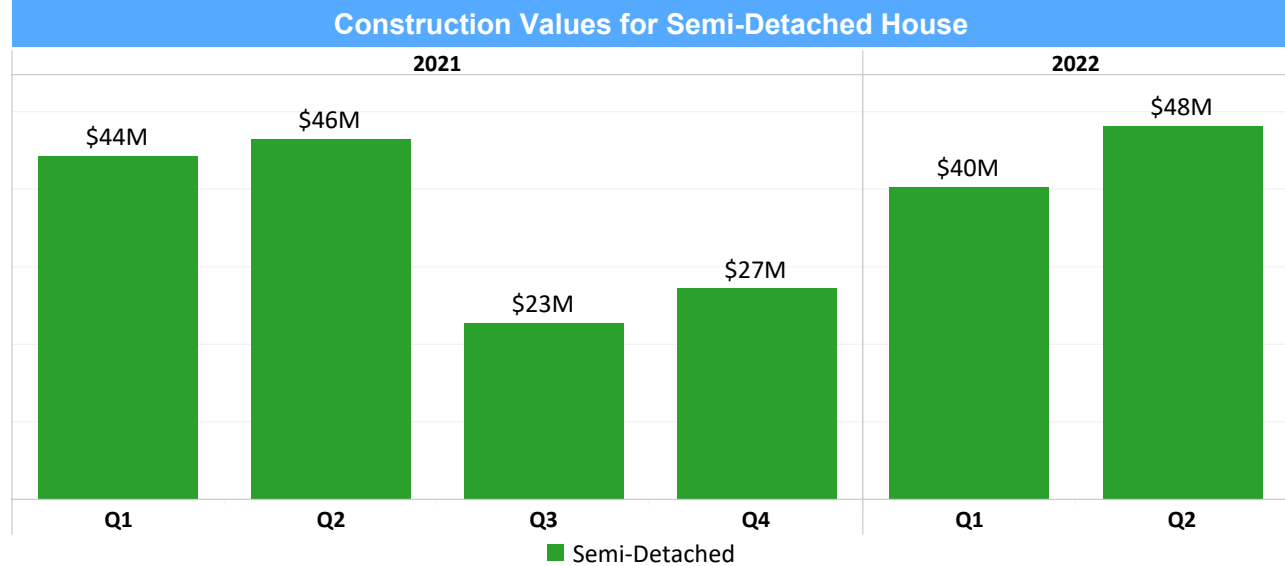
ACTIVITY REPORT

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 | | Q2 | Total | |
| Applications Received | 138 | 122 | 71 | 67 | 398 | 114 | 129 | 242 | |
| Permits Issued | 119 | 130 | 70 | 69 | 387 | 117 | 115 | 232 | |
| Class A | | | | | | | | | |
| Permits Issued | 82 | 92 | 31 | 41 | 245 | 94 | 94 | 188 | |
| Average Days to Issue | 11 | 11 | 7 | 9 | 10 | 13 | 11 | 12 | |
| Class B | | | | | | | | | |
| Permits Issued | 18 | 10 | 15 | 6 | 49 | 6 | 5 | 11 | |
| Average Days to Issue | 12 | 14 | 20 | 15 | 15 | 73 | 14 | 44 | |
| Complex | | | | | | | | | |
| Permits Issued | 19 | 28 | 24 | 22 | 93 | 17 | 18 | 35 | |
| Average Days to Issue | 30 | 40 | 42 | 52 | 41 | 65 | 41 | 51 | |

2 Semi-Detached House Building Permits

| | 2021 | 2022 |
|-----------------------|------|------|
| Applications Received | 120 | 129 |
| Permits Issued | 145 | 130 |
| Average Days to Issue | 26 | 24 |

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

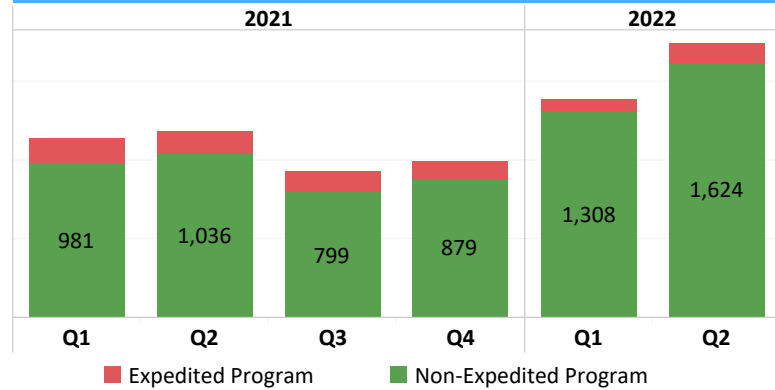
Development and building permits are both required for the construction of a Single Detached House.

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 | Q2 | Total | |
| Applications Received | Greenfield | | 1,109 | 993 | 750 | 913 | 3,764 | 1,432 | 1,501 | 2,931 | |
| | Infill | | 92 | 118 | 119 | 86 | 414 | 85 | 136 | 220 | |
| | Total | | 1,201 | 1,111 | 869 | 999 | 4,178 | 1,517 | 1,637 | 3,151 | |
| Permits Issued | Expedited Program | Greenfield | Permits Issued | 150 | 139 | 124 | 111 | 523 | 74 | 109 | 181 |
| | | Greenfield | Average days to issue | 7 | 3 | 4 | 4 | 5 | 6 | 4 | 5 |
| | | Infill | Permits Issued | 8 | 9 | 5 | 4 | 26 | 6 | 7 | 13 |
| | | Infill | Average days to issue | 10 | 10 | 9 | 9 | 10 | 16 | 14 | 15 |
| | Non-Expedited Program | Greenfield | Permits Issued | 916 | 938 | 682 | 781 | 3,261 | 1,230 | 1,520 | 2,710 |
| | | Greenfield | Average days to issue | 18 | 17 | 19 | 17 | 18 | 18 | 16 | 17 |
| | | Infill | Permits Issued | 65 | 98 | 117 | 98 | 371 | 78 | 103 | 181 |
| | | Infill | Average days to issue | 64 | 65 | 46 | 52 | 56 | 79 | 56 | 66 |

2 Building Permits

| | | | | | | | | | |
|-----------------------|-----------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Applications Received | | 1,115 | 1,166 | 883 | 972 | 4,126 | 1,333 | 1,723 | 3,054 |
| Permits Issued | Permits Issued | 1,116 | 1,102 | 1,036 | 1,011 | 4,235 | 1,070 | 1,543 | 2,589 |
| | Average days to issue | 30 | 33 | 34 | 26 | 31 | 25 | 38 | 32 |

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

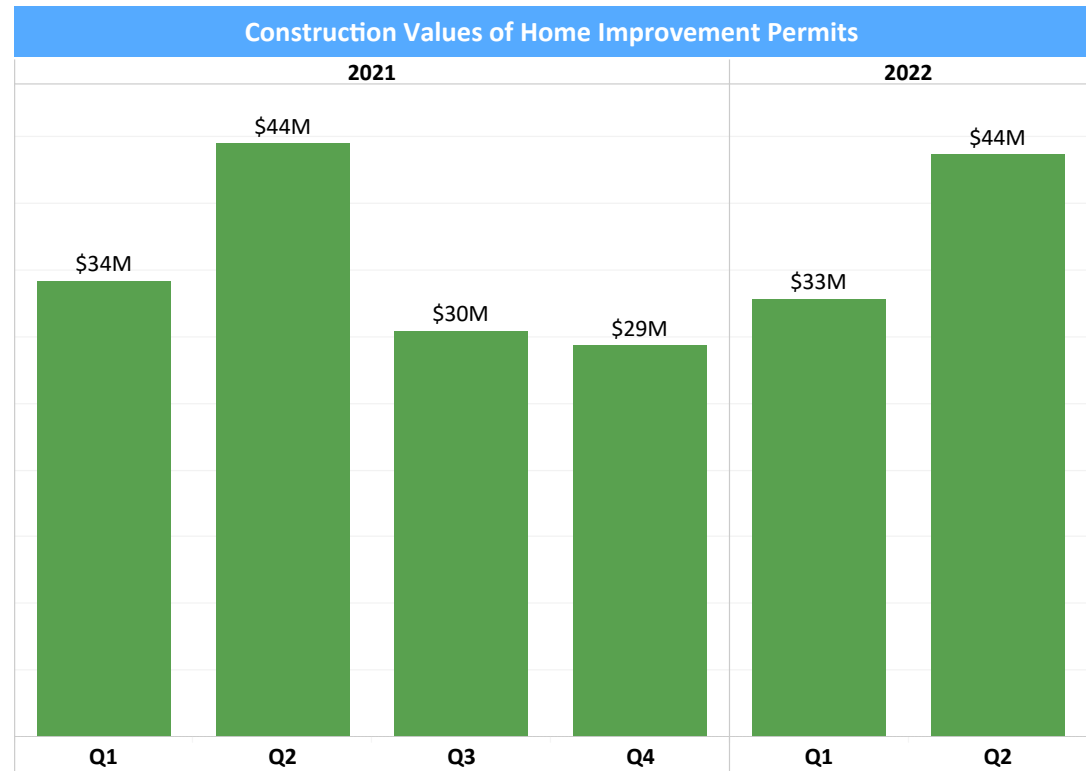
MINOR RESIDENTIAL PERMITS

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

| | Q1 | Q2 | 2021 Q3 | Q4 | Total | Q1 | 2022 Q2 | Total |
|-----------------------|-------|-------|------------|-------|-------|-------|------------|-------|
| Applications Received | 1,865 | 2,547 | 1,889 | 1,435 | 7,717 | 1,663 | 2,337 | 3,994 |
| Number of Projects | 2,050 | 2,811 | 2,084 | 1,559 | 8,504 | 1,796 | 2,545 | 4,341 |

Permits Issued

| | | | | | | | | |
|-----------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Permits Issued | 1,572 | 2,344 | 2,052 | 1,564 | 7,532 | 1,445 | 2,117 | 3,562 |
| Average Days to Issue | 35 | 30 | 34 | 33 | 33 | 29 | 33 | 31 |

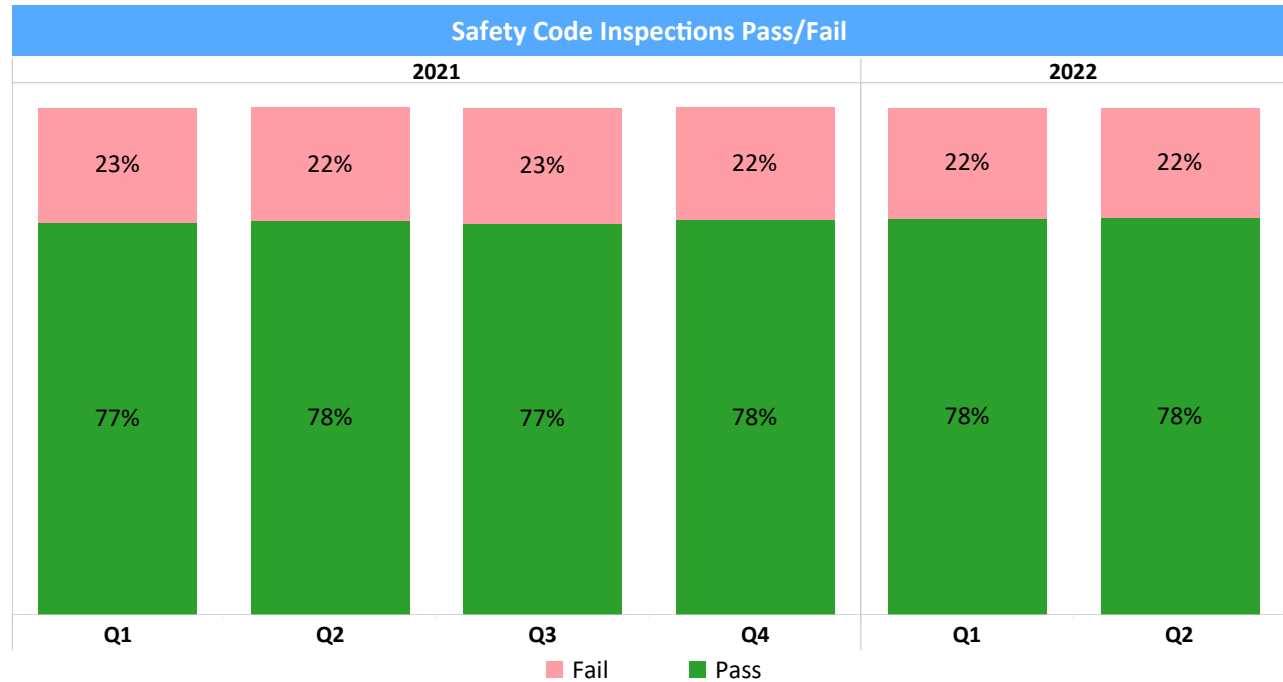
Note: Timeline methodology updated as of 2021 Q1. It now includes queue times and additional reviews. However, it does not include the initial review done prior to application acceptance (usually less than 2 working days time).

ACTIVITY REPORT

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

| | Q1 | Q2 | 2021 Q3 | Q4 | Total | Q1 | 2022 Q2 | Total |
|--------------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|
| Building | 9,109 | 9,085 | 7,794 | 8,099 | 34,087 | 7,665 | 8,583 | 16,248 |
| Electrical | 8,242 | 10,527 | 11,257 | 10,337 | 40,363 | 8,305 | 11,684 | 19,989 |
| HVAC | 6,048 | 5,984 | 5,146 | 5,105 | 22,283 | 4,651 | 5,369 | 10,020 |
| Plumbing & Gas | 10,978 | 11,086 | 10,027 | 11,444 | 43,535 | 9,773 | 11,676 | 21,449 |
| Grand Total | 34,377 | 36,682 | 34,224 | 34,985 | 140,268 | 30,394 | 37,312 | 67,706 |

2 Other Inspections Completed*

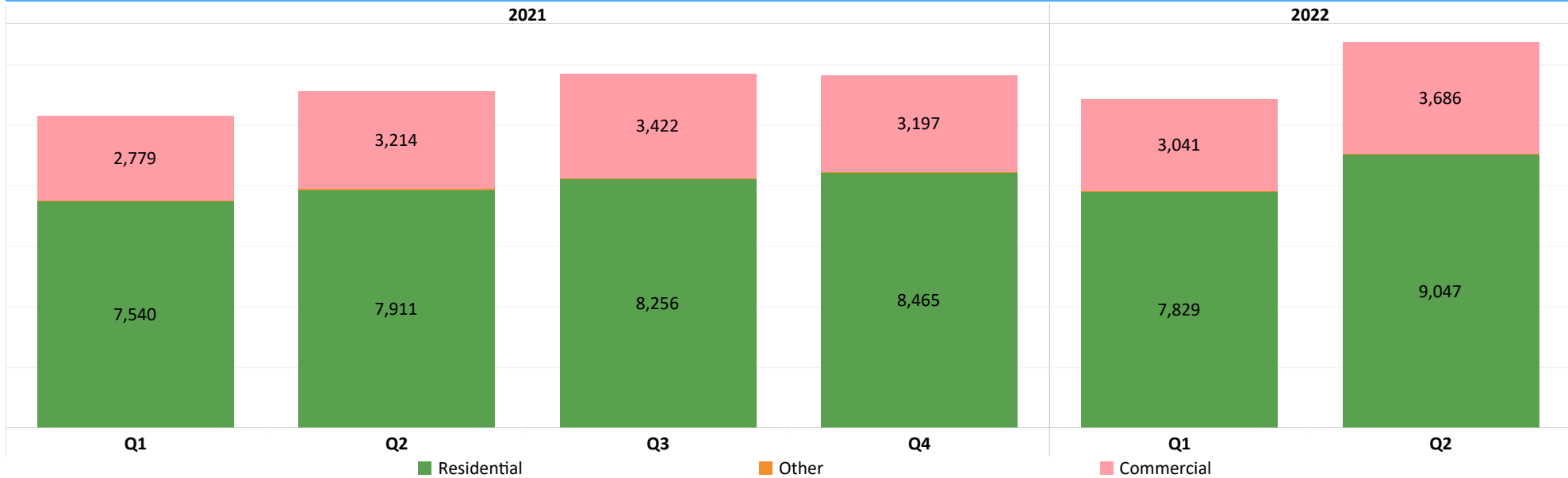
| | Q1 | Q2 | Q3 | Q4 | Total | Q1 | Q2 | Total |
|--------------------|------------|--------------|--------------|--------------|---------------|------------|--------------|--------------|
| Lot Grading | 160 | 3,615 | 6,001 | 2,718 | 12,494 | 72 | 2,484 | 2,556 |
| Others | 41 | 212 | 229 | 84 | 566 | 117 | 124 | 241 |
| Grand Total | 201 | 3,827 | 6,230 | 2,802 | 13,060 | 189 | 2,608 | 2,797 |

* "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 | | Total |
|------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| | Q1 | Q2 | Q3 | Q4 | | Q1 | Q2 | |
| Applications Submitted | 1,377 | 1,206 | 1,103 | 1,203 | 4,889 | 1,145 | 1,223 | 2,368 |
| Permits Issued | 917 | 844 | 780 | 1,034 | 3,575 | 811 | 828 | 1,639 |

4 Plumbing & Gas Permits

| | | | | | | | | |
|------------------------|-------|-------|-------|-------|--------|-------|-------|-------|
| Applications Submitted | 4,935 | 3,907 | 3,816 | 5,735 | 18,393 | 5,176 | 4,014 | 9,190 |
| Permits Issued | 4,255 | 3,247 | 3,201 | 5,187 | 15,890 | 4,480 | 3,154 | 7,634 |

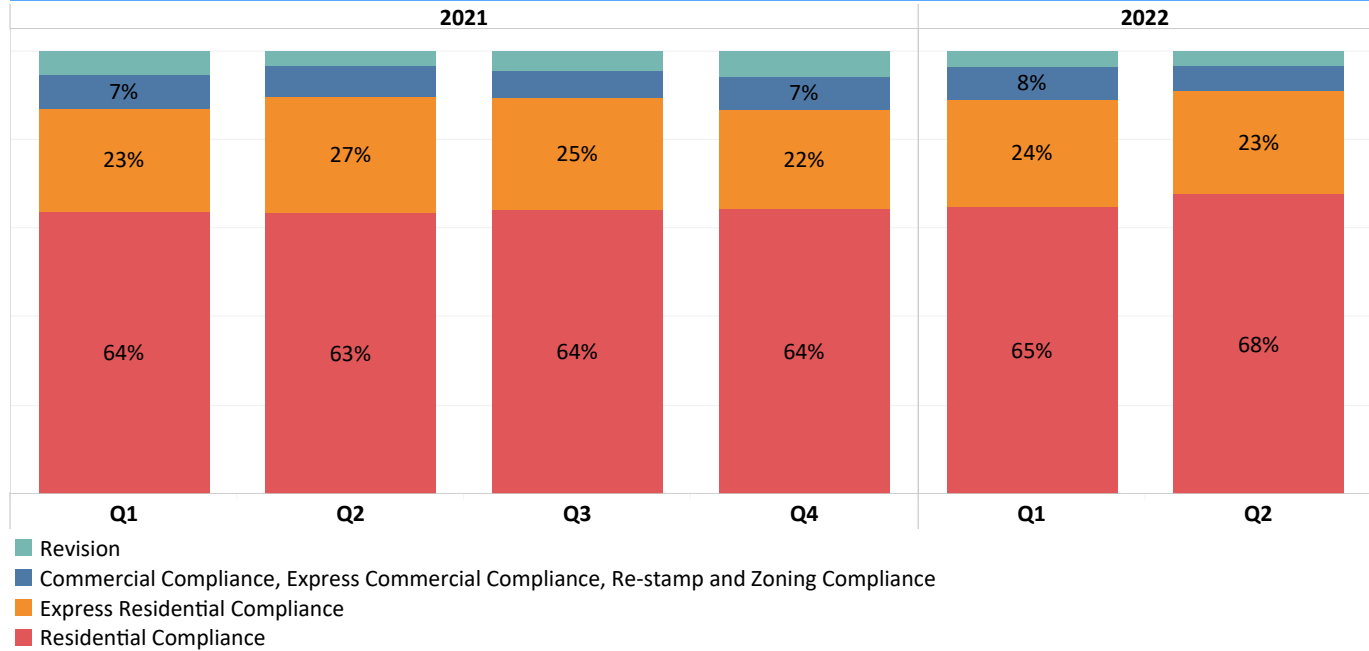
5 Electrical Permits

| | | | | | | | | |
|------------------------|-------|-------|-------|-------|--------|-------|-------|--------|
| Applications Submitted | 4,011 | 6,014 | 6,761 | 4,725 | 21,511 | 4,565 | 7,505 | 12,070 |
| Permits Issued | 3,043 | 5,073 | 5,828 | 4,124 | 18,068 | 3,436 | 6,306 | 9,742 |

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 | | | | | 2022 | | |
|------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| | Q1 | Q2 | Q3 | Q4 | Total | Q1 | Q2 | Total |
| Certificates Issued | 1,457 | 2,344 | 2,110 | 1,677 | 7,588 | 1,261 | 1,772 | 3,033 |
| Applications Submitted | 1,616 | 2,504 | 2,109 | 1,616 | 7,845 | 1,392 | 1,828 | 3,220 |

2 Express Certificates

| | | | | | | | | |
|-----------------------|-----|-----|-----|-----|-------|-----|-----|-----|
| Certificates issued | 376 | 652 | 545 | 390 | 1,963 | 337 | 437 | 774 |
| Average Days to Issue | 3 | 3 | 3 | 4 | 3 | 4 | 3 | 3 |

3 Regular Certificates

| | | | | | | | | |
|-----------------------|-------|-------|-------|-------|-------|-----|-------|-------|
| Certificates issued | 1,081 | 1,692 | 1,565 | 1,287 | 5,625 | 924 | 1,335 | 2,259 |
| Average Days to Issue | 11 | 11 | 12 | 12 | 12 | 11 | 11 | 11 |

* Including Zoning Confirmations and Re-Stamps

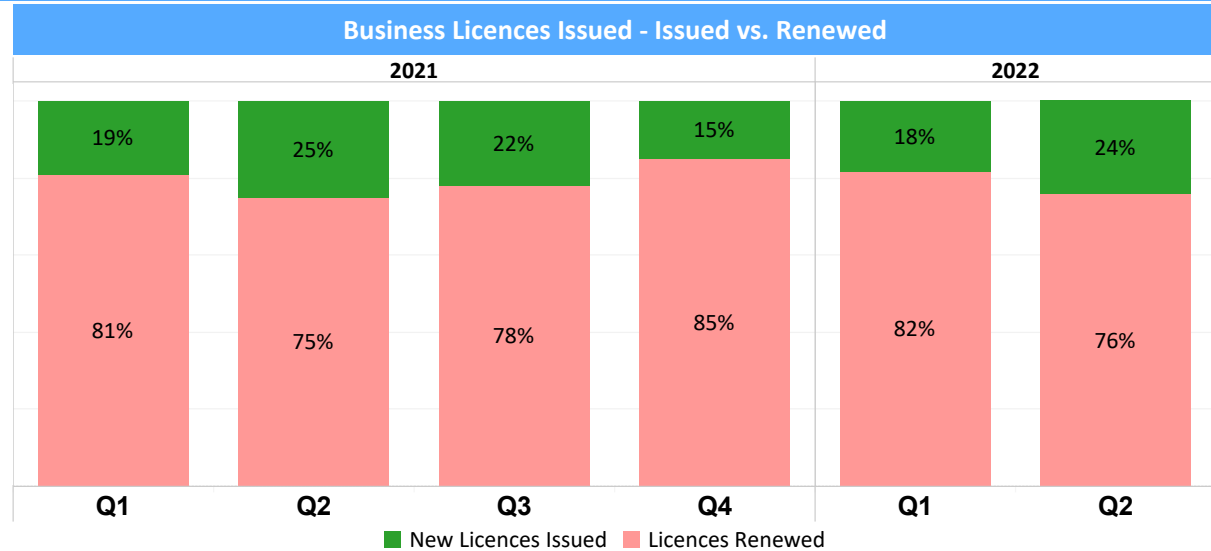
ACTIVITY REPORT

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

| | Q1 | Q2 | 2021 Q3 | Q4 | Total | Q1 | 2022 Q2 | Total |
|---------------------|--------|-------|---------|--------|---------------|--------|---------|---------------|
| New Licences Issued | 2,028 | 2,212 | 1,686 | 1,647 | 7,573 | 1,917 | 2,159 | 4,076 |
| Licences Renewed | 8,498 | 6,600 | 6,011 | 9,443 | 30,552 | 8,576 | 6,762 | 15,338 |
| Total Licences | 10,526 | 8,812 | 7,697 | 11,090 | 38,125 | 10,493 | 8,921 | 19,414 |

1.1 New Licences (without referral)

| | | | | | | | | |
|-------------------------|-------|-------|-------|-------|--------------|-------|-------|--------------|
| Issued without referral | 1,444 | 1,659 | 1,231 | 1,153 | 5,487 | 1,647 | 1,881 | 3,528 |
|-------------------------|-------|-------|-------|-------|--------------|-------|-------|--------------|

1.2 New Licences (require referral)

| | | | | | | | | |
|-----------------------|-----|-----|-----|-----|--------------|-----|-----|------------|
| Licences issued | 584 | 553 | 455 | 494 | 2,086 | 270 | 278 | 548 |
| Average Days to Issue | 41 | 41 | 32 | 32 | 37 | 55 | 46 | 51 |

2 Vehicle for Hire

| | | | | | | | | |
|--------------------------|-----|-------|-----|-----|--------------|-----|-------|--------------|
| Dispatch Licences Issued | | 34 | 6 | 5 | 45 | 5 | 29 | 31 |
| Driver Licences Issued | 228 | 235 | 292 | 287 | 1,042 | 217 | 273 | 490 |
| Vehicle Licences Issued | 10 | 1,241 | 67 | 31 | 1,336 | 59 | 1,290 | 1,330 |

ACTIVITY REPORT

FINANCIALS

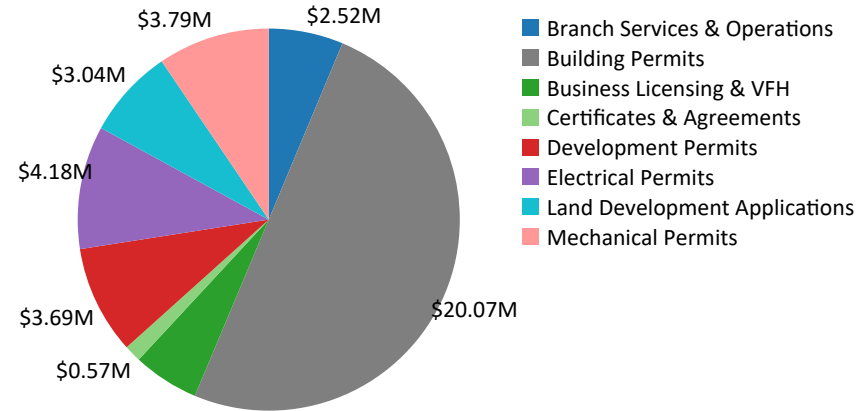
Urban Planning & Economy provide planning and development services to the City of Edmonton through review, approval and inspections associated with the following: Area and Neighbourhood Structure Plans, Rezoning and Subdivision, Servicing Agreements, Development Permits, and Building Permits.

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.

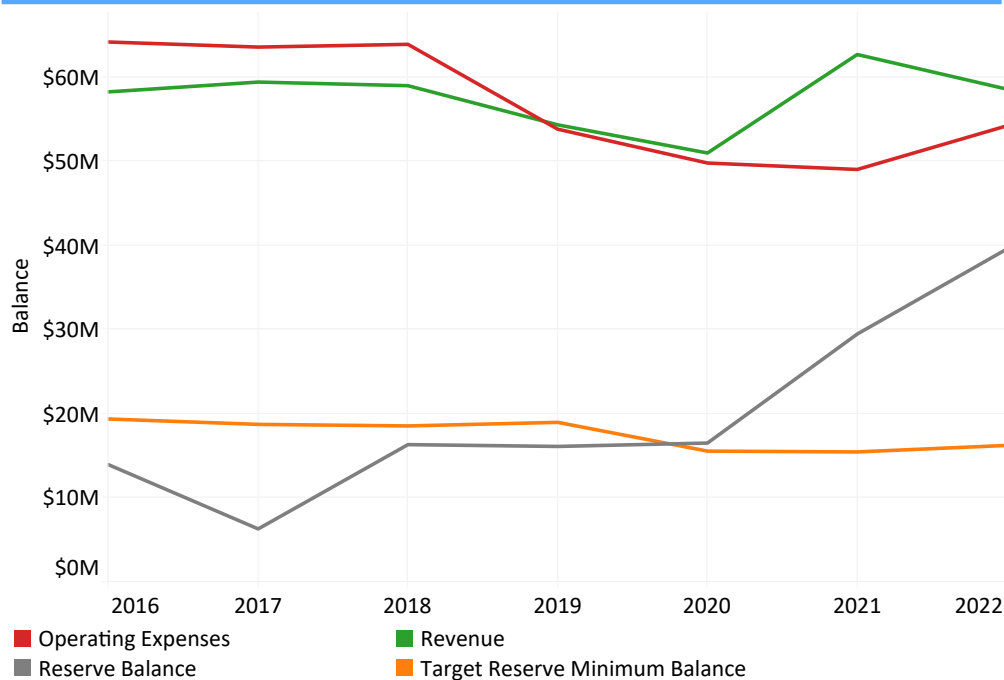
Revenue collected for the processing applications is directly and indirectly attributed to the delivery of those services. This includes corporate support costs and providing for investments in service improvement initiatives.

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

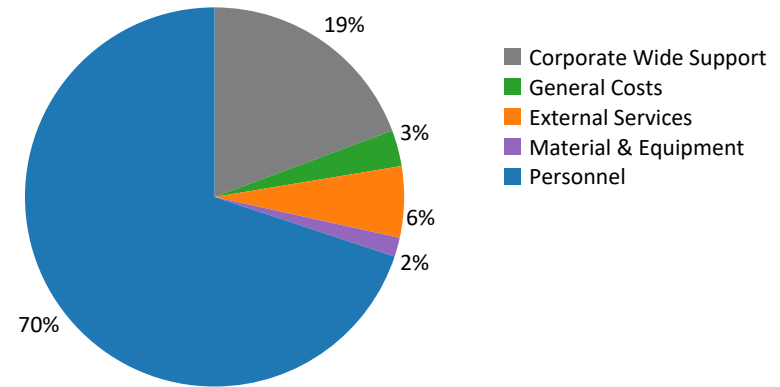
Development Services Revenue YTD - 2022 Q2



PDBM Reserve Revenues, Expenses and Balance



Development Services Expenditures YTD - 2022 Q2



Corporate Wide Support

| | |
|--------------------------------|-----|
| Corporate Support Services | 60% |
| Accommodations | 24% |
| Other | 13% |
| Planning and Environment Ser.. | 4% |

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.