



Quarterly Report

Fourth Quarter 2024

City of Edmonton

Urban Planning & Economy Department
Development Services Branch

Edmonton



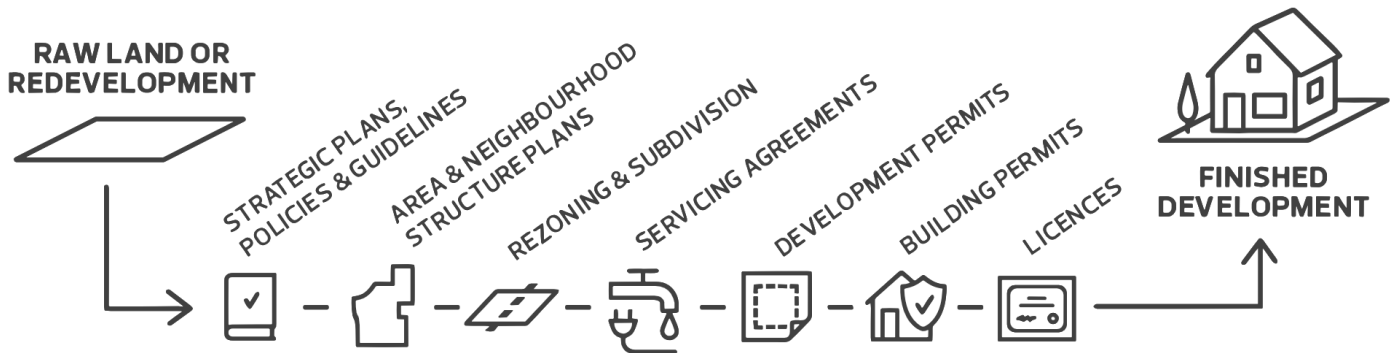
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Introduction

The Quarterly Report serves as a snapshot of the activities carried out by the Development Services Branch within the Urban Planning and Economy (UPE) Department. The following diagram summarises these activities at a high level:



From the second quarter of 2023, the methodology used to calculate application statistics in the Quarterly Reports mirrors that of the [Application Processing Times](#) webpage. This report differs from the webpage in its time range of coverage, offering an analysis of the previous three years evaluated against the Service Level targets.

Performance Measures

[Application Processing Time](#), [Inspection Scheduling Time](#), and [Customer Satisfaction](#) are key performance measures. Application processing timelines are measured in calendar days, starting with the submission of a complete application and concluding when a decision is made. Timelines include City and partner agency time to review the application, obtain additional information from the applicant, and complete all detailed reviews. Inspection scheduling timelines are measured in business days, from the date an inspection is requested to the next available inspection date.

The City strives to meet or exceed target processing times 75% of the time, target scheduling times 100% of the time, and achieve a customer satisfaction score of 75%.

Apart from the metrics discussed above, this report also provides a section on [Financials](#). This segment gives insight into the revenues, expenditures, and the present condition of the Planning and Development Business Model Reserve Fund.

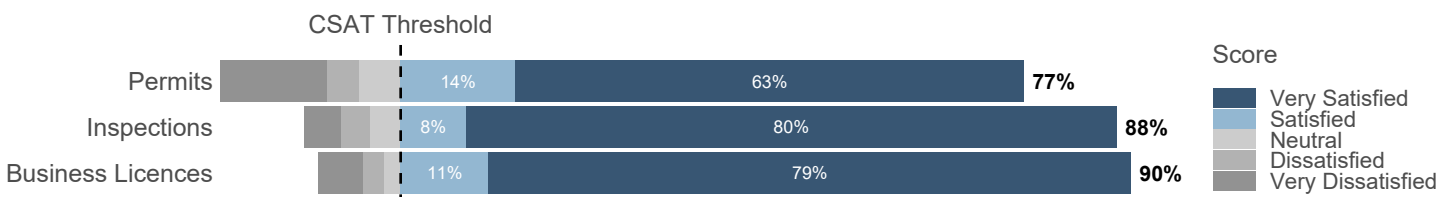
Additional Details

While this report offers an overview of the core services provided by the Branch, it does not encompass all services performed by Development Services or the work of other branches involved in processing applications. Activities that cannot be reliably measured on a quarterly basis, and those that don't provide significant quarterly insights, are intentionally omitted.

For information on [Metric Definitions](#) and [Supplementary Details](#), please refer to the [Appendix](#). Visiting the [Application Processing Times](#) webpage is recommended for the most comprehensive coverage of application details and additional resources pertaining to the services outlined in this document.

Customer Satisfaction

The City surveys permit and business licence customers on an ongoing basis to get feedback on permit, inspection, and licence processes. Performance is measured using a [Customer Satisfaction Score \(CSAT\)](#), which refers to percentage of applicants who indicated they were satisfied or very satisfied with the service received. The City aims to achieve a score of 75% or higher across all survey types.



In Q4 2024, the CSAT % for Permits, Inspections, and Business Licences surveys was 77%, 88%, and 90% respectively.

Application Summary

Note: "Building Permit", "Development Permit", and "Conditional Approval" are abbreviated with "BP", "DP", and "CA" respectively.

Service Level Statistics

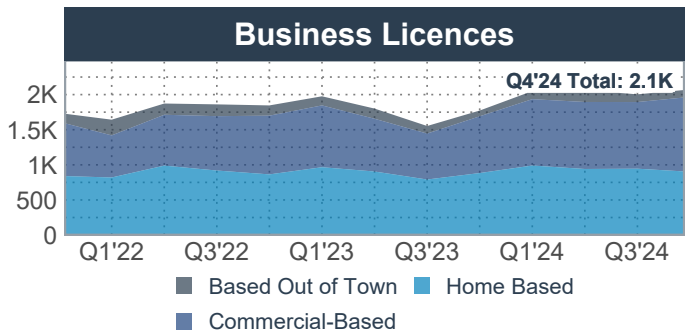
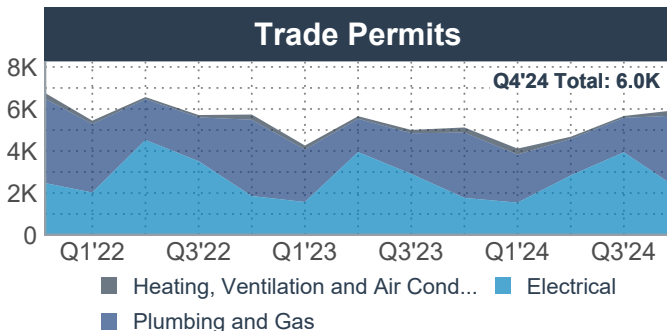
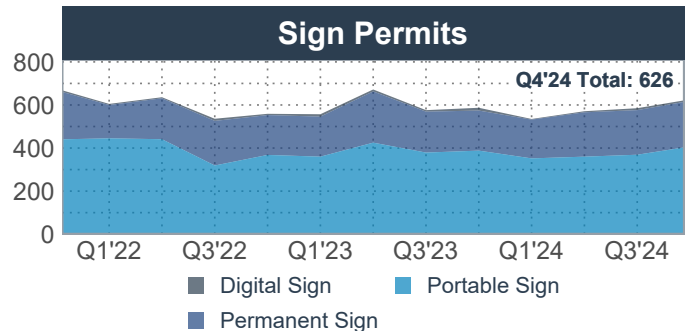
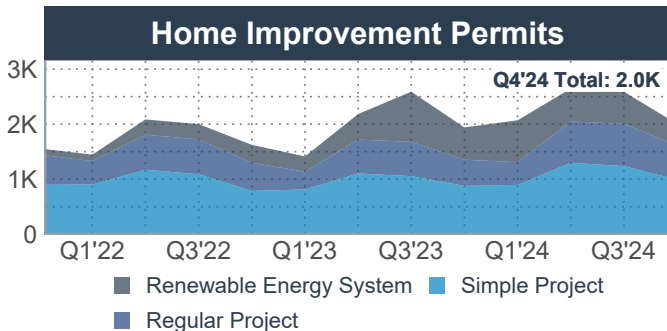
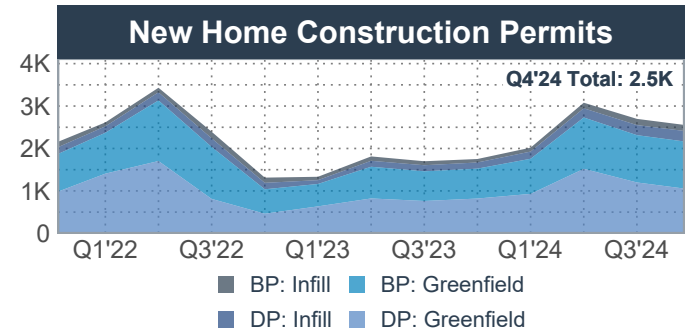
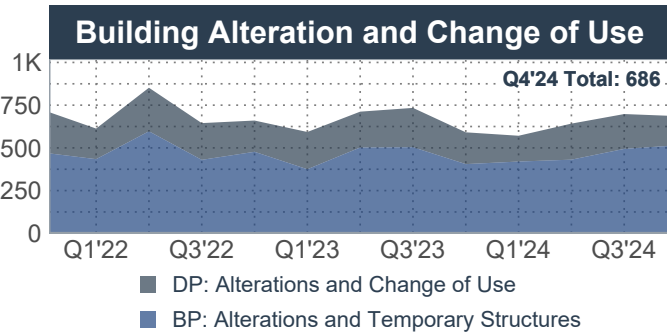
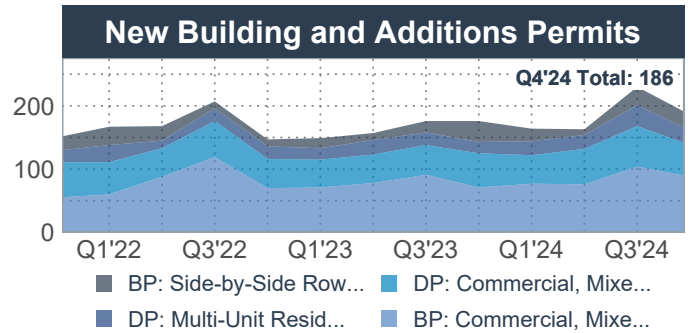
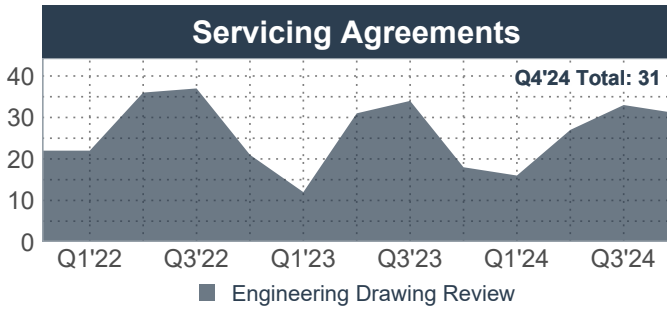
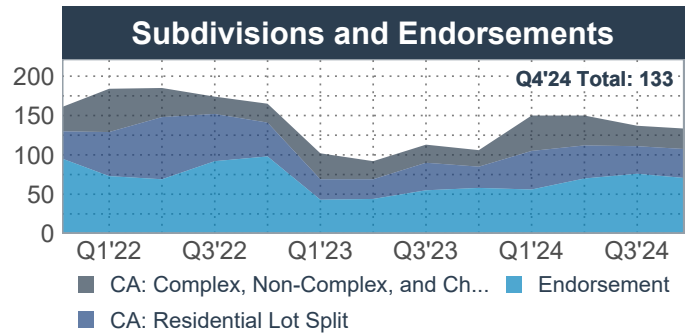
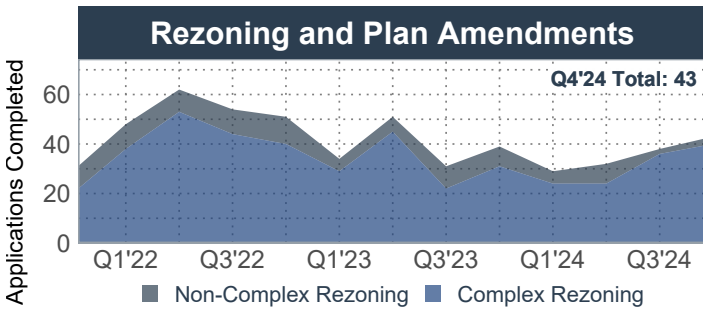
Application Type	Quarter Total ¹	Target Days	Within Target	Average Days	Percent Change ²
Rezoning and Plan Amendments					
Non-Complex Rezoning	3	90	33%	97	↑ 14%
Complex Rezoning	40	160	68%	162	↓ 12%
Subdivisions and Endorsements					
CA: Complex, Non-Complex, and Change Request	26	100	69%	98	↓ 38%
CA: Residential Lot Split	37	60	89%	42	↑ 1%
Endorsement	70	18	39%	55	↑ 36%
Servicing Agreements					
Engineering Drawing Review	31	100	32%	132	↑ 13%
New Building and Additions Permits					
DP: Commercial, Mixed-Use, Industrial	50	75	42%	97	↑ 1%
DP: Multi-Unit Residential	23	90	22%	195	↓ 4%
BP: Commercial, Mixed-Use, Industrial, Multi-Unit Residential	88	120	70%	115	↑ 161%
BP: Side-by-Side Row House 5+ Units	25	70	96%	36	↓ 31%
Building Alteration and Change of Use					
DP: Alterations and Change of Use	171	30	59%	35	↑ 58%
BP: Alterations and Temporary Structures	515	60	74%	55	↑ 42%
New Home Construction Permits					
DP: Greenfield	1,037	20	87%	10	↓ 38%
DP: Infill	249	40	36%	71	↑ 18%
BP: Greenfield	1,110	35	89%	18	↑ 42%
BP: Infill	142	35	68%	34	↑ 34%
Home Improvement Permits					
Simple Project	992	25	78%	14	↑ 13%
Regular Project	617	40	72%	36	↓ 31%
Renewable Energy System	397	10	96%	2	↓ 29%
Sign Permits					
Permanent Sign	212	10	96%	2	↓ 2%
Digital Sign	7	30	29%	32	↓ 55%
Portable Sign	407	5	100%	0.01	0%
Trade Permits					
Plumbing and Gas	3,449	3	66%	4	↑ 80%
Electrical	2,238	3	75%	4	↑ 6%
Heating, Ventilation and Air Conditioning (HVAC)	263	3	75%	5	↑ 28%
Business Licences					
Commercial-Based	1,066	35	86%	23	↓ 18%
Commercial-Based: Fire and Police Consultation	668	20	89%	11	↓ 50%
Home Based	901	20	78%	14	↓ 2%
Based Out of Town	106	10	91%	5	↓ 28%

¹ Represents the count of applications completed in the reporting quarter.

² Represents the percent change in *Average Days* (rounded to 2 decimals) compared to the same quarter of the previous year.

Application Completion Counts

Each chart below depicts the fluctuations in application volumes for a service area, with coloured segments representing an application type that contributes to the total. For more information, please refer to the supplementary details section.



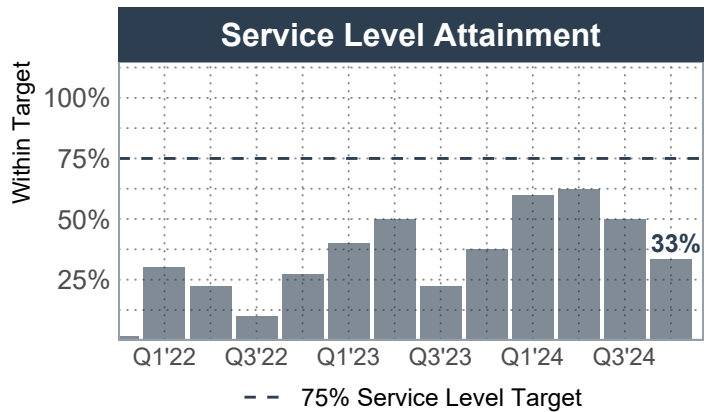
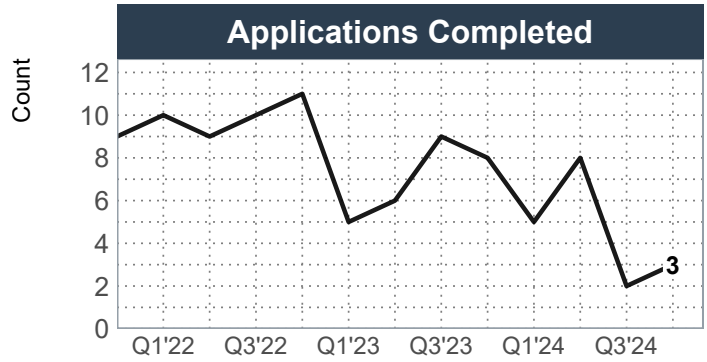
Rezoning and Plan Amendments

Non-Complex Rezoning

Applications that conform with City guidelines and neighborhood plans, aren't a change in land use or scale, don't require public engagement beyond notifying surrounding landowners, and have minimal servicing/infrastructure and technical implications.

3 applications were finalized in Q4 2024 with an average **processing time of 97 days**.

33% of Non-Complex Rezoning applications were completed within the current service level **target of 90 days**.

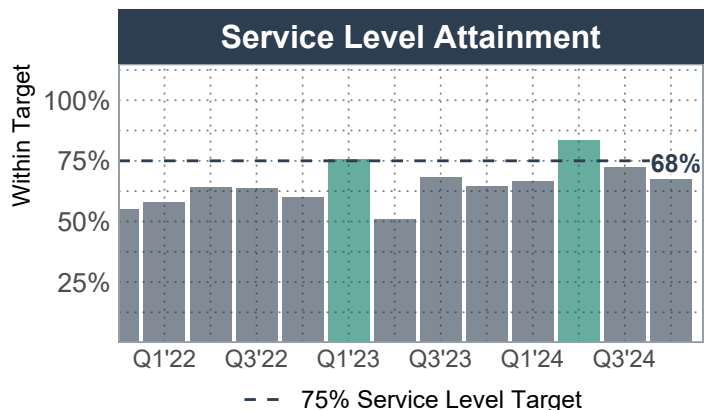
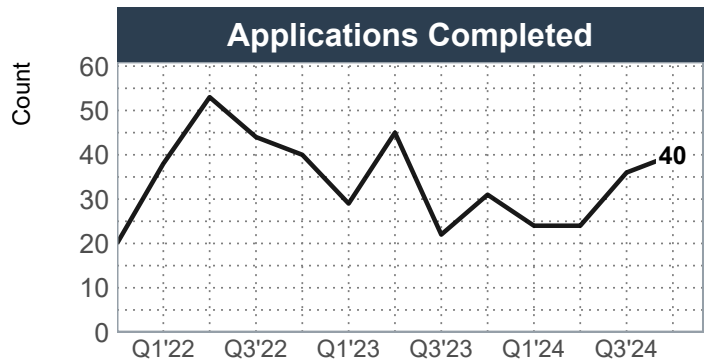


Complex Rezoning

Applications that involve a plan amendment, change of land use or scale (residential to commercial, or low-density to higher density) and typically require formal public engagement beyond notifying surrounding landowners.

40 applications were finalized in Q4 2024 with an average **processing time of 162 days**.

68% of Complex Rezoning applications were completed within the current service level **target of 160 days**.



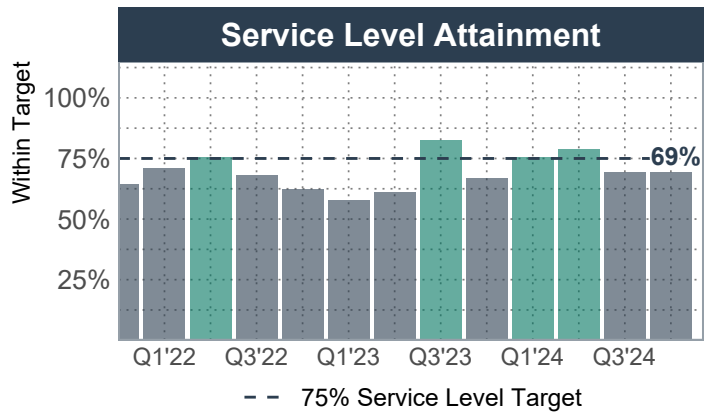
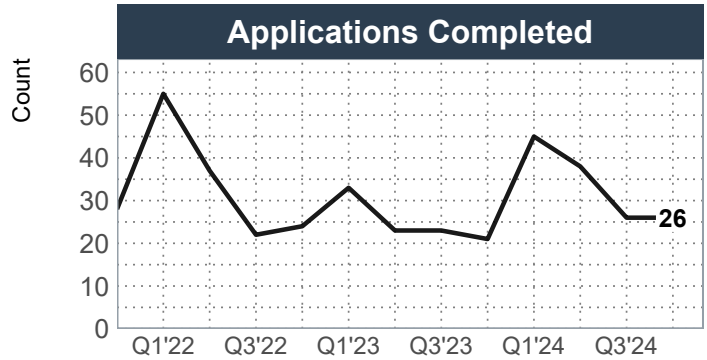
Subdivisions and Endorsements

Conditional Approval: Complex, Non-Complex, and Change Request

Applications to determine what conditions need to be met to subdivide lots. Includes complex, non-complex, and change requests.

26 applications were finalized in Q4 2024 with an average **processing time of 98 days**.

69% of Conditional Approval: Complex, Non-Complex, and Change Request applications were completed within the current service level **target of 100 days**.

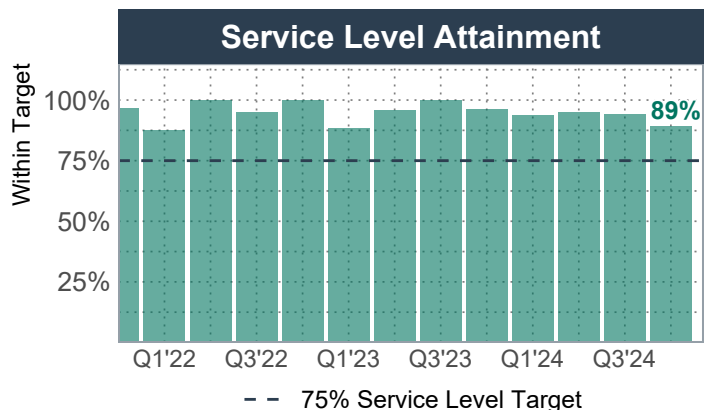
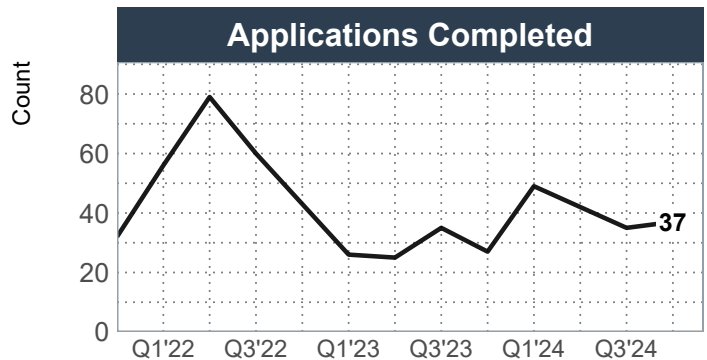


Conditional Approval: Residential Lot Split

Applications pertaining to the subdivision of an existing residential lot to create additional single or semi-detached, duplex, or row housing lots.

37 applications were finalized in Q4 2024 with an average **processing time of 42 days**.

89% of Conditional Approval: Residential Lot Split applications were completed within the current service level **target of 60 days**.

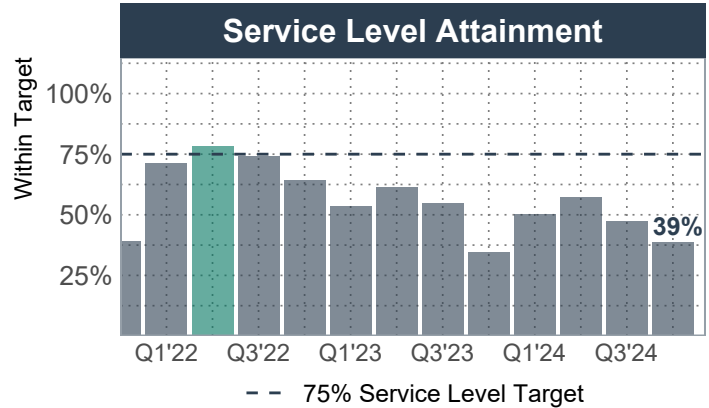
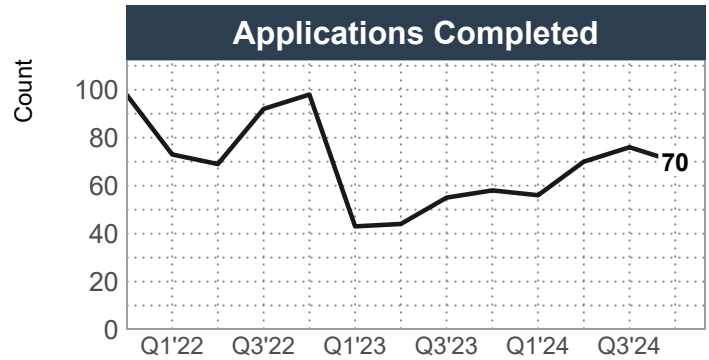


Endorsement

Applications to confirm that the conditional subdivision approval requirements have been met. Both major and minor endorsements are included in the reported metric.

70 applications were finalized in Q4 2024 with an average **processing time of 55 days**.

39% of Endorsement applications were completed within the current service level **target of 18 days**.



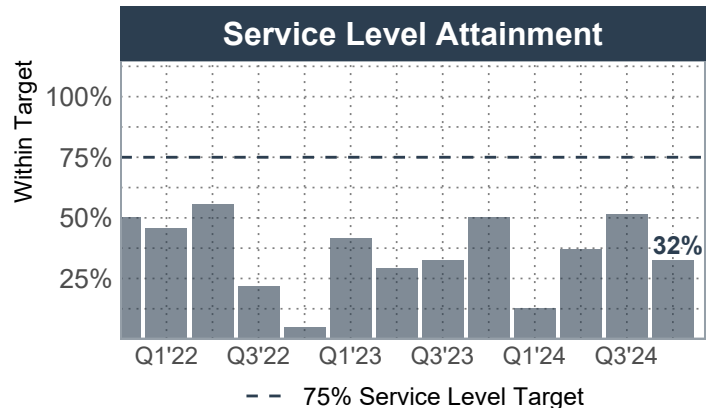
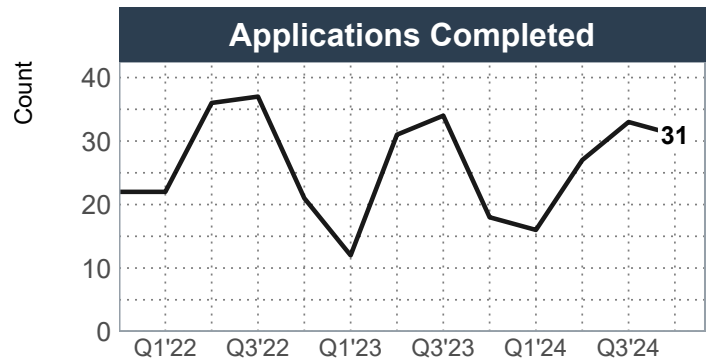
Servicing Agreements

Engineering Drawing Review

Applications that make provision for the construction of municipal improvements such as storm and sanitary sewers, roads, sidewalks, power, street lighting, landscaping and various other items. Engineering drawings are a component of certain servicing agreements that help ensure compliance with City standards and aid in the determination of terms and conditions between the City and developers.

31 applications were finalized in Q4 2024 with an average **processing time of 132 days**.

32% of Engineering Drawing Review applications were completed within the current service level **target of 100 days**.



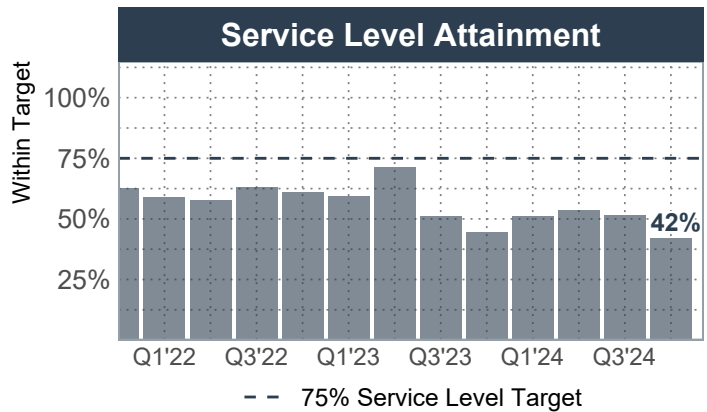
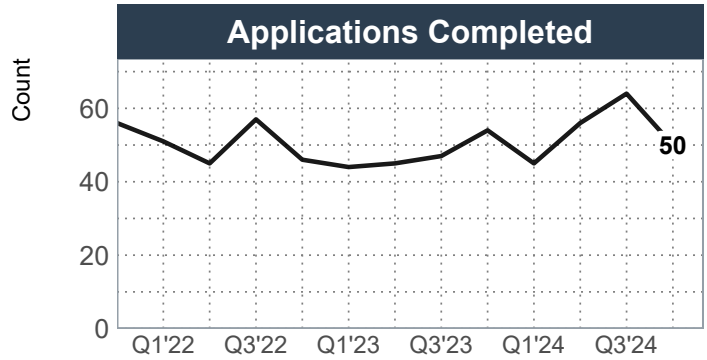
New Building and Additions Permits

Development Permit: Commercial, Mixed-Use, Industrial

Applications to confirm Zoning Bylaw compliance for new construction or additions to commercial, industrial, institutional, and mixed-use (blend of commercial and residential) buildings.

50 applications were finalized in Q4 2024 with an average **processing time of 97 days**.

42% of Development Permit: Commercial, Mixed-Use, Industrial applications were completed within the current service level **target of 75 days**.

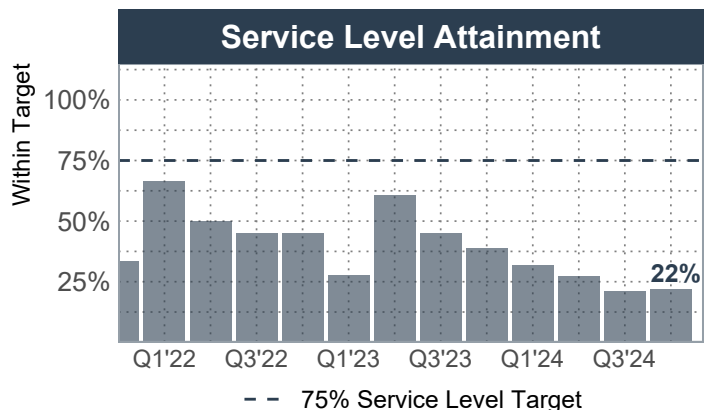
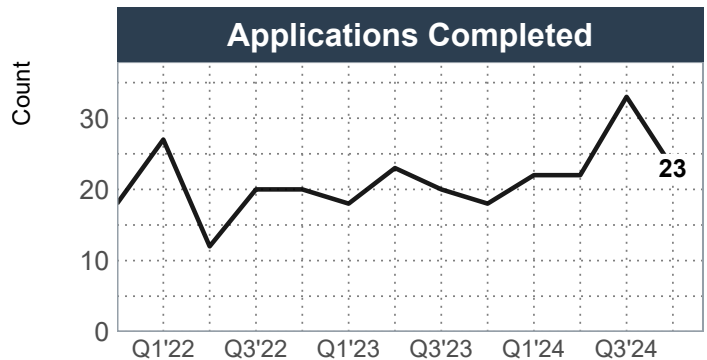


Development Permit: Multi-Unit Residential

Applications to confirm Zoning Bylaw compliance for new side-by-side row houses with 5 or more units, stacked row houses and apartments or condos without commercial spaces.

23 applications were finalized in Q4 2024 with an average **processing time of 195 days**.

22% of Development Permit: Multi-Unit Residential applications were completed within the current service level **target of 90 days**.

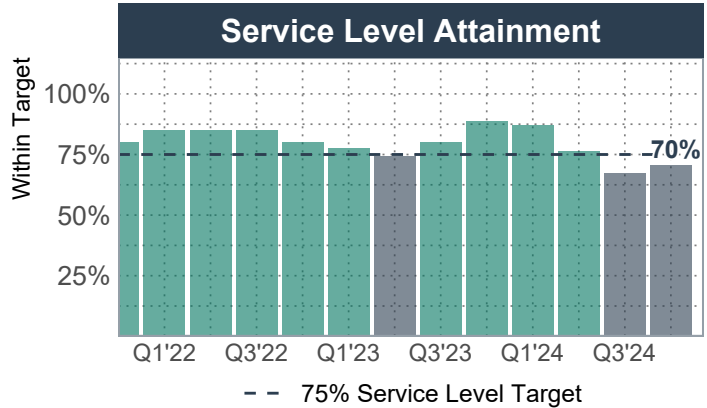
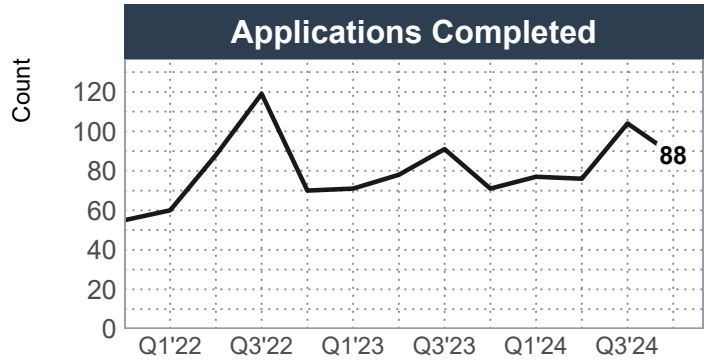


Building Permit: Commercial, Mixed-Use, Industrial, Multi-Unit Residential

Applications to confirm buildings are designed in accordance with the National Building Code (Alberta Edition) and other relevant regulations. This metric reports on new buildings that fall into one of the following categories: commercial, mixed-use, industrial, stacked row house, apartment or condos.

88 applications were finalized in Q4 2024 with an average **processing time of 115 days**.

70% of Building Permit: Commercial, Mixed-Use, Industrial, Multi-Unit Residential applications were completed within the current service level **target of 120 days**.

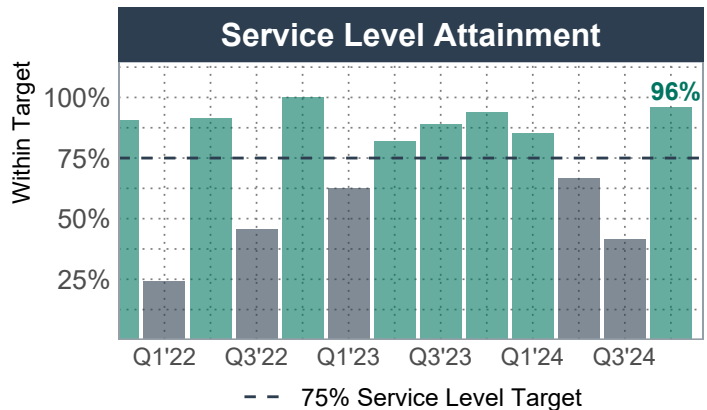
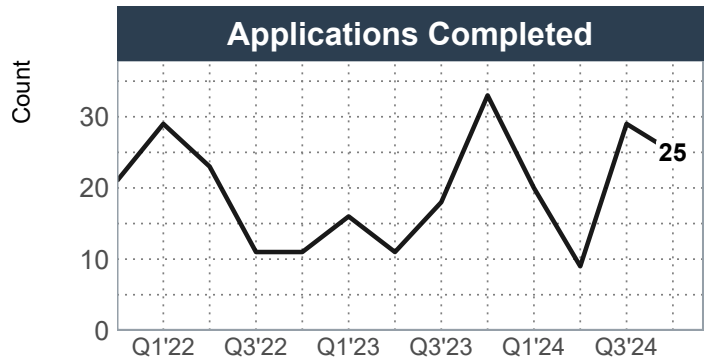


Building Permit: Side-by-Side Row House 5+ Units

Applications to confirm new side-by-side row house buildings with 5 or more units are designed in accordance with the National Building Code (Alberta Edition) and other relevant regulations.

25 applications were finalized in Q4 2024 with an average **processing time of 36 days**.

96% of Building Permit: Side-by-Side Row House 5+ Units applications were completed within the current service level **target of 70 days**.



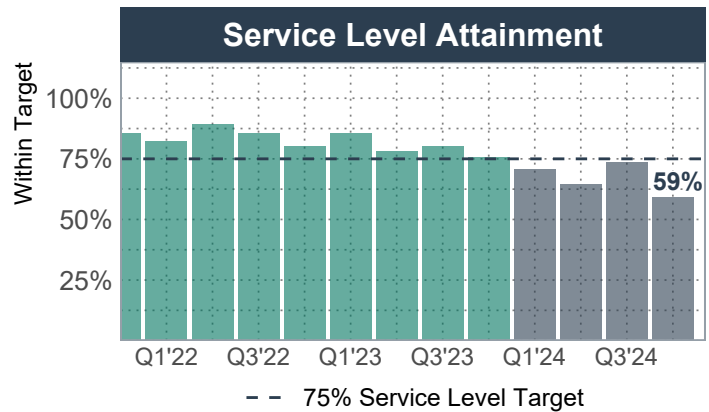
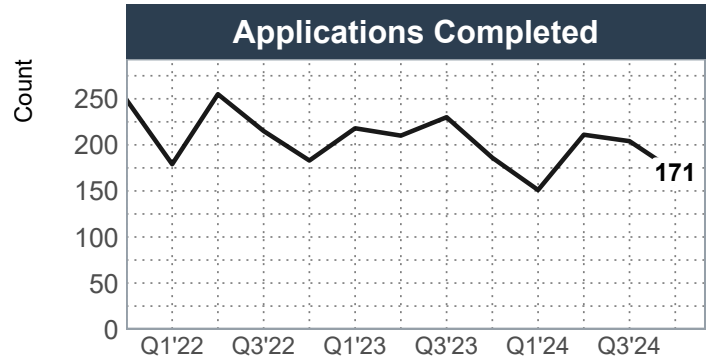
Building Alteration and Change of Use

Development Permit: Alterations and Change of Use

Applications to confirm Zoning Bylaw compliance for interior and exterior alterations and renovations, demolitions, or changes in business activities. Applies to individual units or common areas of existing commercial, industrial, institutional, mixed-use, or multi-unit residential buildings.

171 applications were finalized in Q4 2024 with an average **processing time of 35 days**.

59% of Development Permit: Alterations and Change of Use applications were completed within the current service level **target of 30 days**.

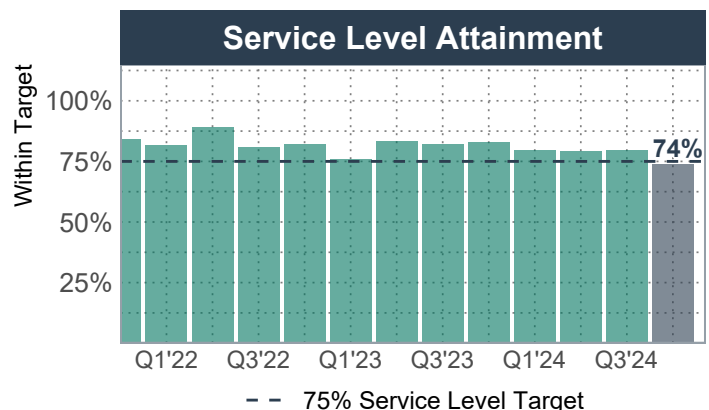
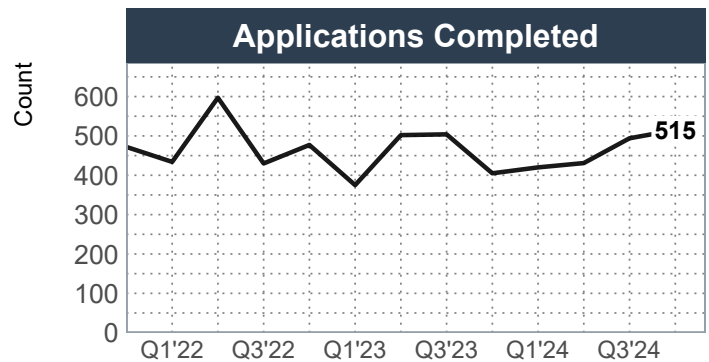


Building Permit: Alterations and Temporary Structures

Applications to confirm compliance with the National Building Code (Alberta Edition) and other relevant regulations for interior and exterior alterations and renovations, demolitions, or changes in business activities. Applies to office trailers, storage sheds, and sea cans, as well as individual units or common areas of existing commercial, industrial, institutional, mixed-use, or multi-unit residential buildings.

515 applications were finalized in Q4 2024 with an average **processing time of 55 days**.

74% of Building Permit: Alterations and Temporary Structures applications were completed within the current service level **target of 60 days**.



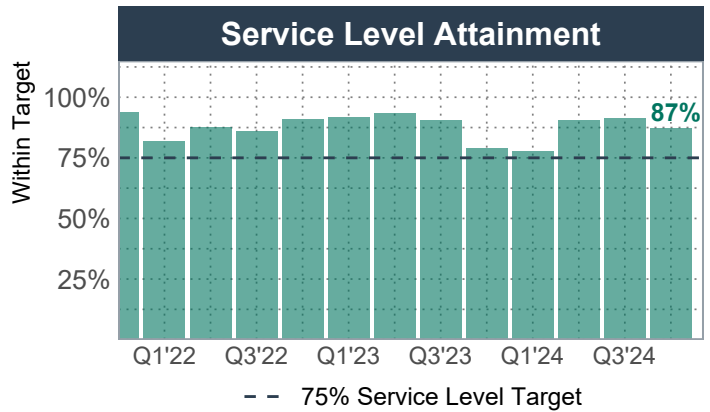
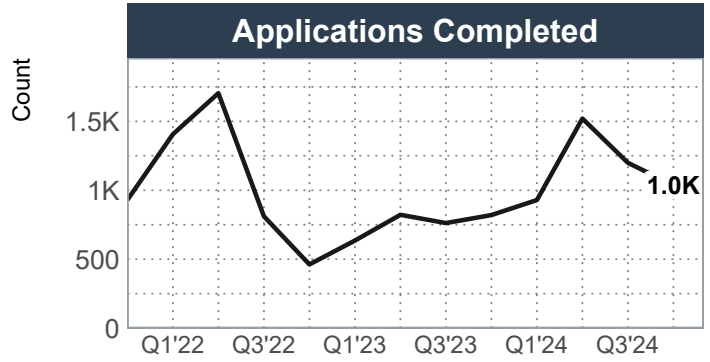
New Home Construction Permits

Development Permit: Greenfield

Applications to confirm Zoning Bylaw compliance for new low-density residential construction on land that has not previously been developed. Includes single-detached houses, semi-detached houses and side-by-side row houses up to 4 units with or without secondary suites, and backyard housing.

1,037 applications were finalized in Q4 2024 with an average **processing time of 10 days**.

87% of Development Permit: Greenfield applications were completed within the current service level **target of 20 days**.

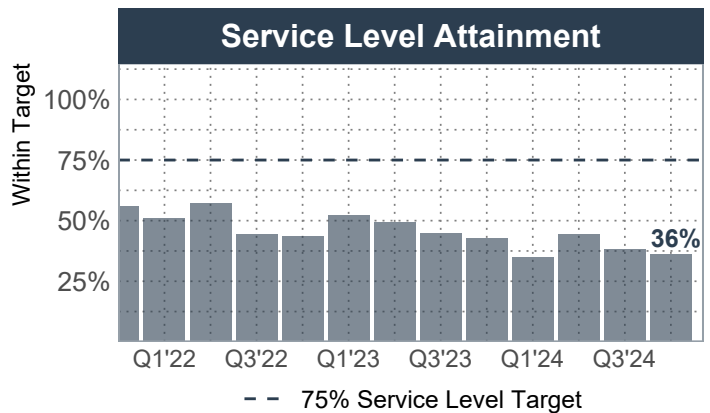
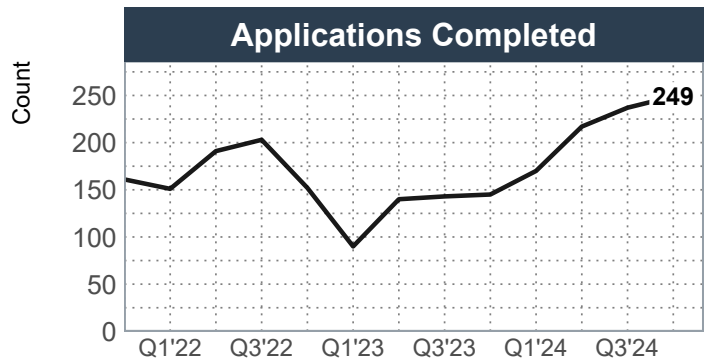


Development Permit: Infill

Applications to confirm Zoning Bylaw compliance for new housing in previously established neighbourhoods. Includes single-detached houses, semi-detached houses and side-by-side row houses up to 4 units with or without secondary suites, and backyard housing.

249 applications were finalized in Q4 2024 with an average **processing time of 71 days**.

36% of Development Permit: Infill applications were completed within the current service level **target of 40 days**.

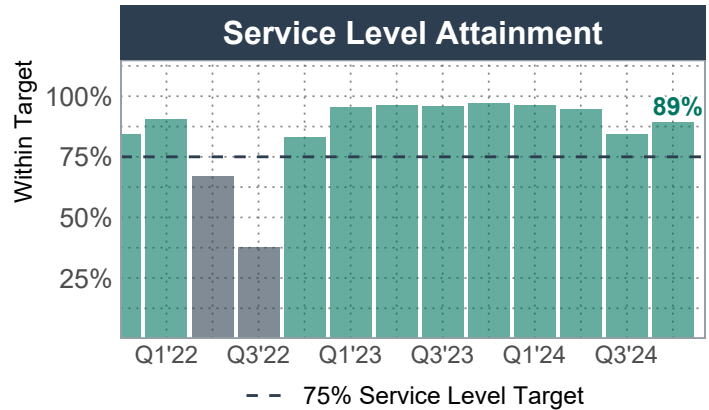
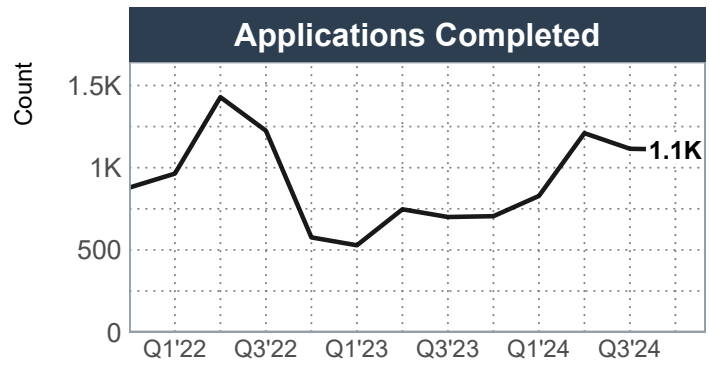


Building Permit: Greenfield

Applications to confirm new buildings adhere to the National Building Code (Alberta Edition) and other relevant regulations for new low-density residential construction on land that has not previously been developed. Includes single-detached houses, semi-detached houses and side-by-side row houses up to 4 units with or without secondary suites, and backyard housing.

1,110 applications were finalized in Q4 2024 with an average **processing time of 18 days**.

89% of Building Permit: Greenfield applications were completed within the current service level **target of 35 days**.

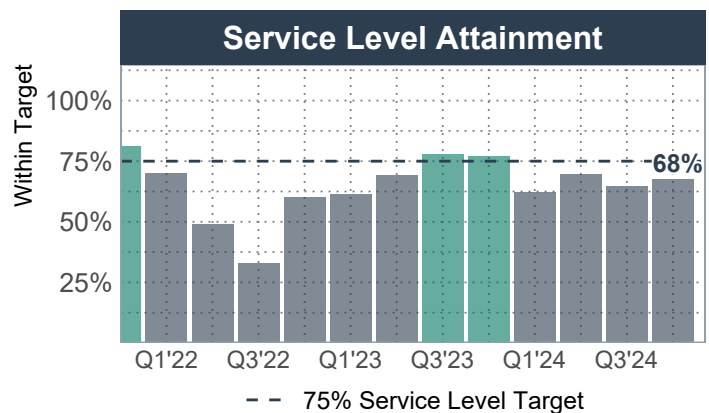
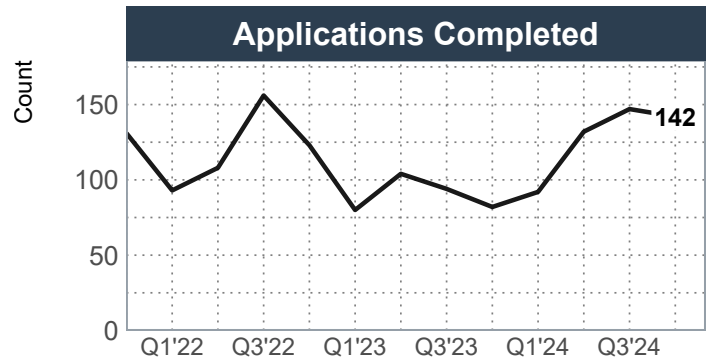


Building Permit: Infill

Applications to confirm new buildings adhere to the National Building Code (Alberta Edition) and other relevant regulations for new housing in previously established neighbourhoods. Includes single-detached houses, semi-detached houses and side-by-side row houses up to 4 units with or without secondary suites, and backyard housing.

142 applications were finalized in Q4 2024 with an average **processing time of 34 days**.

68% of Building Permit: Infill applications were completed within the current service level **target of 35 days**.



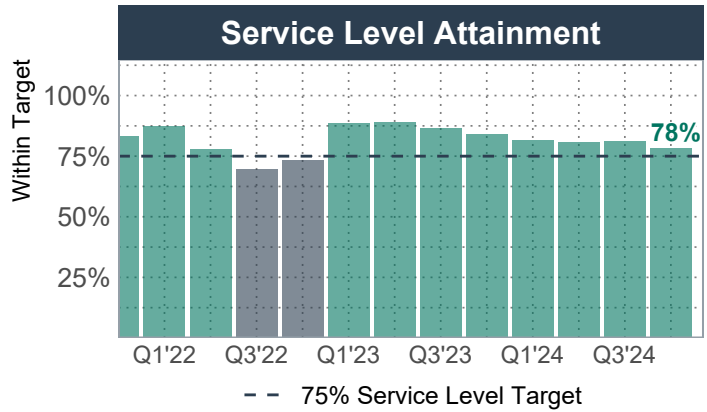
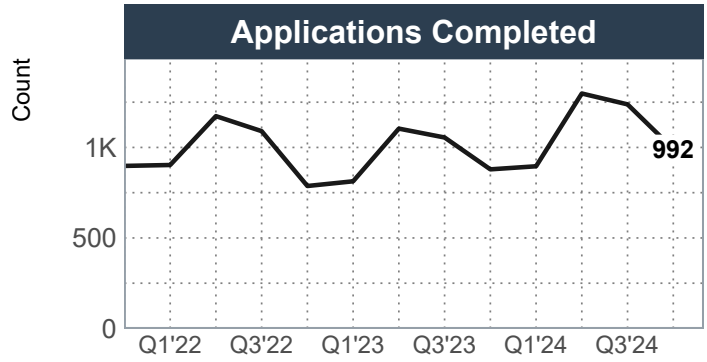
Home Improvement Permits

Simple Project

Applications for renovations to single platform decks (in backyards less than 6 feet high), demolitions, detached garages (standard designs less than 55 square metres for single detached houses), home renovations and basements, hot tubs and swimming pools.

992 applications were finalized in Q4 2024 with an average **processing time of 14 days**.

78% of Simple Project applications were completed within the current service level **target of 25 days**.

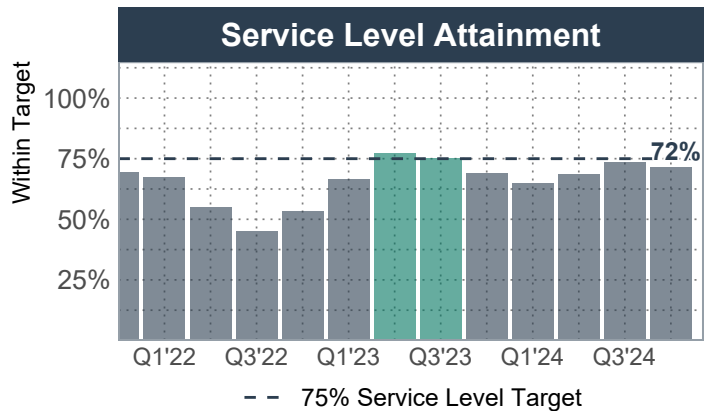
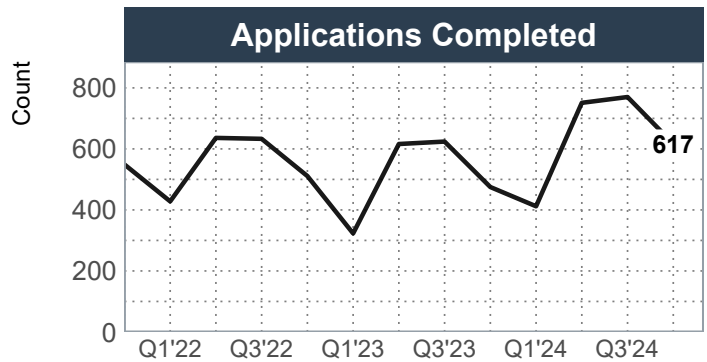


Regular Project

Applications for renovations to decks, detached garages, home additions, secondary (basement) suites, sheds, gazebos, pergolas and carports.

617 applications were finalized in Q4 2024 with an average **processing time of 36 days**.

72% of Regular Project applications were completed within the current service level **target of 40 days**.

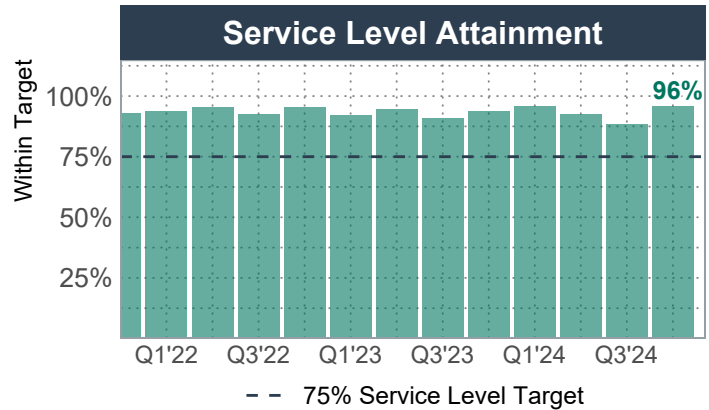
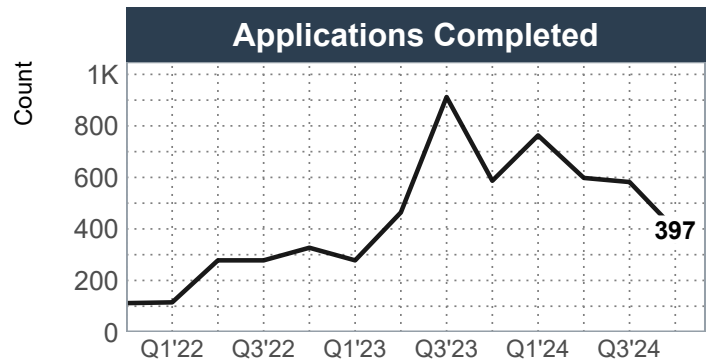


Renewable Energy System

Applications for solar photovoltaic (PV), solar thermal (hot water), geexchange systems.

397 applications were finalized in Q4 2024 with an average **processing time of 2 days**.

96% of Renewable Energy System applications were completed within the current service level **target of 10 days**.



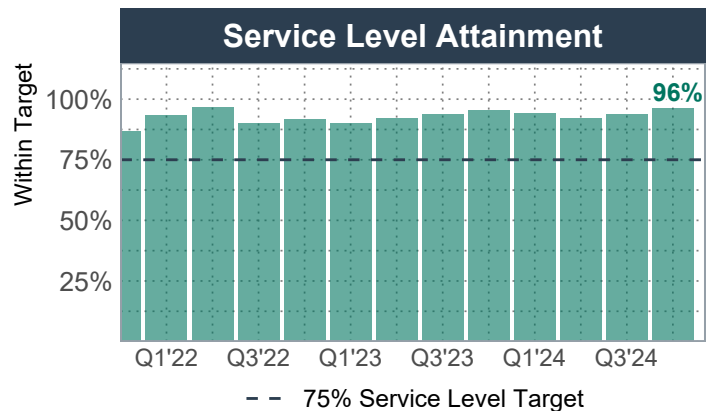
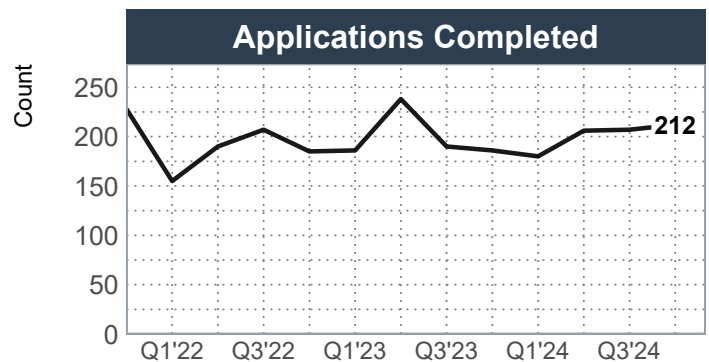
Sign Permits

Permanent Sign

A Permanent Sign is classified as a sign that is anchored into the ground or affixed to or painted onto a building or other structure that cannot readily be removed from a site and is non-digital.

212 applications were finalized in Q4 2024 with an average **processing time of 2 days**.

96% of Permanent Sign applications were completed within the current service level **target of 10 days**.

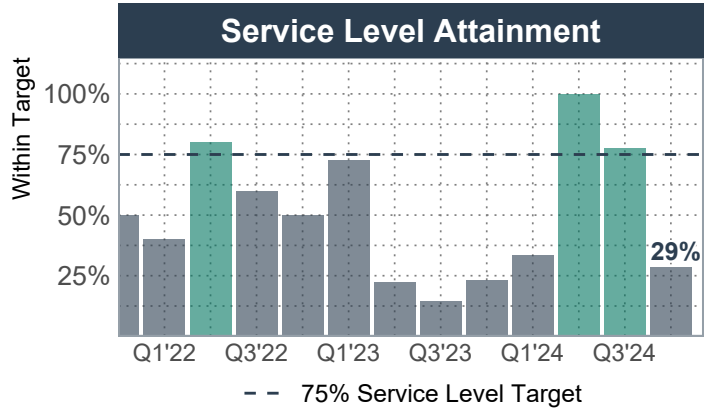
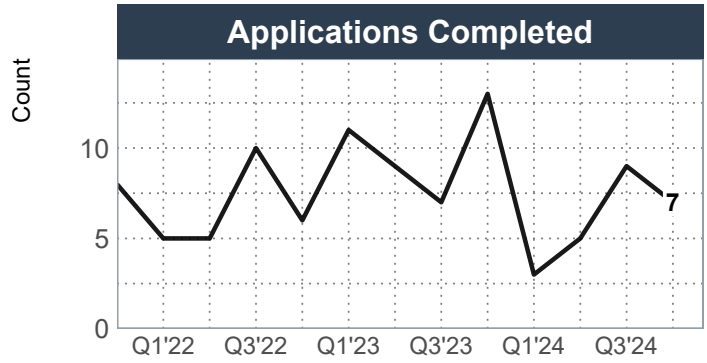


Digital Sign

A Digital Sign is classified similarly to the permanent sign, but can be changed remotely without manually or mechanically replacing the sign face or its components. They are regulated differently in consideration of light pollution impacts on the surrounding community.

7 applications were finalized in Q4 2024 with an average **processing time of 32 days**.

29% of Digital Sign applications were completed within the current service level **target of 30 days**.

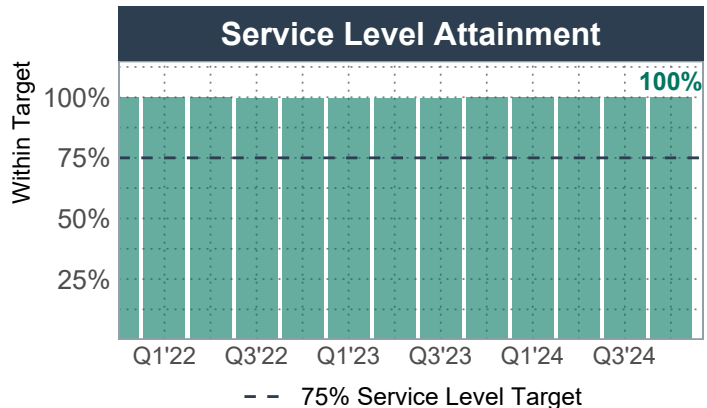
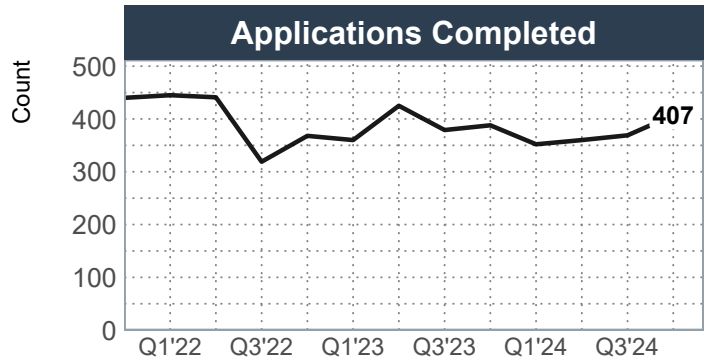


Portable Sign

A Portable Sign is used for short-term advertising and is easily removable. This category includes bridge banners, temporary signs on private property such as sandwich boards, road right-of-way signs, and show-home wayfinding signs.

407 applications were finalized in Q4 2024 with an average **processing time of 1 day**.

100% of Portable Sign applications were completed within the current service level **target of 5 days**.



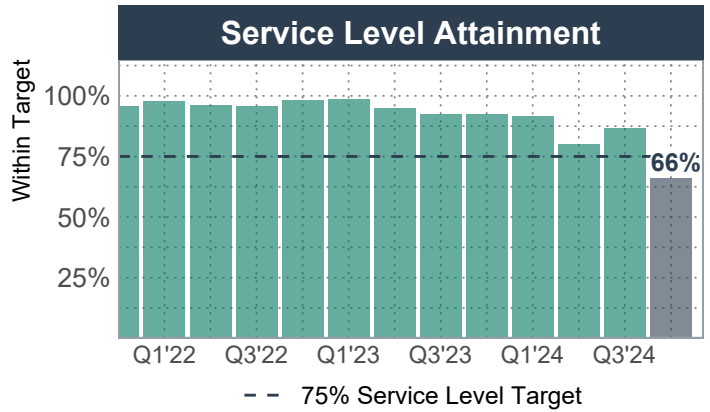
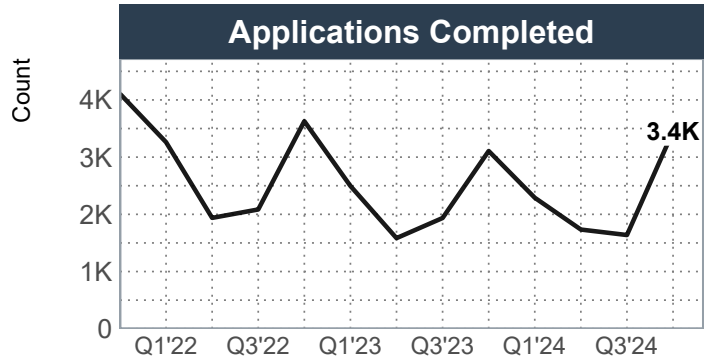
Trade Permits

Plumbing and Gas

A stand-alone permit for plumbing and gas work in residential and commercial locations where no building permit is needed.

3,449 applications were finalized in Q4 2024 with an average **processing time of 4 days**.

66% of Plumbing and Gas applications were completed within the current service level **target of 3 days**.

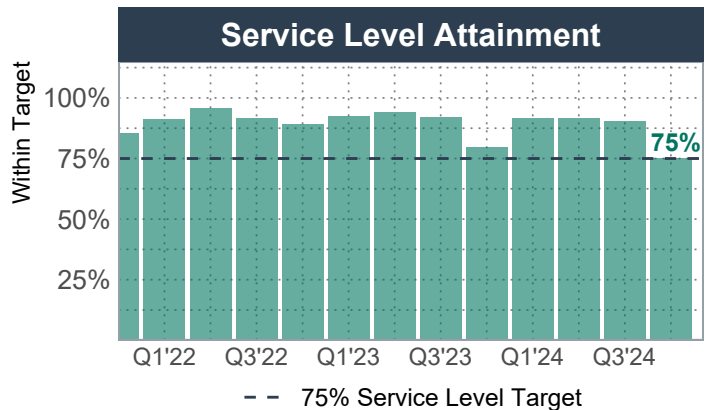
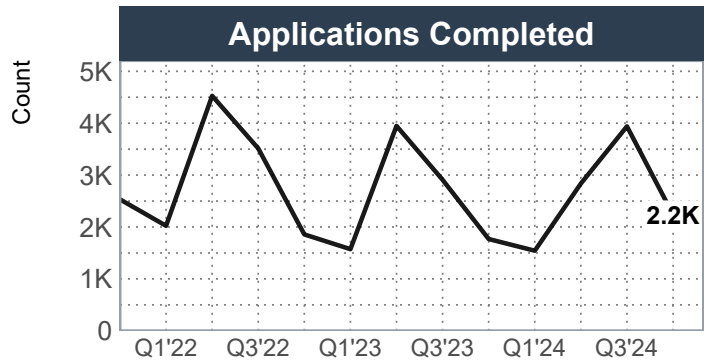


Electrical

A stand-alone permit for electrical work in residential and commercial locations where no building permit is needed.

2,238 applications were finalized in Q4 2024 with an average **processing time of 4 days**.

75% of Electrical applications were completed within the current service level **target of 3 days**.

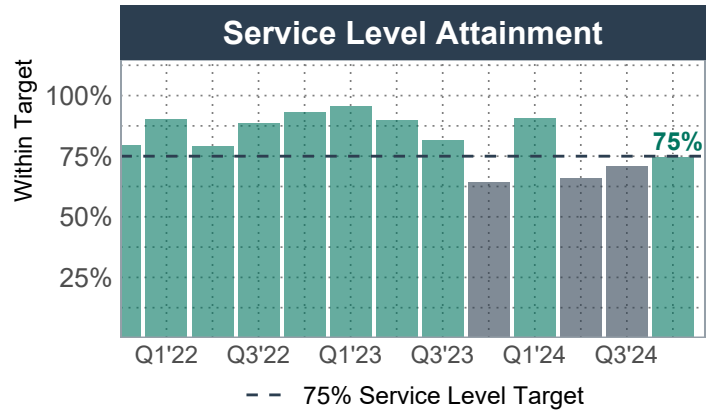
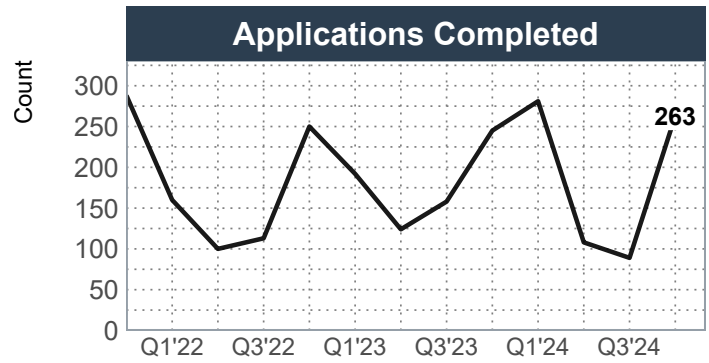


Heating, Ventilation and Air Conditioning (HVAC)

A stand-alone permit for heating, ventilation and air conditioning work in residential and commercial locations where no building permit is needed.

263 applications were finalized in Q4 2024 with an average **processing time of 5 days**.

75% of Heating, Ventilation and Air Conditioning (HVAC) applications were completed within the current service level **target of 3 days**.



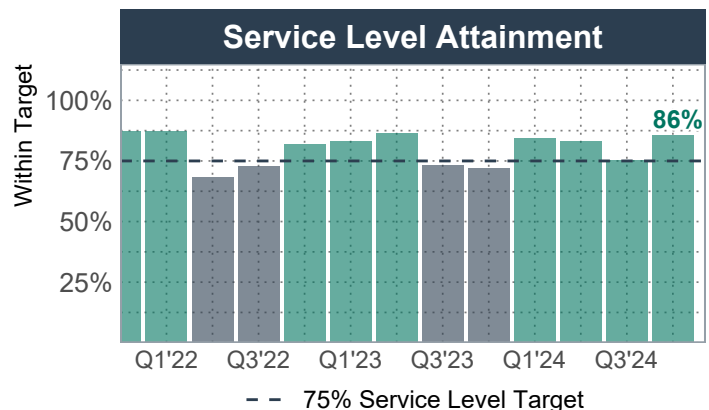
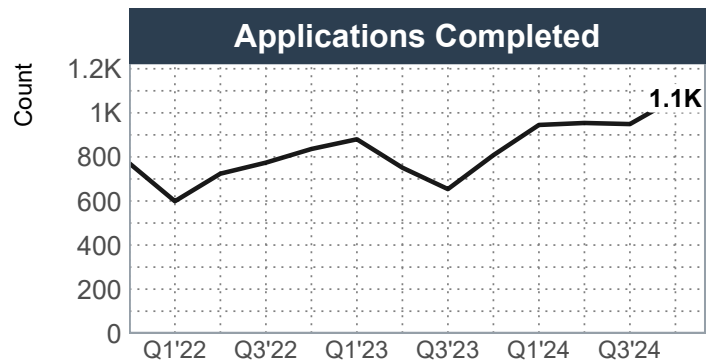
Business Licences

Commercial-Based

New licence applications for businesses that operate out of a commercial or industrial location. Processing times do not include the time needed to obtain any development or building permits that may be required before the licence can be issued.

1,066 applications were finalized in Q4 2024 with an average **processing time of 23 days**.

86% of Commercial-Based applications were completed within the current service level **target of 35 days**.

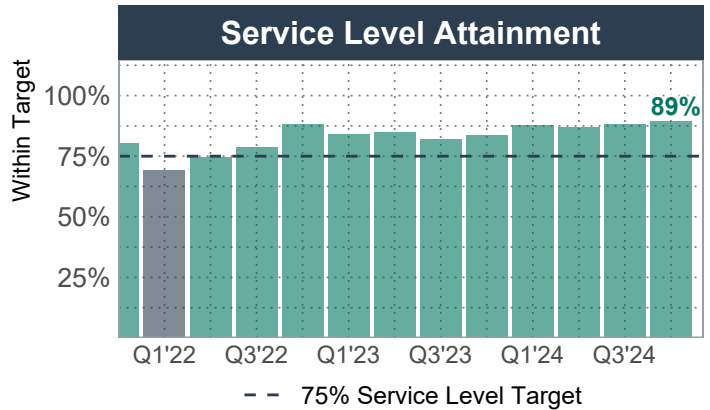
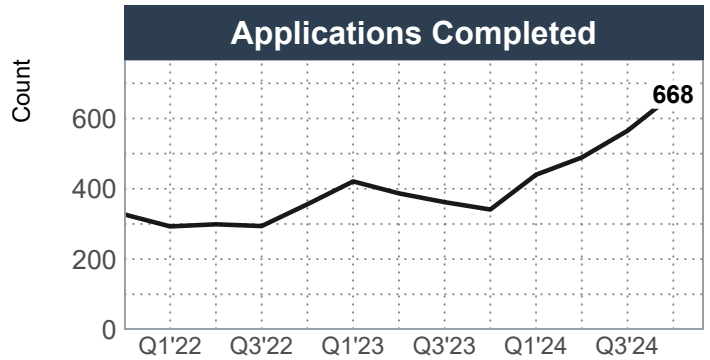


Commercial-Based: Fire and Police Consultation

Some commercial businesses require consultation as the final step before a licence is issued. Time is in addition to the commercial-based business processing time.

668 applications were finalized in Q4 2024 with an average **processing time of 11 days**.

89% of Commercial-Based: Fire and Police Consultation applications were completed within the current service level **target of 20 days**.

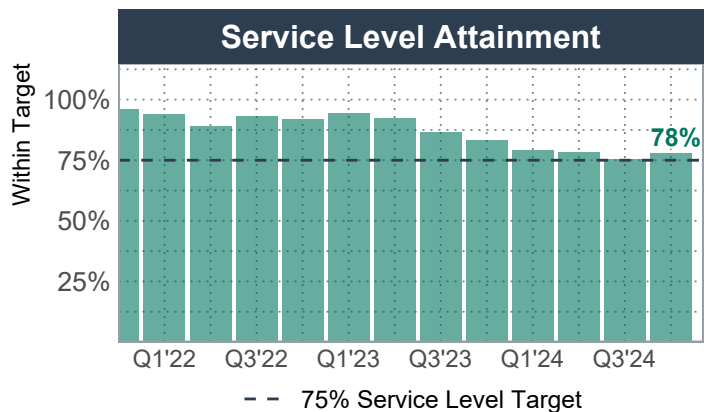
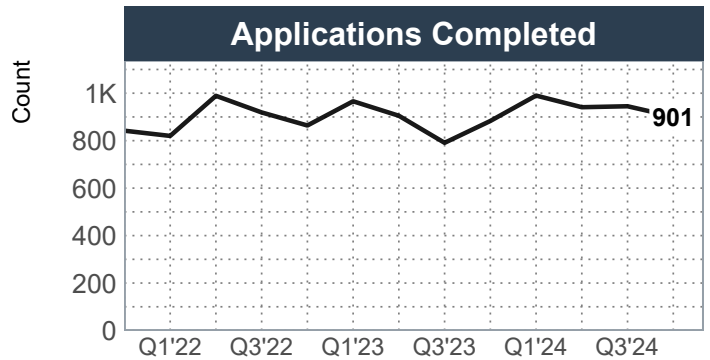


Home Based

New licence applications for businesses that operate out of a residential location. Most do not require any additional permits.

901 applications were finalized in Q4 2024 with an average **processing time of 14 days**.

78% of Home Based applications were completed within the current service level **target of 20 days**.

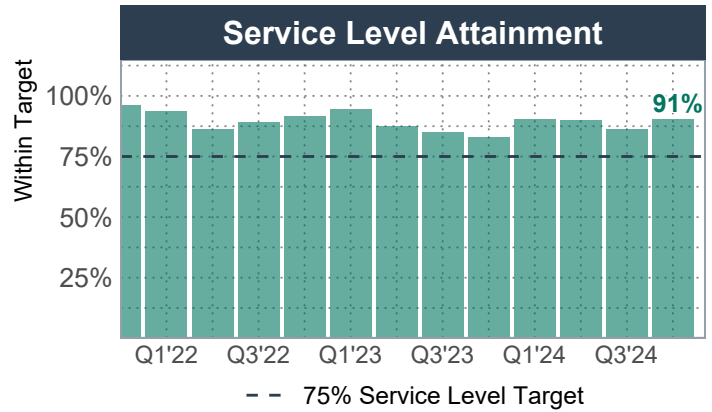
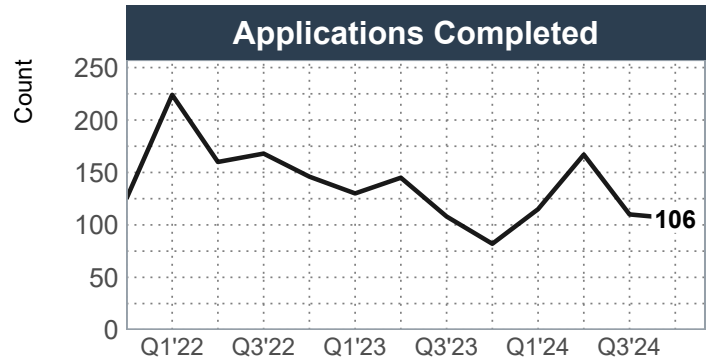


Based Out of Town

New licence applications for businesses based outside the City of Edmonton that conduct business within Edmonton. Development and building permits are not required.

106 applications were finalized in Q4 2024 with an average **processing time of 5 days**.

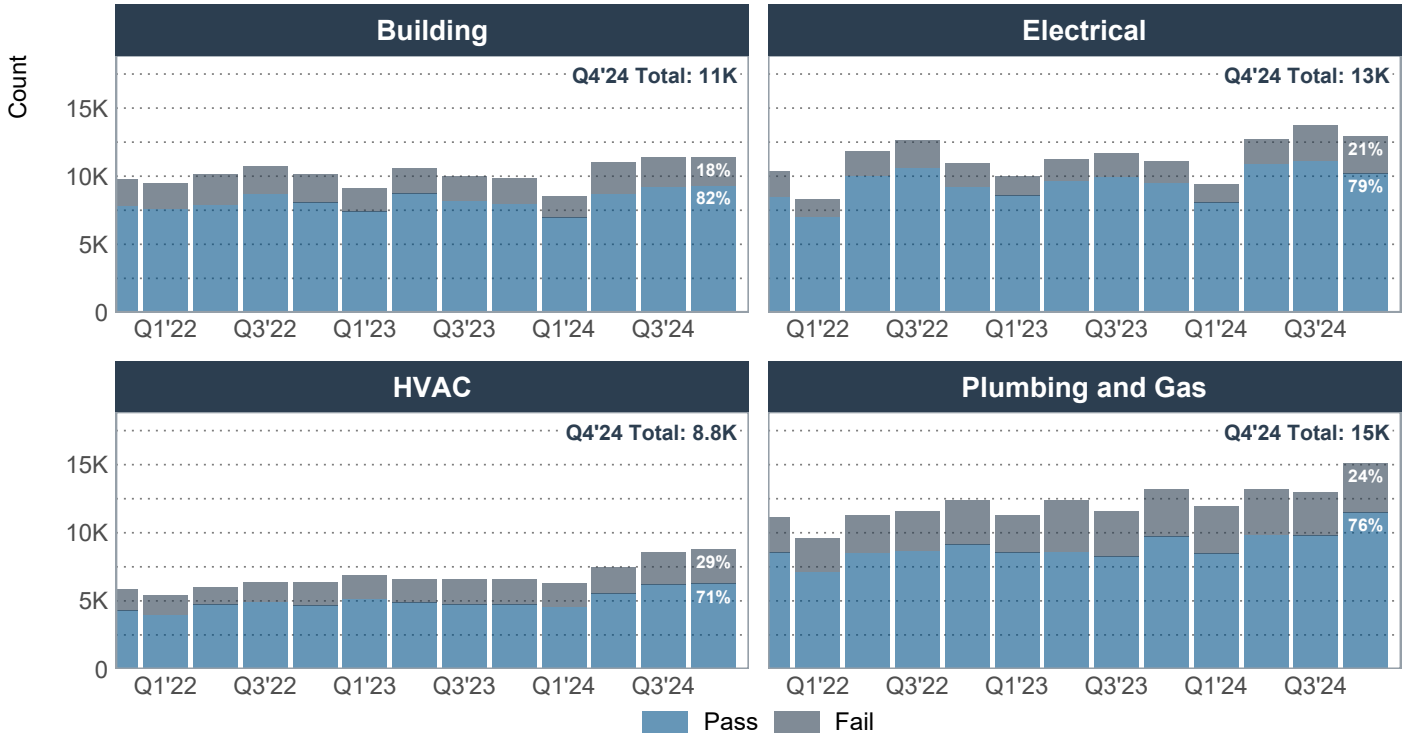
91% of Based Out of Town applications were completed within the current service level **target of 10 days**.



Safety Code Inspections

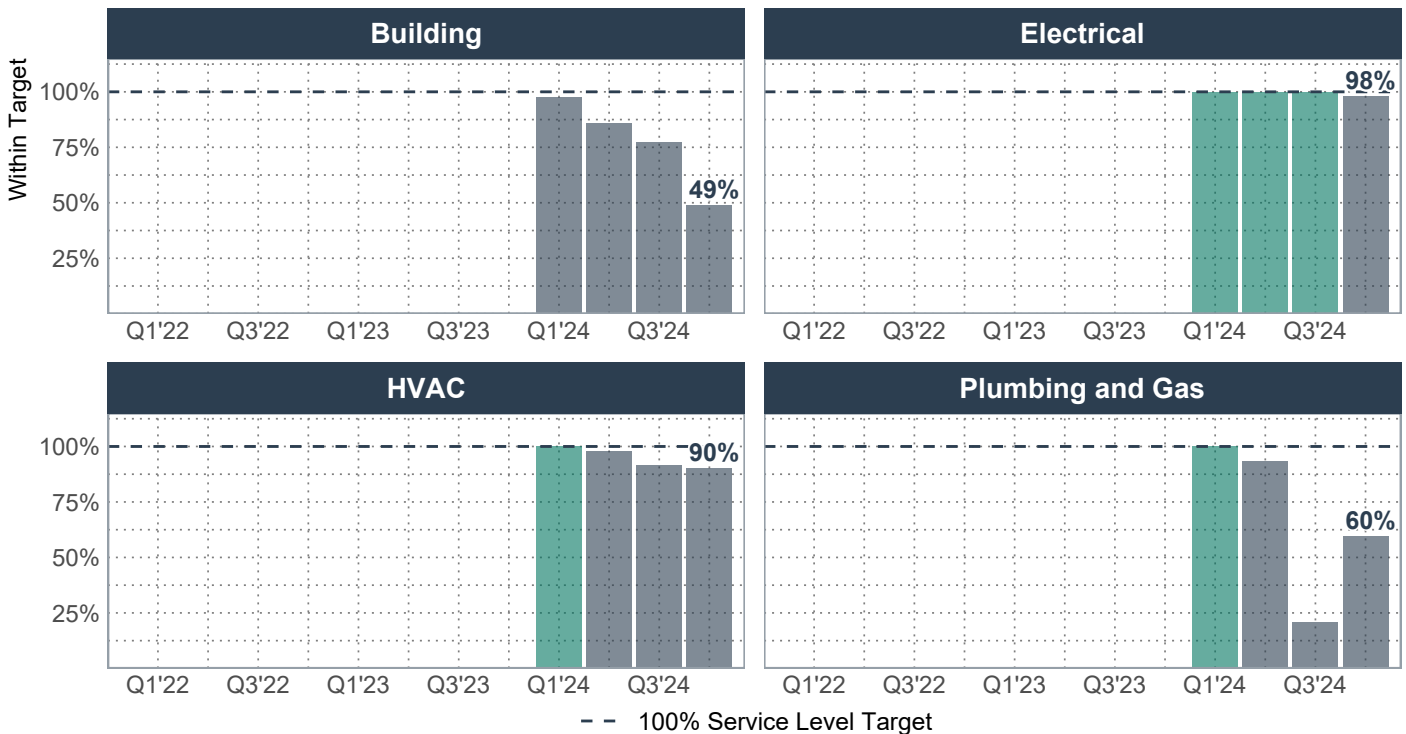
Inspection Counts

Each building and trade permit requires at least one inspection to ensure compliance with safety and energy regulations. Counts include re-inspections and will always exceed permit counts as multiple inspections are associated with a single project.



Inspection Scheduling Time

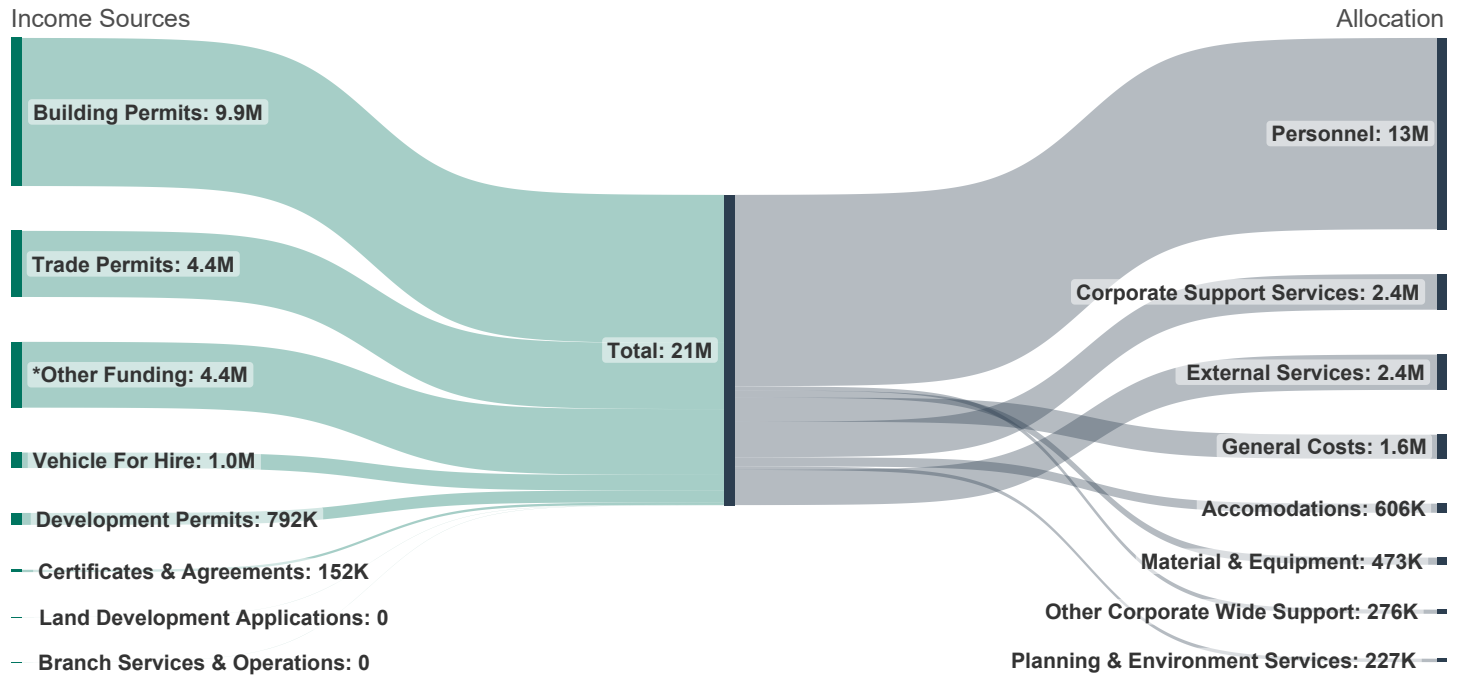
In Q4 2024, the average scheduling time was 6 days for Building inspections, 1 day for Electrical, 3 days for HVAC, and 5 days for Plumbing and Gas. Service level attainment is calculated with a **target of 5 days** for all inspection types.



Financials

Revenues and Expenditures

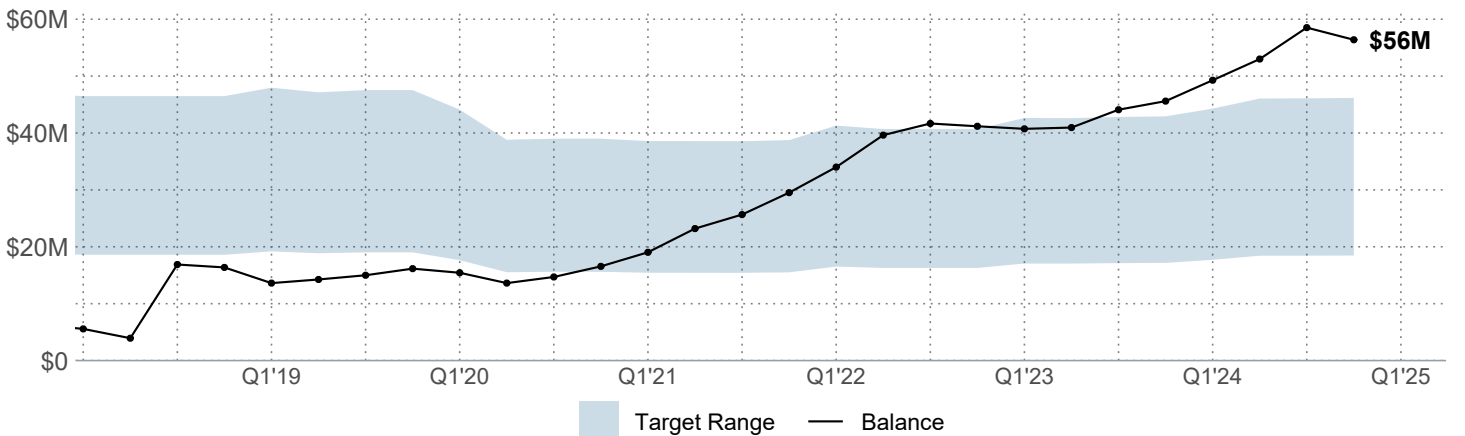
The UPE department’s cost recovery model ensures that revenue collected for the processing of applications is directly and indirectly attributed to the delivery of those services. This includes corporate support costs as well as providing for investment in service improvement initiatives. A summary of the distribution of funds in Q4 2024 is provided below.



*Other Funding represents the branch's tax levy funding net of transfer to/from reserves. Tax levy funding is used to support activities, programs and services that are excluded from the Planning and Development Business model as established in City Policy C610.

Planning and Development Business Model Reserve Fund

The Planning and Development Business Model (PDBM) Reserve Fund was established to balance revenue and expenditure streams over the long term. The upper and lower bounds of the target range depicted below is set each quarter according to annual operating expenditures, and the balance is the cumulative total funds in the reserve at the end of each quarter.



Appendix

Metric Definitions

Processing Time

Processing Time is measured in calendar days, starting with the submission of a complete application and concluding when a decision is made. This timeline includes City and partner agency time to review the application, obtain additional information from the applicant, and complete all detailed reviews. The development and construction application review process is a partnership between the City and the applicant to reach a decision.

Scheduling Time

Scheduling time is different from the processing time of other services. It is measured in business days and is used exclusively for Safety Code Inspections. Each observation included in the average represents a point-in-time measurement for a day that has elapsed during the reporting period. The time measured each day corresponds with the number of days until the next available inspection date.

Applications Completed

Applications Completed refers to the count of applications completed in the corresponding time period based on the finalization process used in the calculation of its timeline. If an application is eligible for renewal, it is only counted once unless otherwise specified. Counts may include applications initiated several quarters in the past.

Customer Satisfaction Score

A Customer Satisfaction Score (CSAT %) is calculated using the satisfaction rating an applicant has assigned to their experience obtained via survey. The number of surveys with scores of *Satisfied* or *Very Satisfied* is divided by the total number of surveys to arrive at the CSAT %.

Supplementary Details

Application Completion Count Area Charts

These area charts are used to summarise the activities of the reporting quarter. Application types are distinguished by colours only to indicate the major contributors to volumes within a service area at a high-level. It is suggested that the reader consult the individual application sections for a greater depth of insight into specific trends, as area charts do not lend themselves well to the study of individual components.

It should also be noted that a *Commercial-Based: Fire and Police Consultation* segment does not appear in the area chart of the Business Licence service area. This is because it is a subset of the *Commercial-Based* application type and has already been included in the count.

Snapshot Measures

The measures reported in this document are pulled directly from production systems shortly before release. Slight variations in values reported across periods can be expected due to ongoing work on these systems. These differences can arise from discrepancies in scope of work revealed after the completion of an application, correction of data entry errors, or updates to Statistics Canada's building classification system.

These differences may be particularly notable for measures reported as a percentage for low volume application types. Significant discrepancies, as well as those that are the result of changes in methodology, will always be noted.

Methodology Changes

Development Permits

In Q3 2024, we refined our methodology for classifying Development Permit applications, which previously overlooked some applications with a variance. As a result, you may see some differences between metrics displayed on this report compared to those of previous quarters.

Revenues and Expenditures

In Q4 2024, some services will show decreased revenue due to the City of Edmonton's adoption of the Public Sector Accounting Standards (PS 3400) on January 1, 2024, which requires the deferral of a portion of revenues to the following year.