

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

FOURTH QUARTER 2021

# 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

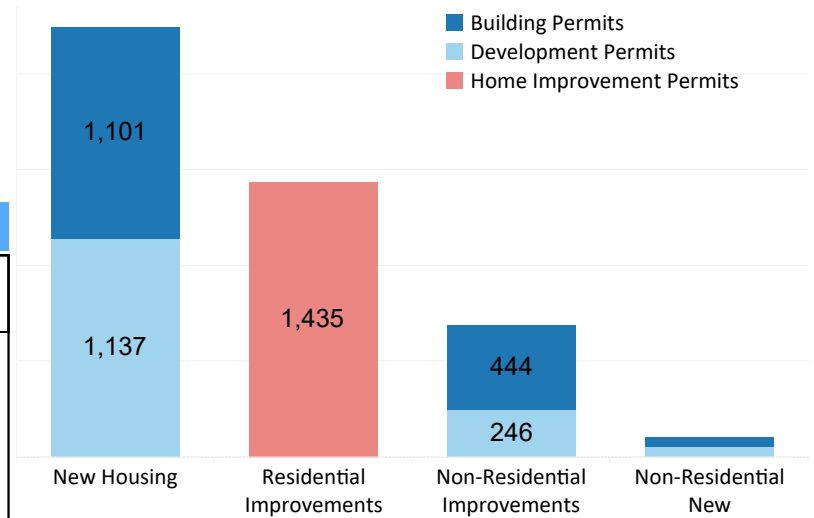
## URBAN PLANNING & ECONOMY HIGHLIGHTS

### Highlights of 2021 - Quarter 4

#### Applications Received

4,463

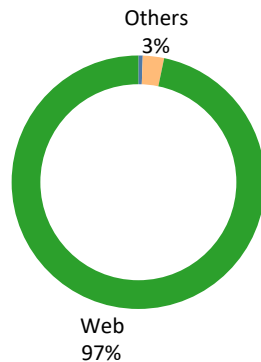
Difference from Previous Quarter: **-8%**



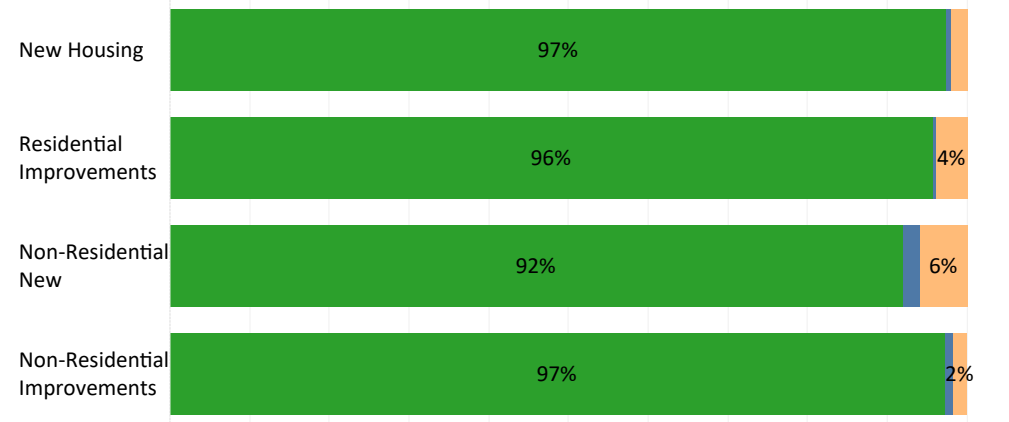
#### Construction Values

New Housing	Non-Residential New	Residential Improvements	Non-Residential Improvements	Grand Total
\$411M	\$195M	\$28M	\$125M	\$759M
-7% from Q3 2021	-15% from Q3 2021	-6% from Q3 2021	-2% from Q3 2021	-8% from Q3 2021

#### Application Methods for All Applications Received



#### Application Methods By Category



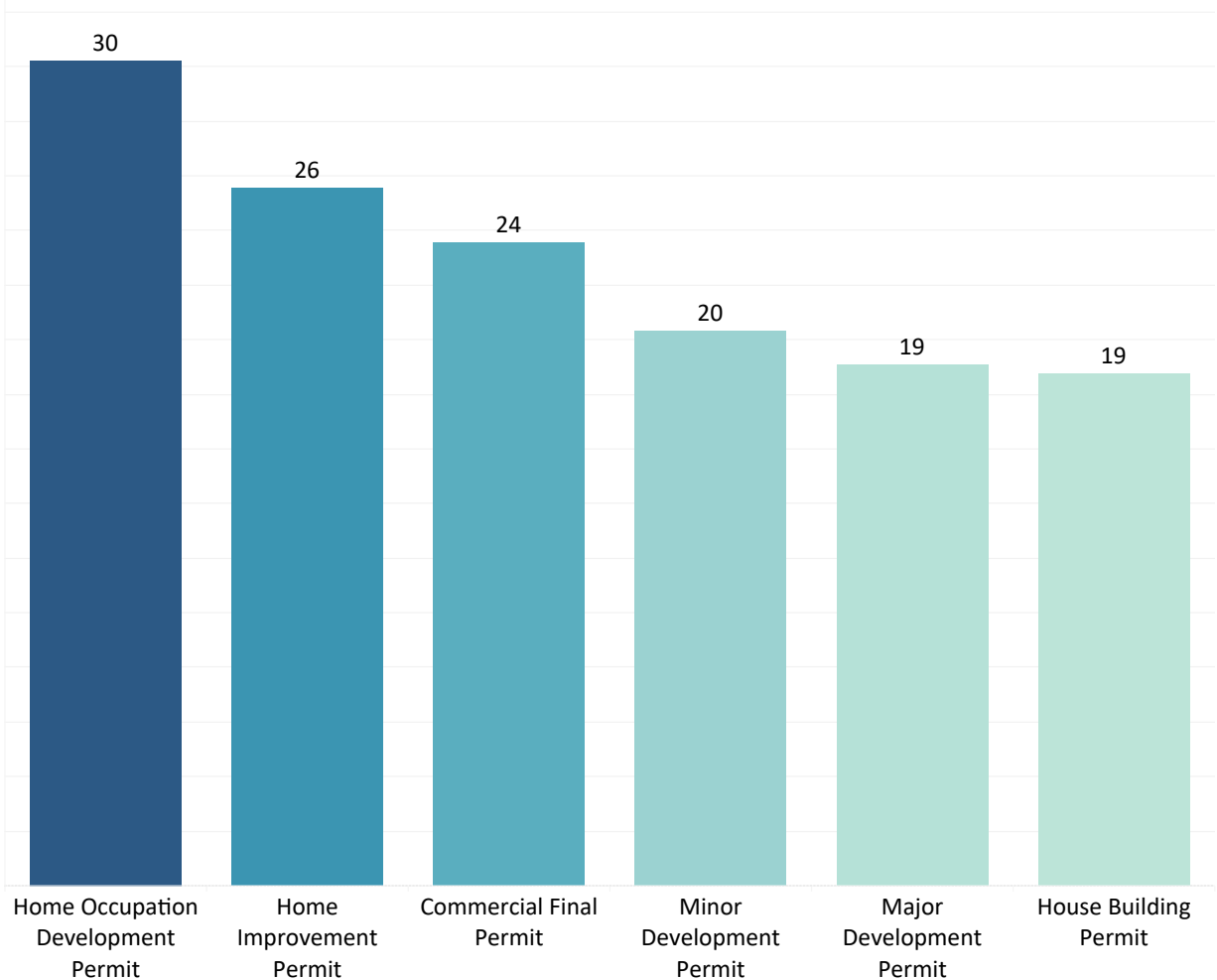
■ Web ■ In person ■ Others

# ACTIVITY REPORT

## URBAN PLANNING & ECONOMY

### Analysis of More Information Requests for Permits Processed in 2021 Q4

Average Time Waiting on More Information from Customer By Permit Type In 2021 Q4



**Approximately, 53% of applications processed in 2021 Q4 required more information from applicants**

Average Time Waiting on Customer to Provide The Requested Information

	Q1	Q2	2021 Q3	Q4	Average
<b>Intake</b>	10	11	13	17	13
<b>Plans Exam</b>	15	17	18	24	18
<b>Tech Review</b>	13	17	17	32	19

**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	2020		Total	Q1	Q2	2021		Total
				Q3	Q4				Q3	Q4	
LDA Applications Received	Rezoning	32	25	28	43	128	55	30	30	52	167
	Rezoning & Plan Amendment	12	6	16	18	52	15	17	10	17	59
	Road Closure	1	3	4	2	10	4	2	6	9	21
	Text Amendment	1	1			2	2		1	1	4
	Others	2	6	5	6	19	7	2	3	3	15
	<b>Total</b>	<b>48</b>	<b>41</b>	<b>53</b>	<b>69</b>	<b>211</b>	<b>83</b>	<b>51</b>	<b>50</b>	<b>82</b>	<b>266</b>

### 2 Bylaws Brought to Public Hearing That Passed

		2020				2021			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Bylaws Brought to Public Hearing	Rezoning	30	32	28	21	24	50	43	23
	Rezoning & Plan Amendment	29	24	37	24	34	40	45	11
	Road Closure	1	3	3		5	4	4	
	Text Amendment		3	2	3	2	2	1	1
	Others	2	5	9	13	10	18	6	1
	<b>Total</b>	<b>62</b>	<b>67</b>	<b>79</b>	<b>61</b>	<b>75</b>	<b>114</b>	<b>99</b>	<b>36</b>



# 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

		2020					2021				
		Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
Rezoning	Complex	83	128	131	116	123	175	165	143	151	157
	Non-Complex	94	124	125	113	118	125	135	121	158	135
	<b>Total</b>	<b>93</b>	<b>125</b>	<b>127</b>	<b>114</b>	<b>120</b>	<b>160</b>	<b>153</b>	<b>137</b>	<b>154</b>	<b>150</b>
Rezoning and Plan Amendment	Complex	115	155	181	234	182	166	182	168	179	173
	Non-Complex	105	195	89	82	118		496	48		272
	<b>Total</b>	<b>110</b>	<b>160</b>	<b>172</b>	<b>209</b>	<b>172</b>	<b>166</b>	<b>202</b>	<b>161</b>	<b>179</b>	<b>177</b>
Road Closure	Complex								161		161
	Non-Complex							19	370		107
	<b>Total</b>							<b>19</b>	<b>266</b>		<b>118</b>
Others	Complex	119	146	118	101	121	237	135		137	150
	Non-Complex				148	148			131		131
	<b>Total</b>	<b>119</b>	<b>146</b>	<b>118</b>	<b>125</b>	<b>126</b>	<b>237</b>	<b>135</b>	<b>131</b>	<b>137</b>	<b>145</b>
Text Amendment	Complex			103	222	163					
	<b>Total</b>			<b>103</b>	<b>222</b>	<b>163</b>					

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

The following are brief explanations for what is included in subdivision statistics:

**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.

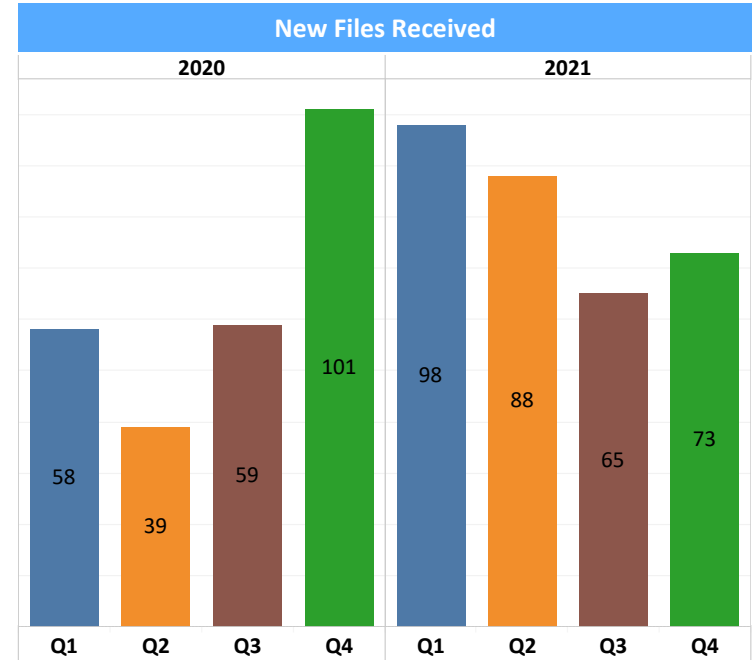
**Non-Complex** - Includes applications in greenfield and developed areas of the city, typically where infrastructure already exists. This includes applications such as boundary adjustments and title separations.

**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 does not include change requests

### Subdivision Conditional Approvals

		2020				Total	2021				Total
		Q1	Q2	Q3	Q4		Q1	Q2	Q3	Q4	
Complex, Non-complex, and Change Requests	Conditionally Approved Applications	50	37	22	30	139	55	50	27	28	160
	Average Days from Submission to Decision	121	102	96	102	108	122	92	74	89	99
	% Completed Within Target (100 days)	65%	65%	68%	83%	70%	73%	66%	81%	64%	71%
Lots Splits	Conditionally Approved Applications	30	19	20	35	104	51	55	63	31	200
	Average Days from Submission to Decision	42	40	40	38	40	48	42	40	32	41
	% Completed Within Target (60 days)	97%	100%	90%	97%	96%	84%	91%	94%	100%	91%

# ACTIVITY REPORT

## SUBDIVISION

### Approved for Registration

		Q1	Q2	2020 Q3	Q4	Total	Q1	Q2	2021 Q3	Q4	Total
Complex, Non-Complex, and Change Requests	Approved Applications	25	17	27	41	110	24	27	44	54	149
	Average Days from Submission to Decision	25	12	20	19	19	24	29	31	46	35
Lots Splits	Approved Applications	42	27	21	26	116	33	47	52	46	178
	Average Days from Submission to Decision	21	8	42	17	22	24	10	18	20	18

### Lots Approved for Registration

		Q1	Q2	2020 Q3	Q4	Total	Q1	Q2	2021 Q3	Q4	Total
Single	Approved for Registration	366	127	229	1,542	2,264	342	530	1,727	2,800	5,399
Semi-Detached	Approved for Registration	86	10	7	160	263	25	26	198	176	425
Row Housing	Approved for Registration	36	22	0	105	163	82	23	248	147	500
Multi - Unit	Approved for Registration	0	3	0	1	4	0	0	2	4	6
Commercial	Approved for Registration	5	2	0	9	16	3	1	1	1	6
Industrial	Approved for Registration	4	0	0	17	21	0	0	1	0	1
<b>Grand Total</b>		<b>497</b>	<b>164</b>	<b>236</b>	<b>1,834</b>	<b>2,731</b>	<b>452</b>	<b>580</b>	<b>2,177</b>	<b>3,128</b>	<b>6,337</b>



# 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.

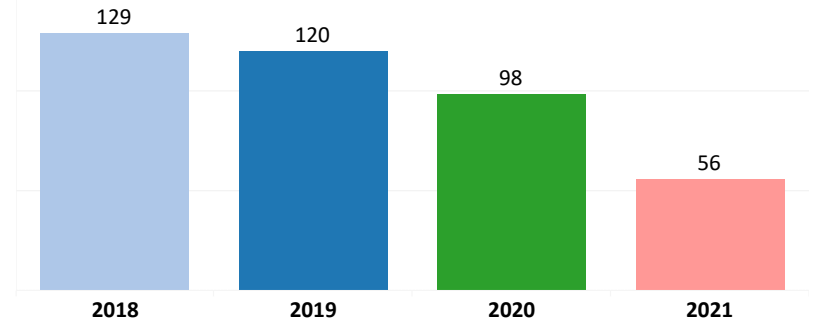
With every servicing agreement application received, there are a number of residential, multi-family, commercial and industrial lots that are proposed to be serviced. The number of applications approved indicates the volume of serviced lots that will be available in the near future. This data is displayed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

		2020					2021				
		Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
Non-Complex Projects	Approved Projects	12	32	24	14	<b>82</b>	9	6	2	0	<b>17</b>
	% Completed Within Target	58%	41%	50%	50%	<b>50%</b>	11%	0%	0%	0%	<b>3%</b>
	Average Days with the City	55	67	104	44	<b>68</b>	70	87	76	0	<b>58</b>
	Average Days with the Applicants	54	53	42	51	<b>50</b>	77	76	137	0	<b>73</b>
Complex Projects	Approved Projects	2	7	6	2	<b>17</b>	0	0	0	0	<b>0</b>
	% Completed Within Target	0%	0%	50%	0%	<b>10%</b>	0%	0%	0%	0%	<b>0%</b>
	Average Days with the City	86	120	173	37	<b>91</b>	0	0	0	0	<b>0</b>
	Average Days with the Applicants	42	77	72	47	<b>57</b>	0	0	0	0	<b>0</b>
Projects circulated		52	29	20	17	<b>118</b>	0	0	0	0	<b>0</b>

# ACTIVITY REPORT

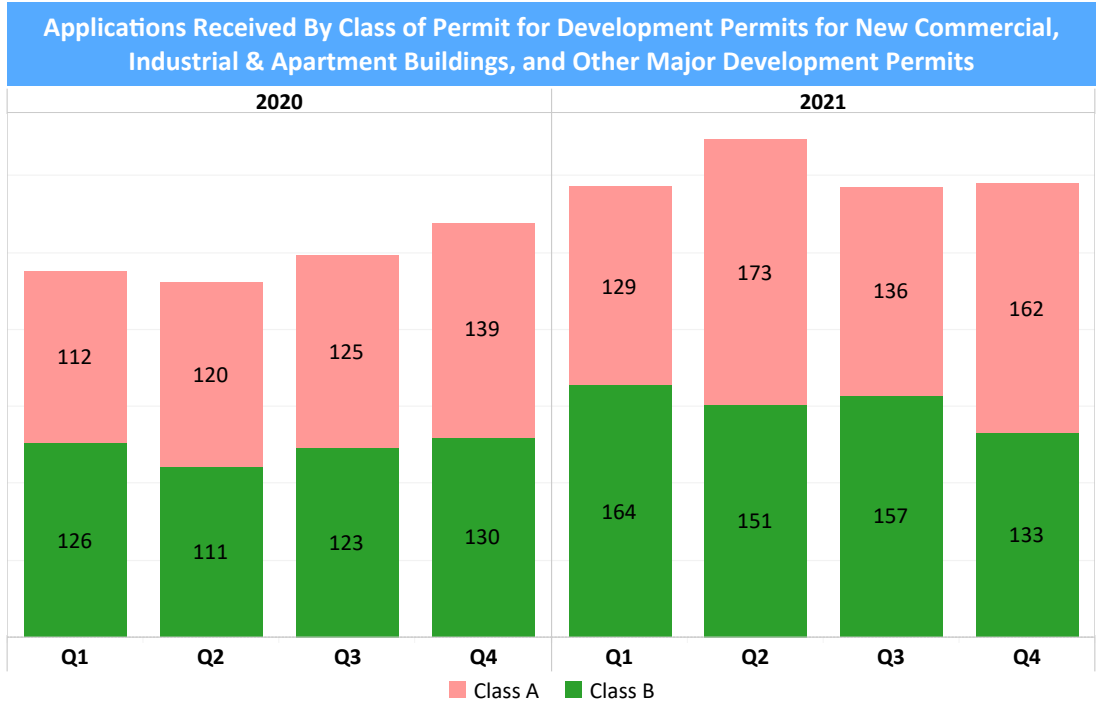
## COMMERCIAL, INDUSTRIAL AND OTHER DEVELOPMENT PERMITS

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

	2020					2021				
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
Applications Received	50	56	57	63	225	61	71	58	53	243
Permits Issued	54	48	60	46	204	52	62	70	55	239
Average Days to Issue	82	81	79	57	76	100	65	101	75	86

### 2 Other Major Development Permits

Applications Received	248	219	245	272	979	301	313	281	299	1,188
Permits Issued	239	220	234	242	922	257	318	275	303	1,148
Average Days to Issue	30	35	34	21	30	29	21	24	20	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

## COMMERCIAL, INDUSTRIAL AND OTHER BUILDING PERMITS

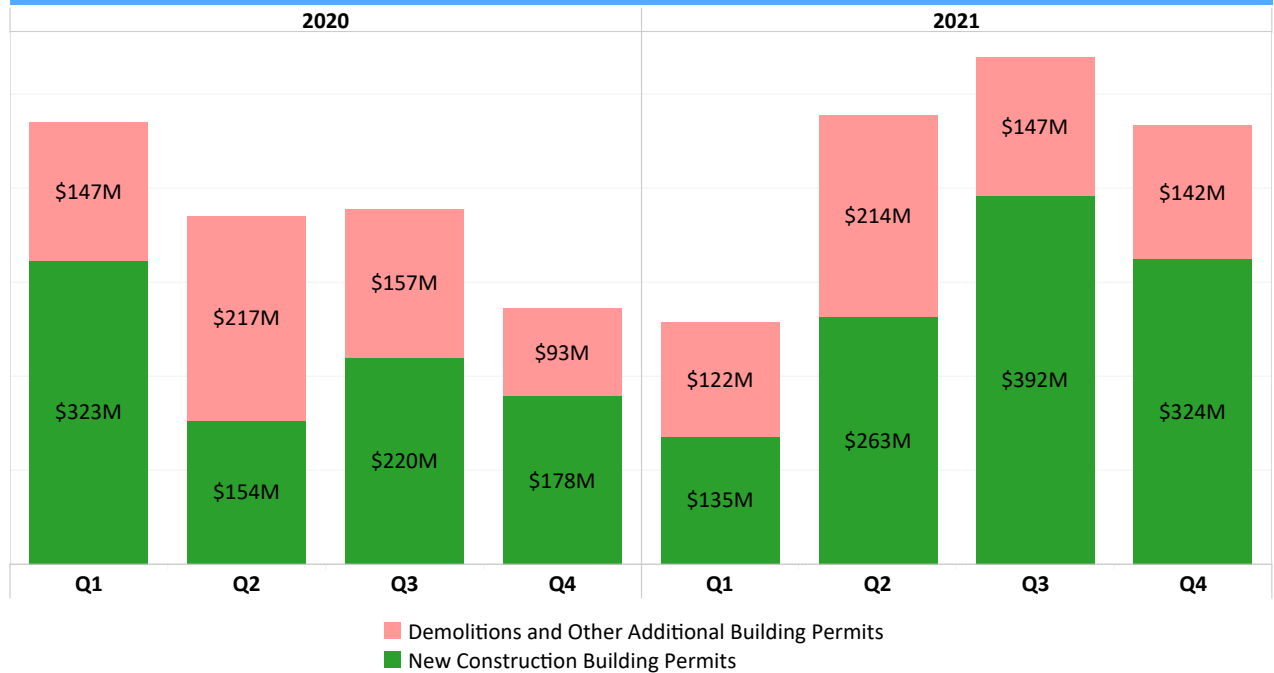
### Construction Values for New Construction, and Demolitions & Other Additional Building Permits

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

	2020					2021				
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
Applications Received	54	57	56	76	243	54	89	83	64	290
Permits Issued	89	51	82	76	273	92	78	112	84	326
Average Days to Issue	186	223	195	216	203	183	265	168	253	211

### 2 Demolitions and Other Additional Building Permits\*

Applications Received	503	488	471	471	1,929	532	650	582	494	2,258
Permits Issued	580	451	516	495	1,952	601	623	640	574	2,303
Average Days to Issue	80	75	89	86	83	88	87	92	93	90

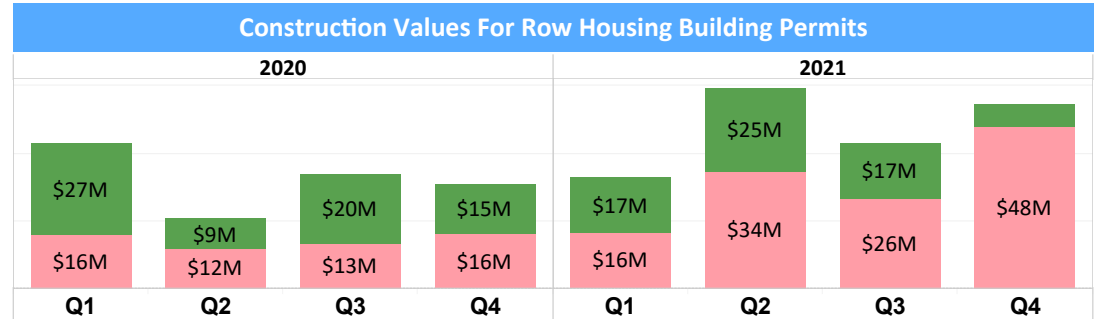
**Note:** Timeline methodology updated as of 2021 Q1. It now includes queue times and additional reviews. However, it does not include the initial review done prior to application acceptance (usually less than 2 working days time).

# 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

		2020					2021				
		Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
Applications Received		64	60	74	54	252	100	91	50	45	286
New Multi - Family 3 or 4 dwellings	Permits Issued	33	20	44	33	129	40	38	31	14	123
	Average Days to Issue	24	54	34	24	32	25	31	42	29	31
New Multi - Family 5 or more dwellings	Permits Issued	19	19	15	12	64	19	24	11	10	64
	Average Days to Issue	75	132	72	74	90	84	66	67	156	86
Mature Neighbourhood Overlay	Permits Issued	7	10	12	9	35	6	7	10	7	30
	Average Days to Issue	83	103	127	95	107	172	136	76	116	119

### 2 Row Housing Building Permits

Applications Received		52	25	47	39	163	51	82	52	62	245
Rowhousing Building Permits - Projects with 3 or 4 dwelling units	Permits Issued	66	14	29	37	141	26	39	39	14	118
	Average Days to Issue	32	44	52	23	35	21	38	26	17	28
Rowhousing Building Permits - Projects with 5 or more dwelling units	Permits Issued	8	7	7	6	27	8	11	11	4	34
	Average Days to Issue	84	82	155	37	94	35	47	51	43	45

**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).

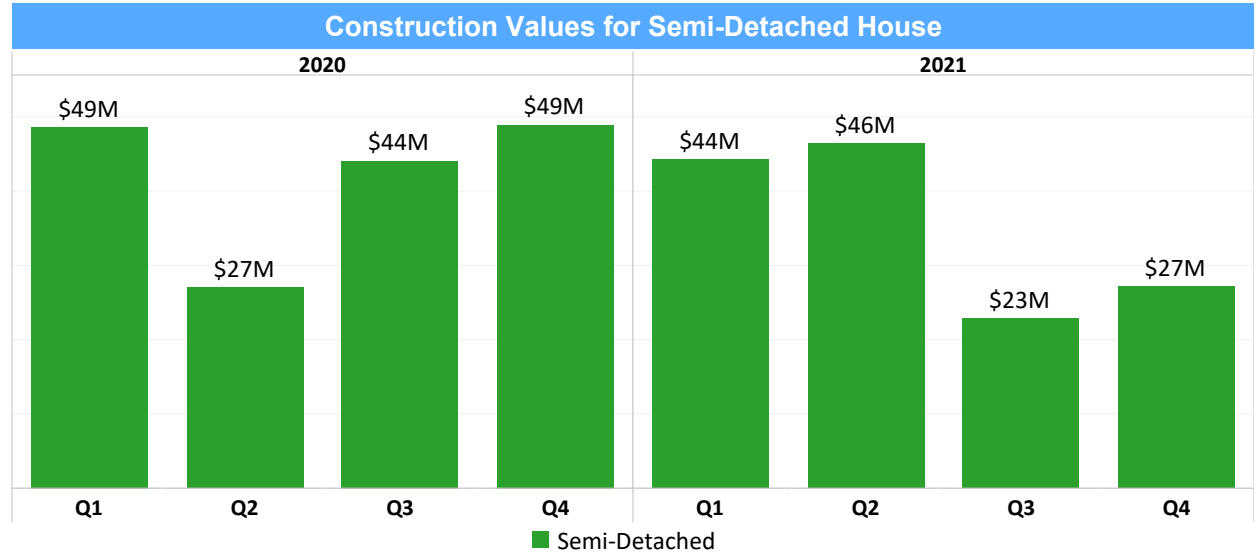
# ACTIVITY REPORT

## 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

	2020					2021				
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
Applications Received	132	75	122	124	452	138	122	71	66	397
Permits Issued	122	75	123	136	450	119	130	70	69	387
Class A										
Permits Issued	79	44	82	97	298	82	92	31	41	245
Average Days to Issue	7	9	19	14	13	11	11	7	9	10
Class B										
Permits Issued	23	10	15	22	70	18	10	15	6	49
Average Days to Issue	7	12	15	16	12	12	14	20	15	15
Complex										
Permits Issued	20	21	26	17	82	19	28	24	22	93
Average Days to Issue	55	78	57	62	62	30	40	42	52	41

### 2 Semi-Detached House Building Permits

Applications Received	118	73	120	131	442	120	129	65	73	387
Permits Issued	132	74	105	118	426	145	130	76	74	422
Average Days to Issue	31	22	34	28	29	26	24	30	33	27

**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

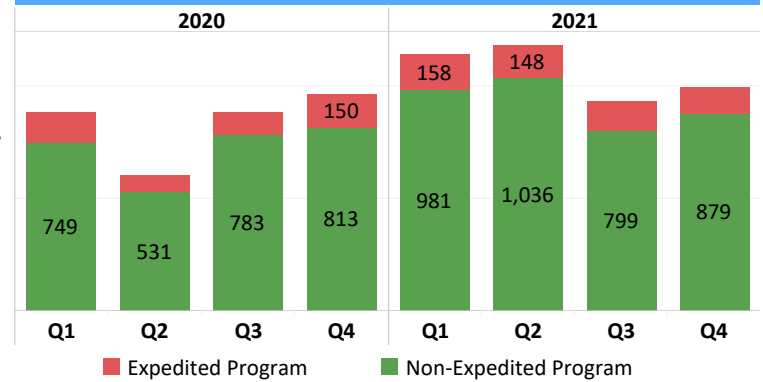
Development and building permits are both required for the construction of a Single Detached House.

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

		2020					2021						
		Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total		
Applications Received	Greenfield	754	560	877	838	3,026	1,108	993	750	913	3,763		
	Infill	93	66	77	65	300	93	118	119	86	415		
	<b>Total</b>	<b>847</b>	<b>626</b>	<b>954</b>	<b>903</b>	<b>3,326</b>	<b>1,201</b>	<b>1,111</b>	<b>869</b>	<b>999</b>	<b>4,178</b>		
Permits Issued	Expedited Program	Greenfield	Permits Issued	130	71	98	140	416	150	139	124	111	523
		Average days to issue	2	12	6	9	7	7	3	4	4	5	
		Infill	Permits Issued	2	4	2	10	18	8	9	5	4	26
		Average days to issue	9	18	13	4	9	10	10	9	9	10	
	Non-Expedited Program	Greenfield	Permits Issued	665	445	711	752	2,547	916	938	682	781	3,261
		Average days to issue	14	16	24	20	19	18	17	19	17	18	
		Infill	Permits Issued	84	86	72	61	286	65	98	117	98	371
		Average days to issue	69	62	73	49	64	64	65	46	52	56	

### 2 Building Permits

Applications Received	861	594	875	940	3,255	1,115	1,166	883	972	4,126	
Permits Issued	Permits Issued	934	727	660	939	3,235	1,116	1,102	1,036	1,011	4,235
	Average days to issue	36	29	29	34	32	30	33	34	26	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

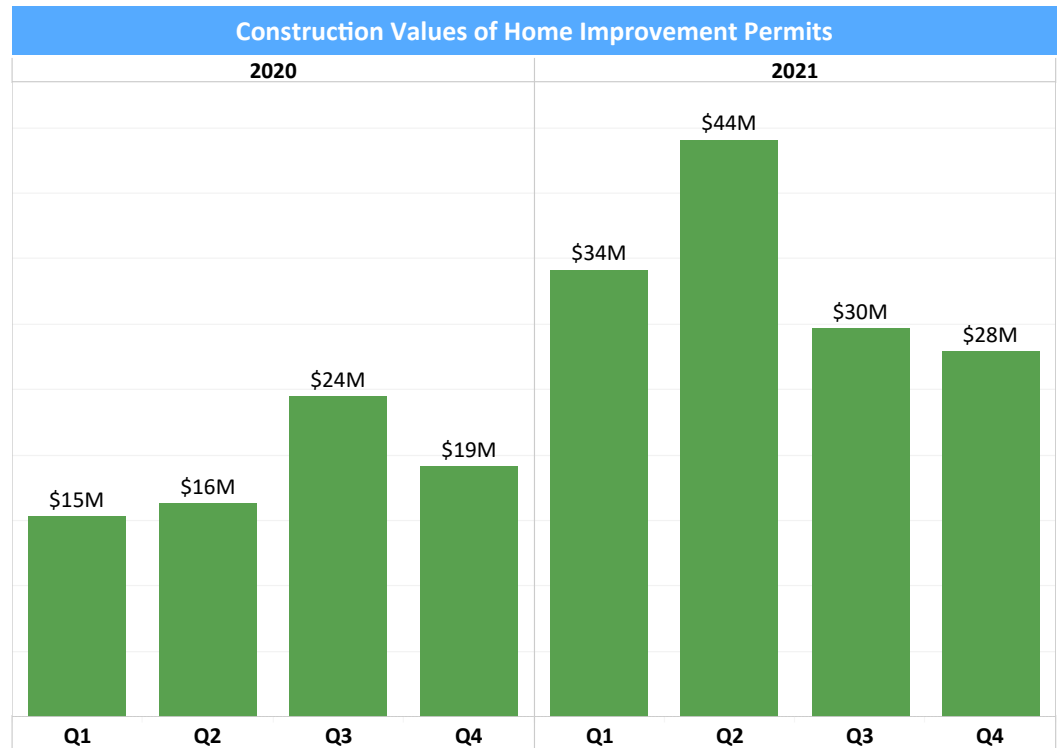
## MINOR RESIDENTIAL PERMITS

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	2020 Q3	Q4	Total	Q1	Q2	2021 Q3	Q4	Total
Applications Received	1,235	1,806	2,351	1,672	7,053	1,866	2,547	1,889	1,435	7,718
Number of Projects	1,380	2,005	2,587	1,825	7,797	2,050	2,811	2,085	1,559	8,505

### Permits Issued

Permits Issued	1,288	1,508	2,136	1,875	6,807	1,574	2,347	2,058	1,585	7,564
Average Days to Issue	43	28	26	30	31	35	30	34	34	33

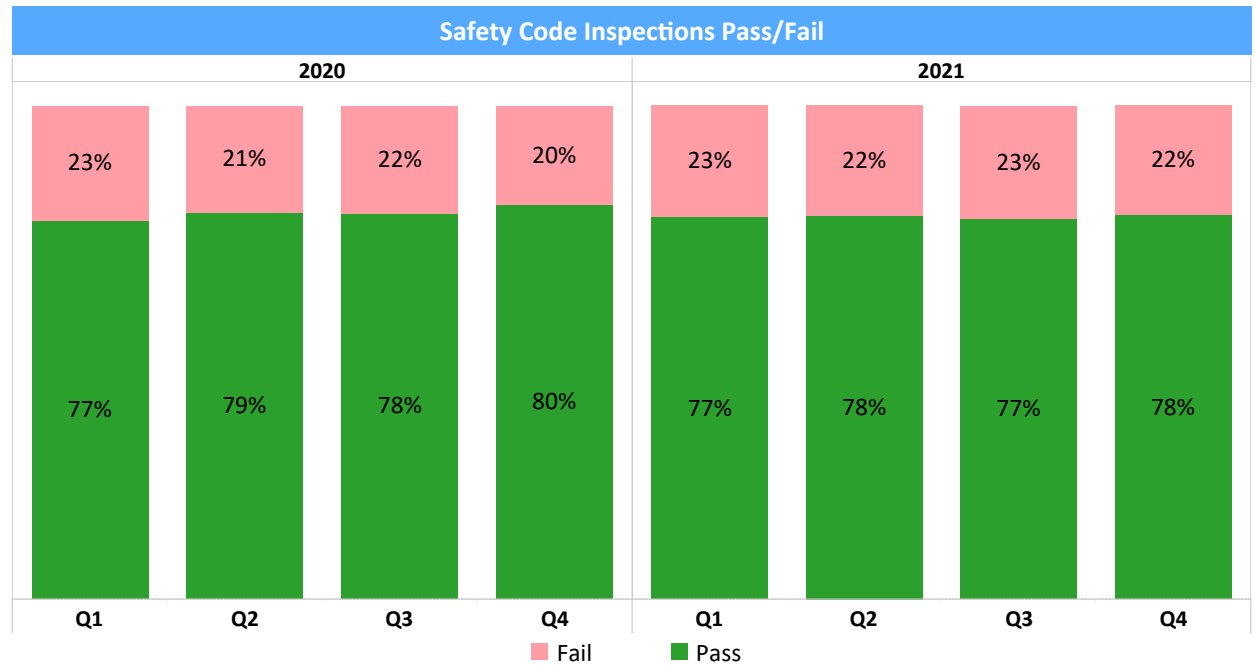
**Note:** Timeline methodology updated as of 2021 Q1. It now includes queue times and additional reviews. However, It does not include the initial review done prior to application acceptance (usually less than 2 working days time).

# 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

	2020					2021				
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
Building	9,730	10,098	10,167	10,168	40,163	10,325	10,116	7,794	8,099	36,334
Electrical	9,166	7,610	9,640	9,538	35,954	8,242	10,527	11,257	10,337	40,363
HVAC	5,149	4,443	4,709	4,937	19,238	6,048	5,984	5,146	5,105	22,283
Plumbing & Gas	10,994	9,426	9,071	9,999	39,490	10,978	11,086	10,027	11,444	43,535
<b>Grand Total</b>	<b>35,039</b>	<b>31,577</b>	<b>33,587</b>	<b>34,642</b>	<b>134,845</b>	<b>35,593</b>	<b>37,713</b>	<b>34,224</b>	<b>34,985</b>	<b>142,515</b>

### 2 Other Inspections Completed\*

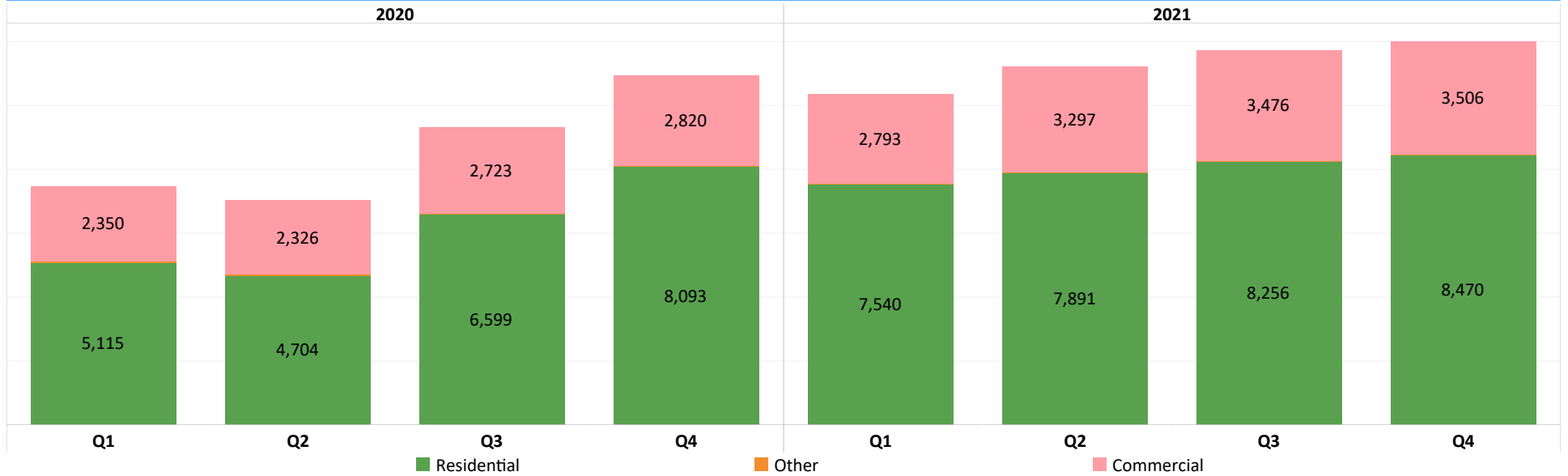
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
Lot Grading	99	2,901	6,028	2,832	11,860	160	3,615	6,001	2,718	12,494
Others	105	91	186	148	530	41	212	229	84	566
<b>Grand Total</b>	<b>204</b>	<b>2,992</b>	<b>6,214</b>	<b>2,980</b>	<b>12,390</b>	<b>201</b>	<b>3,827</b>	<b>6,230</b>	<b>2,802</b>	<b>13,060</b>

\* "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

	2020					2021				
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
Applications Submitted	919	731	806	1,287	<b>3,743</b>	1,383	1,221	1,126	1,273	<b>5,003</b>
Permits Issued	694	517	574	835	<b>2,620</b>	928	852	815	1,062	<b>3,657</b>

### 4 Plumbing & Gas Permits

Applications Submitted	3,881	2,547	3,532	5,427	<b>15,387</b>	4,941	3,935	3,891	5,915	<b>18,682</b>
Permits Issued	3,652	2,357	2,830	4,719	<b>13,558</b>	4,259	3,262	3,207	5,219	<b>15,947</b>

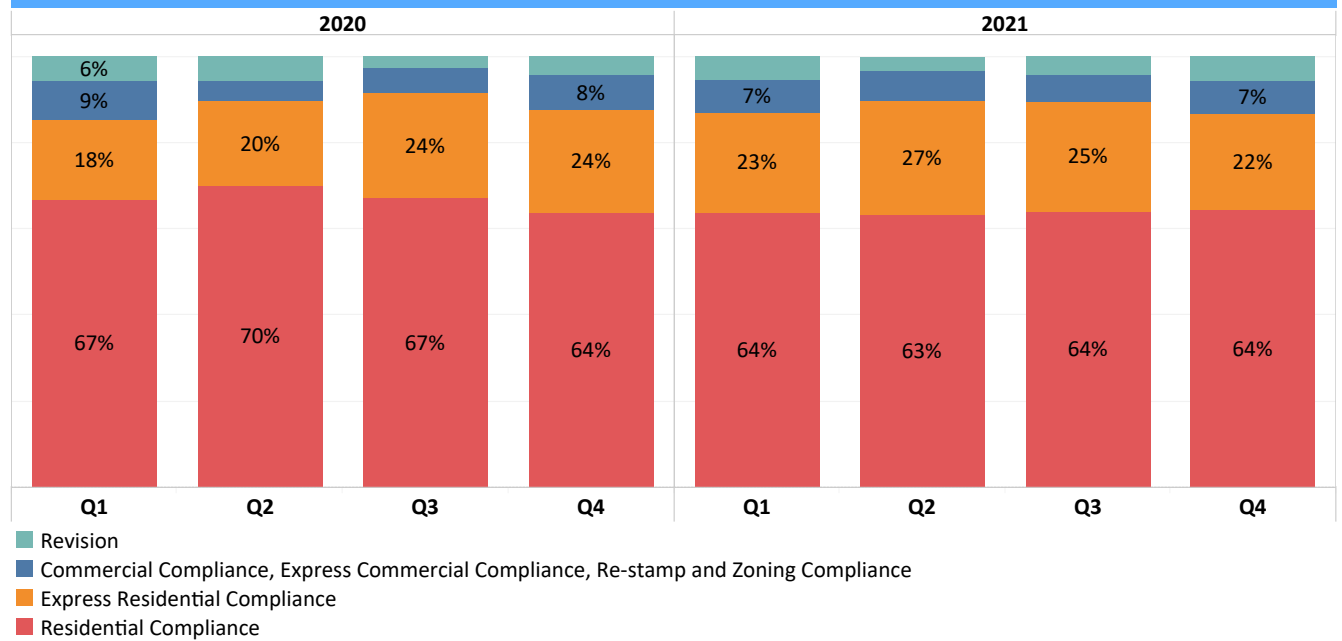
### 5 Electrical Permits

Applications Submitted	2,666	3,753	4,987	4,204	<b>15,610</b>	4,013	6,034	6,717	4,789	<b>21,553</b>
Permits Issued	2,400	3,375	4,379	3,238	<b>13,392</b>	3,048	5,080	5,835	4,141	<b>18,104</b>

# 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\*

	2020					2021				
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
Certificates Issued	1,248	1,292	2,035	1,850	6,425	1,457	2,345	2,110	1,678	7,590
Applications Submitted	1,344	1,396	2,235	1,742	6,717	1,616	2,504	2,109	1,616	7,845

### 2 Express Certificates

Certificates issued	253	278	539	443	1,513	376	653	545	391	1,965
Average Days to Issue	3	3	2	3	3	3	3	3	4	3

### 3 Regular Certificates

Certificates issued	995	1,014	1,496	1,407	4,912	1,081	1,692	1,565	1,287	5,625
Average Days to Issue	11	10	11	12	11	11	11	12	12	12

\* Including Zoning Confirmations and Re-Stamps

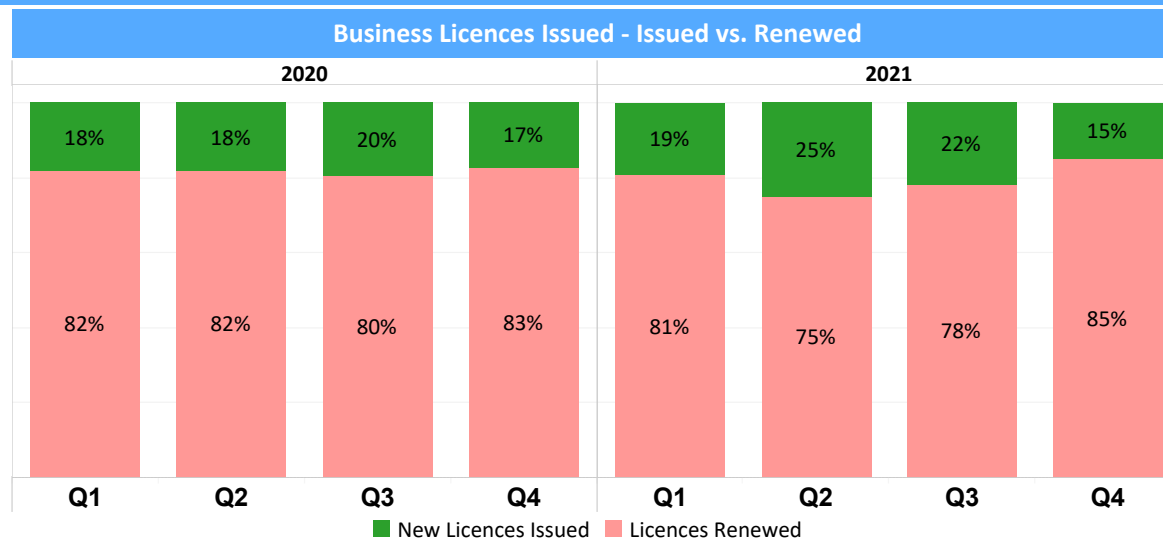
# ACTIVITY REPORT

## 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	2020 Q3	Q4	Total	Q1	Q2	2021 Q3	Q4	Total
New Licences Issued	1,709	1,398	1,482	1,883	<b>6,472</b>	2,028	2,212	1,686	1,647	<b>7,573</b>
Licences Renewed	7,709	6,292	6,117	8,970	<b>29,088</b>	8,498	6,600	6,011	9,443	<b>30,552</b>
Total Licences	9,418	7,690	7,599	10,853	<b>35,560</b>	10,526	8,812	7,697	11,090	<b>38,125</b>

#### 1.1 New Licences (without referral)

Issued without referral	1,170	960	1,079	1,350	<b>4,559</b>	1,445	1,659	1,232	1,153	<b>5,489</b>
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#### 1.2 New Licences (require referral)

Licences issued	539	438	403	533	<b>1,913</b>	583	553	454	494	<b>2,084</b>
Average Days to Issue	34	43	38	42	<b>39</b>	41	41	32	32	<b>37</b>

### 2 Vehicle for Hire

Dispatch Licences Issued	4		35	42	<b>77</b>		34	6	5	<b>45</b>
Driver Licences Issued	191	208	282	279	<b>960</b>	232	235	293	287	<b>1,047</b>
Vehicle Licences Issued	9	2	1,265	163	<b>1,423</b>	11	1,241	67	31	<b>1,337</b>

# ACTIVITY REPORT

## FINANCIALS

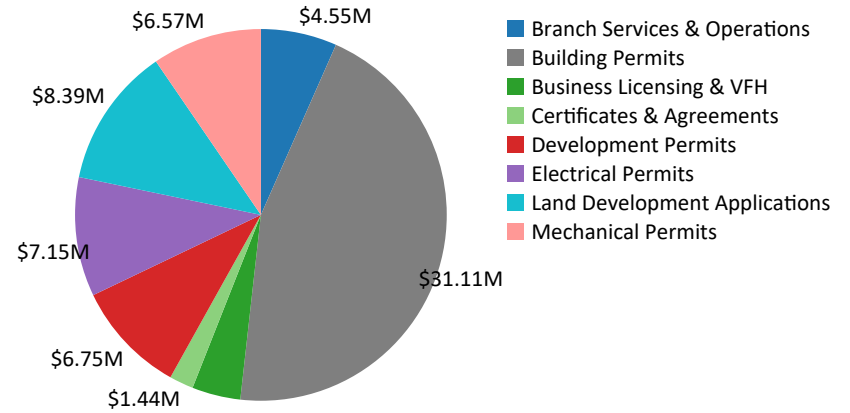
Urban Planning & Economy provide planning and development services to the City of Edmonton through review, approval and inspections associated with the following: Area and Neighbourhood Structure Plans, Rezoning and Subdivision, Servicing Agreements, Development Permits, and Building Permits.

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.

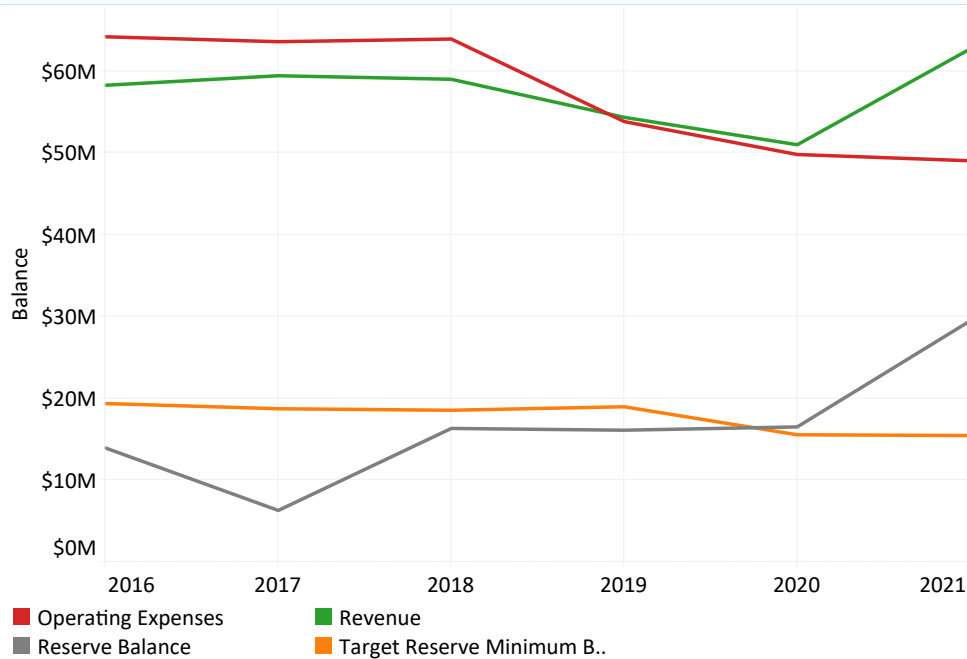
Revenue collected for the processing applications is directly and indirectly attributed to the delivery of those services. This includes corporate support costs and providing for investments in service improvement initiatives.

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

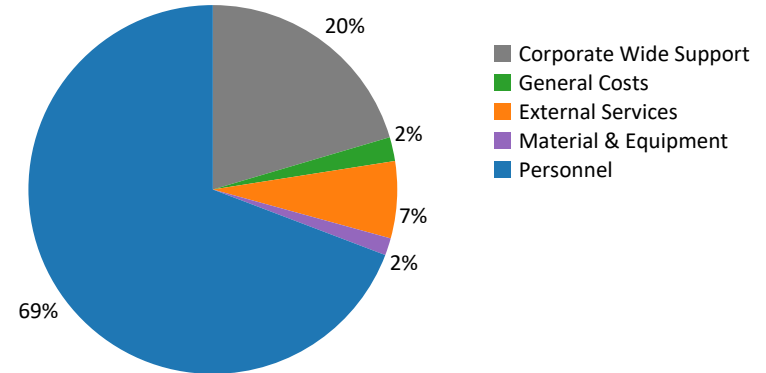
### Development Services Revenue YTD - 2021 Q4



### PDBM Reserve Revenues, Expenses and Balance



### Development Services Expenditures YTD - 2021 Q4



### Corporate Wide Support

Corporate Support Services	55%
Accommodations	24%
Other	18%
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.