



Quarterly Report

Fourth Quarter 2025

City of Edmonton

Urban Planning & Economy Department
Development Services Branch



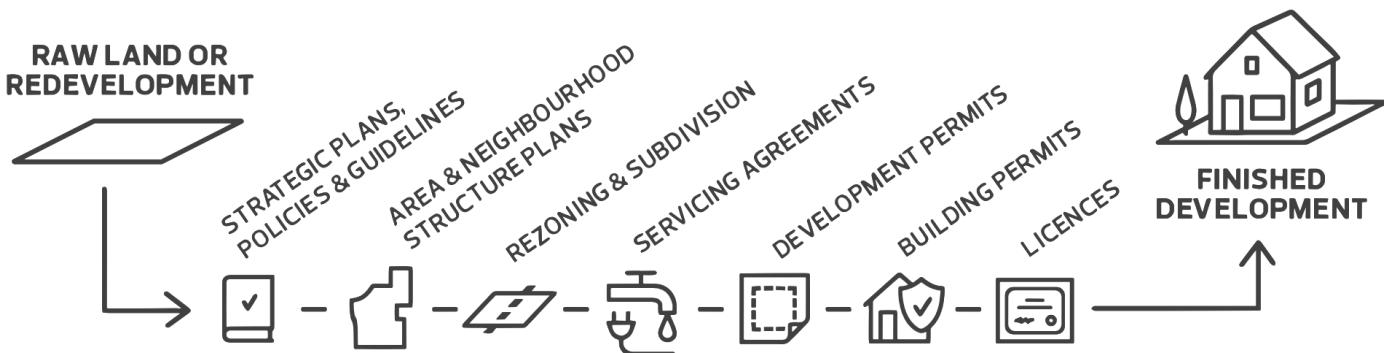
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Introduction

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.

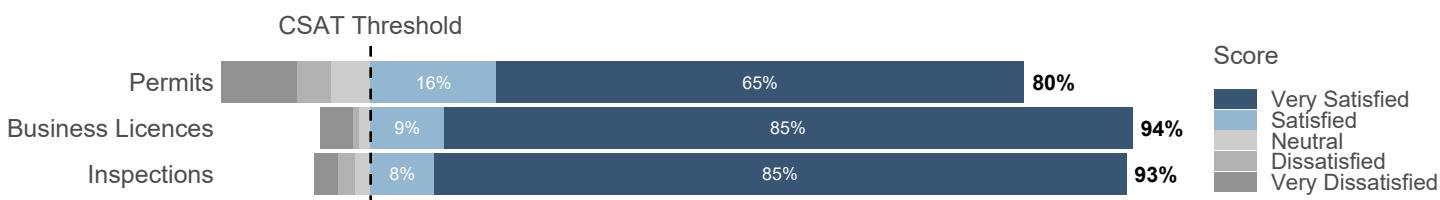
Additional Details

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 2025, the CSAT % for Permits, Inspections, and Business Licences surveys was 80%, 93%, and 94% respectively.

Application Summary

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

Service Level Statistics

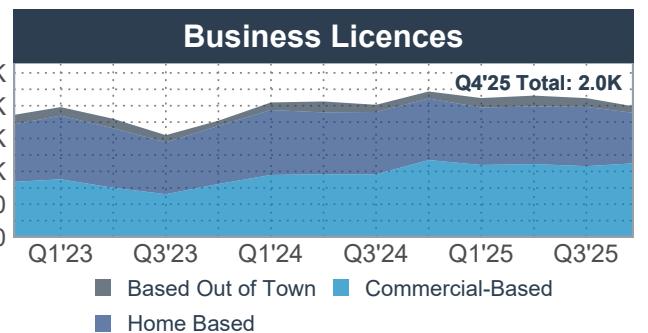
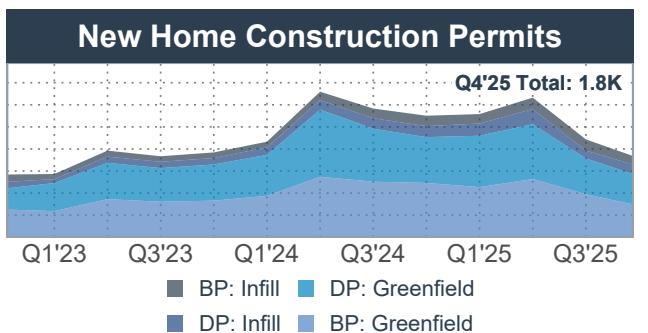
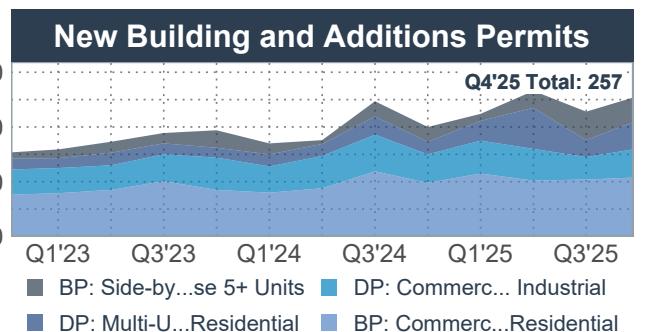
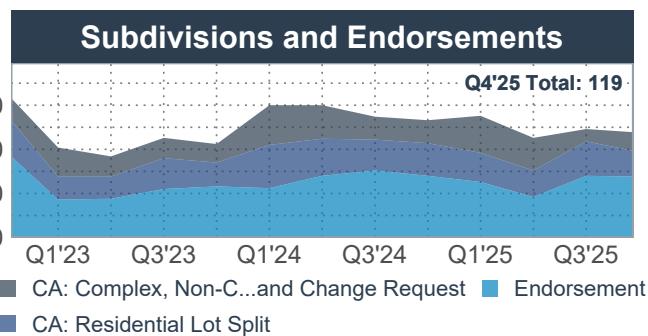
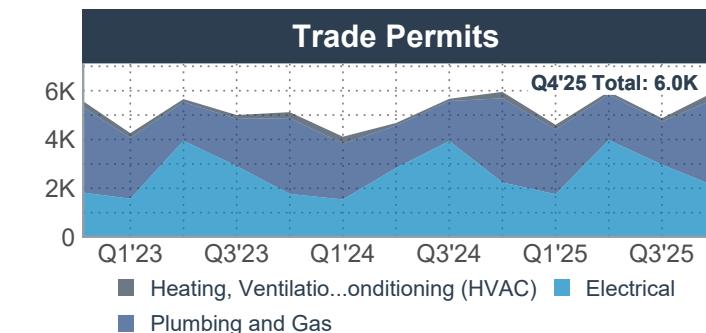
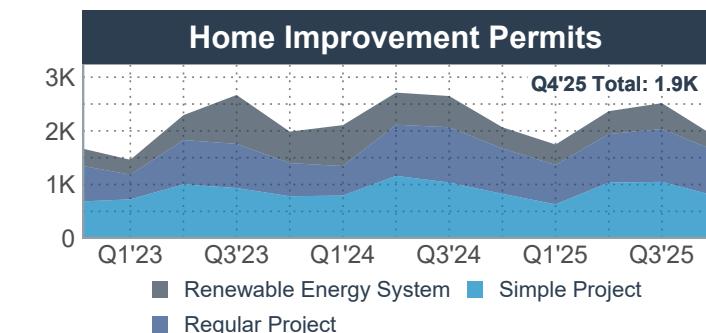
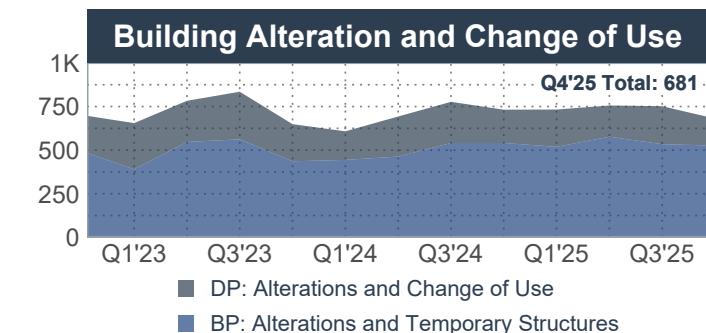
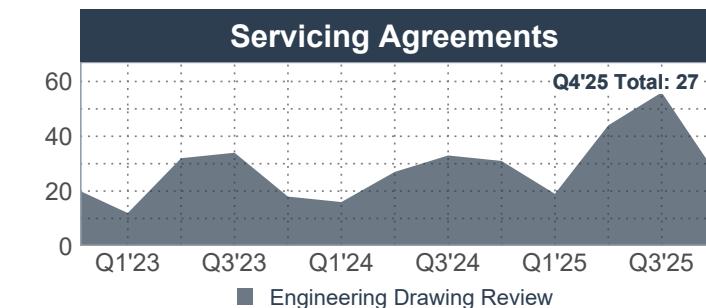
Application Type	Quarter Total ¹	Target Days	Within Target	Average Days	Percent Change ²
Rezoning and Plan Amendments					
Non-Complex Rezoning	3	90	0%	149	↑ 53%
Complex Rezoning	29	160	69%	151	↓ 7%
Subdivisions and Endorsements					
CA: Complex, Non-Complex, and Change Request	22	100	73%	108	↑ 10%
CA: Residential Lot Split	28	60	100%	30	↓ 30%
Endorsement	69	18	46%	42	↓ 23%
Servicing Agreements					
Engineering Drawing Review	27	100	37%	133	0%
New Building and Additions Permits					
DP: Commercial, Mixed-Use, Industrial	53	75	38%	112	↑ 13%
DP: Multi-Unit Residential	52	90	19%	152	↓ 22%
BP: Commercial, Mixed-Use, Industrial, Multi-Unit Residential	108	120	83%	82	↓ 26%
BP: Side-by-Side Row House 5+ Units	44	70	89%	50	↑ 34%
Building Alteration and Change of Use					
DP: Alterations and Change of Use	155	30	64%	37	↑ 7%
BP: Alterations and Temporary Structures	526	60	81%	39	↓ 28%
New Home Construction Permits					
DP: Greenfield	668	20	84%	9	↓ 9%
DP: Infill	225	40	16%	96	↑ 36%
BP: Greenfield	715	35	90%	18	↓ 2%
BP: Infill	184	35	54%	47	↑ 43%
Home Improvement Permits					
Simple Project	789	25	83%	15	↑ 28%
Regular Project	841	40	60%	65	↑ 88%
Renewable Energy System	267	10	94%	3	↑ 48%
Sign Permits					
Permanent Sign	214	10	93%	5	↑ 121%
Digital Sign	4	30	50%	30	↓ 7%
Portable Sign	381	5	100%	0.01	0%
Trade Permits					
Plumbing and Gas	3,575	3	27%	7	↑ 56%
Electrical	2,087	3	79%	5	↑ 5%
Heating, Ventilation and Air Conditioning (HVAC)	305	3	92%	1	↓ 79%
Business Licences					
Commercial-Based	1,128	35	92%	16	↓ 31%
Commercial-Based: Fire and Police Consultation	278	20	91%	18	↑ 64%
Home Based	752	20	84%	13	↓ 12%
Based Out of Town	96	10	92%	5	↓ 8%

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

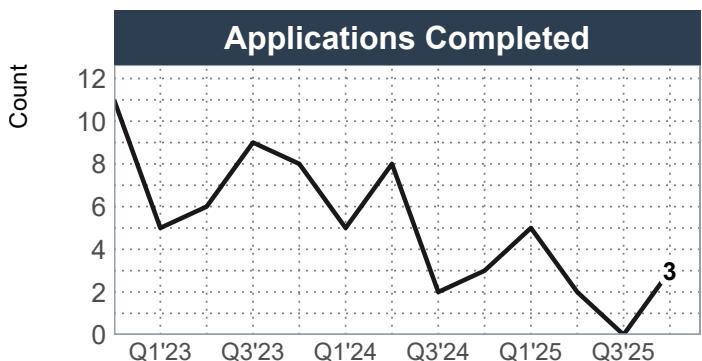
Each chart below depicts the fluctuations in application volumes for a service area, with coloured segments representing an application type that contributes to the total. For more information, please refer to the [supplementary details](#) section.



Rezoning and Plan Amendments

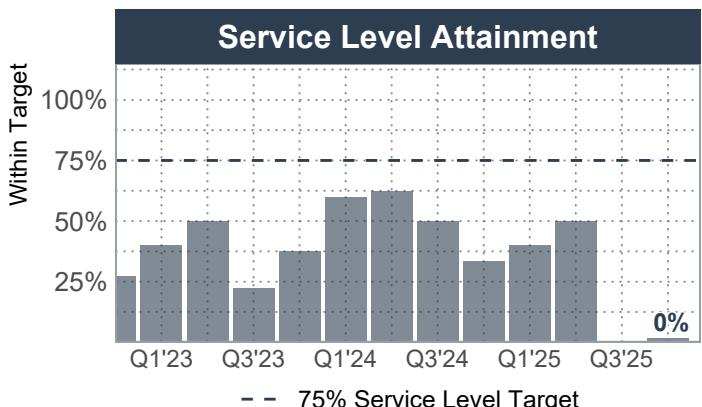
Non-Complex Rezoning

Applications that conform with City guidelines and neighbourhood 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.



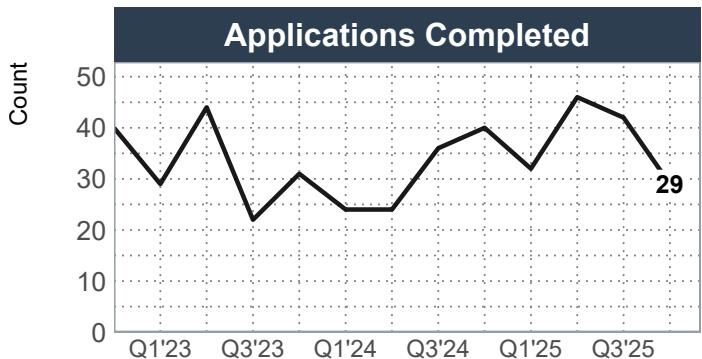
3 applications were finalized in Q4 2025 with an average **processing time of 149 days**.

0% of Non-Complex Rezoning applications were completed within the current service level **target of 90 days**.



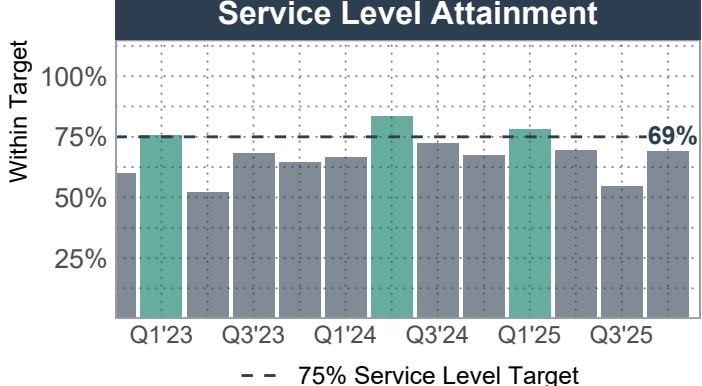
Complex Rezoning

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.



29 applications were finalized in Q4 2025 with an average **processing time of 151 days**.

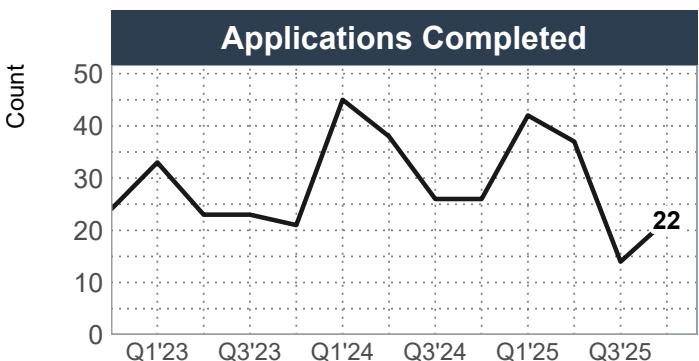
69% of Complex Rezoning applications were completed within the current service level **target of 160 days**.



Subdivisions and Endorsements

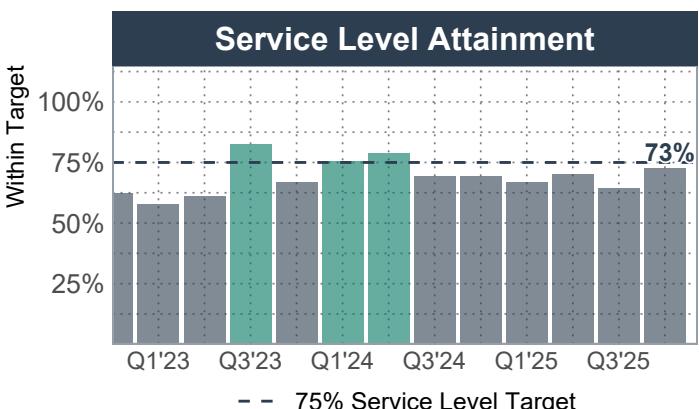
Conditional Approval: Complex, Non-Complex, and Change Request

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



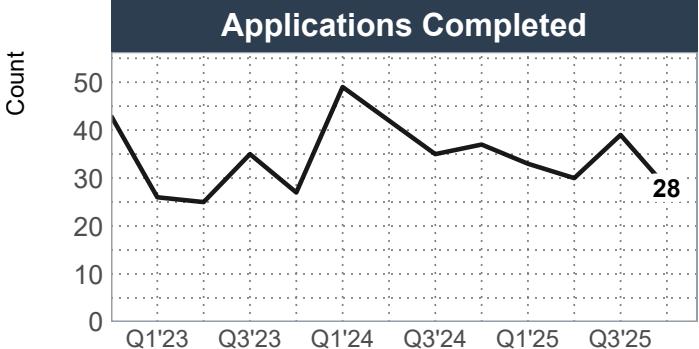
22 applications were finalized in Q4 2025 with an average **processing time of 108 days**.

73% of Conditional Approval: Complex, Non-Complex, and Change Request applications were completed within the current service level **target of 100 days**.



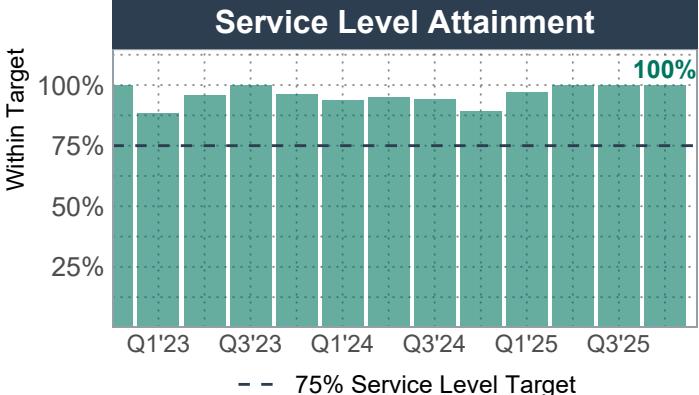
Conditional Approval: Residential Lot Split

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



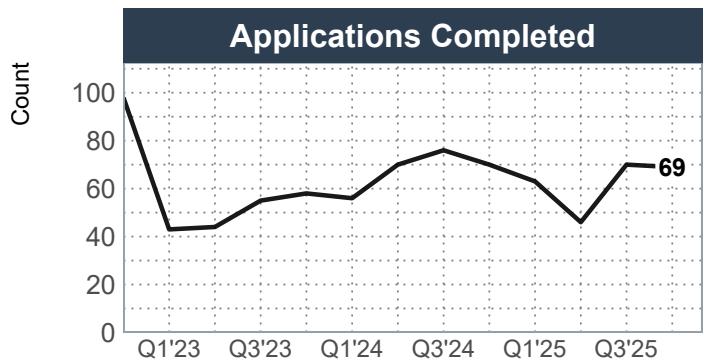
28 applications were finalized in Q4 2025 with an average **processing time of 30 days**.

100% of Conditional Approval: Residential Lot Split applications were completed within the current service level **target of 60 days**.



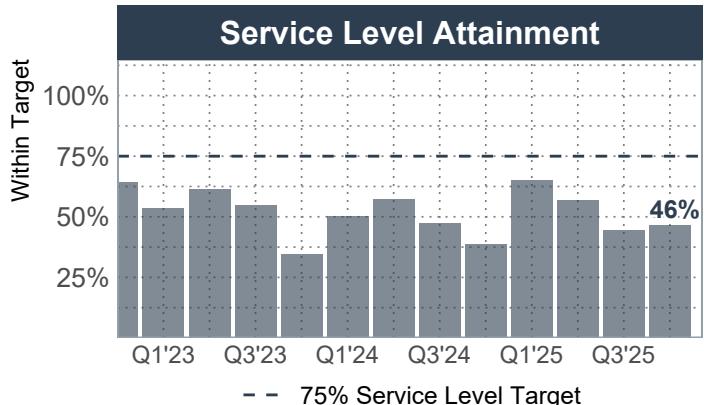
Endorsement

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



69 applications were finalized in Q4 2025 with an average **processing time of 42 days**.

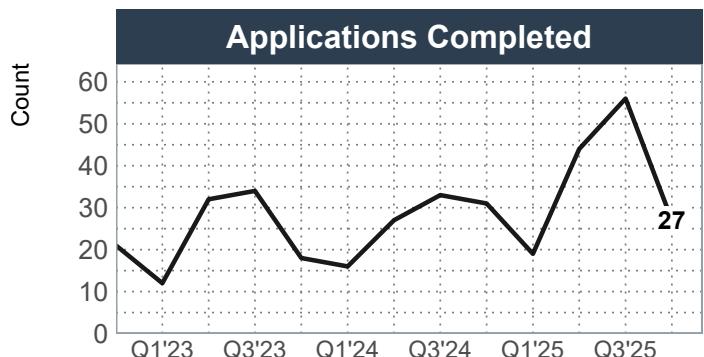
46% of Endorsement applications were completed within the current service level **target of 18 days**.



Servicing Agreements

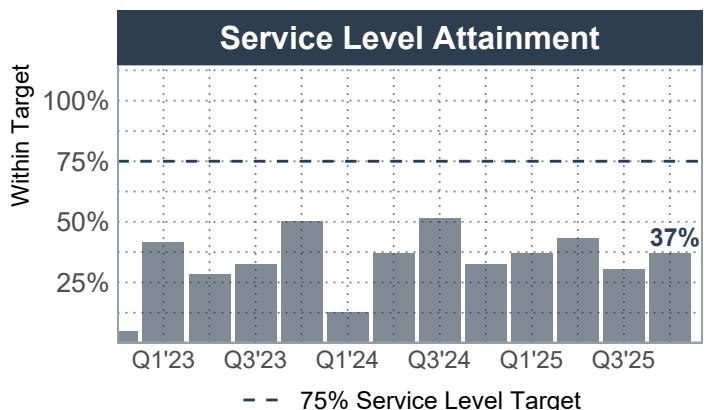
Engineering Drawing Review

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.



27 applications were finalized in Q4 2025 with an average **processing time of 133 days**.

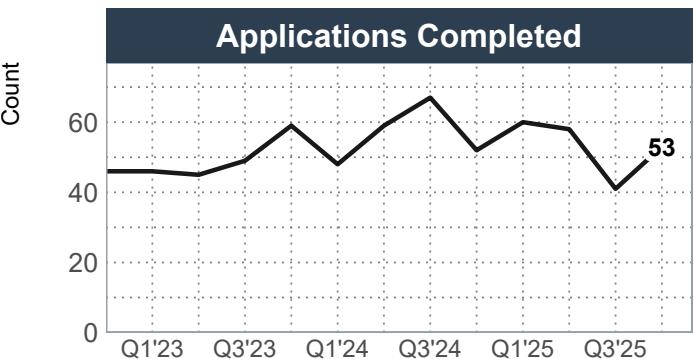
37% of Engineering Drawing Review applications were completed within the current service level **target of 100 days**.



New Building and Additions Permits

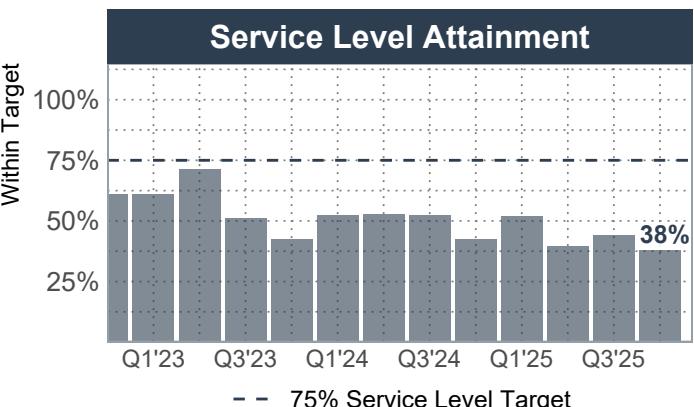
Development Permit: Commercial, Mixed-Use, Industrial

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



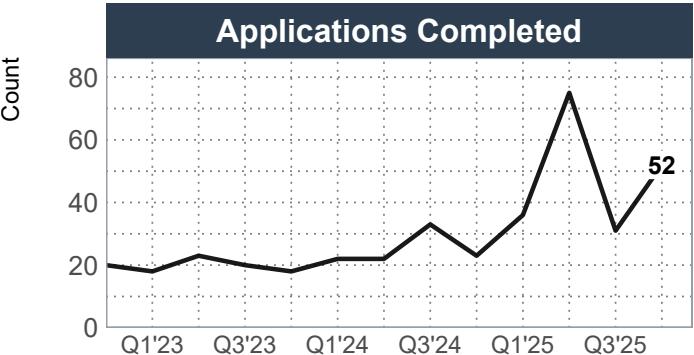
53 applications were finalized in Q4 2025 with an average **processing time of 112 days**.

38% of Development Permit: Commercial, Mixed-Use, Industrial applications were completed within the current service level **target of 75 days**.



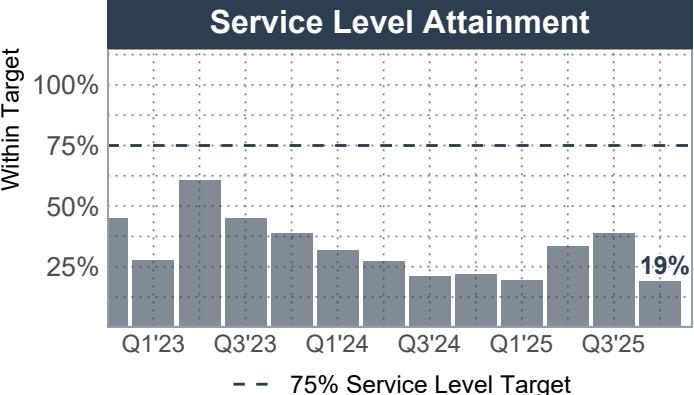
Development Permit: Multi-Unit Residential

Applications to confirm Zoning Bylaw compliance for new side-by-side row houses with 5 or more principal units, stacked row houses and apartments or condos without commercial spaces. This does not include secondary suites and backyard housing units



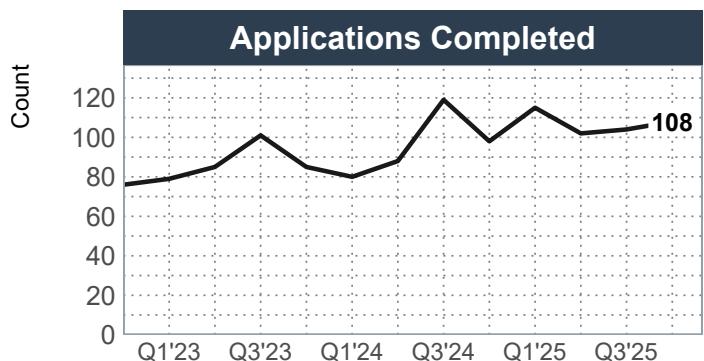
52 applications were finalized in Q4 2025 with an average **processing time of 152 days**.

19% of Development Permit: Multi-Unit Residential applications were completed within the current service level **target of 90 days**.



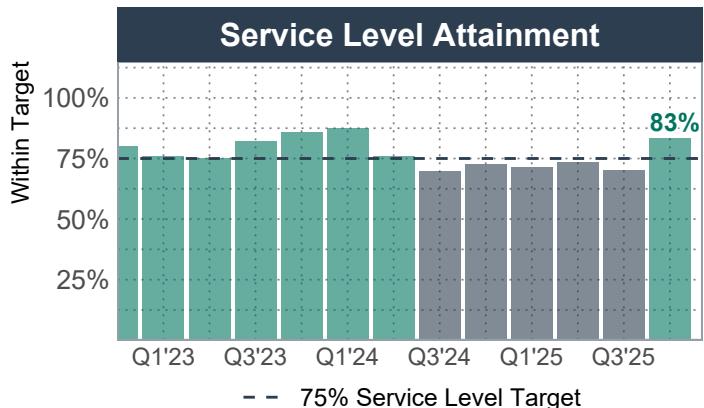
Building Permit: Commercial, Mixed-Use, Industrial, Multi-Unit Residential

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.



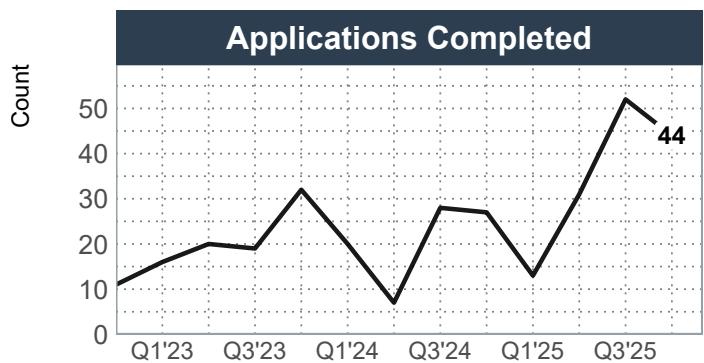
108 applications were finalized in Q4 2025 with an average **processing time of 82 days**.

83% of Building Permit: Commercial, Mixed-Use, Industrial, Multi-Unit Residential applications were completed within the current service level **target of 120 days**.



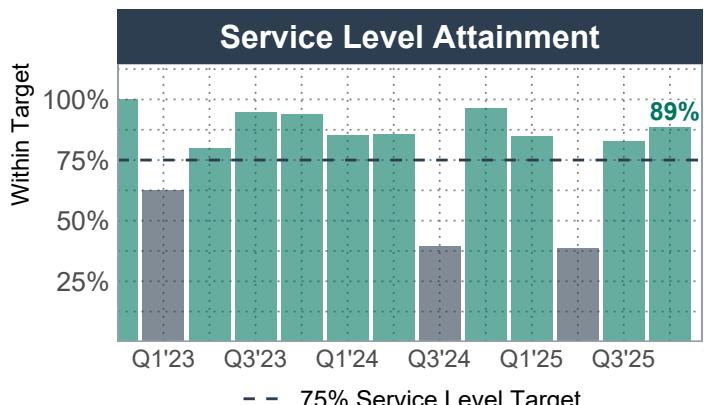
Building Permit: Side-by-Side Row House 5+ Units

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.



44 applications were finalized in Q4 2025 with an average **processing time of 50 days**.

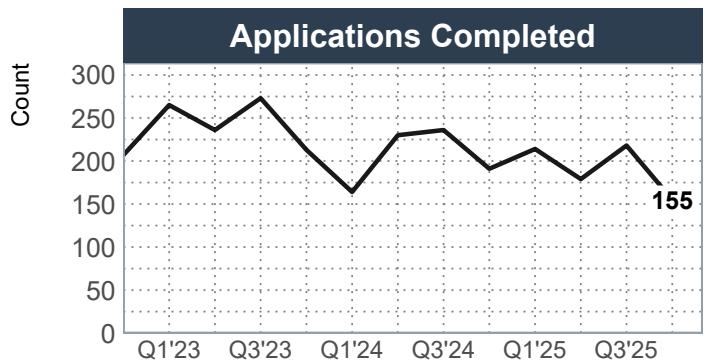
89% of Building Permit: Side-by-Side Row House 5+ Units applications were completed within the current service level **target of 70 days**.



Building Alteration and Change of Use

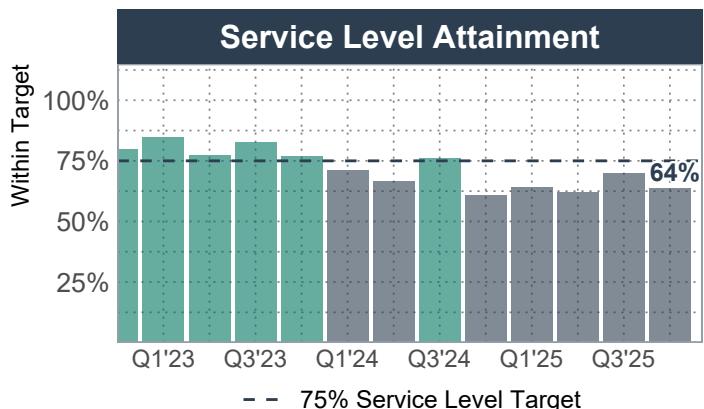
Development Permit: Alterations and Change of Use

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.



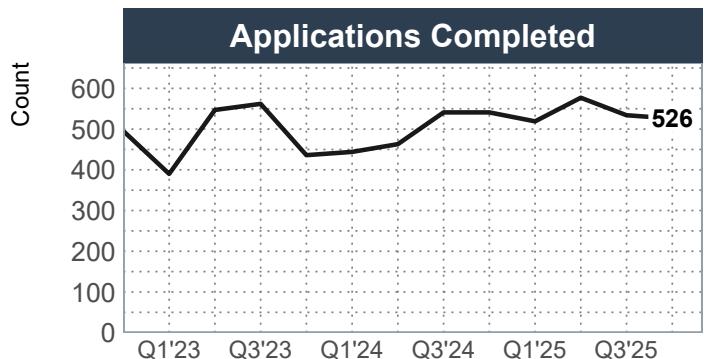
155 applications were finalized in Q4 2025 with an average **processing time of 37 days**.

64% of Development Permit: Alterations and Change of Use applications were completed within the current service level **target of 30 days**.



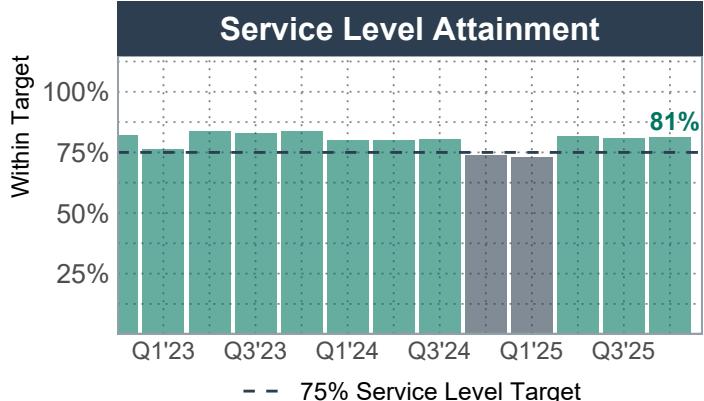
Building Permit: Alterations and Temporary Structures

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.



526 applications were finalized in Q4 2025 with an average **processing time of 39 days**.

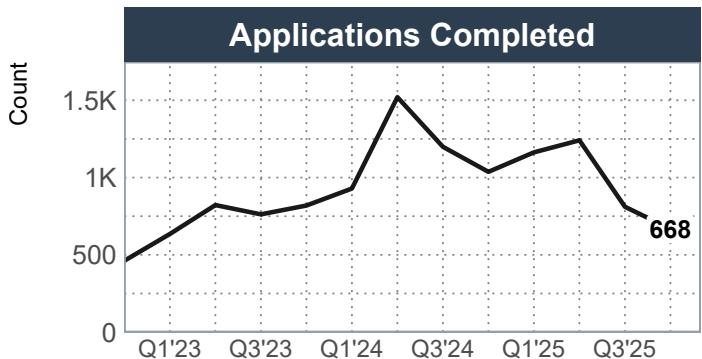
81% of Building Permit: Alterations and Temporary Structures applications were completed within the current service level **target of 60 days**.



New Home Construction Permits

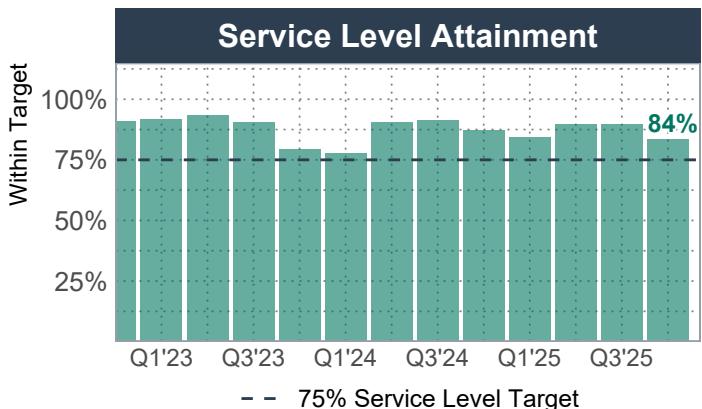
Development Permit: Greenfield

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.



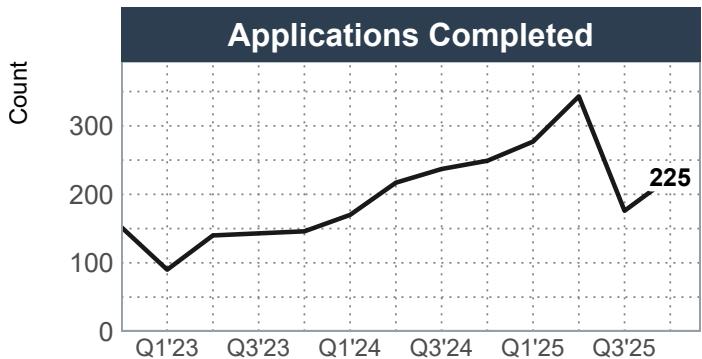
668 applications were finalized in Q4 2025 with an average **processing time of 9 days**. Out of this total, **406 were auto-reviewed** with an average processing time of **2 days**.

84% of Development Permit: Greenfield applications were completed within the current service level **target of 20 days**.



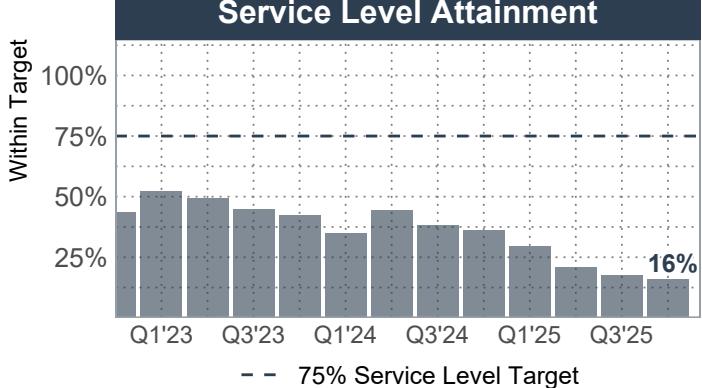
Development Permit: Infill

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. This includes a 4 unit Row House with Secondary suites and/or backyard Housing.



225 applications were finalized in Q4 2025 with an average **processing time of 96 days**.

16% of Development Permit: Infill applications were completed within the current service level **target of 40 days**.

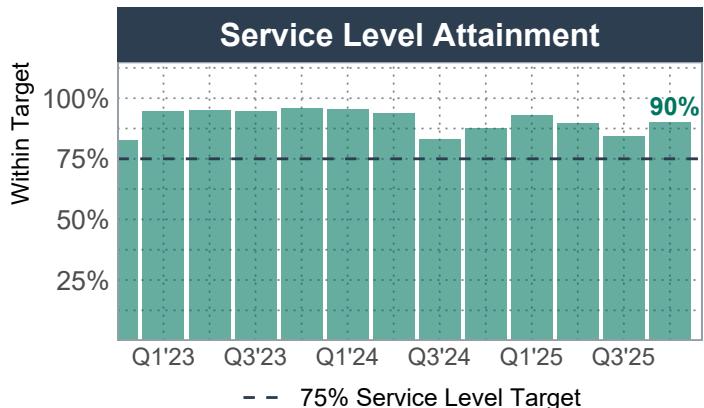
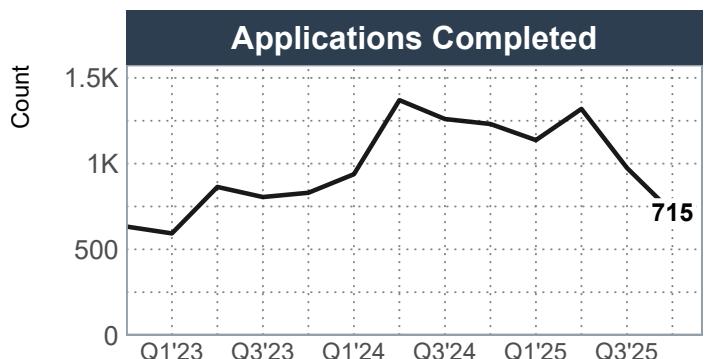


Building Permit: Greenfield

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.

715 applications were finalized in Q4 2025 with an average **processing time of 18 days**.

90% of Building Permit: Greenfield applications were completed within the current service level **target of 35 days**.

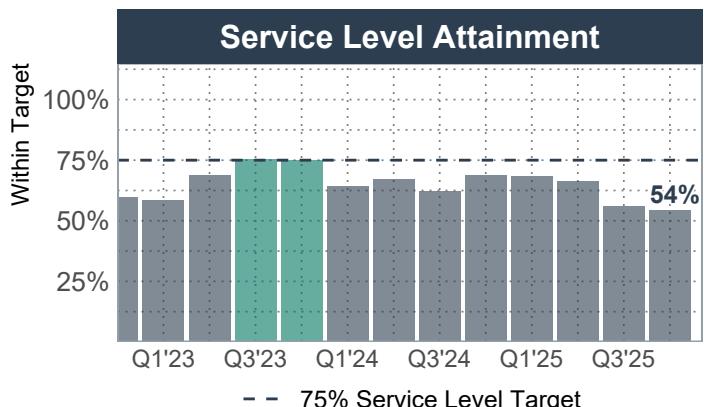
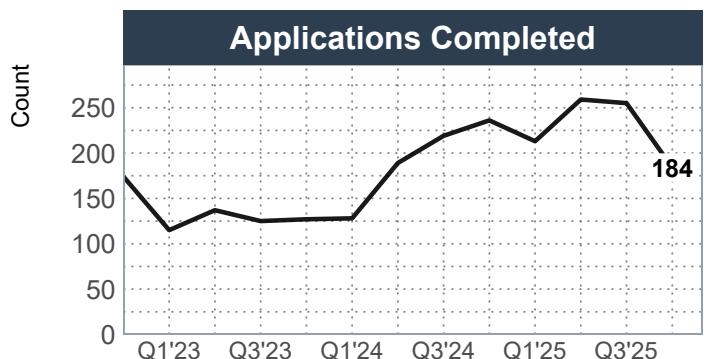


Building Permit: Infill

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.

184 applications were finalized in Q4 2025 with an average **processing time of 47 days**.

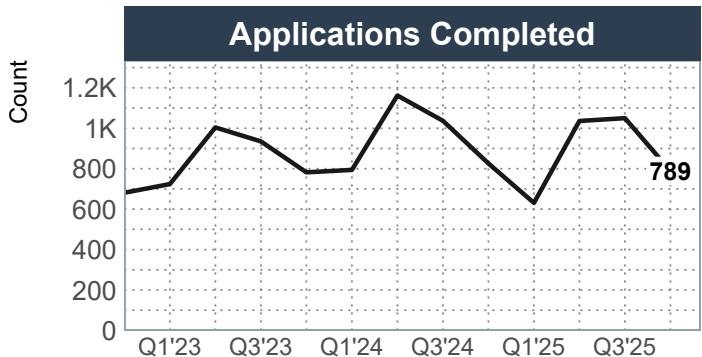
54% of Building Permit: Infill applications were completed within the current service level **target of 35 days**.



Home Improvement Permits

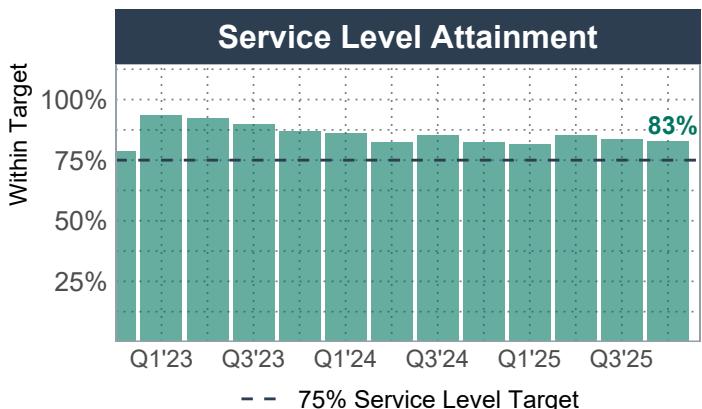
Simple Project

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.



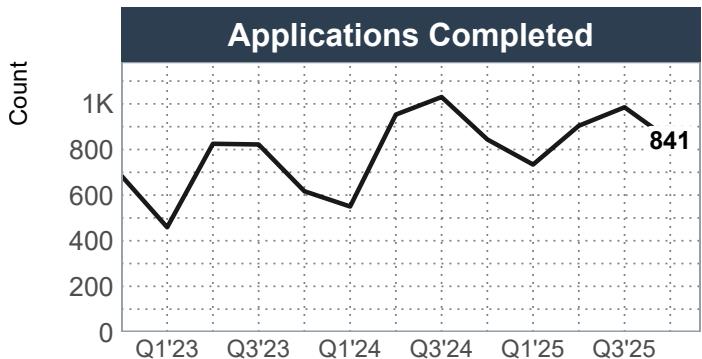
789 applications were finalized in Q4 2025 with an average **processing time of 15 days**.

83% of Simple Project applications were completed within the current service level **target of 25 days**.



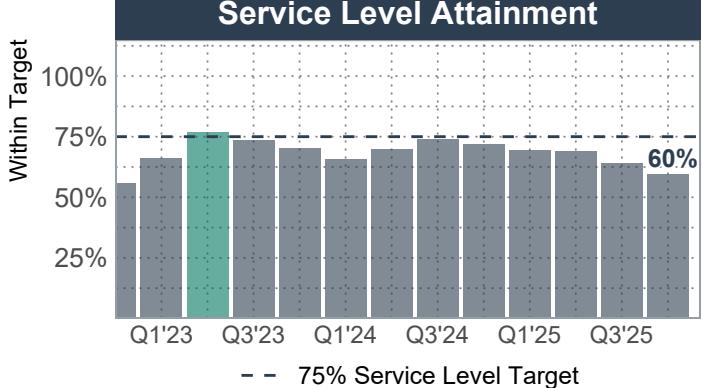
Regular Project

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



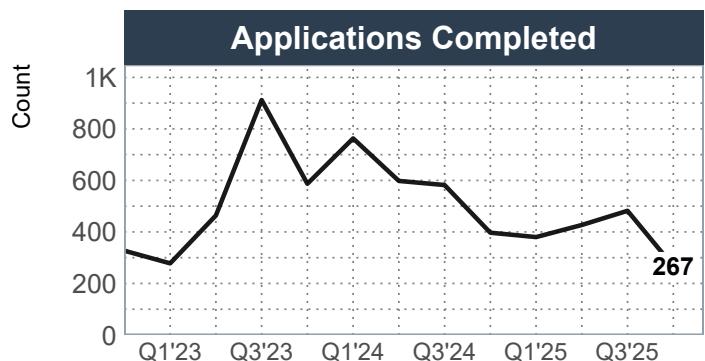
841 applications were finalized in Q4 2025 with an average **processing time of 65 days**.

60% of Regular Project applications were completed within the current service level **target of 40 days**.



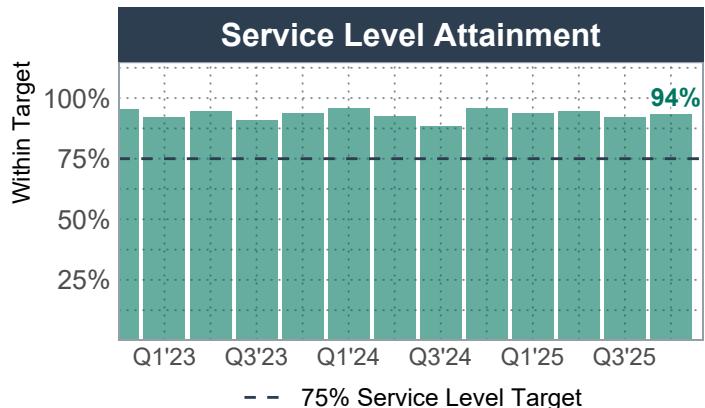
Renewable Energy System

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



267 applications were finalized in Q4 2025 with an average **processing time of 3 days**.

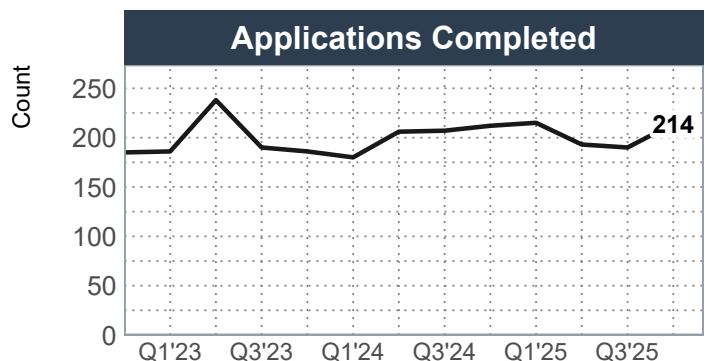
94% of Renewable Energy System applications were completed within the current service level **target of 10 days**.



Sign Permits

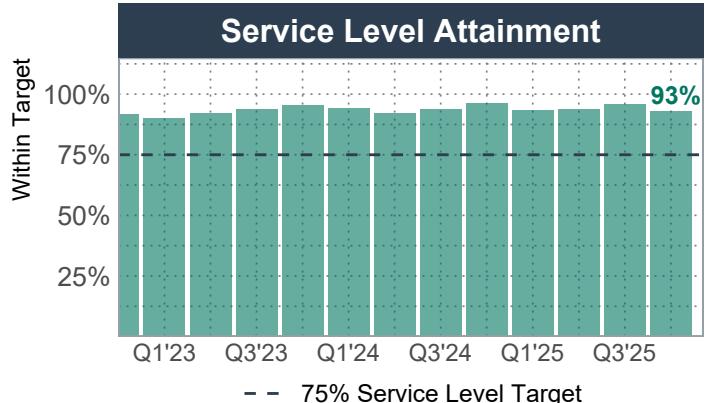
Permanent Sign

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.



214 applications were finalized in Q4 2025 with an average **processing time of 5 days**.

93% of Permanent Sign applications were completed within the current service level **target of 10 days**.

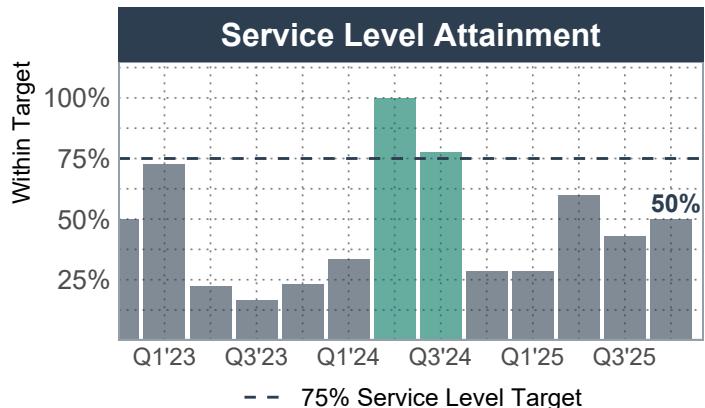
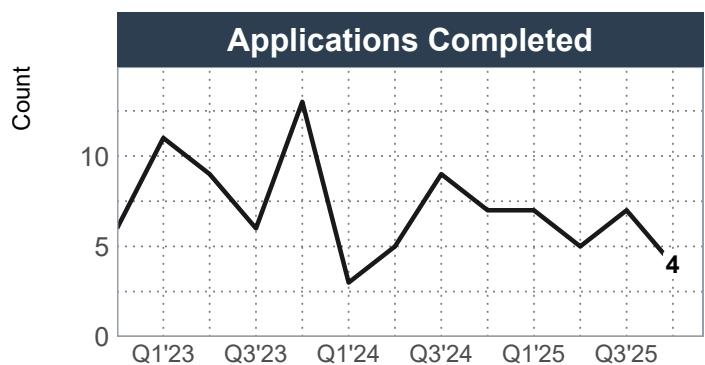


Digital Sign

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.

4 applications were finalized in Q4 2025 with an average **processing time of 30 days**.

50% of Digital Sign applications were completed within the current service level **target of 30 days**.

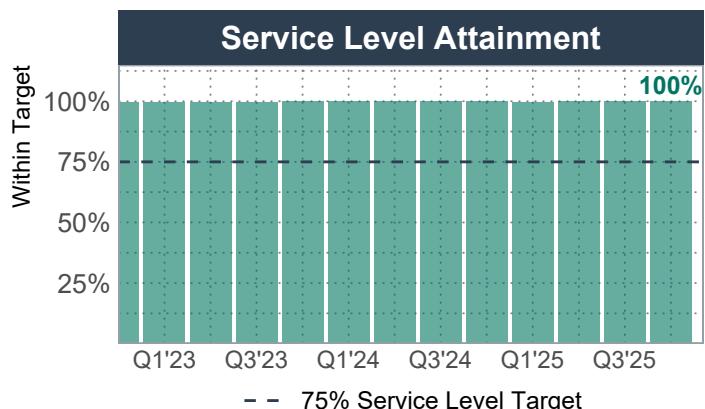
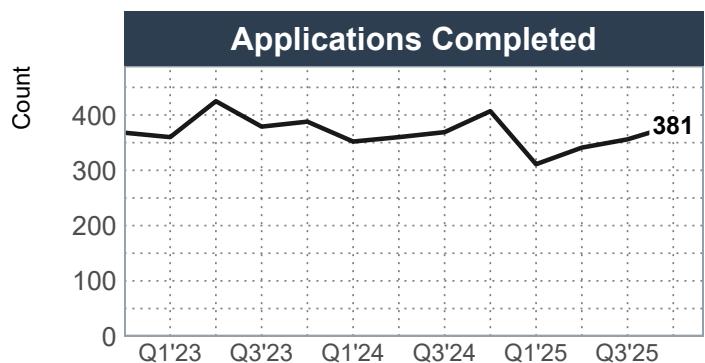


Portable Sign

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.

381 applications were finalized in Q4 2025 with an average **processing time of 1 day**.

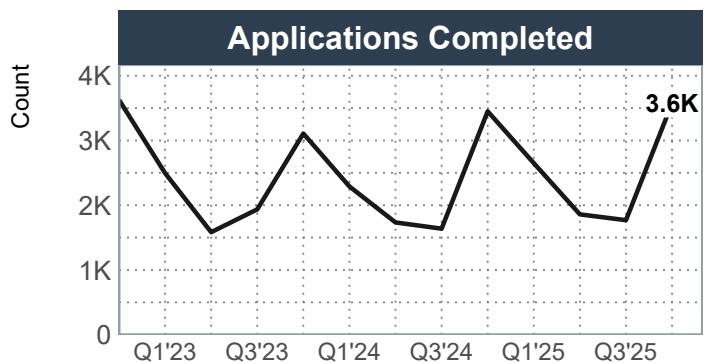
100% of Portable Sign applications were completed within the current service level **target of 5 days**.



Trade Permits

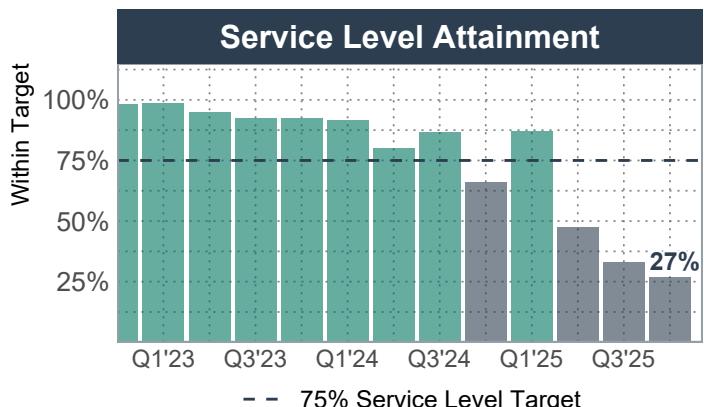
Plumbing and Gas

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



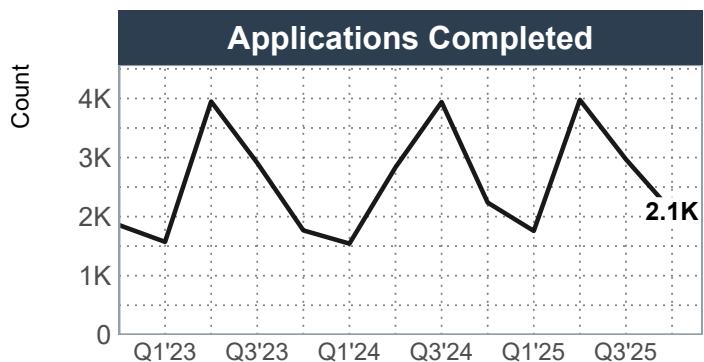
3,575 applications were finalized in Q4 2025 with an average **processing time of 7 days**.

27% of Plumbing and Gas applications were completed within the current service level **target of 3 days**.



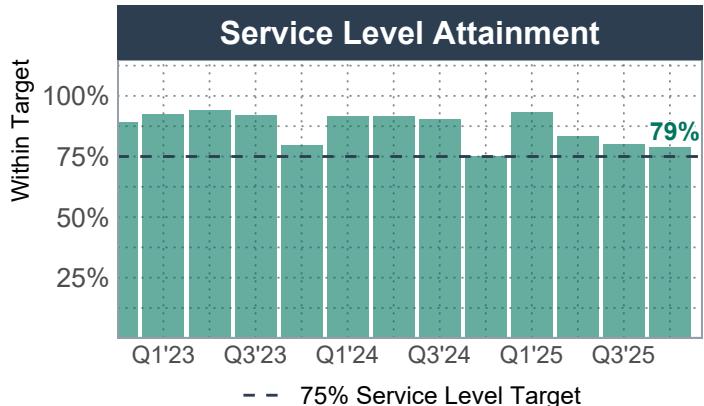
Electrical

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



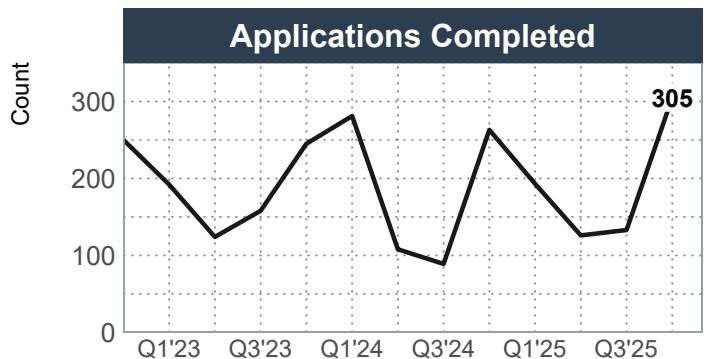
2,087 applications were finalized in Q4 2025 with an average **processing time of 5 days**.

79% of Electrical applications were completed within the current service level **target of 3 days**.



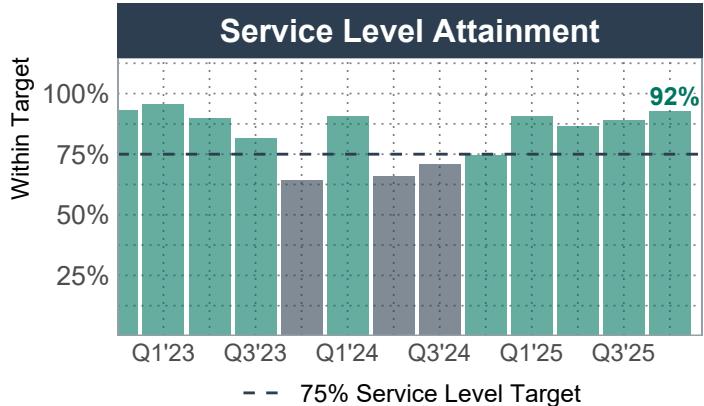
Heating, Ventilation and Air Conditioning (HVAC)

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



305 applications were finalized in Q4 2025 with an average **processing time of 1 day**.

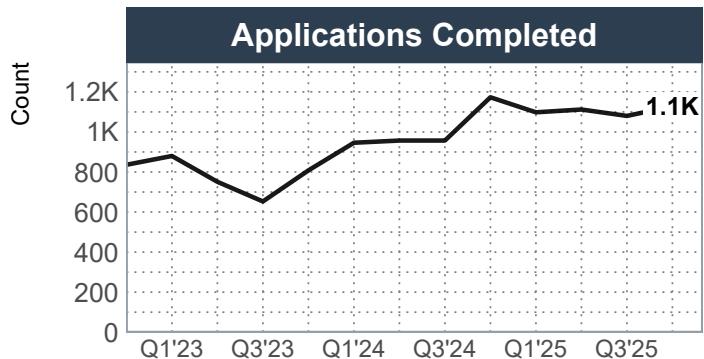
92% of Heating, Ventilation and Air Conditioning (HVAC) applications were completed within the current service level **target of 3 days**.



Business Licences

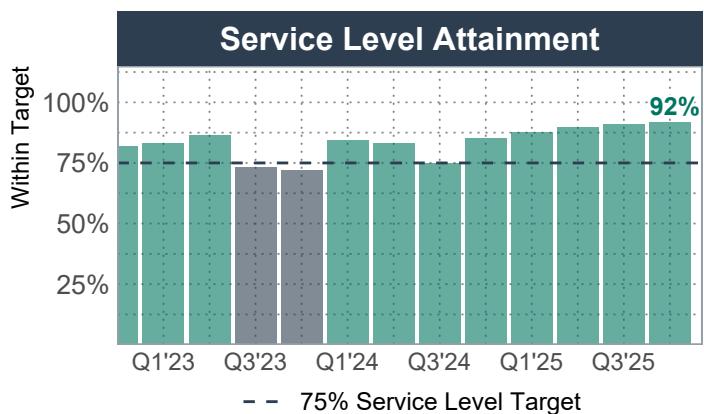
Commercial-Based

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.



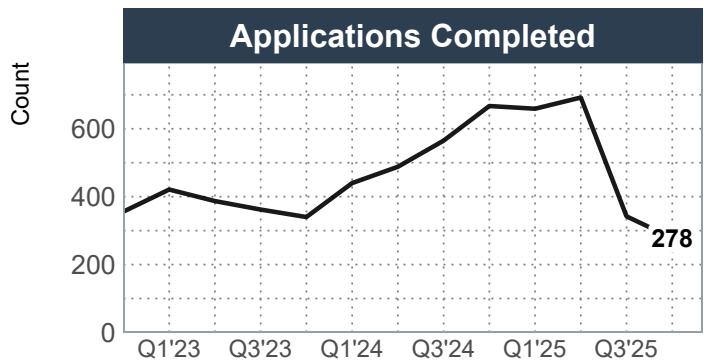
1,128 applications were finalized in Q4 2025 with an average **processing time of 16 days**.

92% of Commercial-Based applications were completed within the current service level **target of 35 days**.



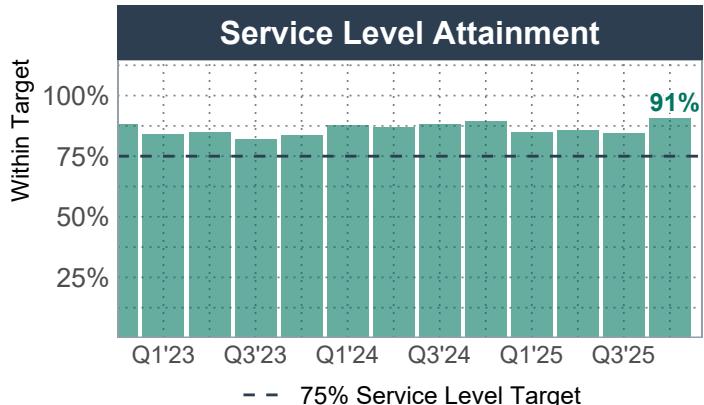
Commercial-Based: Fire and Police Consultation

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.



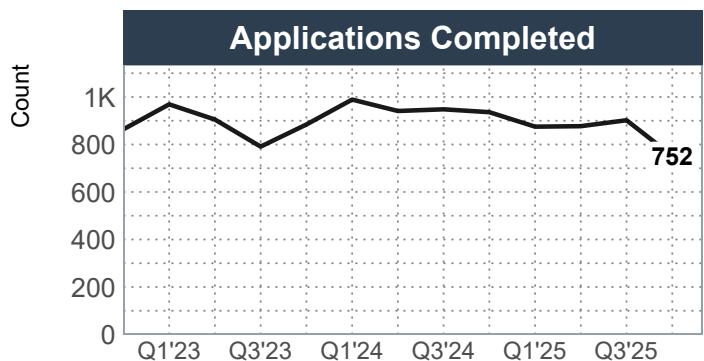
278 applications were finalized in Q4 2025 with an average **processing time of 18 days**.

91% of Commercial-Based: Fire and Police Consultation applications were completed within the current service level **target of 20 days**.



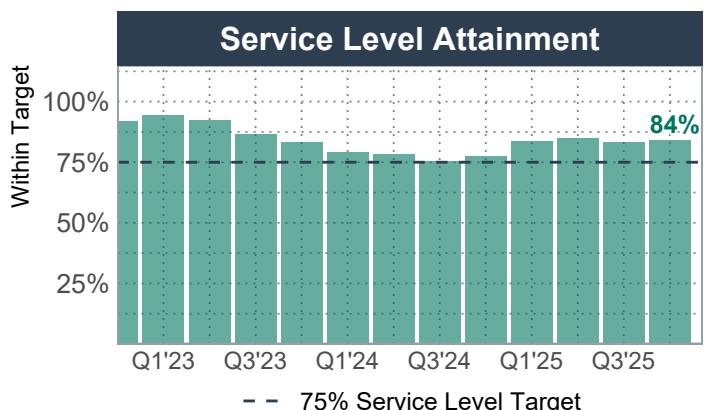
Home Based

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



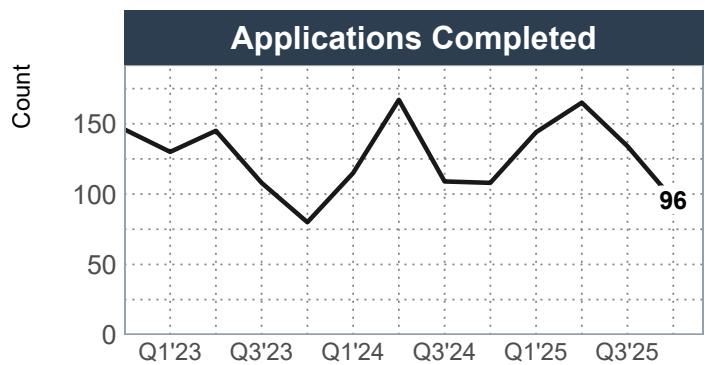
752 applications were finalized in Q4 2025 with an average **processing time of 13 days**.

84% of Home Based applications were completed within the current service level **target of 20 days**.



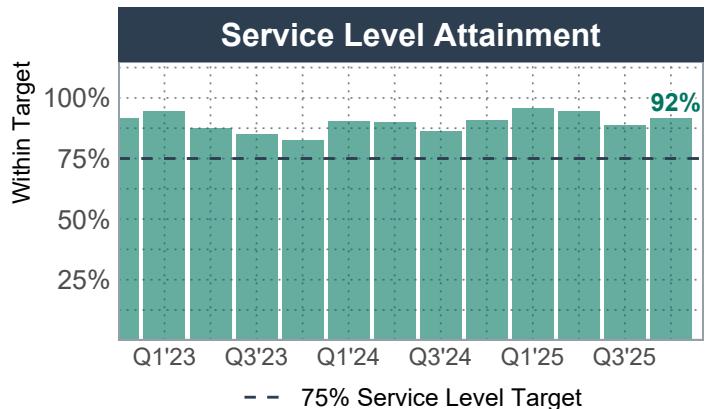
Based Out of Town

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



96 applications were finalized in Q4 2025 with an average **processing time of 5 days**.

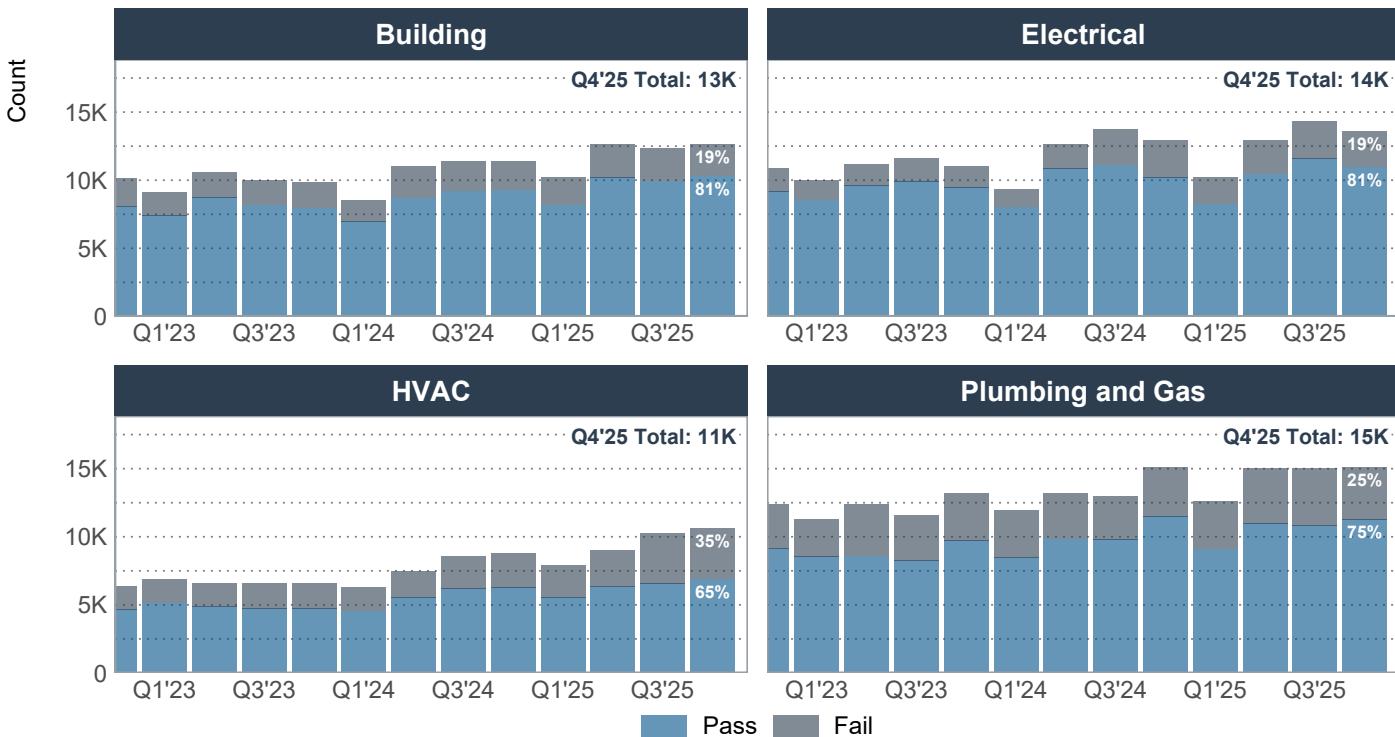
92% of Based Out of Town applications were completed within the current service level **target of 10 days**.



Safety Code Inspections

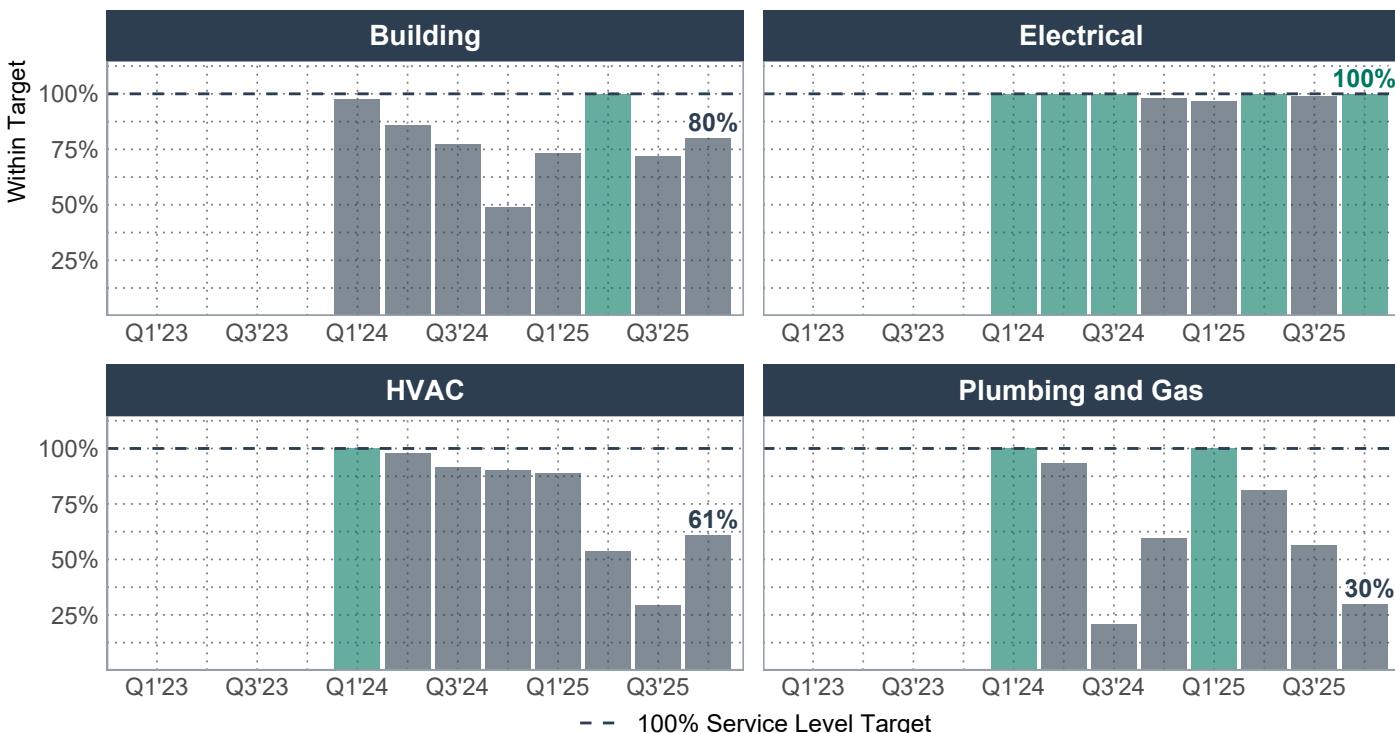
Inspection Counts

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

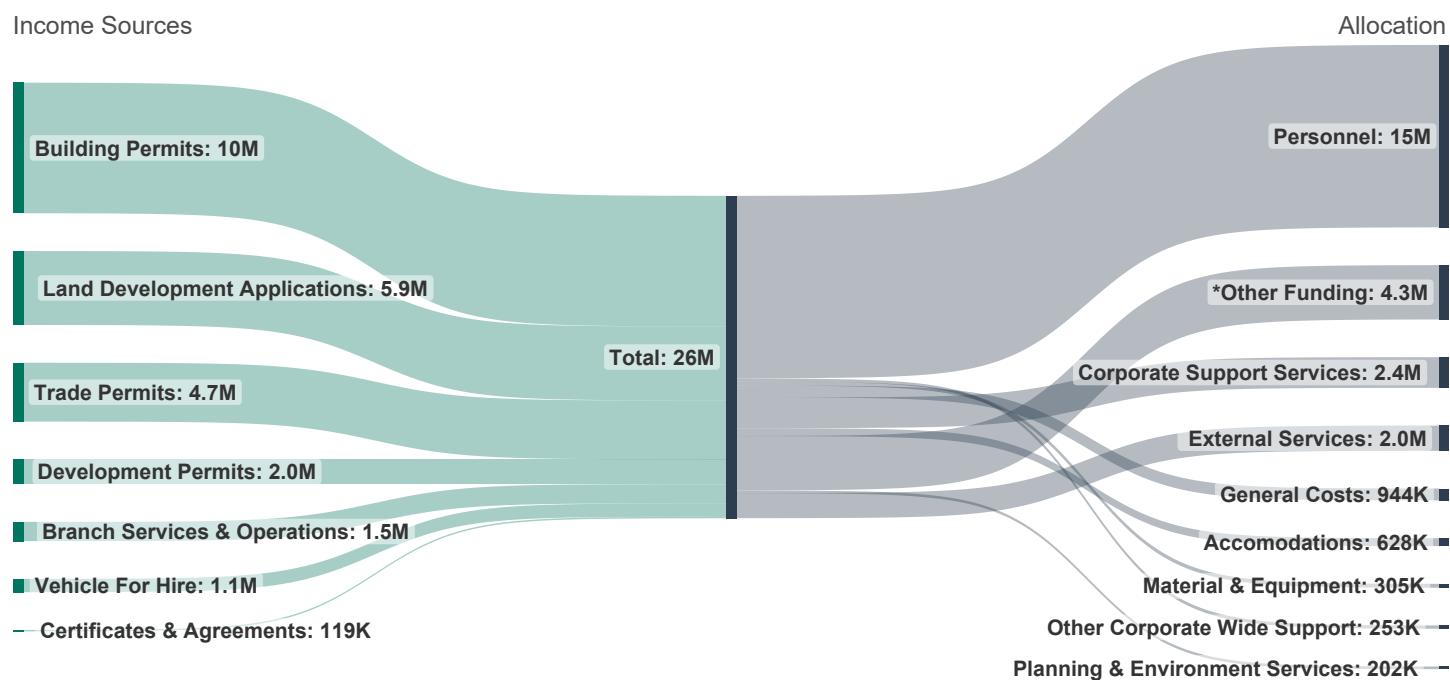
In Q4 2025, the average scheduling time was 4 days for Building inspections, 1 day for Electrical, 5 days for HVAC, and 8 days for Plumbing and Gas. Service level attainment is calculated with a **target of 5 days** for all inspection types.



Financials

Revenues and Expenditures

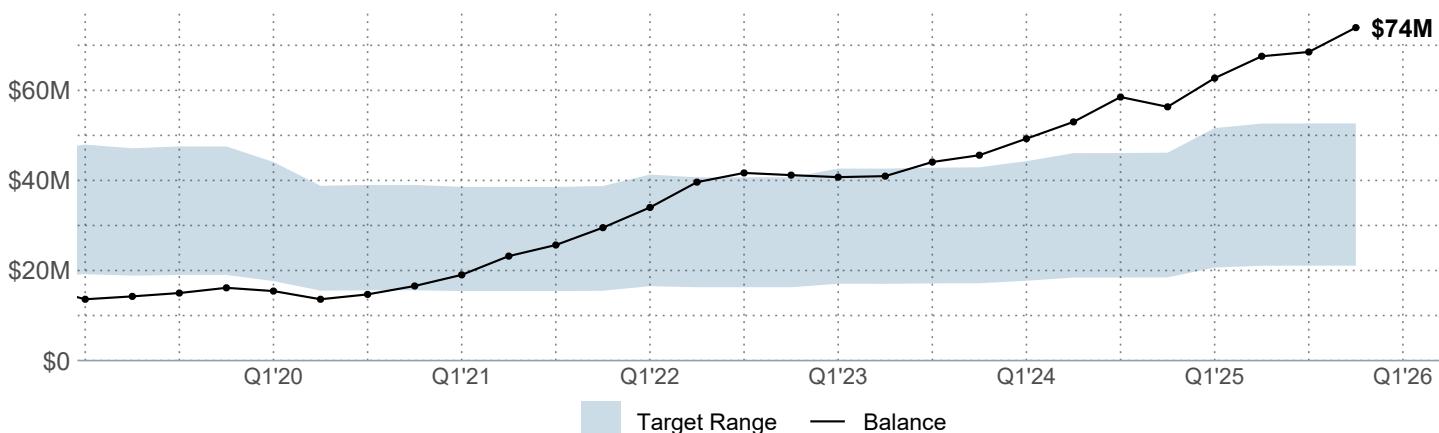
The UPE department's cost recovery model ensures that revenue collected for the processing of applications is directly and indirectly attributed to the delivery of those services. This includes corporate support costs as well as providing for investment in service improvement initiatives. A summary of the distribution of funds in Q4 2025 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.