

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 a brick building with several chimneys.

Edmonton

Urban Planning & Economy

Quarterly Activity Report

THIRD QUARTER 2021

ACTIVITY REPORT

SUMMARY

Land Development Process



In reading the report, consider the impacts on land development, permitting and licensing services resulting from the public health protocols in response to COVID-19. Impacts include:

- Increased use of online services with the temporary closure of the Edmonton Service Centre.
- Transition of in-person only services to a digital option, such as Vehicle for Hire and Massage Practitioners.
- Extended timelines for services requiring a Public Hearing with the temporary cancellation of regular Council meetings.
- The Introduction of remote video inspections for Safety Code Inspections.
- Shifts in the typical volumes and types of applications, such as fewer Vehicle for Hire licences.

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 Edmonton's Municipal Development Plan (The Way We Grow), 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

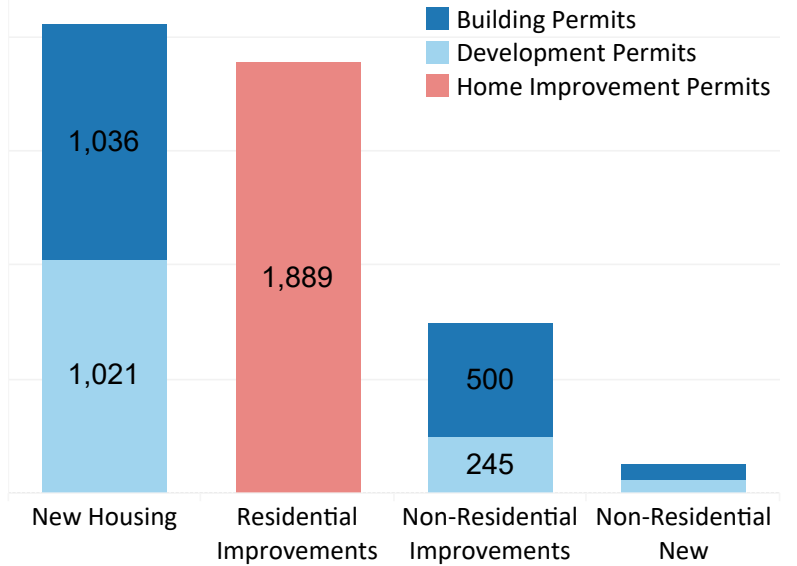
URBAN PLANNING & ECONOMY HIGHLIGHTS

Highlights of 2021 - Quarter 3

Applications Received

4,817

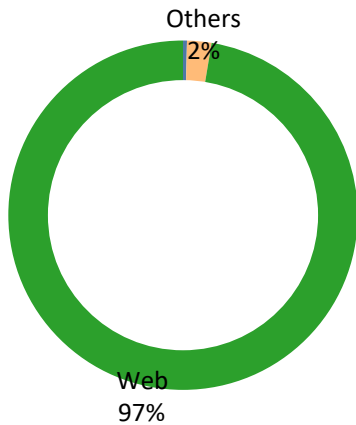
Difference from Previous Quarter: **-24%**



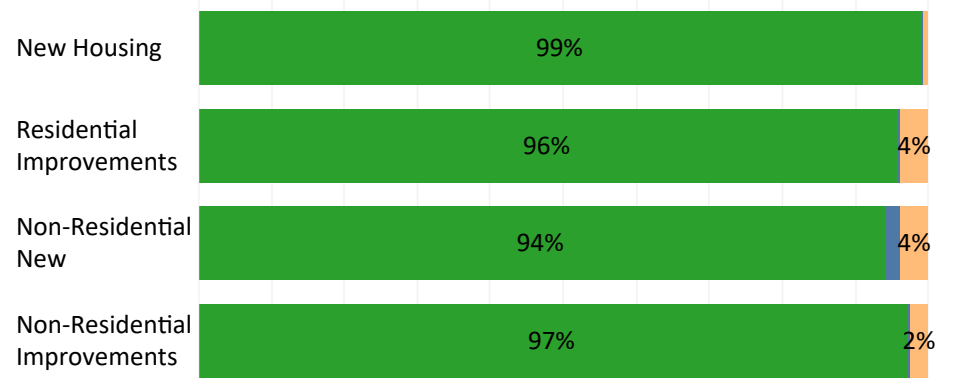
Construction Values

New Housing	Non-Residential New	Residential Improvements	Non-Residential Improvements	Grand Total
\$442M -14% from Q2 2021	\$220M 66% from Q2 2021	\$21M -33% from Q2 2021	\$125M -37% from Q2 2021	\$808M -9% from Q2 2021

Application Methods for All Applications Received



Application Methods By Category



■ Web
 ■ In person
 ■ Others

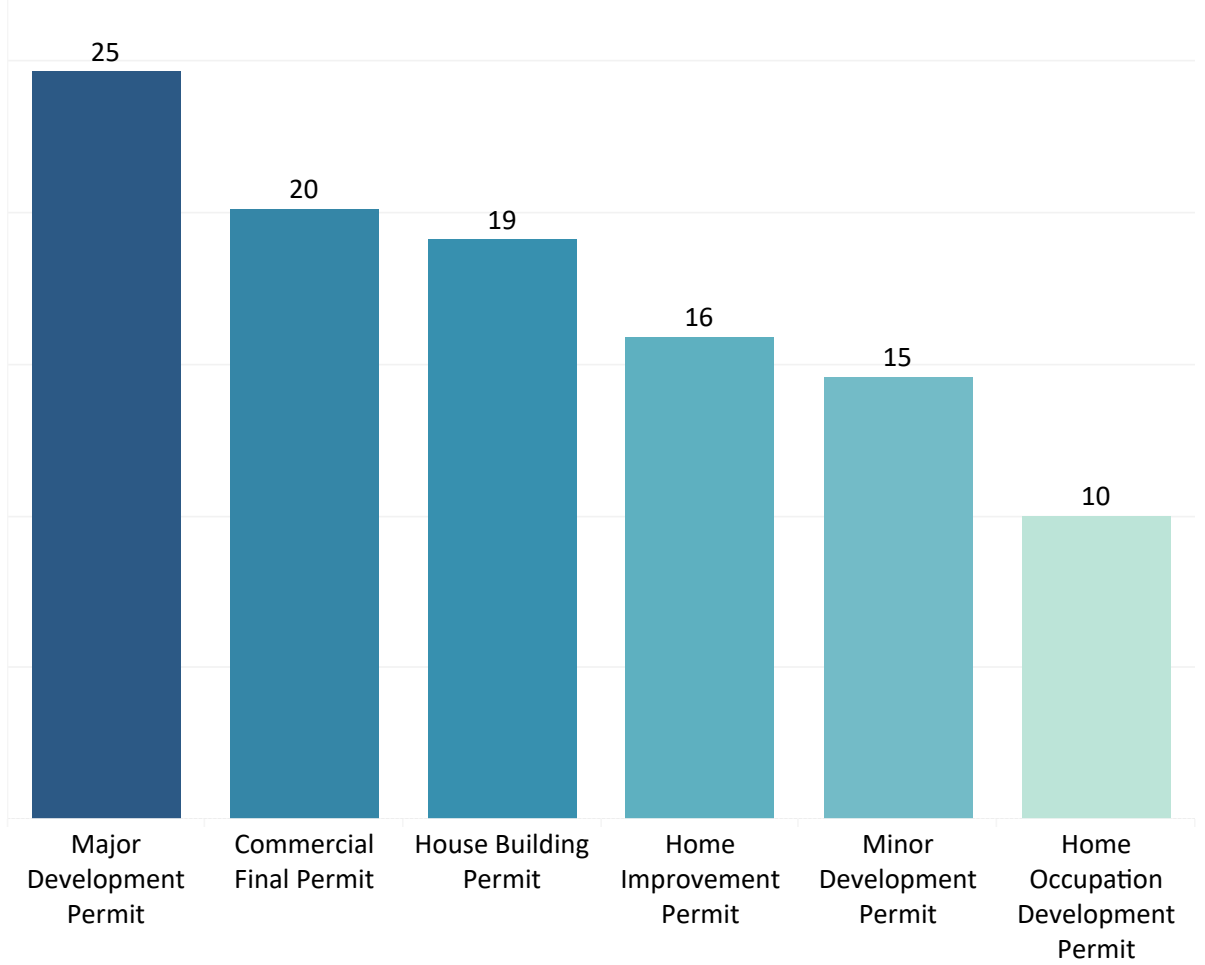
ACTIVITY REPORT

URBAN PLANNING & ECONOMY

Analysis of More Information Requests for Permits Processed in 2021 Q3

Average Time Waiting on More Information from Customer By Permit Type In 2021 Q3

Approximately, 60% of applications processed in 2021 Q3 required more information from applicants



Average Time Waiting on Customer to Provide The Requested Information

	2021			Total
	Q1	Q2	Q3	
Intake	11	11	14	12
Plans Exam	16	19	21	19
Tech Review	15	18	20	18

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

ACTIVITY REPORT

LAND DEVELOPMENT APPLICATIONS

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

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

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

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

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

1 Land Development Applications Received

		2020					2021			
		Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total
LDA Applications Received	Rezoning	32	25	28	43	128	55	31	30	116
	Rezoning & Plan Amendment	12	6	16	18	52	15	16	10	41
	Road Closure	1	3	4	2	10	4	3	6	13
	Text Amendment	1	1			2	2		1	3
	Others	2	6	5	6	19	7	1	3	11
	Total	48	41	53	69	211	83	51	50	184

2 Bylaws Brought to Public Hearing That Passed

		2020				2021		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3
Bylaws Brought to Public Hearing	Rezoning	29	30	28	21	24	49	43
	Rezoning & Plan Amendment	14	12	17	12	19	19	22
	Road Closure	1	2	3		5	4	4
	Text Amendment		3	2	3	2	2	1
	Others	1	2	5	6	4	10	4
	Total	45	49	55	42	54	84	74

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	Total
Rezoning	Complex	83	128	131	116	123	175	165	143	158
	Non-Complex	94	124	125	113	118	125	135	121	129
	Total	93	125	127	114	120	160	153	137	149
Rezoning and Plan Amendment	Complex	115	155	181	234	182	166	182	168	172
	Non-Complex	105	195	89	82	118		496	48	272
	Total	110	160	172	209	172	166	202	161	177
Road Closure	Complex								161	161
	Non-Complex							19	370	107
	Total							19	266	118
Others	Complex	119	146	118	101	121	237	135		152
	Non-Complex				148	148			131	131
	Total	119	146	118	125	126	237	135	131	147
Text Amendment	Complex			103	222	163				
	Total			103	222	163				

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.

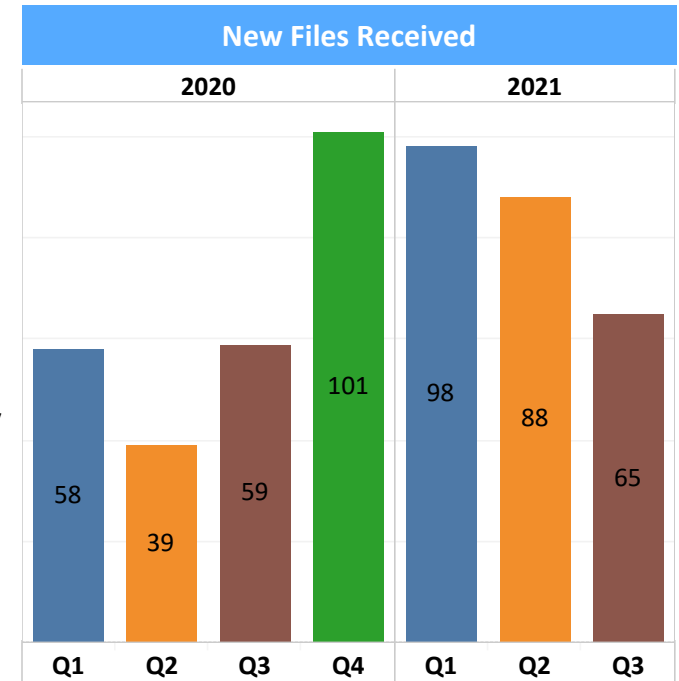
Non-Complex - Includes applications in greenfield and developed areas of the city, typically where infrastructure already exists. This includes applications such as boundary adjustments and title separations.

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			
		Q1	Q2	Q3	Q4		Q1	Q2	Q3	Total
Complex, Non-complex, and Change Requests	Conditionally Approved Applications	50	37	22	30	139	55	50	27	132
	Average Days from Submission to Decision	121	102	96	102	108	122	92	74	102
	% Completed Within Target (100 days)	65%	65%	68%	83%	70%	73%	66%	81%	70%
Lots Splits	Conditionally Approved Applications	30	19	20	35	104	51	55	47	153
	Average Days from Submission to Decision	42	40	40	38	40	48	42	37	42
	% Completed Within Target (60 days)	97%	100%	90%	97%	96%	84%	91%	98%	93%

ACTIVITY REPORT

SUBDIVISION

Approved for Registration

		Q1	Q2	2020		Total	Q1	Q2	Q3	Total
				Q3	Q4		2021			
Complex, Non-Complex, and Change Requests	Approved Applications	25	17	27	41	110	24	27	44	95
	Average Days from Submission to Decision	25	12	20	19	19	24	29	31	28
Lots Splits	Approved Applications	42	27	21	26	116	33	47	52	132
	Average Days from Submission to Decision	21	8	42	17	22	24	10	18	17

Lots Approved for Registration

		Q1	Q2	2020		Total	Q1	Q2	Q3	Total
				Q3	Q4		2021			
Single	Approved for Registration	366	127	229	1,542	2,264	342	530	1,727	2,599
Semi-Detached	Approved for Registration	86	10	7	160	263	25	26	198	249
Row Housing	Approved for Registration	36	22	0	105	163	82	23	248	353
Multi - Unit	Approved for Registration	0	3	0	1	4	0	0	2	2
Commercial	Approved for Registration	5	2	0	9	16	3	1	1	5
Industrial	Approved for Registration	4	0	0	17	21	0	0	1	1
Grand Total		497	164	236	1,834	2,731	452	580	2,177	3,209

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.

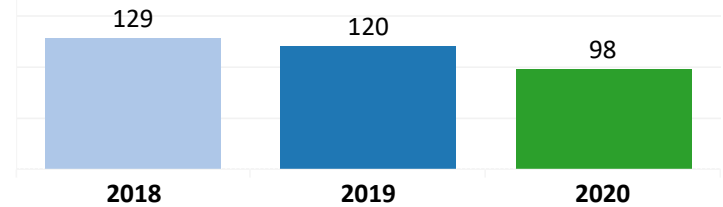
With every servicing agreement application received, there are a number of residential, multi-family, commercial and industrial lots that are proposed to be serviced. The number of applications approved indicates the volume of serviced lots that will be available in the near future. This data is displayed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



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.

The target of 100 days is a joint target between the City and applicants, in calendar days. Projects over 300 days are removed from the analysis.

Engineering Drawings

		2020					2021				
		Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total	
Non-Complex Projects	Approved Projects	12	32	24	14	82	9	6	2	17	
	% Completed Within Target	58%	41%	50%	50%	50%	11%	0%	0%	4%	
	Average Days with the City	55	67	104	44	68	70	87	76	78	
	Average Days with the Applicants	54	53	42	51	50	77	76	137	97	
Complex Projects	Approved Projects	2	7	6	2	17	0	0	0	0	
	% Completed Within Target	0%	0%	50%	0%	10%	0%	0%	0%	0%	
	Average Days with the City	86	120	173	37	91	0	0	0	0	
	Average Days with the Applicants	42	77	72	47	57	0	0	0	0	
Projects circulated this quarter		52	29	20	17	118	0	0	0	0	

ACTIVITY REPORT

COMMERCIAL, INDUSTRIAL AND OTHER DEVELOPMENT PERMITS

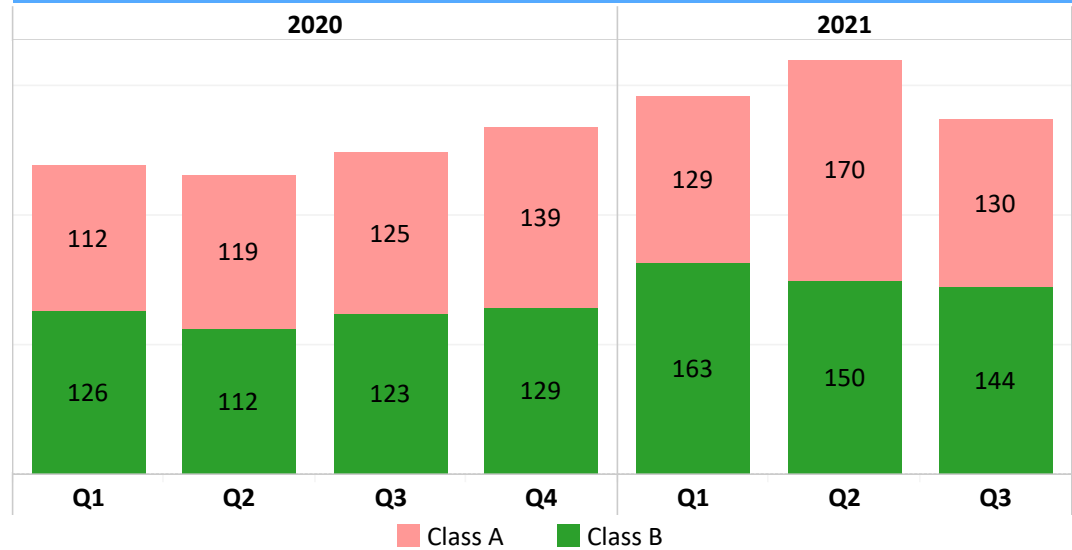
Development permits are written approvals from the City that the location, size, and use of a building complies with the Zoning Bylaw regulations. A development permit is required for new construction, some renovations, signs, new businesses, and changes to how a building is being used.

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.

Applications Received By Class of Permit for Development Permits for New Commercial, Industrial & Apartment Buildings, and Other Major Development Permits



1 Development Permits for New Commercial, Industrial & Apartment Buildings

	2020					2021			
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total
Applications Received	50	56	57	63	225	61	71	58	190
Permits Issued	54	48	60	46	204	52	62	70	184
Avg. Calendar Days to Issue	82	81	79	57	76	100	65	101	89

2 Other Major Development Permits

Applications Received	248	219	245	272	979	301	313	281	892
Permits Issued	239	220	234	242	922	257	318	275	848
Avg. Calendar Days to Issue	30	35	34	21	30	29	21	24	24

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

ACTIVITY REPORT

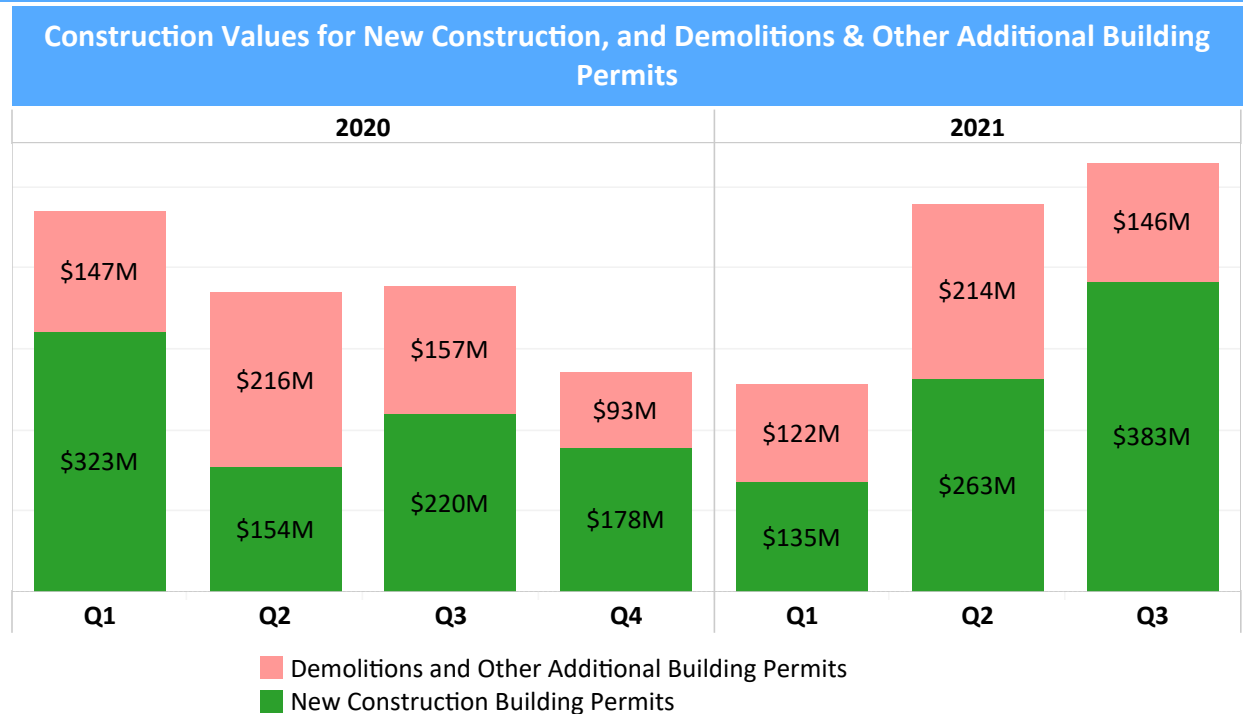
COMMERCIAL, INDUSTRIAL AND OTHER BUILDING PERMITS

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	Total
Applications Received	54	57	56	76	243	54	89	83	226
Permits Issued	89	51	82	76	273	92	78	112	265
Avg. Calendar Days to Issue	186	223	195	216	203	183	265	168	199

2 Demolitions and Other Additional Building Permits*

Applications Received	503	488	471	471	1,929	532	650	582	1,764
Permits Issued	580	451	516	495	1,952	601	623	640	1,782
Avg. Calendar Days to Issue	80	75	89	86	83	88	87	92	89

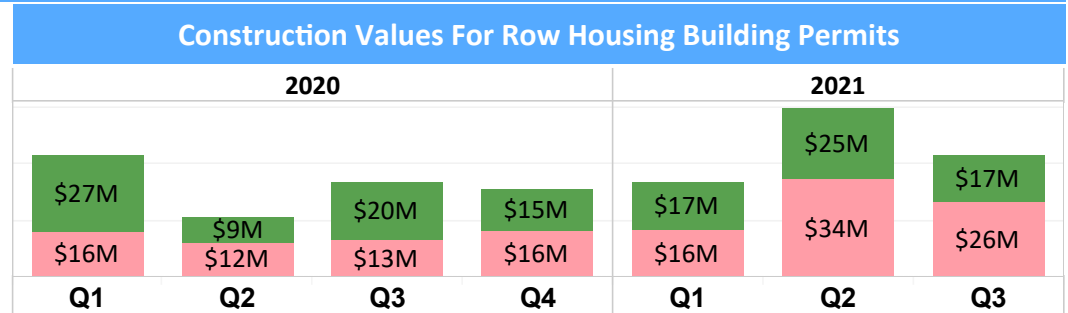
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ACTIVITY REPORT

RESIDENTIAL MULTI-FAMILY PERMITS

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

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



1 New Multi-Family Development Permits

		2020					2021			
		Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total
Applications Received		64	60	74	54	252	100	91	50	241
New Multi - Family 3 or 4 dwellings	Permits Issued	33	20	44	33	129	40	38	31	109
	Avg. Calendar Days to Issue	24	54	34	24	32	25	31	42	32
New Multi - Family 5 or more dwellings	Permits Issued	19	19	15	12	64	19	24	11	54
	Avg. Calendar Days to Issue	75	132	72	74	90	84	66	67	73
Mature Neighbourhood Overlay	Permits Issued	7	10	12	9	35	6	7	10	23
	Avg. Calendar Days to Issue	83	103	127	95	107	172	136	76	120

2 Row Housing Building Permits

Applications Received		52	25	47	39	163	51	82	52	183
Rowhousing Building Permits - Projects with 3 or 4 dwelling units	Permits Issued	66	14	29	37	141	26	39	39	104
	Avg. Calendar Days to Issue	32	44	52	23	35	21	38	26	30
Rowhousing Building Permits - Projects with 5 or more dwelling units	Permits Issued	8	7	7	6	27	8	11	11	30
	Avg. Calendar Days to Issue	84	82	155	37	94	35	47	51	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).

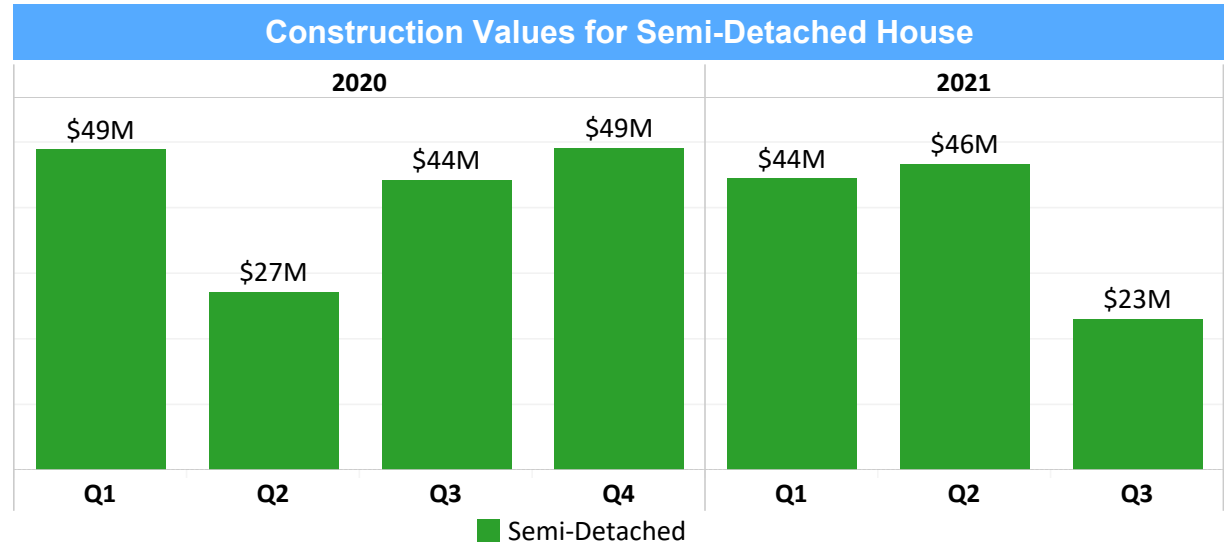
ACTIVITY REPORT

RESIDENTIAL SEMI-DETACHED HOUSE PERMITS

When class A applications are complete and are not contained within a mature neighbourhood overlay, the target time to issue permits is 20 calendar days. The target timelines for issuing Class B (discretionary development not within a Mature Neighbourhood Overlay) and Complex (Mature Neighbourhood Overlay) permits are longer.

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	Total	
Applications Received	132	75	122	124	452	138	122	68	328	
Permits Issued	122	75	123	136	450	119	130	70	318	
Class A	Permits Issued	79	44	82	97	298	82	92	31	204
	Avg. Calendar Days to Issue	7	9	19	14	13	11	11	7	11
Class B	Permits Issued	23	10	15	22	70	18	10	15	43
	Avg. Calendar Days to Issue	7	12	15	16	12	12	14	20	15
Complex	Permits Issued	20	21	26	17	82	19	28	24	71
	Avg. Calendar Days to Issue	55	78	57	62	62	30	40	42	37

2 Semi-Detached House Building Permits

Applications Received	118	73	120	131	442	120	129	65	314
Permits Issued	132	74	105	118	426	145	130	76	350
Avg. Calendar Days to Issue	31	22	34	28	29	26	24	30	26

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

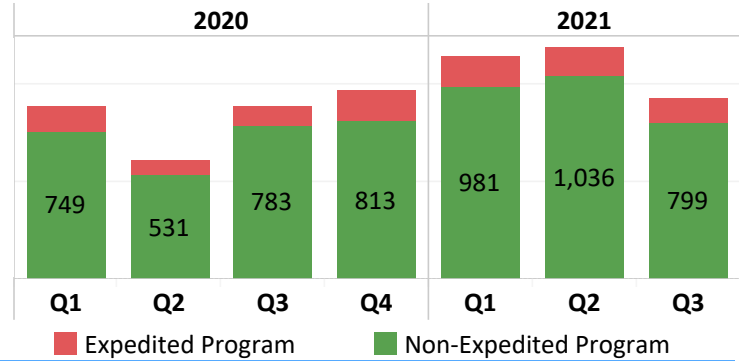
SINGLE DETACHED HOUSE PERMITS

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	Total	
Applications Received	Greenfield		754	560	877	838	3,026	1,108	993	750	2,851	
	Infill		93	66	77	65	300	93	118	119	329	
	Total		847	626	954	903	3,326	1,201	1,111	869	3,180	
Permits Issued	Expedited Program	Greenfield	Permits Issued	130	71	98	140	416	150	139	124	412
		Greenfield	Avg. days to issue	2	12	6	9	7	7	3	4	5
		Infill	Permits Issued	2	4	2	10	18	8	9	5	22
		Infill	Avg. days to issue	9	18	13	4	9	10	10	9	10
	Non-Expedited Program	Greenfield	Permits Issued	665	445	711	752	2,547	916	938	682	2,491
		Greenfield	Avg. days to issue	14	16	24	20	19	18	17	19	18
		Infill	Permits Issued	84	86	72	61	286	65	98	117	274
		Infill	Avg. days to issue	69	62	73	49	64	64	65	46	57

2 Building Permits

Applications Received		861	594	875	940	3,255	1,115	1,166	883	3,156
Permits Issued	Permits Issued	934	727	660	939	3,235	1,116	1,102	1,036	3,250
	Avg. days to issue	36	29	29	34	32	30	33	34	32

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

ACTIVITY REPORT

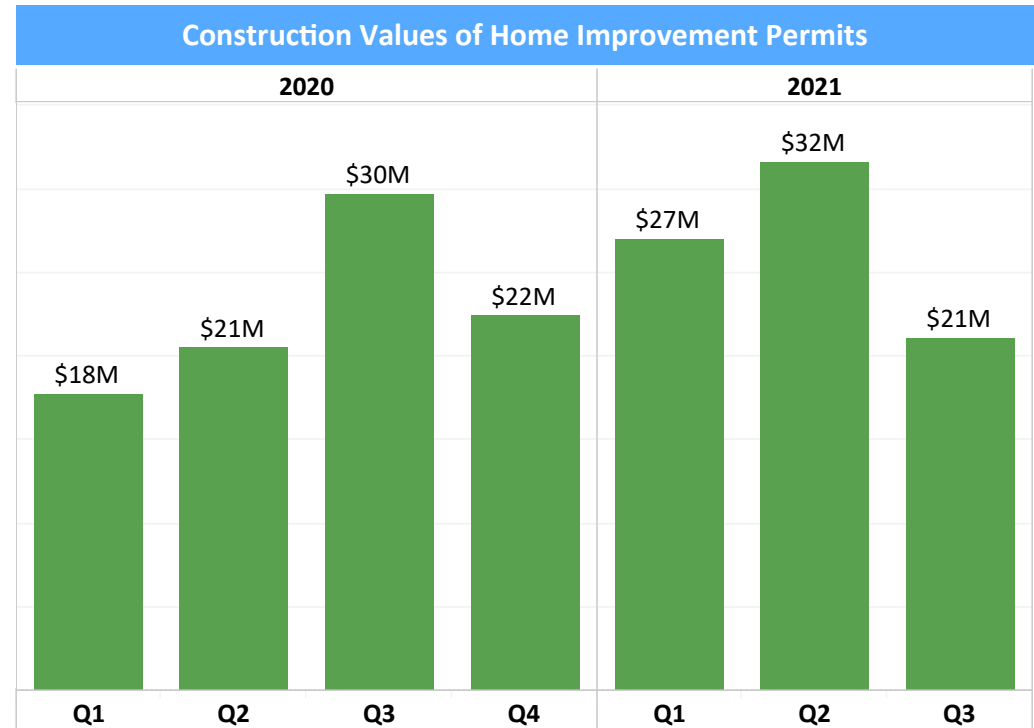
MINOR RESIDENTIAL PERMITS

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

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

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

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



Home Improvement Permits

	2020					2021			
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total
Applications Received	1,235	1,806	2,351	1,672	7,053	1,866	2,547	1,889	6,288
Number of Projects	1,380	2,005	2,587	1,825	7,797	2,050	2,811	2,085	6,946

Permits Issued

	2020	2021
Permits Issued	6,824	5,997
Avg. Calendar Days to Issue	31	33

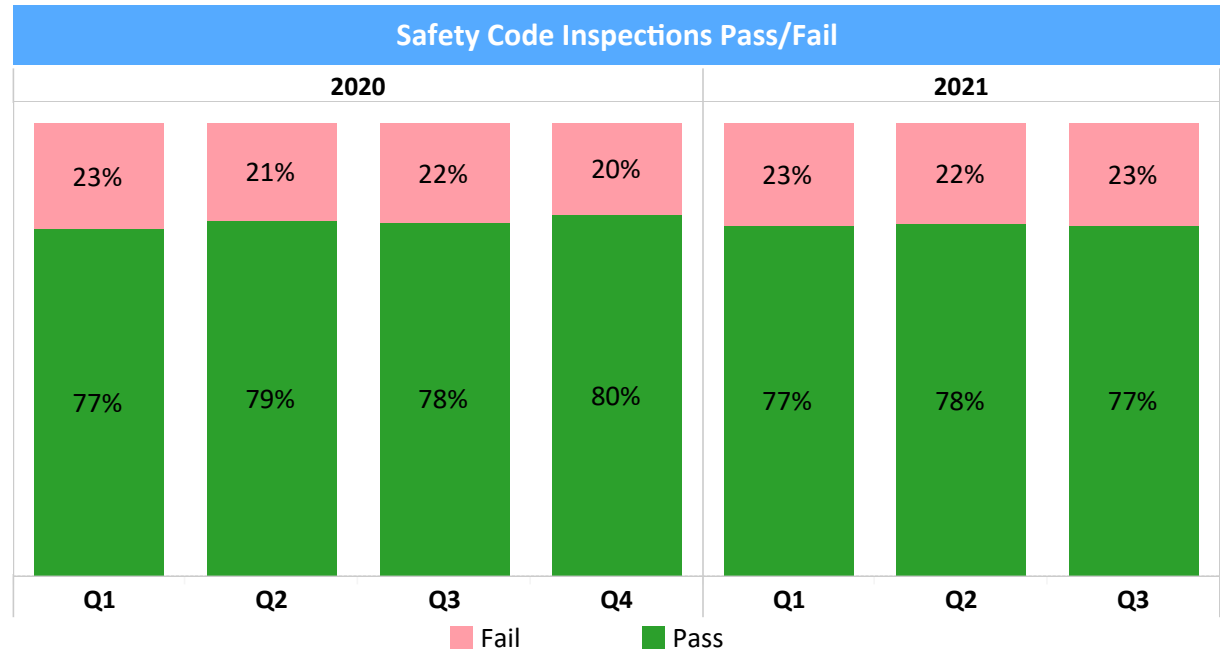
Note: Timeline methodology updated as of 2021 Q1. It now includes queue times and additional reviews. However, It does not include the initial review done prior to application acceptance (usually less than 2 working days time).

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 40,000 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	Total
Building	9,730	10,098	10,167	10,168	40,163	10,325	10,116	7,794	28,235
Electrical	9,166	7,610	9,640	9,538	35,954	8,242	10,527	11,257	30,026
HVAC	5,149	4,443	4,709	4,937	19,238	6,048	5,984	5,146	17,178
Plumbing & Gas	10,994	9,426	9,071	9,999	39,490	10,978	11,086	10,027	32,091
Grand Total	35,039	31,577	33,587	34,642	134,845	35,593	37,713	34,224	107,530

2 Other Inspections Completed*

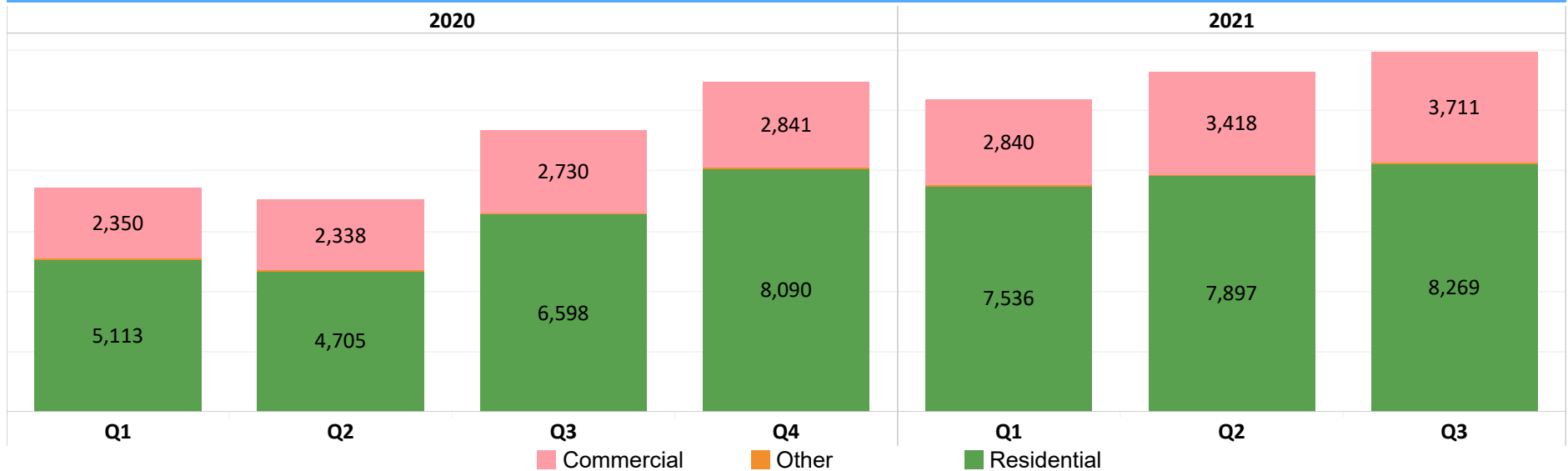
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total
Lot Grading	99	2,901	6,028	2,832	11,860	160	3,615	6,001	9,776
Others	105	91	186	148	530	41	212	229	482
Grand Total	204	2,992	6,214	2,980	12,390	201	3,827	6,230	10,258

* "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	Total
Applications Submitted	918	730	801	1,296	3,745	1,394	1,253	1,151	3,798
Permits Issued	700	519	577	846	2,642	942	866	823	2,631

4 Plumbing & Gas Permits

Applications Submitted	3,881	2,556	3,536	5,432	15,405	4,962	3,982	4,009	12,953
Permits Issued	3,655	2,361	2,840	4,732	13,588	4,269	3,269	3,228	10,766

5 Electrical Permits

Applications Submitted	2,665	3,758	4,994	4,208	15,625	4,024	6,082	6,822	16,928
Permits Issued	2,400	3,375	4,380	3,240	13,395	3,061	5,087	5,855	14,003

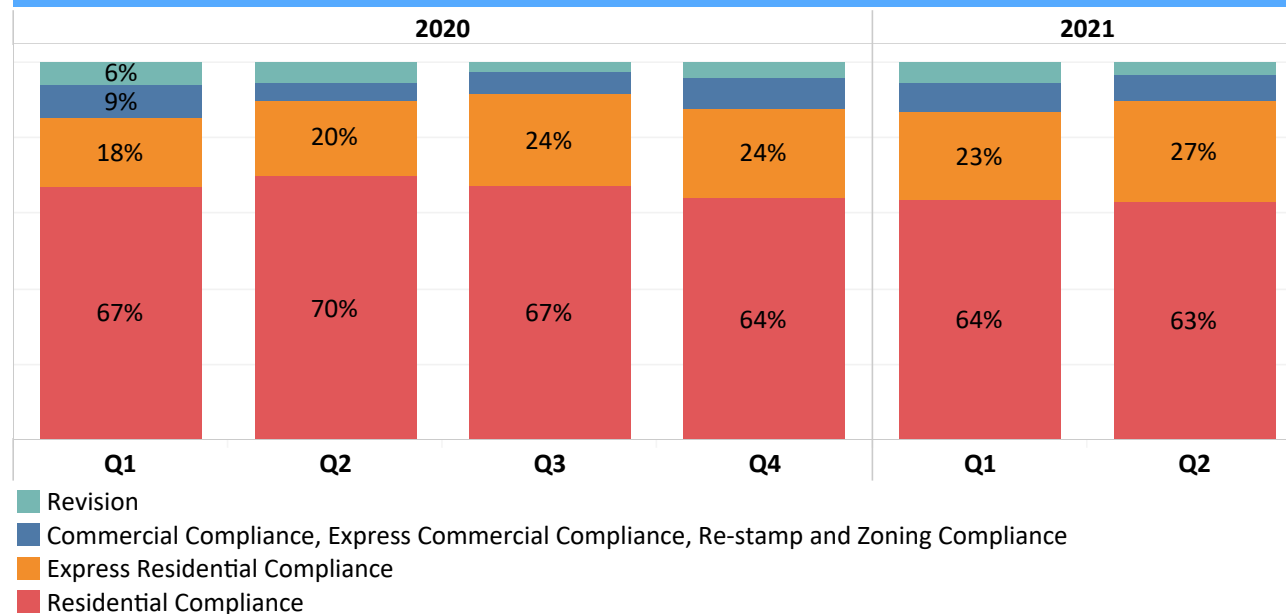
ACTIVITY REPORT

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	Total
Certificates Issued	1,248	1,292	2,035	1,850	6,425	1,457	2,346	2,111	5,914
Applications Submitted	1,344	1,396	2,235	1,742	6,717	1,616	2,504	2,109	6,229

2 Express Certificates

Certificates issued	253	278	539	443	1,513	376	654	546	1,576
Avg. Calendar Days to Issue	3	3	2	3	3	3	3	3	3

3 Regular Certificates

Certificates issued	995	1,014	1,496	1,407	4,912	1,081	1,692	1,565	4,338
Avg. Calendar Days to Issue	11	10	11	12	11	11	11	12	12

* Including Zoning Confirmations and Re-Stamps

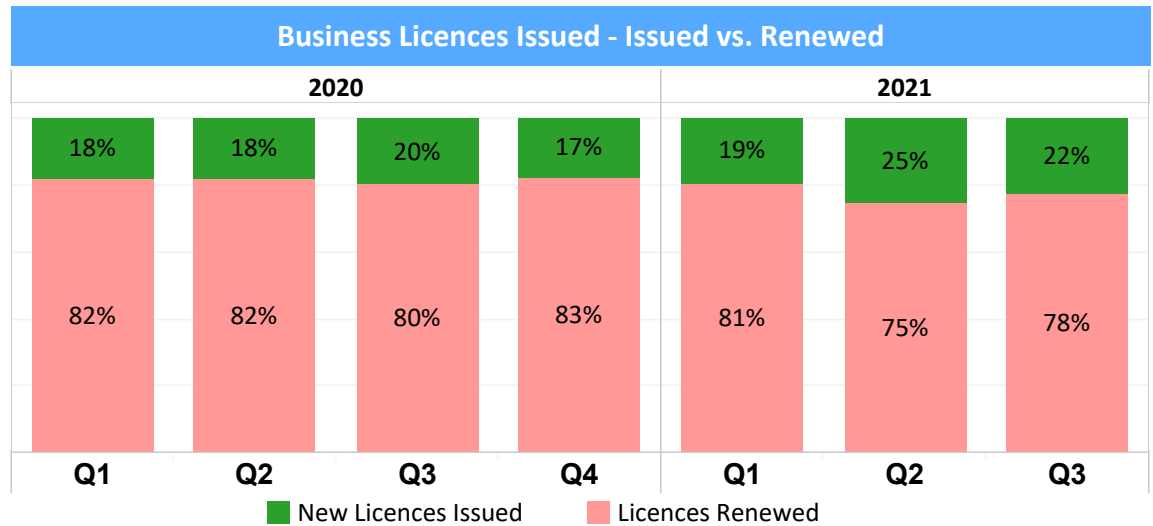
ACTIVITY REPORT

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 calendar 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

	2020					2021			
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total
New Licences Issued	1,709	1,398	1,482	1,883	6,472	2,028	2,219	1,722	5,969
Licences Renewed	7,709	6,292	6,117	8,970	29,088	8,498	6,593	5,975	21,066
Total Licences Issued & Renewed	9,418	7,690	7,599	10,853	35,560	10,526	8,812	7,697	27,035

1.1 New Licences (without referral)

Issued without referral	1,170	960	1,079	1,351	4,560	1,446	1,666	1,251	4,363
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1.2 New Licences (require referral)

Licences issued	539	438	403	532	1,912	582	553	471	1,606
Avg. Calendar Days to Issue	34	43	38	42	39	42	41	32	38

2 Vehicle for Hire

Dispatch Licences Issued	4		35	42	77		34	6	40
Driver Licences Issued	269	210	285	282	1,046	235	235	293	763
Vehicle Licences Issued	9	2	1,265	163	1,423	11	1,241	67	1,307

ACTIVITY REPORT

FINANCIALS

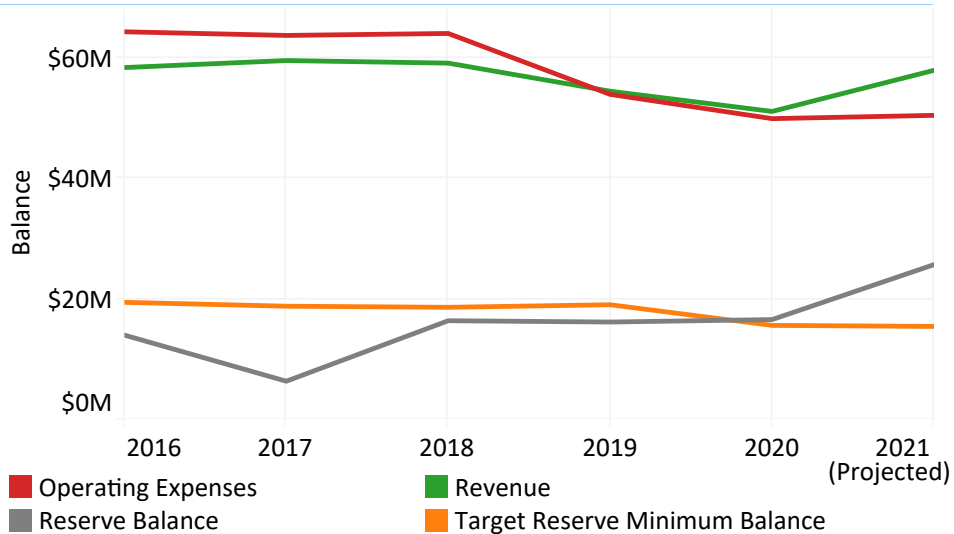
Urban Planning & Economy provide planning and development services to the City of Edmonton through review, approval and inspections associated with the following: Area and Neighbourhood Structure Plans, Rezoning and Subdivision, Servicing Agreements, Development Permits, and Building Permits.

The Planning and Development Business Model (PDBM) is used to support the long term financial sustainability to stabilize service levels despite the revenue variability associated with these services by managing revenue risks, stabilizing operating and capital resources across extended periods of time, and funding initiatives that enhance service and ensure accountability to customers.

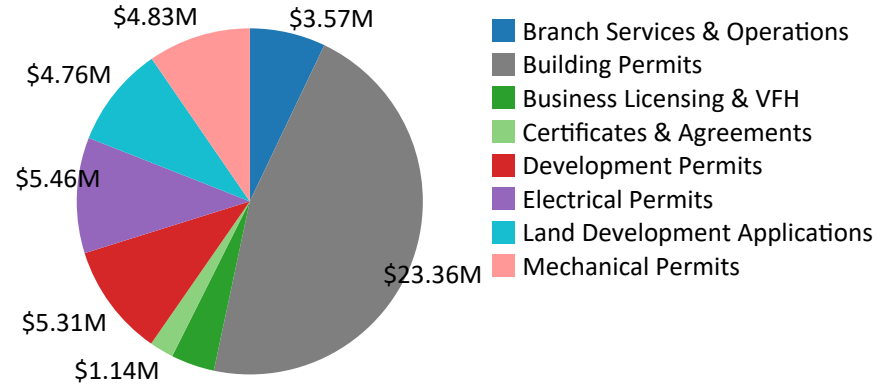
Revenue collected for the processing applications is directly and indirectly attributed to the delivery of those services. This includes corporate support costs and providing for investments in service improvement initiatives.

Note: The minimum balance is based on a percentage of budgeted expenses and fluctuates as budgeted expenses change. Impacts of COVID-19 are expected to reduce activity, resulting in fewer expenses and therefore, a lower minimum balance.

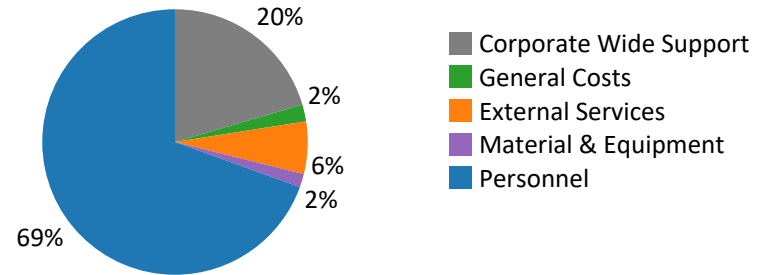
PDBM Reserve Revenues, Expenses and Balance



Development Services Revenue YTD - 2021 Q3



Development Services Expenditures YTD - 2021 Q3



Corporate Wide Support

Corporate Support Services	55%
Accommodations	24%
Other	17%
Planning and Environment Services	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.