

Metrics and Thresholds Summary

Metrics

The amount of residential development in developing area neighbourhoods measured at the district level forms the core of the required metrics of substantial completion. Neighbourhood Structure Plans' statistics are compared to cumulative lot registrations and residential building permits to determine progress on low, medium and high density development in each neighbourhood. Additional required metrics include non-residential development and parks. Non-residential progress will be determined by comparing the area of zoned commercial, industrial and institutional land use in plans, to the percentage thresholds. Parks will be determined by comparing the area of assembled, designed and built open spaces and parks in developing area neighbourhoods to the percentage thresholds.

Tracked metrics inform Council on progress toward complete communities for selected infrastructure, facilities and services within the City's mandate, but do not impact statutory planning in the future growth area. The following table describes each substantial completion metric, including its role and rationale.

Metric	Description	Role	Rationale
Residential	Low, medium and high density dwelling units registered/approved	Required	<ul style="list-style-type: none"> • Development driver • Builds on existing growth monitoring • Aligned with City Plan
Non-Residential	Zoning of commercial, industrial and institutional land use	Required	<ul style="list-style-type: none"> • Linked to residential • Needed by Edmontonians • Contributes to complete communities
Parks	Active parks	Required	<ul style="list-style-type: none"> • Essential for 15-minute districts and equity • Attention to investment limited by funding gaps
Fire Halls	Halls identified in Off Site Levy Bylaw and City's capital budget	Tracked	<ul style="list-style-type: none"> • Planned facility commitment • Off Site Levy defined catchments • Reduces response times

Transit Service	Availability of transit service within walking distance	Tracked	<ul style="list-style-type: none"> • City Plan network • Planned service commitments
School Sites	School sites planned/in assembly or assembled/not ready	Tracked	<ul style="list-style-type: none"> • Align with provincial investment timing • Planned site/amenity commitment

Additional tracked metrics may be added in the future. For example, a mobility metric could build on the Mobility Network Assessment, Arterial Roadway Assessment and other tools to enable strategic infrastructure prioritization and delivery in the developing area, in the context of managing or accepting congestion. Administration is also exploring approaches to include libraries and recreation centres.

Thresholds

Administration is using the City Plan’s 1.5 million population horizon and associated dwelling unit projections as the basis for measuring substantial completion. The City Plan analysis found that 500,000 people could be accommodated in the developing area based on a ‘business as usual’ scenario and low density residential stock will become increasingly limited as Edmonton approaches that population threshold. The City Plan identifies this horizon as a turning point for anticipated residential growth, as consistency is reached in terms of the amount of development occurring in the redeveloping area versus in the developing area.

The following table and map shows the percentage thresholds of anticipated number of dwelling units at the 1.5 million population horizon as compared to full build out. For example, the Southwest District is expected to be more than 90 per cent built out by the 1.5 million horizon, whereas the Horse Hill District is expected to be less than 20 per cent built out.

Substantial Completion Threshold: Estimated Percentage of Dwelling Unit Absorption of Planned Capacity at 1.5 Million		
District	Substantial Completion Threshold	Current Residential Completion (Nov 2022)
Mill Woods and Meadows	90%	67%
Southwest	90%	53%
Northwest	90%	74%
West Edmonton	85%	90%
Whitemud	80%	58%
Northeast	70%	63%
West Henday	65%	37%
Ellerslie	60%	30%
Horse Hill	15%	nil

Until these thresholds are met, Administration will recommend no new Area Structure Plans be authorized by Council. The non-residential and parks completion metrics will be held to the same thresholds as the residential development based on the relative timing of these land uses in developing neighbourhoods. These thresholds are also visualized in the graphic below.

Remaining dwelling units to reach each threshold vary by District. For example, Mill Woods and Meadows, Northeast, Northwest and Whitemud have less than 5,000 dwellings remaining before reaching completion, whereas Ellerslie, Southwest and West Henday each have between 15,000 and 25,000 dwelling units remaining.

