

CONSTRUCTION SITE SAFETY AND ACCOUNTABILITY

RECOMMENDATION

That the June 20, 2023 Urban Planning and Economy report UPE01761, be received for information.

Requested Council Action		Information Only	
ConnectEdmonton's Guiding Principle		ConnectEdmonton Strategic Goals	
CONNECTED This unifies our work to achieve our strategic goals.		Urban Places	
City Plan Values	LIVE ACCESS		
City Plan Big City Move	A Community of Communities	Relationship to Council's Strategic Priorities	Conditions for Service Success
Corporate Business Plan	Managing the Corporation		
Council Policy, Program or Project Relationships	<ul style="list-style-type: none"> CR_8099 Infill Compliance Team Annual Report, Urban Planning Committee, January 19, 2021 UPE00357 Infill Compliance Team Annual Report, Urban Planning Committee, April 26, 2022 UPE00664 Tree Preservation on Private Property, Urban Planning Committee, June 22, 2022 		

Previous Council/Committee Action

At the January 19, 2021 Urban Planning Committee, the following motion passed:

That Administration:

- work with the community and industry stakeholders to explore tools and approaches on how to ensure accountability related to private to private, and private to public issues throughout the construction process (for example the use of a compliance certificate)
- work with the community and industry stakeholders to improve relationships between builders and neighbours, with consideration of implementation options and associated resources

CONSTRUCTION SITE SAFETY AND ACCOUNTABILITY

- include an update on the dashboard implementation and report back to Committee, as part of the annual update in Q1, 2022.

Executive Summary

- Construction site safety and accountability play an important role in accomplishing The City Plan's long term goal of 50 per cent of new homes being accommodated within existing neighbourhoods, and to accommodate this increase while maintaining public safety.
- In 2022, with data calculated from Attachment 6, approximately 94 per cent of property developments in Edmonton were developed without complaints or reports of non-compliance made to the City; less than six per cent of construction sites were found to be in violation of relevant regulations.
- The Infill Compliance Dashboard, launched in September 2022, provides near-real time data on enforcement activities.
- The Authorities Having Jurisdiction (AHJ's) within Edmonton work collectively to ensure that construction sites meet the standards set out by the applicable codes and regulations.
- To increase accountability pertaining to construction site safety, Administration is committed to ongoing process improvements, building relationships and providing educational information to neighbours of development and builders.
- Through engagement, Administration explored tools and approaches to foster additional accountability related to private-to-private and private-to-public issues throughout the construction process.

REPORT

The City Plan anticipates the doubling of Edmonton's population to two million people within current city boundaries in the coming decades. Through the Big City Move of becoming a Rebuildable City, one goal is to have 50 per cent of the new units added through infill. In accordance with this growth, Administration has increased its efforts to address nuisance concerns and to ensure construction site safety.

The vast majority of the building community demonstrates a high standard of excellence for safety in design and construction completion and data indicates that in most cases, construction is carried out safely in Edmonton. Approximately 94 per cent of construction projects were completed with no complaints or reports of non-compliance with construction site safety codes, the *Occupational Health and Safety Act*, Community Standards Bylaw 14600 or other applicable regulations.

When complaints or concerns are received, Administration investigates and administers actions to achieve compliance. When necessary, escalation models are used. Many of the complaints are associated with nuisance conditions such as noise or garbage and are not directly related to safety as shown in Attachment 1. These complaints are referred to the appropriate City enforcement team such as Bylaw Enforcement or Community Standards Officers listed in

CONSTRUCTION SITE SAFETY AND ACCOUNTABILITY

Attachment 2. Administration is not aware of any construction site incidents attributable to non-compliance resulting in injuries to any member of the public.

Relationship Building

The City works closely with city building partners to ensure development is completed safely. In addition to providing information such as the City's Residential Construction Guide, currently undergoing an update, the Infill Development in Edmonton Association (IDEA) and the Canadian Home Builders' Association - Edmonton Region (CHBA-ER) have developed programs and materials to inform their members of rules, regulations and best practices associated with construction activity. This also includes the importance of enhancing communication and relationships with neighbours.

Authorities having Jurisdiction (AHJ's) work collectively to ensure that construction sites, buildings and structures are safe and meet the standards set out by the applicable codes and regulations listed in Attachment 3. In Edmonton, the AHJ's involved in the construction process include the Government of Alberta (Ministry of Municipal Affairs), the Alberta Safety Codes Council and the City of Edmonton.

Tools to Support Compliance

The infill compliance dashboard¹, launched in September 2022, provides near real time information about enforcement activities. The dashboard displays current inspection and enforcement information related to infill construction sites. It also contains information such as the number of inspections undertaken and the number of written warnings or tickets issued in a calendar year. The dashboard is a helpful tool to support data-driven decision making and ongoing communication with the public and industry stakeholders.

Administration continues to work on:

- Updating existing procedures and implementing new tools, see Attachment 4.
- Identifying and implementing process improvements.
- Building relationships with collaborators.
- Providing educational information to neighbours of development as well as directly to builders/developers.
- Exploring options to increase accountability relating to construction practices.

Administration will continue to work with community members and city building partners to promote construction site safety, support the education of all parties and provide robust compliance monitoring and enforcement.

¹ City of Edmonton Infill Compliance Dashboard.

<https://public.tableau.com/app/profile/city.of.edmonton/viz/InfillComplianceDashboard/OverallCompliance>

COMMUNITY INSIGHT

Administration listens and learns about opportunities and concerns regarding construction through many channels and perspectives, including residents, resident groups, builders and relevant professional organizations.

Administration conducted two in-person engagement sessions on January 11 and January 24, 2023. The participants of these engagement sessions included:

- Residential Infill Working Group (RIWG)
- Safety Codes Council Alberta (SCC)
- Edmonton Federation of Community Leagues (EFCL)
- Alberta Ministry of Municipal Affairs
- Infill Development Association (IDEA)
- Alberta Occupational Health and Safety (OHS)
- A non-affiliated Edmonton resident
- Canadian Home Builders Association - Edmonton Region (CBHA-ER)
- City of Edmonton (Development Officer, Safety Codes Officer, Peace Officer)

A positive city-building experience is an outcome that can only be achieved through relationship building and collaboration. At the engagement sessions, the group explored tools and approaches on how to foster accountability related to private-to-private and private-to-public issues. Discussions focused on how Edmontonians, members of industry, other AHJ's and Administration can collectively improve construction site safety, resolve nuisance issues and enhance overall development in Edmonton. The City provided information to address questions raised by the collaborators (e.g., clarity on the roles of the Ministry of Municipal Affairs and the Alberta Safety Codes Council). A What We Heard report is provided in Attachment 5. The group also collaborated on the recommendations the City received from the Residential Infill Working Group (RIWG) early in 2023 regarding construction safety engagement.

GBA+

During the engagement sessions Administration used a Human-centered Design approach to support a discussion around solutions that would benefit people that are often excluded. The goal of using a human-centered design approach was to find the right solution for the problems that people experience. It encourages all in attendance to generate an inclusive and respectful conversation to understand the needs, behaviours and life circumstances of renters, immigrants and other groups whose perspectives may otherwise not be recognised. Attachment 5 provides greater detail on how the Human-centered Design approach was incorporated into the engagement sessions.

CONSTRUCTION SITE SAFETY AND ACCOUNTABILITY

Administration continues to monitor related inquiries and is very cognizant when applying the GBA+ lens in order to assess the potential impacts – positive or negative – of initiatives on diverse/marginalized groups whose voices have not been heard and who can be affected by development within Edmonton; enabling Administration to identify risks and create mitigation strategies surrounding construction site safety and accountability.

ATTACHMENTS

1. Construction Site Complaints 2022
2. Administration Toolbox
3. Roles & Responsibilities of Authorities Having Jurisdiction
4. Administration Updates
5. What We Heard Report - Residential Infill Stakeholder Engagement Session 2023
6. Data Source: City of Edmonton - Business Solution & Analytics Unit