



Urban Planning and Economy

Edmonton

# **Growth Management Framework Update - Substantial Completion Standard**

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# City Plan and Growth Management

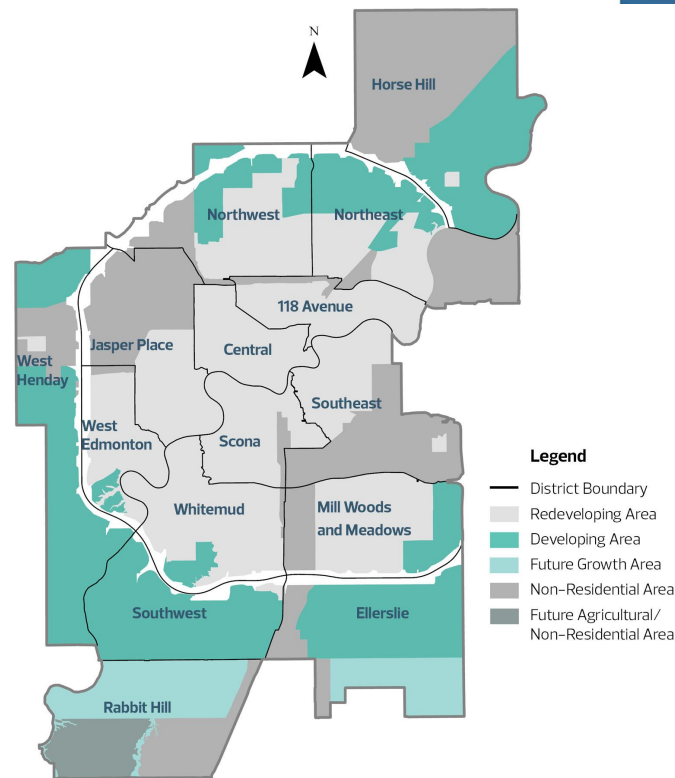
## Phasing Growth through Substantial Completion

Developing area to achieve a defined level of progress  
→ to support authorizing the future growth area development

### This will achieve the The City Plan vision:

Enable complete communities so Edmontonians have infrastructure, services and amenities

Maintain housing choice through financially sustainable land use decisions



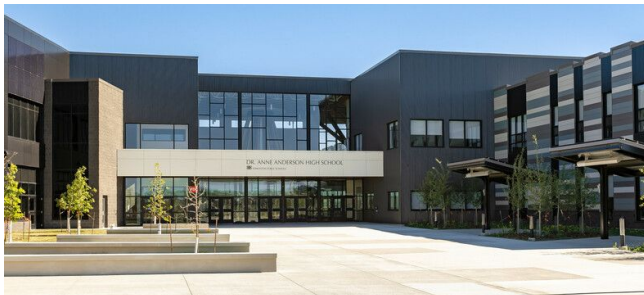
# Key Considerations

## Municipal Fiscal Viability

City Plan Relative Financial  
Assessment

## Complete Communities

## Climate Resilience



## Housing Prices

Delaying land release could increase  
prices

Administration will track

Servicing study in next budget cycle



## Proposed Approach to Substantial Completion

- Required and tracked metrics
- District-specific completion thresholds based on expected city-wide growth at the 1.5 M population horizon
- Ongoing analysis
- Annual monitoring and reporting
- An efficient 'roadmap to rooftops'

## Roadmap to Rooftops

- Opening a new development area takes years
- Development of non-statutory servicing plan allows proactive planning of the future growth area and maintains flexibility if growth is faster than expected
- Once servicing plan is complete, annual monitoring will inform when Council is asked to authorize the preparation of statutory plans
- Construction in the future growth area could begin as early as 2037-2040

# Stakeholder Engagement

## 2021-2023 Feedback Incorporated

- Public sector-led metrics should not delay approval of development
- City commitments are monitored through tracked metrics
- Increase the planning lead time to 10 years
- Improve data transparency

## Joint Use Agreement Steering Committee Feedback

- Consider school site assembly as a required metric + track school construction
- Consider adding developed parks, libraries + recreation services to tracked metrics

## Next Steps

2023 - Continued analysis and industry discussions

2024 - Check-in with Urban Planning Committee and standard finalized

2025 - Prepare Terms of Reference for servicing study and begin reporting on substantial completion

# Questions and Thank You

Howaida Hassan, Director  
[edmonton.ca/growthanalysis](https://edmonton.ca/growthanalysis)

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# City Plan and Growth Management

## 2.3 Edmonton's growth and development mutually benefit the city and region.

2.3.2 Ensure that growth is managed with regard to long term fiscal impacts and full lifecycle costs of infrastructure and services.

2.3.2.3 Require substantial completion of the developing area including service provision, amenities and infrastructure prior to authorizing the preparation of statutory plans for contiguous development of the future growth area.

