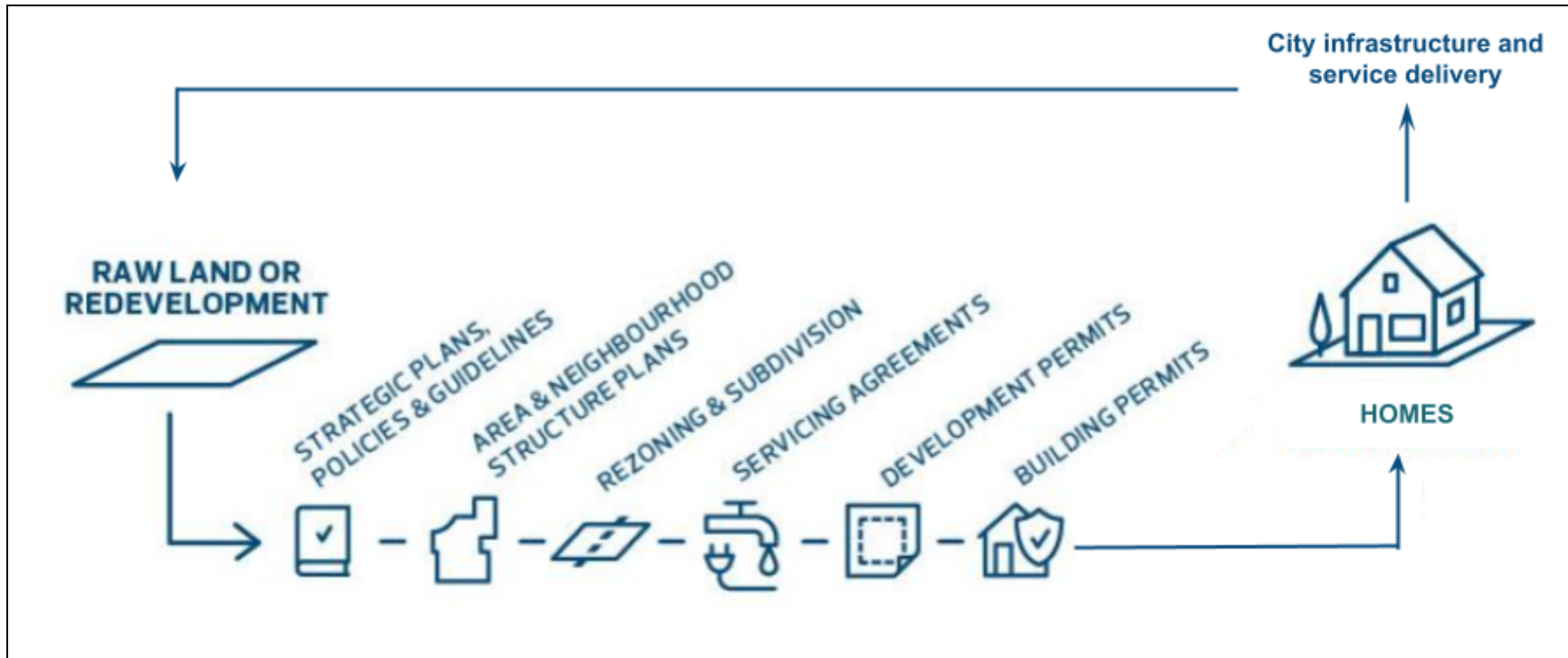


Development Process

The following figure reflects the typical development process in Edmonton. Each of the steps is described on the following pages. Once the cycle is complete, it begins again with new raw land or redevelopment.



Strategic Plans

The City Plan provides high level strategic guidance about the type, location and intensity of development, as well as the systems and networks required to service it.

In some cases, servicing plans are required to provide more detail about a larger area, prior to the following steps.

Area Structure Plan or Non-Statutory Servicing Plan

After a developer has assembled land for development they can begin to develop an Area Structure Plan (ASP), which typically covers three to five neighbourhoods. Technical studies such as environmental impact assessment, transportation impact analysis and hydraulic network assessments provide information required to analyze and evaluate the planning and design proposals. In Edmonton, developers lead and fund the ASP and its supporting studies.

A non-statutory servicing plan may be prepared in lieu of an Area Structure Plan and approved by resolution of Council. The City would lead the development of a servicing plan. A servicing plan establishes a general framework for land use planning and the associated provision of municipal infrastructure and services within an area and creates the basis for further neighbourhood level planning. Depending on the level of detail in the servicing study, an Area Structure Plan may not be required.

Neighbourhood Structure Plan

Once an ASP or servicing plan is approved, developers then prepare a Neighbourhood Structure Plan (NSP). This plan provides detail about one neighbourhood and describes the pattern of development and subdivision with more granular data, based on further technical studies. Often the first NSP application is submitted concurrently with an ASP application.

Rezoning and Subdivision

Once the ASP/servicing plan and NSP are approved by Council, the developer can proceed with rezoning and subdivision in accordance with the plan.

Zoning regulates and controls the use and development of land and buildings. Subdivision creates lots and other smaller parcels of land including municipal reserve. Subdivision also triggers the need for servicing agreements

between the developer and the City. Servicing Agreements ensure that land is developed as per the City's Design and Construction Standards and that the developer pays for the development's share of the off-site infrastructure that will benefit the development. Developers are typically responsible for water mains, storm and sanitary sewers, stormwater management facilities, roads, sidewalks, curbs and gutters, power, street lighting, and landscaping.

Development Permits

The next step is the issuance of development permits, which include detailed information about the site development including but not limited to specific use, layout and height.

Building Permits

Building permits are issued to builders, rather than developers, and allow construction to begin.

City Infrastructure and Service Delivery

Once a community starts being built, the City has obligations related to infrastructure and service delivery. The City has capital, operating and renewal commitments, with some commitments starting while development is underway. The City's ability to manage the number of obligations at the city-wide level is one of the driving considerations behind substantial completion. Phasing growth will help the City to deliver on its requirements in the developing area before taking on new commitments in the future growth area.


Planning Lead Time







This process can take several years to complete. The typical timeline from ASP/NSP preparation to the first buildings is five to seven years. Some NSPs progress through the process quickly, while others take more time to reach agreements on proposed land uses, servicing, environmental protection and land reserve dedication. If additional strategic plans are required (e.g. a servicing study) prior to ASP development, more time is required.

Roadmap to Rooftops

The following table shows how the development steps described above could apply to the future growth area. In keeping with the planning approach used in The City Plan, steps have been assigned to city-wide population horizons, and estimated timing is provided as a reference point. Beyond 2029, there is increased uncertainty for the estimated timing.

Based on the forecasted city-wide population growth and completion of the developing area, adjustments can be made to the timing of Council authorization to begin development of statutory plans. The approval of statutory plans would dictate the opening of the future growth area for development.

Anticipated Task/Milestone	Forecasted City-Wide Population	Estimated Timing ¹
Council approves Substantial Completion Standard	1.15 million	2024
City prepares terms of reference for non-statutory servicing study and prepares budget request City begins reporting on substantial completion		2025
 Council allocates budget for servicing study and amendments to Rabbit Hill District Plan City approves servicing study and proposes amendments to Rabbit Hill District Plan		2026 - 2029
Seek Council authorization to begin development of statutory plans (timing based on achievement of substantial completion standard)		2029 - 2032

Anticipated Task/Milestone	Forecasted City-Wide Population	Estimated Timing ¹
Development of statutory plans	1.35 million	2029-2033
  Developers prepare rezoning, subdivision plans, engineering design drawings, and enter into service agreement(s)  Site preparation, including servicing  Development permits issued		2031-2039
 Construction of first homes  First homes occupied	1.5 million	2037 - 2040

1. Based on edmonton.ca/business_economy/economic-reports-and-forecasts (forecasts beyond 2027 are available internally). The 2021 Federal Census found Edmonton's population to be 1.058 million.