

Proposed Developing Area Metrics and Progress

The proposed metrics apply to all neighbourhoods in the developing area. In some districts, only a small number of its neighbourhoods are classified as developing area; in those instances, data on metrics is gathered only for the developing area neighbourhoods. Reporting is aggregated to the district level, and the threshold (62 per cent) for required metrics applies to the developing area. There is no threshold for tracked metrics.

Progress reported in the tables below is based on current information. Once established, reporting on substantial completion of the developing area will occur annually, based on the most current data available at year-end.

Required Metrics (Proposed)

Metric	What is Being Measured	Strategic Alignment	Why This is Important	Reason for Being a Required Metric
Residential Development	Number of low density lot registrations plus the number of building permits issued for medium and high density units. The sum of these numbers is expressed as a percentage of refined capacity.	Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.	Residential development provides housing which is fundamental and critical to accommodating a growing population. Housing is the basis for the provision of services, infrastructure and amenities.	Industry sets the pace of residential growth in response to market demand. Residential development is regulated and monitored by the City.

Required Metrics (Proposed)

Metric	What is Being Measured	Strategic Alignment	Why This is Important	Reason for Being a Required Metric
Commercial Services	<p>Number of hectares zoned for commercial, institutional or industrial uses.</p> <p>This number is expressed as a percentage of land planned for these uses.</p>	<p>Non-residential development helps to ensure a diverse and thriving economy in Edmonton.</p>	<p>Services allow residents to meet their daily needs and access employment opportunities within their communities.</p>	<p>Zoning of commercial, institutional and industrial land is initiated by the development industry.</p> <p>The City reviews and may approve rezoning applications.</p>
Active Parks	<p>Number of hectares of parkland accepted into the City's inventory from developers that meet the minimum park development standard. Active parks are owned, maintained and operated by the City.</p> <p>This number is expressed as a percentage of the land planned for parks.</p>	<p>The Green and Blue Network sustains us and provides places to recreate, celebrate and recharge. It is integrated with our built environment through parks, waterways and water bodies, greenways and urban trees.</p>	<p>Parks provide essential ecology, wellness and celebration functions for residents.</p>	<p>Land for parks is dedicated by developers through the land development process and developed to a minimum standard in alignment with the City's landscape design and construction standards.</p> <p>Active parks are, at a minimum, graded, leveled and seeded and most are fully assembled. At this stage, parks may not have their planned amenities (such as playgrounds) which are typically provided by the City as part of park development.</p>

Overall Progress on Proposed Required Metrics

	Residential (% Complete)	Commercial Services (% Complete)	Active Parks (% Complete)
Developing Area Threshold	62%		
Combined Developing Area Progress¹	49%	80%	48%

1. Progress is calculated using the aggregate numbers for the developing area and are not an average of the district figures. For the residential metric, this means the sum of all registered and permitted dwelling units across the developing area as a percentage of the total residential capacity of the developing area.

District Level Progress on Proposed Required Metrics (for reference only)

District¹	Residential (% Complete²)	Commercial Services (% Complete³)	Active Parks (% Complete⁴)
Northeast	71%	100%	55%
Northwest	72%	100%	68%
Horse Hill	0.1%	47%	9%
West Henday	43%	66%	46%
West Edmonton	98%	100%	100%
Whitemud	97%	98%	100%
Mill Woods and Meadows	72%	100%	49%
Southwest	60%	90%	56%

Ellerslie	33%	46%	42%
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Tracked Metrics (Proposed)

Tracked Metric	What is Being Measured	Strategic Alignment	Why This is Important	Reason for Being a Tracked Metric (and not Required)
Affordable Housing	<p>Percentage of dwelling units that are affordable housing (does not include units in the planning and development stages).</p> <p>Data is obtained from Canada Mortgage and Housing Corporation (CMHC) and the City of Edmonton’s affordable housing database.</p>	<p>Adoption of the City-Wide Affordable Housing Framework set an aspirational target that 16 per cent of dwelling units in each neighbourhood be affordable.</p> <p>The City Plan has an outcome that Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.</p>	<p>Affordable housing needs to be available across the city, providing Edmontonians with choice in where to live.</p> <p>The recent City of Edmonton Housing Needs Assessment identified a significant need for affordable housing units.</p>	<p>Provision of affordable housing is not a requirement of neighbourhood structure plans. It is subject to the City of Edmonton’s affordable housing policies, guidelines and available funding.</p>

Tracked Metrics (Proposed)

Tracked Metric	What is Being Measured	Strategic Alignment	Why This is Important	Reason for Being a Tracked Metric (and not Required)
Recreation Facilities	Number of operational recreation facilities.	<p>The City Plan promotes the importance of gathering spaces for culture, sports, recreation and entertainment opportunities to support both formal and informal uses. An outcome of The City Plan is that Edmonton advances equity through access to universally accessible spaces, services, and facilities.</p> <p>The Approach to Community Recreation Facility Planning in Edmonton (2018) sets a planned service level of a recreation facility within 5 kilometers of every residence.</p>	<p>Recreation centres bring community together, promote well being and healthy lifestyles, and increase meaningful social connections.</p> <p>Survey respondents ranked recreation facilities among the top 3 types of amenities that are important to access conveniently (see Attachment 7 Edmonton Insight Community Survey Results)</p>	Not all locations for recreation facilities in the developing area have been identified and capital/operating requirements will need to be considered.
Fire Halls	Number of operational fire halls in the developing area as identified in the Facilities Off-Site	An outcome of The City Plan is for Edmontonians to feel safe and secure in their communities and benefit from public spaces and	Fire halls are necessary for community safety.	The timing of individual halls depends on the pace of development and other variables in each catchment. However, the

Tracked Metrics (Proposed)

Tracked Metric	What is Being Measured	Strategic Alignment	Why This is Important	Reason for Being a Tracked Metric (and not Required)
	Levies Bylaw.	infrastructure that support health and wellbeing.		City prioritizes funding for fire halls against other capital priorities.
Libraries	Number of operational libraries compared to EPL's 2023-2032 Capital Plan.	An outcome of The City Plan is that Edmonton advances equity through access to universally accessible spaces, services, and facilities.	<p>Libraries offer resources and services, create opportunities for learning, and support literacy, education, and culture.</p> <p>Libraries contribute to creating complete communities. Fifty five per cent of survey respondents reported using libraries regularly and 52 per cent reported that convenient access was important. Convenient access is especially important for low income households (64 per cent).</p>	<p>EPL funding requests balance renewal needs of existing libraries, new branch construction and the growth in new areas.</p> <p>Funding for libraries is determined in response to service package requests and capital profiles.</p>

Tracked Metrics (Proposed)

Tracked Metric	What is Being Measured	Strategic Alignment	Why This is Important	Reason for Being a Tracked Metric (and not Required)
Access to Transit Service	Percentage of dwellings within a 600 m walking distance to transit that provides service during weekday peak periods and most off-peak time periods.	The City Plan sets a target of 50 per cent of trips being made by transit and active transportation. It also establishes a Transit Network to provide city-wide, district and regional connectivity using mass transit and local transit services, prioritizing accessible, reliable and safe services.	<p>Transit is critical to connecting people with the places that matter to them.</p> <p>Survey respondents who self-identified as 2SLGBTQIA+, racialized and visible minorities and persons with disabilities are more likely to regularly use ETS.</p>	Transit service levels depend on ridership demand and City funding.
Schools Remaining to be Constructed	Number of schools remaining to be constructed, based on schools identified in statutory plans.	<p>The City Plan calls for Edmontonians to have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs, which for many families, includes schools.</p> <p>City Plan Direction: Collaborate with school boards to identify, allocate and deliver municipal and</p>	<p>Edmonton Public Schools experienced 11 per cent growth in its enrolment (over 11,000 students) from 2020–2023.</p> <p>Enrolment is projected to grow by an average of 6,093 annually for the next ten years. Other school boards are seeing similar trends. Schools are already highly utilized, and more schools will be required to</p>	Provincial funding and school board priorities direct the allocation of funds and construction of new schools in the developing area.

Tracked Metrics (Proposed)

Tracked Metric	What is Being Measured	Strategic Alignment	Why This is Important	Reason for Being a Tracked Metric (and not Required)
		school reserves that will allow for educational spaces and community facilities that provide learning, recreation and gathering opportunities.	accommodate increased enrollment and enable more students to attend schools in their communities.	
Redeveloping Area Residential Infill	Cumulative number of dwellings registered/ permitted in the redeveloping area, as a percentage of total dwellings registered/ permitted in the city since 2020.	The City Plan sets a target of 50 percent of new units being added in the redeveloping area when the city reaches a population of 2 million.	Achieving The City Plan growth pattern will reduce the tax levy requirement and greenhouse gas emissions compared to a business as usual growth plan.	The substantial completion standard applies to the developing area, and the infill rate measures development activity outside of the developing area.

Future Tracked Metrics (proposed)

Future Tracked Metric	What Will be Measured	Strategic Alignment	Why This is Important	Reason for Being Tracked in the Future
Developed Parks	Parks that have been developed to the City's base-level development requirement and may include features such as playgrounds, splash decks, sports fields, dog off-leash areas, ice rinks and other programmable open spaces.	As part of the implementation of the Breathe strategy, work is underway to define "developed parks".	71 per cent of survey respondents use neighbourhood parks, and usage is higher among those with children or grandchildren at home. About seven in ten respondents said it is important to have convenient access to neighbourhood parks in their area. Parks provide opportunities for no or low-cost recreation, as well as ecological functions.	Requires open space provisions and standards to be defined before tracking.
Arterial Roads	Progress towards a four lane network, measured in segments defined in the Arterial Roadway Assessment Bylaw.	The Arterial Roadway Assessment bylaw defines a network of arterial roads that will be used to service the developing area. The network will be designed to support transit and active modes.	Arterial roads serve an important function of keeping people and goods moving. Arterial roads serve as cycling arteries across multiple neighbourhoods, support other active transportation modes and mass transit, as well as private and commercial vehicles.	Data on City obligations needs to be assembled and combined with developer obligations. Tracking does not indicate priority or recommendations for construction.

Progress on Tracked Metrics

Data sources are listed at the bottom of the table.

District	Affordable Housing	Recreation Facilities	Fire Halls	Redeveloping Area Residential Infill	Libraries	Transit Service Access	Schools Remaining to be Constructed
Northeast	189 dwelling units	1 future facility (Pilot Sound)	Existing Fire Halls #14, 18, 25 & 30	31.0%	Existing Clareview Library Future Pilot Sound Library	98%	6
Northwest	5 dwelling units	2 existing facilities (Grand Trunk & Castle Downs)	Existing Fire Halls #17 & 25 1 Future Cumberland Fire Hall		Existing Castle Downs Library	94%	8
Horse Hill	None	1 future facility (Horse Hill) 1 existing facility (Clareview)	2 Future Future Halls Horse Hill & Northeast Horse Hill		Existing Clareview Library	3%	9
West Henday	None	1 future facility (Riverview /Edgemont) 1 facility under construction (Lewis Farms)	Existing Fire Halls #19 and 29 3 Future Fire Halls Big Lake, Wedgewood, & Riverview		Existing West Henday Promenade (Lewis Estates) Library Lewis Farms Library co-located with recreation centre under construction	79%	22

Attachment 3

District	Affordable Housing	Recreation Facilities	Fire Halls	Redeveloping Area Residential Infill	Libraries	Transit Service Access	Schools Remaining to be Constructed
West Edmonton	None		Existing Fire Halls #19 and 24	31.0%	Existing Lois Hole (Callingwood) Library	54%	1
Whitemud	None	1 existing facility (Terwillegar)	Existing Fire Hall #24		Existing Riverbend Library	100%	2
Mill Woods and Meadows	90 dwelling units	1 existing facility (The Meadows)	Existing Fire Hall #26		Existing The Meadows Library co-located with recreation centre	93%	4
Southwest	72 dwelling units	2 future facilities (Glenridding Heights & Heritage Valley)	Existing Fire Hall #27, 28, and 31		Existing Heritage Valley Library Future Heritage Valley Library co-located with Rec. Centre	81%	9
Ellerslie	1 dwelling unit	2 future facilities (Ellerslie & Decoteau)	Existing Fire Hall #27 2 Future Fire Halls: Charlesworth & South East		Future Ellerslie Library	91%	17
Developing Area Total	Less than 1% (357 Dwelling Units)	7 Future Facilities	8 Future Fire Halls	31.0% (2020-2023)	3 Future Libraries	87% Access to Off-Peak 1 Transit Service	78

Data Sources for Tracked Metrics

Tracked Metric	Data Source
Affordable Housing	2021 Canada Census and City of Edmonton 2023 affordable housing unit counts
Recreation Facilities	Approach to Community Recreation Facility Planning In Edmonton
Fire Halls	Facilities Off-Site Levies Bylaw 19340 (excluding fire halls in industrial and redeveloping areas of the city)
Infill	2023 Redeveloping Area Infill Report, City of Edmonton
Libraries	2023-32 EPL Capital Project Priorities
Transit Service Access	ETS bus stop locations with off-peak 1 service and City of Edmonton geospatial dwelling unit locations and network analysis
Schools Remaining to be Constructed	Future school sites are identified in statutory neighbourhood/area structure plans. Capital plans developed by Edmonton Public Schools, Edmonton Catholic School District and Conseil Scolaire Centre-Nord reflect their priorities.