**Urban Planning and Economy** 

**UPE01993 Construction Site Safety - Impact Assessment** 

Edmonton

**UPE02150 Allocation of Compliance and Enforcement Resources** 

June 18, 2024 / August 13, 2024

# **The City Plan**

2 million people by 2065

**Hundreds of thousands** of new residential units

**50% of new units** added through infill city wide



### **Safety Codes Complaints and Orders**

Complaints and Orders as % of Issued Permits by Year





## **Mandatory Measures**

### **Mandatory Shoring**

- → \$30,000-\$50,000 estimated additional cost for single family home
- → 2-4 weeks estimated additional time to project depending on complexity
- → Risk still exists

# Mandatory Professional Involvement (PI)

- → \$2,000-\$10,000 estimated additional cost depending on complexity
- → 2-4 weeks estimated additional time to project depending on complexity
- → Risk still exists

### **Funding/Bond Program**

- → Feasibility
- → Grant Option
- → Administrative resources & Tax Levy Impact
- → Legal & Financial Implications

## **Project Implementation Plan (PIP)**

- → Guides applicants through education and proper planning
- → Includes excavation planning, and when PI is required
- Streamlines enforcement measures
- Commitment as a condition of permit issuance





### **Construction Accountability Program (CAP)**

- → Equitable and legally sound process to refuse to issue building permits
- → Applicants move up the scale by infractions such as:
  - Not complying with multi-jurisdictional regulations
  - Chronic submission of poor building permit applications

Refuse to issue

Final warning

Support

Education

No infractions

# **Options to Improve Construction Site Safety**

### **Mandatory Measures**

- → High cost
- → High timeline impact
- → Applies only to a single issue
- → Impacts all builders and developers

#### PIP & CAP

- → Low cost
- → Low timeline impact
- Applies to all construction site issues, including excavation
- Impacts only those doing non-compliant work or inefficiently using resources



# **FTE Allocation & Overview of Existing Resources**

Development Services Branch			
Team Name(s)	Job Title	2023	
Development Compliance/Development Permit Inspections	Planning Technician	11.5	
Lot Grading	Engineering Technologist	1.75	
Safety Codes Compliance	Building Safety Codes Officer	6	
	Total	19.25	
Community Standards and Neighbo	rhoods Branch		
Team Name	Job Title	2023	
General Duty and Problem Properties Team Municipal Enforcement Officers	Municipal Enforcement Officer	3.5	
General Duty Community Peace Officers	Corp Sec Peace Officer II	4.5	
	Total	8	

Average number of residential Development Permits (DP) issued per year		
4000		
Average number of residential Building Permits (BP) issued per year		
10,000		
Average Combined Total of residential DPs and BPs issued per year:	14,000	

### **4E Model of Escalation**

### Engage

- Establish awareness of the situation
- Provide an opportunity to express views
- Listen

### Explain

- Treat people with dignity and respect
- Highlight rationale and explain wider social factors

### Encourage

- Encourage people to act reasonably
- Be consistent in approach
- Willingness to explain why a certain action is being requested

### Enforce

- The last resort
- Only to be taken if the earlier steps are unsuccessful
- Providing a ticket, removal, etc.

## **Residential Development Complaints Centralized Office**

# PROBLEM PROPERTY INITIATIVE (PPI)

**Edmonton** 



#### PPI Steering Committee

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Supports objectives, identifies opportunities, makes recommendations

City of Edmonton, Alberta Health Services, Edmonton Police Service, Government of Alberta



#### PPI Centralized Office (PPICO)

Administers the PPI, strategic direction, coordination, data collection, communication and engagement

Specialized Project Coordinator, Program Manager, Neighbourhood Advisor, Community Safety Liaison, Data Analyst, Clerk, Program Coordinator Data Analyst

# Residential Development Complaints Centralized Office

Administers the strategic direction, coordination, data collection, communication and engagement



#### Specialty Teams

#### Problem Properties Team (PPT)

Proactive patrols, problem property identification and resolution

Municipal Enforcement Officers

#### Residential Inspection Safety Compliance Team (RISC)

Helps solve issues involving vulnerable individuals and achieves compliance with minimum housing standards at high-risk properties

City of Edmonton, Alberta Health Services, Edmonton Police Service, Government of Alberta

#### Community Property Safety Team (CPST)

Reduces fire risk at unsecured vacant properties

Edmonton Fire Rescue Services

#### Demolition Assessment & Response Committee (DARC)

Streamlines path to demolition of unsafe properties

City of Edmonton Committee (Community Standards & Neighbourhoods, Safety Codes, Legal Services, Edmonton Fire Rescue Services)

#### Edmonton Police Service (EPS)

Proactive community policing using Beats Teams, Crime Disruption project teams, and Divisional Patrol



#### Specialty Teams

Safety Codes Compliance

Community Standards Peace Officers

#### Development Compliance

Municipal Enforcement Officers

### **Summary**

- → Mandatory measures add cost, increase timelines, and impact all builders
- → A bond program increases the City's liability, requires additional administrative resources, requires legal action, and increases the tax levy burden
- → The **Project Implementation Plan (PIP)** is tied to a condition of permit issuance and provides enforceable expectations for the construction team
- → The Construction Accountability Program (CAP) holds parties accountable as repeated non-compliance may result in refusal to issue a building permit
- → A coordinated approach for complaints allows more opportunity to advance enforcement activity across departments

# Thank You