

Urban Planning and Economy

**Landscape Security Process
Changes**

Edmonton

Lyla Peter, Director, Development Approvals and Inspections

Current Landscape Compliance Programming

	IN SCOPE*	OUT OF SCOPE	OUT OF SCOPE
	Non-Residential, Multi-Unit, and Cluster Housing	Row Housing (up to 4 principal units)	Single-detached, Semi-detached, Duplex, Backyard Housing
SECURITY REQUIRED	Yes	No**	No
LANDSCAPE PLAN REQUIRED	Yes	Yes	No
INSPECTIONS & ENFORCEMENT	Yes	Yes	No

* Current programming applies to developing and redeveloping areas

**A security would be required when part of a Cluster Housing development

2017 Zoning Bylaw Amendments

- Prior to 2017
 - Securities collected as part of the permitting process
 - 100% soft landscaping costs
 - 2-year period maintenance, optional 50% release on year 1 and full release on year 2
- After 2017 amendments
 - Securities are collected after construction is complete
 - 20% of soft landscaping costs
 - Securities are retained for 2 years

Issues with the Current Process

Observations	Effect
Security submission reduced from 100% to 20%	More tax levy-funded enforcement required
Landscaping deficiencies on 63% of sites	More inspections required
Forecasted shortfall in securities	Less procurement
Properties sold without landscaping	Transfer of responsibility to homeowners to meet requirements

Improving Landscape Outcomes: Proposed Changes

- Securities will be:
 - Required prior to building permit review (pre-construction); and
 - Set at 100% of the minimum required soft landscaping costs
- The expected outcomes are:
 - Increased compliance with minimum planting requirements
 - Reduced enforcement and inspection activity
 - Sufficient funds to procure installation (if required)





Supporting Predictability and Transparency for Industry

- Security amounts are proposed to be based on minimum landscaping requirements, leading to greater transparency on how securities are calculated
- Development bonds would be introduced as a method of security payment to reduce the impact of returning to upfront security collection
- 80% of a collected security is proposed to be released on a successful first inspection by Administration

Next Steps

- Public hearing in 2025
- Implementation
 - Supporting the transition to the new process
 - Setting up development bonds as a method of security payment
 - Program improvements to simplify administrative processes

Questions and Thank You