

The Edmonton logo, featuring the word "Edmonton" in a white sans-serif font on a dark blue rectangular background.

CITY COUNCIL ORIENTATION

**CORPORATE FOCUS AREA:
GROWTH PLANNING**

ITEM 7.5 OCM03246 | November 24 / 25 / 26, 2025

Big Picture

Focus Areas

Advancing
safety and
security

Economic
Development

Growth
planning

Service
delivery

Supporting
financial
sustainability

Why Focus Areas:

- Connection between budget and business planning and the city's overall strategic plan
- Priorities to inform 2027-2030 budget and business plans
- Clear outcomes for results-based decision making
- Cross-corporate language and ability to collaborate and proactively plan

Growth Planning Overview

Impact on Edmontonians:

- Creates livable, connected communities by guiding development with data-informed oversight and coordinated strategies.
- Ensures services, amenities and facilities are available to all Edmontonians as the City grows in both re-developing and developing areas

Impact on the Organization:

- Manages growth with regard to long-term fiscal sustainability, preventing unforeseen infrastructure and service delivery costs.
- Maximizes the use of existing infrastructure and supports efficient urban development (both residential and non-residential)
- Ensures that infrastructure and service provision can keep pace with population growth in a financially responsible manner.

Growth Planning Outcomes

Growth is managed with data-informed oversight and coordination of built-form

District level capital infrastructure plans are developed and implemented for both growth areas and renewal areas, ensuring sustainable and efficient provision of all asset types.

Growth is managed with regard to long term fiscal impacts

Ensure fiscally responsible and sustainable long-term growth by managing the full lifecycle costs of infrastructure and services. Work with other levels of government on policy alignment, regulatory support, and equitable financial investments.

Roles & Responsibilities

Council – Governance Perspective

Sets the Long-Term
Vision for Growth

Provides Strategic
Oversight and
Accountability

Approves Policy, Bylaws,
and Major Capital
Investments

Advocates with Other
Governments for
Aligned and Equitable
Growth



Administration – Operational Perspective

Implements Council's
Growth Vision through
Technical Planning

Develops and Executes
District-Level Infrastructure
Plans

Ensures Interdepartmental
Coordination and
Integration

Monitors Lifecycle Costs to
Support Fiscal Responsibility



Common Objectives Between Council and Administration

**Guide sustainable,
well-managed growth** that aligns
with community needs and fiscal
capacity.

**Coordinate planning and
investment** across departments
and districts to deliver efficient,
connected infrastructure.

**Collaborate with other levels of
government** to align policy, secure
funding, and support balanced
regional development.

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Growth Planning Context - City Plan is the Roadmap

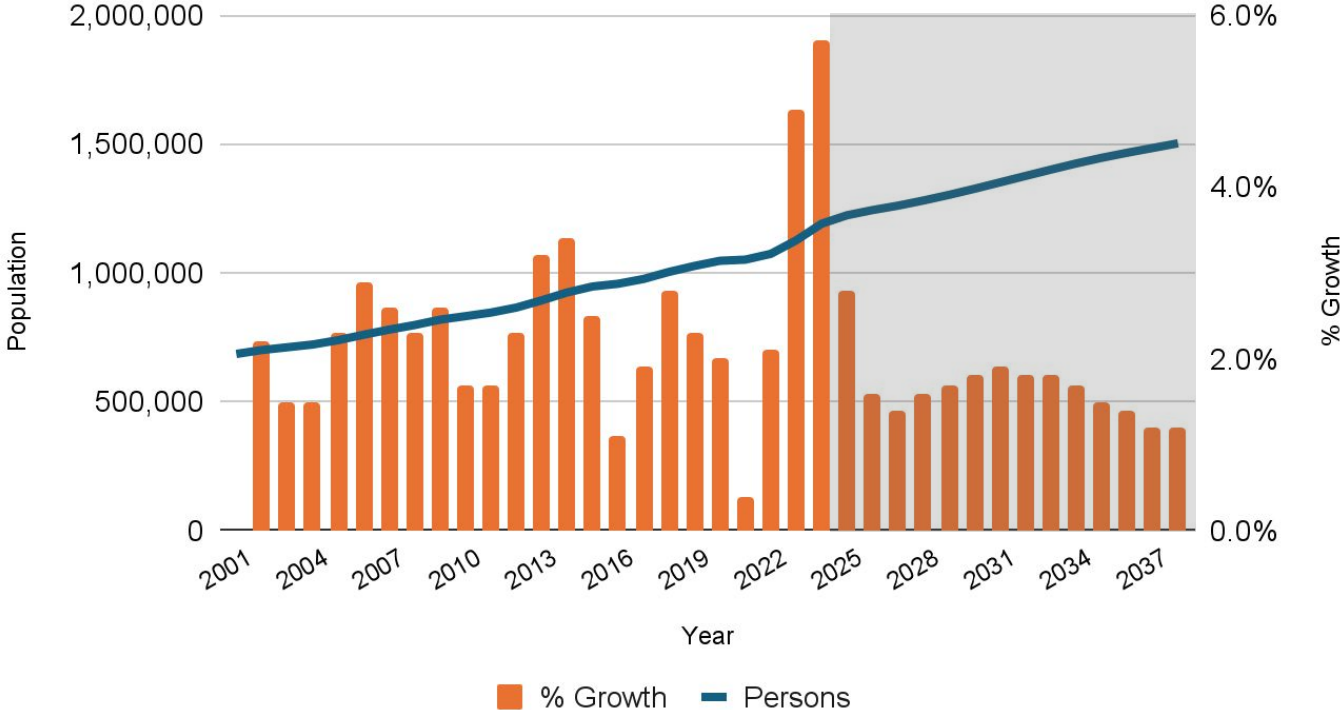


The City Plan is a blueprint to accommodate growth and retain affordability

- Recent growth has outpaced infrastructure investment and operational capacity.
- Although the pace of growth is projected to moderate in the coming years, it is vital to plan for a population of two million and support non residential growth.
- Over the last four years, Council established the policies needed to achieve our goals. Our focus is now on addressing infrastructure gaps, calibrating the level of service and expanding our operational capacity.

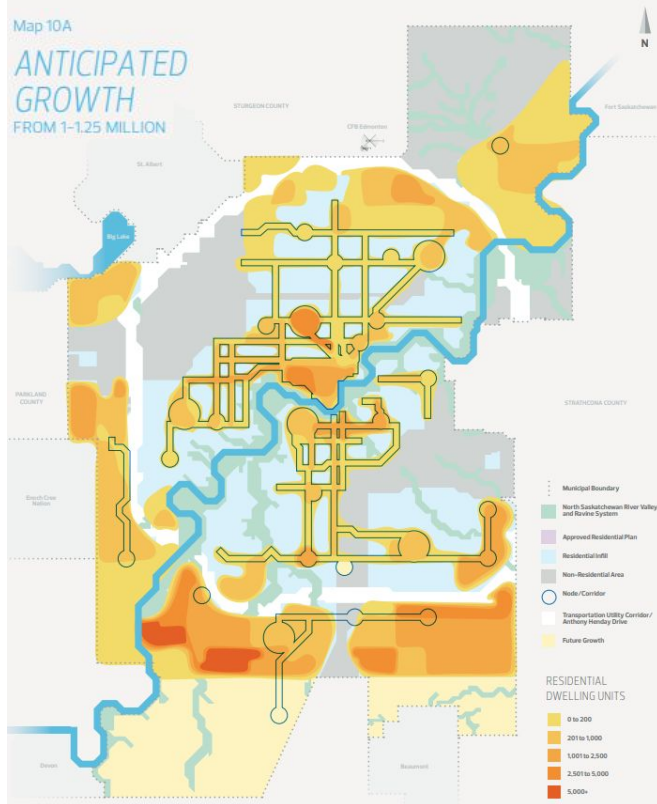
Growth Rate

Population and Growth Rate (2021-2024 actual, 2025-2038 forecast)

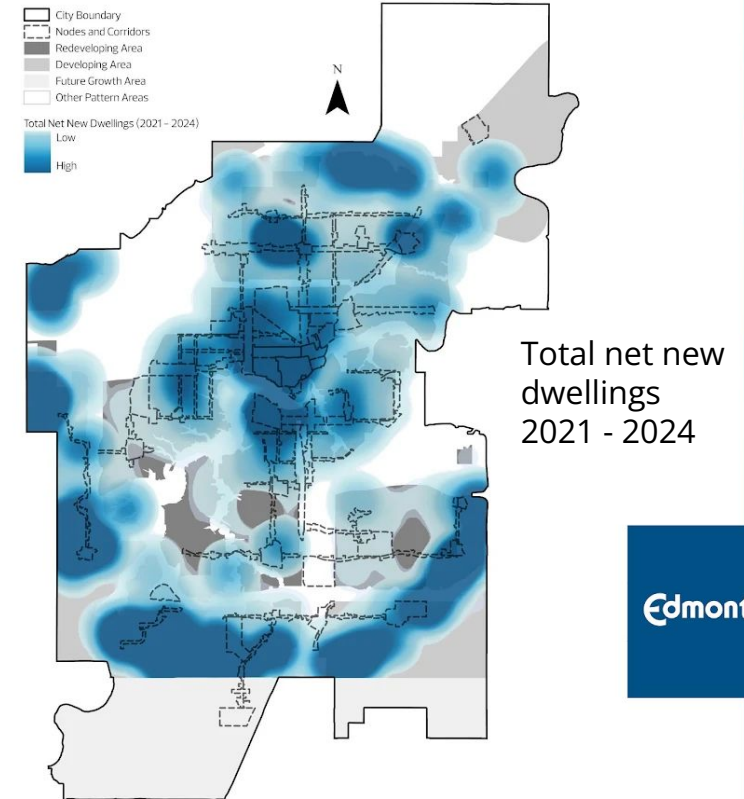


Growth Pattern

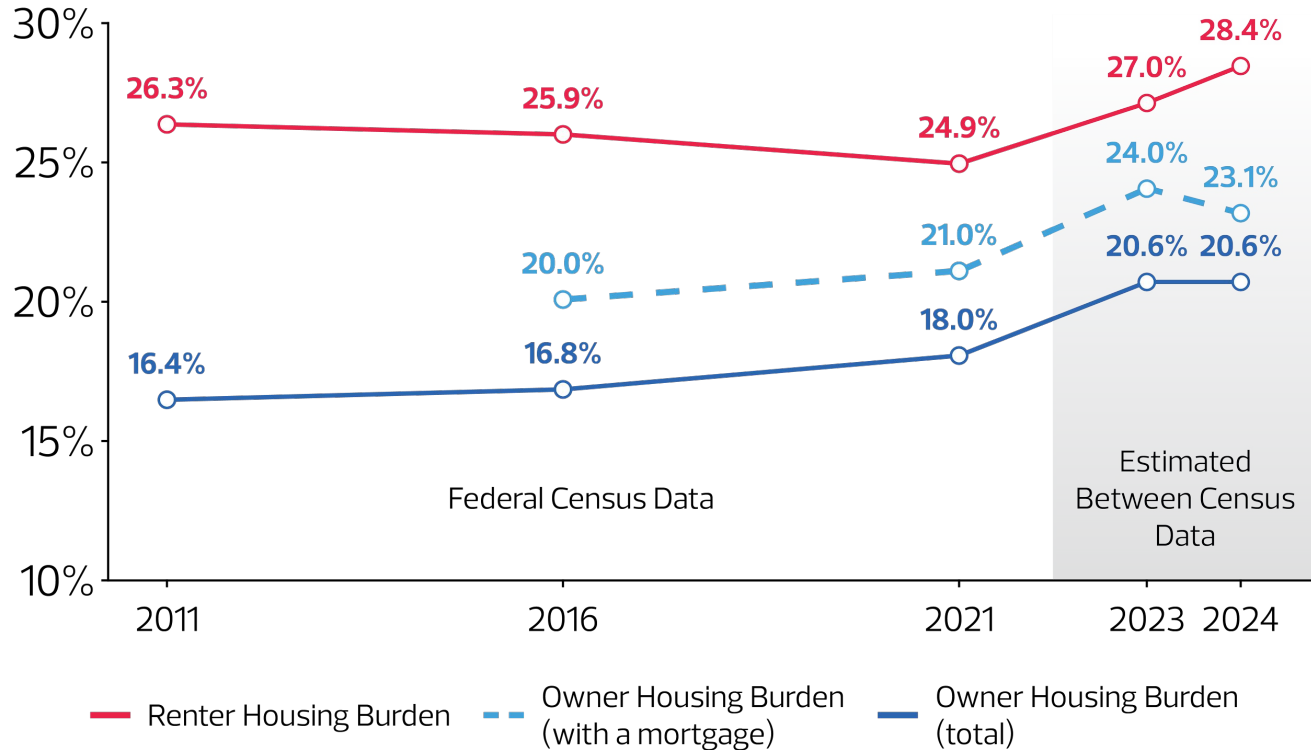
What we planned for:



What happened:



Housing Affordability Context



City Influence On Affordability

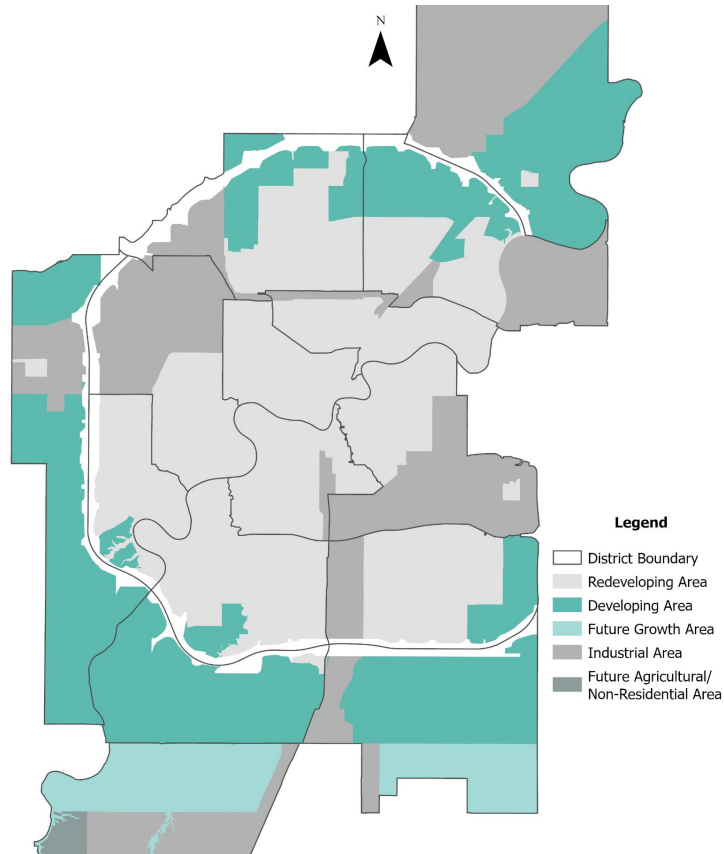
City Control

- Land supply and zoning (impacts land cost)
- Design and construction standards
- Levies/development charges
- User fees
- Property taxes
- Approval timelines
- Advocacy

External Factor

- Household income/ employment opportunities
- Cost of living / inflation
- Market demand/ population growth
- Mortgage rates
- Construction costs (e.g. price of lumber, cost of labour) and business operations

City Plan - The Roadmap For Growth



- The redeveloping and developing areas are both needed to accommodate growth
- The future growth area will provide additional land supply in the future for both residential and non-residential.

Challenges of Growth

Dirt to Dollars



Density Matters

Asmt: \$1.6M - \$3.3M
Tax: \$39K - 80K



Asmt: \$2.9M - \$3.4M
Tax: \$70 - \$82K



Asmt: \$6.3M - \$206.3M
Tax: \$153K - \$4,998K



One Acre Lots

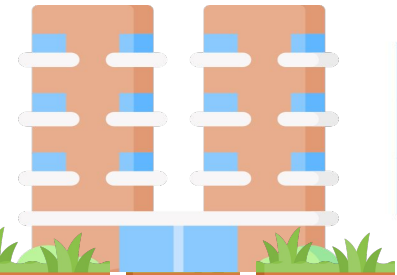
Asmt: \$3.7M
Tax: \$28K



Asmt: \$4.1M
Tax: \$31K

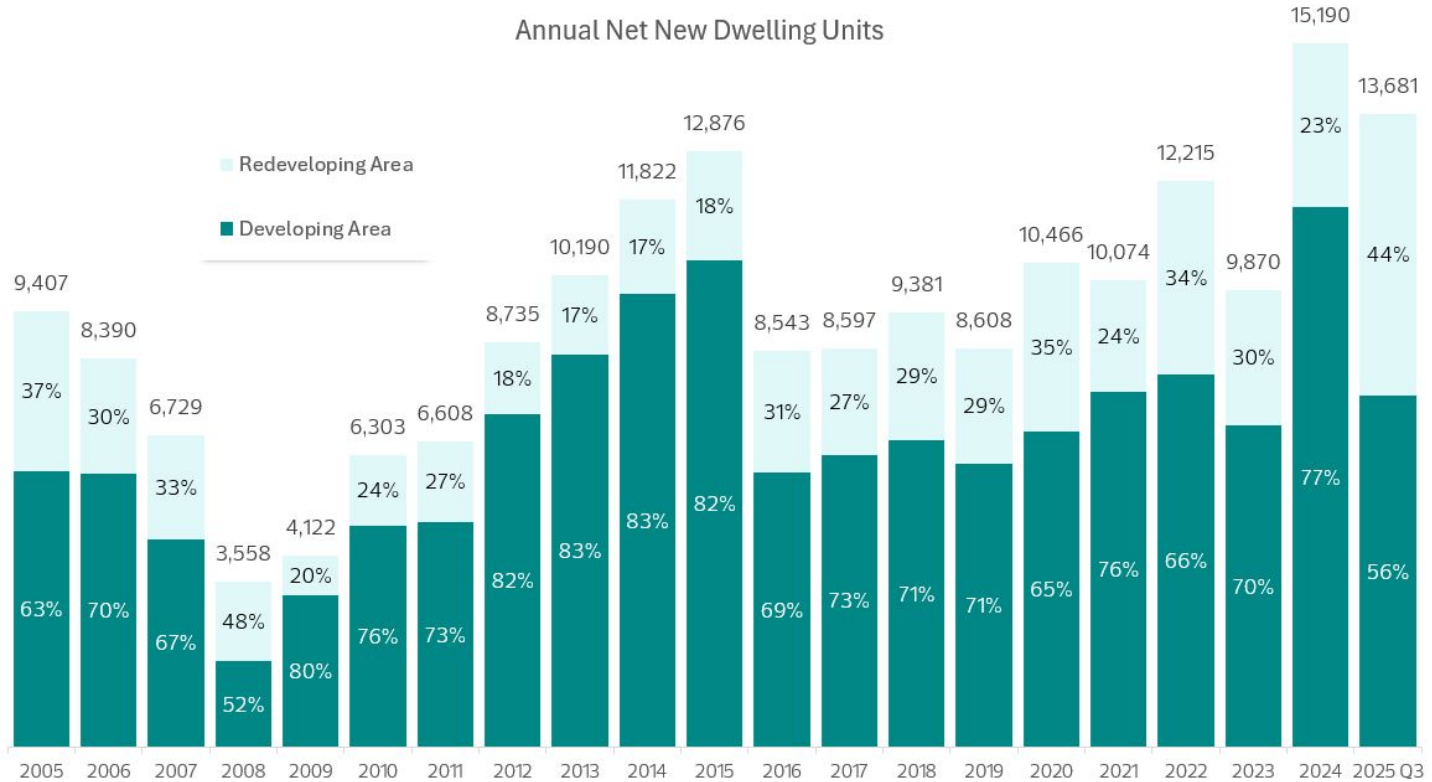


Asmt: \$31.2M
Tax: \$238K



Scale Of Growth

The scale of growth has outpaced and stretched City operating and service provision



Actions Underway To Address Growth Challenges

- Policy
- Infrastructure
- Financial

POLICY ACTIONS

- City Plan Implementation and Maintenance
- District Planning
- Zoning Bylaw Implementation and Maintenance
- Climate Strategies
- Regional Growth (IDP and ICFs)

City Plan Implementation and Maintenance

- City Plan has guided strategic and operational decisions over past 5 years
- City Plan philosophy is to be “adaptable” and “evergreen”
- Core City Plan elements remain relevant and should continue to guide decision making
- Plan calls for “analysis” at population increments of 250,000
 - ◆ 1.25M population will be reached much sooner than expected
 - ◆ After only 5 years in, calibration proposed to reflect current state
- Staying the course maintains a predictable business environment

District Plans

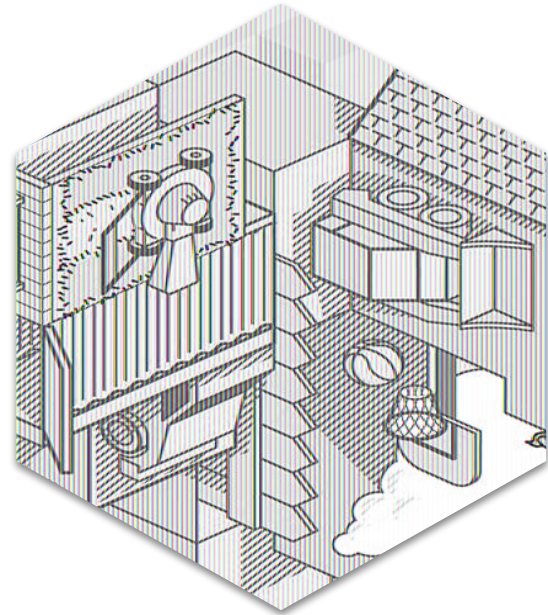
- District plans and the District Policy guide growth across all 15 districts
- District plans simplified the planning system by replacing outdated planning documents
- Area and Neighbourhood Structure Plans guide the growth of new neighbourhoods
- New guidance for existing areas can be provided by amending the district plan or District Policy



Zoning Bylaw

Renewal of the Zoning Bylaw was necessary to:

- Align and implement city building goals and policies
- Increase efficiency in the planning process
- Update regulations that were barriers to development and business opportunities
- Provide diverse housing options and contribute to affordability



District Plan Motions

- Q1 District Planning report
 - ◆ Potential amendments to limit mid block redevelopment larger than small scale outside of nodes and corridors
- Q2 District Planning report (work plan - scope and engagement)
 - ◆ Refine location and widths of nodes/ corridors and clarifying changes in identified districts
- Q3 District Plan Omnibus amendments
 - ◆ 132 avenue active transportation network
 - ◆ Amendments from monitoring

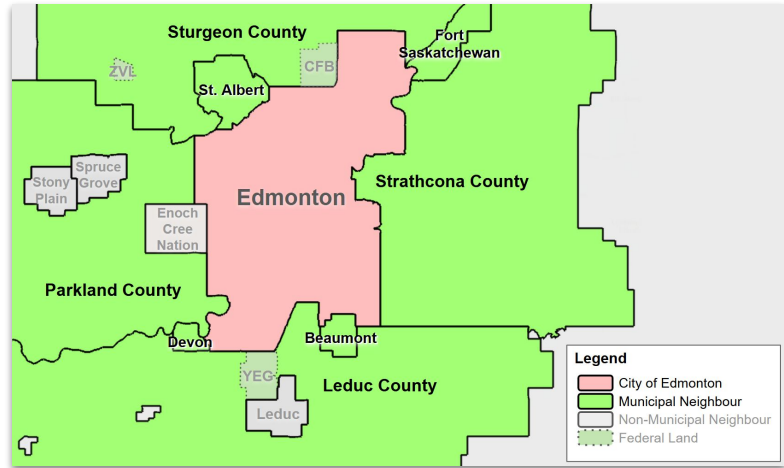
Climate Strategies



A more resilient community is a more affordable community

Regional Growth

- Edmonton Metropolitan Region Board dissolved March 31, 2025
- There is no regional planning oversight
- IDPs & ICFs required with neighbouring municipalities



Intermunicipal Development Plans (IDP): Statutory intermunicipal land use plans

Intermunicipal Collaboration Framework (ICF): Intermunicipal servicing agreement

INFRASTRUCTURE ACTIONS

- Capital Infrastructure Plan Program
- Mass Transit Planning
- Breathe Implementation (open space distribution, park standards)
- Future Growth Area Servicing Study

Capital Infrastructure Plan Program

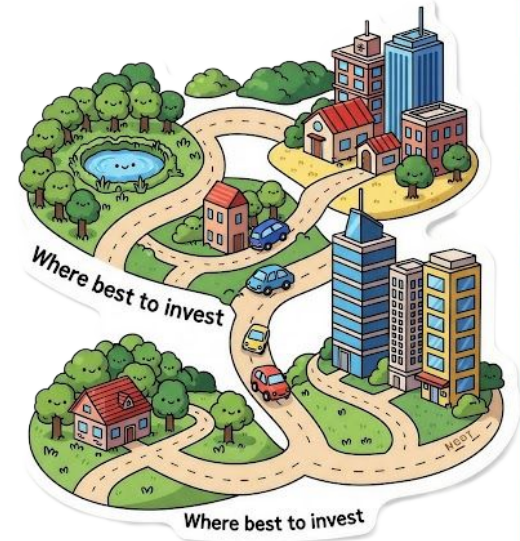
The problem facing Edmonton:

- As Edmonton grows to two million residents, our city faces a fiscal gap.
- In the absence of planning and adequate funding, aging assets will get to end of life and service levels will decline, while new growth will remain unfunded.
- We want to be able to to advance strategic objectives, set achievable service levels and avoid outsized tax increases.



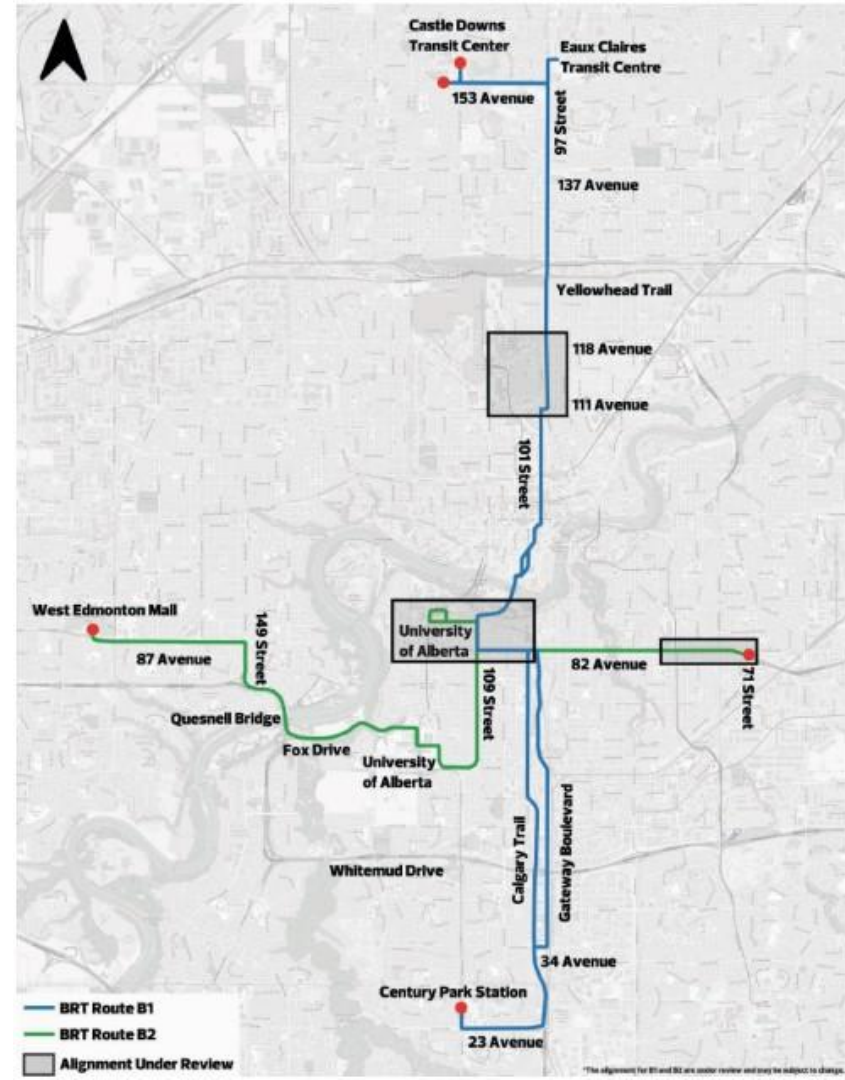
What Is The Capital Infrastructure Plan Program (CIPP) Going To Do?

- Provide holistic oversight and coordination of infrastructure planning, identify service levels for infrastructure planning and identify capital priority needs.
- Develop city-wide and district level infrastructure renewal and growth plans to be developed and maintained to support project prioritization and inform budget planning.
- Simplified, the CIPP will inform what, where and when to build and renew capital infrastructure, in alignment with The City Plan, asset management practices and available funding.

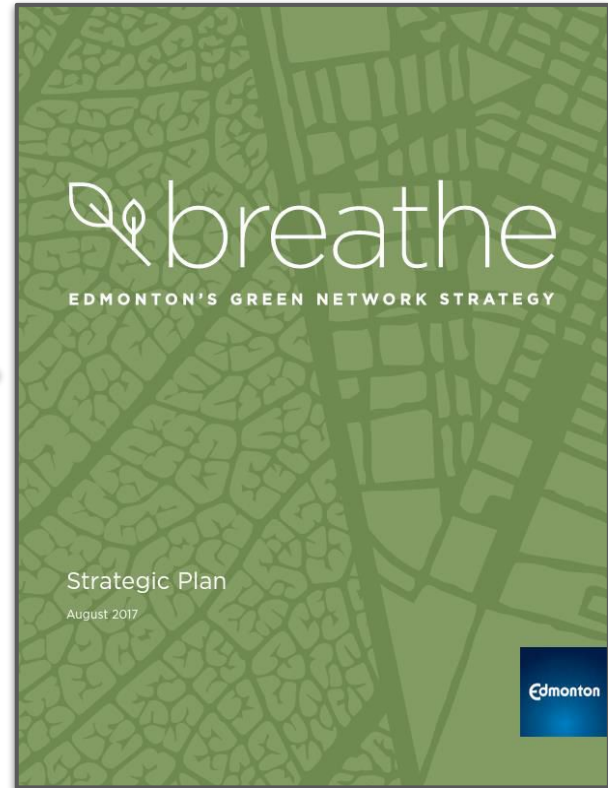
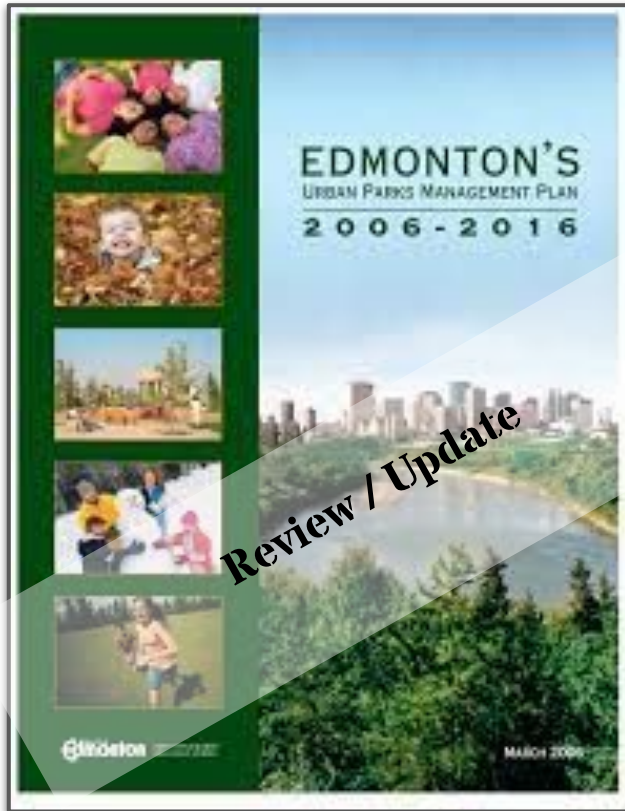


Mass Transit Planning

- As we grow Edmonton needs a robust transit network that safely and reliably connects Edmontonians.
- Edmonton's existing mass transit network is expanding from LRT to include bus-based mass transit routes.



Breathe: Edmonton's Green Network Strategy



Future Growth Area Planning

Future Growth Area (FGA) Servicing Study

- Optimize FGA infrastructure plans for capital and operational efficiencies, enable activation of high-value non-residential lands.
- Development of infrastructure plans informed by lessons learned in the developing area as well as approved and ongoing policy initiatives.

FINANCIAL ACTIONS

- Understanding Operating Impacts
- Growth Funding Tools

Understanding Operating Impacts

Total Cost of Ownership

- ◆ The consideration of the complete lifecycle costs of a capital asset owned by the City.

Fiscal Impacts of Growth

- ◆ Calculate tax supported costs and revenues associated with new neighbourhoods and major redevelopments over the long term

Growth Funding Tools

- Edmonton is unique in approach to minimizing development charges and using cost-sharing approaches (ARA and PAC)
- Over time, Council has increasingly moved towards development paying for growth infrastructure

SSSF (1999)

ARA (2006)

OSL for Fire Halls (2022)

Minimum Park Standards (2024)

- There are emerging approaches to civic asset delivery (IIS03133)
- Exploring options to extend the Infill Infrastructure Fund

What we need from you

- What did we miss that you feel is important or other insights you have on this topic?
- What is important for you to know/what criteria is important for you to support these growth planning actions?
- Is there anything we've shared with you today that doesn't align with what you heard during the election?
- What does success in growth planning look like?

Thank you.

Edmonton