

OPERATING BUDGET

Edmonton

FALL 2025 SUPPLEMENTAL OPERATING BUDGET ADJUSTMENT

CITY OF EDMONTON



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Edmonton
Alberta**

For the Quadrennium Beginning

January 01, 2023

Christopher P. Morill

Executive Director

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**CORPORATE
SUMMARY**

Impact on a Typical
Homeowner

Corporate Summary
Budget Tables

Impact on a Typical Homeowner

The average Edmonton household will pay approximately \$812 in municipal property taxes for every \$100,000 of their assessed home value in 2026, an increase of \$49 compared to last year. These dollars help maintain the roads, pathways and public transit that move people. They support Edmontonians' safety and well-being through bylaw enforcement, fire rescue, police and social programs. They fund attractions, leisure activities and parks that make Edmonton a great place to live, work and visit.

Impact of the Proposed 2026 municipal tax increases per \$100,000 of assessment value, residential

	2025 Budget	2026 Budget	Annual Impact
Municipal Services	599	644	45
Police Services	164	168	4
Per \$100K of assessment value, residential	763	812	49

Municipal Services is based on a proposed tax increase of 5.9 per cent for 2026, including assessment growth.

Police Services is based on a proposed tax increase of 0.5 per cent in 2026.

Impact of the Proposed Tax Increase	
	2026
Municipal Services	5.9
Police Services	0.5
	6.4

2026 Budget - Tax-supported Operations by Category

(\$000)	2024 Actual	2025 Adjusted Budget	2026 Budget
Revenue and Transfers			
Taxation Revenues	2,107,107	2,288,426	2,491,326
User Fees, Fines, Permits, etc.	444,793	353,798	358,595
Franchise Fees	222,436	238,280	254,010
EPCOR Dividends	193,000	201,000	206,000
Transit Revenue	106,604	110,912	111,548
Transfer from Reserves	142,446	167,764	94,238
Other Revenue	98,146	136,281	146,717
Operating Grants	158,729	135,467	138,783
Investment Earnings and Dividends for Capital Financing	114,485	114,450	133,200
One-time Items	-	101,555	-
Total Revenue and Transfers	\$3,587,746	\$3,847,933	\$3,934,417
Personnel	1,826,692	1,950,068	2,035,992
Materials, Goods and Supplies	268,339	260,571	278,027
External Services	450,097	354,215	434,377
Fleet Services	(29,742)	(31,479)	(29,838)
Intra-municipal Charges	197,098	83,893	86,010
Debt	353,479	393,228	429,839
Utilities and Other Charges	450,724	576,651	609,854
Transfer to Reserves	391,545	380,577	312,020
Intra-municipal Recoveries	(316,245)	(221,249)	(221,864)
One-time Items	-	101,458	-
Total Net Expenditure and Transfers	\$3,587,746	\$3,847,933	\$3,934,417
Total Net Operating Requirement	-	-	-
Full-time Equivalents			
Boards and Commissions			
Explore Edmonton	556.0	556.0	556.0
Police Service	3,010.6	3,041.3	3,068.3
Public Library	540.2	547.5	547.5
GEF Seniors Housing	-	-	-
Other Boards and Commissions	63.5	98.5	98.5
Civic Departments			
Community Services	2,955.0	3,029.8	3,068.7
City Operations	5,196.2	5,291.7	5,342.6
Corporate Expenditures and Revenues	98.4	-	-
Financial and Corporate Services	1,213.9	1,202.2	1,200.7
Integrated Infrastructure Services	543.3	557.5	557.5
Mayor and Councillor Offices	51.0	51.0	51.0
Office of the City Auditor	17.0	17.0	17.0
Office of the City Manager	582.6	573.0	571.0
Urban Planning and Economy	653.8	689.9	689.9
One-time Items	-	31.0	-
Total Full-time Equivalents	15,481.5	15,686.4	15,768.7

2026 Budget - Tax-supported Operations by Department

(\$000)	2024 Actual	2025 Adjusted Budget	2026 Budget
Revenue and Transfers			
Boards and Commissions			
Explore Edmonton	78,155	73,980	73,980
GEF Seniors Housing	-	-	-
Police Service	95,962	90,757	96,290
Public Library	9,276	9,684	9,684
Other Boards and Commissions	2,836	6,804	7,071
Total Boards and Commissions	\$186,229	\$181,225	\$187,025
Civic Departments			
City Operations	217,093	212,142	190,180
Community Services	162,274	125,769	112,113
Financial and Corporate Services	8,779	7,641	6,813
Integrated Infrastructure Services	3,744	2,718	2,718
Office of the City Manager	1,937	5,704	2,898
Urban Planning and Economy	119,956	119,528	125,517
Corporate Revenues	774,869	803,225	815,827
Taxation Revenue	2,112,865	2,288,426	2,491,326
One-time Items	-	101,555	-
Total Revenue and Transfers	\$3,587,746	\$3,847,933	\$3,934,417
Net Expenditure and Transfers			
Boards and Commissions			
Explore Edmonton	89,898	85,723	85,723
GEF Seniors Housing	5,119	4,900	4,900
Police Service	563,038	582,293	627,921
Public Library	70,651	73,218	74,737
Other Boards and Commissions	50,891	56,314	58,125
Total Boards and Commissions	\$779,597	\$802,448	\$851,406
Civic Departments			
City Operations	862,164	880,347	900,579
Community Services	594,456	596,552	608,026
Financial and Corporate Services	193,285	187,294	194,509
Integrated Infrastructure Services	29,742	26,376	30,439
Mayor and Councillor Offices	6,855	7,915	8,029
Office of the City Auditor	2,513	3,172	3,189
Office of the City Manager	84,716	90,765	90,002
Urban Planning and Economy	173,584	190,434	197,346
Corporate Expenditures	690,689	786,786	876,506
Neighbourhood Renewal	174,386	174,386	174,386
One-time Items	-	101,458	-
2024 Surplus/(Deficit)	(4,241)	-	-
Total Net Expenditure and Transfers	\$3,587,746	\$3,847,933	\$3,934,417
Total Net Operating Requirement	-	-	-

2026 Budget - Tax-supported Operations by Branch

Net Operating Requirement

(\$000)	2024 Actual	2025 Adjusted Budget	2026 Budget
Boards and Commissions			
Explore Edmonton	11,743	11,743	11,743
GEF Seniors Housing	5,119	4,900	4,900
Police Service	467,076	491,536	531,631
Public Library	61,375	63,534	65,053
Other Boards and Commissions	48,055	49,510	51,054
Total Boards and Commissions	\$593,368	\$621,223	\$664,381
Civic Departments			
City Operations			
Edmonton Transit Service	324,005	325,936	363,509
Fleet and Facility Services	71,079	81,575	90,654
Parks and Roads Services	249,987	260,694	256,236
Community Services			
Community Recreation and Culture	85,236	90,951	96,611
Community Standards	47,678	50,153	58,342
Fire Rescue Services	227,383	262,484	273,672
Social Development	71,885	67,195	67,288
Financial and Corporate Services			
Assessment and Taxation	19,916	21,799	22,634
Corporate Procurement and Supply Services	14,332	15,853	16,060
Enterprise Commons	19,451	2,346	2,426
Financial Services	22,598	23,804	24,776
Open City and Technology	50,544	52,804	56,532
Real Estate	30,710	32,217	33,819
Service Innovation and Performance	26,955	30,830	31,449
Integrated Infrastructure Services			
Blatchford Redevelopment Office	226	212	216
Building Great Neighbourhoods	3,144	2,257	2,308
Infrastructure Delivery	5,252	8,035	8,236
Infrastructure Planning and Design	17,000	12,385	16,106
LRT Expansion and Renewal	376	769	855
Mayor and Councillor Offices	6,855	7,915	8,029
Office of the City Auditor	2,513	3,172	3,189
Office of the City Manager			
Chief Communications Office	9,604	9,380	9,346
City Manager	9,759	10,054	9,775
Corporate HR Programs and Services	10,017	15,805	16,293
HR Client Services	12,319	11,644	11,899
Legal Services	14,196	15,444	15,504
Office of the City Clerk	16,933	16,788	18,110
Workforce Safety and Employee Health	9,951	5,946	6,177

(\$000)	2024 Actual	2025 Adjusted Budget	2026 Budget
Civic Departments			
Urban Planning and Economy			
Development Services	8,378	7,326	7,899
Economic Investment Services	12,091	18,286	18,239
Planning and Environment Services	33,159	45,294	45,691
Total Civic Departments	\$1,433,532	\$1,509,353	\$1,591,880
Corporate Expenditures and Revenues			
Automated Enforcement	-	-	-
Capital Project Financing	228,073	339,604	421,253
Corporate Expenditures	109,074	72,087	155,018
Corporate Revenues	(495,953)	(498,376)	(525,431)
Taxation Expenditures	17,471	13,146	9,839
Valley Line LRT	57,100	57,100	-
Total Corporate Expenditures and Revenues	(\$84,235)	(\$16,439)	\$60,679
Neighbourhood Renewal			
Neighbourhood Renewal	180,385	180,386	180,386
Less: Microsurfacing - Parks & Roads Services	5,999	6,000	6,000
Transfer to Capital - Corporate Programs	\$174,386	\$174,386	\$174,386
Taxation Revenue	(2,112,755)	(2,288,426)	(2,491,326)
One-time Items	-	(97)	-
2024 Surplus/(Deficit)	(4,241)	-	-
Total Taxation Revenue	(\$2,116,996)	(\$2,288,523)	(\$2,491,326)
Total Net Operating Requirement	-	-	-

2026 Budget - Tax-supported Operations by Branch Expenditure Summary

(\$000)	2024 Actual	2025 Adjusted Budget	2026 Budget
Boards and Commissions			
Explore Edmonton	89,898	85,723	85,723
GEF Seniors Housing	5,119	4,900	4,900
Police Service	563,038	582,293	627,921
Public Library	70,651	73,218	74,737
Other Boards and Commissions	50,891	56,314	58,125
Total Boards and Commissions	\$779,597	\$802,448	\$851,406
Civic Departments			
City Operations			
Edmonton Transit Service	475,910	479,529	492,557
Fleet and Facility Services	81,245	92,239	103,982
Parks and Roads Services	305,009	308,579	304,040
Community Services			
Community Recreation and Culture	164,088	160,933	168,469
Community Standards	54,942	56,353	62,792
Fire Rescue Services	243,121	265,747	276,780
Social Development	132,305	113,519	99,985
Financial and Corporate Services			
Assessment and Taxation	19,916	21,799	22,634
Corporate Procurement and Supply Services	15,022	16,253	16,460
Enterprise Commons	19,451	2,346	2,426
Financial Services	23,494	24,526	25,498
Open City and Technology	51,010	53,357	57,085
Real Estate	36,571	38,106	38,880
Service Innovation and Performance	27,821	30,907	31,526
Integrated Infrastructure Services			
Blatchford Redevelopment Office	252	212	216
Building Great Neighbourhoods	3,144	2,257	2,308
Infrastructure Delivery	5,631	8,422	8,623
Infrastructure Planning and Design	19,961	14,261	17,982
LRT Expansion and Renewal	754	1,224	1,310
Mayor and Councillor Offices			
Office of the City Auditor	2,513	3,172	3,189
Office of the City Manager			
Chief Communications Office	9,717	9,380	9,346
City Manager	9,907	10,054	9,775
Corporate HR Programs and Services	10,017	15,805	16,293
HR Client Services	12,372	11,644	11,899
Legal Services	14,197	15,444	15,504
Office of the City Clerk	18,531	22,492	21,008
Workforce Safety and Employee Health	9,975	5,946	6,177

(\$000)	2024 Actual	2025 Adjusted Budget	2026 Budget
Civic Departments			
Urban Planning and Economy			
Development Services	89,622	100,862	100,988
Economic Investment Services	20,856	19,186	19,139
Planning and Environment Services	63,106	70,386	77,219
Total Civic Departments	\$1,947,315	\$1,982,855	\$2,032,119
Corporate Expenditures			
Automated Enforcement	24,691	5,898	4,055
Capital Project Financing	509,133	625,028	686,041
Corporate Expenditures	112,848	79,924	166,472
Corporate Revenues	(39,687)	97	99
Taxation Expenditures	26,549	18,739	19,839
Valley Line LRT	57,100	57,100	-
Total Corporate Expenditures	\$690,634	\$786,786	\$876,506
Neighbourhood Renewal			
Neighbourhood Renewal	180,385	180,386	180,386
Less: Microsurfacing - Parks & Roads Services	5,999	6,000	6,000
Transfer to Capital - Corporate Programs	\$174,386	\$174,386	\$174,386
Expenses Related to Revenue	55	-	-
One-time Items	-	101,458	-
2024 Surplus/(Deficit)	(4,241)	-	-
Total Net Expenditure & Transfers	\$3,587,746	\$3,847,933	\$3,934,417

2026 Budget - Tax-supported Operations by Branch

Revenue Summary

(\$000)	2024 Actual	2025 Adjusted Budget	2026 Budget
Boards and Commissions			
Explore Edmonton	78,155	73,980	73,980
GEF Seniors Housing	-	-	-
Police Service	95,962	90,757	96,290
Public Library	9,276	9,684	9,684
Other Boards and Commissions	2,836	6,804	7,071
Total Boards and Commissions	\$186,229	\$181,225	\$187,025
Civic Departments			
City Operations			
Edmonton Transit Service	151,905	153,593	129,048
Fleet and Facility Services	10,166	10,664	13,328
Parks and Roads Services	55,022	47,885	47,804
Community Services			
Community Recreation and Culture	78,852	69,982	71,858
Community Standards	7,264	6,200	4,450
Fire Rescue Services	15,738	3,263	3,108
Social Development	60,420	46,324	32,697
Financial and Corporate Services			
Corporate Procurement and Supply Services	690	400	400
Financial Services	896	722	722
Open City and Technology	466	553	553
Real Estate	5,861	5,889	5,061
Service Innovation and Performance	866	77	77
Integrated Infrastructure Services			
Infrastructure Delivery	379	387	387
Infrastructure Planning and Design	2,961	1,876	1,876
LRT Expansion and Renewal	378	455	455
Office of the City Manager			
Chief Communications Office	113	-	-
City Manager	148	-	-
Office of the City Clerk	1,598	5,704	2,898
Urban Planning and Economy			
Development Services	81,244	93,536	93,089
Economic Investment Services	8,765	900	900
Planning and Environment Services	29,947	25,092	31,528
Total Civic Departments	\$513,783	\$473,502	\$440,239

(\$000)	2024 Actual	2025 Adjusted Budget	2026 Budget
Corporate Expenditures and Revenues			
Automated Enforcement	24,691	5,898	4,055
Capital Project Financing	281,060	285,424	264,788
Corporate Expenditures	3,774	7,837	11,454
Corporate Revenues	456,266	498,473	525,530
Taxation Expenditures	9,078	5,593	10,000
Total Corporate Expenditures and Revenues	\$774,869	\$803,225	\$815,827
Taxation Revenue	2,112,865	2,288,426	2,491,326
One-time Items	-	101,555	-
Total Revenue & Transfers	\$3,587,746	\$3,847,933	\$3,934,417

2026 Budget - Tax-supported Operations Other Boards and Commissions

(\$000)	2024 Actual	2025 Adjusted Budget	2026 Budget
Revenue and Transfers			
Combative Sports Commission	191	45	45
Edmonton Unlimited	-	2,626	2,428
Fort Edmonton Park	1,995	3,283	3,548
Heritage Council	650	850	1,050
Total Revenue and Transfers	\$2,836	\$6,804	\$7,071
Net Expenditure and Transfers			
Arts Council	17,965	17,965	17,965
Combative Sports Commission	27	45	45
Edmonton Unlimited	5,233	7,925	7,794
Federation of Community Leagues	6,783	6,976	7,449
Fort Edmonton Park	7,300	8,739	9,126
Heritage Council	2,359	2,559	2,759
Reach Edmonton	8,547	9,347	10,147
TELUS World of Science	2,677	2,758	2,840
Total Net Expenditure and Transfers	\$50,891	\$56,314	\$58,125
Net Operating Requirement			
Arts Council	17,965	17,965	17,965
Combative Sports Commission	(164)	-	-
Edmonton Unlimited	5,233	5,299	5,366
Federation of Community Leagues	6,783	6,976	7,449
Fort Edmonton Park	5,305	5,456	5,578
Heritage Council	1,709	1,709	1,709
Reach Edmonton	8,547	9,347	10,147
TELUS World of Science	2,677	2,758	2,840
Total Net Operating Requirement	\$48,055	\$49,510	\$51,054
Full-time Equivalents			
Edmonton Unlimited	-	35.0	35.0
Fort Edmonton Park	63.5	63.5	63.5
Total Full-time Equivalents	63.5	98.5	98.5

2026 Budget - Municipal Enterprises

(\$000)	2024 Actual	2025 Adjusted Budget	2026 Budget
Blatchford Redevelopment Project			
Revenues and Transfers	11,285	28,744	23,565
Less: Expenditure and Transfers	12,572	21,833	18,141
Net Income/(Loss)	(\$1,287)	\$6,911	\$5,424
Land Development			
Revenues and Transfers	14,798	43,447	45,834
Less: Expenditure and Transfers	19,088	25,147	37,307
Net Income/(Loss)	(\$4,290)	\$18,300	\$8,527
Land for Municipal Purposes			
Revenues and Transfers	12	-	-
Less: Expenditure and Transfers	11	-	-
Net Income/(Loss)	\$1	-	-

2026 Budget - Community Revitalization Levies

(\$000)	2024 Actual	2025 Adjusted Budget	2026 Budget
Belvedere CRL			
Revenues and Transfers	2,297	4,627	4,994
Less: Expenditure and Transfers	2,297	4,627	4,994
Net Income/(Loss)	-	-	-
Capital City Downtown CRL			
Revenues and Transfers	33,359	50,784	53,409
Less: Expenditure and Transfers	33,359	50,784	53,409
Net Income/(Loss)	-	-	-
The Quarters Downtown CRL			
Revenues and Transfers	9,764	9,588	9,663
Less: Expenditure and Transfers	9,764	9,588	9,663
Net Income/(Loss)	-	-	-

Full-time Equivalents

	2024 Actual	2025 Adjusted Budget	2026 Budget
Boards and Commissions			
Explore Edmonton	556.0	556.0	556.0
GEF Seniors Housing	-	-	-
Police Service	3,010.6	3,041.3	3,068.3
Public Library	540.2	547.5	547.5
Other Boards and Commissions	63.5	98.5	98.5
Total Boards and Commissions	4,170.3	4,243.3	4,270.3
Civic Departments			
City Operations			
Edmonton Transit Service	2,406.0	2,437.6	2,447.0
Fleet and Facility Services	1,179.3	1,206.2	1,207.2
Parks and Roads Services	1,610.9	1,647.9	1,688.4
Community Services			
Community Recreation and Culture	1,052.5	1,072.9	1,102.2
Community Standards	369.4	414.2	417.4
Fire Rescue Services	1,347.0	1,355.0	1,361.0
Social Development	186.1	187.7	188.1
Financial and Corporate Services			
Assessment and Taxation	168.6	167.6	167.6
Corporate Procurement and Supply Services	163.0	164.0	163.0
Enterprise Commons	38.0	18.0	18.0
Financial Services	217.5	227.5	227.5
Open City and Technology	258.9	260.9	260.4
Real Estate	78.0	78.0	78.0
Service Innovation and Performance	289.9	286.2	286.2
Integrated Infrastructure Services			
Blatchford Redevelopment Office	7.0	7.0	7.0
Building Great Neighbourhoods	117.0	116.0	116.0
Infrastructure Delivery	211.7	227.9	227.9
Infrastructure Planning and Design	163.6	163.6	163.6
LRT Expansion and Renewal	44.0	43.0	43.0
Mayor and Councillor Offices	51.0	51.0	51.0
Office of the City Auditor	17.0	17.0	17.0
Office of the City Manager			
Chief Communications Office	88.2	75.2	75.2
City Manager	27.0	36.0	36.0
Corporate HR Programs and Services	84.0	108.0	108.0
HR Client Services	92.0	96.0	96.0
Legal Services	119.8	121.8	119.8
Office of the City Clerk	93.6	85.0	85.0
Workforce Safety and Employee Health	78.0	51.0	51.0

	2024 Actual	2025 Adjusted Budget	2026 Budget
Civic Departments			
Urban Planning and Economy			
Development Services	431.1	451.6	451.6
Economic Investment Services	41.0	49.0	49.0
Planning and Environment Services	181.7	189.3	189.3
Total Civic Departments	11,212.8	11,412.1	11,498.4
Corporate Expenditures and Revenues	98.4	-	-
One-time Items	-	31.0	-
Total Tax-supported Operations	15,481.5	15,686.4	15,768.7
Municipal Enterprises and Community Revitalization Levies			
The Quarters Downtown CRL	2.0	2.0	2.0
Land Enterprise	8.0	8.0	8.0
Blatchford Redevelopment Project	7.0	7.0	7.0
Capital City Downtown CRL	4.0	5.5	6.0
Total Municipal Enterprise and CRL	21.0	22.5	23.0
Total Full-time Equivalents	15,502.5	15,708.9	15,791.7

**SERVICE
PACKAGES**

Summary of Funded
Service Packages

Detailed Funded Service
Packages

Summary of Unfunded
Service Packages

Detailed Unfunded Service
Packages

**SUMMARY OF
FUNDED
SERVICE PACKAGES**



Summary of Service Packages - Funded

		Incremental			
Funded New or Enhanced Service	(\$000)	2023 Net	2024 Net	2025 Net	2026 Net
Integrated Service Packages					
Boards and Commissions - Police Service					
Body Worn Video and Digital Evidence Management Systems Implementation					
<p>The full rollout of Body Worn Video and Digital Evidence Management Systems to meet Alberta Provincial Policing Standards requires support for ongoing costs for the technology and the operational and administrative functions required to manage the increased volume of video and digital evidence for disclosure to the Crown.</p>					
Boards and Commissions - Police Service		-	-	-	9,202
Boards and Commissions - Police Service - Grant Revenue					(2,300)
Corporate Expenditures and Revenues - Taxation Revenue		-	-	-	(6,902)
Body Worn Video and Digital Evidence Management Systems Implementation	Total	-	-	-	-
	FTEs	-	-	-	19.0
Total Funded New or Enhanced Service		Total	-	-	-
		FTEs	-	-	19.0
Total Funded Service Packages		Total	-	-	-
		FTEs	-	-	19.0

**DETAILED
FUNDED
SERVICE PACKAGES**



Integrated Service Package - Body Worn Video and Digital Evidence Management Systems Implementation

Lead Branch - Police Service
Program - Departmental

New or Enhanced Service
Funded
Ongoing
Audit Related: No

Description

Following the Minister of Public Safety and Emergency Services' announcement, Edmonton Police Service conducted a preliminary proof of concept (PoC) from July 2023 to March 2024, testing two different Body Worn Video (BWV) camera and Digital Evidence Management System (DEMS) technologies. This facilitated a better understanding of considerations and impact of introducing this new technology within the Service and informed the pilot. For the pilot, EPS deployed 280 BWV cameras and the DEMS, positioning the organization for full deployment to meet provincial requirements. During the pilot phase, the Government of Alberta indicated that it would be pursuing a common system across the province. To support future integrations, EPS awaited more information from the government before further expansion. In June 2025, the Government of Alberta finalized a contract with a vendor to supply standardized BWV hardware and a DEMS solution for use across agencies and the Crown. Municipalities were also informed of a grant program to offset some DEMS-related costs over 2025, 2026, and 2027, contingent upon submission of a comprehensive deployment plan. EPS determined the total project cost using the learnings from the PoC and pilot to enter negotiations with the GoA selected vendor.

To achieve full compliance with Alberta Provincial Policing Standards, EPS requires funding not only for technology acquisition but also for the operational and administrative resources necessary to manage the increased volume of video and digital evidence for disclosure to the Crown. 2026 requires 19.0 FTEs and \$9.202 million of expenditures, offset with \$2.3 million in provincial grant funding which ends in 2027. This results in a 2026 net requirement of \$6.902 million. Future required funding, incremental:
2027 - 18.0 FTEs for the net requirement of \$2.394 million
2028 - 7.0 FTEs for the net requirement of \$3.164 million.

Which Priorities does this Help to Advance?

Delivering core services – Policing must meet Alberta Provincial Policing Standards as set out by the Provincial government. Use of BWV is now part of the Standards.
Advancing safety and security – Video continues to play an increasing role in the successful investigation and policing of criminal activity. A robust BWV and DEMS technology platform and organizational function is needed to manage the growth in the quantity of video.

What is the Impact?

To Citizens: Enhanced investigations; improved evidence for prosecution; faster case resolution; de-escalating behaviour of individuals who are aware they are being recorded; increased transparency.
Organization: Scalable digital evidence management, fact-based complaint handling, enhanced training & debriefing.
GBA+: Enhanced transparency, public trust and officer accountability.
Climate Budget: Less physical media and on-premises data storage, but increased cloud storage.

What are the Results to be Achieved?

Enhance transparency, public trust, and officer accountability. Effectiveness in resolving complaints and protects officers from unfounded misconduct claims. Improves evidence collection, documentation, and early case resolution, aiding prosecution. Helps de-escalate situations when individuals know recording is underway.

Integrated Service Package - Body Worn Video and Digital Evidence Management Systems Implementation

Total

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$9,202	\$9,202	-	19.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$9,202	\$9,202	-	19.0

Corporate Expenditures and Revenues - Corporate Expenditures and Revenues

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	\$6,902	(\$6,902)	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	\$6,902	(\$6,902)	-

Boards and Commissions - Police Service

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$9,202	\$2,300	\$6,902	19.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$9,202	\$2,300	\$6,902	19.0

**SUMMARY OF
UNFUNDED
SERVICE PACKAGES**



Summary of Service Packages - Unfunded

Unfunded Council Directed		Incremental			
		2023 Net	2024 Net	2025 Net	2026 Net

Standalone Service Packages

City Operations - Edmonton Transit Service

Transit Rider Support at Stations					
The Transit Safety Attendant Program would provide direct support to transit riders, reduce safety risks and support improving perceptions of safety through increased staff presence in transit stations. This service package would fund 14 Attendants deployed at approximately 10 locations during periods of lower ridership when natural surveillance is less prominent.					
	Total	-	-	-	1,923
	FTEs	-	-	-	14.0

City Operations - Parks and Roads Services

Traffic Signals Program					
Population and capital project growth have outpaced Traffic Signals resources, reducing service levels and response times. This service package restores capacity, reduces delays and enables proactive upgrades and maintenance, ensuring safer, more accessible and efficient signal operations that support transit, active transportation and city growth.					
	Total	-	-	-	1,822
	FTEs	-	-	-	11.0

Community Services - Community Standards

Parking Ban Enforcement Strategies and Resource Allocation					
This service package provides tow services to support parking ban enforcement as outlined in Option 2 of Attachment 3 in Council Report CS02945. This request is for \$100,000 ongoing to contract tow services and will allow approximately five per cent of vehicles contravening a parking ban to be removed during blading processes.					
	Total	-	-	-	100
	FTEs	-	-	-	-

Financial and Corporate Services - Assessment and Taxation

Expansion of Derelict Residential Tax Subclass					
This service package would support the expansion of the existing Mature Area Derelict Residential tax subclass across the entire City. The ongoing expenditure of this package will be at least partially offset by the additional revenue collected via the higher tax rate applied to derelict properties.					
	Total	-	-	-	95
	FTEs	-	-	-	1.0

Summary of Service Packages - Unfunded

Unfunded Council Directed		Incremental			
		2023 Net	2024 Net	2025 Net	2026 Net

Urban Planning and Economy - Development Services

Enoch Cree Nation Whitemud Drive Upgrades					
Fund one-third of Enoch Cree Nation (Enoch) delivery of Whitemud Drive/215 Street improvements. Overall project costs are intended to be shared with the Government of Alberta and Enoch. The current road way is City-owned, in poor condition and requires excessive maintenance. This work will improve safety and capacity along the roadway, benefiting both Enoch, Edmontonians and the Edmonton Region.					
Enoch Cree Nation Whitemud Drive Upgrades	Total	-	-	-	7,300
	FTEs	-	-	-	-

Urban Planning and Economy - Economic Investment Services

Commercial Redevelopment Grant					
The Commercial Redevelopment Grant is a competitive reimbursement grant to encourage investment in new commercial and mixed-use buildings in priority areas offering a grant of either \$400,000 for one project per year, or two separate grants totaling no more than \$400,000 per year.					
Commercial Redevelopment Grant	Total	-	-	-	400
	FTEs	-	-	-	-
Commercial Vacancy Reduction Grant					
A competitive matching reimbursement grant of up to \$30,000 for property owners and businesses in BIAs to encourage investment in chronically vacant ground floor commercial units by providing funding for specified interior renovations. Grants are contingent on a new business moving in. \$300,000/year budget will support up to 10 projects per year.					
Commercial Vacancy Reduction Grant	Total	-	-	-	300
	FTEs	-	-	-	-

Summary of Service Packages - Unfunded

Unfunded Council Directed		Incremental			
		2023 Net	2024 Net	2025 Net	2026 Net

Integrated Service Packages

City Operations - Edmonton Transit Service

Bus Service Growth Operating Impacts of Capital					
This package supports the conversion of three On Demand Transit zones to conventional fixed route bus service, enabled through the purchase of 25 transit buses and the addition of 62,500 annual service hours. Planned service implementation is Q2 2027, pending delivery of the growth buses.					
City Operations - Edmonton Transit Service		-	-	-	420
Bus Service Growth Operating Impacts of Capital	Total	-	-	-	420
	FTEs	-	-	-	4.4
Permanent Enhanced Cleaning					
This supports permanent ongoing funding for maintaining the enhanced cleaning protocol adopted to respond to transit safety related cleaning needs. The ETS budget has historically included a base level of cleaning activity of vehicles and facilities; however, over the last several years, cleaning needs have increased. Clean spaces create a welcoming transit environment with fewer safety hazards.					
City Operations - Edmonton Transit Service		-	-	-	2,704
City Operations - Fleet and Facility Services		-	-	-	-
Permanent Enhanced Cleaning	Total	-	-	-	2,704
	FTEs	-	-	-	6.0

City Operations - Parks and Roads Services

Improved Accessibility - Active Pathway Snow Removal and Sidewalk Repair					
As per Council's motion on Aug. 11, 2025, this service package seeks to enhance service levels for sidewalk repair and snow clearing in high-priority areas, outlined in Council Report CO03079. This request involves a \$2.11 million one-time capital investment and a \$7.83 million annual ongoing operating costs.					
City Operations - Fleet and Facility Services		-	-	-	-
City Operations - Parks and Roads Services		-	-	-	8,298
Community Services - Community Standards		-	-	-	1,640
Improved Accessibility - Active Pathway Snow Removal and Sidewalk Repair	Total	-	-	-	9,938
	FTEs	-	-	-	35.2
Winter/Summer Temporary Assignment to Permanent Positions - Analysis and Options					
This package funds the cost of benefits to convert 264 temporary assignments to permanent positions. This: <ul style="list-style-type: none"> -Stabilizes the workforce by enhancing employee experience, retention and equity -Advances core frontline services in community safety, mobility, parks, zoo and recreation -Builds trust with unions -Maintains financial sustainability by reducing admin costs while keeping flexibility. 					
City Operations - Parks and Roads Services		-	-	-	1,734
Community Services - Community Recreation and Culture		-	-	-	43
Winter/Summer Temporary Assignment to Permanent Positions - Analysis and Options	Total	-	-	-	1,777
	FTEs	-	-	-	19.0

Summary of Service Packages - Unfunded

Unfunded Council Directed		Incremental			
		2023 Net	2024 Net	2025 Net	2026 Net
		(\$000)			
Community Services - Community Standards					
Community Standards Peace Officers Contingent					
This initiative adds 31 FTEs (17 in 2026, 14 in 2027) to enhance citywide enforcement for all vehicle types, from noisy vehicles and micro mobility to commercial vehicles. This expansion meets the public's demand for increased traffic safety, stricter enforcement of noise, road rules and vehicle safety in public areas.					
City Operations - Fleet and Facility Services		-	-	-	-
Community Services - Community Standards		-	-	-	5,844
Community Standards Peace Officers Contingent	Total	-	-	-	5,844
	FTEs	-	-	-	17.0
Transit Peace Officers Optimal Deployment Plan					
This package expands transit safety by adding 16 teams to support existing units, including teams dedicated to riding buses and trains, supporting special events and reducing response times. This growth responds to increasing demand, a growing population with the aim to improve rider and staff safety, enhance the perception of safety and support fare revenues.					
City Operations - Fleet and Facility Services		-	-	-	-
Community Services - Community Standards		-	-	-	6,327
Financial and Corporate Services - Open City and Technology		-	-	-	37
Transit Peace Officers Optimal Deployment Plan	Total	-	-	-	6,363
	FTEs	-	-	-	45.0
Urban Planning and Economy - Development Services					
Infill Liaison Team					
This service package is requesting ongoing funding to develop an Infill Liaison team that will address information accessibility and safety perceptions by enhancing public education, improving complaint response, streamlining processes and improving internal communication and coordination, and supporting growth planning.					
Urban Planning and Economy - Development Services		-	-	-	387
Urban Planning and Economy - Planning and Environment Services		-	-	-	169
Infill Liaison Team	Total	-	-	-	555
	FTEs	-	-	-	4.0
Urban Planning and Economy - Planning and Environment Services					
River Valley Trail Strategy					
This service package responds to an Aug. 18, 2025 City Council motion to develop a trail strategy, including an approved trail network and management recommendations. The strategy will support a trail system that improves trail-based recreation for diverse user groups, while addressing environmental impacts, user conflicts and trail safety.					
Community Services - Community Recreation and Culture		-	-	-	-
Community Services - Social Development		-	-	-	60
Urban Planning and Economy - Planning and Environment Services		-	-	-	423
River Valley Trail Strategy	Total	-	-	-	483
	FTEs	-	-	-	1.0
Total Unfunded Council Directed		Total	-	-	-
		FTEs	-	-	-
			-	-	\$40,024
			-	-	157.6

Summary of Service Packages - Unfunded

Unfunded Growth on Existing Services		Incremental				
		2023 Net	2024 Net	2025 Net	2026 Net	
(\$000)						
Standalone Service Packages						
Boards and Commissions - Explore Edmonton						
Explore Edmonton - Operational Support						
This service package seeks the funding and formalization in the base budget of the amounts that have been discussed with the Shareholder and the Board as the required ongoing support for Explore Edmonton.						
Explore Edmonton - Operational Support		Total	-	-	-	11,000
		FTEs	-	-	-	-
Boards and Commissions - GEF Seniors Housing						
2026 Funding Increase for GEF Seniors Housing Capital Expenses						
This service package requests one-time funding of \$4.726 million to complete GEF Seniors Housing's 2026 planned capital projects for its Lodge buildings, totalling \$6.833 million. GEF has available funding of approximately \$2.107 million in its existing Lodge Program Capital Reserve to address the projects ranked as Priority 1, but funding for all remaining 2026 projects is required.						
2026 Funding Increase for GEF Seniors Housing Capital Expenses		Total	-	-	-	4,726
		FTEs	-	-	-	-
Total Unfunded Growth on Existing Services		Total	-	-	-	\$15,726
		FTEs	-	-	-	-

Summary of Service Packages - Unfunded

		Incremental				
Unfunded Maintain Existing Services	(\$000)	2023 Net	2024 Net	2025 Net	2026 Net	
Standalone Service Packages						
City Operations - Edmonton Transit Service						
DATS Service Level						
Demand for DATS service will exceed pre-pandemic trip volumes by the end of 2025. Additional funding for increasing number of DATS trips is required in order to meet rider demand and maintain Council directed service standards. If this pressure is not addressed, projections indicate in 2026 the accommodation will fall to 89 per cent and approximately 120,000 trips for DATS riders will be denied.						
DATS Service Level	Total	-	-	-	2,995	
	FTEs	-	-	-	-	
Integrated Service Packages						
City Operations - Fleet and Facility Services						
Bus Cleaning Service Delivery Model						
A Council decision in 2020 to outsource bus cleaning was reversed but the \$1.2 million budget reduction was not reinstated, creating ongoing budget variances for FFS and ETS branches. This request is to restore funding. Without this budget there will be workforce reduction of 20 cleaning staff, resulting in unsanitary buses, poor public perception and potential drops in ridership and fare revenue.						
City Operations - Edmonton Transit Service		-	-	-	724	
City Operations - Fleet and Facility Services		-	-	-	500	
Bus Cleaning Service Delivery Model	Total	-	-	-	1,224	
	FTEs	-	-	-	-	
Custodial Living Wage Impacts						
The Living Wage Policy C556C has resulted in a \$0.6 million unbudgeted increase for LRT custodial costs. This funding request is required to avoid service level reductions. Without funding, cuts will impact either non-public facilities, affecting asset lifecycle and employee health, or public facilities, reducing custodial for LRT/Transit, delaying response time to public health safety situations.						
City Operations - Edmonton Transit Service		-	-	-	465	
City Operations - Fleet and Facility Services		-	-	-	90	
Custodial Living Wage Impacts	Total	-	-	-	555	
	FTEs	-	-	-	-	
Total Unfunded Maintain Existing Services		Total	-	-	-	\$4,774
		FTEs	-	-	-	-
Total Unfunded Service Packages		Total	-	-	-	\$60,524
		FTEs	-	-	-	157.6

**DETAILED
UNFUNDED
SERVICE PACKAGES**



Standalone Service Package - Transit Rider Support at Stations

**Branch - Edmonton Transit Service
Program - Bus and LRT**

**Council Directed
Unfunded
Ongoing
Audit Related: No**

Description

This service package responds to the motion made at the April 8, 2025 City Council meeting: "That Administration bring forward unfunded service packages for consideration in the Fall 2025 Supplemental Operating Budget Adjustment to advance items described in the October 23, 2023, City Operations report CO01974 - Opportunities to Enhance Transit Safety and Security - Further Information and Plans, as well as opportunities to achieve optimal deployment of Transit Peace Officers to further enhance transit safety and security."

In response to the motion, this package supports Transit Safety Attendants who would provide direct support to transit riders by reporting incidents to the ETS Control Centre, encouraging appropriate behaviour and de-escalation, reporting incidents to the ETS Control Centre, administering naloxone, interacting with and greeting riders, answering questions from riders and spot cleaning when doing patrols. This includes 14 Attendants deployed at approximately 10 locations during periods of lower ridership when natural surveillance is less prominent, thereby improving perceptions of safety through increased staff presence in stations.

Which Priorities does this Help to Advance?

Transit Safety Attendants would contribute to improved perceptions of safety and improve the transit rider journey. This will encourage increased transit ridership and supports City Plan mode shift goals.

What is the Impact?

Safety Attendants support an improved experience for riders using transit, by providing positive presence at stations and reducing safety-related risks. Safety Attendants reduce barriers by creating a more welcoming and inclusive environment. Attendants may be seen as more approachable than other roles and will provide support to riders during their journeys.

What are the Results to be Achieved?

This package aims to improve the rider experience on ETS. This is measured through existing transit rider satisfaction surveys, with metrics including perception of safety overall satisfaction on transit. Additional measures linked to the actual performance of Safety Attendants such as number of interactions could also indicate program performance. Administration would evaluate the impact of this new program and report back to Council.

incremental	2023				2024				2025				2026			
	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$1,923	-	\$1,923	14.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$1,923	-	\$1,923	14.0

Standalone Service Package - Traffic Signals Program

**Branch - Parks and Roads Services
Program - Network Operations**

**Council Directed
Unfunded
Ongoing
Audit Related: No**

Description

This service package responds to the motion made at the June 17, 2025, Urban Planning Committee meeting: "That Administration prepare an unfunded service package for consideration during the Fall 2025 Supplemental Operating Budget Adjustment to fully fund Phase 2, "Resource and Capacity Alignment" as outlined in the June 5, 2025 Council memo, Traffic Signals Program."

This 2025 SOBA service package is part of the phased approach to address the growing imbalance between demand and resources required to deliver an effective Traffic Signal program. Growth of signal assets without proportional growth in resources to maintain those assets has occurred over the last few budget cycles. This service package details the operating resources required to maintain the City's traffic signal network.

Which Priorities does this Help to Advance?

This package aims primarily to; right size the resources required to deliver the City's traffic signal program, ensuring that it is resourced to provide a network that is safe, responsive and efficient, accessible and equitable - directly impacting both economic development and traffic safety. This service package will right-size resources for staffing, equipment and program materials for under-resourced program elements, including public/Councilor inquiries, operational reviews, traffic signal retiming, system upgrades, supporting planned and emerging capital and operational projects, and technology pilots to support Council's exploration for program enhancements to be discussed in the 2027-2030 budget.

What is the Impact?

If Council resources Phase 2, it would realign budget and staffing with the City's rapidly growing traffic signal network, restoring service levels, reducing delays and enabling proactive upgrades and maintenance. This investment would address backlog, improve response times and ensure the City can effectively support safety, accessibility and multimodal mobility needs as Edmonton grows

What are the Results to be Achieved?

Resourcing Phase 2 would improve service levels, reduce backlogs and shorten response times, while enabling proactive upgrades and maintenance of traffic signals. It ensures the City can keep pace with growth, improve safety, accessibility and operational efficiency, and support multimodal priorities like transit and active transportation

incremental (\$000)	2023				2024				2025				2026			
	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$1,822	-	\$1,822	11.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$1,822	-	\$1,822	11.0

Standalone Service Package - Parking Ban Enforcement Strategies and Resource Allocation

**Branch - Community Standards
Program - Enforcement and Program Services**

**Council Directed
Unfunded
Ongoing
Audit Related: No**

Description

This service package responds to the motion made at the June 16, 2025 Community and Public Services Committee Meeting: "that Administration implement Option 2 as outlined in Attachment 3 of the June 16, 2025, Community Services report CS02945, with funding of \$100,000 from 2025 Council Contingency on a one-time basis and return with a funded service package for consideration during the 2025 Fall Supplemental Operating Budget Adjustment to continue funding on an ongoing basis."

In response to the June 16, 2025 Council motion, this package proposes a funded service package for tow services during a parking ban on an ongoing basis. This investment advances corporate strategy, improves service levels for snow and ice control and leads to efficiencies in moving cars off the street by towing some cars contravening seasonal parking bans.

Which Priorities does this Help to Advance?

Adding towing services advance strategic goals by ensuring safe travel for Edmontonians. This initiative supports the Council priority of Community Safety and Well-being, the ConnectEdmonton goal of Urban Places and the mobility network and serving Edmontonians outcomes in the Corporate Business Plan. This work supports safe and efficient street clearing, enhancing safety and mobility for all road users.

What is the Impact?

Funding for tow services facilitates parking ban enforcement, which in turn helps keep roads clear. This funding will support safe and efficient street blading for snow removal. It is projected that five per cent of vehicles ticketed during a parking ban will be towed with this funding and the historical availability of tow contractors.

What are the Results to be Achieved?

This approach aims to make Edmonton roads safe for all users and supports City resources to be more efficient and effective. It aims to increase operational efficiencies during street blading along with decreasing damage to equipment and/or vehicles left on the street during a parking ban and generally increase the overall safe operations of snow removal.

incremental	2023				2024				2025				2026			
	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$100	-	\$100	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$100	-	\$100	-

Standalone Service Package - Expansion of Derelict Residential Tax Subclass

**Branch - Assessment and Taxation
Program - Assessment**

**Council Directed
Unfunded
Ongoing
Audit Related: No**

Description

This service package responds to the motion made at the Jan 22, 2025 Executive Committee meeting: Expansion of Derelict Residential Tax Subclass.

This service package would support the expansion of the derelict residential subclass to the entire City. Funding would support one new Assessor Assistant to identify derelict properties outside of the mature area, address incoming inquiries and respond to Assessment Review Board complaints. Potential derelict properties outside the mature area will be identified via a variety of data sources, and will be visually inspected by assessment staff. Administration is currently reviewing opportunities to optimize property inspections for all aspects of the assessment process, including the identification of derelict properties, and further information may be forthcoming as part of the development of the next four year budget.

This work would take place in 2026 to support taxation of derelict properties outside the mature area in 2027. While the program has an ongoing cost, the higher tax rate applied to additional derelict properties will at least partially offset the cost.

The incremental net impact for this service package would be \$3,318 in 2027, \$3,434 in 2028, \$3,554 in 2029 and \$3,678 in 2030.

Which Priorities does this Help to Advance?

This service package aim is to incentivize the redevelopment of derelict residential properties throughout the City, which aligns with the City's strategic priorities for Integrated and Connected Communities as well as Social Well-being and Community Safety.

What is the Impact?

The existing Mature Area Derelict Residential tax subclass allows the City to set a higher tax rate for derelict properties within the mature neighbourhoods of the City, and the program has shown considerable success in incentivizing property owners to redevelop these properties. This package will provide the resources necessary to identify derelict properties throughout the remainder of the City, thus allowing for the higher tax rate to apply to additional derelict properties.

While derelict properties are less prevalent outside the mature areas, this additional incentive to redevelop them will support neighbourhood vibrancy and reduce the higher municipal expenditures associated with derelict properties.

The additional revenue collected from these properties is expected to at least partially offset the cost of the additional resource.

What are the Results to be Achieved?

The new resource will compile information from various sources such as AHS orders, bylaw enforcement, the problem properties team, Fire Rescue and 311 complaints to identify potential derelict properties; coordinate visual inspections and collect evidence; and respond to inquiries and Assessment Review Board complaints.

The existing subclass has resulted in redevelopment of a significant number of derelict properties within the mature areas of the City, and this expansion is expected to result in redevelopment of derelict properties at a similar rate throughout the City.

Incremental (\$000)	2023				2024				2025				2026			
	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$95	-	\$95	1.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$95	-	\$95	1.0

Standalone Service Package - Enoch Cree Nation Whitemud Drive Upgrades

Branch - Development Services
Program - Subdivision and Development Coordination

Council Directed
Unfunded
Multi-Year
Audit Related: No

Description

This service package responds to the motion made at the September 16, 2025 Council meeting: "That Administration prepare an unfunded service package as part of the 2025 Fall Supplemental Operating Budget Adjustment to fund one-third of the upgrades to the Whitemud Drive and 215 Street project that is being delivered by Enoch Cree Nation."

This service package will fund cost sharing for the design and construction of Whitemud Drive from Lewis Estates Boulevard to 231 Street and 215 Street improvements from Chief Lapotac Blvd to Whitemud Drive which is being delivered by Enoch Cree Nation. This service package is requesting \$7.3 million in 2026 and \$2.0 million in 2027 for a total of \$9.3 million.

Which Priorities does this Help to Advance?

This work will advance growth planning and delivering core services. Cost sharing in the design and construction of this road upgrade will provide increased capacity and safety to existing roadway infrastructure and will facilitate the movement of people, goods and services in the region.

What is the Impact?

This is an opportunity for partnership with Enoch Cree Nation and the Government of Alberta to cost share (i.e. one third each) the roadway improvements. This will honour the shared objective of the MOU signed with Enoch Cree Nation to collaborate in support of economic, social and cultural prosperity and development. The impact will be substantial to Enoch, Edmonton and the Region as upgrading the infrastructure will provide a safer corridor for road users.

With additional road capacity, reduction in traffic congestion will decrease the pathway 3 emission which can't be quantified exclusively for this segment. Additional road capacity could also induce additional vehicle use which would in turn increase GHG emissions.

What are the Results to be Achieved?

With this funding, through partnership with the province and City, Enoch Cree Nation (ECN) will be able to upgrade Whitemud Drive/215 Street. This would result in less traffic congestion, improved safety and provide additional access points to ECN to support their expansion plans.

incremental	2023				2024				2025				2026				
	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	\$7,300	-	\$7,300	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	\$7,300	-	\$7,300	-

Standalone Service Package - Commercial Redevelopment Grant

Branch - Economic Investment Services
Program - Local Economy and Investment Services

Council Directed
Unfunded
Ongoing
Audit Related: No

Description

This service package responds to the motion made at the March 31, 2025 Special Executive Committee meeting: "That Administration prepare an unfunded service package for consideration during the 2025 Fall Supplemental Operating Budget Adjustment to provide ongoing funding of \$700,000 starting in 2026 for the Commercial Vacancy Reduction Grant and Commercial Redevelopment Grant programs, as outlined in the April 2, 2025, Urban Planning and Economy report UPE02251." As per the report, Council has the opportunity to consider each program's service package separately. The total requested budget for the two programs is \$700,000. This program's requested budget is \$400,000.

Which Priorities does this Help to Advance?

The Commercial Redevelopment Grant will advance economic development by encouraging private sector investment in high-quality commercial and mixed-use redevelopment in designated priority areas of the city. Project eligibility and evaluation criteria aligns with City goals for design, accessibility, safety and energy efficiency. The program will offer targeted financial support for new construction and redevelopment in eligible areas including Business Improvement Areas (BIAs) and areas that align with and complement the Infill Infrastructure Fund.

What is the Impact?

The Commercial Redevelopment Grant is public facing and will serve Edmontonians by using a competitive grant fund to encourage high-quality commercial and mixed-use development in priority areas, which will in turn contribute to the livability and adaptability of districts. The intent of the program is to stimulate private sector investment that aligns with City goals for design, accessibility, safety and energy efficiency; and contribute to increased property valuations and an increase in non-residential square footage. This grant enables emission reductions through Pathway 3: Low Carbon City.

What are the Results to be Achieved?

Performance will be measured by the private sector investment leveraged in each project, and the demand for the program (number of projects and overall budget committed annually) as well as changes in the assessed values of the redeveloped properties and the non-residential square footage created. Indirect results include job creation through construction and operation of new buildings, and better utilization of commercial and mix-use property in and near Priority Growth Areas which supports residential infill with housing, jobs and community amenities.

Incremental (\$000)	2023				2024				2025				2026			
	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$400	-	\$400	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$400	-	\$400	-

Standalone Service Package - Commercial Vacancy Reduction Grant

**Branch - Economic Investment Services
Program - Local Economy and Investment Services**

**Council Directed
Unfunded
Ongoing
Audit Related: No**

Description

This service package responds to the motion made at the March 31, 2025 Special Executive Committee meeting: "That Administration prepare an unfunded service package for consideration during the 2025 Fall Supplemental Operating Budget Adjustment to provide ongoing funding of \$700,000 starting in 2026 for the Commercial Vacancy Reduction Grant and Commercial Redevelopment Grant programs, as outlined in the April 2, 2025, Urban Planning and Economy report UPE02251." As per the report, Council has the opportunity to consider each program's service package separately. The total requested budget for the two programs is \$700,000. This program's requested budget is \$300,000.

Which Priorities does this Help to Advance?

The Commercial Vacancy Reduction Grant will advance economic development by encouraging private sector investment in vacant commercial properties within Business Improvement Areas (BIAs), reducing chronic mainstreet vacancies. The program will offer targeted financial support for renovations that attract new business tenants or business owners.

What is the Impact?

This grant program will serve Edmontonians both directly and indirectly. Too many empty storefronts can make a street seem less appealing to residents, investors and visitors. Studies show that areas with more empty storefronts may experience higher crime rates. This grant directly supports commercial property owners and businesses with the cost of interior renovations to existing commercial buildings, and indirectly supports the economic vitality of Edmonton's commercial main streets by encouraging the reuse and rental of chronically vacant, ground floor commercial units. The investment made in these properties can contribute to increased non-residential property valuations and create jobs through construction. This grant enables emission reductions through Pathway 2: Emission Neutral Buildings and Pathway 3: Low Carbon City.

What are the Results to be Achieved?

Performance will be measured by the annual number of vacant ground floor units that become occupied by a new business, the private sector investment leveraged in each project and the demand for the program (number of projects and overall budget committed annually). The investment made in these properties can create jobs through construction, while reducing vacancies contributing to more vibrant main streets and discouraging social issues often associated with areas that have chronically vacant spaces.

incremental (\$000)	2023				2024				2025				2026			
	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$300	-	\$300	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$300	-	\$300	-

Integrated Service Package - Bus Service Growth Operating Impacts of Capital

Lead Branch - Edmonton Transit Service Program - Bus and LRT

**Council Directed
Unfunded
Ongoing
Audit Related: No**

Description

This service package responds to the motion made at the April 22, 2025 City Council meeting: "That Administration bring forward an unfunded capital profile to add 25 growth buses to the Edmonton Transit Service (ETS) fleet for consideration as part of the 2025 Fall Supplemental Capital Budget Adjustment." A corresponding response to this motion is included in Attachment 8 of FCS03159, Fall 2025 Supplemental Capital Budget Adjustment.

This package supports the conversion of three On Demand Transit zones to conventional fixed route bus service, enabled through the purchase of 25 transit buses. With each bus representing 2,500 annual service hours, the package includes the addition of 62,500 annual service hours. Costs include the operational components required to deliver the service growth including Transit Operators, fuel and maintenance. Service changes will be guided by the Transit Service Standards in alignment with Transit Service Policy C539a, and communicated through the Annual Service Plan. Planned service implementation is the April 2027 service change, pending delivery of the growth buses. As part of this service package, the total ongoing annual operating costs that would be approved for 2027, 2028 and 2029 are \$7.4 million, \$7.6 million and \$7.7 million, and additional FTEs of 54.4, 50.0 and 50.0, respectively.

Which Priorities does this Help to Advance?

Transit service growth improves and expands the mobility network, providing greater connectivity, increased service reliability, enhanced transit access city-wide, and supports ridership growth and mode shift to transit.

What is the Impact?

Service growth and improved service reliability widen mobility choices and increase community access for Edmontonians. Increasing transit service supports more equitable access to affordable transportation for those who choose transit as their primary transportation mode.

What are the Results to be Achieved?

Transit service growth will support increased ridership by improving service availability city-wide and increasing transit rider satisfaction. Transit ridership, service hours relative to service standards, and transit rider satisfaction are monitored and reported regularly. This package will address a component of service gaps identified by ETS, and advance outcomes related to achieving the mode shift and climate targets set out in the City Plan.

Integrated Service Package - Bus Service Growth Operating Impacts of Capital

Total

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$420	-	\$420	4.4
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$420	-	\$420	4.4

City Operations - Edmonton Transit Service

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$420	-	\$420	4.4
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$420	-	\$420	4.4

Integrated Service Package - Permanent Enhanced Cleaning

**Lead Branch - Edmonton Transit Service
Program - Bus and LRT**

**Council Directed
Unfunded
Ongoing
Audit Related: No**

Description

This service package responds to the motion made at the April 8, 2025 City Council meeting: "That Administration bring forward unfunded service packages for consideration in the Fall 2025 Supplemental Operating Budget Adjustment to advance items described in the October 23, 2023, City Operations report CO01974 - Opportunities to Enhance Transit Safety and Security - Further Information and Plans, as well as opportunities to achieve optimal deployment of Transit Peace Officers to further enhance transit safety and security."

In response to the motion, this package supports permanent ongoing funding to maintain the current level of enhanced cleaning protocol in transit stations and vehicles. The ETS budget has historically included a base level of cleaning activity of vehicles and facilities, however cleaning needs have increased. Clean spaces create a welcoming transit environment with fewer safety hazards, improving real and perceived safety for transit riders.

Which Priorities does this Help to Advance?

Clean transit spaces are a major driver for the ETS ridership experience and results in greater levels of satisfaction and ridership loyalty, as well as improved perceptions of infrequent transit users. A positive community perception of transit spaces supports increased ridership, in support of City Plan goals for mode shift.

What is the Impact?

Clean transit spaces directly impact riders' perceptions of safety in public transit. In surveys, transit riders cited cleanliness as one of the top three reasons for feeling safe, and three out of four respondents said that increased cleaning would make them feel safer. Clean transit spaces improve the experience for riders, including those from marginalized communities, supporting greater usage of transit among those who need it the most. ETS rider survey data indicates that those who identified as women, racialized/visible minorities, persons with disabilities, LGBTQ2S+ and youth ages 15-24 were less satisfied with the cleanliness of transit centres/LRT stations compared to overall respondents.

What are the Results to be Achieved?

This service package will maintain current enhanced service levels for cleaning transit spaces, contributing to perception of safety and increased ridership. Outcomes from this work are measured as part of the enhanced transit safety plan and include metrics around transit rider satisfaction with safety and overall satisfaction.

Integrated Service Package - Permanent Enhanced Cleaning

Total

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$2,704	-	\$2,704	6.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$2,704	-	\$2,704	6.0

City Operations - Edmonton Transit Service

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$2,704	-	\$2,704	6.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$2,704	-	\$2,704	6.0

City Operations - Fleet and Facility Services

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Integrated Service Package - Improved Accessibility - Active Pathway Snow Removal and Sidewalk Repair

**Lead Branch - Parks and Roads Services
Program - Infrastructure Operations**

**Council Directed
Unfunded
Ongoing
Audit Related: No**

Description

This service package responds to the motion made at the August 11, 2025 Community and Public Services Committee meeting: "That Administration prepare an unfunded service package for consideration during the 2025 Fall Supplemental Operating Budget Adjustment to implement Option 3 - Moderate Changes to Cost and Service Levels as outlined in Attachment 5 of the August 11, 2025, Community Services report CO03079." This service package involves a \$2.11 million one-time capital investment, an annual ongoing operating increase of \$1.60 million to prioritize SNIC efforts in socially vulnerable areas, an annual increase of \$1.64 million to enforcement services, as well as \$4.59 million for proactive Sidewalk Maintenance repairs. Administration is therefore putting forward this service package for Council's consideration during the Fall 2025 SOBA/SCBA. The capital and operating amounts included in this service package have been updated from the amounts included in the council motion on August 11, 2025.

Which Priorities does this Help to Advance?

Edmonton's sidewalks are a critical asset in the City's Mobility Network and are crucial for transportation. The maintenance and operational core services of sidewalks directly impact accessibility, safety and security, community well-being and promote local economic development. The additional funding supports enhanced service levels for sidewalk repair and snow clearing in high-priority areas, benefiting all commuters by facilitating efficient movement, improving air quality, reducing GHG emissions, fostering community connections and increasing urban vibrancy.

What is the Impact?

The increased funding is to ensure high-priority sidewalks are repaired and cleared to optimize accessibility for residents by considering sidewalk maintenance, active pathway snow removal, and bylaw enforcement costs.

What are the Results to be Achieved?

This approach prioritizes sidewalk repairs and snow clearing in areas with high social vulnerability (e.g. School zones, bus stops), addressing historical under-servicing. It aligns with the Safe Mobility Strategy 2021-2025 and Vision Zero to ensure equitable safety for all sidewalk users. It also aims to increase year-round community standards enforcement, including additional dedicated services for snow on sidewalk investigations.

Integrated Service Package - Improved Accessibility - Active Pathway Snow Removal and Sidewalk Repair

Total

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$9,938	-	\$9,938	35.2
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$9,938	-	\$9,938	35.2

Community Services - Community Standards

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$1,640	-	\$1,640	17.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$1,640	-	\$1,640	17.0

City Operations - Fleet and Facility Services

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0

City Operations - Parks and Roads Services

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$8,298	-	\$8,298	17.2
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$8,298	-	\$8,298	17.2

Integrated Service Package - Winter/Summer Temporary Assignment to Permanent Positions - Analysis and Options

**Lead Branch - Parks and Roads Services
Program - Infrastructure Operations**

**Council Directed
Unfunded
Ongoing
Audit Related: No**

Description

This service package responds to the motion made at the August 19, 2025 City Council meeting "That Administration return to Council during the Fall 2025 Supplemental Operating Budget Adjustment with analysis and options, including an unfunded service package, to fund the conversion of winter/summer temporary assignments to permanent positions." It will fund the cost of benefits to convert 264 temporary assignments into permanent positions.

Which Priorities does this Help to Advance?

This package stabilizes the workforce to advance core service delivery in community safety, mobility, infrastructure maintenance, parks, horticulture, snow and ice, zoo and recreation, which supports City growth planning. It also advances financial sustainability: first by reducing recurring administrative costs; and second, by maintaining financial flexibility to adjust future service levels as it converts under 20 per cent of PARS' temp labour pool.

What is the Impact?

By creating permanent, year-round opportunities for employees with health benefits and pensionable service, this package will stabilize the City's workforce. This enhances the employee experience, increases retention, improves equity with GBA+ benefits including more stable employment for diverse seasonal workers. Externally, it builds trust and collaboration with unions and Edmontonians benefit from reliable frontline services.

What are the Results to be Achieved?

This package matches partially funded PARS summer and winter positions to create permanent FTE. Success of this matching will be measured through service delivery effectiveness, efficiency, employee experience, retention and workforce availability. Converting seasonal roles reduces vacancies, recruitment and training time, and supports effective operations in Parks and Roads Services (260 FTE) & Community Recreation and Culture (four FTE).

Integrated Service Package - Winter/Summer Temporary Assignment to Permanent Positions - Analysis and Options

Total

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$1,777	-	\$1,777	19.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$1,777	-	\$1,777	19.0

Community Services - Community Recreation and Culture

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$43	-	\$43	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$43	-	\$43	-

City Operations - Parks and Roads Services

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$1,734	-	\$1,734	19.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$1,734	-	\$1,734	19.0

Integrated Service Package - Community Standards Peace Officers Contingent

**Lead Branch - Community Standards
Program - Enforcement and Program Services**

**Council Directed
Unfunded
Ongoing
Audit Related: No**

Description

This service package, from the September 16, 2025 motion to create a dedicated Traffic Safety Team within Community Standards Branch, adds 31 FTEs (17 in 2026 and 14 in 2027), including 22 frontline officers dedicated to traffic and pedestrian safety and Vision Zero. Ongoing funding increases of 2026-\$5.8 million, 2027-(\$1.5) million, and 2028-\$0.2 million. Additional one-time Capital impacts of 2026-\$2.1 million to be transferred to the Capital budget.

Which Priorities does this Help to Advance?

This initiative supports advancing safety and security, Community Safety and Well-being, and the Connect Edmonton goal of a Healthy City. Work is focused on protecting community standards, protecting road infrastructure, ensuring thriving public spaces and supporting a safer road network for all users.

What is the Impact?

Data-led and hotspot driven proactive enforcement boosts traffic safety and public perception, leading to safer driver conduct and early identification of unsafe drivers and vehicles. It also fosters community involvement and education, allowing for intervention in all vehicle infractions, benefitting users of micro mobility, drivers, commercial transport and pedestrians. Hybrid patrol vehicles contribute to a smaller carbon footprint.

What are the Results to be Achieved?

This initiative enhances traffic safety for all road users by supporting safer road networks. Guided by the Provincial Traffic Safety Plan with EPS as the lead, the team will address unsafe behaviors and locations using data, citizen engagement and partnerships. Performance is measured by voluntary compliance and the rate of proactive and reactive activities.

Integrated Service Package - Community Standards Peace Officers Contingent

Total

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$5,844	-	\$5,844	17.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$5,844	-	\$5,844	17.0

Community Services - Community Standards

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$5,844	-	\$5,844	17.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$5,844	-	\$5,844	17.0

City Operations - Fleet and Facility Services

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Integrated Service Package - Transit Peace Officers Optimal Deployment Plan

**Lead Branch - Community Standards
Program - Transit Peace Officer**

**Council Directed
Unfunded
Ongoing
Audit Related: No**

Description

This service package responds to the motion made at the April 8/9 City Council Meeting: " that Administration bring forward unfunded service packages for consideration in the Fall 2025 Supplemental Operating Budget Adjustment to advance items described in the October 23, 2023, City Operations report CO01974, Opportunities to Enhance Transit Safety and Security - Further Information and Plans, as well as opportunities to achieve optimal deployment of Transit Peace Officers to further enhance transit safety and security."

In response to the April 8/9 motion, this adds 140 FTEs to transit safety, including 97 frontline TPOs to address growth and safety concerns. This will boost proactive presence on trains and buses, reduce incident response times, enhance training, oversight and EPS collaboration. Ongoing funding increases of 2026-\$6.4M, 2027 \$13.0M and 2028 (\$0.5M). One-time Capital impacts of 2026 \$1.0M and 2027 \$1.6M to be transferred to the Capital budget.

Which Priorities does this Help to Advance?

Improving transit safety directly advances key strategic goals by ensuring riders & staff feel safe. This initiative supports the Council priority of Community Safety and Well-being, the Connect Edmonton goal of a Healthy City, and the Public Safety outcome from the Corporate Business Plan. This work supports protecting community standards & ensuring thriving public spaces. A safer transit network impacts the City's environmental goals.

What is the Impact?

More visible presence for riders and increased perceptions of safety. Improved operator safety with increased presence on buses. Reduced response times and increased system-wide coverage 24/7. Enhanced fare enforcement and integration with the EPS. Focus on connecting vulnerable persons to appropriate social supports over enforcement. More opportunity for positive engagement with riders, ETS Operators and marginalized populations.

What are the Results to be Achieved?

This package ensures Edmonton's transit system is safe for all riders and City employees, while connecting vulnerable individuals to community supports. Additional resources will also enhance fare enforcement across the network, which is critical to addressing the fare revenue shortfall experienced in 2023/2024.

Integrated Service Package - Transit Peace Officers Optimal Deployment Plan

Total

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$6,363	-	\$6,363	45.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$6,363	-	\$6,363	45.0

Community Services - Community Standards

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$6,327	-	\$6,327	45.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$6,327	-	\$6,327	45.0

City Operations - Fleet and Facility Services

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Financial and Corporate Services - Open City and Technology

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$37	-	\$37	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$37	-	\$37	-

Integrated Service Package - Infill Liaison Team

**Lead Branch - Development Services
Program - Safety Codes, Permits and Inspections**

**Council Directed
Unfunded
Ongoing
Audit Related: No**

Description

This service package responds to the motion made at the June 30, 2025 Public Hearing: "That Administration prepare an unfunded service package to reinstate the Infill Liaison team for consideration during the Fall 2025 SOBA".

This service package is requesting ongoing funding for resources to develop an Infill Liaison Team which will support and provide clarity on the City's infill goals, policy and process.

Which Priorities does this Help to Advance?

- This service package supports growth planning by:
- Advancing the City's infill conversations through outreach and education
 - Coordinating internal infill work
 - Analyzing infill issues and complaints
 - Developing a point of contact for Edmontonians
 - Supporting ongoing policy development

What is the Impact?

This service package will help improve Edmontonians understanding and experience with infill by enhancing information access, expediting complaint responses, providing an avenue for Edmontonians to have their concerns heard, and minimizing construction impacts. The team will proactively communicate why infill is a priority for the City, outline the benefits of infill with Edmontonians, and work with builders to reinforce best practices.

What are the Results to be Achieved?

- Success measured by:
- Website traffic/feedback
 - Reduced complaint resolution time/escalations
 - Improved responsiveness/satisfaction
 - Fewer construction complaints
 - Centralized complaint process
 - Data-driven insights
 - Improved internal communication/coordination
 - Integrated infill insights
 - Decreased processing time/improved consistency
 - Public education reach/engagement
 - Monitored safety complaints/perceptions
 - Reach of paid advertising/outreach

Integrated Service Package - Infill Liaison Team

Total

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$555	-	\$555	4.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$555	-	\$555	4.0

Urban Planning and Economy - Development Services

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$387	-	\$387	3.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$387	-	\$387	3.0

Urban Planning and Economy - Planning and Environment Services

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$169	-	\$169	1.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$169	-	\$169	1.0

Integrated Service Package - River Valley Trail Strategy

**Lead Branch - Planning and Environment Services
Program - Urban Growth and Open Space**

**Council Directed
Unfunded
Ongoing
Audit Related: No**

Description

This service package responds to the motion made at the Aug. 18, 2025 City Council Public Hearing: "That Administration prepare an unfunded service package for consideration at the Fall 2025 Supplemental Operating Budget Adjustment to develop the Trail Strategy." The River Valley Trail Strategy will identify an approved trail network and trail management recommendations for the River Valley and Ravine System.

Which Priorities does this Help to Advance?

This Service Package will advance the priorities of Social Well-being & Community Safety, Climate Action & Protection, and Safe & Reliable Infrastructure by developing a strategy that establishes a trail network that supports high-quality trail experiences for diverse users year-round while protecting the ecological health of the river valley. Development of the trail strategy will include engagement with Indigenous Nations and communities, interested parties, and the general public, supporting the City's commitments set out in the Indigenous Framework and Public Engagement Policy.

What is the Impact?

The River Valley and Ravine System in Edmonton hosts over 180 km of formal, City-maintained trails (gravel and paved pathways), and hundreds of kilometres of informal natural surface trails. In the last several decades, many forms of trail-based recreation have become increasingly popular in Edmonton. These activities have immense benefits to both physical health and mental well-being and draw visitors to the city and region. However, they are also placing increasing demands on the River Valley trail system and surrounding natural areas, raising concerns about the long-term environmental and ecological sustainability of the River Valley and Ravine System, growing trail user conflict, diminished user experience, and public safety. These concerns have led to calls for a detailed River Valley Trail Strategy to establish a comprehensive trail network, address management issues, support collaborative planning and environmental evaluation, and promote trail user education. A trail strategy will allow for site-specific assessment and review of existing trails so that we can move towards a trail system that improves recreation and enjoyment for diverse user groups in the River Valley and Ravine System, while ensuring that environmental impacts are minimized, that user conflicts are managed, and that trails are well-maintained and safe. Completion of the Trail Strategy will involve multiple business areas; in addition to dedicated resources for Planning and Environment Services (UPE) and Community Recreation and Culture (Community Services), the service package includes one FTE for the Indigenous Relations Office within Social Development (Community Services), to support engagement and relationship-building with Indigenous Nations and Communities throughout the project, and ongoing Indigenous engagement support for river valley planning initiatives upon project completion. This is in recognition that Indigenous people have historic and ongoing relationship to trails within the river valley.

What are the Results to be Achieved?

The work will result in the creation of a river valley trail inventory and maps; evaluation of the environmental impacts of different trail types and uses; site-specific assessment and review of existing trails; and the creation of trail planning, management and use guidelines for City business areas and community partners. It will help address existing planning and management issues related to River Valley trails, and will support the City in ensuring that the environmental impacts of trails are understood and managed appropriately. The work will implement a number of City-building outcomes identified in the City Plan, including those related to ecological protection and stewardship of the river valley, Indigenous reconciliation, river valley access and enjoyment, and community health and wellbeing.

Integrated Service Package - River Valley Trail Strategy

Total

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$483	-	\$483	1.0
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$483	-	\$483	1.0

Community Services - Community Recreation and Culture

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Urban Planning and Economy - Planning and Environment Services

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$423	-	\$423	0.5
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$423	-	\$423	0.5

Community Services - Social Development

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$60	-	\$60	0.5
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$60	-	\$60	0.5

Standalone Service Package - Explore Edmonton - Operational Support

Branch - Explore Edmonton

**Growth on Existing Services
Unfunded
Ongoing
Audit Related: No**

Description

Explore Edmonton is focused on building prosperity through our visitor economy by creating, hosting, and showcasing Edmonton’s stories, experiences and culture. Through attracting and welcoming more than 2.3 million visitors annually, Explore endeavors to grow and build the visitor economy that contributes \$2.3 billion in GDP. Support from Council and partners plays a significant role in this work and if it is to continue, requires the ongoing investment.

Which Priorities does this Help to Advance?

This funding will advance and directly aligns with ELT's focus on Economic Development and Council's priority of Economic Growth in line with ConnectEdmonton and The City Plan. Tourism plays a critical role in Edmonton's economy, supporting diversification and reconciliation. Continued support at levels like prior years will allow for attraction of major events like the Canadian Final Rodeo and PWHL Takeover Tour that generate millions in economic impact for the city. The overall Economic Impact generated by Explore for the city will be reported on.

What is the Impact?

This service package will continue the work and impact tourism has on Edmonton and its citizens. This funding ensures Explore continues to have maximum impact in attracting visitors that supports job creation and community growth, while keeping dollars circulating within the local economy. Of the \$11.0 million required, \$6.0 million will close an ongoing funding deficit that has been topped up in one-off decisions for the past three years. An additional \$1.2 million is required to fund additional inflationary impacts from utilities, rent and cost of food. A further \$3.8 million is required to fund ongoing operational expenditures that were previously funded by one-time revenue from events and grants.

What are the Results to be Achieved?

Explore will continue to demonstrate success through the Economic Impact measure that has been in place for several years (2024=\$444 million). This can be supported through indicators of total visitor spend in the Edmonton region (2024=\$2.5 billion) and the number of visitors to Edmonton (2024= 2.3 million).

Incremental (\$000)	2023				2024				2025				2026			
	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	-\$11,000	-	-\$11,000	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-\$11,000	-	-\$11,000	-

Standalone Service Package - 2026 Funding Increase for GEF Seniors Housing Capital Expenses

Branch - GEF Seniors Housing

Growth on Existing Services
 Unfunded
 One Time
 Audit Related: No

Description

With an aging infrastructure—average age of 40 years for the lodges—and the requirement to maintain the buildings in good repair to ensure access, safety and continuity of housing for seniors, GEF Seniors Housing has a robust Capital Plan to identify, prioritize, and plan for the capital investment requirements for the buildings. The 2026 capital budget is reflective of the aging lodge infrastructure, known and/or emerging infrastructure issues—many identified in the previously completed Building Condition Assessment and Life Cycle Repair & Replacement Analysis Reports—and the requirements to maintain the infrastructure to meet the Accommodation Standards – Supportive Living Accommodations. Further, the 2026 capital projects have been prioritized based on seriousness of the impact of the system(s) failure to residents. GEF has available funding to address Priority 1 ranked projects totalling \$2.1 million, but requires additional funding of \$4.7 million to complete the remaining 2026 capital projects.

Which Priorities does this Help to Advance?

This funding request assists GEF Seniors Housing in helping the City advance its priorities related to Social Well-being and Community Safety, and Climate Action and Protection. By making available and properly maintaining the 990 Lodge units, seniors on limited incomes who require or benefit from additional non-care supports can remain independent and engaged members of the community in which they live for longer periods of time before transitioning to a higher level of care and support. GEF's commitment in managing the Lodge units is to identify and implement strategies that positively contribute to the City's Climate Action and Protection priority, and more specifically, its Energy Transition Strategy for the 13 buildings that are impacted by this funding.

What is the Impact?

Provision of affordable housing for seniors, particularly those who live on a limited fixed income, helps to address the housing vulnerability that they are likely to face, exacerbated as inflationary pressures continue to increase. Many of the building systems in the older buildings are at or nearing the end of their anticipated life cycles and GEF needs to ensure there is capital funding to keep these buildings functional to continue to support the housing needs of lower income seniors.

What are the Results to be Achieved?

Through this funding, GEF will be able to continue to support approximately 900+ seniors daily, ensuring they have access to appropriate affordable housing. A key performance measure/outcome is the annual occupancy rate, with a projected 2025 year-end occupancy rate of above 95 per cent.

Incremental	2023				2024				2025				2026			
	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$4,726	-	\$4,726	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$4,726	-	\$4,726	-

Standalone Service Package - DATS Service Level

**Branch - Edmonton Transit Service
Program - DATS**

**Maintain Existing Services
Unfunded
Ongoing
Audit Related: No**

Description

Demand for DATS service has exceeded pre-pandemic trip volumes in 2025. Additional DATS service trips are required to be funded, in order to maintain Council directed service standards. If this pressure is not addressed, projections indicate that in 2026 the accommodation will fall below the standard of 98 per cent, to 89 per cent, and approximately 120,000 trips per year for DATS riders will be denied. The accommodation rate is the percentage of trips that are confirmed.

Which Priorities does this Help to Advance?

The service package will maintain affordable transportation for Edmontonians with disabilities. This will ensure those relying on DATS service have access to medical appointments, recreational programs, education, employment and social opportunities. This aligns with the City of Edmonton’s Accessibility Policy by ensuring equitable access and opportunity to participate to the fullest extent in the city.

What is the Impact?

DATS is the only public transit option for thousands of Edmontonians who have a variety of disabilities and cannot use conventional transit service. The majority of these riders are seniors and many rely on DATS to access life sustaining medical services such as dialysis. Without growing the service, DATS riders would be denied service. Increasing DATS service will reduce barriers by increasing service availability to those who depend on this specialized service.

What are the Results to be Achieved?

This budget adjustment will ensure DATS meets Council directed service targets of 98 per cent trip accommodation and 90 per cent on-time performance. 2025 DATS trip volume has exceeded pre-COVID levels, with additional growth projected for 2026. These service standards align with industry best practice and comparable accessibility legislation in other jurisdictions.

incremental (\$000)	2023				2024				2025				2026			
	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$2,995	-	\$2,995	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$2,995	-	\$2,995	-

Integrated Service Package - Bus Cleaning Service Delivery Model

**Lead Branch - Fleet and Facility Services
Program - Transit Maintenance**

**Maintain Existing Services
Unfunded
Ongoing
Audit Related: No**

Description

In the Fall 2020 SOBA, Council approved a plan to outsource bus cleaning resulting in savings of \$1.2 million. In the Fall 2021 SOBA, Council reversed this decision due to workforce impacts, however, the budget of \$1.2 million was not reinstated. The \$1.2 million unfunded expenditures were allocated internally between Fleet & Facility Services and Edmonton Transit Service at \$500,000 and \$723,000, respectively. This service package would reinstate the \$1.2 million budget that was previously reduced to avoid negative impacts to service levels described below.

Which Priorities does this Help to Advance?

The cleanliness of the transit environment is a primary determinant of the rider experience. It directly impacts rider satisfaction and the perception of safety among both current and potential riders. Positive public perception of transit is fundamental to growing ridership and is essential for achieving the mode shift targets outlined in the City Plan.

What is the Impact?

Not funding this service package would result in a permanent reduction to the base budget for cleaning transit buses, and would result in a workforce reduction of 20 FTE. Buses are currently cleaned daily; are spot cleaned reactively due to incidents, spills, substance exposures and vandalism; and receive deep cleaning on a planned maintenance schedule. Reducing the base cleaning budget would significantly impact the services provided, buses could be put into service in an unsanitary and potentially unsafe condition posing legal and OH&S-related risks. Transit riders often cite cleanliness as an important driver of satisfaction; reducing cleaning would have a negative impact on transit rider experience, may result in reduced ridership and fare revenue, and could also have a negative impact on staff working in transit garages. Other considerations include an increase in rider, graffiti, and operator complaints and negative public relations.

What are the Results to be Achieved?

Providing funding for this request will help ensure that bus cleaning services remain at current levels, contributing to perception of safety and increased ridership. Outcomes from this work are measured as part of the enhanced transit safety plan and include metrics around transit rider satisfaction with safety and overall satisfaction

Integrated Service Package - Bus Cleaning Service Delivery Model

Total

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$1,224	-	\$1,224	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$1,224	-	\$1,224	-

City Operations - Edmonton Transit Service

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$724	-	\$724	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$724	-	\$724	-

City Operations - Fleet and Facility Services

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$500	-	\$500	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$500	-	\$500	-

Integrated Service Package - Custodial Living Wage Impacts

**Lead Branch - Fleet and Facility Services
Program - Facility Maintenance Services**

**Maintain Existing Services
Unfunded
Ongoing
Audit Related: No**

Description

On July 5, 2024, Council approved a revised Policy C556C which requires all City contracts to pay a living wage as defined within City Policy C612B. The LRT custodial contract received approximately a 10 per cent living wage increase, resulting in an unbudgeted increase for LRT custodial costs of \$0.6 million.

This request is to fund the \$0.6 million impact of the LRT contract living wage increase to avoid reductions to various custodial services below.

Which Priorities does this Help to Advance?

Facility Maintenance Services, Custodial Services is responsible for providing a clean, healthy and safe environment for both City employees and the general public.

Regular custodial services at City facilities, such as floor washing, cleaning, dusting and vacuuming, can help avoid premature wear and ultimately extend the life of our assets.

What is the Impact?

Reducing our spending by \$0.6 million would impact existing custodial contracts and would reduce service levels provided to public facilities (LRT Stations and Transit Centres) or non public facilities (Transit Garages).

For public facing facilities, this would impact roaming custodial staff for after hour service at LRT and Transit locations. Responding to call-outs to for incidents such as biohazard cleanups, standing water and overflowing waste bins. Reducing service will impact the ability to respond, potentially impacting public safety and cleanliness standards. This could result in these spaces feeling unsafe or unclean, especially during the evening/night shifts, and lead to a negative public perception, impacts to reputation and reduced ridership.

Non public facilities would see reduced vacuuming, garbage removal, dusting, kitchen, bathroom and floor cleaning. Reductions to service levels may impact asset lifecycle due to premature wear and may result in health concerns from staff, impacting engagement and morale. This could result in higher turnover, sick time, overtime costs, missed bookouts, and missed transit rider trips.

What are the Results to be Achieved?

Providing funding for this request will help ensure that custodial services remain at current levels.

Integrated Service Package - Custodial Living Wage Impacts

Total

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$555	-	\$555	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$555	-	\$555	-

City Operations - Edmonton Transit Service

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$465	-	\$465	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$465	-	\$465	-

City Operations - Fleet and Facility Services

incremental	2023				2024				2025				2026			
(\$000)	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs	Exp	Rev	Net	FTEs
Annualization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Budget	-	-	-	-	-	-	-	-	-	-	-	-	\$90	-	\$90	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	\$90	-	\$90	-

SUPPLEMENTARY SCHEDULES

Previously Approved User Fees, Permits and Licensing Fee Schedules

Updates to User Fees, Permits and Licensing Fee Schedules

Reserves Schedule

Debt Schedule

Amortization Schedule

**PREVIOUSLY
APPROVED
USER FEES, PERMITS
AND LICENSING FEE
SCHEDULES**



2025-2026 USER FEES, PERMITS AND LICENSING FEE SCHEDULES (APPROVED DECEMBER 2024)

This section outlines approved User Fees, Permits and Licensing Fee Schedules as part of the 2025-2026 Operating Budget. Those that require bylaw changes have been identified.

Recreation and Culture

Value Tier (Formerly 'Facility')	John Janzen Nature Centre	Rundle Park Golf Course
Benefit Plus (Formerly 'Facility Plus' and 'All Facility')	Edmonton Valley Zoo	Sports Fields and Artificial Turf
	Arenas (per hour)	Tennis Courts
Muttart Conservatory	Athletic Fields (per hour)	Picnic Sites
	Riverside and Victoria Golf Course	Fort Edmonton Park

Public Safety

Fire Inspection Fees	Fire Rescue Fees	Other Pet Fees
Fire Permits	Pet Licence Fees	

Financial Stewardship

Assessment and Tax Service Fees

Land Development

Administrative Fees	Safety Codes and Building Permits	Land Development Applications
Development Permits	Additional Land Development Fees	
Other Development Permits & Supporting Services	Sanitary Servicing Strategy Fund (SSSF) Rates	

Economic Development

Business Licences	Other Fees	Vehicle for Hire
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Movement of People and Goods

ETS Fares and Passes

Recreation and Culture

Community Services Department, Community, Recreation and Culture		
Value (Former 'Facility' Tier)	2025 Fee (Approved)	2026 Fee (Approved)
Value Pass - Single Admission		
Child	\$6.25	\$6.50
Youth/Senior	\$7.75	\$8.25
Adult	\$9.25	\$9.75
Family	\$25.25	\$26.50
Value Pass - Multi Per Visit		
Child	\$5.65	\$5.85
Youth/Senior	\$7.00	\$7.40
Adult	\$8.30	\$8.80
Family	\$22.70	\$23.85
Value Membership - Regular 1 Month Pass		
Child	\$39.00	\$40.00
Youth/Senior	\$49.00	\$50.00
Adult	\$58.00	\$60.00
Family	\$160.00	\$165.00
Value Membership - Continuous Monthly		
Child	\$33.00	\$34.00
Youth/Senior	\$42.00	\$43.00
Adult	\$47.00	\$48.00
Family	\$132.00	\$136.00
Value Membership - Annual		
Child	\$348.00	\$358.00
Youth/Senior	\$442.00	\$455.00
Adult	\$515.00	\$530.00
Family	\$1,390.00	\$1,432.00

Benefits Plus (Former 'Facility Plus' Tier)	2025 Fee (Approved)	2026 Fee (Approved)
Benefits Plus - Single Admission		
Child	\$8.25	\$8.50
Youth/Senior	\$10.25	\$10.50
Adult	\$12.75	\$13.25
Family	\$35.25	\$36.50
Benefits Plus - Multi Per Visit		
Child	\$7.40	\$7.65
Youth/Senior	\$9.20	\$9.45
Adult	\$11.50	\$11.90
Family	\$31.70	\$32.85
Benefits Plus Membership - Regular 1 Month Pass		
Child	\$54.00	\$55.00
Youth/Senior	\$68.00	\$69.00
Adult	\$82.00	\$85.00
Family	\$236.00	\$243.00
Benefits Plus Membership - Continuous Monthly		
Child	\$48.00	\$49.00
Youth/Senior	\$59.00	\$60.00
Adult	\$72.00	\$74.00
Family	\$201.00	\$206.00
Benefits Plus Membership - Annual		
Child	\$486.00	\$498.00
Youth/Senior	\$605.00	\$625.00
Adult	\$773.00	\$793.00
Family	\$2,078.00	\$2,134.00

Benefits Plus (Former 'All Facility' Membership)	2025 Fee (Approved)	2026 Fee (Approved)
Benefits Plus - Single Admission		
Child	\$8.25	\$8.50
Youth/Senior	\$10.25	\$10.50
Adult	\$12.75	\$13.25
Family	\$35.25	\$36.50
Benefits Plus - Multi Per Visit		
Child	\$7.40	\$7.65
Youth/Senior	\$9.20	\$9.45
Adult	\$11.50	\$11.90
Family	\$31.70	\$32.85
Benefits Plus Membership - Regular 1 Month Pass		
Child	\$54.00	\$55.00
Youth/Senior	\$68.00	\$69.00
Adult	\$82.00	\$85.00
Family	\$236.00	\$243.00
Benefits Plus Membership - Continuous Monthly		
Child	\$48.00	\$49.00
Youth/Senior	\$59.00	\$60.00
Adult	\$72.00	\$74.00
Family	\$201.00	\$206.00
Benefits Plus Membership - Annual		
Child	\$486.00	\$498.00
Youth/Senior	\$605.00	\$625.00
Adult	\$773.00	\$793.00
Family	\$2,078.00	\$2,134.00

Muttart Conservatory	2025 Fee (Approved)	2026 Fee (Approved)
Single Admission		
Child	\$7.75	\$7.75
Youth/Senior	\$12.95	\$12.95
Adult	\$14.95	\$14.95
Family*	N/A	N/A
Annual Pass		
Child	\$29.95	\$29.95
Youth/Senior	\$44.95	\$44.95
Adult	\$54.95	\$54.95
Family	\$149.95	\$149.95

***Single Admission Family Passes were discontinued starting in 2023**

John Janzen Nature Centre	2025 Fee (Approved)	2026 Fee (Approved)
Single Admission		
Child	\$8.00	\$8.00
Youth/Senior	\$8.00	\$8.00
Adult	\$8.00	\$8.00
Family	\$17.00	\$17.00
Annual Pass		
Child	\$30.00	\$30.00
Youth/Senior	\$30.00	\$30.00
Adult	\$30.00	\$30.00
Family	\$59.00	\$59.00

Edmonton Valley Zoo	2025 Fee (Approved)	2026 Fee (Approved)
Single Admission - High Season		
Child	\$9.95	\$9.95
Youth/Senior	\$12.95	\$12.95
Adult	\$15.95	\$15.95
Family*	N/A	N/A
Single Admission - Low Season		
Child	\$7.75	\$7.75
Youth/Senior	\$9.95	\$9.95
Adult	\$10.95	\$10.95
Family*	N/A	N/A
Annual Pass		
Child	\$29.00	\$29.00
Youth/Senior	\$30.00	\$30.00
Adult	\$46.00	\$46.00
Family	\$129.00	\$129.00

***Single Admission Family Passes were discontinued starting in 2023**

Arenas (per hour)	2025 Fee (Approved)	2026 Fee (Approved)
Winter Ice Rental		
Prime Time (Good Time)	\$335.00	\$342.00
Prime Time (Fair Time)	\$335.00	\$342.00
Non-Prime Time (Marginal Time)	\$200.00	\$203.00
Minor Rates		
Prime Time (Good Time)	\$169.00	\$172.00
Prime Time (Fair Time)	\$169.00	\$172.00
Non-Prime Time (Marginal Time)	\$100.00	\$102.00

Summer Ice Rental - Ice Off Season		
High Priority	\$260.00	\$265.00
Low Priority	\$197.00	\$201.00
Summer Ice Rental - Concrete		
Adult	\$162.00	\$166.00
Minor	\$82.00	\$83.00

Athletic Fields (per hour)	2025 Fee (Approved)	2026 Fee (Approved)
Premier Artificial Turf (Clarke)		
Field - Adult	\$156.00	\$159.00
Field - Minor	\$84.00	\$86.00
Standard Artificial Turf (Clareview, Jasper Place Bowl, Millwoods)		
Field - Adult	\$111.00	\$114.00
Field - Minor	\$84.00	\$86.00

Riverside and Victoria Golf Course	2025 Fee (Approved)	2026 Fee (Approved)
Monday to Thursday		
9 Holes	\$37.00	\$38.00
18 Holes	\$53.00	\$54.00
Friday, Saturday, Sunday and Holidays		
9 Holes	\$41.00	\$42.00
18 Holes	\$64.00	\$65.00

Rundle Park Golf Course	2025 Fee (Approved)	2026 Fee (Approved)
Monday to Thursday		
9 Holes	\$20.00	\$20.00
18 Holes	\$28.00	\$28.00

Friday, Saturday, Sunday and Holidays		
9 Holes	\$24.00	\$24.00
18 Holes	\$34.00	\$34.00

Community Services Department / City Operations Department, Community, Recreation and Culture / Parks and Roads Services (Sports Fields, Picnics)		
Sports Fields and Artificial Turf	2025 Fee (Approved)	2026 Fee (Approved)
"Staffed" Diamonds/Rectangular Fields/Art.Tracks		
Adult	\$51.00	\$52.00
Minor	\$25.50	\$26.00
Diamonds/Rectangular Fields/Art.Tracks (Premier Fields)		
Adult	\$12.15	\$12.40
Minor	\$6.30	\$6.45
"Standard" Diamonds/Rectangular Fields (Standard fields)		
Adult	\$6.30	\$6.45
Minor	\$0.00	\$0.00
Jasper Place Bowl - Artificial Turf		
Field - Adult	\$111.00	\$114.00
Field - Minor	\$84.00	\$86.00
Millwoods - Artificial Turf		
Field - Adult	\$111.00	\$114.00
Field - Minor	\$84.00	\$86.00

Picnic Sites	2025 Fee (Approved)	2026 Fee (Approved)
Canopied Sites (per hour)	\$41.50	\$42.25
Non - Canopied Sites (per hour)	\$31.75	\$32.50

Sites with Ball Diamonds (per hour)	\$41.50	\$42.25
Borden Park Pavilion (per hour)	\$52.25	\$53.50
Borden Park Pavilion (full day)	\$433.75	\$442.25
Jackie Parker Pavilion (per hour)	\$52.25	\$53.50
Jackie Parker Pavilion (full day)	\$433.75	\$442.25
Goldstick Park Meeting Room (per hour)	\$52.25	\$53.50
Goldstick Park Meeting Room (full day)	\$433.75	\$442.25
Goldstick Park Meeting Room (event)	\$422.00	\$431.00
John Fry Park - Canopy Site	\$54.75	\$55.75
Picnic Extra Service Fees		
Power Access at selected sites	\$46.80	\$46.80
Vehicle Access at selected sites	\$46.80	\$46.80
Extra Picnic Tables	\$28.40	\$28.40
Gazebo Bookings (per hour)	\$41.25	\$42.00

Tennis Courts	2025 Fee (Approved)	2026 Fee (Approved)
Outdoor Tennis Courts - Adult (per hour)	\$10.20	\$10.40
Outdoor Tennis Courts - Yth/Senior (per hour)	\$7.60	\$7.75
Outdoor Tennis Courts - Child (per hour)	\$5.20	\$5.30

Fort Edmonton Management Company, Fort Edmonton Park	2025 Fee (Approved)	2026 Fee (Approved)
Daily Admissions		
Adults (18-64)	\$26.20	\$26.20
Child/Youth (3-17)	\$20.90	\$20.90
Seniors (65+)	\$20.90	\$20.90
Family (includes 2 adults and up to 4 Children/Youth)	\$95.00	\$95.00
Annual Passes		
Adults (18-64)	\$52.75	\$52.75

Child/Youth (3-17)	\$40.60	\$40.60
Seniors (65+)	\$40.60	\$40.60
Family (includes 2 adults and up to 4 Children/Youth)	\$175.00	\$175.00

Public Safety

Office of the City Manager - Fire Rescue Services

Fire Rescue Services Branch moved to Community Services Department effective January 1, 2025

	2025 Fee	2026 Fee
Fire Inspection Fees	(Approved)	(Approved)
Inspection of Flammable/Combustible Fuel Tanks each hour	\$118.53	\$121.38
Plan Examination and Letter of Compliance	\$268.19	\$274.63
Occupancy Load Approval	\$164.03	\$167.97
Occupancy Load Certificate Replacement	\$85.01	\$87.05
Occupant Load Calculation	\$164.03	\$167.97
New Business License Approval - Low and Moderate Risk	\$85.01	\$87.05
New Business License Approval - High and Maximum Risk	\$255.02	\$261.14
Second Re-Inspection of Quality Management Plan occupancy or building	\$161.63	\$165.51
Requested Inspection	\$161.63	\$165.51
Special Event Floor Plan Review and Inspection (during the hours of 08:00-17:20, Monday to Friday)	\$161.63	\$165.51
Major Development/Construction Site Plan Review	\$161.63	\$165.51
Construction Site Fire Safety Plan Review	\$469.34	\$480.60
File Search/Summary Report of Fire Inspection History	\$162.83	\$166.74

	2025 Fee	2026 Fee
Fire Permits	(Approved)	(Approved)
Storage Tank Registration Permit	\$89.80	\$91.95
Hazardous Material Permit	\$102.97	\$105.44

Permit for the sale of fireworks and pyrotechnic devices	\$118.53	\$121.38
Permit for Professional display for Family/Consumer fireworks 7.2/1.4G	\$100.00	\$100.00
Permit for the Display fireworks 7.1/1.3G 9 (on-site Fire Inspection Required)	\$216.71	\$221.91
Permit for the use of pyrotechnic devices	\$118.53	\$121.38
Permit for indoor venues for fire performers up to one year	\$161.63	\$165.51
Permit for outdoor venues for fire performers per event	\$161.63	\$165.51
Permit for Special Event fire pits per event	\$161.63	\$165.51
Permit for open burning per municipal address up to one year	\$161.63	\$165.51

Fire Rescue Fees	2025 Fee (Approved)	2026 Fee (Approved)
Hazardous Material Incident - One Single Pumper Apparatus	\$334.04	\$342.06
Fire Rescue Response to Residential False Alarm 2nd Response	\$102.97	\$105.44
Fire Rescue Response to Residential False Alarm 3rd Response	\$506.45	\$518.61
Fire Rescue Response to Residential False Alarm 4th Response or more	\$1,008.12	\$1,032.31
Fire Rescue Response to Commercial False Alarm 2nd Response	\$396.30	\$405.81
Fire Rescue Response to Commercial False Alarm 3rd Response	\$789.01	\$807.95
Fire Rescue Response to Commercial False Alarm 4th Response or more	\$1,575.63	\$1,613.45
Residential Security Alarms routed to Fire Rescue Services	\$1,008.12	\$1,032.31
Commercial Security Alarms routed to Fire Rescue Services	\$1,575.63	\$1,613.45
Pumpers, Pump tankers, rescue trucks, aerial trucks, jet boat, ambulance bus, air monitoring truck: per Apparatus, per half hour or portion thereof	\$505.26	\$517.38
Chiefs' vans/cars, salvage truck, hose tender, fan truck, water cannon, mobile command, bus, medical support units, Metzler boat, Zodiac, 4 x 4 mobile pumps, and any other unspecified Apparatus	\$253.83	\$259.92
Hazardous Material Apparatus for first 30 minutes	\$755.49	\$773.62

Hazardous Material Apparatus for subsequent 30 minutes or portion thereof	\$505.26	\$517.38
Costs related to overtime per Member, per half hour or portion thereof	\$80.22	\$82.14
Costs related to dispatch, monitoring and response management per Member, per half hour or portion thereof	\$80.22	\$82.14
Costs related to Fire Inspection, per half hour or portion thereof	\$80.22	\$82.14
Costs related to Fire Investigation per Member, per half hour or portion thereof	\$80.22	\$82.14
Costs related to K-9 search per team (includes a handler and a canine)	\$105.36	\$107.89

Community Services Department, Community Standards and Neighbourhoods

(Note: In order to generate the revenues in the approved 2025-2026 Budget, City Council must approve the Bylaw Amendments and fee changes. However, there are no changes in the approved 2025-2026 fees, compared to the approved 2023 fees in the following bylaw: Bylaw #13145 – Animal Licensing and Control Bylaw)

Pet Licence Fees (per year)	2025 Fee (Approved)	2026 Fee (Approved)
Dog Licence	\$77.00	\$77.00
Dog Licence (spayed or neutered)	\$37.00	\$37.00
Nuisance Dog Licence	\$100.00	\$100.00
Restricted Dog Licence	\$250.00	\$250.00
Cat Licence	\$77.00	\$77.00
Cat Licence (spayed or neutered)	\$22.00	\$22.00
Pigeon Licence	\$15.00	\$15.00

Other Pet Fees	2025 Fee (Approved)	2026 Fee (Approved)
Shelter and Care:		
(i) for first day or part of a day	\$25.00	\$25.00
(ii) for each additional day or part of a day	\$15.00	\$15.00
(iii) Animal Protection Act, each day	\$30.00	\$30.00
Second Replacement Tag, Annual	\$15.00	\$15.00

Financial Stewardship

Corporate Revenues and Expenditures, Corporate Revenues		
(Note: In order to generate the revenues in the approved 2025-2026 Budget, City Council approved the Bylaw Amendments and fee changes contained in the following bylaw: Bylaw #20894 -To Fix the Fees for Assessment and Tax Services of the City of Edmonton - Amendment #9 to Bylaw 17693)		
Assessment and Tax Service Fees	2025 Fee (Approved)	2026 Fee (Approved)
Property Tax Certificate (staff-assisted)	\$47.75	\$47.75
Property Tax Certificate (online)	\$36.00	\$36.00
Property Tax Search (staff-assisted)	\$23.50	\$23.50
Property Tax Search (online)	\$19.50	\$19.50
New Property Tax Certificate	\$47.75	\$47.75
Exempt Property Tax Certificate	\$47.75	\$47.75
Property Tax Search - Information for Condominium Plan	\$19.50	\$19.50
Property Tax Search - Associated Parking/Accessory Unit (staff-assisted)	\$23.50	\$23.50
Property Tax Search - Associated Parking/Accessory Unit (online)	\$19.50	\$19.50
Payment Acknowledgement	\$19.50	\$19.50
Property Tax Account Transaction History	\$39.00	\$39.00
Local Improvement Search	\$31.50	\$31.50
Clean Energy Improvement Program (CEIP) Search	\$31.50	\$31.50

Reprint of Property Tax Notice	\$19.50	\$19.50
Lending Institution Services	\$26.25	\$26.25
Electronic Funds Transfer (EFT) Fee	\$52.50	\$52.50
Property Assessment Detail Report	\$31.50	\$31.50
Property Assessment Information provided under S.299 of the MGA	\$97.50	\$97.50
Property Assessment Information provided under S.300 of the MGA	\$65.00	\$65.00
Reprint of Assessment Notice	\$19.50	\$19.50
Tax Recovery Notification Filing Fee (Caveat Charge)	\$100.00	\$100.00
Collection Costs	pro-rata	pro-rata
Dishonoured Payment Fee (Single)	\$39.00	\$39.00
Dishonoured Payment Fee (Multi-per account)	\$19.50	\$19.50
Customized Reports/Maps	\$100.00	\$100.00
Other Property Assessment/Tax Information	\$19.50	\$19.50

Land Development

Urban Planning and Economy Department, Development Services		
	2025 Fee	2026 Fee
Administrative Fees	(Approved)	(Approved)
Non-refundable Administrative Fee (or 20%, whichever is greater), for permit work not yet started	\$120.00	\$120.00
Recirculation Fee (Calculated as a % of the original fee)	50% of original fee	
Re-inspection Fee	\$280.00	\$285.00
Re-examination of Plans Fee	\$280.00	\$285.00
Search of Records/Outstanding Orders Search (per titled lot)	\$120.00	\$120.00
Reproduction Fee: 8" x 11" document over 20 pages (per page)	\$0.25	\$0.25
Reproduction Fee: for larger documents (fee charged per sq ft by vendor)	\$1.00	\$1.00

Development Permits	2025 Fee	2026 Fee
	(Approved)	(Approved)
Residential Applications		
<u>Home Improvement Permits</u>		
Solar panels or renewable energy	\$100.00	\$105.00
Accessory building	\$145.00	\$145.00
Hot tub, swimming pool, ponds	\$145.00	\$145.00
Uncovered deck	\$145.00	\$145.00
Driveway	\$190.00	\$195.00
Exterior alterations with NO increase in floor area or height (single detached, duplex, or semi-detached housing); Site alterations	\$190.00	\$195.00
Fireplace	\$190.00	\$195.00
Home addition to mobile homes; Home addition with NO increase in floor area or height (single detached, duplex, or semi-detached housing);	\$190.00	\$195.00
Overheight fence	\$190.00	\$195.00
Conversion of accessory building to backyard housing; Exterior alterations to existing multi-unit housing or row housing (up to 4 units), including vehicle access; Home addition to single detached, duplex, or semi-detached housing with increase in floor area or height; Secondary suites.	\$410.00	\$415.00
<u>New Residential Dwellings</u>		
Single detached house, semi-detached house, duplex, residential sales centres, and backyard housing ^{1' 6}	\$615.00	\$625.00
Multi-unit housing building, up to 4 units (eg: apartment, row housing, cluster, lodging housing, supportive housing, backyard housing, etc) ^{1' 6}	\$1,020.00	\$1,040.00
Each additional dwelling above 4 for Row Housing, Multi-unit Housing and Backyard Housing	\$83.00	\$85.00

<u>Residential Related and Move On Applications</u>		
Residential demolition	\$100.00	\$105.00
Residential move on, recreational vehicle parking	\$190.00	\$195.00
Home based business / permitted development / minor home occupancy	\$145.00	\$145.00
Home based business - discretionary	\$410.00	\$415.00
Supportive housing - (dwelling conversions)	\$410.00	\$415.00

Commercial, Industrial, Institutional, Mixed Use Applications		
<u>New or Additions to Existing Buildings (including mixed use)</u>		
Non-residential Gross Floor Area (GFA) up to 500 m ² (5,381.95 sq. ft.) and up to 4 units in residential portion per building.	\$1,195.00	\$1,220.00
Additional non-residential Gross Floor Area above 500 m ² (5,381.95 sq. ft.)	\$1.17 x ___ m ²	\$1.2 x ___ m ²
Each additional dwelling unit in residential portion above the first 4 units	\$83.00	\$85.00
<u>Change of Use</u>		
Permitted use, child care services or uses in direct control zones	\$410.00	\$415.00
Discretionary Use	\$535.00	\$545.00
<u>Commercial Related Applications</u>		
Non-residential demolition	\$100.00	\$105.00
Satellite signal receiving antenna, satellite dish, amateur radio antennae and support structures	\$190.00	\$195.00
Outdoor patio (on site), special events, christmas tree lot, temporary garden greenhouse, garden centre, solar panels. Place on site a seacan structure accessory to the Principal Building or Use; up to 2 seacans per site totaling no more than 60 m ² ; fee is per seacan. The non-residential gross floor area fee calculation applies for more than 2 seacans and greater than 60	\$410.00	\$415.00

m ² .		
Exterior alterations or renovations to existing non-residential buildings/site	\$410.00	\$415.00
Standalone parking facility	\$940.00	\$960.00
	2025 Fee	2026 Fee
Other Development Permits & Supporting Services	(Approved)	(Approved)
Encroachment Applications - Bylaw 12513		
<u>Application Fee</u>		
Encroachments under 0.05 m	No Charge	No Charge
Applications that do not require circulation	\$300.00	\$300.00
Applications that require circulation	\$500.00	\$500.00
<u>Encroachment Fee</u>		
Encroachments onto easements; aerial, canopy or projecting signs encroachments	\$50.00	\$50.00
Encroachments under 0.05 m	\$100.00	\$100.00
Encroachments under 0.3 m and under 2 m ² in area	\$100.00	\$100.00
Encroachments under 0.3 m and under 5 m ² in area	\$350.00	\$350.00
Encroachments over 0.3 meters and/or over 5 square meters in area A = Assessed Value of the Owner's Land B = Area of the Owner's Land C = Area of the Encroachment	(A/B) x C	(A/B) x C
<u>Compliance Certificates and Zoning Confirmation</u>		
Single detached, semi-detached or duplex (Regular Service)	\$145.00	\$145.00
Single detached, semi-detached or duplex (Express Service)	\$305.00	\$310.00
Multi-unit housing, non-residential (Regular Service)	\$305.00	\$310.00
Multi-unit housing, non-residential (Express Service)	\$615.00	\$625.00
Compliance certificate revision	\$100.00	\$105.00

Zoning confirmation letter (per site)	\$145.00	\$145.00
Pick-up/mail out of compliance certificates	\$51.00	\$52.00
<u>Sign Developments</u>		
Portable signs - valid for 90 days	\$100.00	\$105.00
Portable signs - valid for 365 days	\$305.00	\$310.00
Fascia signs	\$190.00	\$195.00
Freestanding signs, projecting signs, or comprehensive sign design plan	\$410.00	\$415.00
Minor/major digital signs (per panel)	\$940.00	\$960.00
Off premise advertising fee (per sign) (to be added to the base use category fee - other than digital signs)	50% of the base fee	
<u>Urban Agriculture</u>		
Urban Agriculture - Hen Enclosure, Urban Indoor Farm, Urban Outdoor Farm	\$100.00	\$105.00
<u>Cell Towers</u>		
Freestanding, rooftop	\$3,405.00	\$3,475.00
<u>Crossing Bylaw 13521</u>		
The application fee for an access permit for a residential property ²	\$50.00	\$50.00
The application fee for an access permit for a non-residential property ²	\$750.00	\$750.00

Additional Fees	2025 Fee	2026 Fee
	(Approved)	(Approved)
<u>Leave as Built & Existing Without Permit</u>		
Development existing without a required development permit and building permit	Double regular application fee may apply	
Leave as built - accessory building for house/other residential renovations & additions	\$145.00	\$145.00
Leave as built - single detached, semi-detached, duplex	\$190.00	\$195.00
Leave as built - other development permits (multi-unit housing, non-residential)	\$410.00	\$415.00
<u>Revision Fees</u>		
Minor amendment to a home improvement permit development permit - minor residential applications	\$115.00	\$120.00
Minor amendment to a minor development permit - single detached, semi-detached, duplex, backyard housing and row housing (up to 4 units) (this includes re-examination of plan fee)	\$190.00	\$195.00
Minor amendments to a major development permit: residential development of multi-unit housing (5+ units), cluster, lodging housing, supportive housing; and non-residential development	\$410.00	\$415.00
Recirculation fee (for the third and subsequent re-circulations), Extension of development permit commencement fee	50% original regular application fee	
Non-refundable Administrative Fee (or 20%, whichever is greater), for permit work not started ³	\$120.00	\$120.00
Re-examination of plans fee for major development permits	\$280.00	\$285.00
<u>Non-Sufficient Funds (NSF) Fee</u>		
	\$51.00	\$52.00
<u>Variance Request Fee</u>		
Variance request fee to be added to the base application fee (excluding driveway, overheight fence, recreational vehicle parking, home based business - discretionary, leave as built and the per unit fees). Calculated as a % of base fee.	25% of base fee	

Pre-Application Meeting ⁴		
Major development permits - non-residential, large scale residential (5+ units), and mixed use development	\$480.00	\$490.00
Minor development permits - new infill construction for single detached housing, semi-detached housing, duplex, backyard housing and row housing (up to 4 principal units)	\$190.00	\$195.00
Inspection Fees		
<u>Development Permit Inspections ⁵</u>		
Non-residential developments and residential developments (5+ units) in redeveloping areas for the first two inspections	\$560.00	\$575.00
<u>Lot Grading Inspection Fee - Bylaw 18093</u>		
Single detached, semi-detached, and duplex (per dwelling unit)	\$160.00	\$160.00
Multi-unit housing (per building)	\$490.00	\$500.00
Each additional multi-unit housing unit above the first 4 units on the first level	\$64.00	\$65.00
Each additional multi-unit backyard housing dwelling above the first 4 units	\$64.00	\$65.00
Any other land use - minimum fee per building, addition to building or alterations of surface drainage	\$490.00	\$500.00
Re-inspection	\$175.00	\$180.00
<p>This table reflects only the fees associated with Zoning Bylaw 20001 and the Drainage Bylaw 18093. All other fees, such as those relating to Safety Code Permits or the Business Licence Bylaw 20002 are found on other fee schedules.</p> <p>¹ The Re-inspection fee would apply after the first two inspections as per Lot Grading Fee in the Drainage Bylaw 18093.</p> <p>² a) Residential property is defined as three or less self-contained dwelling units located on one site that is used for residential purposes. b) Non-residential property is defined as, but not limited to, a multi-family unit, commercial or industrial property.</p>		

³ The Development Planner may reduce or waive Development Permit Fees, including any additional fees, where payment of the fee will result in hardship or inequity.
⁴ Subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations.
⁵ Small scale residential Development Permit Inspection fees are included in the Development Permit fee.
⁶ Up to two Development Permit Inspections may be undertaken as part of the Development Permit fees for New Residential Dwellings.

Safety Codes Building Permits - Bylaw 15894	2025 Fee (Approved)	2026 Fee (Approved)
Calculated Construction Value per square foot of floor area		
New semi-detached, duplex, row-housing or stacked row-housing (floor area of the basement and garage should be excluded)	\$125.00	\$130.00
New residential and mixed use residential projects, not more than 6 storeys in height	\$185.00	\$195.00
New residential and mixed use residential projects, not more than 12 storeys in height	\$220.00	\$230.00
New residential and mixed use residential projects, buildings not more than 39 storeys in height	\$230.00	\$240.00
New residential and mixed use residential projects, buildings 40 or more storeys in height	\$235.00	\$245.00
New hotels and motels	\$215.00	\$225.00
New parkade development	\$115.00	\$120.00
Building Permits		
<u>For Additions/Alterations to Single Detached Housing</u>		
For minor residential projects: accessory building, uncovered deck, hot tub, swimming pool, detached garage, single-family house demolition, wheelchair ramp, or mobile home move on installation	\$120.00	\$120.00
Construction value: \$0 - \$10,000	\$120.00	\$120.00

Construction value: \$10,001 - \$50,000	\$380.00	\$385.00
Construction value: \$50,001 - \$100,000	\$1,055.00	\$1,080.00
Construction value: \$100,000+	\$2,055.00	\$2,100.00
<u>For New Commercial, Industrial, Institutional or additions/alterations to Multi-family Developments, Mixed Use Developments, Hotels and Motels, or Parkades</u>		
For each \$1,000 of Construction Value for the first \$1,000,000; and	\$11.45	\$11.69
For each \$1,000 of Construction Value over \$1,000,000;	\$10.27	\$10.49
Minimum Fee	\$280.00	\$285.00
Combo Building Mechanical Permit Fee - Single Detached Housing and Backyard Housing¹ Developments		
0 - 1650 sq. ft.	\$1,055.00	\$1,080.00
1651 - 3000 sq. ft.	\$1,610.00	\$1,645.00
3001 - 4500 sq. ft.	\$2,755.00	\$2,810.00
4501 - 6000 sq. ft.	\$5,460.00	\$5,575.00
Over 6000 sq. ft.	\$8,330.00	\$8,505.00
HVAC Permits		
Alterations/Replacing Existing HVAC in Residential Multi-development (per unit)	\$120.00	\$120.00
New Residential Multi-family Development - per \$1,000 of Construction Value	\$0.59	\$0.60
New Single Detached Housing or Single Unit in Residential Multi-family Development	\$120.00	\$120.00
Other Developments - per \$1,000 of Construction Value	\$0.59	\$0.60
Other Developments - minimum fee	\$185.00	\$185.00

Plumbing Permits & Sewer Permits		
Plumbing Permit for Residential Multi-family Development and Single Detached Housing Development (per dwelling unit)	\$120.00	\$120.00
Sewer Connection: Residential Multi-family Development - per dwelling unit	\$120.00	\$120.00
Sewer Connection: Residential Multi-family Development - Maximum Fee	\$220.00	\$225.00
Plumbing Permits for Other Developments - per \$1,000 of Construction Value	\$0.59	\$0.60
Plumbing Permits for Other Developments - Minimum Fee	\$185.00	\$185.00
Gas Permits		
<u>Commercial, Industrial, Institutional or Multi-family Developments</u>		
Construction value: \$0 - \$20,000	\$185.00	\$185.00
Construction value: \$20,001 - \$500,000	\$265.00	\$270.00
Construction value: \$500,001 - \$1,000,000	\$355.00	\$365.00
Construction value: \$1,000,001 - \$5,000,000	\$535.00	\$545.00
Construction value: \$5,000,001+	\$885.00	\$905.00
Additional Meter Set (per meter)	\$48.00	\$49.00
Single Detached Housing or Single Unit in a Residential Multi-family Developments	\$120.00	\$120.00
Temporary Heat - Commercial Permits	\$185.00	\$185.00
Temporary Heat - Single Detached Housing or Single Unit in a Residential Multi-family Development	\$120.00	\$120.00
Electrical Permits		
<u>For New Single Detached Housing and Backyard Housing ¹ Developments ²</u>		
Underground Service Cable Permit Fee	N/A	N/A
House Wiring Permit: 0 - 1650 sq. ft.	\$280.00	\$290.00
House Wiring Permit: 1651 - 3000 sq. ft.	\$325.00	\$335.00

House Wiring Permit: 3001 - 4500 sq. ft.	\$380.00	\$385.00
House Wiring Permit: 4501 - 6000 sq. ft.	\$430.00	\$440.00
House Wiring Permit: Over 6000 sq. ft.	\$470.00	\$480.00
Above fees are based on floor area of the house.		
*Underground Service Cable Permit Fee was discontinued starting in 2025		
<u>Other New Developments</u>		
New Semi-detached or Row Housing - Wiring Permit Fee per unit	\$235.00	\$240.00
New Apartment, Duplex Housing or Stacked Dwellings - Wiring Permit Fee	\$125.00	\$130.00
Underground Branch Circuit Conduit (i.e. between house and garage) Inspection Fee	\$120.00	\$125.00
<u>Annual Electrical Permits</u>		
Electrical Installation Cost - Minimum Fee	\$335.00	\$345.00
Annual Electrical Permit Fee (per \$100 of Electrical Installation Cost)	\$1.12	\$1.14
Inspection Fee - First and Each Additional Hour	\$160.00	\$160.00
<u>For Owners Residing in a Single Family Residential Dwelling and Stand Alone Electrical Permits</u>		
Minor Alterations - minimum fee with Electrical Installation Cost up to \$3,000	\$160.00	\$160.00
Electrical Installation Cost: \$0 - \$3,000	\$160.00	\$160.00
Electrical Installation Cost: \$3,001 - \$10,000	\$225.00	\$230.00
Electrical Installation Cost: \$10,001 - \$50,000	\$395.00	\$405.00
Electrical Installation Cost: \$50,001 - \$250,000	\$815.00	\$835.00
Electrical Installation Cost: \$250,000+	\$2,640.00	\$2,695.00
<u>For Electrical Permits Obtained in Connection with Other Permits</u>		
Construction Value: \$0 - \$24,000	\$160.00	\$160.00

Construction Value: \$24,001 - \$80,000	\$225.00	\$230.00
Construction Value: \$80,001 - \$400,000	\$395.00	\$405.00
Construction Value: \$400,001 - \$2,000,000	\$815.00	\$835.00
Construction Value: \$2,000,000+	\$2,640.00	\$2,695.00
Additional Meter Set (per Meter) ³	\$48.00	\$49.00
Hoarding Building Permits ⁷		
Covered way hoarding for maintaining existing safe pedestrian connections adjacent to a project		
Boulevard, sidewalk or roadway occupied by a covered way hoarding - per lineal metre	\$5.57	\$5.69
Hoarding projecting from the property line towards a roadway for a temporary exclusive-use area.		
Boulevard, sidewalk or roadway occupied area from property line up to 2.4 metres into roadway (not alley) - per square metre	\$4.37	\$4.46
Boulevard, sidewalk or roadway occupied area exceeding 2.4 metres projection into roadway (not alley) - per square metre	\$17.06	\$17.42
Hoarding projecting from a property line towards an alley for a temporary exclusive-use area		
Alley occupied area from a property line up to 1.5 metres into an alley - per square metre	\$4.37	\$4.46
Alley occupied area exceeding 1.5 metres projection into an alley - per square metre of alley occupied	\$17.06	\$17.42
NOTE: The fee for hoarding building permit may also include hoarding rental fees which are based on the size and location of space occupied. Hoarding rental fee rates are per month and are subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations.		
Additional Fees		
Additional Inspections (per inspection)	\$280.00	\$285.00
Mailing Out Minor Building Permit Flat Plans	\$27.00	\$28.00

Search of Records/Outstanding Orders Search (per titled lot)	\$120.00	\$120.00
Reproduction Fee: 8" x 11" document over 20 pages (per page)	\$0.25	\$0.25
Reproduction Fee: for larger documents (fee charged per sq ft by vendor)	\$1.00	\$1.00
Interior Alterations to Commercial/Industrial Buildings Commenced BEFORE Permit is Issued	\$425.00	\$430.00
Occupant Load Certificate	\$120.00	\$120.00
<u>Re-examination of Revised Plans</u>		
For minor residential projects as listed above, projects with construction value of \$0 - \$10,000:	\$120.00	\$120.00
For all other projects ⁴ :	\$280.00	\$285.00
<u>Unmetered Construction Water Fee ⁵</u>		
<i>For New Home Construction</i>		
0 - 1650 sq. ft.	\$31.70	\$31.70
1651 - 3000 sq. ft.	\$56.39	\$56.39
3001 - 4500 sq. ft.	\$96.80	\$96.80
4501 - 6000 sq. ft.	\$133.10	\$133.10
Over 6000 sq. ft.	\$169.40	\$169.40
<i>For Commercial Construction</i>		
Per \$1,000 of Construction Value	\$0.44	\$0.44
Maximum Fee	\$625.00	\$625.00
Non-refundable Administrative Fee (or 20%), for permit work not yet started	\$120.00	\$120.00
Reactivation of an expired permit - fee of one half the original permit fee but not less than the minimum fee for that permit type.		

<u>Pre-Application Meeting</u> ⁶		
Commercial Building Permits - Commercial, Industrial, Institutional, Mixed Use, and Multi-dwelling (over 5 units and/or multi-building residential construction sites) Building Applications	\$480.00	\$490.00
<u>After Hours Inspections</u> ⁷		
Up to three hours including travel time when commenced out of business hours	\$560.00	\$575.00
Each additional half hour or part thereof	\$94.00	\$96.00
<u>Festivals and Special Events</u> ⁸		
First hour of inspection	Standard commercial and trade minimum fee per schedule above	
Each additional half hour or part thereof	\$94.00	\$96.00
Notes		

Safety Codes Fee is applicable to Building Permits, Gas Permits, Temporary Gas Permits, Plumbing Permits, HVAC Permits, Sewer Permits, and Electrical Permits. It is 4% of **each individual permit fee**, with a minimum of \$4.50 and a maximum of \$560 per permit.

Construction Value means the value of the construction of an undertaking as determined by the City Manager.

Combined Building Mechanical Permit Fee means a single fee payable for all of the following permits for an undertaking: a building permit, a gas permit, a heating, ventilating, and air-conditioning permit, and a plumbing permit.

Electrical Installation Cost means the cost of the materials and labour to install a particular electrical undertaking.

Floor Area is used as a denominator in determining the “cost per square foot” value. We have adopted the Canadian Institute of Quantity Surveyors’ definition of Floor Area which dictates:

1. Measure each floor to the outer face of the external walls;
2. No deductions for openings at stairs, elevators or vertical ducts are made;

3. A deduction is made for a non-service vertical protrusion, e.g., atrium space;
4. Mezzanine floors are generally included;
5. Balconies are excluded; enclosed solariums in residential condominiums are included;
6. Sloping and stepped floors (auditoriums/movie theatres) are measured flat; and,
7. Exclude all external covered walkways

If a **permit is extended or reactivated**, the fee payable for the permit is one-half of the amount required for a new permit for the project, provided no changes have been made or proposed to what was originally approved.

¹ Includes multi-unit Backyard Housing.

² House Wiring Permit Fees are based on the Floor Area of the House.

³ The Electrical Additional Meter Set fee applies to additional meters required for separate entryway addresses but not for individual apartment/condo units that share one entryway. The first meter is included in the Electrical Permit fee.

⁴ If a re-examination of revised plans involves an increase in:

⁵ City of Edmonton - [EPCOR Water Services Bylaw 19626](#).

⁶ Subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations.

⁷ Business hours are 8:00 AM - 4:30 PM on weekdays. Inspections requested outside of that time (evenings, weekends, and statutory holidays) are subject to the charges listed.

⁸ Festivals and Special Events are charged standard commercial and trade minimum fees which include permit review, permit issue and up to an hour on-site inspection. Each additional half hour or part thereof when inspection occurs are charged at the rate listed.

Land Development Applications - Bylaw 20001	2025 Fee	2026 Fee
	(Approved)	(Approved)
Rezoning Applications		
Small Scale Residential - RSF; RS; RR; PLD; GLD; GLDF; CCLD; CCSD; OLD; SLD; RCES; RAES (Base Fee)	\$1,790.00	\$1,830.00
Small Scale Residential - RSF; RS; RR; PLD; GLD; GLDF; CCLD; CCSD; OLD; SLD; RCES; RAES (Area Rate)	\$240.00	\$245.00
Medium Scale Residential - RSM; RM; PRH; ALA; GRH; GLRA; GMRA CCMD; RVRH; ORH; ORA; BRH; BMR; BLMR; SRH; SRA; RTCMR (Base Fee)	\$2,590.00	\$2,640.00
Medium Scale Residential - RSM; RM; PRH; ALA; GRH; GLRA; GMRA CCMD; RVRH; ORH; ORA; BRH; BMR; BLMR; SRH; SRA; RTCMR (Area Rate)	\$240.00	\$245.00
Large Scale Residential - RL; CCHD; RTCR; HDR (Base Fee)	\$4,265.00	\$4,355.00
Large Scale Residential - RL; CCHD; RTCR; HDR (Area Rate)	\$255.00	\$260.00
Small Scale Commercial / Mixed Use - CN; MUN; CCNC (Base Fee)	\$2,645.00	\$2,700.00
Small Scale Commercial / Mixed Use - CN; MUN; CCNC (Area Rate)	\$665.00	\$680.00
Large Scale Commercial / Mixed Use - CB; CG; AED; ASC, AUV; GVC; TC-C; RTCC; MRC; MMUT; MMS, MED; UC3ES; CMUV; CMU; RMU; UW; HA; CCA; JAMSC (Base Fee)	\$4,780.00	\$4,880.00
Large Scale Commercial / Mixed Use - CB; CG; AED; ASC, AUV; GVC; TC-C; RTCC; MRC; MMUT; MMS, MED; UC3ES; CMUV; CMU; RMU; UW; HA; CCA; JAMSC (Area Rate)	\$665.00	\$680.00
Industrial - BE; IM; IH; EIB; EIM; ECB; EETB; EETC; EETL; EETM; EETR; EETIM; IBES; ILES; DC/IND (Base Fee)	\$2,690.00	\$2,745.00
Industrial - BE; IM; IH; EIB; EIM; ECB; EETB; EETC; EETL; EETM; EETR; EETIM; IBES; ILES; DC/IND (Area Rate)	\$330.00	\$340.00
Urban Services / Open Space - A, PS, PSN, PU, NA, A1 through A6, UF, UI; AJ, BP; NSRVES (Base Fee)	\$1,795.00	\$1,835.00
Urban Services / Open Space - A, PS, PSN, PU, NA, A1 through A6, UF, UI; AJ, BP; NSRVES (Area Rate)	\$240.00	\$245.00
Agriculture - AG; FD; AES (Base Fee)	\$1,795.00	\$1,835.00

Agriculture - AG; FD; AES (Area Rate)	\$240.00	\$245.00
Mixed Use (MU) - MU Zoning with FAR Modifier (Base Fee)	\$4,780.00	\$4,880.00
Mixed Use (MU) - MU Zoning with FAR Modifier (plus, per m ² of buildable floor area (Site Area m ² x FAR) ¹	\$0.31	\$0.32
Direct Control - Administrative	\$7,765.00	\$7,930.00
Direct Control - Minor (Base Fee)	\$7,765.00	\$7,930.00
Direct Control - Minor (plus, per m ² of buildable floor area = Site Area m ² x FAR) ¹	\$0.61	\$0.62
Direct Control - Major (Base Fee)	\$15,525.00	\$15,855.00
Direct Control - Major (plus, per m ² of buildable floor area = Site Area m ² x FAR) ¹	\$1.04	\$1.06
Concept Plans and Plan Amendments ²		
Text Amendment to the Zoning Bylaw		
Major	\$24,170.00	\$24,680.00
Minor	\$12,085.00	\$12,340.00
Municipal Development Plan or District Policy Amendment	\$10,460.00	\$10,680.00
Each District Plan, Area Structure Plan, Neighbourhood Structure Plan, Neighbourhood Area Structure Plan, Area Redevelopment Plan Servicing Design Concept Brief, Outline Plan or related Amendment		
per gross ha	\$355.00	\$360.00
minimum fee	\$3,205.00	\$3,270.00
Authorization Fee	\$3,205.00	\$3,270.00
Subdivisions and Condominium Applications ³		
<u>Subdivision Application</u>		
<i>New applications</i>		
Lots within the RS, RSF, RSM, or RR zones	\$305.00	\$310.00
Lots within the RL, RM, MUN, CN, MU, CG or CB zones	\$2,425.00	\$2,475.00
Lots 1.0 ha or less within the BE, IM, or IH zones	\$1,145.00	\$1,170.00

Lots over 1.0 ha within the BE, IM or IH zones	\$2,655.00	\$2,710.00
Others that are not covered by the above categories, except reserve lot or public utility lot	\$730.00	\$745.00
Change Request and Resubmission base fee	\$730.00	\$745.00
Plus re-phasing	\$730.00	\$745.00
Plus fee per each additional lot	If Required, Refer to Subdivision Application fees, above	
<u>Subdivision Endorsement</u>		
<i>Each lot within</i>		
Lots within the RS, RSF, RSM, or RR zones	\$730.00	\$745.00
Lots within the RL, RM, MUN, CN, MU, CG or CB zones	\$2,560.00	\$2,615.00
Lots 1.0 ha or less within the BE, IM, or IH zones	\$1,560.00	\$1,595.00
Lots over 1.0 ha within the BE, IM or IH zones	\$3,120.00	\$3,185.00
Others that are not covered by the above categories, except reserve lot or public utility lot	\$730.00	\$745.00
Time Extension for Endorsement (Only applied to second or more request)	\$730.00	\$745.00
<u>Bare Land Condominium Fees</u>		
Bare Land Condominium Application Fee (per bare land unit to be created)	Refer to Subdivision Application Fees	
Bare Land Condominium Endorsement Fee (per bare land unit to be created)	Refer to Subdivision Endorsement Fees	
Flat fee for parking stalls converted to a bare land unit (per stall)	\$170.00	\$175.00
<u>Strata Space Plan Fees</u>		
Strata Space Plan Application Fee	Refer to Subdivision Application Fees	

Strata Space Plan Endorsement Fee	Refer to Subdivision Endorsement Fees	
<u>Condominium Fees</u>		
Application fee per unit excluding common property pursuant to the Condominium Property Regulation	\$40.00	\$40.00
Flat fee for parking stalls converted to condominium units (per stall)	\$31.00	\$32.00

Additional Land Development Fees		
Re-circulation (3rd and subsequent recirculation)	\$1,170.00	\$1,195.00
Re-activation (on an existing file that has been on hold for 12 months or more)	\$1,170.00	\$1,195.00
Pre-Application Meeting ⁴	\$480.00	\$490.00
Notification and Engagement Fee per component (ie Rezoning, Plan Amendment, Road Closure) ⁴	\$1,620.00	\$1,650.00
Re-notification Fee (per label)	\$3.50	\$3.50
DC Notification Fee (per label)	\$5.50	\$6.00
DC Notification Fee minimum	\$47.00	\$48.00
International Notification Fee (per label)	\$5.50	\$6.00
Road Closure Applications	\$1,795.00	\$1,835.00
Change of Address (per address) ⁵	\$395.00	\$405.00
<u>Servicing Agreements Fees</u>		
Arterial Roadway Administration Fee	\$2,295.00	\$2,340.00
Show Home Agreement Application	\$1,170.00	\$1,195.00
Boundary Assessment Fee	\$1,170.00	\$1,195.00
Interim Construction Agreement Fee	\$1,170.00	\$1,195.00
Inspection Fees (fee charged per hectare with a minimum value of 3.0 hectares)	\$9,410.00	\$10,455.00

¹ The Subdivision Officer and Director of Planning Coordination may reduce or waive Land Development Application Fees, including any additional fees, where payment of the fee will result in a hardship or an inequity.

² Area Structure Plan amendments application fee excludes amendments that are necessitated by an amendment to the Neighbourhood Structure Plan.

³ Floor Area Ratio as defined under Zoning Bylaw 20001.

⁴ Subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations.

⁵ Applications for address changes are only permitted where the existing address is creating inherent confusion for the delivery of public services and the general public, or Emergency Response and Administration deem necessary.

Notes for Rezoning Application Fees

A base fee and area rate are both charged per proposed category - see example below.

- If an application has proposed zones in the same category, the proposed category's base rate will be charged once.

- Except MU and DCs, each zone within the same category or different category will be charged its associated area rate based on the site area (ha) for the boundary of the proposed zone(s).

- Proposed Height (h) Modifiers changes under RSM, RM and RL zones shall be charged their respective category base fee and area rates.

Direct Control Types are characterized as follows:

- **Administrative:** A standard zone is being rezoned to a DC for a minor technical reason (i.e. minor numerical changes to regulations, removal of uses from a standard zone), minor amendments to an existing DC zone.

- **Minor: Changes to the character of the site that do not significantly change the intensity of the use.**

- Resembles a standard zone with minor changes to uses that change the character of the zone

- Addition or changes to regulation(s) from Standard Zone.

- No increase in FAR from existing zoning.

- Only "architectural" changes to height that do not result in additional floor area.

- **Major:**

- Significant changes to the character and intensity of uses. (i.e. commercial, residential and mixed use towers, adding residential uses to commercial site or non-residential uses to

residential site, large-site rezonings)
- Increase 2 or more of FAR/height/density
- Major additions of uses from previous standard zone or DC
- Major changes or additions of regulations from standard zone or DC
- Application requires comprehensive site planning supported by technical studies
Rezoning applications are subject to a notification and engagement fee component.
The applicant must pay the difference in fees, prior to third reading of the amending Bylaw, for any application resulting in a zone in a higher fee category than that initially applied for, whether the application was amended by the applicant, Development Services, or City Council. If the resulting Zone is in a lower fee category, no refund shall be made.

Example Rezoning Application:
From (AG) base FAR of 0
To (RM) @ 4.0 ha, (CG) @ 3.0 ha, and (MU) 5.0 FAR @ 4,500 m ²

Description (Category)(Zone) (site area (ha) or Buildable Area (m ²) as appropriate)	(A) Base Fee	(B) Area (ha or m ²)	(C) Area Rate (per ha or m ²)	(D) Area Rate Fee (B x C)	(E) Sub total (A + D)
Medium Scale Residential Category (RM) @ 4.0 ha	N/A	4.0 ha	\$240.00/ha	\$960.00	\$960.00
Large Scale Commercial/Mixed Use (CG) @ 3.0 ha	N/A	3.0 ha	\$665.00/ha	\$1,995.00	\$1,995.00
MU - FAR Modifier, 5.0 FAR @ 4,500 m ² Site	\$4,780.00	22,500 m ² (Additional FAR x Site Area)	\$0.31/m ²	\$6,975.00	\$11,755.00
				Total Rezoning Fees	\$14,710.00

Urban Planning and Economy Department, Planning and Environment Services

(Note: As stated in the EPCOR Drainage Services Bylaw approved by Council on August 30th, commencing January 1, 2018 and for each subsequent year on that date the Sanitary Sewer Trunk Charge shall be adjusted in accordance with an adjustment notice provided by the City of Edmonton, as applicable. The EPCOR Sanitary Integrated Review Plan (SanIRP) is in progress and will be the main determining factor on infrastructure cost and revenue collection, therefore rates in subsequent years will be determined when the SanIRP is completed.)

Sanitary Servicing Strategy Fund (SSSF) Rates - Bylaw 18100	2025 Fee (Approved)	2026 Fee (Approved)
Expansion Assessment		
North Edmonton Sanitary Trunk (NEST per hectare)	TBD	TBD
South Edmonton Sanitary Sewer (SESS per hectare)	TBD	TBD
West Edmonton Sanitary Sewer (WESS per hectare)	TBD	TBD
Sanitary Sewer Trunk Charges		
Single Family or Duplex (per dwelling)	TBD	TBD
Multi-Family (per dwelling)	TBD	TBD
Secondary Suite (per dwelling)	TBD	TBD
Commercial/Industrial/Institutional (per hectare)	TBD	TBD

Economic Development

Urban Planning and Economy Department, Development Services

Business Licence - Bylaw 20002

Part A: Business Category Fees	2025 Fee (Approved)	2026 Fee (Approved)
<u>Tier 1</u>		
1 Year Licence Fee	\$62.00	\$63.00
1 Year Renewal Fee*	\$52.00	\$53.00
2 Year Licence Fee	\$114.00	\$116.00
2 Year Renewal Fee*	\$104.00	\$106.00
<u>Tier 2</u>		
1 Year Licence Fee	\$99.00	\$101.00

1 Year Renewal Fee*	\$89.00	\$91.00
2 Year Licence Fee	\$187.00	\$191.00
2 Year Renewal Fee*	\$172.00	\$176.00
<u>Tier 3</u>		
1 Year Licence Fee	\$265.00	\$271.00
1 Year Renewal Fee*	\$239.00	\$244.00
2 Year Licence Fee	\$509.00	\$520.00
2 Year Renewal Fee*	\$457.00	\$467.00
<u>Tier 4</u>		
1 Year Licence Fee	\$562.00	\$574.00
1 Year Renewal Fee*	\$504.00	\$515.00
2 Year Licence Fee	\$1,061.00	\$1,083.00
2 Year Renewal Fee*	\$957.00	\$977.00
<u>Tier 5</u>		
1 Year Licence Fee	\$713.00	\$728.00
1 Year Renewal Fee*	\$645.00	\$659.00
2 Year Licence Fee	\$1,358.00	\$1,387.00
2 Year Renewal Fee*	\$1,222.00	\$1,248.00
<p>* A Business licence must be renewed on, or before the Expiry Date in order to be eligible for the Renewal Fee in accordance with subsection 19(2) of the Bylaw. Business licences that are renewed after the Expiry Date in accordance with subsection 19(3) of the Bylaw, or that do not meet the renewal criteria in subsection 19(1) of the Bylaw are required to pay the Licence Fee.</p>		
Other Fees	2025 Fee (Approved)	2026 Fee (Approved)
<u>Non-Profit organization</u>		
1 Year Fee	\$47.00	\$48.00
2 Year Fee	\$94.00	\$96.00
<u>Non-Resident**</u>		

1 Year Fee	\$479.00	\$489.00
2 Year Fee	\$957.00	\$977.00
<p>** The Non-Resident fee does not apply to the following Business Categories: Body Rub Practitioner, Escort, Escort Agency (Independent), Exotic Entertainer, Health Enhancement Practitioner (Accredited), Public Market Vendor and a non-renewable Travelling or Temporary Sales licence issued for 10 days or less.</p>		

Vehicle For Hire - Bylaw 17400	2025 Fee (Approved)	2026 Fee (Approved)
<u>Driver's Licence</u>		
One Year	\$64.00	\$64.00
Two Year	\$106.00	\$106.00
<u>Dispatch Licence</u>		
General Dispatch: 1-50 vehicles*	\$1,056.00	\$1,056.00
General Dispatch: 51+ vehicles* & **	\$1,056.00	\$1,056.00
Taxi Dispatch	\$1,056.00	\$1,056.00
Transportation Network Dispatch: 1-15 vehicles*	\$3,106.00	\$3,106.00
Transportation Network Dispatch: 16-50 vehicles*	\$10,353.00	\$10,353.00
Transportation Network Dispatch: 51+ vehicles* & **	\$20,706.00	\$20,706.00
<u>Vehicle Licence</u>		
Accessible Taxi	\$423.00	\$423.00
Limousine	\$423.00	\$423.00
Private Transportation Provider	\$423.00	\$423.00
Shuttle	\$423.00	\$423.00
Taxi	\$423.00	\$423.00
Administration Fee	\$38.00	\$38.00
Licence Replacement Fee	\$106.00	\$106.00
Taxi/Licence/Accessible Taxi Licence Transfer Fee	\$982.00	\$982.00
*\$50 per vehicle Licence Fee Accessibility Surcharge		
**\$0.30 per Trip Fee		

Movement of People and Goods

City Operations Department, Edmonton Transit Service		
	2025 Fee	2026 Fee
ETS Fares and Passes	(Approved)	(Approved)
Cash Fare	\$3.75	\$3.75
Flat-Rate Fare (Pay-as-You-Go Rate)*		
Intra Edmonton Trip Rate	\$3.00	\$3.00
Tickets		
90-min Ticket (All Ages)**	\$3.75	\$3.75
24-hour Pass	\$10.50	\$10.50
3-day Pass	\$24.00	\$24.00
5-day Pass	\$30.00	\$30.00
Monthly Passes and Pay-Go Monthly Caps		
Youth (6-18 years)***	\$66.00	\$66.00
Adult	\$102.00	\$102.00
Senior	\$36.00	\$36.00
Subsidized Passes and Pay-Go Monthly Caps		
Adult Subsidized Pass - Ride Base	\$36.00	\$36.00
Youth Subsidized Pass - Ride Base	\$36.00	\$36.00
Adult Subsidized Pass - Ride Tier 1	\$36.00	\$36.00
Youth Subsidized Pass - Ride Tier 1	\$36.00	\$36.00
Adult Subsidized Pass - Ride Tier 2	\$51.00	\$51.00
Youth Subsidized Pass - Ride Tier 2	\$51.00	\$51.00

Student Passes****		
UPASS - Winter Semester	\$149.76	TBD
UPASS - Summer Semester	\$149.76	TBD
UPASS - Fall Semester	\$149.76	TBD
Senior Annual Passes		
Regular	\$396.00	\$396.00
Low Income - Base and Tier 1	\$0.00	\$0.00
Low Income - Tier 2	\$140.00	\$140.00
Charter Rates		
	\$157.00	\$160.00
Airport Monthly Pass and Pay - Go Cap		
1.5 Hr Ticket (All Ages)	\$5.00	\$5.00
Monthly	\$90.00	\$90.00
Other Arc Fees*****		
Arc Card	\$6.00	\$6.00
Regional 90-min Ticket	\$8.00	\$8.00
Regional 24-hour Pass	\$16.00	\$16.00
* Flat rate fare is the pay-as-you-go rate per trip for all trips made in the month until the cap value is reached.		
** A 90-min ticket provides for unlimited travel on ETS intra-City service for all fare paying age groups.		
*** Youth pass decreased in 2025 in alignment with Transit Fare Policy C451H.		
**** ETS receives 83.2% of the U-PASS fees, with the remainder split between City of St. Albert, Strathcona County, City of Spruce Grove, City of Fort Saskatchewan and City of Leduc. Current U-PASS agreements end August 2025, with \$180 per term. 2026 fee subject to agreement renewal in 2025.		
*****Regional rates are subject to regional agreement.		

**UPDATES TO
USER FEES, PERMITS
AND LICENSING FEE
SCHEDULES**

PROPOSED CHANGES TO 2026 USER FEES AND PERMITS

This section outlines proposed changes only to the 2026 User Fees, Permits and Licensing Fee Schedules as part of the 2025 Fall Supplemental Operating Budget Adjustment. The items that require bylaw changes have been identified. Areas with changes in fees are detailed in the following pages and summarized in the table below.

Refer to Previously Approved 2025-2026 User Fees, Permits and Licensing Fee Schedules for a complete schedule of the current User Fees and Permits that were part of the 2025-2026 Operating Budget approved in December 2024.

Recreation and Culture

Rundle Park Golf Course	Edmonton Valley Zoo
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Public Safety

Fire Inspection Fees	Fire Permits	Fire Response or Requested Services
Administrative Fees	Pet License Fees	Other Pet Fees

Land Development

Administrative Fees	Development Permits	Safety Codes & Building Permits
Land Development Applications	Additional Land Development Fees	

Movement of People and Goods

ETS Fares and Passes

Recreation and Culture

Community Services Department, Community, Recreation & Culture		
	2026 Fee	2026 Fee
	(Current)	(Proposed)
Rundle Park Golf Course		
Monday to Thursday		
9 Holes	\$20.00	\$21.00
18 Holes	\$28.00	\$29.00
Friday, Saturday, Sunday and Holidays		
9 Holes	\$24.00	\$25.00
18 Holes	\$34.00	\$35.00
Edmonton Valley Zoo		
	2026 Fee	2026 Fee
	(Current)	(Proposed)
Child	\$9.95	\$10.50
Youth/Senior	\$12.95	\$13.75
Adult	\$15.95	\$16.95
Single Admission - Low Season		
Child	\$7.75	\$8.25
Youth/Senior	\$9.95	\$10.50
Adult	\$10.95	\$11.75
Annual Pass		
Child	\$29.00	\$31.00
Youth/Senior	\$30.00	\$32.00
Adult	\$46.00	\$49.00
Family	\$129.00	\$137.00

Public Safety

Community Services Department, Edmonton Fire Rescue Services		
Fire Inspection Fees	2026 Fee	2026 Fee
	(Current)	(Proposed)
Inspections related to the (permanent or temporary) installation, alteration, or removal of a flammable/ combustible fuel tank per hour, plus expenses	\$121.38	\$135.00
Plans examining and letter of compliance related to the alteration, or removal of a flammable/combustible fuel tank	\$274.63	\$305.00
Plans examining and letter of compliance related to the installation of an aboveground storage tank system	\$274.63	\$305.00
Plans examining and letter of compliance related to the installation of an underground storage tank system	N/A	\$610.00
Occupancy Load Certificate Replacement Fee	\$87.05	\$96.50
Occupancy Load Calculation and/or Approval	\$167.97	\$186.50
New Business License Approval - Low Risk	\$87.05	\$96.50
New Business License Approval - High Risk	\$261.14	\$290.00
Second Re-Inspection of Quality Management Plan occupancy or building	\$165.51	\$184.00
Requested Inspection	\$165.51	\$184.00
Special Event Plan Review and Inspection. During the hours of 08:00-17:20, Monday to Friday. When outside the hours of 08:00-17:20, Monday to Friday, a fee may apply.	\$165.51	\$184.00
Major Development Plan Review	\$165.51	\$184.00
Construction Site Fire Safety Plan Review	\$480.60	\$534.00
File Search / Summary Report: Search of files related to the history of a particular site or address. For the first hour of research (each address) - Maximum charge for four (4) addresses per building or building complex.	\$166.74	\$185.00
Fire Permits	2026 Fee	2026 Fee
	(Current)	(Proposed)
Annual Storage Tank Registration (per Storage Tank Compartment)	\$91.95	\$102.00
Transportation of Hazardous Material permit (up to one year)	\$105.44	\$117.00

Consumer Fireworks Permit - If a site inspection is deemed necessary for this permit, a fee may apply.	\$100.00	\$100.00
Display Fireworks Permit - If a site inspection is deemed necessary for this permit, a fee may apply.	\$181.00	\$181.00
Pyrotechnic Devices Permit - If a site inspection is deemed necessary for this permit, a fee may apply.	\$121.38	\$135.00
Permit for indoor venues for fire performers up to one year	\$165.51	\$184.00
Permit for outdoor venues for fire performers per event	\$165.51	\$184.00
Open Air Fire Burning - per municipal address (up to one year) or special event	\$165.51	\$184.00
Fire Response or Requested Services	2026 Fee	2026 Fee
	(Current)	(Proposed)
Hazardous Material Incident - One Single Pumper Apparatus	\$342.06	\$380.00
Fire Rescue Response to Residential Unwanted Alarm 2nd Response	\$105.44	\$117.00
Fire Rescue Response to Residential Unwanted Alarm 3rd Response	\$518.61	\$576.00
Fire Rescue Response to Residential Unwanted Alarm 4th Response or more	\$1,032.31	\$1,147.00
Fire Rescue Response to Non-Residential Unwanted Alarms 2nd Response	\$405.81	\$451.00
Fire Rescue Response to Non-Residential Unwanted Alarms 3rd Response	\$807.95	\$897.50
Fire Rescue Response to Non-Residential Unwanted Alarms 4th Response or more	\$1,613.45	\$1,792.50
Residential Security Alarms routed to Fire Rescue Services	\$1,032.31	\$1,147.00
Commercial Security Alarms routed to Fire Rescue Services	\$1,613.45	\$1,792.50
Pumpers, Pump tankers, rescue trucks, aerial trucks, jet boat, ambulance bus, air monitoring truck: per Apparatus, per half hour or portion thereof	\$517.38	\$575.00
Chiefs' vans/cars, salvage truck, hose tender, fan truck, water cannon, mobile command, bus, medical support units, Metzler boat, Zodiac, 4 x 4 mobile pumps, and any other unspecified Apparatus	\$259.92	\$289.00
Hazardous Material Apparatus for first 30 minutes	\$773.62	\$859.50

Hazardous Material Apparatus for subsequent 30 minutes or portion thereof	\$517.38	\$575.00
Costs related to overtime per Member, per half hour or portion thereof	\$82.14	\$91.50
Costs related to dispatch, monitoring and response management per Member, per half hour or portion thereof	\$82.14	\$91.50
Costs related to Fire Inspection, per half hour or portion thereof	\$82.14	\$91.50
Costs related to Fire Investigation per Member, per half hour or portion thereof	\$82.14	\$91.50
Costs related to K-9 search per team (includes a handler and a canine)	\$107.89	\$120.00
Administrative Fees	2026 Fee	2026 Fee
	(Current)	(Proposed)
1. Request for the administrative service of a Member (including witness interviews):		
a) per Member, per hour or portion thereof plus expenses (2 hour minimum)	\$121.38	\$229.00
b) plus: thereafter, per Member, per thirty minutes or portion thereof;	\$121.38	\$71.00
2. Reports		
a) Requested copies of Fire Rescue run reports, Hazardous Material reports, Fire Investigation reports related to a specific Incident, including letters of summary and all services associated with providing the requested information:		
i) per report, up to two hours research and preparation;	\$121.38	\$113.00
ii) plus: thereafter, per thirty minutes or portion thereof	\$121.38	\$71.00
b) Duplication of photographs:		
i) Hard copy photographs (up to 5)	\$121.38	\$66.50
ii) each additional hardcopy photograph (after the initial 5)	\$121.38	\$13.50
iii) Digital Photographs (up to 20)	\$121.38	\$81.50
iv) each additional digital photograph (after the initial 20)	\$121.38	\$7.00

Community Services Department, Community Standards		
(Note: In order to generate the revenues in the proposed 2026 Budget, City Council must approve the Bylaw Amendments and fee changes contained in the following bylaw: Bylaw 13145 - Animal Care and Control Bylaw)		
Pet Licence Fees (per year)	2026 Fee	2026 Fee
	(Current)	(Proposed)
Dog Licence	\$77.00	\$78.00
Dog Licence (spayed or neutered)	\$37.00	\$38.00
Nuisance Dog Licence	\$100.00	\$101.00
Restricted Dog Licence	\$250.00	\$251.00
Cat Licence	\$77.00	\$78.00
Cat Licence (spayed or neutered)	\$22.00	\$23.00
Pigeon Licence	\$15.00	\$16.00
Hen Licence	\$0.00	\$50.00
Bee Licence	\$0.00	\$50.00
Other Pet Fees	2026 Fee	2026 Fee
	(Current)	(Proposed)
Shelter and Care:		
(i) for first day or part of a day (Dog/Other)	\$25.00	\$50.00/30.00
(ii) for each additional day or part of a day (Dog/Other)	\$15.00	\$35.00/15.00
Kennel Relinquishment	\$0.00	\$75.00
(iii) Animal Protection Act, each day	\$30.00	\$30.00
Second Replacement Tag, Annual	\$15.00	\$15.00

Land Development

Urban Planning and Economy Department, Development Services		
Administrative Fees	2026 Fee	2026 Fee
	(Current)	(Proposed)
Non-refundable Administrative Fee (or 20%, whichever is greater), for permit work not yet started	\$120.00	\$120.00
Recirculation Fee (Calculated as a % of the original fee)	50% of original fee	
Re-inspection Fee	\$285.00	\$285.00

Re-examination of Plans Fee	\$285.00	\$285.00
Search of Records/Outstanding Orders Search (per titled lot)	\$120.00	\$120.00
Reproduction Fee: 8" x 11" document over 20 pages (per page)	\$0.25	\$0.25
Reproduction Fee: for larger documents (fee charged per sq ft by vendor)	\$1.00	\$1.00
	2026 Fee	2026 Fee
Development Permits	(Current)	(Proposed)
Residential Applications		
<u>Home Improvement Permits</u>		
Solar panels or renewable energy	\$105.00	\$105.00
Accessory building	\$145.00	\$145.00
Hot tub, swimming pool, ponds	\$145.00	\$145.00
Uncovered deck	\$145.00	\$145.00
Driveway	\$195.00	\$195.00
Exterior alterations with NO increase in floor area or height (single detached, duplex, or semi-detached housing); Site alterations	\$195.00	\$195.00
Fireplace	\$195.00	\$195.00
Home addition to mobile homes; Home addition with NO increase in floor area or height (single detached, duplex, or semi-detached housing)	\$195.00	\$195.00
Overheight fence	\$195.00	\$195.00
Exterior alterations to existing multi-unit housing or row housing (up to 4 units), including vehicle access; Home addition to single detached, duplex, or semi-detached housing with increase in floor area or height; Secondary suites.	\$415.00	\$415.00
<u>New Residential Dwellings</u>		
Single detached house, semi-detached house, duplex, residential sales centres, and backyard housing ^{1' 6}	\$625.00	\$625.00
Multi-unit housing building, up to 4 units (eg: apartment, row housing, cluster, lodging housing, supportive housing,	\$1,040.00	\$1,040.00

backyard housing, etc) ¹ ⁶		
Each additional dwelling above 4 for Row Housing, Multi-unit Housing and Backyard Housing	\$85.00	\$85.00
<u>Residential Related and Move On Applications</u>		
Residential demolition	\$105.00	\$105.00
Residential move on, recreational vehicle parking	\$195.00	\$195.00
Home based business / permitted development / minor home occupancy	\$145.00	\$145.00
Home based business - discretionary	\$415.00	\$415.00
Supportive housing - (dwelling conversions)	\$415.00	\$415.00
Commercial, Industrial, Institutional, Mixed Use Applications		
<u>New or Additions to Existing Buildings (including mixed use)</u>		
Non-residential gross floor area (GFA) up to 500 m ² (5,381.95 sq. ft.) and up to 4 units in residential portion per building	\$1,220.00	\$1,220.00
Additional non-residential Gross Floor Area above 500 m ² (5,381.95 sq. ft.)	\$1.2 x ___ m ²	\$1.2 x ___ m ²
Each additional dwelling unit in residential portion above the first 4 units	\$85.00	\$85.00
<u>Change of Use</u>		
Permitted use, child care services or uses in direct control zones	\$415.00	\$415.00
Discretionary Use	\$545.00	\$545.00
<u>Commercial Related Applications</u>		
Non-residential demolition	\$105.00	\$105.00
Satellite signal receiving antenna, satellite dish, amateur radio antennae and support structures	\$195.00	\$195.00
Outdoor patio (on site), special events, christmas tree lot, temporary garden greenhouse, garden centre, solar panels. Place on site a seacan structure accessory to the Principal Building or Use; up to 2 seacans per site totaling no more than 60 m ² ; fee is per seacan. The non-residential gross floor	\$415.00	\$415.00

area fee calculation applies for more than 2 seacans and greater than 60 m ² .		
Exterior alterations or renovations to existing non-residential buildings/site	\$415.00	\$415.00
Standalone parking facility	\$960.00	\$960.00
Other Development Permits & Supporting Services		
<u>Encroachment Applications - Bylaw 12513</u>		
<i>Application Fee</i>		
Encroachments under 0.05 m	No Charge	No Charge
Applications that do not require circulation	\$300.00	\$300.00
Applications that require circulation	\$500.00	\$500.00
<i>Encroachment Fee</i>		
Encroachments onto easements; aerial, canopy or projecting signs encroachments	\$50.00	\$50.00
Encroachments under 0.05 m	\$100.00	\$100.00
Encroachments under 0.3 m and under 2 m ² in area	\$100.00	\$100.00
Encroachments under 0.3 m and under 5 m ² in area	\$350.00	\$350.00
Encroachments over 0.3 meters and/or over 5 square meters in area A = Assessed Value of the Owner's Land B = Area of the Owner's Land C = Area of the Encroachment	(A/B) x C	(A/B) x C
<u>Compliance Certificates and Zoning Confirmation</u>		
Single detached, semi-detached or duplex (Regular Service)	\$145.00	\$145.00
Single detached, semi-detached or duplex (Express Service)	\$310.00	\$310.00
Multi-unit housing, non-residential (Regular Service)	\$310.00	\$310.00
Multi-unit housing, non-residential (Express Service)	\$625.00	\$625.00
Compliance certificate revision	\$105.00	\$105.00
Zoning confirmation letter (per site)	\$145.00	\$145.00
Pick-up/mail out of compliance certificates	\$52.00	\$52.00
<u>Sign Developments</u>		

Portable signs - valid for 90 days	\$105.00	\$105.00
Portable signs - valid for 365 days	\$310.00	\$310.00
Fascia signs	\$195.00	\$195.00
Freestanding signs, projecting signs, or comprehensive sign design plan	\$415.00	\$415.00
Minor/major digital signs (per panel)	\$960.00	\$960.00
Off premise advertising fee (per sign) (to be added to the base use category fee - other than digital signs)	50% of the base fee	
<u>Urban Agriculture</u>		
Urban Agriculture - Hen Enclosure, Urban Indoor Farm, Urban Outdoor Farm	\$105.00	\$105.00
<u>Cell Towers</u>		
Freestanding, rooftop	\$3,475.00	\$3,475.00
<u>Crossing Bylaw 13521</u>		
The application fee for an access permit for a residential property ²	\$50.00	\$50.00
The application fee for an access permit for a non-residential property ²	\$750.00	\$750.00
Additional Fees		
<u>Leave as Built & Existing Without Permit</u>		
Development existing without a required development permit and building permit	Double regular application fee may apply	
Leave as built - accessory building for house/other residential renovations & additions	\$145.00	\$145.00
Leave as built - single detached, semi-detached, duplex	\$195.00	\$195.00
Leave as built - other development permits (multi-unit housing, non-residential)	\$415.00	\$415.00
<u>Revision Fees</u>		
Minor amendment to a home improvement permit development permit - minor residential applications	\$120.00	\$120.00
Minor amendment to a minor development permit - single detached, semi-detached, duplex, backyard housing and row	\$195.00	\$195.00

housing (up to 4 units) (this includes re-examination of plan fee)		
Minor amendments to a major development permit: residential development of multi-unit housing (5+ units), cluster, lodging housing, supportive housing; and non-residential development	\$415.00	\$415.00
Recirculation fee (for the third and subsequent re-circulations), Extension of development permit commencement fee	50% original regular application fee	
Non-refundable Administrative Fee (or 20%, whichever is greater), for permit work not started ³	\$120.00	\$120.00
Re-examination of plans fee for major development permits	\$285.00	\$285.00
<u>Non-Sufficient Funds (NSF) Fee</u>	\$52.00	\$52.00
<u>Variance Request Fee</u>		
Variance request fee to be added to the base application fee (excluding driveway, overheight fence, recreational vehicle parking, home based business - discretionary, leave as built and the per unit fees). Calculated as a % of base fee.	25% of base fee	
Pre-Application Meeting ⁴		
Multi-dwelling residential (apartments, row houses, supportive houses, and lodging houses), non-residential (commercial, industrial, institutional, and similar buildings), and mixed-use (a mix of residential and non-residential) developments	\$490.00	\$490.00
Low density infill developments - new construction or alteration to single detached housing, semi-detached housing, duplex housing, or backyard housing (up to two principal dwellings)	\$195.00	\$195.00
Inspection Fees		
<u>Development Permit Inspections ⁵</u>		
Non-residential developments and residential developments (5+ units) in redeveloping areas for the first two inspections	\$575.00	\$575.00
<u>Lot Grading Inspection Fee - Bylaw 18093</u>		
Single detached, semi-detached, and duplex (per dwelling	\$160.00	\$160.00

unit)		
Multi-unit housing (per building)	\$500.00	\$500.00
Each additional multi-unit housing unit above the first 4 units on the first level	\$65.00	\$65.00
Each additional multi-unit backyard housing dwelling above the first 4 units	\$65.00	\$65.00
Any other land use - minimum fee per building, addition to building or alterations of surface drainage	\$500.00	\$500.00
Re-inspection	\$180.00	\$180.00
<p>Note: This table reflects only the fees associated with Zoning Bylaw 20001 and the Drainage Bylaw 18093. All other fees, such as those relating to Safety Code Permits or the Business Licence Bylaw 20002 are found on other fee schedules.</p> <p>¹ The Re-inspection fee would apply after the first two inspections as per Lot Grading Fee in the Drainage Bylaw 18093.</p> <p>² a) Residential property is defined as three or less self-contained dwelling units located on one site that is used for residential purposes. b) Non-residential property is defined as, but not limited to, a multi-family unit, commercial or industrial property.</p> <p>³ The Development Planner may reduce or waive Development Permit Fees, including any additional fees, where payment of the fee will result in hardship or inequity.</p> <p>⁴ Subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations</p> <p>⁵ Small scale residential Development Permit Inspection fees are included in the Development Permit fee.</p> <p>⁶ Up to two Development Permit Inspections may be undertaken as part of the Development Permit fees for New Residential Dwellings.</p>		
	2026 Fee	2026 Fee
Safety Codes Building Permits - Bylaw 15894	(Current)	(Proposed)
Calculated Construction Value per square foot of floor area		
New semi-detached, duplex, row-housing or stacked row-housing (floor area of the basement and garage should be excluded)	\$130.00	\$125.00

New residential and mixed use residential projects, not more than 6 storeys in height	\$195.00	\$185.00
New residential and mixed use residential projects, not more than 12 storeys in height	\$230.00	\$220.00
New residential and mixed use residential projects, buildings not more than 39 storeys in height	\$240.00	\$230.00
New residential and mixed use residential projects, buildings 40 or more storeys in height	\$245.00	\$235.00
New hotels and motels	\$225.00	\$215.00
New parkade development	\$120.00	\$115.00
Building Permits		
<u>For Additions/Alterations to Single Detached Housing</u>		
For minor residential projects: accessory building, uncovered deck, hot tub, swimming pool, detached garage, single-family house demolition, wheelchair ramp, or mobile home move on installation	\$120.00	\$120.00
Construction value: \$0 - \$10,000	\$120.00	\$120.00
Construction value: \$10,001 - \$50,000	\$385.00	\$385.00
Construction value: \$50,001 - \$100,000	\$1,080.00	\$1,080.00
Construction value: \$100,000+	\$2,100.00	\$2,100.00
<u>For New or Additions/ Alterations Commercial, Industrial, Institutional or additions/alterations to Multi-family Developments, Mixed Use Developments, Hotels and Motels, or Parkades</u>		
For each \$1,000 of Construction Value for the first \$1,000,000; and	\$11.69	\$11.00
For each \$1,000 of Construction Value over \$1,000,000;	\$10.49	\$10.00
Minimum Fee	\$285.00	\$285.00
Combo Building Mechanical Permit Fee - Single Detached Housing and Backyard Housing ¹ Developments		
0 - 1650 sq. ft.	\$1,080.00	\$1,080.00
1651 - 3000 sq. ft.	\$1,645.00	\$1,645.00

3001 - 4500 sq. ft.	\$2,810.00	\$2,810.00
4501 - 6000 sq. ft.	\$5,575.00	\$5,575.00
Over 6000 sq. ft.	\$8,505.00	\$8,505.00
HVAC Permits		
Alterations/Replacing Existing HVAC in Residential Multi-development (per unit)	\$120.00	\$120.00
New Residential Multi-family Development - per \$1,000 of Construction Value	\$0.60	\$0.60
New Single Detached Housing or Single Unit in Residential Multi-family Development	\$120.00	\$120.00
Other Developments - per \$1,000 of Construction Value	\$0.60	\$0.60
Other Developments - minimum fee	\$185.00	\$185.00
Plumbing Permits & Sewer Permits		
Plumbing Permit for Residential Multi-family Development and Single Detached Housing Development (per dwelling unit)	\$120.00	\$120.00
Sewer Connection: Residential Multi-family Development - per dwelling unit	\$120.00	\$120.00
Sewer Connection: Residential Multi-family Development - Maximum Fee	\$225.00	\$225.00
Plumbing Permits for Other Developments - per \$1,000 of Construction Value	\$0.60	\$0.60
Plumbing Permits for Other Developments - Minimum Fee	\$185.00	\$185.00
Gas Permits		
<u>Commercial, Industrial, Institutional or Multi-family Developments</u>		
Construction value: \$0 - \$20,000	\$185.00	\$185.00
Construction value: \$20,001 - \$500,000	\$270.00	\$270.00
Construction value: \$500,001 - \$1,000,000	\$365.00	\$365.00
Construction value: \$1,000,001 - \$5,000,000	\$545.00	\$545.00
Construction value: \$5,000,001+	\$905.00	\$905.00
Additional Meter Set (per meter)	\$49.00	\$49.00

Single Detached Housing or Single Unit in a Residential Multi-family Developments	\$120.00	\$120.00
Temporary Heat - Commercial Permits	\$185.00	\$185.00
Temporary Heat - Single Detached Housing or Single Unit in a Residential Multi-family Development	\$120.00	\$120.00
Electrical Permits		
<u>For New Single Detached Housing and Backyard Housing ¹ Developments ²</u>		
House Wiring Permit: 0 - 1650 sq. ft.	\$290.00	\$290.00
House Wiring Permit: 1651 - 3000 sq. ft.	\$335.00	\$335.00
House Wiring Permit: 3001 - 4500 sq. ft.	\$385.00	\$385.00
House Wiring Permit: 4501 - 6000 sq. ft.	\$440.00	\$440.00
House Wiring Permit: Over 6000 sq. ft.	\$480.00	\$480.00
Above fees are based on floor area of the house.		
<u>Other New Developments</u>		
New Semi-detached or Row Housing - Wiring Permit Fee per unit	\$240.00	\$240.00
New Apartment, Duplex Housing or Stacked Dwellings - Wiring Permit Fee	\$130.00	\$130.00
Underground Branch Circuit Conduit (i.e. between house and garage) Inspection Fee	\$125.00	\$125.00
<u>Annual Electrical Permits</u>		
Electrical Installation Cost - Minimum Fee	\$345.00	\$345.00
Annual Electrical Permit Fee (per \$100 of Electrical Installation Cost)	\$1.14	\$1.14
Inspection Fee - First and Each Additional Hour	\$160.00	\$160.00
<u>For Owners Residing in a Single Family Residential Dwelling and Stand Alone Electrical Permits</u>		
Minor Alterations - minimum fee with Electrical Installation Cost up to \$3,000	\$160.00	\$160.00
Electrical Installation Cost: \$0 - \$3,000	\$160.00	\$160.00
Electrical Installation Cost: \$3,001 - \$10,000	\$230.00	\$230.00

Electrical Installation Cost: \$10,001 - \$50,000	\$405.00	\$405.00
Electrical Installation Cost: \$50,001 - \$250,000	\$835.00	\$835.00
Electrical Installation Cost: \$250,000+	\$2,695.00	\$2,695.00
<u>For Electrical Permits Obtained in Connection with Other Permits</u>		
Construction Value: \$0 - \$24,000	\$160.00	\$160.00
Construction Value: \$24,001 - \$80,000	\$230.00	\$230.00
Construction Value: \$80,001 - \$400,000	\$405.00	\$405.00
Construction Value: \$400,001 - \$2,000,000	\$835.00	\$835.00
Construction Value: \$2,000,000+	\$2,695.00	\$2,695.00
Additional Meter Set (per Meter) ³	\$49.00	\$49.00
Hoarding Fees (Monthly) ⁶		
<u>Covered way hoarding for maintaining existing safe pedestrian connections adjacent to a project</u>		
Boulevard, sidewalk or roadway occupied by a covered way hoarding - per lineal metre	\$5.69	\$5.69
<u>Hoarding projecting from the property line towards a roadway for a temporary exclusive-use area</u>		
Boulevard, sidewalk or roadway occupied area from property line up to 2.4 metres into roadway (not alley) - per square metre	\$4.46	\$4.46
Boulevard, sidewalk or roadway occupied area exceeding 2.4 metres projection into roadway (not alley) - per square metre	\$17.42	\$17.42
<u>Hoarding projecting from a property line towards an alley for a temporary exclusive-use area</u>		
Alley occupied area from a property line up to 1.5 metres into an alley - per square metre	\$4.46	\$4.46
Alley occupied area exceeding 1.5 metres projection into an alley - per square metre of alley occupied	\$17.42	\$17.42

Note: The building permit for temporary hoarding may include a monthly charge for the use of public right-of-way. This fee, which is based on the area and location occupied, is applied from the start of the hoarding installation until the successful final inspection after its removal.

The monthly rates listed are pro-ratable and are subject to GST. Please note that any damage to public property from the hoarding must be repaired to the satisfaction of the City. Periodic reviews of these fees may identify adjustments to ensure compliance with CRA regulations.

Additional Fees		
Additional Inspections (per inspection)	\$285.00	\$285.00
Mailing Out Minor Building Permit Flat Plans	\$28.00	\$28.00
Search of Records/Outstanding Orders Search (per titled lot)	\$120.00	\$120.00
Reproduction Fee: 8" x 11" document over 20 pages (per page)	\$0.25	\$0.25
Reproduction Fee: for larger documents (fee charged per sq ft by vendor)	\$1.00	\$1.00
Interior Alterations to Commercial/Industrial Buildings Commenced BEFORE Permit is Issued	\$430.00	\$430.00
Occupant Load Certificate	\$120.00	\$120.00
Fire Inspection Services Fee for Construction Site Plan Review ⁶	No Charge	No Charge
Re-examination of Revised Plans		
For minor residential projects as listed above, projects with construction value of \$0 - \$10,000:	\$120.00	\$120.00
For all other projects ⁴ :	\$285.00	\$285.00
Unmetered Construction Water Fee		
For New Home Construction - single dwellings including backyard housing		
0 - 1650 sq. ft.	\$31.70	\$31.70
1651 - 3000 sq. ft.	\$56.39	\$56.39
3001 - 4500 sq. ft.	\$96.80	\$96.80
4501 - 6000 sq. ft.	\$133.10	\$133.10
Over 6000 sq. ft.	\$169.40	\$169.40

For Commercial Construction - including all multi-unit residential		
Per \$1,000 of Construction Value ⁵	\$0.44	\$0.44
Maximum Fee	\$625.00	\$625.00
Non-refundable Administrative Fee (or 20%), for permit work not yet started	\$120.00	\$120.00
Reactivation of an expired permit - fee of one half the original permit fee but not less than the minimum fee for that permit type.		
<u>Pre-Application Meeting</u> ⁶		
Commercial Building Permits - Commercial, Industrial, Institutional, Mixed Use, and Multi-dwelling (over 5 units and/or multi-building residential construction sites) Building Applications	\$490.00	\$490.00
<u>After Hours Inspections</u> ⁷		
Up to three hours including travel time when commenced out of business hours	\$575.00	\$575.00
Each additional half hour or part thereof	\$96.00	\$96.00
<u>Festivals and Special Events</u> ⁸		
First hour of inspection	Standard commercial and trade minimum fee per schedule above	
Each additional half hour or part thereof	\$96.00	\$96.00
Notes		
Safety Codes Fee is applicable to Building Permits, Gas Permits, Temporary Gas Permits, Plumbing Permits, HVAC Permits, Sewer Permits, and Electrical Permits. It is 4% of each individual permit fee, with a minimum of \$4.50 and a maximum of \$560 per permit.		
4% of Safety Codes Permit Cost (per permit) (Min. \$4.50 Max. \$560)		
Construction Value means the value of the construction of an undertaking as determined by the City Manager.		
Combined Building Mechanical Permit Fee means a single fee payable for all of the following permits for an undertaking: a building permit, a gas permit, a heating, ventilating, and air-conditioning permit, and a plumbing permit.		

Electrical Installation Cost means the cost of the materials and labour to install a particular electrical undertaking.
Floor Area is used as a denominator in determining the “cost per square foot” value. We have adopted the Canadian Institute of Quantity Surveyors’ definition of Floor Area which dictates:
1. Measure each floor to the outer face of the external walls;
2. No deductions for openings at stairs, elevators or vertical ducts are made;
3. A deduction is made for a non-service vertical protrusion, e.g., atrium space;
4. Mezzanine floors are generally included;
5. Balconies are excluded; enclosed solariums in residential condominiums are included;
6. Sloping and stepped floors (auditoriums/movie theatres) are measured flat; and,
7. Exclude all external covered walkways
If a permit is extended or reactivated, the fee payable for the permit is one-half of the amount required for a new permit for the project, provided no changes have been made or proposed to what was originally approved.
¹ Includes multi-unit Backyard Housing.
² House Wiring Permit Fees are based on the Floor Area of the House.
³ The Electrical Additional Meter Set fee applies to additional meters required for separate entryway addresses but not for individual apartment/condo units that share one entryway. The first meter is included in the Electrical Permit fee.
⁴ If a re-examination of revised plans involves an increase in:
- construction value of more than \$25,000, or
- total floor area of the project,
then permit fees will be adjusted according to the prevailing fee schedule.
⁵ City of Edmonton - EPCOR Water Services Bylaw 19626.
⁶ Subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations.
⁷ Business hours are 8:00 AM - 4:30 PM on weekdays. Inspections requested outside of that time (evenings, weekends, and statutory holidays) are subject to the charges listed.
⁸ Festivals and Special Events are charged standard commercial and trade minimum fees which include permit review, permit issue and up to an hour on-site inspection. Each additional half hour or part thereof when inspection occurs are charged at the rate listed.

Land Development Applications - Bylaw 20001	2026 Fee	2026 Fee
	(Current)	(Proposed)
Rezoning Applications		
Small Scale ResidentialRSF; RS; RR; PLD; GLD; GLDF; CCLD; CCSD; OLD; SLD; RCES; RAES		
Base Fee	\$1,830.00	\$1,830.00
Area Rate	\$245.00	\$245.00
Medium Scale ResidentialRSM; RM; PRH; ALA; GRH; GLRA; GMRA; CCMD; RVRH; ORH; ORA; BRH; BMR; BLMR; SRH; SRA; RTCMR		
Base Fee	\$2,640.00	\$2,640.00
Area Rate	\$245.00	\$245.00
Large Scale ResidentialRL; CCHD; RTCR; HDR		
Base Fee	\$4,355.00	\$4,355.00
Area Rate	\$260.00	\$260.00
Small Scale Commercial / Mixed UseCN; MUN; CCNC		
Base Fee	\$2,700.00	\$2,700.00
Area Rate	\$680.00	\$680.00
Large Scale Commercial / Mixed UseCB; CG; AED; ASC; AUVC; GVC; TC-C; RTCC; MRC; MMUT; MMS; MED; UC3ES; CMUV; CMU; RMU; UW; HA; CCA; JAMSC		
Base Fee	\$4,880.00	\$4,880.00
Area Rate	\$680.00	\$680.00
IndustrialBE; IM; IH; EIB; EIM; ECB; EETB; EETC; EETL; EETM; EETR; EETIM; IBES; ILES; DC/IND		
Base Fee	\$2,745.00	\$2,745.00
Area Rate	\$340.00	\$340.00
Urban Services / Open SpaceA; PS; PSN; PU; NA; A1 through A6; UF; UI; AJ; BP; NSRVES		
Base Fee	\$1,835.00	\$1,835.00
Area Rate	\$245.00	\$245.00

AgricultureAG; FD; AES		
Base Fee	\$1,835.00	\$1,835.00
Area Rate	\$245.00	\$245.00
Mixed Use (MU)MU Zoning with FAR Modifier		
Base Fee	\$4,880.00	\$4,880.00
plus, per m ² of buildable floor area (Site Area m ² x FAR) ¹	\$0.32	\$0.32
Direct Control - Administrative	\$7,930.00	\$7,930.00
Direct Control - Minor (Base Fee)	\$7,930.00	\$7,930.00
Direct Control - Minor (plus, per m ² of buildable floor area = Site Area m ² x FAR) ¹	\$0.62	\$0.62
Direct Control - Major (Base Fee)	\$15,855.00	\$15,855.00
Direct Control - Major (plus, per m ² of buildable floor area = Site Area m ² x FAR) ¹	\$1.06	\$1.06
Concept Plans and Plan Amendments ²		
Text Amendment to the Zoning Bylaw		
Major	\$24,680.00	\$24,680.00
Minor	\$12,340.00	\$12,340.00
Municipal Development Plan or District Policy Amendment	\$10,680.00	\$10,680.00
Each District Plan, Area Structure Plan, Neighbourhood Structure Plan, Neighbourhood Area Structure Plan, Area Redevelopment Plan Servicing Design Concept Brief, Outline Plan or related Amendment		
per gross ha	\$360.00	\$360.00
minimum fee	\$3,270.00	\$3,270.00
Authorization Fee	\$3,270.00	\$3,270.00
Subdivisions and Condominium Applications ³		
<u>Subdivision Application</u>		
New applications		
Lots within the RS, RSF, RSM, or RR zones	\$310.00	\$310.00
Lots within the RL, RM, MUN, CN, MU, CG or CB zones	\$2,475.00	\$2,475.00
Lots 1.0 ha or less within the BE, IM, or IH zones	\$1,170.00	\$1,170.00

Lots over 1.0 ha within the BE, IM or IH zones	\$2,710.00	\$2,710.00
Others that are not covered by the above categories, except reserve lot or public utility lot	\$745.00	\$745.00
Change Request and Resubmission base fee	\$745.00	\$745.00
Plus re-phasing	\$745.00	\$745.00
Plus fee per each additional lot	If Required, Refer to Subdivision Application fees, above	
<u>Subdivision Endorsement</u>		
Each lot within		
Lots within the RS, RSF, RSM, or RR zones	\$745.00	\$745.00
Lots within the RL, RM, MUN, CN, MU, CG or CB zones	\$2,615.00	\$2,615.00
Lots 1.0 ha or less within the BE, IM, or IH zones	\$1,595.00	\$1,595.00
Lots over 1.0 ha within the BE, IM or IH zones	\$3,185.00	\$3,185.00
Others that are not covered by the above categories, except reserve lot or public utility lot	\$745.00	\$745.00
Future Growth Area Servicing Study ⁴	N/A	TBD
Time Extension for Endorsement (Only applied to second or more request)	\$745.00	\$745.00
<u>Bare Land Condominium Fees</u>		
Bare Land Condominium Application Fee (per bare land unit to be created)	Refer to Subdivision Application Fees	
Bare Land Condominium Endorsement Fee (per bare land unit to be created)	Refer to Subdivision Endorsement Fees	
Flat fee for parking stalls converted to a bare land unit (per stall)	\$175.00	\$175.00
<u>Strata Space Plan Fees</u>		
Strata Space Plan Application Fee	Refer to Subdivision Application Fees	
Strata Space Plan Endorsement Fee	Refer to Subdivision Endorsement Fees	
<u>Condominium Fees</u>		
Application fee per unit excluding common property	\$40.00	\$40.00

pursuant to the Condominium Property Regulation		
Flat fee for parking stalls converted to condominium units (per stall)	\$32.00	\$32.00
Additional Land Development Fees		
Re-circulation (3rd and subsequent recirculation)	\$1,195.00	\$1,195.00
Re-activation (on an existing file that has been on hold for 12 months or more)	\$1,195.00	\$1,195.00
Pre-Application Meeting ⁴	\$490.00	\$490.00
Notification and Engagement Fee per component (ie Rezoning, Plan Amendment, Road Closure) ⁴	\$1,650.00	\$1,650.00
Re-notification Fee (per label)	\$3.50	\$3.50
DC Notification Fee (per label)	\$6.00	\$6.00
DC Notification Fee minimum	\$48.00	\$48.00
International Notification Fee (per label)	\$6.00	\$6.00
Road Closure Applications	\$1,835.00	\$1,835.00
Change of Address (per address) ⁵	\$405.00	\$405.00
<u>Servicing Agreements Fees⁴</u>		
Arterial Roadway Administration Fee	\$2,340.00	\$2,340.00
Show Home Agreement Application	\$1,195.00	\$1,195.00
Boundary Assessment Fee	\$1,195.00	\$1,195.00
Interim Construction Agreement Fee	\$1,195.00	\$1,195.00
Inspection Fees (fee charged per hectare with a minimum value of 3.0 hectares)	\$10,455.00	\$10,455.00
<p>¹ The Subdivision Officer and Director of Planning Coordination may reduce or waive Land Development Application Fees, including any additional fees, where payment of the fee will result in a hardship or an inequity.</p> <p>² Area Structure Plan amendments application fee excludes amendments that are necessitated by an amendment to the Neighbourhood Structure Plan.</p> <p>³ Floor Area Ratio as defined under Zoning Bylaw 20001.</p>		

⁴ Subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations.

⁵ Applications for address changes are only permitted where the existing address is creating inherent confusion for the delivery of public services and the general public, or Emergency Response and Administration deem necessary.

Notes for Rezoning Application Fees

-The highest base fee is charged among proposed categories. Any applicable area rates are charged per proposed category - see example below.

-If an application has proposed zones in the same category, the proposed category's base rate will be charged once.

-Except MU and DCs, each zone within the same category or different category will be charged its associated area rate based on the site area (ha) for the boundary of the proposed zone(s).

Proposed Height (h) Modifiers changes under RSM, RM and RL zones shall be charged their respective category base fee and area rates.

-If you are rezoning from a zone within the Agriculture category you will be charged for the full area of application. If you are rezoning from a zone that is not within the Agriculture category you will only be charged for the site area.

-The increase in FAR for the MU zone will be calculated by subtracting the existing FAR from the proposed FAR. A reduction in FAR will not result in a reduction in fees.

-Existing FAR is the maximum base FAR listed within a zone taking into account Floor Area Ratio (f) Modifiers. Embedded FAR modifiers such as for inclusive design or supportive housing will not be taken into account. Existing zones without a listed maximum FAR will have an FAR of 0.

-Direct Control Types are characterized as follows:

-Administrative: A standard zone is being rezoned to a DC for a minor technical reason (i.e. minor numerical changes to regulations, removal of uses from a standard zone), minor amendments to an existing DC zone.

-Minor: Changes to the character of the site that do not significantly change the intensity of the use.

- Resembles a standard zone with minor changes to uses that change the character of the zone.

- Addition or changes to regulation(s) from Standard Zone.

- No increase in FAR from existing zoning.

- Only "architectural" changes to height that do not result in additional floor area.

-Major:

- Significant changes to the character and intensity of uses. (i.e. commercial, residential and mixed use towers, adding residential uses to commercial site or non-residential uses to residential site, large-site rezonings)

- Increase 2 or more of FAR/height/density

- Major additions of uses from previous standard zone or DC

- Major changes or additions of regulations from standard zone or DC

- Application requires comprehensive site planning supported by technical studies

-Rezoning applications are subject to a notification and engagement fee component.

-The applicant must pay the difference in fees, prior to third reading of the amending Bylaw, for any application resulting in a zone in a higher fee category than that initially applied for, whether the application was amended by the applicant, Development Services, or City Council. If the resulting Zone is in a lower fee category, no refund shall be made.

Example Rezoning Application:		
From (AG) base FAR of 0		
To (RM) @ 4.0 ha, (CG) @ 3.0 ha, and (MU) 5.0 FAR @ 4,500 m ²		

Description (Category)(Zone) (site area (ha) or Buildable Area (m²) as appropriate)	(A) Base Fee	(B) Area (ha or m²)	(C) Area Rate (per ha or m²)	(D) Area Rate Fee (B x C)	(E) Sub total (A + D)
Medium Scale Residential Category (RM) @ 4.0 ha	N/A	4.00 ha	\$245.00/ha	\$980.00	\$980.00
Large Scale Commercial/Mixed Use (CG) @ 3.0 ha	N/A	3.00 ha	\$680.00/ha	\$2,040.00	\$2,040.00
MU - FAR Modifier, 5.0 FAR @ 4,500 m ² Site	\$4,880.00	22500 m ² (Additional FAR x Site Area)	\$0.32/m ²	\$7,200.00	\$12,080.00
				Total Rezoning Fees	\$15,100.00

Movement of People and Goods

City Operations Department, Edmonton Transit Service		
ETS Fares and Passes	2026 Fee	2026 Fee
	(Current)	(Proposed)
Regional Airport Monthly Pay - Go Cap		
1.5 Hr Ticket (All Ages)	\$5.00	\$6.00
Monthly	\$90.00	\$108.00
Airport + 3-day Pass	N/A	\$36.00
Airport + 5-day Pass	N/A	\$42.00
Student Passes		
UPASS - Winter Semester	TBD	\$180.00
UPASS - Summer Semester	TBD	\$180.00
UPASS - Fall Semester	TBD	\$182.50
Charter Rates	\$160.00	\$162.00

**RESERVES
SCHEDULE**



Reserve Funds - Balances

The following are lists by year of the City of Edmonton reserve funds for 2025-2026 including approved changes to the reserve balances; these reflect forecasted balances for the year ending December 31, 2025. The description of the reserves are listed on the preceding pages.

Reserve Fund in Alphabetical Order (\$000)	2024 Ending 2025 Opening	2025 Ending Balance	2026 Ending Balance
Affordable Housing	80,757	75,286	52,166
Brownfield Redevelopment	(866)	(3,057)	(3,357)
Cemetery	7,279	5,333	3,543
City of Edmonton Library Board	16,502	12,812	12,212
Commercial Revitalization	7,016	1,854	1,754
Commonwealth Stadium	1,389	1,639	1,898
Community Revitalization Levy - Belvedere	(17,015)	(17,389)	(19,043)
Community Revitalization Levy - Downtown	(9,453)	(21,950)	(39,540)
Community Revitalization Levy - Quarters	(23,031)	(26,739)	(29,173)
Community Safety and Well Being	5,577	670	-
Developer Recoveries	23,097	21,871	20,602
Edmonton Election Reserve	1,054	195	2,704
Edmonton Police Service	(580)	(826)	(826)
Facility Lease Renewal & Replacement Reserve	0	102	207
Financial Stabilization	85,205	78,168	115,969
Financial Stabilization - Appropriated	75,540	26,208	13,623
Fleet Services - Vehicle Replacement	42,910	36,996	30,993
Fort Edmonton Train Maintenance	41	48	55
Funds in Lieu - Residential	46,799	38,542	32,758
Heritage Resources	6,630	4,406	2,721
Industrial Infrastructure Cost Sharing Program	14,942	16,622	1,231
Interim Financing	(33,438)	(32,278)	(32,545)
Local Improvement	138,504	135,406	143,696
LRT	138,831	124,294	109,928
Motor Vehicle Insurance	2,500	2,500	2,500
Natural Areas	9,670	5,460	3,609
Neighbourhood Renewal	2,356	-	-
Old Strathcona Public Realm Strategy	0	297	735
Parkland Purchase	10,427	6,122	5,410
Pay-As-You-Go Capital	151,422	174,583	256,734
Pay-As-You-Go Capital - Edmonton Police Service	8,148	3,657	1,598
Planning and Development	56,344	66,108	63,515
Public Art	1,336	4,764	8,098
Rogers Place Arena Capital	12,930	7,716	3,453
Sanitary Servicing Strategy Fund	115,800	115,409	97,330
St. Francis Xavier	3,003	3,327	3,695
Tax-Supported Debt	5,217	9,238	9,238
Traffic Safety and Automated Enforcement	11,309	13,984	(7,121)
Tree Management	11,753	9,174	7,896
Vehicle for Hire	5,806	8,273	7,872
Total	\$1,015,710	\$908,825	\$886,136

Reserve Funds - 2025

Reserve Fund in Alphabetical Order (\$000)	Actual: 2024 Ending / 2025 Opening Balance	Transfer from Operating Budget	Transfer to Operating Budget	Transfer (to)/from Capital Budget	Transfer from FSR	SOBA Operating Impacts	Transfer from surplus	Interest	Projected: 2025 Ending / 2026 Opening Balance
Affordable Housing	80,757	27,503	(32,862)	(112)	-	-	-	-	75,286
Brownfield Redevelopment	(866)	1,574	(3,765)	-	-	-	-	-	(3,057)
Cemetery	7,279	612	-	(2,775)	-	-	-	217	5,333
City of Edmonton Library Board	16,502	-	(765)	(2,925)	-	-	-	-	12,812
Commercial Revitalization	7,016	-	(5,162)	-	-	-	-	-	1,854
Commonwealth Stadium	1,389	619	(121)	(300)	-	-	-	52	1,639
Community Revitalization Levy - Belvedere	(17,015)	-	(374)	-	-	-	-	-	(17,389)
Community Revitalization Levy - Downtown	(9,453)	-	(12,497)	-	-	-	-	-	(21,950)
Community Revitalization Levy - Quarters	(23,031)	-	(3,708)	-	-	-	-	-	(26,739)
Community Safety and Well Being	5,577	20,843	(25,750)	-	-	-	-	-	670
Developer Recoveries	23,097	-	-	(2,000)	-	-	-	774	21,871
Edmonton Election Reserve	1,054	195	(1,054)	-	-	-	-	-	195
Edmonton Police Service	(580)	(246)	-	-	-	-	-	-	(826)
Facility Lease Renewal & Replacement Reserve	-	100	-	-	-	-	-	2	102
Financial Stabilization	85,205	20,503	(37)	-	(23,262)	-	(4,241)	-	78,168
Financial Stabilization - Appropriated	75,540	-	(59,437)	(13,157)	23,262	-	-	-	26,208
Fleet Services - Vehicle Replacement	42,910	29,863	(2,800)	(32,977)	-	-	-	-	36,996
Fort Edmonton Train Maintenance	41	5	-	-	-	-	-	2	48
Funds in Lieu - Residential	46,799	3,758	-	(14,000)	-	-	-	1,985	38,542
Heritage Resources	6,630	1,981	(4,205)	-	-	-	-	-	4,406
Industrial Infrastructure Cost Sharing Program	14,942	4,200	(3,060)	-	-	-	-	540	16,622
Interim Financing	(33,438)	3,491	(2,331)	-	-	-	-	-	(32,278)
Local Improvement	138,504	12,972	(745)	(15,325)	-	-	-	-	135,406
LRT	138,831	79,745	(85,974)	(8,308)	-	-	-	-	124,294
Motor Vehicle Insurance	2,500	-	-	-	-	-	-	-	2,500
Natural Areas	9,670	1,000	(1,062)	(4,500)	-	-	-	352	5,460
Neighbourhood Renewal	2,356	174,386	-	(176,742)	-	-	-	-	-
Old Strathcona Public Realm Strategy	-	297	-	-	-	-	-	-	297
Parkland Purchase	10,427	1,810	-	(6,500)	-	-	-	385	6,122
Pay-As-You-Go Capital	151,422	228,630	(35,819)	(169,650)	-	-	-	-	174,583
Pay-As-You-Go Capital - Edmonton Police Service	8,148	8,558	(630)	(12,419)	-	-	-	-	3,657
Planning and Development	56,344	22,863	(11,240)	(1,859)	-	-	-	-	66,108
Public Art	1,336	-	(2,400)	5,828	-	-	-	-	4,764
Rogers Place Arena Capital	12,930	1,500	(300)	(6,770)	-	-	-	356	7,716
Sanitary Servicing Strategy Fund	115,800	1,200	(6,085)	-	-	-	-	4,494	115,409
St. Francis Xavier	3,003	250	-	(35)	-	-	-	109	3,327
Tax-Supported Debt	5,217	4,021	-	-	-	-	-	-	9,238
Traffic Safety and Automated Enforcement	11,309	27,498	(11,724)	(13,535)	-	-	-	436	13,984
Tree Management	11,753	2,995	(2,932)	(1,789)	(853)	-	-	-	9,174
Vehicle for Hire	5,806	2,840	(352)	(21)	-	-	-	-	8,273
Total	\$1,015,710	\$685,567	(\$317,191)	(\$479,871)	(\$853)	-	(\$4,241)	\$9,704	\$908,825

Reserve Funds - 2026

Reserve Fund in Alphabetical Order (\$000)	Projected: 2025 Ending / 2026 Opening Balance	Transfer from Operating Budget	Transfer to Operating Budget	Transfer (to)/from Capital Budget	Transfer from FSR	SOBA Operating Impacts	Transfer from surplus	Interest	Projected: 2026 Ending Balance
Affordable Housing	75,286	23,973	(47,093)	-	-	-	-	-	52,166
Brownfield Redevelopment	(3,057)	500	(800)	-	-	-	-	-	(3,357)
Cemetery	5,333	550	-	(2,493)	-	-	-	153	3,543
City of Edmonton Library Board	12,812	-	(600)	-	-	-	-	-	12,212
Commercial Revitalization	1,854	-	(100)	-	-	-	-	-	1,754
Commonwealth Stadium	1,639	619	(121)	(300)	-	-	-	61	1,898
Community Revitalization Levy - Belvedere	(17,389)	-	(1,654)	-	-	-	-	-	(19,043)
Community Revitalization Levy - Downtown	(21,950)	-	(17,590)	-	-	-	-	-	(39,540)
Community Revitalization Levy - Quarters	(26,739)	-	(2,434)	-	-	-	-	-	(29,173)
Community Safety and Well Being	670	20,343	(21,013)	-	-	-	-	-	-
Developer Recoveries	21,871	-	-	(2,000)	-	-	-	731	20,602
Edmonton Election Reserve	195	2,509	-	-	-	-	-	-	2,704
Edmonton Police Service	(826)	-	-	-	-	-	-	-	(826)
Facility Lease Renewal & Replacement Reserve	102	100	-	-	-	-	-	5	207
Financial Stabilization	78,168	25,301	-	-	-	12,500	-	-	115,969
Financial Stabilization - Appropriated	26,208	-	-	(660)	(11,925)	-	-	-	13,623
Fleet Services - Vehicle Replacement	36,996	31,243	(2,800)	(34,470)	-	24	-	-	30,993
Fort Edmonton Train Maintenance	48	5	-	-	-	-	-	2	55
Funds in Lieu - Residential	38,542	5,168	-	(13,203)	-	607	-	1,644	32,758
Heritage Resources	4,406	1,984	(3,669)	-	-	-	-	-	2,721
Industrial Infrastructure Cost Sharing Program	16,622	4,200	(16,931)	-	-	(2,700)	-	40	1,231
Interim Financing	(32,278)	3,491	(2,329)	(1,429)	-	-	-	-	(32,545)
Local Improvement	135,406	25,295	(1,817)	(15,188)	-	-	-	-	143,696
LRT	124,294	81,602	(79,417)	(1,366)	-	(15,185)	-	-	109,928
Motor Vehicle Insurance	2,500	-	-	-	-	-	-	-	2,500
Natural Areas	5,460	1,000	(1,062)	(2,000)	-	-	-	211	3,609
Neighbourhood Renewal	-	174,386	-	(174,386)	-	-	-	-	-
Old Strathcona Public Realm Strategy	297	-	-	-	-	438	-	-	735
Parkland Purchase	6,122	1,813	-	(3,282)	-	500	-	257	5,410
Pay-As-You-Go Capital	174,583	260,435	(35,819)	(147,110)	-	4,645	-	-	256,734
Pay-As-You-Go Capital - Edmonton Police Service	3,657	7,799	(357)	(9,501)	-	-	-	-	1,598
Planning and Development	66,108	9,220	(13,057)	(1,400)	-	2,644	-	-	63,515
Public Art	4,764	-	(2,400)	5,734	-	-	-	-	8,098
Rogers Place Arena Capital	7,716	1,500	(300)	(5,655)	-	-	-	192	3,453
Sanitary Servicing Strategy Fund	115,409	-	(4,447)	-	-	(16,973)	-	3,341	97,330
St. Francis Xavier	3,327	250	-	(3)	-	-	-	121	3,695
Tax-Supported Debt	9,238	-	-	-	-	-	-	-	9,238
Traffic Safety and Automated Enforcement	13,984	12,055	(17,057)	(16,221)	-	-	-	118	(7,121)
Tree Management	9,174	2,900	(2,932)	(1,246)	-	-	-	-	7,896
Vehicle for Hire	8,273	(19)	(382)	-	-	-	-	-	7,872
Total	\$908,825	\$698,222	(\$276,182)	(\$426,179)	(\$11,925)	(\$13,500)	-	\$6,876	\$886,136

Reserve Funds - Definitions

Reserve Fund	Responsibility Area and Description
Affordable Housing	Community Services - Social Development
To assist the Social Development branch in delivering Affordable Housing units as outlined in the Council approved "Road Map" for Affordable Housing Investment Plan implementation. Due to the unpredictable spending pattern of expenditures and involvement of other orders of government, this reserve permits unexpended funds to be retained and applied to support future funding requirements. No interest earnings are applied to this reserve. Allowable transfers to and from the reserve must be in line with the Affordable Housing Investment Plan program.	
Brownfield Redevelopment	Urban Planning and Economy - Economic Investment Services
To facilitate implementation of City Policy <i>C571 Brownfield Remediation and Redevelopment Support</i> , the Brownfield Redevelopment Reserve was established with approval by Council on December 15, 2015. The reserve accumulated timing differences between recognition of the City's liability (expense) to provide funds to the grant applicant for Phase III redevelopment work and receipt of future municipal tax uplift from the redevelopment to pay back the grant and related liability.	
On September 13, 2023, City Council approved to increase the scope of the Brownfield Redevelopment Reserve to include the Phase I, II and IV grant programs as well. It may take several years for applicants to complete remediation and redevelopment work, and to fulfill the criteria of the Grant Funding Agreement for Phase I, II, and IV grants. The grants are only provided once the applicant has fulfilled all the criteria of the Grant Funding Agreement. This may result in a delay between when the grant and related budget are approved and when the grant is actually distributed to the applicant. The approved change would have the reserve accumulate any timing differences between when applicants enter a Grant Funding Agreement and the budget is approved and when they fulfill the criteria for grant payment. Allowable transfers to and from the reserve must be in line with the City Policy <i>C571 Brownfield Remediation and Redevelopment Support</i> .	
Cemetery	Community Services - Community Recreation and Culture
The Cemetery Reserve is used to fund the following: 1) Capital projects including the design and development of capital improvements at Municipal Cemeteries, creating inventory and developing new products and services for customers. 2) Operations and maintenance support for cemeteries as required. Twenty - five (25) percent of sales generated by plots, niches, gardens and foundations (location sales / revenue) is transferred to the reserve at the time revenue is recognized. Investment earnings on the fund balance are redirected back to the reserve. The reserve has no minimum or target balance.	
City of Edmonton Library Board	Boards and Authorities - Public Library
Reserves for future expenditures relating to Library Operations include amounts set aside by the Library Board for specific purposes. This will include amounts for Library facility projects and other major projects. No interest is applied to this reserve.	
Commercial Revitalization	Urban Planning and Economy - Economic Investment Services
The purpose of the Commercial Revitalization reserve is to accommodate the timing differences between tax-levy funding for three commercial revitalization programs and the distribution of grants to eligible applicants. The three commercial revitalization programs (Development Incentive, Storefront Improvement, and Corner Store) provide a complementary set of tools to support commercial revitalization and main street vibrancy across targeted areas of the City. The programs also support City Council's strategic goal of Urban Places, as identified in ConnectEdmonton: Edmonton's Strategic Plan. Allowable transfers to and from the reserve must be in line with the City Policies <i>C216C Storefront Improvement Program</i> , <i>C533C Development Incentive Program</i> , and <i>C616 Corner Store Program Policy</i> .	
Commonwealth Stadium	Community Services - Community Recreation and Culture
Approved in 1995 and established with \$750,000 from the original Vehicle Equipment Reserve as a result of the agreement between the City of Edmonton and the Edmonton Eskimo Football Club for the operation of the Commonwealth Stadium on an entrepreneurial basis. Annually \$200,000 of tax-levy funding is allocated to the reserve for development of new revenue, marketing strategies or capital programs. The City's portion of concession earnings are held in this reserve for capital concession capital projects. Effective January 1, 2007, 15 per cent of net concession revenues from City events or co-sponsored events is contributed by the Eskimos annually to the reserve for replacement of concession equipment. Interest earnings are applied to this reserve.	

Reserve Funds - Definitions

Reserve Fund	Responsibility Area and Description
Community Revitalization Levy - Belvedere	Urban Planning and Economy - Belvedere Community Revitalization Levy
<p>The purpose of the CRL reserves is to capture timing differences between program operating costs, incremental tax-levy increases and land sales. Belvedere CRL (Station Pointe) is financed through borrowing Bylaw 14883 which was passed in 2008 that enabled the City to undertake infrastructure improvements and land development along Fort Road. In January 2012, Bylaw 15932 was passed to allow for the Belvedere CRL to fund this project. The accumulated net deficit balance is due to timing difference between program operating costs (including debt servicing) and incremental tax-levy revenues and land sales. The deficit will be repaid from future CRL revenues and net proceeds from sale of land. The assessment baseline for the CRL is December 31, 2012. The CRL can remain in place for up to a maximum of 20 years from 2013 to 2032.</p>	
Community Revitalization Levy - Downtown	Urban Planning and Economy - Capital City Downtown Community Revitalization Levy
<p>The purpose of the CRL reserves is to capture timing differences between program operating costs and incremental tax-levy increases. Council approved a boundary for the Capital City Downtown CRL on March 5, 2013. The Province approved the CRL regulation on July 25, 2013, and Council approved the CRL Plan and Bylaw 16521 on September 17, 2013. The Province gave final approval of the CRL bylaw on April 16, 2014. The accumulated net deficit balance is due to timing difference between program operating costs (including debt servicing) and incremental tax-levy revenues. The deficit will be repaid from future CRL revenues. The assessment baseline for the CRL is December 31, 2014. The CRL can remain in place for up to a maximum of 20 years from 2015 to 2034.</p>	
Community Revitalization Levy - Quarters	Urban Planning and Economy - Quarters Community Revitalization Levy
<p>The purpose of the CRL reserves is to capture timing differences between program operating costs and incremental tax-levy increases. City Council approved Bylaw 15800, Schedule "A" - The Quarters Downtown CRL Plan on June 22, 2011. Quarters CRL is financed through borrowing Bylaw 15977 which was passed on January 18, 2012 that enabled the City to undertake infrastructure improvements and land development. The accumulated net deficit balance is due to timing difference between program operating costs (including debt servicing) and incremental tax-levy revenues. The deficit will be repaid from future CRL revenues. The assessment baseline for the CRL is December 31, 2011. The CRL can remain in place for up to a maximum of 20 years from 2012 to 2031.</p>	
Community Safety and Well Being	Corporate Expenditures & Revenues and Community Services - Social Development
<p>The intent of Community Safety and Well-Being (CSWB) Strategy is to advance seven Council-approved pillars of action to address the root causes of complex social challenges. CSWB initiatives are assessed for impact according to Council-approved pillars: (Anti-Racism, Reconciliation, Well-Being, Safe and Inclusive Spaces, Pathways In and Out of Poverty, Crime Prevention and Crisis Intervention, Equitable Policies, Procedures and Guidelines), guiding principles and outcomes.</p> <p>The CSWB Reserve permits unexpended funds to be retained and applied to support future funding requirements in alignment with the Community Safety and Well-Being Strategy.</p>	
Developer Recoveries	City Operations - Parks & Roads Services and Other Tax-Supported Branches
<p>Fees collected from external developers, for developments where the City was the initial developer, will be transferred to the reserve and allowable transfers from the reserve will be to fund future ARA recoverable capital projects as approved by City Council through the capital budget process. Interest earnings would be applied to this reserve as it is intended to maintain future capital purchasing power.</p>	
Edmonton Election Reserve	Office of the City Manager - Office of the City Clerk
<p>The reserve is established to manage operational surpluses and deficits related to the municipal elections. Municipal elections are held every four years, and must be planned and implemented according to provincial and municipal legislation. The costs to run the Edmonton Election are not uniform over the 4-year Election cycle and include a mix of one-time and ongoing costs. As a result, program surpluses and deficits are anticipated to be realized.</p>	
Edmonton Police Service	Boards and Authorities - Edmonton Police Service
<p>Established June 26, 2018 and governed by City Policy <i>C605 Edmonton Police Service Reserve</i>. The reserve is established to manage operational surpluses and deficits of the Edmonton Police Service over time.</p>	

Reserve Funds - Definitions

Reserve Fund	Responsibility Area and Description
Facility Lease Renewal & Replacement Reserve	Integrated Infrastructure Services - Infrastructure Planning and Design Financial and Corporate Services - Real Estate
The City of Edmonton has various lease arrangements with tenants for lease of City facilities. Certain lease agreements require the tenant to contribute towards future replacement or renewal work required for the facility. This reserve will capture those contributions as per the lease agreement. Amounts will be withdrawn from the reserve to fund future renewal or replacement activities associated with the facility. The reserve will track funding, and use of that funding, by facility lease. Interest earnings would be applied to this reserve as it is intended to maintain future capital purchasing power.	
Financial Stabilization	Corporate Expenditures & Revenues
The Financial Stabilization Reserve (FSR) was established in 1997 to provide flexibility in addressing financial risks associated with revenue instability and unforeseen costs on a transitional basis, and to ensure the orderly provision of services to citizens. As per City Policy <i>C217D Reserve and Equity Accounts</i> , a minimum balance of 5 per cent with a target balance of 8.3 per cent of current general government expenses (excluding non-cash amortization and gain or loss on disposal of capital assets) has been established. The source of funding for the FSR has generally been tax-supported operating surplus. No interest is applied to this reserve.	
Financial Stabilization - Appropriated	Corporate Expenditures & Revenues and Other Tax-Supported Branches
The Financial Stabilization Reserve (FSR) - Appropriated, tracks amounts that have been appropriated from the FSR for specific purposes in current or future years. No interest is applied to this reserve.	
Fleet Services - Vehicle Replacement	City Operations - Fleet Services
This reserve was approved on October 14, 2009 and supports City Policy <i>C617 Fleet Replacement Reserve</i> which was approved on May 14, 2019. This reserve is used to fund the replacement of fleet assets that have reached their useful life. Fleet assets for Edmonton Transit, DATS, Waste, and Edmonton Police Services are excluded from the scope of this reserve. Funds to replenish the reserve come from fixed charges paid by tax-supported and utility operations.	
Fort Edmonton Train Maintenance	Boards and Authorities - Fort Edmonton Park
As a condition of an ongoing agreement between the City of Edmonton and the Fort Edmonton Historical Foundation, annually a maximum of \$5,000 from the Fort Edmonton operations is set aside in this reserve to fund major maintenance expenses of the steam railway system within the Park. Interest earnings are applied to the reserve.	
Funds in Lieu - Residential	Urban Planning and Economy - Planning and Environment Services
This reserve was approved in 1985 based on City Council's direction to separate the residential portion from the commercial/industrial portion in the Parkland Purchase Reserve. Funds received from developers and from the sale of parkland in residential areas is used to purchase and develop parkland in residential areas. The funds are generated as a result of the parkland dedication required in accordance with the Municipal Government Act (MGA) of up to 10 per cent. The MGA requires that such funds be used for "a public park, a public recreation area, school authority purposes, or to separate areas of land that are used for different purposes". The funds collected are restricted by City Policy <i>C468A Policy to Govern the Use of Funds from the Sale of Surplus School Sites</i> to usage within the same neighbourhood. Interest earnings are applied to the reserve.	
Heritage Resources	Urban Planning and Economy - Planning and Environment Services
The Heritage Resources Reserve supports City Policy <i>C450B Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton</i> . This policy sets process for the designation of historically significant structures and the payment of required compensation such as grants, tax cancellation, rebate of property taxes, or a payment equal to the value of the amount of taxes payable on the designated historic building and substantial rehabilitation. This reserve also provides funding for maintenance grants, promoting heritage, and special heritage projects including limited demonstrative restoration projects. Annually, an amount is approved in the operating budget for this program and unspent funds are transferred into the reserve at the end of the year. Conversely, if there is a deficit in the program, draws are made on the reserve. Allowable transfers to and from the reserve must be in line with City Policy <i>C450B Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton</i> . No interest earnings are applied to this reserve.	

Reserve Funds - Definitions

Reserve Fund	Responsibility Area and Description
Industrial Infrastructure Cost Sharing Program	Urban Planning and Economy - Development Services
<p>The purpose of this reserve is to facilitate implementation of City Policy C592A Industrial Infrastructure Cost Sharing Program (IICSP). The IICSP is designed to assist in financing large municipal infrastructure in industrial areas and to ultimately encourage the servicing and development of industrial land which provides an increased tax assessment base, employment and other economic spinoffs. Front-end developers are entitled to recover their over-expenditures from up to 100 per cent of the yearly incremental property tax that directly results from their cost shareable infrastructure and development levies collected within the benefiting area. The source of funding for this reserve will be 100 percent of the yearly incremental property tax revenue that directly results from cost shareable infrastructure and development levies collected from other developers within the benefiting area. Withdrawals from the reserve are used to repay developers for their over-expenditures.</p>	
Interim Financing	Corporate Expenditures & Revenues and Real Estate
<p>The Interim Financing Reserve was originally approved on November 19, 2014 and later amended on November 29, 2016. The purpose of the reserve is to accommodate timing differences between operating impacts of capital projects and related external funding sources and differences that arise between the timing of cash outflows (budget) and recognition of expenses (accounting) to ensure that the City can levy taxes in a manner that matches the cash outflow of the expenses. Reserve deficit balances will be repaid through external funding sources. No interest earnings are applied to this reserve.</p>	
Local Improvement	Corporate Expenditures & Revenues
<p>Approved at the October 31, 2012 City Council meeting, this reserve will accumulate the annual difference between local improvement revenues and debt servicing related to local improvements. Allowable transfers to the reserve relate to amounts placed on the tax roll to fund local improvement debt servicing, which will then be transferred out of the reserve as needed to service the debt used to fund local improvement projects. The local improvement will be approved in the capital budget as well as a bylaw. No interest earnings are applied to this reserve.</p>	
LRT	LRT Expansion and Renewal and Edmonton Transit Service
<p>An annual funding level of \$5.0 million is provided from tax-levy and is used to cover any deficiency of the Federal Gas Tax Fund over SLRT debt charges annually with any residual added to the reserve. Furthermore, a multi-year dedicated funding level is provided from tax-levy to support the construction and future operation of the new Valley Line LRT. Allowable transfers from the reserve are to be made available for funding city-wide LRT expansion and will be approved by Council through the operating and capital budget process. No interest earnings are applied to this reserve.</p>	
Motor Vehicle Insurance	Corporate Expenditures & Revenues and Legal Services
<p>This reserve was established to satisfy the requirements of the Superintendent of Insurance. The City self-insures its motor vehicle liability claims and maintains a commercial insurance policy for claims in excess of its retention. As a self insured entity, the City is required to obtain a financial responsibility card from the Superintendent of Insurance for ownership, operation and maintenance of city owned or its leased motor vehicles. To obtain a financial responsibility card, pursuant to Section 825, Part 7 of the Alberta Insurance Act, RSA 2000, Chapter 1-3, the Corporation must maintain a separate insurance fund designated for the sole purpose of satisfying therefrom all Motor Vehicle Liability claims arising from bodily injury to or death of any person, or damage to property of others occasioned by, or arising out of the ownership, maintenance, operation or use of all vehicles owned by, operated by or leased to the City of Edmonton or any entity, owned in whole or in part by the City of Edmonton. The amount of \$2.5 million, in addition to the amount set aside to satisfy third party auto liability and accident benefit claims is the current approved requirement. Since the City records an ongoing liability for claim estimates and pays out of the annual budget set aside for these claims, the established limit in the reserve has remained stable. The reserve balance is invested in the Balanced Fund. Interest earnings on the investments form part of the corporate investment earnings budget.</p>	
Natural Areas	Urban Planning and Economy - Planning and Environment Services
<p>Approved March 2, 1999, the Natural Areas reserve was established to facilitate the acquisition and conservation of environmentally sensitive natural areas, as per City Policy C531 <i>Natural Area Systems</i>. Bylaw 15164, approved July 22, 2009 expanded the purpose of the reserve to facilitate the repayment of debt incurred in the purchase of natural areas. The expected source of funding is \$1 million transferred annually from tax levy through the budget process. Allowable transfers to and from the reserve must be in line with City Policy C531 <i>Natural Area Systems</i>. Interest earnings are applied to the reserve.</p>	

Reserve Funds - Definitions

Reserve Fund	Responsibility Area and Description
Neighbourhood Renewal	Building Great Neighbourhoods
<p>The Neighbourhood Renewal reserve will contain tax funding dedicated to the Neighbourhood Renewal Program net of annual expenditures, as approved through the annual City budget process, as per City Policy <i>C595A Neighbourhood Renewal Program</i>. No interest is applied to this reserve.</p>	
Old Strathcona Public Realm Strategy	Urban Planning and Economy - Planning and Environment Services
<p>The reserve is established to fund the implementation of key actions, recommendations and intentions set out in the Old Strathcona Public Realm Strategy, including studies, designs, construction, and activations that support the strategy. The reserve receives net parking revenues from the EPark lot located in 11 Tommy Banks Way NW until the recommendations of the Old Strathcona Public Realm Strategy are achieved or the EPark lot is permanently closed, whichever occurs first.</p>	
Parkland Purchase	Urban Planning and Economy - Planning and Environment Services
<p>The reserve receives funds from developer levies, the sale of municipal reserve lands in industrial and commercial areas, proceeds from the sale of municipal reserve land in the river valley communities (where land was originally purchased with Parkland Reserve funds) and money received from the rental of City property on park land. The Municipal Government Act (MGA) requires that such funds must be used for "a public park, a public recreation area, school authority purposes, or to separate areas of land that are used for different purposes". The funds collected can be used anywhere in the City for the required purposes. Interest earnings are applied to the reserve.</p>	
Pay-As-You-Go Capital	Corporate Expenditures & Revenues
<p>Pay-As-You-Go (PAYG) funding is largely made available from annual investment income, the Ed Tel Endowment Fund dividend, and property taxes. Annually the approved PAYG operating funds will be transferred to the reserve. Amounts will be transferred from the reserve to fund tax-supported operations (excluding Edmonton Police Services) capital projects as approved by City Council through the capital budget process. Over the capital budget cycle, total withdrawals from the reserve cannot exceed total available funding. In order to provide the necessary flexibility in the use of PAYG funds to manage the general government operations capital program, in any year of the current capital budget cycle funds may be withdrawn from the reserve in excess of available funding. At the end of the capital budget cycle, the reserve must be in a surplus or balanced position. Sufficient PAYG funds need to be available in the current capital budget cycle to fund the total cost of approved capital projects to be funded with PAYG, including those costs with cash flows extending beyond the current capital budget cycle. Proceeds from the sale of capital assets paid for with PAYG funds are to be transferred to the reserve to be used to fund future capital projects.</p>	
Pay-As-You-Go Capital - Edmonton Police Service	Boards and Authorities - Edmonton Police Service
<p>Pay-As-You-Go (PAYG) funding for Edmonton Police Services comprises property taxes. Annually the approved PAYG operating funds will be transferred to the reserve. Amounts will be transferred from the reserve to fund Edmonton Police Services capital projects as approved by City Council through the capital budget process. Over the capital budget cycle, total withdrawals from the reserve cannot exceed total available funding. In order to provide the necessary flexibility in the use of PAYG funds to manage the Edmonton Police Services capital program, in any year of the current capital budget cycle funds may be withdrawn from the reserve in excess of available funding. At the end of the capital budget cycle, the reserve must be in a surplus or balanced position. Sufficient PAYG funds need to be available in the current capital budget cycle to fund the total cost of approved capital projects to be funded with PAYG, including those costs with cash flows extending beyond the current capital budget cycle. Proceeds from the sale of capital assets paid for with PAYG funds are to be transferred to the reserve to be used to fund future capital projects.</p>	

Reserve Funds - Definitions

Reserve Fund	Responsibility Area and Description
Planning and Development	Urban Planning and Economy - Development Services
<p>Approved by Council on November 27, 2018 as part of Council Policy C610 - <i>Fiscal Policy for the Planning and Development Business</i>. The purpose of the reserve is to manage the long term fiscal sustainability of the Planning and Development Business. The balance in the reserve represents the appropriated accumulated surplus of the Planning and Development Business over time. This reserve is only intended to stabilize the Planning and Development Business over long periods of time and is not to support any other activities, including tax-supported operations. The reserve has a minimum balance of 30 per cent of annual budgeted operating expenses for the Planning and Development Business, with a target balance of 75 per cent. No interest is applied to this reserve. This reserve replaces the previous Current Planning Reserve.</p>	
Public Art	Integrated Infrastructure Services - Infrastructure Planning and Design
<p>Art in public spaces is essential for integrating art, design and creative ideas into public life. City Administration partners with the Edmonton Arts Council to comprehensively and sustainably manage the City of Edmonton's public art program and collection. The City of Edmonton will annually fund a Public Art Reserve on a Pay-As-You-Go basis as approved by City Council through the operating budget.</p>	
Rogers Place Arena Capital	Corporate Expenditures & Revenues
<p>The ticket surcharge agreement between the City of Edmonton and the Edmonton Arena Corporation identifies ticket surcharge revenues of \$375,000 per quarter (\$1.5 million annually) and will be transferred to the reserve quarterly. Allowable transfers from the reserve to fund capital repairs defined as City Costs and detailed in schedule B of the lease agreement with Edmonton Arena Corp. Interest earnings are applied to the reserve.</p>	
Sanitary Servicing Strategy Fund	Urban Planning and Economy - Planning and Environment Services
<p>Fees collected by the City from developers and EPCOR Drainage will be transferred to the reserve, and withdrawals will be made to reimburse EPCOR Drainage for eligible capital design and construction costs as approved by the Sanitary Servicing Strategy Fund (SSSF) Oversight Committee. Transfers to and from the reserve will be approved by City Council annually through the operating budget, however actual reserve transfers may vary from the budget approved by City Council at the discretion of the SSSF Oversight Committee in order to appropriately manage major sanitary trunk projects. Annual transfers from the reserve for reimbursement of EPCOR Drainage project costs are limited to the available funding in the reserve, and as a result the reserve is not allowed to go into a deficit balance. Interest earnings would be applied to this reserve as it is intended to maintain future capital purchasing power.</p> <p>EPCOR Drainage capital design and construction costs must be related to major sanitary trunks to service growth within the city and in new development areas.</p>	
St. Francis Xavier	Community Services - Community Recreation and Culture
<p>Established August 5, 2011 as a condition of an on-going agreement with the City of Edmonton and the Edmonton Catholic School Board to fund life/cycle maintenance for the St. Francis Xavier Sports Centre. Tax-levy funding is approved annually in the amount of 78 per cent of annual estimated maintenance costs, to fund the City's portion of major life/cycle maintenance. Any funding timing differences for the year are applied to the reserve. Interest earnings are applied to this reserve.</p>	

Reserve Funds - Definitions

Reserve Fund	Responsibility Area and Description
<p>Tax-Supported Debt</p> <p>Approved on October 29, 2002 to accommodate timing differences between debt servicing requirements and receipt of taxes for the \$250 million 5 year program of tax-supported debt. As approved at the October 31, 2012 City Council meeting the purpose of the reserve was expanded to accommodate timing differences between debt servicing and receipt of taxes for all City tax-supported debt. A minimum balance of \$1.0 million is to be maintained and any unappropriated balance above this is made available to stabilize debt servicing costs within a year or to fund capital on a pay-as-you go basis. The minimum balance is to be used to manage any interest rate or cash flow fluctuations. No interest is applied to this reserve.</p>	<p>Corporate Expenditures & Revenues</p>
<p>Traffic Safety and Automated Enforcement</p> <p>Established November 26, 2014 and governed by City Policy <i>C579B Traffic Safety and Automated Enforcement Reserve</i>. The reserve is intended to accumulate surpluses (and fund shortfalls) that may arise from the variability of photo enforcement revenues, and transparently show budgeted allocations toward: a) The Office of Traffic Safety, b) Other traffic safety initiatives (operating and capital), and c) Community infrastructure programs such as, but not restricted to Community League Infrastructure Grant programs. The reserve will be funded from automated enforcement revenues and is to have a minimum balance of 5 per cent of automated enforcement revenue. Interest earnings are applied to this Reserve.</p>	<p>Corporate Expenditures & Revenues and Parks & Roads Services</p>
<p>Tree Management</p> <p>A requirement of City Policy <i>C456C Corporate Tree Management</i>. Funds are placed in the reserve to replace the trees and shrubbery with a view to protect the urban forest, upon removal in the course of construction or repairs to City-owned property. Funds are transferred out of the reserve to cover the operating costs incurred to replace trees and shrubbery.</p>	<p>City Operations - Parks & Roads Services</p>
<p>Vehicle for Hire</p> <p>The reserve may be utilized for specified purposes as approved by City Council through the operating and capital budget process. Eligible program expenditures include initiatives that benefit the Vehicle for Hire service, such as enforcement services, including the purchase of vehicles to support enforcement needs. A program initiative that is to be funded from the reserve must be identified in the annual vehicle for hire program work plan, align with the City Plan and Connect Edmonton goals and objectives, and promote and advance passenger and public safety. Transfers from the reserve help stabilize resources across extended periods of time and offset annual program deficits. Transfers to the reserve come from annual program surpluses (the excess of program revenues which are comprised of license fees, accessibility surcharges and per trip fees, over program expenditures). Annual program surpluses are transferred to the reserve. No interest earnings are applied to this reserve.</p>	<p>Urban Planning and Economy - Development Services</p>

**DEBT
SCHEDULE**



Outstanding Debt Summary as of June 30, 2025 ('000s)

Debt and Debt Servicing (\$000)	Debt Outstanding	Debt Servicing Requirements for 2025
Tax-Supported Debt		
LRT (Excluding SLRT)	1,370,971	88,958
Transportation	989,631	76,436
Recreation Centers	689,072	53,734
Protective Services	83,749	6,285
Great Neighbourhoods	77,102	11,659
Library	31,810	5,477
Northlands	37,374	4,644
Other Buildings	193	810
Other	13,473	1,089
Total Tax-Supported Debt	3,293,375	249,092
Self-Supporting Tax Guaranteed		
Arena	384,305	33,829
SLRT	111,919	44,429
Other (Quarters, Land Fund, RISF, Downtown)	262,506	31,094
Total Self-Supporting Tax Guaranteed Debt	758,731	109,352
Self Liquidating Debt		
Waste	174,904	28,120
Local Improvements	141,853	15,590
Blatchford Development	101,678	8,417
Clean Energy Improvement Program	5,506	430
Other (Housing, Soccer Centres, Research Park)	142,452	6,608
Total Self Liquidating Debt	566,391	59,165
Total Debt Outstanding and Debt Servicing	4,618,497	417,609

Debt Servicing Requirement at June 30, 2025 of \$417,609 includes a principal portion of \$246,903 and interest of \$170,706

AMORTIZATION SCHEDULE



2026 Budget - Amortization and Contributed Assets

(\$000)	Amortization		
	2024 Actual	2025 Adjusted Budget	2026 Budget
Boards and Commissions			
Explore Edmonton	1,268	-	-
Police Service	27,362	37,200	39,500
Public Library	9,080	9,681	9,538
Civic Departments			
City Operations			
Edmonton Transit Service	98,771	95,625	92,304
Fleet and Facility Services	203,019	192,395	203,893
Parks and Roads Services	285,549	407,011	429,907
Community Services			
Community Recreation and Culture	5,780	4,424	3,342
Fire Rescue Services	1,845	1,514	1,425
Social Development	134	134	134
Financial and Corporate Services			
Open City and Technology	19,168	16,575	14,264
Real Estate	1,000	1,000	1,000
Integrated Infrastructure Services			
Facilities & Landscape Infrastructure	(215)	-	-
Urban Planning and Economy			
Planning and Environment Services	-	226	226
Corporate Expenditures and Revenues			
	491	2,157	2,157
Total	\$653,252	\$767,942	\$797,690
(\$000)	Contributed Assets		
	2024 Actual	2025 Adjusted Budget	2026 Budget
City Operations			
Fleet and Facility Services - Facilities	32,814	6,532	6,532
Parks and Roads Services - Parks - Other	7,988	13,183	13,183
Parks and Roads Services - Parks - Land	23,788	26,853	26,853
Parks and Roads Services - Roads	17,892	72,775	72,775
Total	\$82,482	\$119,343	\$119,343