

Development Permit Inspection and Landscaping Program Results

As part of the Development Permit Inspection and Landscaping Program, Administration conducts inspections to ensure compliance with the Edmonton Zoning Bylaw 12800. The specific data is listed in the charts and tables below.

Landscaping Inspections Data

Table 1: Annual Landscape Inspection Completions		
Year	Landscape Inspections Completed	% Change from previous year
2016	933	+152.2%
2017	1876	+101.1%
2018	1709	-8.9%

The decrease in the number of inspections in 2018 is largely due to a reduced staffing season for the landscape inspectors. In 2016 and 2017, four landscape inspectors were employed for a period of approximately eight months. In 2018, four inspectors were employed for a period of four months.

Table 2: Landscape Inspections by Inspection Type	
Inspection Type	Approximate Number of Inspections Completed in 2018
Inspections by Request	360
Proactive Inspection	275
Procurement Inspections	1100

Table 3: Annual Landscape Security Releases		
Year	Landscape Securities Released	% Change from previous year
2016	\$11,818,208.51	+38.5%
2017	\$14,116,439.57	+19.5%
2018	\$12,660,435.35	-10.3%

It is anticipated that in 2019, \$10 million dollars will be returned in securities; out of a total of approximately \$42 million as of the end of 2018. The anticipated reduction in securities returned is based on the stage that the existing procurement packages are at and anticipated resources.

Development Permit Inspections Data

Table 4 - Monthly Development Inspections(2018)**			
Month*	Initial Inspections	Follow Up Inspections	Total Inspections
February	28	0	28
March	48	0	48
April	42	2	44
May	43	4	47
June	43	3	46
July	67	10	77
August	42	14	56
September	32	7	39
October	64	7	71
November	49	15	64
December	51	27	78
Total	509	89	598

*Development Inspections were implemented in February 2018. Future reports will show year over year inspections.

**Applicants are able to request an inspection when their project is complete. The inspection team works with the applicant to ensure that the project is ready for an inspection to ensure efficiency. As of December 31, 2018 there were 1,609 sites requiring a Development Permit Inspection.

Table 5: Development Permit Inspection by Type of Development	
Property Type	# of Inspections
Low Density Residential (Infill)	458*
Multi-family	26
Commercial/Industrial/Institutional	25
Total	509

*Low Density Residential Infill development is a more common development type than multi-family residential or commercial/industrial.

Table 6. Alteration Types	
Alteration	Number of Occurrences
Setbacks	2
Height Increase	18
Change of Facade Materials	19
Change of Windows	8
Windows not Frosted	27
Landscaping	4
Projections	3
Screening	5
Hardsurfacing	2
Parking	2
Mechanical Units	12
Other	2
Total	104

Based on the outcome of the initial inspection, a number of different alterations may be required to meet the conditions of the Development Permit. Administration will utilize this data to inform analysis and review of regulations within the Zoning Bylaw 12800 as part of the Zoning Bylaw Renewal project.

Table 7. Enforcement Actions Taken	
Action Taken	# of Occurrences
Notice to Comply	69
Violation Notice Issued	34
MGA Order Issued	1
Penalty Tickets Issued	0

Enforcement action is undertaken when construction has deviated from the approved Development Permit. Escalated enforcement is taken after occupancy of the building or if the alterations observed are more egregious in nature.