

2024 Development Services Year-In-Review

2024 was a record-setting year for growth in Edmonton and the Development Services Branch played a key role in creating places for new residents to call home and businesses to thrive. The Branch is committed to providing excellent customer service and delivered more permits, licences and inspections this year while embracing new and innovative approaches to service delivery to meet this growth demand.

The estimated **building permit construction value** was

\$4.2B

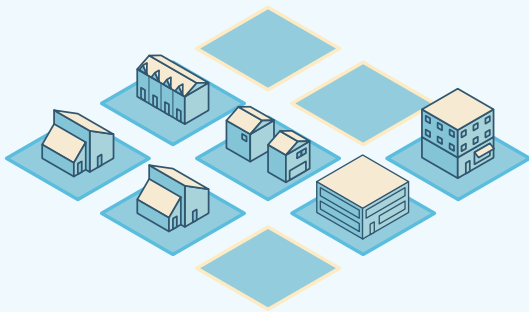
an **increase of 31%** over 2023



Commercial and industrial projects represented **\$1.4B¹** of the total construction value



Overall permit volumes² increased by **25%** from 2023

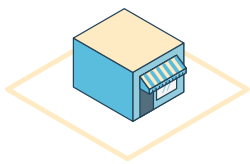


5,291 new lots

were created through subdivision



241 Land Use Bylaws were advanced to City Council



9,037 new businesses received licences in 2024
3,851 home-based business licences approved

Red-tape reductions and service improvements saved customers an **estimated**

\$6M

and **109,000 days**



84% of building permits issued within 35 days

91% of development permits issued within 20 days



178,603

safety code inspections were completed in 2024 - approximately **700 per day**



81% of permit applicants, **89%** of inspection applicants and **91%** of business license applicants were either **satisfied or very satisfied** with the service received



Business licensing processing time was reduced by **30%**

¹ Represents total construction value of approved building permits for commercial and industrial projects

² Represents the total number of approved development and building permits for new commercial and residential development, plus commercial and residential improvement permits

Edmonton's new Zoning Bylaw came into effect on January 1, 2024, streamlining development requirements and processes while enabling diverse housing types and more dwelling units per lot.



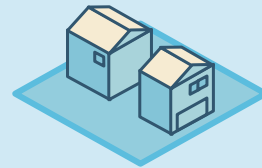
15,999

net new dwelling units were approved in 2024 city-wide³



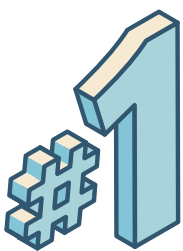
2,449

of these units came from row houses⁴



3,619

of these units came from backyard housing and secondary suites⁵



Edmonton became the **1st municipality in Canada to introduce automated permitting** for single detached and semi-detached homes in developing neighbourhoods

Approximately **794 permits** were processed through automated review from September to December 2024



Residential development accounted for **\$2.8B** of the total 2024 construction value



Innovative alternative solutions to the National Building Code were developed for row housing to **support housing affordability**



50% more residential development and building permits were issued in 2024 than in 2023

Top Neighbourhoods for New Development



Here are neighbourhoods that experienced the most new development activity in 2024:

Redeveloping Areas

- 1 Griesbach
- 2 Queen Alexandra
- 3 Downtown
- 4 Garneau
- 5 Blatchford

Developing Areas

- 1 Secord
- 2 The Orchards at Ellerslie
- 3 Clareview Town Centre
- 4 Keswick
- 5 Chappelle

Redeveloping neighbourhoods with the most new rowhouses included Blatchford, Griesbach, Glenwood, Inglewood, and Westmount.

Infill row housing units increased by 3x compared to 2023⁶

³ Represents net new dwelling units created through approved residential building permits for all housing types

⁴ Represents net new dwelling units created through approved residential building permits for row houses

⁵ Represents new new suites through approved building permits for backyard housing and secondary suites

⁶ Compares 2023 row housing units to 2024 row housing units in the redeveloping area