Zoning Bylaw Updates

At the September 11, 2017, Public Hearing, a bylaw was passed to reduce parking requirements for projects close to transit, and introduce the Main Street Overlay to ensure attractive, people-focused buildings along Edmonton's established commercial corridors. Apartment, stacked row and row housing projects located within 600m of an LRT or transit centre, 150m of a transit avenue, or along a main street, now benefit from reductions that were previously limited to 400m and 100m distances from transit respectively. Residential development within core and mature neighbourhoods benefit from a further reduction in parking requirements, now at 50% of the standard. Non-residential developments within 200m of LRT and transit centres, 150m of transit avenues, and within the Main Street Overlay will also benefit from reduced parking requirements. In addition to commercial streets, the Main Street Overlay will also apply to commercial development within 200m of LRT and transit centres. The bylaw also introduced a new use of Breweries, Distilleries, and Wineries to create more opportunities for these establishments across the city.

For more information, view the bylaw on the City's website, or contact james.veltkamp@edmonton.ca

Industry Reminder: Equipment Commissioning Reports

With continued new construction, residential projects falling under the scope of ABC 2014:9.36 (Energy Efficiency) shall ensure all equipment commissioning reports are left with the applicable equipment or in a common folder located in the mechanical room for the "Final HVAC" inspection process. This is applicable to all gas fired appliances and air handling equipment. Beginning October 30, 2017, projects not providing equipment commissioning reports will receive an unsuccessful inspection outcome.

Thank you for your continued support and attention to this matter.
9.36 Energy Efficiency Application Reminder

As the City of Edmonton continues to refine the implementation process of the new energy efficiency requirements of the Alberta Building Code, we have incorporated builder feedback and lessons learned in an updated application checklist. Please see instructions for the updated checklist here.

For more information, please contact juan.monterrosa@edmonton.ca

New Underground Services

Please be aware that after October 1, 2017, for New Residential Utility Services all conduit shall be 63mm (2.5 in). Currently, contractors must carry two sizes of conduit and fittings to fit different sizes of underground cable, however contractors have stated they do not want to have to carry two sizes of conduits and fittings. The City if enforcing this change because Epcor and the City has noticed the increase in homeowners wanting to upgrade their services. Using the larger conduit will make this possible for the homeowner to increase to a 200 amp if they wish to do so in the future.

Friendly Reminder: Approved Drawings Must be Onsite

Recently, the Safety Codes, Permits & Inspections section has noticed an increase in failed inspections due to approved drawings not being onsite. As a friendly reminder, the Safety Codes Act and Alberta Building Code require that a set of approved drawings are available onsite in order for the inspector to have all of the information needed to complete the inspection. These drawings shall be 11” x 17” in size and printed in color and legible manner. Drawings to be visible from the construction site entry point and stored in a weatherproof folder. If drawings are not available, the inspection will not pass and re-inspection fees will apply.

For more information, please contact chad.rich@edmonton.ca

Self Serve Sign Up

Self-serve clients need web access to apply for, track, and download for printing of approved Development Permit and Building Permit drawings. Apply for web access here.

For more information, please contact david.flanagan@edmonton.ca