Customer Satisfaction Survey - Planning and Development Services

The City of Edmonton strives to provide planning and development services that meet or exceed customer needs and expectations. Your feedback is important to help us understand where we can improve. Please help us by taking 2 minutes to tell us how we are doing.

For more information on how we’re evolving planning and development services contact: uftransformation@edmonton.ca

Parking? Lots!

The City is looking for property managers of businesses, and condo, apartment and row housing complexes to volunteer to help count the number of cars parked in the parking lot or parkade of their developments. Interested volunteers must complete this form and a City staff member will follow up to provide the additional information needed to participate.

The information collected will be used to help inform a review of Zoning Bylaw rules controlling how much parking businesses and homes are required to have on site to serve residents, tenants or customers. The City recognizes that the upfront cost of providing this parking can be significant, creating cost barriers to development. The review is an opportunity for the City to look at how changes to parking requirements could help address some of these cost challenges and provide more design flexibility in developments.

For more information, visit the Review of Parking Rules for Private Property.

For any additional questions, please contact James Veltkamp at james.veltkamp@edmonton.ca
Edmonton Exhibition Lands- Idea Review Session

Want to help shape the future of Edmonton Exhibition Lands?

Join us at our public idea review session at the Edmonton EXPO Centre on Thursday, June 21. Drop in for just five minutes or stay longer to review ideas received and create potential combinations that might work. Exhibition Lands, east of Edmonton's transforming downtown, consists of over 200 acres of prime urban land. This piece of redevelopment land is ready to become the City's next opportunity for innovation, revitalization and transit-oriented development.

**Date: Thursday, June 21, 2018**
**Time: 1-3pm or 5-8pm**
**Location:** Edmonton EXPO Centre

For more information, please visit: edmonton.ca/edmontonexhibitionlands or email exhibitionlands@edmonton.ca

**Development Permits Now Available in Open Data**

Development Permit information is now shared through the City of Edmonton Open Data Portal. The portal provides public access to hundreds of datasets within the City's Open Data Catalogue. Available in multiple formats, they can be downloaded for free. Open Data is all about promoting transparency and innovation.

Find our more by visiting www.edmonton.ca/opencity

The Development Permit data set provides the public information on various development permits that have been submitted to the City since Jan 1, 2015. Check out the dataset for complete details.

**Online Permits for Detached Garages and Demolition- Coming in July**

In July, builders and contractors will be able to apply for demolition and detached garage permits online. These can be applied for individually or added to a house permit project. This convenient service includes online application, payments and status reports.

This is a first step in moving simple residential development and building permits online to complement the existing single detached, semi-detached, garden suite and row house applications.
House Permit Guide- Now Available

We are pleased to share our New House Permit Application Guide. This guide is designed to help ensure your single detached, garden suite, semi-detached or row house application is complete when submitted. Included in the Guide are:

- explanations for each submission requirement
- checklist for a complete application (online or paper), and
- a list of what to prepare for inspections.

Preparing your application using the Application Guide will contribute to an efficient and time-saving experience. Providing your application correctly helps avoid delays in permit review and inspections.

Omnibus and Omnibus Plus Bylaw Amendments

On May 7, 2018, City Council passed the Omnibus and Omnibus Plus bylaw amendments.

These amendments have added benefits to the development industry by simplifying regulations for minor components of new development such as landings, height for platform structures and the location of unenclosed steps. The amendments also address issues encountered with attached garages and clarify that only one parking stall is required per single or semi-detached home in the RMD, HVLD, and GHLD zones.

Details of the changes include:

1) Clarification that a Residential Sales Centre does require a Development Permit.

2) Unenclosed steps and landings into Setbacks:
   - a landing less than 1.0m in Height and up to 1.5m2 is permitted to encroach into a Setback without a variance

3) Deck location for low density residential development over a shared property line
   - required side Setbacks do not apply for platform structures at the shared property line of attached housing developments, such as semi-detached and row housing.

4) Determining Height for Platform Structures, unenclosed steps and landings
   - Height is determined by measuring the greatest vertical distance between the top of the structure and the finished ground level below it, excluding railings and any artificial embankment (will include the graphic that was included in the Council report in the newsletter)

5) Maximum Width for a Detached Garage in the RF5 Zone
- increased maximum width of not more than 4 garages in a structure from 24m to 25m
- increased maximum width of not more than 2 garages in a structure from 12m to 13m
The overall principle of preventing long, unbroken lines of garages is maintained.

6) Parking pad size for RMD, HVLD and GHLD Zones
Wording updated to require only 1 vehicle parking pad when a garage is not constructed to align with new parking requirements in Schedule 1.

**Footing and Foundation Inspections Change**

In June, when scheduling a footing and foundation inspection for single detached, semi-detached and 3-4 unit row houses in greenfield neighbourhoods, some builders will receive the response, “No Footing and Foundation Inspection Required”. This message will only appear for builders who have passed their last five footing and foundation inspections on the first request over the previous 12 months. Those who are building in infill neighbourhoods will not be affected.

It is important to note that builders will continue to:
- request an inspection for every project, and
- build footings and foundations that meet the applicable codes, guidelines, standards and requirements of the Alberta Building Code and City of Edmonton.

The only change is that the City will be inspecting only a sampling of the requested inspections.

This change aligns with the Quality Management Plan and will allow the City to focus its resources on more complicated inspections that pose a higher risk to public safety. Builders who still prefer to have City oversight on their footing and foundation constructions are invited to enroll in the [Footing and Foundation Compliance Report Program](#). Builders who are already enrolled may continue to use the program.

More information is available on the [Safety Codes Inspection Services website](#).
Quarterly Activity Report- Now Online

This report is intended to highlight key activities throughout the land development process. It is not a comprehensive listing of all activities in the land development process or work completed by the Urban Form and Corporate Strategic Development Department.