



BUILDING EDMONTON NEWSLETTER - SEPTEMBER 2017

New Garden Suite Regulations Now in Effect

As of September 1, 2017, there are new regulations in effect for garden suites. The regulations (Section 87 of the [Zoning Bylaw](#)) are intended to improve the buildability and quality of garden suites by adding increased design flexibility while reducing impacts on adjacent properties.

In addition to consolidating garage and garden suites into a single garden suites use, garden suites have been made a permitted use in low and medium-density residential zones.

For more information, visit edmonton.ca/gardensuites

Removing Suite Restrictions

On September 11, 2017, City Council will review a proposal to remove the Edmonton-Strathcona County Joint Planning Study Area Secondary and Garden Suites Overlay. The removal of this overlay is supported by an updated risk assessment and will eliminate existing restrictions for secondary suites and garden suites in areas adjacent to Strathcona County.

For more information, please contact brian.mccosh@edmonton.ca

New Mature Neighbourhood Overlay Now in Effect

As of September 1, 2017, the new Mature Neighbourhood Overlay is now in effect. The regulations (Section 814 of the [Zoning Bylaw](#)) are intended to make the MNO a more effective tool to support infill in our mature neighbourhoods and reduce the need for variances and Class B Development Permits, while responding to the context of a property across the wide diversity of neighbourhoods.

For more information, visit edmonton.ca/matureneighbourhoodoverlay

City helps keep neighbours informed about new residential development

City Council has approved Zoning Bylaw changes that will help increase awareness about upcoming residential construction in mature and established neighbourhoods.

Beginning September 1, 2017, the City will start sending out letters informing neighbours adjacent to, and across the lane from, properties in mature and established neighbourhoods where permits have been approved for the demolition of an existing residential building and/or new residential construction that meets all Zoning Bylaw requirements. Prior to the bylaw changes, neighbour notification letters were only sent out when a variance was granted to the Zoning Bylaw regulations or the proposed development was a discretionary use.

The notification letters will contain similar information to the development permit notification signs and will be accompanied by a newly created [Neighbours of Infill' brochure](#). The brochure clearly outlines the roles and responsibilities of builders and the City, and provides information about what neighbours can do when they have concerns.

The City hopes these letters, and the accompanying brochure, will help neighbours better prepare for the change and facilitate earlier communication and information sharing between neighbours and builders/property owners. Outcomes of both the notification letter and brochure will be monitored by the City for a six month period to determine if refinements or changes are needed.

For more information, see the [City of Edmonton's Infill website](#)

New Energy Code [Application Checklist](#) & Fee Requirements

With the the implementation of the Provincial Energy Code, the City is continuously working with industry to listen to and address comments. ABC 9.36 requirements are continuously being communicated, as such, the inspection process is now being formalized to charge additional fees for energy code deviations. These are cases where building envelope details are not being built to plan, air barriers do not meet the compliance route requirements or deviation from heating and hot water system requirements are found. **A re-examination fee of \$250 will be charged for energy code deviations.**

Important Reminder - Window Replacement Requirements

Ensure all window labels (specifications) are present on windows through the course of construction, up to and including the Final Building Inspection.

Building Permits: Drawings Required

Building permit drawings are required by the City when applying for a building permit. These drawings often show mechanical, electrical and plumbing & gas details that are to be included in the project. These trade services are **NOT** included in your building permit application and require [separate permit applications](#).

Build a Home for Life™ - Invest in your family's future

In partnership with the City of Edmonton, Age Friendly Edmonton and Alberta Health Services, Home for Life™ has emerged as an initiative leading the way for lifelong residential home design. Spacious floor plans and built-in safety features mean that whether you live with someone who is three or eighty-three, your home will meet you needs.

[Read more](#)

Off-street Parking Changes

Changes to minimum parking requirements are being proposed for residential and commercial uses around transit stations and main street areas. On September 11, 2017, City Council will consider a proposal to expand parking reductions for apartments, condos, and row housing in these areas. The proposed bylaw would also remove parking requirements for secondary and garden suites that are close to transit and main streets. Parking reductions for commercial businesses in these areas are also proposed, which will reduce barriers to new businesses opening in mature neighbourhoods.

For more information, please [visit our website](#).

Address & Permit Sign Regulation for Home Builders

Developers, contractors, builders and communities need to work together to maintain safe, tidy and considerate infill building sites. To support open communication and respectful construction practices, the City of Edmonton has implemented three signs to be posted on infill construction sites: an address sign, a development permit notification sign, and the worksite code of conduct.

[Read more](#)

New Community Consultation Process for Mature Neighbourhood Overlay and Six Other Overlays

As of September 1, 2017, there is a new community consultation process in place when a Development Permit application includes a request for a variance to the Mature Neighbourhood Overlay or one of 6 other overlays:

- Medium Scale Residential Infill Overlay
- Medium Density Residential Overlay
- High Rise Residential Overlay
- Secondhand Stores and Pawn Stores Overlay
- Pedestrian Commercial Shopping Street Overlay*
- Alberta Avenue Pedestrian Commercial Shopping Street Overlay*

**Note that the new Main Streets Overlay, if approved on September 11, 2017, will replace these two Overlays.*

The City is now responsible for collecting comments from neighbouring residents and/or businesses, not the applicant. Recipients of a new community consultation letter are now informed of all proposed variances and are invited to send any feedback directly to the Development Officer assigned to the file. As with the previous consultation process, the consultation period is scheduled to last 21 days and the Development Officer will consider the comments in their Development Permit decision.

Another new feature is a tiered system for the Mature Neighbourhood Overlay and Medium Scale Residential Infill Overlay, which allows for a reduced consultation requirement for select variances to these overlays. The Development Officer is now able to end the process in fewer than 21 days if all comments have been received from the surrounding neighbours and Community League/Business Improvement Area, if applicable.

Finally, applicants should be aware that when they are making an application within one of these zoning overlays, the designated contact person on the application will be listed as a contact person for the consultation period as well. While the Development Officer is responsible for collecting comments, those being consulted are encouraged to contact the applicant if they have questions about the proposed development or wish to see the plans. As such, it's important to consider who is listed as the contact as they could be fielding a variety of inquiries from the public.

For more information on the Mature Neighbourhood Overlay, visit edmonton.ca/matureneighbourhoodoverlay

If you have questions regarding the new consultation process, contact trevor.illingworth@edmonton.ca