



Building Edmonton - March 2018

Single Detached House Application Submission Guide

A complete permit application ensures an efficient and effective permit review and approval process. In an effort to provide our applicants with a more streamlined permit application process, we have created the '[Single Detached House Application Submission Guide](#)'. This guide provides important information relating to the information required for Development and Building Permit applications.

For more information, contact **Jeff Salame** at jeff.salame@edmonton.ca or **David Flanagan** at david.flanagan@edmonton.ca

Footing and Foundation Compliance Report

Effective March 5, 2018, the City of Edmonton will be accepting the new [Footing and Foundation Compliance Report](#). This new form will allow FFCR approvals for single family, semi-detached and for row houses up to four units.

For more information, email buildingic@edmonton.ca

Register for Planning Academy 2018

The City of Edmonton Planning Academy offers a series of modules designed to provide a better understanding of the planning and development process in Edmonton.

The City developed Planning Academy to help Edmontonians:

- Better understand and participate in the planning process
- Better understand the roles, rights, and interests of all parties involved in the planning and development process
- Increase participation in planning and development matters within the City

Review the list of [courses](#) and [register](#) today.

EnerGuide Compliance Forms- Updated

As of February 13, 2018, a **NEW** compliance path for Single Family Homes and Semi-detached Homes is available for 9.36 compliance. The [application forms](#) for Prescriptive, Trade Off and Performance Path have all been updated.

For more information on the application and process, [click here](#) or contact Juan Monterrosa at juan.monterrosa@edmonton.ca

FREE Insulation and Air Sealing Training

Energy Efficiency Alberta is offering [online training](#) for building envelope principles. This training provides the audience information to be proficient in the installation of insulation, vapour barriers, air barriers and sealants from the perspective of a house as a system. This training is seen as beneficial to understand the theory behind key items in the energy code.

For more information, contact Juan Monterrosa at juan.monterrosa@edmonton.ca

Builder Licensing

New requirements came into effect on December 1, 2017 for residential builders in Alberta. All residential builders in Alberta are required to have a builder licence in order to obtain permits for new homes and to construct new homes.

Don't wait! You are encouraged to apply for your full licence now, in advance of the construction season, to avoid delays that could impact your business.

- [License Application Process](#)
- [Classes of Licence available](#)
- [Info for Builders](#)
- [User Manual \(Section 2.6 & 2.7\)](#)

Visit builderlicensing.alberta.ca to apply through the Builder's Portal and for more information.

Changes to Amenity Area Zoning Bylaw Regulations

At the February 27, 2018 Public Hearing, Council approved amendments to the Amenity Area requirements of the Zoning Bylaw. The amendments are intended to provide clearer and more consistent regulations which better align with the City's planning objectives. Amenity Area requirements have been standardized for medium and high density residential uses, and requirements for low density residential uses have been removed.

In addition, the amendments support the following changes:

- Incentivizing the provision of Common Amenity Areas by allowing additional density where they are provided and excluding them from Floor Area Ratio calculations
- Allowing greater flexibility to provide front verandas in residential zones
- Enabling larger backyards in residential zones by requiring smaller front yard and rear detached garage setbacks
- Clarifying definitions of platform structures and rooftop terraces.

The online Zoning Bylaw will be updated shortly to reflect these changes. In the meantime the approved bylaw and council report can be viewed under Item 3.12 of the [February 26, 2018 Public Hearing agenda](#).

For more information, contact Jeff Booth at jeff.booth@edmonton.ca

****New** Integrated, Municipal Development Plan and Transportation Master Plan**

City Council has provided Administration with direction to create a combined Municipal Development Plan and Transportation Master Plan, which will be Edmonton's new City Plan. Work to scope out the project and prepare a public/stakeholder engagement approach will be taking place over the next six months and work is expected to commence in the late summer or early fall of 2018. Kalen Anderson, Director in the Office of the Chief Planner, is the Project Manager for this initiative and is currently in the process of building the City Plan team.

For more information, contact Kalen Anderson at kalen.anderson@edmonton.ca

New Leadership Positions in City Planning

Livia Balone has taken on a new role as the Director of Planning Coordination within the [City Planning Branch](#) and **Kalen Anderson** has taken on a new role as the Director of the City Plan project (integrated Municipal Development Plan and Transportation Master Plan) within the Office of the Chief Planner.

For more information, contact Livia Balone at livia.balone@edmonton.ca or Kalen Anderson at kalen.anderson@edmonton.ca

Urban Form Business Transformation (UFBT) Initiative

The Urban Form Business Transformation (UFBT) Initiative is continuing to work on enhancing the efficiency and effectiveness of planning and development processes at the City.

Over the past month, the team had the opportunity to present an overview to the City's Urban

Planning Committee, including the scope of work, engagement activities completed to date and an update on quick wins underway. The information was well received by the Councillors! Many thanks to industry representatives, Chris Nicholas, Mick Graham and Keith Jansen, for speaking in favour of the initiative. The report can be viewed under Item 6.6 of the [February 20, 2018 Urban Planning Committee agenda](#).

Coming in mid-March, a workshop will be held to discuss the expansion of the Expedited Program currently in use for development permits. An email has gone out to stakeholder groups to gather interest and participants for this important workshop. Participants should be past, present and potential future program users, with a mix of both company representatives and those who submit the applications.

Thank-you again for your continued support! If you have any questions or comments, please email the team at uftransformation@edmonton.ca.

Safety Code Inspection Process- Information Sheets Available

Safety Codes Permits and Inspection Services provides compliance monitoring of the design, construction, addition, alteration, demolition or occupancy of any building in accordance with applicable acts, codes, regulations and standards.

The Safety Codes Permits and Inspections team conducts inspections in the following areas:

- [Heating, Ventilation and Air Conditioning](#)
- [Plumbing and Gas](#)
- [Electrical](#)
- [Building](#)

Each inspection process information sheet contains the following:

- An inspection checklist
- Documentation required to have prior to an inspection and on site
- Scheduling and/or cancelling an inspection
- Fees
- Possible inspection outcomes
- Timelines
- Contact information

Changes to payment options for development and planning service fees

As part of the City of Edmonton's ongoing commitment to ensure that every dollar spent provides value, we recently reviewed opportunities to provide cost-effective payment options for our clients. As such, Electronic Funds Transfer (EFT) is being introduced as an additional way to pay for City services such as permits and land development applications.

We will be undertaking an EFT pilot over the next few months with several companies to ensure we account for all needs and help make this process change seamless and secure. The feedback provided by the pilot participants is critical in helping us achieve a successful customer experience. If you would like to participate, please contact our payments team at EFTpayments@edmonton.ca.

Following the EFT pilot, the City will phase out credit card payments in the first quarter of 2018 for land development and planning service fee transactions over \$5,000. Information on how to set up and pay with an EFT account will be made available following the pilot, allowing time to start taking advantage of this new payment method.

Existing payment methods such as cheque, debit and cash will still be available for all transaction amounts while credit card payments will remain available only for transactions under \$5,000.

Services affected by the change will include: development permits, building permits, trade permits, and land development applications (LDAs). These changes are part of the City's efforts to reduce merchant fees and ensure services are cost-effective.