

HOUSING (RE)DEVELOPMENT: WHAT TO EXPECT

People see our city as a great place to live, work, and invest in. Edmonton is poised to grow to a city of 2 million people — and a big part of this is increasing housing choices to welcome new people at every stage of life and income level, into our older neighbourhoods.

CITY OF EDMONTON WILL:

- + Review all land development applications and building plans.
- + Ensure development permit applications comply with Edmonton's Zoning Bylaw.
- + Inspect projects to ensure construction is compliant with permit conditions and applicable safety standards.
- + Enforce the rules and regulations surrounding development.

BUILDERS MUST:



- + Limit excavation and construction to within secure fencing inside the property line.



- + Keep sidewalks clean and clear of debris, garbage and materials.



- + Install official permit signage for the duration of construction.



- + Follow hours of construction:
Mon–Sat: 7am – 9pm,
Sun + Holidays: 9am – 7pm



- + Protect public property including curbs, trees and boulevards.



- + Direct all water run-off to the City's drainage system.

CONTACT THE BUILDER

To share any concerns or inquire about the builder's responsibilities, contact the builder directly. Contact information is available on the City of Edmonton notice letter or on the official development permit notification sign located on-site.

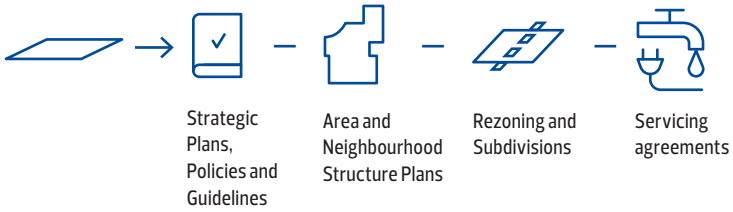
CONTACT THE CITY OF EDMONTON

Call 311 or email 311@edmonton.ca — they are available to connect you with the City group that can resolve the issue or provide you with more information. Visit us at the Edmonton Service Centre, 10111-104 Ave.

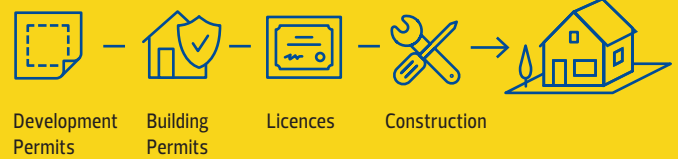
LAND DEVELOPMENT PROCESS

Learn more at edmonton.ca/myneighbourhood

Raw Land or Redevelopment



Finished Development



This document highlights resources and tips that may be useful during these stages of development.

NEIGHBOURS CAN:

- + Search maps.edmonton.ca to see what type of development is allowed through the Zoning Bylaw.
- + Read up on best practices, guidelines and requirements for construction in the Residential Construction Guide, at edmonton.ca/myneighbourhood.
- + Connect with the builder next door to you to learn more about the housing project, from the site plan and design to project timelines to lot grading to plans to protect trees. Establishing a relationship from the outset offers opportunities to articulate concerns and feedback.
- + Consider documenting the current state of your property (e.g. photos of your yard, house exterior and fence).
- + Consider contacting your property insurer for advice.
- + Look into options to assess your foundation and to document its current condition, if you have concerns about the effects of excavation or vibration.
- + Report unsafe working conditions to Alberta Occupational Health and Safety at 780-415-8690 or online at alberta.ca.
- + Consider obtaining a Real Property Report (RPR) through any Alberta Land Surveyor, a legal drawing that clearly indicates the location of physical features such as: the house footprint, driveway and fences relative to property lines. alsa.ab.ca.
- + Review the City's lot grading guidelines at edmonton.ca/lotgrading.
- + Book a free flood prevention home check-up by EPCOR by visiting epcor.com.

REACH US AT:

Connect with Communities

Join the Edmonton Federation of Community Leagues to stay up-to-date on developments in your community.

Contact Your Councillor

Consider contacting your Councillor to share your feedback. Reach out to the builder or developer to establish an open dialogue from the start of a project.

Trespassing Complaints

Contact Edmonton Police Services for complaints related to trespassing on site. Phone: 780-423-4567

Development Approvals

Contact Development Approvals for general permitting questions, information on Development Permit conditions and feedback. Email: developmentpermits@edmonton.ca

Infill Questions

Contact the Infill Liaison Team for questions around infill policy and regulations, the Infill Roadmap and outreach opportunities. Email: evolvinginfill@edmonton.ca

Construction and Safety Complaints

Ask for the Infill Compliance Team to report complaints related to untidy worksites, damage to alleys/sidewalks/public trees, noise concerns, absence of required permit signage, or to inquire about a site's compliance with its development permit.

Ask for the Safety Codes Officers for complaints related to excavations, site fencing or other construction related concerns. Phone: 311