



**BUILDING
EDMONTON**



Edmonton

Building Edmonton Newsletter - December 2024

Building Blocks Session

There will be no Building Blocks session in December. The sessions will resume in January. Happy Holidays!

Building Blocks is a series put on by the City's Safety Codes, Permits and Inspections team to create a forum for learning, questions and discussions on high-performance buildings, code changes, industry best practices and more. Questions? Contact justin.phill@edmonton.ca

Development Permit Updates

It's been a busy year for Development Permits - perhaps our busiest year ever. [Read our update](#) for more information and advice on making the development permit process as smooth as possible.

Resources for Developers of Affordable Housing

The City has a new practical and accessible resource designed to address the unique challenges and opportunities of affordable housing development in Edmonton. The Affordable Housing Guidebook provides foundational knowledge and demystifies regulatory processes and funding mechanisms, equipping developers with tools and strategies to navigate the system effectively. [Read more here.](#)

New Commercial Business Handbook

Opening a business is exciting and to help with the regulatory side of that work, a new Commercial Business Handbook is now available to help business owners in obtaining the necessary licence and permits to operate. It gives an overview of what business owners can expect and provides helpful tips that can eliminate lengthy delays. Read the [Commercial Business Licence handbook](#).

Zoning Bylaw Omnibus Changes

On November 12, 2024, City Council passed a series of Zoning Bylaw amendments to correct minor errors, resolve unintended consequences, and improve the utility and outcomes of the bylaw. In all, 118 amendments were made. Key changes include revised rules for:

- Building design requirements in the RS - Small Scale Residential Zone

- River Valley Overlay applications
- Accessory building design
- Pathways and Secondary Suites
- Pergolas
- Development Permit Notification Signs
- Treed Boulevards

Read more about the [omnibus changes](#).

CMHC MLI Select Program on Permitting Expectations and Timelines

MLI Select is an innovative new multi-unit mortgage loan insurance product from Canada Mortgage and Housing Corporation focused on providing more market housing. An [MLI \(Mortgage Loan Insurance\) Select Agreement](#) between the lender (where CMHC is the insurer for the funding) and the developer includes performance targets that must be met, normally within six months of the agreement, before developers receive their first funding release. [Read more here](#).

There's Still Time to Share Your Feedback on the Work of the Edmonton Design Committee

The Edmonton Design Committee (EDC) is continuing its review of the EDC standards and procedures, EDC principles of urban design, and scope of EDC review, and we want to hear from you! We're inviting designers and builders to provide their feedback on the EDC standards and procedures. We've left the survey open until January 12, 2025, to give you a chance to share your thoughts. Please visit www.edmonton.ca/edc to complete the survey or sign up for an interview.

At the end of this engagement phase, we will continue refining the proposed changes with the goal of completing this work April 30, 2025. For more information on the project, please visit www.edmonton.ca/edc or contact us at edmontondesigncommittee@edmonton.ca.

New National Building Code - 2023 Alberta Edition

Fire Walls, Fire Separations and Fire-Related Assemblies

Fire separations can limit the growth of fire by limiting the supply of fuel and oxygen to a fire, which allows additional time for occupant escape and for internal firefighting activities. These barriers can break larger areas into smaller more manageable spaces or may be designed to contain specific hazards from other areas of the building. [Learn more](#) about fire separations.

Safety Codes & Permit Updates

Project Implementation Plan Letter of Commitment

As of December 1, 2024, it is mandatory to submit a signed Project Implementation Plan - Letter of Commitment for most building permit applications. It confirms the project team's awareness of, and agreement

to develop and maintain a Project Implementation Plan (PIP). [Learn more](#) about PIPs and Letters of Commitment.

Commercial HVAC Permit Applications

To help maintain committed timelines for HVAC permit issuance, please review the NBC AE code requirements for permit application information below, prior to submitting your application. This will help to ensure that your application is complete and accurate, reducing the need for additional information requests or revisions. [Read more](#).

Check the [Alberta Municipal Affairs website](#) for updates to codes and standards and [sign-up to be notified](#) when new Standata or other information is posted.