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Register for the November Building Blocks Session

Join us for the November session of the City's monthly Building Blocks information and discussion series:

Date: Wednesday, November 30, 2022

Time: 12 p.m. - 1 p.m.

Location: Online webinar via Google Meet

[Register for free today!](#)

In the November session, join Justin Phill, senior engineer with the City, as he shares the monthly and lifecycle cost of emissions neutral buildings to homeowners and building owners. This session will take into account the borrowing costs, property taxes, utilities, energy generation, carbon taxes, and property value. It will also explore the benefits of emissions neutral buildings as our population grows.

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 at justin.phill@edmonton.ca

Last Call: Zoning Bylaw Renewal & District Planning Online Workshops

We want to hear from YOU! Help refine the draft Zoning Bylaw, Edmonton's "rulebook" for development, the draft District General Policy and district plans, which together provide the long-term direction for growth and change in Edmonton!

Register for the last two online workshops to share your feedback on:

- [Enabling Growth in Nodes and Corridors](#)

- Thursday, November 17 (6-8:30 p.m)
- [Fostering 15-Minute Communities](#)
 - Saturday, November 26 (9-11:30 a.m)

Subject matter experts from each team will prompt discussions, answer questions and record feedback over a 2.5-hour virtual session. Spots are filling up fast so register as soon as possible! Preparation is NOT required.

To discover other ways to get involved, visit engaged.edmonton.ca/zoningbylawrenewal or engaged.edmonton.ca/districtplanning.

Development Incentive Program

Is your new construction project located in a Business Improvement Area (BIA)? Intake is now open for the Development Incentive Program until November 30 and developments in Blatchford are now eligible!

The Development Incentive Program supports the evolution of attractive, pedestrian-friendly main streets by providing matching reimbursement grants of up to \$100,000 for constructing new commercial buildings and up to \$200,000 for constructing new mixed-use developments if they are two storeys or higher and located within a BIA. [Read more.](#)

Red Tape Reduction and Service Improvements

Building Prior to Registration: Assessment and Property Tax Related Highlights

In response to the delays at Alberta Land Titles for registration of subdivisions, the City's Development Services branch launched the Building Prior to Registration program to enable housing construction ahead of registration. This program, as well as the delay on registration of sales, means that developers may see some differences in their property assessment and property tax notices in 2023. [Read more.](#)

Building Prior to Registration Program Clarifications

Recent enquiries have led to the City developing some clarification notes for the Building Prior to Registration Program. They include:

- As per Municipal Affairs, apply for the New Home Warranty using the proposed municipal address as well as the unsubdivided lot's current plan/block/lot information.

- Builders must update the plan/block/lot information with the Home Warranty Provider once registration is complete.
- The submitted New Home Warranty Application is acceptable to Development Services as long as the proposed municipal address is correct.
- The submitted plot plan is acceptable to Development Services as long as it has the proposed municipal address and the proposed lot and block number (plan number will be blank).

For further questions related to the program, please contact [Alannah Webb](#).

Safety Codes & Permit Updates

Occupancy Process Reminder: Safety Codes Permit Bylaw Information

Effective September 23, 2022, the City will no longer be placing a white occupancy sticker on site as confirmation that a new home is deemed legally ready to occupy. In place of the sticker, the City will now issue an occupancy permit by email following the successful completion of all mandatory inspections to signify permission to occupy the property.

As a reminder, City of Edmonton Safety Codes Permit Bylaw 15894 10 (1) states “No person shall occupy a building until the owner obtains written approval from the City Manager allowing that person to occupy that building.” Occupying a building without required permission may be subject to fines and penalties under the bylaw. [View the City of Edmonton Safety Codes Permit Bylaw 15894](#).

Career Opportunities!

Have you signed up to the job alert list to receive notifications about career opportunities at the City of Edmonton? The Safety Codes section hires plans examiners, field inspectors, administration staff and project specialists to engage with the needs of our growing industry. To stay current log into the [City's job page](#) and create your job profile to receive real-time job alerts within your industry.

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.

Low-Cost Financing Tool Helps Edmonton Businesses Improve Energy Efficiency

On June 7, the City of Edmonton launched the commercial [Clean Energy Improvement Program \(CEIP\)](#) pilot with Alberta Municipalities. [CEIP](#) is a financing tool to promote privately owned building retrofit investment. CEIP initiatives began over 10 years ago in the United States and have proven successful in numerous jurisdictions, [resulting in billions of dollars](#) in retrofit investment and thousands of jobs created. High upfront costs to build an emission neutral building or the ability to access funding to complete a retrofit is a significant challenge to Edmonton's environmental future. [Read more.](#)

Building Edmonton Newsletter Past Issues

Looking for information from a previous Building Edmonton Newsletter? Read our back issues on the [Industry Communications](#) page.