



*This issue of Building Edmonton was sent out on February 5, 2019*

## **Registration Extended for 'Missing Middle' Infill Design Competition**

The registration deadline for the 2019 'Missing Middle' Infill Design Competition has been **extended until February 22, 2019.**

Five City of Edmonton owned parcels of land at the northeast corner of 112 Avenue and 106 Street in the Spruce Avenue neighbourhood are up for redevelopment. Endorsed by the Alberta Association of Architects, the competition is an opportunity for multidisciplinary teams of architects and builders/developers from across Canada and abroad to submit designs for a mid-density, multi-unit housing development on these lots.

The winning team will be given the opportunity to purchase the site and build their winning design, conditional upon rezoning approval.

For more information and to register for the competition, visit [edmontoninfilldesign.ca](http://edmontoninfilldesign.ca)

## **Changes to Minimum Parking Regulations**

Over the past year, the City of Edmonton has been reviewing the rules for how many parking spaces must be provided with new homes and businesses. This included a survey on Edmontonians' parking priorities and preferences and a technical study about how existing parking is currently being used.

**On February 11**, the City will be launching an [online survey](#) until **February 24th** to get feedback on different options for regulating parking requirements.

We look forward to your feedback!

## **Building Better Together- Upcoming Workshops**

We're looking for industry volunteers to attend the upcoming workshop in the **Building Better Together** project.

**Workshop - February 12, 2019**

**1 pm - 4 pm in the Edmonton Tower Meeting Centre**



If you build or develop large scale commercial, industrial or large site infill projects than we would like you to be a participant in the workshop. We want to understand your expectations and get your feedback on the draft service. Your input will be used to refine the service.

Interested? Please hold the time in your calendar (to be refined to a 2-hour time slot) and send an email to [uftransformation@edmonton.ca](mailto:uftransformation@edmonton.ca) by **February 8, 2019**. Include your contact information and the type of development you represent. A calendar invite will be sent back to you with the location and agenda. To ensure a broad perspective in the session we may have to refine attendance. Ensure [uftransformation@edmonton.ca](mailto:uftransformation@edmonton.ca) is on your safe sender list. Additional engagement planned for March and April.

### **Building Better Together Project Overview**

The goal of Building Better Together is to improve the customer experience for commercial, industrial, and large site infill projects. We want our services to assist customers in building a vibrant Edmonton by helping them get their product to market. Our goal by the end of April is to have a service in place with a point of contact to assist customers navigating everything from rezoning to a safety code inspections.

As the projects name would indicate we are working with City staff and city-building partners to build better together.

### **Daily OSCAM Permit Fee**





Starting **February 24, 2019**, the City will be implementing a \$25/day On Street Construction and Maintenance (OSCAM) permit fee. OSCAM permits are used to safely manage the temporary occupation and use of sidewalks, boulevards, parking lanes, travel lanes, and bike facilities.

This initiative supports the goal of minimizing the amount of time and/or public space occupied for construction and maintenance activities. It also aligns Edmonton with other cities across Canada that collect fees for the permitting and temporary use of public road right-of-way.

As part of the initial launch, OSCAM permit fees will not be charged for temporarily crossing the boulevard or sidewalk with motorized equipment from public road right-of-way to private property, or hoarding placed for the protection of boulevard trees. All other activities, such as storage of materials on public road right-of-way, will have OSCAM permit fees applied.

Permits for bins placed on roadways will be incorporated into the OSCAM permit process beginning the second quarter of 2019. Further, into 2019, the City will engage stakeholders regarding daily occupant fees for the use of road right-of-way.

For further information, please contact 311 or visit [On-Street Construction & Maintenance Permit](#)

### **Subdivision Process Improvements- Plan of Action**

There are four changes that will be made in 2019 concerning the Subdivision Process Improvement Project. The Plan of Action summarizes the improvements that industry and staff will be making in 2019.

They are:

- create a pre-application meeting and clarify submission requirements by developing checklists with industry
- improve transparency and accountability in the circulation process for major greenfield subdivision applications
- publish submission requirements and improve predictability in the plan endorsement process
- assess the feasibility of pursuing a long term change focused around greenfield permitting

The City and Industry believe that if identified changes are implemented, we could achieve the following performance target goals for applications received in 2020:



- Reduce the time to make decisions on complete major greenfield subdivision applications from an average of 220 calendar days to an average of 100 calendar days,
- Have a maximum of 2 circulations per application where reviewing agencies respond to the planner within 3 weeks for the first circulation and within 2 weeks on the second circulation. The planner will then consolidate feedback and respond to the applicant within 1 week of receiving all responses, and
- Upon receipt of a complete endorsement package, the plan of the survey will be signed to go to Land Titles within 18 calendar days.

For any questions or concerns, email [uftransformation@edmonton.ca](mailto:uftransformation@edmonton.ca).

### **NECB Updates with CACBC\***

*\*Canada Green Building Council*

The Province of Alberta will soon be moving to an updated version of the National Energy Code of Canada for Buildings (NECB) for energy code requirements. This is NECB 2015 including the 2017 interim changes to the code.

While NECB 2011 has been in effect for over two years, there are some important changes to be aware of along with best practices for meeting the energy code. In order to prepare for this next phase in energy codes, the workshop will bring the insight of industry energy professionals along with municipal expertise.

[Register here](#)

### **Zoning Bylaw Amendments- Garden Suites**

City staff will present amendments to garden suite regulations to City Council at the Monday, February 25, 2019, Public Hearing.

For more information, visit [edmonton.ca/gardensuiteszoning](http://edmonton.ca/gardensuiteszoning) or email [jeff.booth@edmonton.ca](mailto:jeff.booth@edmonton.ca).

### **Zoning Bylaw Amendments - Residential Low-Density (RLD) Zone**

This applicant-initiated text amendment to the Zoning Bylaw, by Stantec Consulting on behalf of Brookfield Residential proposes a new zone. The (RLD) Residential Low-Density zone will allow a range of low-density housing forms. This will simplify zoning in greenfield developments and reduce the reliance on Direct Control zoning for low density, small-lot residential developments.



Residential Low-Density Zone will allow Single Detached, Duplex, and Semi-Detached Housing as well as Secondary and Garden Suites. It also allows for Zero Lot Line Development. Highlights of this highly flexible zone include a reduced minimum lot depth and no minimum site area or minimum site width.

City staff will present amendments to City Council at the **Monday, February 25, 2019**, Public Hearing.

For any questions or concerns, email [colton.kirsop@edmonton.ca](mailto:colton.kirsop@edmonton.ca).

### **Urban Form Business Transformation- Update**

The Urban Form Business Transformation (UFBT) initiative's six Process Improvement Projects, highlighted in the [Building Edmonton October Special Edition](#), are well underway with the help of our city building partners. We will continue to share quarterly updates in the Building Edmonton newsletter so you can follow the progress of our teams work.

#### **Project Updates:**

We are committed to working together with industry to implement meaningful changes that provide value and impact.

- The **Subdivision Process Improvement Project** kicked off on November 21, 2018, and the team is excited to already be able to share their [Plan of Action](#) in this edition of Building Edmonton
- The **Building Better Together** is well underway with an [industry workshop](#) planned this month to gather input on the drafted service and
- You still have time to provide your insights on how to improve the planning and development pages on the City's [website](#) by taking the [short five-question survey](#). It should take you about 2 minutes. We will be providing a summary of the survey results in the March issue of Building Edmonton.

In the next issue, we will provide an update on the progress of the [Knowledge Library](#), Safety Codes Inspection Efficiency and Rezoning Redesign.

Thank you for your ongoing support of the UFBT initiative.



Should you have any questions or comments, please email the team at [uftransformation@edmonton.ca](mailto:uftransformation@edmonton.ca).

### **Subdivision Planning Launches an Infill and Condominiums Review Team**

City of Edmonton Subdivision Planning is excited to announce the launch of an Infill & Condominiums review team within our unit.

This team is responsible for lot split subdivision applications in Edmonton's mature neighbourhoods, phased condominium, bare land condominium, bare land parking and strata subdivision applications.

If you have any questions about the team or any other subdivision-related question, please email the Subdivision Planning unit at [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

You can also find more information about subdivisions and the application process at [edmonton.ca/subdivision](http://edmonton.ca/subdivision).

### **Urban Form Business Transformation- Looking Back at 2018**

In mid-2018, Urban Form Business Transformation completed three process improvements that we called the 'quick wins'. Here is a recap of what they were and how they're doing:

- The Expedited Development Permit program was expanded to include more builders and allow them to apply for zero lot lines and secondary suites. As a result, the percentage of expedited development permits in RSL and RPL zones increased from 19% in 2017 to 23% in 2018. Of those issued, 78% were because of the changes to the program.
- The Footings and Foundations inspection process for single detached, semi-detached and row housing up to 4 dwellings was improved to credit builders who have a good record of previous inspections. This change allows our inspectors to focus their time on more complicated inspections. Between June 22 and December 31 we received 2469 requests for footing and foundation inspections; 846 were turned back as "No Inspection Required."
- Home Improvement Permits were phased in throughout 2018. They allow our customers to submit permit applications online for various projects like sheds, decks, garages, secondary suites and basement developments. We opened this service first to contractors and then to the general public with a soft launch in December. From July to December 31, 2018, we received 530 Home Improvement Permit applications through



the online application. In December, 30% of the Home Improvement Permits we received were submitted online.