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Tiny Homes - Zoning Bylaw

The Zoning Bylaw team is preparing a report on tiny homes. With interest growing in the tiny home market, the City was asked to explore the issue and examine ways to enable tiny homes in the city. Currently, the Zoning Bylaw allows tiny homes built on foundations if they can meet the definitions of single-detached housing or garden suites. However, the bylaw also restricts small manufactured homes to mobile home parks and subdivisions. The current barrier to allowing tiny homes on wheels is that building permits cannot be issued due to this housing form not being recognized in the Alberta Building Code.

To expand opportunities for tiny homes on foundations, City staff are proposing some changes to the Zoning Bylaw to remove restrictions for smaller manufactured homes placed on foundations in residential zones and is proposing standards to support requirements that ensure exterior materials are similar or better than surrounding development. The report is scheduled to be presented to the Urban Planning Committee on September 3, 2019.

For more information about this project, please visit: www.edmonton.ca/zoningtextamendments

Process Update: Commercial Permit Applications

As the City improves the availability and accessibility of digital services, we are also updating our processes for hard-copy applications to ensure they are standardized and effective.

Effective August 27, 2019, all mail and in-person permit applications and supporting documents for commercial development and building permits will be digitized.

Applicants will now receive their permit documents from the Self Service website at selfserve.edmonton.ca. Documents, plans, and permits will be available for download, print or to view status details 24/7 on desktop and mobile devices.

Whether you submit your application online, via mail or in person, your application and supporting documents will be entered into our internal database for processing and your **permit documents will be available exclusively from the [Self Service website](http://selfserve.edmonton.ca).**

To support efficient processing of permit applications following the initial application, revisions and additional information can be provided directly to the City via the Self Service website.



Moving forward, every applicant will need an Online Services Account to access their permit documents. If you already have an Online Services Account no action is required. **To register for an Online Services Account**, visit selfserve.edmonton.ca.

The building permit and all stamped plans must still be printed and available on-site for review at the time of inspection. All details of this requirement will be outlined in your permit approval email with a link to download the permit documents.

To learn more about permit requirements and to apply, visit edmonton.ca/permits.

Greenfield Expedited Program - Solar Panels

The Expedited Development Permit program is expanding to allow for more energy-efficient homes to be included with the addition of Solar Panels as an allowable feature of the expedited permit request.

Qualified users may now submit new expedited home applications with solar panels that are compliant with section 50.7 of the [Edmonton zoning bylaw 12800](#) and have them processed within the expedited program. The changes to the program are now available through the [online Single Detached House Permit application](#).

Additional information specific to the solar panels shall be provided as part of the application to be considered part of the expedited procedures. The number of solar panels proposed shall be reflected on all relevant elevation and architectural plans and a dimension for the offset from the surface of the roof to the outermost portion of the panel shall be noted.

For more information or questions, email tegan.gregory@edmonton.ca.

Missing Middle Zoning Revisions - August 26th Public Hearing

To help create more opportunities for medium-scale housing that's currently 'missing' in the City of Edmonton, Zoning Bylaw changes are being proposed to the city's medium-scale zones (RF3 to RA8). These will be considered at the August 26, 2019, City Council Public Hearing.

The administration has been working with residents, industry, and other stakeholders since early 2018 to look at ways to improve zoning for medium-scale housing and increasing housing



choices in the city. The proposed changes will seek to create more flexibility in the types of housing that could be permitted in medium-scale zones. Some of the changes include:

- Creating a single “Multi-unit Housing” definition to improve flexibility and variety of housing options that can be developed in these zones, such as cluster housing and courtyard housing;
- Allowing garden suites and secondary suites to be built with single-detached houses in the RF1, RF2 and RF3 zones;
- Introducing minimum densities while removing maximum densities;
- Revising and simplifying the site and setback regulations, including separation space requirements, that were identified as barriers to medium-scale housing; and
- Introducing design regulations while retiring the Medium Density Residential Overlay and Medium Scale Residential Infill Overlay.

For more information, please visit the [project webpage](#).

Online Commercial Permits: Information Sessions August/September

Join us for an information session to learn about the new online permitting services including:

- Getting started with applying online
- Tips for applying for Development and Building Permit applications
- Managing your permit projects: application status, plan revisions, trade permits and inspections

There will be a short presentation followed by a demonstration and a Q&A.

[Sign up for a free information session](#)

For more information, email eServices@edmonton.ca.

Egress Windows

When selecting egress windows, discuss these requirements with your supplier. Some windows appear to meet minimum egress dimensions-- until the window is opened. Once this bedroom window is moved into the open position, it is apparent that hinge hardware does not allow for an adequate unobstructed opening, as shown in the photo. Good planning up front will save time and money down the road.



Windows installed in any sleeping room must comply with NBC 2019 - AE 9.9.10.1. Egress Windows or Doors for Bedrooms. An egress window provides an opportunity for occupants to exit.

9.9.10.1. Egress Windows or Doors for Bedrooms

1) Except where the suite has a sprinkler system, each bedroom or combination bedroom shall have at least one outside window or exterior door openable from the inside without the use of keys, tools or special knowledge and without the removal of sashes or hardware.

2) The window referred to in Sentence (1) shall

a) provide an unobstructed opening of not less than 0.35 m² in area with no dimension less than 380 mm, and

b) maintain the required opening during an emergency without the need for additional support.

3) Where a window required in Sentence (1) opens into a window well, a clearance of not less than 760 mm shall be provided in front of the window.

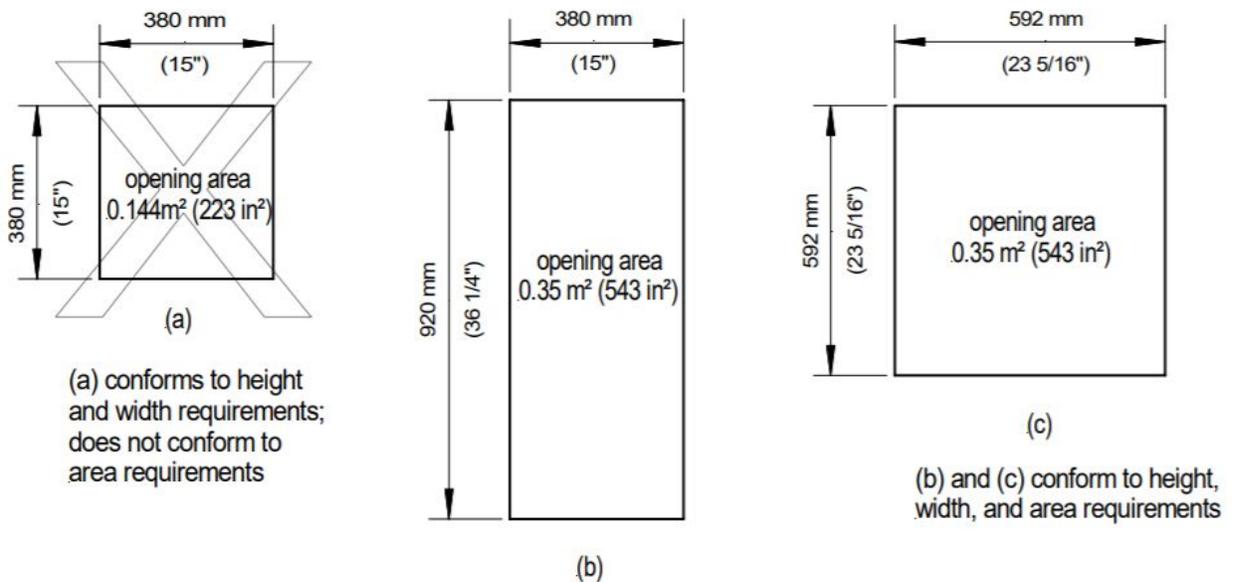
4) Where the sash of a window referred to in Sentence (3) swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency.

5) Where a protective enclosure is installed over the window well-referred to in



Sentence (3), the enclosure shall be openable from the inside without the use of keys, tools or special knowledge of the opening mechanism.

6) If the window referred to in Sentence (1) is provided with security bars, the security bars shall be openable from the inside without the use of keys, tools or special knowledge.



If you have any questions or concerns, please email gunnar.giese@edmonton.ca.

Call for Entries for the Edmonton Urban Design Awards

Do you have a project worth celebrating? Consider submitting it to the [Edmonton Urban Design Awards](#) by August 15. The awards highlight Edmonton’s best new projects: from bike racks to buildings to master plans, and everything in-between! The seven award categories are urban design plans, community projects, urban architecture, student projects, civic design, heritage design, and urban fragments.

Since 2005, the City of Edmonton has hosted the Edmonton Urban Design Awards to recognize individuals, organizations, firms, and projects that have contributed to architecture, urban design and the quality of life in Edmonton.



To get a taste of what award-winning projects look like, take a [virtual tour](#) with Mayor Don Iveson.

After August 15, all of the entries will be available to view at edmonton.ca/urbandesignawards, and will be promoted over the coming months prior to judging later this year.

For more information, contact [Jane Handa](#), project manager.

UFBT Updates

Subdivision Process Improvements & Rezoning Redesign: Pre-Application Meetings Encouraged for Complex Applications

Starting in September, customers will be encouraged to request a Pre-Application meeting for complex applications. The purpose of the meeting will be to identify any red flags or missing submission requirements. This will allow customers to know what issues may exist prior to submitting their application and give them time to gather or correct any information needed for a completed application. The beauty of this process is that it will increase the quality and completeness of applications submitted. This, in turn, will speed up the approval process and allow us to meet our target timelines.

As a reminder, we are testing a weekly submission deadline for rezoning applications this summer. Applications will be accepted any time with a cut off time each week of noon on Tuesdays. The file planner will be assigned within two business days Applications submitted after the Tuesday deadline will be assigned the following week.

This formalized process will create predictability for both customers and staff and allow us to have consistent, predictable timelines for applications with the goal of meeting our 2020 target timelines of 90 days for non-complex and 160 days for complex rezoning applications, and 100 days for complex subdivision applications.

For information:

edmonton.ca/ufbt

uftransformation@edmonton.ca



Safety Codes Inspection Efficiency: Research shows builders support the SCIE project and are excited to learn more

The SCIE team recently conducted research to gain a better understanding of industry and stakeholder perceptions about the City's role in conducting Safety Codes Inspections and their reactions to the changes to the process, in undertaking a risk-based approach with the SCIE project.

To conduct our research, we worked with a research consultant and used an online survey, focus groups and stakeholder interviews to gather information. Some highlights include:

- 78% of homeowners were less than familiar with safety code inspections.
- 71% of homeowners stated they rely on their contractor and builder to tell them which inspections they need.
- Approx 65% of homeowners confirmed it was the contractor, builder or homeowner who is ultimately accountable to align with the standards.
- 75% of builders and contractors are aware of the SCIE project but need more information.

We heard from our industry stakeholders that they were aware of the SCIE project and wanted more information about SCIE to help them communicate with the public. In 2019, we will be working with our key stakeholders - builders, contractors, 311 operators, and Safety Codes Inspectors to develop information focused on the SCIE process changes so they can have more informed conversations with their customers and the public.

We also found that there is a need to educate the public about safety codes in general and about the roles and responsibilities for safety codes inspections. In 2020, we are recommending that the Safety Codes Council of Alberta launch a public awareness campaign to educate homeowners about safety codes inspections.

For more information:

uftransformation@edmonton.ca