



*This issue of Building Edmonton was sent out on June 4, 2019*

## Coming July 2019: Online Commercial Permits

In early July 2019, the City of Edmonton will launch new online services for commercial permit projects. This includes development and building permits for new buildings, additions, alterations, tenant improvements, change of use, demolitions, as well as hoarding and cranes.

The online services offer a number of benefits:

- Improved permit application processes that are simple and clear. Apply online and submit plans digitally.
- A dashboard to manage permit projects, see the status, schedule inspections, and action permits that need attention.
- Access to permit documents and statements.
- Ability to manage trade permits included in commercial building projects.
- A website that works on phones and tablets as well as standard computers, making it easier to access permits and inspections while out of the office.

To access the new services when they're available in July, visit [selfserve.edmonton.ca](http://selfserve.edmonton.ca).

If you have any questions or feedback, please contact [eservices@edmonton.ca](mailto:eservices@edmonton.ca).

## City Plan + Zoning Bylaw Public Engagement Opportunity

The City Plan and Zoning Bylaw Renewal are hosting a series of public engagement events in June 2019, inviting Edmontonians to explore the choices our city faces as we grow to a city of two million people. Each event features opportunities to learn about the City Plan and upcoming Zoning Bylaw Renewal and to help develop the direction of the new City Plan.

**You must register** to attend one of the scheduled workshops. Registration is **not** required for drop-in.

<b>Date</b>	<b>Location</b>	<b>Drop-In</b>	<b>Workshop</b>
<a href="#">Wednesday, June 5</a>	<a href="#">Millwoods Senior &amp; Multicultural Centre</a>	6:00pm - 9:00pm	<a href="#">7:00pm - 8:30pm</a>
<a href="#">Monday, June 10</a>	<a href="#">Abbotsfield Recreation Centre</a>	5:00pm - 8:00pm	<a href="#">6:00pm - 7:30pm</a>



<a href="#">Wednesday, June 12</a>	<a href="#">The Pride Centre of Edmonton</a>	6:00pm - 9:00pm	<a href="#">7:00pm - 8:30pm</a>
<a href="#">Friday, June 14</a>	<a href="#">Jasper Place Library</a>	1:00pm - 4:00pm	<a href="#">2:00pm - 3:30pm</a>
<a href="#">Tuesday, June 18</a>	<a href="#">Chappelle Gardens Residents Association</a>	6:00pm - 9:00pm	<a href="#">7:00pm - 8:30pm</a>

*Refreshments will be provided*

If you have questions or require more information about;

- **Zoning Bylaw Renewal** email [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)
- **City Plan** email [cityplan@edmonton.ca](mailto:cityplan@edmonton.ca)

**Workshop - Zoning Bylaw Renewal**

The Zoning Bylaw Renewal Team will be hosting an in-depth workshop on **Saturday, June 15th from 10:00 am to 2:00 pm** to dive deep into how the Zoning Bylaw functions and what it regulates. The purpose of the workshop is to engage with interested stakeholders, knowledgeable in how zoning works, to provide input on what elements the new zoning bylaw should consider including. [edmonton.ca/zoningbylawrenewal](http://edmonton.ca/zoningbylawrenewal)

If interested, [register here](#) and reserve your spot. A light lunch will be provided.

If you have any questions or require more information about;

- Zoning Bylaw Renewal email [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)

**\*\*NEW\*\* Asbestos Management and Utilities Disconnect Form**

A new [Asbestos Management and Utilities Disconnect form](#) is now available for use.

The previous Asbestos Management form dated January 2019 will still be accepted until July 2, 2019.

After this date, only the new version dated May 2019 will be considered.

If you have any questions, contact **David Flanagan** 780.944.0112 [david.flanagan@edmonton.ca](mailto:david.flanagan@edmonton.ca) or **Brent McMillan** 780.496.8478 [brent.mcmillan@edmonton.ca](mailto:brent.mcmillan@edmonton.ca).



## **Footing & Foundation Compliance Report (FFCR) Program for Footing and Foundations**

Recognizing the successful implementation of the Footing & Foundation program, City of Edmonton Building Inspections will no longer be utilizing the Footing & Foundation Compliance Report(FFCR) process effective August 30, 2019.

In June of 2018, a [revised Footing & Foundation program](#) (*under the Notices and Service Changes tab*) launched where builders meeting the requirements were automatically recognized for residential projects up to four dwelling units.

For any questions email [buildingic@edmonton.ca](mailto:buildingic@edmonton.ca) or call 780.496.3140

## **Plumbing Stack & Plumbing Ground Works Compliance Reporting Programs**

With the implementation of new efficiency initiatives in October 2019, the City is going to discontinue both the Plumbing Stack (PSCR) and the Plumbing Groundworks (PGWCR) Compliance reporting programs.

Please continue to watch future Building Edmonton publications for program and initiative updates.

For any inquiries contact, [steve.goodwin@edmonton.ca](mailto:steve.goodwin@edmonton.ca).

## **Main Street Overlay**

Council approved Charter Bylaw 18837, text amendments to update and improve Main Street Overlay. The purpose of this update was to foster high-quality main street development and apply the overlay to appropriate main street areas within the city.

### **A highlight of the changes:**

- Area-specific regulations for 109 Street
- Retain 21-day notification requirements for Class B and variance applications
- Changes to overlay boundaries
- Support of mixed-use developments along main streets and transit areas
- Include design elements in regards to setback and step back



For more information, please refer to [item \(3.14\)](#) on May 11, 2019, Public Hearing agenda or email Robert Rutherford, [robert.rutherford@edmonton.ca](mailto:robert.rutherford@edmonton.ca).

## **Making Space: Reviewing Edmonton's On-Site parking requirements**

On May 7, City Administration presented a report to the Urban Planning Committee outlining different options for changing the zoning regulations that set out how much on-site parking is required for new homes and businesses.

The options presented were informed by a range of technical, policy, and survey findings. The committee directed City staff to move forward with open option parking, which involves removing minimum on-site parking requirements and allowing homeowners and businesses to choose how much on-site parking they provide. Over the next few months, City staff will be preparing the Zoning Bylaw amendments to remove on-site parking minimums, exploring how to best implement those changes, and developing a plan for managing on-street parking. A follow-up report will be presented to the Committee in October 2019.

If you'd like to stay up to date about this project, please sign up for our mailing list at [edmonton.ca/makingspace](http://edmonton.ca/makingspace)

For any inquiries contact, [james.veltkamp@edmonton.ca](mailto:james.veltkamp@edmonton.ca).

## **City Celebrates 2019 'Missing Middle' Infill Design Competition Winners**

View the winning submissions from the 2019 'Missing Middle' Infill Design competition and get a glimpse of what's possible for future infill design in Edmonton. Endorsed by The Alberta Association of Architects, the competition drew 30 proposals from teams of architects and builders/developers from across Canada and as far away as London, UK.

Their task: design a multi-unit, 'missing middle' housing development that was not only thoughtful of neighbourhood context but also economically feasible and well-designed to work in Edmonton. The prize: the winning team has acquired the right to purchase five parcels of City-owned land at 112 avenue and 106 street in Spruce Avenue and build their winning design, subject to rezoning approval.

Visit [edmonton.ca/infilldesignwinners](http://edmonton.ca/infilldesignwinners) to view the winning designs.



## **Subdivision Process Improvement: Submit your Endorsement Packages Online!**

The Subdivision Process Improvement project (SPI) is focused on making subdivision applications easier and more efficient. We are excited to announce that **starting June 10, 2019**, endorsement packages will now be submitted online at [selfserve.edmonton.ca](https://selfserve.edmonton.ca) rather than by email. Land Surveyors will receive more information about the process prior to the launch date.

The endorsement process is the last step before the land developer can have their lots registered at Land Titles to legally transfer ownership of land to builders and homeowners. Automating this process by moving it online will provide consistency and tighten up timelines to get the applications ready for Land Titles.

For more information, visit [edmonton.ca/ufbt](https://edmonton.ca/ufbt) or [edmonton.ca/subdivision](https://edmonton.ca/subdivision) or email us at [uftransformation@edmonton.ca](mailto:uftransformation@edmonton.ca).

## **Rezoning Redesign: Target Timelines are Approved!**

The Rezoning Redesign project (RR) is working to improve the customer experience and reduce staff time spent on administrative tasks. We've reached a major milestone and are excited to announce that target timelines for rezoning applications are now approved.

Working together with industry, we were able to create target timelines for complex and non-complex rezoning applications. This joint effort will help create accountability for both the applicant and City staff so that we can ensure timelines are met.

### **Non-Complex Applications**

The timeline for a non-complex file will be 90 calendar days (approximately 3 months). This file type can include a rezoning that complies with a plan and has minimal servicing implications. The creation of a non-complex tier will streamline applications so that staff can focus on complex files and applicants can move onto the next steps in development.



## **Complex Applications**

The timeline for a complex file will be 160 calendar days (approximately 5.5 months). This file type can include a Direct Control Zone or Special Area Zone. The focus for the complex tier is predictability so that both the staff and the applicant know, from the beginning, where the major milestones are.

The next steps are to develop a process and workflow to support these timelines and roll out the target timelines in late Fall. The targets will start to be evaluated in 2020 after the new process has been launched. The targets will measure an application from the submission of a complete application all the way to the public hearing.

For more information, visit [edmonton.ca/ufbt](http://edmonton.ca/ufbt) or email us at [uftransformation@edmonton.ca](mailto:uftransformation@edmonton.ca).

## **Building Better Together: Timelines for Simple Projects and Service Channel for Complex Projects**

The Building Better Together project (BBT) is focused on improving customer service and timelines for industrial, commercial and large scale residential development. Currently, we are working on two streams - timelines for simple projects and enhanced service through the Client Liaison Unit.

### **Target Timelines**

We are currently working with industry to draft target timelines for simple permits (change of use and interior alterations) as they represent a large volume of permits. Target timelines for new buildings will be set in late 2019 after online self-serve applications for development and building permits for commercial and industrial projects become available. Applications submitted in 2020 will be measured in comparison to the target timelines.

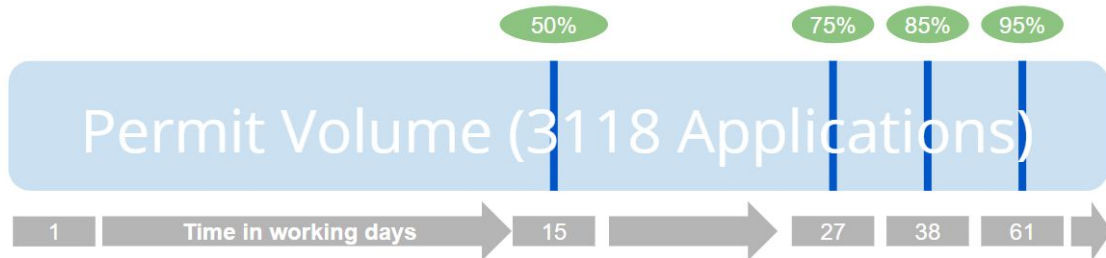
### **Development Permit (Change of Use) Current Timelines**

This data is based on permit applications from 2016-2018 and includes permits for Discretionary Change of Use, Permitted Change of Use, Exterior Alterations. The graphic shows:

- 50% of the total applications were completed in 15 business days or less
- 75% of the total applications were completed in 27 business days or less
- 85% of the total applications were completed in 38 business days or less
- 95% of the total applications were completed in 61 business days or less



This graphic represents 69% of total Major Development Permit applications from 2016-2018.

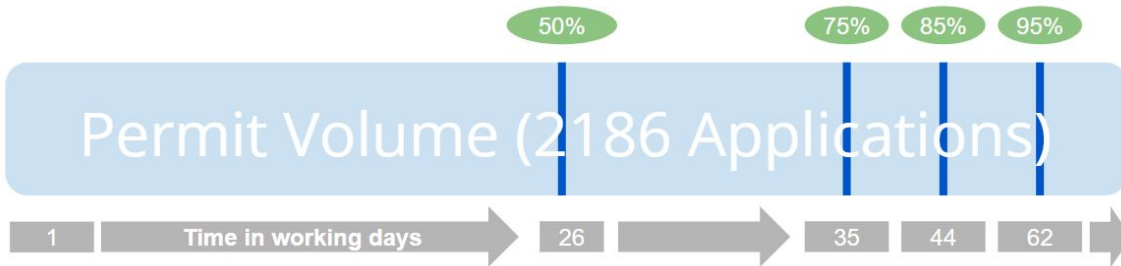


### Building Permit (Interior Alterations) Current Timelines

This data is based on permit applications from 2016-2018 and includes permits for Interior alterations - Retail and Shops/Office Buildings. The graphic shows:

- 50% of the total applications were completed in 26 business days or less
- 75% of the total applications were completed in 35 business days or less
- 85% of the total applications were completed in 44 business days or less
- 95% of the total applications were completed in 62 business days or less

This represents 32% of total Interior Alterations permit applications and 20% of the total Commercial Final Building Permit applications from 2016-2018.



### Service Channel for Complex Projects

We conducted a pilot project to test how timelines would work across different types of applications. It showed that projects with multiple applications and complex elements would benefit from additional support and that each project would need individualized timelines based on project complexity.

The service for complex projects will provide:

- a single point of contact;



- a project management approach that sets an individualized timeline based on project complexity and is jointly agreed upon by the applicant and City staff;
- proactive, creative and efficient issue identification by engaging review staff early and often and coordinating their efforts;
- a broader understanding of the business of planning and development that reflects the shared interest of industry and staff and understanding of the intent of a project; and
- risk considerations relative to the final outcome in decision-making processes.

For more information, email [uftransformation@edmonton.ca](mailto:uftransformation@edmonton.ca) or visit [edmonton.ca/ufbt](http://edmonton.ca/ufbt)

## **Customer Oriented Website Enhancements: Website Changes for Development and Building Permits**

The Customer Oriented Website Enhancements (COWe) project is focused on improving the information on the City's website making it easier for customers to apply for permits online. Building on the success of improving web content for [home improvement permits](#) which launched in April, the project is shifting to focus on changing website information for building and development permits.

Changes will appear on the [edmonton.ca](http://edmonton.ca) website in mid-June with a new web presence for commercial and industrial projects, with a focus on development, building, construction and trade permits. Updates to pages will continue over the summer and end in August. Changes to the website will make it easier for customers to find information and understand application requirements. Stay tuned as we roll out these exciting changes!

For more information, visit [edmonton.ca/ufbt](http://edmonton.ca/ufbt) or email us at [uftransformation@edmonton.ca](mailto:uftransformation@edmonton.ca).