



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

## **‘Rebuildable City’ Panel Discussion Forum - Reserve Your Seat Today!**

If ongoing change is the natural order of things, and this pace of change is intensifying, how can and how will cities plan for greater adaptability? As our cities grow, how will new and diverse populations be supported, accommodated and nurtured? As our landscapes and infrastructure evolve and age, how will we continue to develop and design efficiently, responsibly, resiliently, and even — playfully?

Join us for a panel discussion featuring architects, planners, and architectural critics visiting Edmonton to adjudicate the Missing Middle Infill Design Competition where we will unpack the “Rebuildable City” and what it means for our ever-changing city. The “Rebuildable City” is a direction proposed for Edmonton’s City Plan and is about working with what we have today and continuously adapting and re-imagining our built environment to meet the needs of the future.

**SORRY THIS EVENT IS  
SOLD OUT**

**Date: Thursday, April 4, 2019**

**Time:** 6-7:30pm (doors open at 5:30pm)

**Location:** City Room, City Hall, [1 Sir Winston Churchill Square](#)

**Free to Attend** \*light refreshments provided

[Reserve your seats today!](#)

For more information, visit [edmontoninfilldesign.ca](http://edmontoninfilldesign.ca)

## **Improved Online Trade Permits**

On March 11, 2019, the City of Edmonton’s online trade permit services is being upgraded to be quicker and easier to use.

Electrical, HVAC, Plumbing and Gas permit customers will now have:

- A dashboard to manage their permit projects, see the status, schedule inspections, and action permits that need attention.
- Improved permit application processes that are simpler and clear.
- Access to permit documents and statements.



- 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.
- Subcontractors will be able to manage trade permits included in commercial building projects and pay reinspection fees. It will be significantly easier for a Subcontractor to find the permits they're listed on.
- Subcontractor access to view inspection results of house permit projects.

To access the new website when it's available on March 11, visit [selfserve.edmonton.ca](https://selfserve.edmonton.ca) and sign in with the same details as the legacy [permits.edmonton.ca](https://permits.edmonton.ca) website.

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

## Missing Middle Zoning Review

The Zoning Bylaw team has prepared draft amendments to create more and better medium density housing options to address Edmonton's missing middle. Due to the complexity of these amendments, we are providing an extended circulation period. Project staff will be happy to come out and meet with any interested organizations.

Project staff will be available for additional information meetings;

- March 4th -12th
- April 1st - 5th

If you'd like to schedule an information meeting or have any questions about the report, please contact **Colton Kirsop** at 780.496.8470 or [colton.kirsop@edmonton.ca](mailto:colton.kirsop@edmonton.ca).

For more information, visit [edmonton.ca](https://edmonton.ca)

## Garden Suite Regulation Improvements

New zoning bylaw rules that come into effect immediately will make the development of viable, well-designed and accessible garage and garden suites easier.

### Changes include:

- Allowing garage and garden suites on properties of any size, including narrow lot properties
- Providing opportunities for stationary tiny homes to be permitted as garden suites
- Increasing design flexibility through adjustments to floor area regulations



- Strengthening design quality requirements
- Simplifying regulations to create a simpler application process for builders and neighbours
- Making it easier to build accessible suites and creating incentives for landowners to build them

The new regulations allow accessible units to be built without a parking space for the suite. The maximum floor area for the second storey is also increased from 50 to 60 square metres in mature and established neighbourhoods when the suite is built to be accessible.

The new regulations will encourage a range of housing choices across all our neighbourhoods, which is an important part of building our city and creating diverse, inclusive and complete communities. The changes are part of fulfilling three actions in the City's Infill Roadmap 2018: incentivize accessible laneway homes; investigate opportunities for tiny homes; and improve housing affordability. The Infill Roadmap 2018 is the City's action plan for welcoming more people and new homes in Edmonton's older neighbourhoods.

For more information, visit [edmonton.ca](http://edmonton.ca).

### **Urban Form Business Transformation- March 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 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.

- We are thrilled to announce that Mike Klueh has joined our team as the Director of Business Performance. Since joining the team in January 2019, he has been busy engaging our business partners in his new role! Welcome, Mike!
- The **Knowledge Library** team is continuing to create a one-stop-shop for staff and customers to find the information that they need. They are working to implement many of the changes identified by stakeholders into the software. The software has been chosen and the next steps include training and populating it with current information. This tool will help the City provide consistency across various planning and development services.



- The **Building Better Together** team hosted two workshops with internal and external partners to talk about the design and implementation goals of the Client Liaison Team. You will hear more about the Client Liaison Team in the May edition.
- The **Safety Codes Inspections Efficiencies** project will help reduce the number of non-mandatory inspections needed to be completed. The team is developing a modeling tool that can remove inspections that have a high probability of passing. They have started the first phase of testing to compare the model outputs against the results of past inspections. Using statistical data will help the Chief Inspectors and builders spend more time on mandatory inspections and less time on discretionary ones.
- The **Subdivision Process Improvement** team is working to increase the consistency and transparency of the Subdivision process. They held a workshop with internal and external partners to develop the new process and checklist rolling out in the spring of 2019. Improving the subdivision process will help customers plan better and the City staff to provide better customer service.
- The **Rezoning Redesign** team is working to increase transparency and predictability in the Rezoning process. Three of the four working groups have met to work on developing solutions. The Advisory Group has reviewed the preliminary information on application tiers and pre-application meeting process from the working groups. The application tiers will outline the different types of file complexities and establish target timelines based on the complexity. Creating application tiers will help give applicants appropriate processes depending on the simplicity or complexity of the application. This will help increase transparency and predictability for applicants.

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).

### **New Residential Low Density (RLD) Zone**

City Council approved the creation of a new Residential Low Density (RLD) Zone in the Zoning Bylaw. This new zone provides a range of ground-oriented housing forms that use land and infrastructure more efficiently than typical low-density development. The zone provides flexibility of lot sizes and widths to provide choice and to accommodate a mix of housing types, including Zero Lot Line Development. **This zone is intended for developing neighbourhoods only.**

Row Housing is not permitted in this zone to avoid triggering higher servicing requirements that



significantly increase infrastructure costs. It should also reduce the use of Direct Control zones solely to build small lot residential developments that exclude row housing.

## **New Alberta Building, Fire and Energy Efficiency Codes**

The new editions of the Alberta Building Code and Alberta Fire Code, which are based on the 2015 National Building Code and 2015 National Fire Code, were adopted across the Province in mid-February, 2019. Also adopted was the 2017 edition of the National Energy Code for Buildings (NECB). **All new codes have a coming-into-force date of April 1, 2019.**

Alberta Municipal Affairs Reference Tool

For more information or questions, contact David Flanagan at 780.944.0112 or [david.flanagan@edmonton.ca](mailto:david.flanagan@edmonton.ca)

## **Big City Moves: The City Plan**

On February 12th Administration presented "Big City Moves" as part of Phase III of The City Plan to Urban Planning Committee. These five Big City Moves invites Edmontonians to work together to build our future city.

The City Plan is an important initiative for Edmonton and represents a once in a generation effort to comprehensively plan for our future. The five Big City Moves were developed using public and stakeholder engagement, current policy and strategic direction and technical studies. The Big City Moves are foundational in the next steps in our project, conducting modeling and developing scenarios. Ongoing work with stakeholders and engagement with the public will continue through 2019.

If you have any questions, contact **Kalen Anderson** at 780.496.6094 or [kalen.anderson@edmonton.ca](mailto:kalen.anderson@edmonton.ca)

For more information visit, [edmonton.ca/cityplan](http://edmonton.ca/cityplan)

## **Secondary Suite Fire Code Changes Coming into Effect - April 1, 2019**

A new edition of the Alberta Fire Code comes into effect April 1, 2019, with no transition period.



The new Fire Code removes the amnesty for unpermitted secondary suites built prior to January 1, 2007. This means that as of April 1, 2019 homeowners looking to bring existing, unpermitted suites into compliance will be required to meet 2014 Alberta Building Code regulations, such as having a separate heating and ventilation system from the main dwelling. These changes may increase construction costs to retrofit a suite and bring it into compliance.

Homeowners with unpermitted suites built prior to 2007 must submit a complete development permit application with fees paid prior to 4:30 pm on Friday, March 29, 2019 to have their application considered under the current Alberta Fire Code 2014 requirements.

Approved Class 'A' secondary suite applications (meaning they are Permitted Uses and comply with the Edmonton Zoning Bylaw), and approvals for Class 'B' applications (meaning a variance has been granted) that are not appealed to the Subdivision and Development Appeal Board will fall under the current Alberta Fire Code 2014 requirements. All applications for the construction of new suites must meet the 2014 Alberta Building Code regulations.

[Grant funding](#) is available through the City that can cover up to fifty percent of construction costs, to a maximum of \$20,000. In exchange for grant funding, recipients must agree to rent out the suite at an affordable housing rate for a minimum of five years.

Properly permitted secondary suites to help provide all neighbourhoods in Edmonton with a range of safe, regulated housing choices. This creates more inclusive and healthy communities by contributing to more affordable housing options for renters and a way for homeowners to earn rental income.

Visit [edmonton.ca/secondariesuites](http://edmonton.ca/secondariesuites) for information on secondary suite permits and how to apply.

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