

## **Small Scale Residential Landscape Securities**

City Council approved Zoning Bylaw amendments at a Public Hearing on May 26, 2026 that will result in the collection of landscape securities for small-scale residential developments.

Starting January 1, 2027, development applications for Single Detached Housing, Semi-detached Housing, Duplex Housing and Row Housing, within the city's redeveloping areas (within the Anthony Henday) in a Zone other than RSF, BRH and GLDF, will be required to provide a landscape security. The security will be held by the City until the required landscaping is installed and passes an inspection.

Additionally, all development applications for Row Housing (city wide) will be required to:

- provide a landscape plan as part of the submission requirements; and
- install landscaping within 12 months from occupancy.

[View a full summary of changes](#) including the link to the markup and Council Report.

## **Application Cut Off Dates in the RS Zone Over 9.5m in Height**

To ease the transition ahead of the August 1, 2026 RS height regulation from 10.5m to 9.5 m, Development Approvals has set voluntary cut-off dates for applications aiming for the current 10.5-metre maximum height.

Complete, paid applications for Row, Cluster, and Multi-unit Housing must be received by Monday, June 1, 2026 (4:30 pm), while Single Detached, Semi-detached, and Duplex applications must be submitted by Monday, July 6, 2026 (4:30 pm). Submissions after these dates will automatically be reviewed against the new 9.5-metre height limit.

While these cut-offs are voluntary, high application volumes mean pre-deadline submission does not guarantee approval. Please note that no development permit above the 9.5-metre limit can be approved after July 31, 2026. If you have an active application that may be affected, please contact your assigned Development Planner to discuss your options.

## **Affordable Housing Grant Funding Now Available**

The City of Edmonton is offering up grant funding for affordable housing providers to accelerate development in 2026. [The Affordable Housing Investment Program](#) is the City's flagship affordable housing program, providing grants for the construction of new developments and the repair of existing units. The new round of grants is open until July 31, 2026 to non-profit and private sector developers interested in seeking funding for shovel-ready affordable housing and mixed-market projects in Edmonton.

The grant provides funding through two streams:

- General stream: covers up to 25 per cent of the total capital costs of newly constructed or rehabilitated affordable housing developments.
- Indigenous housing stream: Assists Indigenous organizations pursuing affordable housing development and covers up to 25 per cent of the capital costs of newly constructed or rehabilitated affordable housing developments and up to 40 per cent for developments that exceed specific affordability, energy efficiency and unit size criteria.

Find out more at [edmonton.ca/AffordableHousingInvestment](https://edmonton.ca/AffordableHousingInvestment).

## **New Grant Program: Faith Lands Affordable Housing Incentive**

The City of Edmonton and Edmonton Community Foundation have launched a \$2-million program to help faith-based charities explore opportunities to add affordable housing on their properties. The Faith Lands Affordable Housing Incentive provides eligible applicants with up to \$135,000 for pre-construction work including feasibility studies, environmental assessments and other technical requirements on the path to a building permit.

This innovative program gives congregations flexibility to tailor projects to their own unique needs and identify industry partners to help see their plans through.

Faith communities may apply for funding in partnership with a non-profit housing provider or developer.

Applications will be accepted until December 31, 2026, or until all available funds have been allocated.

Visit [edmonton.ca/faithlands](https://edmonton.ca/faithlands) to learn more.

## **Count your business in for the 2026 Business Census**

Help us paint a clearer picture of Edmonton's economy - take our [5-minute census here](#).

Our city thrives because of local business owners like you, and tracking Business Census data empowers businesses and investors to plan and grow with confidence.

Count your business in for the annual [Business Census](#) and help tailor the programs, services and policies that support the local business community.

### **NEW Intake Process: Infill Row Housing**

Infill Row Housing developments, accessory buildings, and backyard houses will now undergo an in-depth plan review right at the intake stage. How It Works:

- **Completeness Check:** Before an application is circulated, we verify that all drawings, fees, and documentation are accurate and consistent.
- **Comprehensive Review:** This review encompasses a wide range of requirements held by the Zoning Bylaw and key circulation partners, such as Waste, EPCOR Power/Water, Landscaping, and Transportation.

This process acts as a critical filter to hand off fully vetted, ready-to-review files to Development Planners. By gathering all necessary details upfront, we minimize More Information Requests (MIRs) and accelerate the overall approval timeline.

### **NEW Infill Row Housing Application Checklist**

A new [Application Checklist for Infill Row Housing](#) is now available online at [Application Requirement for House Permits](#)--the Infill Site Documents to help you successfully submit your plans for Infill Row Housing and backyard houses.

### **Zoning Amendments Approved by Council**

City Council approved Zoning Bylaw amendments at a Public Hearing on April 27, 2026, that reduce the maximum height in the RS Zone from 10.5 metres to 9.5 metres. We encourage applicants to review the consolidated markup: [Item 4.1 - Bylaw 21474 - Building Height Amendments to Zoning Bylaw 20001 - Small Scale Residential Zone](#). The new regulations are effective August 1, 2026. This means that any affected development permit application that is not approved by July 31, 2026 must be revised to comply with the new height requirements. [Read more](#) about this.

### **New Documentation Requirement for Commercial Building Permits: Integrated Systems Testing (IST)**

The City of Edmonton is introducing a new document: [COE-SCPI-FORM-0013](#) – Letter of Confirmation for Integrated Systems Testing (IST).

This form is now a requirement for all projects where fire protection and life safety systems—or systems with life safety functions—are integrated with one another. [Read more](#).

### **Industry Alert: Spray Foam Signage and Site Safety**

The City has noted instances of "No Entry" off-gassing signs being removed prematurely.

*The Law:* Proper safety procedure outlined in manufacturer specifications typically requires a warning sign to be posted at the front door during spray foam installation. This sign must remain for

the full manufacturer-required off-gassing period (typically 24 hours) to ensure the air is safe for entry.

*Occupational Health & Safety (OHS) Compliance:* Under the Alberta [OHS Act](#), Prime Contractors and Owners have a legal duty to inform all workers of hazards. Premature removal of these signs violates the Alberta OHS Act (Part 1) regarding the duty of an Owner (Section 9)/Prime Contractor (Section 10) to inform workers of hazards. It also violates [OHS Code](#) (Part 4) regarding exposure to harmful substances.

New Protocol: Effective immediately, City inspectors will not enter sites where off-gassing is suspected. All such instances will be documented as safety incidents and reported.

Keep your sites safe. Keep the signs up until inspections are complete to avoid non entry and failed inspections.

### **Safety First: Keep Your Project Moving with Safe Site Access**

To ensure your scheduled inspections are not delayed, the City of Edmonton wants to remind builders about the importance of Safe Access for Inspectors.

Under Alberta Safety Codes and OHS regulations, inspectors cannot enter a site with safety hazards—like unstable entry ramps, unprotected floor openings, or stairways (with 5+ risers) missing proper handrails. If access isn't safe, your inspection will fail, leading to project delays and potential re-inspection fees.

Before booking your next inspection, please double-check your setup. Head over to the Safe Access tab on our [Residential Inspections webpage](#) and check out our [policy on safe access](#) to see common examples of what is acceptable versus what is not.

Let's work together to keep Edmonton's sites safe and your projects on schedule.

### **Air Duct System Sealants**

The Safety Codes Permits and Inspections section has observed a significant increase in unsuccessful inspection outcomes due to the use of incorrect or uncertified sealing materials in residential HVAC systems. To avoid project delays and compromised system performance, it is imperative that all contractors and builders ensure that ductwork and equipment connections are sealed in accordance with the National Building Code - 2023 Alberta Edition and specific manufacturer requirements.

Sheathing tape is designed to seal the air barrier system and is tested as a part of that system. Article 9.32.3.11.(8) requires that joints in all ventilation system ducting be sealed with mastic, metal foil duct tape, sealants specified by the manufacturer or one of the materials listed in Clause 9.36.3.2.(3)(a).

When reviewing article 9.36.3.2.(3)(a) the listed material is sealants or gaskets made from liquids, mastics or heat-applied materials, mastic with embedded fabric, or foil-faced butyl tape. Article 9.36.3.2.(4) specifies that fabric-backed tape with rubber adhesives shall not be used as a primary sealant to meet the requirements of Clause (3)(a).

As per article 9.33.6.3. tape used for sealing duct joints in air ducts, plenums and other parts of air duct systems shall meet the flame-resistance requirements for fabric in CAN/ULC-S109, "Standard Method for Flame Tests of Flame-Resistant Fabrics and Films."

Insulation and flexduct manufacturers define connecting and sealing requirements in their product literature. Ensure the specified products are being used.

### **Spoil Storage Regulation**

Do not move dirt and other excavation material to another residential site for storage. The spoil pile (the dirt that's been dug up) needs to stay on the site (not blocking sidewalks or roads) and should be kept away from the site perimeter.