

NEWS AND EVENTS

Zoning Bylaw Initiative Wins National Planning Award

The City of Edmonton is proud to announce that the Zoning Bylaw Renewal Initiative has won a Canadian Award for Planning Excellence for 2025 from the Canadian Institute of Planners.

Among Canadian cities, Edmonton is now considered a leader in zoning reform and its embrace of housing diversity.

These changes simplify the bylaw, allowing more housing everywhere and reducing the need for rezonings. Time and costs are also reduced, providing certainty for applicants to develop virtually all forms of appropriately-scaled market, non-market and supportive housing, wherever it is needed. Housing diversity is now the default setting in Edmonton.

Congratulations to everyone involved for their work on the Zoning Bylaw Renewal Project.

Lot Grading Inspection Season Has Started

The Lot Grading inspection season is now open.

The selfserve portal may be used to request Lot Grading inspections for single detached, semi-detached, duplex, backyard housing and row housing only.

Further information about residential inspections is available on the lot grading web page.

For all other multi-unit residential, commercial or industrial Lot Grading inspection requests, please email [lot grading](mailto:lotgrading@edmonton.ca).

Landscape Inspections on New Private Property

The landscaping inspection season for new developments on private property is now open. Submit your inspection request at [Landscape Inspection Request](#).

For tips on how to pass your inspection, or information about May 1, 2025 securities process changes, please visit edmonton.ca/landscapingmajordevelopments.

Zoning Bylaw Amendments: Row House Design Improvements

Proposed amendments to Zoning Bylaw 20001 to improve row house design in the RS Small Scale Residential Zone are going to the City Council Public Hearing on June 30. They will take effect on that date if Council approves.

This [summary outlines proposed changes](#) including:

- Building length
- Building entrances
- Interior side setbacks
- Stairs in side yards
- Front and side facades

While the proposed amendments will have the greatest impact on row houses, they will impact other building types in the RS Zone. We encourage applicants to review Bylaw 21202 - Text Amendments to Zoning Bylaw 20001- Mid-block Row Housing in the RS Zone and minor changes to the RSM and RM Zones, item [3.32 on the public hearing agenda](#).

Anyone wishing to speak at the Public Hearing must [register first](#), as outlined on the [council web page](#).

Edmonton City Council Approves Priority Growth Area Rezoning Opening Doors for Development Opportunities

Edmonton City Council has officially approved rezoning applications for key Priority Growth Areas, effective May 20, 2025. This strategic move, aligned with The City Plan, targets increased housing and business investment in Wîhkwêntôwin, 124 Street corridor, 156 Street and Stony Plain Road corridors, and the University-Garneau area.

These rezonings focus on sites with prime redevelopment potential, especially those near transit and major corridors, creating opportunities for developers. Expect streamlined processes for projects within these areas. Detailed information, including zoning changes and technical studies, is available at [Priority Growth Area Rezoning](#). This initiative aims to foster growth and development, providing a clearer path for future projects. Stay informed to take advantage of these new opportunities in Edmonton's evolving landscape.

City Plan Amendment: Minimum Residential Greenfield Development Density

The City Plan policy 2.3.2.6 was amended through Bylaw 21144 at the June 9, 2025 City Council Public Hearing to incorporate the greenfield density requirement of 45 dwelling units per net residential hectare as specified in the former Edmonton Metropolitan Region Board's (EMRB) Growth Plan. Detailed guidance on implementing the minimum residential greenfield development density is included in a new appendix (see page 180 in The City Plan). An online resource outlining the historical density minimum is available on the Plans in Effect webpage to support implementation.

These amendments were made in response to the January 25, 2025, City Council motion, which requested the incorporation of density targets and expectations from the former EMRB Growth Plan, Regional Evaluation Framework (REF) and REF Toolkit. For additional information on this amendment, refer to the Public Hearing planning report (see [item 3.9](#)).

2025 Edmonton Urban Design Awards

Submissions for the 2025 Edmonton Urban Design Awards open July 14!

The Urban Design Awards celebrate the best new projects in Edmonton. Through the program, we recognize individuals, organizations, firms and projects that have contributed to urban design and the city's quality of life.

For more information visit edmonton.ca/UrbanDesignAwards

SAFETY CODES AND PERMIT UPDATES

Online Platform to Upload HVAC Design Documentation

A significant number of contractors experience failures during HVAC inspections for house building permits due to the absence of required design documentation at the site for stack and concealed duct inspections. To address this issue, an online upload platform has been developed. [Read more](#)

Important Changes: Roof Truss Requirements for New Construction Building Permits

The City of Edmonton is changing its building permit application requirements for certain new construction projects, based on recent Alberta Municipal Affairs (AMA) STANDATA. These changes primarily affect Part 9 Buildings that are not single or semi-detached homes, such as 3 & 4-unit rowhouses. [Read more](#).

Procedural Changes to Basement Development HVAC Projects

Procedural changes have been made to streamline the regulatory process and speed up the issuance of HVAC permits specifically related to basement development projects. [Read more.](#)

Check the [Alberta Municipal Affairs website](#) for updates to codes and standards and [sign-up to be notified](#) when new Standata or other information is posted.