

BUILDING EDMONTON

The logo for the City of Edmonton, featuring the word "Edmonton" in white lowercase letters on a dark blue square background. The square is positioned on the right side of a light blue banner that also contains the "BUILDING EDMONTON" text on the left. The banner has a geometric pattern of overlapping blue and white shapes on the right side.

Building Edmonton Newsletter - February 2024

Building Blocks Session

Join us for the February session of the City's monthly Building Blocks information and discussion series. In this session, members of the Safety Codes, Permits & Inspection team will discuss apartment ventilation from the Authority Having Jurisdiction (AHJ) perspective. We will share the compliance auditing process and define requirements for the delivery of ventilation to spaces within the apartment.

Date: Wednesday, February 28, 2024

Time: 12 - 1 PM

Location: Online webinar via Google Meet

Register for free today!

Building Blocks is a series put on by the City's Safety Codes, Permits and Inspections team to create a forum for learning, questions and discussions on high-performance buildings, code changes, industry best practices and more. Questions? Contact [Justin Phill](#).

Low-density Residential Development Permit Requirement Updates

With the new Zoning Bylaw, new information is required to ensure application completeness. Find the [full information here](#).

Q4 2023 Quarterly Report Now Available

The City of Edmonton's latest quarterly report (Q4 2023) is now posted. The Quarterly Report contains detailed information on Development Services activity volumes, processing timelines, financial details, and trends over time. [See all quarterly reports](#).

House Development Permit Automation

A reminder that the City of Edmonton has expanded its online services to automate the completeness and compliance review of development permit applications for single and semi-detached housing in developing areas. The new process will prompt detailed step-by-step questions for the applicant to fill in. Please ensure all details and information are input correctly to support quicker timelines. [Learn more](#).

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Navigating the New Zoning Bylaw

The new Zoning Bylaw (Charter Bylaw 20001) and new Zoning Map (Charter Bylaw 21001), approved by City Council on October 23, 2023, are now in effect as of January 1, 2024. We understand that with new changes come new questions, which is why we continue to create educational resources to support you with the transition to the new bylaw. [Read more](#) about this month's feature resource: the Land Use/Zone Matrix, or refer to the Educational Resources section on edmonton.ca/ZoningBylaw for a full list of materials.

Revamped Neighbourhood Profiles and Residential Building Permit Dashboards

We're pleased to announce the release of two updated data dashboards, which are part of the City's ongoing efforts to make data more accessible and transparent for Edmontonians and our city-building partners. Find information about [the revamped dashboards](#).

Storefront Improvement Program Open for Applications

Are you thinking of renovating your commercial storefront? The City's Storefront Improvement Program offers matching grants to help. The grant can be used to improve things like redesigning the storefront, upgrading windows and/or doors, adding awnings or canopies and more! Intake is open until February 29, 2024. Find out more at [Storefront Improvement](#).

City Releases Data from First-Ever Business Census

The City of Edmonton released the data from its first business census to help shape how the City supports businesses, attracts investment and improves services. This by-Edmonton, for-Edmonton data set, which focused on Ward O-day'min in its first year, showcases our downtown as a vibrant and inclusive business community.

The inaugural census identified that there are 4,478 business establishments in the ward that support over 105,000 jobs, including over 40 establishments operating for over 100 years! Edmontonians can find all of the 2023 Business Census data on the City's Open Data Portal. For more information, visit our [Business Census page](#).

District Planning Next Steps

Here is an overview of the District Planning project's next steps:

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- January to March: Analyze engagement feedback and make changes to the district plans
- April: Share the What We Heard Report and final draft District Policy and plans on edmonton.ca/districtplanning
- Early May: Advertise public hearing
- May 28 to 30: Present bylaws to adopt district plans and repeal or amend other geographic plans at City Council public hearing.
- June to late summer: Submit district plans to the [Edmonton Metropolitan Region Board](#) for review
- Late summer to early fall: Present the plans to City Council for third reading (official adoption) at a regular Council meeting.

If approved, district plans will begin informing planning decisions in the fall. Questions about how district plans may affect a current or future Land Development Application should be directed to your [Neighbourhood Planner](#).

EPCOR Power Circulations

New buildings and additions that abut overhead power lines require circulation to EPCOR Power. EPCOR Power will review the swag and swing of power lines to determine the vertical and horizontal clearances required between the proposed building and the abutting power lines. This circulation review only applies to proposed buildings that are 5.5m or greater in height and 4.5m or less from the property line abutting a street or alley. It is strongly encouraged that the power lines are shown on the plot plan to ease circulation review.

Safety Codes and Permit Updates

Lobbies, Exits Through Lobbies and Vestibules

Designers of tower and podium buildings or below-grade parking facilities can encounter challenges with locating exit stairs for efficient discharge to the exterior at the main floor. To facilitate safe egress while minimizing space dedicated to horizontal offsets, these designs may benefit from an 'exit through lobby' to lead occupants to the exterior. [Read more](#).

New Editions of Safety Codes

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New editions of Alberta Codes were released on 25 January: National Building Code --2023 (Alberta Edition) and the companion National Fire Code--2023 (Alberta Edition) as well as National Energy Code for Buildings 2020. [Read more.](#)

[Requesting Safety Codes Inspections and Changing Names on Permits](#)

If your project is ready for a safety codes inspection, or you need to change a name on a permit application or an issued building permit, you'll find the instructions to do that [here](#).

- Helpful Permit Tips -

[Exterior Windows/Doors and Rough-in Cut Outs Completed at Framing Stage](#)

As of Mar 15, 2024 The City Of Edmonton Safety Codes Permits and Inspections Building Inspectors will be instructed to confirm the following two conditions, as a part of every framing inspection: *This a clarification from last month's letter.* [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.