

This issue of Building Edmonton has been sent on July 17, 2024



News and Events

Building Blocks Session

Building Blocks is on its summer break, but will return in September.

If you have an idea for a Building Blocks session, please contact justin.phill@edmonton.ca

Share Your Voice: Climate Resilience Planning and Development Action Plan

The City is seeking input on a draft action plan to adapt to and mitigate the effects of climate change and climate related events through changes to its planning and development processes. Until July 23, residents can visit [Climate Resilience Action Plan](#) to learn about the 15 proposed climate resilience actions, complete the online survey and share feedback.

The draft Climate Resilience Planning and Development Action Plan was developed in response to a commitment made by City Administration to Council to ensure more deliberate action is made to include climate resilience measures into the planning and development continuum.

Priority Growth Area Rezoning: Area Selection and Upcoming Engagement

Based on a robust [technical analysis and stakeholder feedback](#), the City has selected [five of Edmonton's Priority Growth Areas](#) for targeted, City-initiated rezonings to help encourage more housing development and business investment.

The areas selected include:

- 124 Street - Primary Corridor
- 156 Street - Secondary Corridor
- Stony Plain Road - Primary Corridor
- University - Garneau - Major Node
- Wìhkwêntôwin (Oliver) - City-Centre Node

which sites within these areas should be rezoned and what new, higher-density standard zones should be applied.

We'll be engaging directly with a number of associations, including BILD, NAIOP, BOMA and IDEA, to solicit feedback on behalf of the development industry. So, be sure to share your thoughts on the project directly with your association representative.

More information on all digital and in-person engagement opportunities and how to participate will be available at the end of July at edmonton.ca/PriorityGrowthAreaRezoning.

Business Census

The City of Edmonton is dedicated to supporting economic growth, and we are working hard to make it easier to do business. The Edmonton Business Census is designed to help address gaps in available business and employment information. The data collected will shape how the City supports businesses, improves services and attracts investment. From now until to August look for for City staff who will be going door-to-door throughout the City to capture your business information through a short, five-minute questionnaire. If you'd prefer to participate online or to learn more about the program, visit the [Business Census page](#).

Your New Zoning Bylaw in Action

It has been just over six months since the new Zoning Bylaw came into effect. During this time we have continued to see new development trends emerging from the more flexible and enabling regulations. Check out the [Zoning Bylaw Trends Q2 column](#) to learn more.

What's Next?

We are continuing to [move forward on a number of items](#), many of which City Council directed when the new bylaw was adopted in October 2023, including:

- [Collecting feedback](#) and analyzing permitting and rezoning trends to help us understand whether the new bylaw is working effectively
- Developing a new interactive zoning map which will be launched later in 2024. Stay tuned!
- Monitoring and reporting back on the preliminary trends and performance of the new Zoning Bylaw through a one-year review - which will be presented to Urban Planning Committee in Q2 2025

🌟 New Release: A Guide to the Zoning Bylaw 20001

We've created this [handy guide](#) to provide Edmontonians with everything they need to know about the bylaw, including overviews of the new zones, frequently asked questions, key zoning terms and more.

Check out edmonton.ca/ZoningBylaw for more information.

Text Amendment to Zoning Bylaw 2001

On June 10, 2024, City Council approved a text amendment to Zoning Bylaw 20001 that exempted particular regulations for an office to residential conversion. The exemptions reduce the need for variance approvals

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certainty for applicants.

The proposed exceptions apply to existing buildings, for full and partial conversions of a building from a non-residential use to a residential use. The proposed exceptions can be broken down into two categories:

- Exceptions to the existing building, such as setbacks, height, floor area ratio (FAR) and tower floor plate area requirements.
- Exceptions to the site, such as site area, landscaping, outdoor amenity area and loading space requirements.

These regulations do not apply to any development that results in additional floor area.

If you have questions related to this text amendment or otherwise please email the Zoning Bylaw team at zoningbylaw@edmonton.ca

View a markup of the amendments, accompanying report and signed [Charter Bylaw here](#) and clicking on report 3.13.

District Planning Public Hearing - Next Steps

Thank you to everyone who participated in the [District Planning Public Hearing](#), which concluded on June 26, 2024.

The District Policy and 14 out of the 15 district plans passed first and second reading, with City Council voting to advance them to the Edmonton Metropolitan region Board (EMRB) for review with some minor amendments. Following EMRB review, the Policy and 14 plans will then return to a regular City Council meeting in fall 2024 for third and final reading before coming into effect.

The Rabbit Hill District Plan was referred back to City Administration for more significant changes.

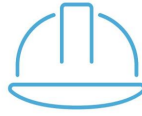
[Learn more](#) about the amendments and the next steps.

New National Building Code - 2023 Alberta Edition

New Code Update: Window Opening Control Devices

The National Building Code has updated rules around window opening control devices for every openable window that is more than 1800 mm above grade and less than 900 mm above the interior floor surface.

[Read more](#)

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Moving Underground Electrical Inspections to EPCOR

EPCOR and the City have been working to simplify the electrical inspection process to better serve Edmonton's construction industry. This change will reduce inspection delays and streamline contractor information and inspection results. EPCOR will be responsible for both the underground and new service inspections for all Building Permits issued after the anticipated launch date of July 2, 2024. There will be a transition period for permits in progress through to October 4, 2024. [Read more.](#)

Electrical Inspections Demarcation for Power Service Connections

To help support Edmonton's construction industry and the changes with underground electrical service inspections, EPCOR had created a new guideline to help you better understand what inspections are required for different service types, and what EPCOR will be inspecting for each inspection stage. Please take a moment to review the [memo and guidelines](#).

If you have any questions, please submit them to ces@epcor.com and we will get back to you.

When to Contact EPCOR for Residential Power Service Connections

EPCOR's Customer Connections team has been receiving many requests recently for clarification about when builders or electrical contractors need to engage EPCOR's Customer Connections for residential power service connections. Please take a moment to review the attached [memo](#) for more information.

If you still have any questions, please submit them to ces@epcor.com.

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.

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