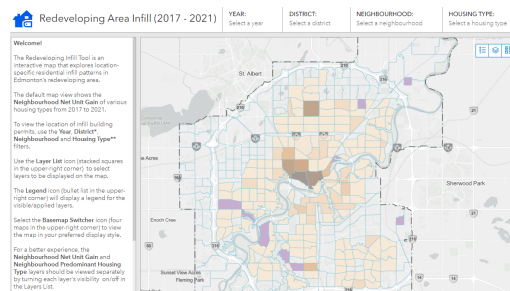


This issue of Building Edmonton has been sent on October 18, 2022.



## New! Redeveloping Area Infill Tool

Did you know one of [The City Plan](#)'s long-term targets is to add 50 per cent of new units through infill citywide? Check out this new [interactive map](#) that helps visualize and track residential infill patterns in the city's redeveloping area.



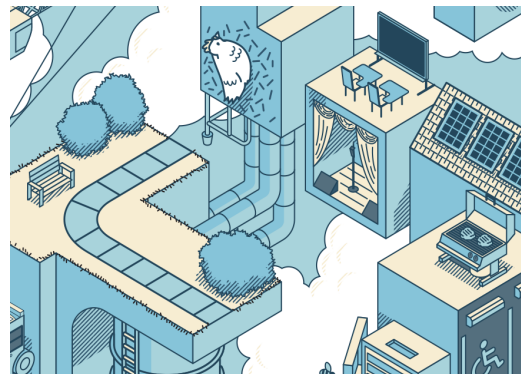
The map's data has also been summarized in the [2021 Redeveloping Area Infill Report](#). To learn more about how the City of Edmonton monitors and manages growth, visit [edmonton.ca/growthmanagement](https://edmonton.ca/growthmanagement).

## You're Invited: Zoning Bylaw Renewal & District Planning Online Workshops

Join the conversation! Help refine the draft Zoning Bylaw, Edmonton's "rulebook" for development, the draft District General Policy and district plans, which together provide the long-term direction for growth and change in Edmonton!

Register for one or more of the following online workshops to learn more and provide your feedback on:

- **Guiding Neighbourhood Redevelopment**
  - Saturday, November 5 (9-11:30 a.m)
  - *Get prepped with the [Conversation Starter!](#)*
- **Enabling Growth in Nodes and Corridors**
  - Thursday, November 17 (6-8:30 p.m)
  - *Get prepped with the [Conversation Starter!](#)*
- **Fostering 15-Minute Communities**
  - Thursday, October 20 (6-8:30 p.m.) or Saturday, November 26 (9-11:30 a.m)



Sessions are limited to 60 participants, so please register as soon as possible! To discover other ways to get involved, visit [engaged.edmonton.ca/zoningbylawrenewal](https://engaged.edmonton.ca/zoningbylawrenewal) or [engaged.edmonton.ca/districtplanning](https://engaged.edmonton.ca/districtplanning).

## Building Blocks Sessions

In lieu of a live event this month, take a look at some of the past sessions:



[Building Permit Best Practices](#) (April 2021)  
[Net Zero Homes in Edmonton](#) (March 2021)  
[High Performance Windows](#) (October 2020)

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 at [justin.phill@edmonton.ca](mailto:justin.phill@edmonton.ca)



### City Wins 2022 Municipal Excellence Award for Red Tape Reduction

The City of Edmonton's [Permit and Licensing Improvement \(PLI\) Initiative](#) is the winner of the Red Tape Reduction category in the Government of Alberta's 2022 Municipal Excellence Awards! Service improvements and timeline reductions in the PLI Initiative will save applicants \$5.3 million and 67,600 days collectively each year. The savings are in addition to the 261,000 days and \$4.6 million customers already saved in delay costs annually based on demonstrated reductions in permit timelines from the red tape reduction efforts implemented between 2018 and 2021. [Read more.](#)

Visit [edmonton.ca/serviceimprovements](https://edmonton.ca/serviceimprovements) for more information about how the City is making it easier to do business in Edmonton. [Watch the video](#) for more about this award-winning initiative.

### New Home Construction Occupancy Process Changes

Effective September 23, 2022, the City will no longer be placing a white occupancy sticker on site as confirmation a new home is deemed legally ready to occupy. In place of the sticker, the City will now issue an occupancy permit by email following successful completion of all mandatory inspections to signify permission to occupy the property.

This applies to single detached and semi-detached houses, side by side row houses, and garden suites. Other building types like stacked row houses, multi-unit residential, commercial, industrial, institutional or mixed-use projects will be considered at a later date.

A secondary suite constructed after the house it is located within is completed requires a separate occupancy

- Suspension of the Building Permit for failure to comply with its condition(s)
- Order to vacate the occupied premises until permission to occupy is obtained
- Prosecution under the Safety Codes Act
- Referral to Ministry of Municipal Affairs for issuance of an Administrative Penalty

Additionally, new home permit holders may now request final building inspection for houses independent of other final inspections to improve scheduling opportunities and reduce wait times. These changes are part of the City's ongoing efforts to ensure an efficient permitting, licensing and regulatory process that helps reduce barriers and encourage investment in our city, which are key goals of both [Edmonton's Economic Action Plan](#) and [The City Plan](#). [Learn more](#).

### Garage and Garden Suite Building Size Measurements

Recent inquiries have requested that the City's Development Permit team provide an interpretation of how garden suite floor areas are calculated. The City of Edmonton Residential Approvals team worked with the Canadian Home Builders' Association to provide some further clarifications. [Read more](#).

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## Safety Codes & Permit Updates



### Top-of-bank Walks

Land Development Applications that abut the North Saskatchewan and River Valley Ravine system require a top-of-bank walk to confirm the crest's location is in accordance with [Policy c542A](#). This can be done with plan preparation, large plan amendments, and/or rezoning. Confirmation of the walk is a requirement of subdivision. Top-of-bank walks do not occur if the ground is covered in snow. As the end of the season approaches, the City would like to remind anyone interested in a top-of-bank walk to reach out for scheduling via [landplanningcircs@edmonton.ca](mailto:landplanningcircs@edmonton.ca).

More information on the Top-of-Bank (TOB) process is available through the [Top of Bank Proponent Process](#).

### Temporary Heat Permits and Processes

As this is the time of year where heat is often needed for construction projects, the City wants to remind all building partners that permits and inspections are required for these installations. [Read more](#).

### Ground Plate Inspections

Now that there is an alternative method to doing inspections on ground plates, the inspections will no longer be required if you are using the new Dandy Certified Ground Plates. If you are not using these ground plates, an inspection of the ground plates will be required, and the connection must be visible at the time of inspection.

### A.C. Dandy's Approved Model Type Installation Guidelines

### How to Provide Power Service for Multi-unit Dwellings

Late last year the City met with EPCOR to discuss power servicing of multi-unit residential buildings and both parties agreed on the need for documentation to inform and educate builders on how to properly service these

### Career Opportunities!

Have you signed up to the job alert list to receive notifications about career opportunities at the City of Edmonton? The Safety Codes section hires plans examiners, field inspectors, administration staff and project specialists to engage with the needs of our growing industry. To stay current log into the [City's job page](#) and create your job profile to receive real-time job alerts within your industry.

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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### Building Edmonton Newsletter Past Issues

Looking for information from a previous Building Edmonton Newsletter? Read our back issues on the [Industry Communications](#) page.

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