



This issue of Building Edmonton was sent out on January 16, 2019

Help Us Improve the Website

We want your feedback! The Urban Form Business Transformation (UFBT) initiative is working to improve the planning and development information on edmonton.ca and we need your help!

[Take our short, 5 question survey](#) to help us understand where we can improve. It should only take about 2 minutes to complete!

For more information about this project, please contact uftransformation@edmonton.ca.

Don't Miss Your Chance to Register for the 2019 'Missing' Middle' Infill Design Competition

We have five City of Edmonton owned parcels of land at the northeast corner of 112 Avenue and 106 Street in the Spruce Avenue neighbourhood up for redevelopment.

The City is soliciting proposals from multidisciplinary teams of architects and builders/developers from across Canada and abroad to design a mid-density, multi-unit housing development on these lots. This type of medium scale housing, which falls between single-family homes and highrises, is commonly referred to as the 'missing middle' because it has been largely absent from Edmonton's urban streetscapes.

The challenge is to submit an innovative design that is not only thoughtful of neighbourhood context but also economically feasible, responds to local market conditions and advances the design ethic for infill in Edmonton. The winning team will be given the opportunity to purchase the site and build their winning design, conditional upon rezoning approval.

The competition has been endorsed by the Alberta Association of Architects and will be judged by an esteemed panel of judges from across Canada that includes:

- Talbot Sweetapple, Architect (Halifax, NS)
- Alex Bozиковic, Architectural Critic (Toronto, ON)
- Hazel Borys, Planner (Winnipeg, MB)
- Renée Daoust, Architect (Montreal, QC)
- Gene Dub, Architect (Edmonton, AB)

A new City Plan is underway to articulate Edmonton's future growth strategy for 2 million



people. A big part of this change will be about increasing housing choices, particularly how we can welcome more people into our older neighbourhoods by integrating more housing in the 'missing middle' range. The finished development from this competition will be used to help inspire what's possible for 'missing middle' housing in other parts of the city.

The competition is part of the Edmonton Infill Roadmap 2018 Action 5: Partner to pilot innovative housing.

Visit edmontoninfilldesign.ca to learn more and register for the competition.

Registration deadline is February 4, 2019.

Rezoning Redesign- Plan to Action

We are pleased to announce the release of the Rezoning Redesign Plan of Action. The Plan of Action includes:

- A [summary](#) of the four improvement projects, each providing a range of solutions,
- Team members who will be moving these projects forward, and
- Timelines to complete the improvement projects.

Thank you to everyone who participated in identifying the opportunities for improvement and building our world of tomorrow! Stay tuned for the updates on the project throughout 2019.

Urban Form Business Transformation Update

The Urban Form Business Transformation (UFBT) initiative's six Process Improvement Projects, highlighted in the Building Edmonton October Special Edition, are well underway with the help of our city building partners. We will continue to share quarterly updates in the Building Edmonton newsletter so you can keep up-to-date on the progress.

Project Updates:

We are committed to working together with industry to implement meaningful changes that provide value and impact.

- The **Rezoning Redesign** Plan of Action is available in the edition of Building Edmonton
- The **Subdivision Process Improvement Project** officially launched in late November, with information gathering sessions in both November and December. These sessions have given us the foundation needed for process improvement identification early in the New Year.



- You can provide your insights on how to improve the planning and development pages on the City's **website** (edmonton.ca) by taking the [short five-question survey](#). It should take you about 2 minutes.

Staff Updates:

The UFBT welcomes **Mike Kluh** to the team as **Director of Business Performance**. Mike has over a decade of experience delivering strategy, operational excellence, process improvement and technology projects in complex, multi-stakeholder environments. He has worked in the U.S. and Canada, and in a wide variety of industries including public sector, financial services, heavy equipment, energy services, manufacturing and construction. Mike earned an MBA from the University of Alberta and is certified as a Lean Six Sigma Green Belt.

In the next issue, we will provide an update on the Building Better Together, Customer Oriented Website Enhancements survey results and an update to the progress of the Knowledge Library. Thank you for your ongoing support of the UFBT initiative.

Should you have any questions or comments, email uftransformation@edmonton.ca.

New 2018 Electrical Code

Please be aware that the 2018 Canadian Electrical Code comes into effect **February 1, 2019**.

For any questions, contact the City of Edmonton Electrical Technical Advisors at 780-496-6674.

Zoning Bylaw Renewal

The Zoning Bylaw Renewal will comprehensively review the rules that regulate all development in Edmonton for the first time in over two decades. Zoning is one of the most important levers to bring Edmonton's vision for growth and change to reality.

We invite all stakeholders, residents and businesses to review the report that can be found on the project web site edmonton.ca/zoningbylawrenewal to provide feedback by end of day Tuesday, February 5, 2019.

We welcome any feedback you may have, including:

- What excites you about this work?
- What concerns you about this work?
- How would you or your organization like to be involved?



Your feedback will be used to refine the proposed approach and principles and inform the Public Engagement Plan. This report is tentatively scheduled to be presented at the April 9, 2019, Urban Planning Committee meeting.

Saturday Safety Code Inspections

Over the next few months, the City will be conducting safety code inspections (HVAC, plumbing, electrical, etc) on Saturdays for new home construction projects across the city. Inspectors will be identifiable as city staff and will have the appropriate identification on hand.

For more information, contact **Steve Goodwin**, Chief Plumbing and Gas Inspector, at steve.goodwin@edmonton.ca.

Developing Secondary Suites

Looking to develop a secondary suite? The [City of Edmonton Secondary Suite Information Guide](#) contains useful information on the permit application and construction requirements, as well as available grant funding.

For building permit information contact brent.mcmillan@edmonton.ca.

For general construction requirements contact buildingsafetycodes@edmonton.ca.

OH&S Guidelines on Construction Sites

On June 1, 2018, new legislation was introduced through the OH&S Act. The new legislation requires corporations to form safety committees and address safety concerns. Our previous article in August on this topic highlighted the issues arising from unsafe site conditions and the City is now applying fees for all trades where there is unsafe access for inspectors.

Safety Codes Officers inspect projects in accordance with applicable acts, codes, regulations and standards. **Entrances, walkways, stairways, and ladders** are common to all construction sites and are an area of focus based on the number of injuries and near misses experienced in an attempt to complete requested inspections.

Reinspection fees may apply for unsafe access conditions and are at the discretion of the inspector. The images below show acceptable and unacceptable examples of common areas.



Entrances:



Walkways:





Temporary Stairs:



Ramps:





Safety Codes Permits and Inspection Services provides compliance monitoring of the design, construction, addition, alteration, demolition or occupancy of any building in accordance with applicable acts, codes, regulations and standards.

For more information please contact:

steve.goodwin@edmonton.ca

780-423-5697

Ground Plate Installations

To provide clarity on ground plate installations, the City, CHBA, and the Inspections Group have come up with the following drawings showing two installation methods for contractors to use as a reference guide.

Drawing 1

Drawing 2

Reduced or Zero Lot Line Side Yard Wall and Gable Construction Policy

There is a new City policy for typically-encountered configurations of Reduced or Zero Lot Line setting (RZLL) Single Detached House and Semi-Detached House construction proposals.

The policy provides clarification on limiting distance, where the location of the buildings is predetermined by regulation and maintained over time by legal agreement between those adjacent properties, and provides acceptable construction details for side yard wall and side yard-facing gable wall assemblies. In addition to a building by an alternative solution or being in conformance with acceptable solutions in the Code, the policy provides a third option for side yard wall/gable wall construction.

Configurations such as recessed glazing arrangements (“bump-ins”) are not currently provided for in this Policy. Code-compliant prescriptive construction proposals in RZLL do not require an alternative solution or this policy.

The new policy will reduce the repetitive variance process paper burden for builders and City staff, and promote efficiencies in construction and inspections through consistency and error reduction.

Applicants planning to build in accordance with the new policy must include the standard Letter of Construction Intention found in the Policy document with the permit application. This will be an acceptable alternative to a Request for Specific Variance or submitting plans of a design that does not cross a



property line.

Permit applicants are invited to use both policy documents effective immediately. Transition extends to April 1, 2019, to allow time for the update of documents for those who choose to continue to use the option of applying for an alternative solution.

Link to policy documents:

[Policy 14-01](#)

[Policy 14-01-G](#)

Asbestos Abatement Declaration Update

The Asbestos Abatement Declaration has been updated. Written notice to the City, with reference to the Asbestos Project Notification # (also called NOP #), is to be provided as applicable to your project.

Transition period extends to March 1, 2019, after which every application for a permit to demolish must have a fully completed Asbestos Management Declaration form provided, including a copy of the applicable documentation.

[Click here](#) to view the form or contact david.flanagan@edmonton.ca for more information.