

## New rules encourage more creative housing design

Edmonton City Council has approved changes to the Zoning Bylaw rules governing the height and grade of buildings. The changes allow for more flexibility in the internal layout of buildings, which will help encourage more creative building designs without substantially altering the overall size and shape of buildings in the city.



"The changes are part of ongoing work to align the Zoning Bylaw regulations with consumer preference for more choice in residential housing," says Livia Balone, Director of Development and Zoning Services for the City of Edmonton. "Approval of these changes supports the City's goal of making Edmonton a more attractive and compact city by increasing design options and opportunities for homeowners in new and existing neighbourhoods."

The changes also allow most walkout basements and drive-under garages, which are common features of new neighbourhoods, to be built without special permission. The development application review process has also been streamlined so there will be fewer delays and more consistency in the interpretation and application of height and grade regulations.

Consultation with stakeholders and community members on these changes has been ongoing since February 2013 and included input from internal City departments, builders, developers, architects, urban designers, drainage engineers, and community members, leagues and associations.

Height and grade are among development and construction regulations that shape the urban environment. Changes apply to every standard zone and overlay in the city and will be implemented as property owners and builders come forward with development applications.

Review of the Zoning Bylaw is ongoing, and additional height regulation changes are slated to go before City Council later this year.

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### For more information:

For a full overview of the regulation changes, please visit: [Height and Grade](#).

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