



# **ZONING BYLAW AMENDMENT - GARDEN SUITES**

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Item 6.2

**Edmonton**

# GARDEN SUITES





# JULY 10, 2017



- Amendments to improve the buildability of garden suites
- Motion to re-examine floor area regulations and accessibility, and to consult with EDC on design regulations

# INFILL ROADMAP 2018



## **ACTION 3**

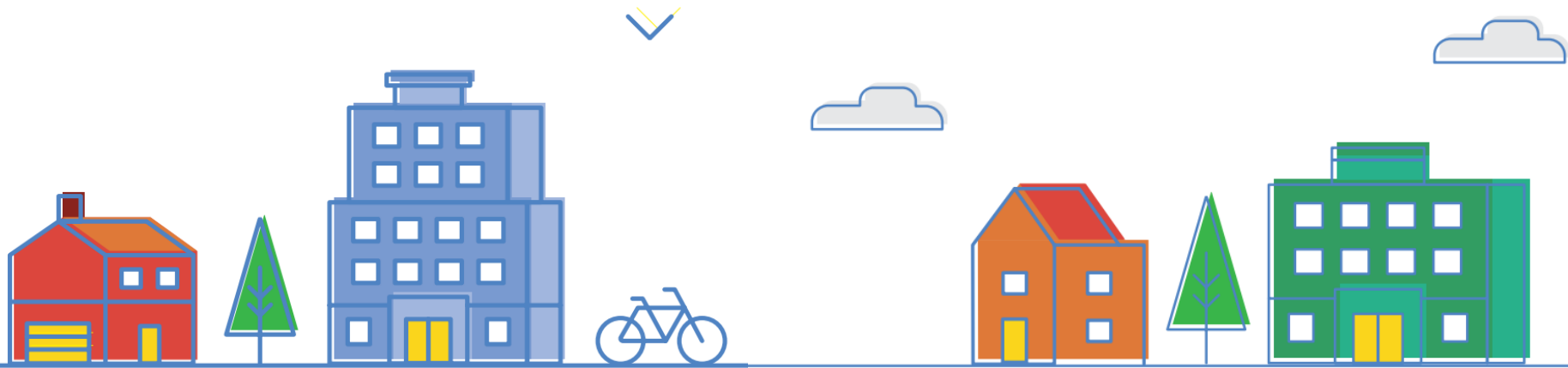
Investigate opportunities for tiny homes and find multiple ways to accommodate them.

## **ACTION 10**

Incentivize the development of fully accessible and seniors friendly laneway homes.

## **ACTION 14**

Improve the consistency and timelines for the infill development permitting process.



# OPPORTUNITIES AND CHALLENGES IDENTIFIED



- Accessibility
- Floor Area
- Lot Size
- Tiny Homes
- Facade Articulation
- Parking for Secondary Suites



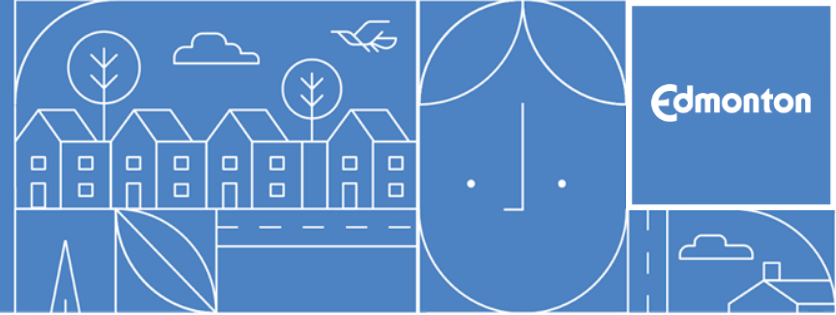
# ACCESSIBILITY



## Inclusive Design

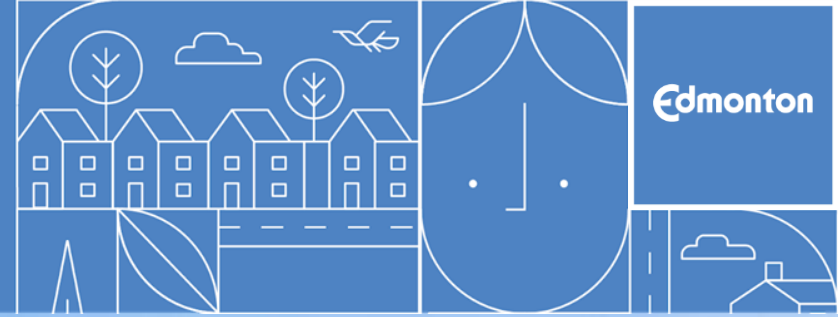


# PARKING FOR SECONDARY SUITES



- 1 Principal dwelling
- 1 Secondary suite
- 0 Accessible or near transit

# FLOOR AREA FOR ACCESSIBLE UNITS



- Allow larger second storey for Inclusive Design units





# FLOOR AREA



- Maintain second storey floor area limit
- Increase total building floor area to 130 m<sup>2</sup>





# FLOOR AREA



- Remove maximum floor area for living space
- Remove basements from floor area calculations
- Align exemption for stairways with exemption for elevators





# LOT SIZE



SITE AREA  
**360 m<sup>2</sup>**  
OR **GREATER**



SITE AREA **LESS THAN**  
**360 m<sup>2</sup>**

- Remove minimum lot size
- Aligns with approach for secondary suites
- Suites will be proportionate to lot size

# TINY HOMES



- Remove minimum dwelling size
- 67% support from Edmonton Insight Community members





# TINY HOMES ON WHEELS



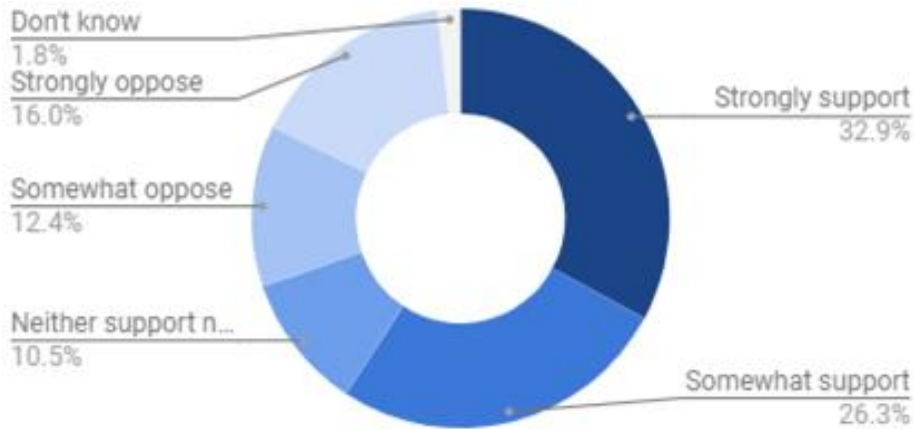
## Challenges with Safety Code

- On-wheel: no requirements
  - Substandard housing
- Off-wheel: full application of Code
  - Challenging to meet
- Absence of Provincial direction
- Recommend City develop guidelines for selective application

# TINY HOMES SURVEY RESULTS

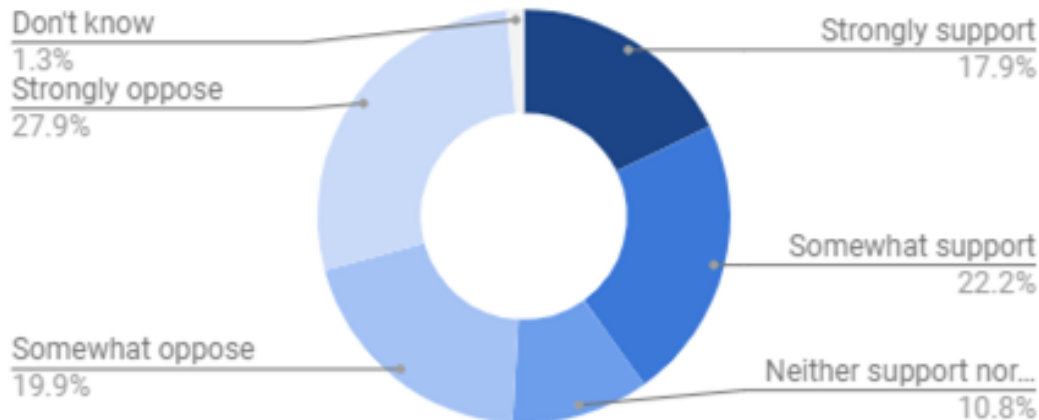


## Tiny homes on wheels



- 59% support for tiny homes on wheels
- 28% non-support

## RVs as tiny homes



- 40% support
- 48% non-support



# TINY HOMES

## KEY QUESTIONS



- Should we enable tiny homes on wheels?
- If so, should RVs that meet the same standards be included?



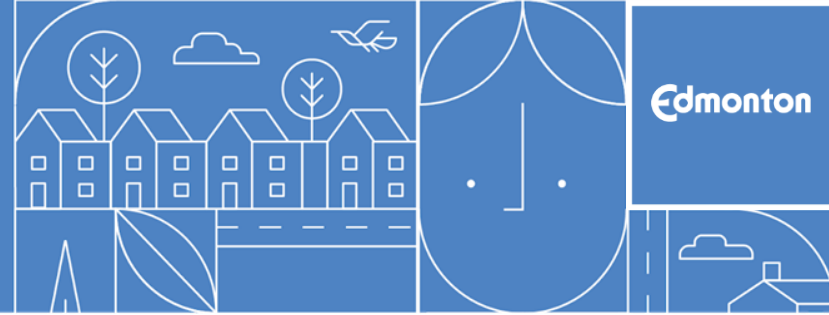
# FACADE ARTICULATION



- Make intent clearer
- Remove the option for shrub planting
- Add an option for variation in rooflines and windows at grade



# INFORMATION FOR APPLICANTS



- Update Garden Suites How-to Guide
- Incorporate Safety Codes information
- Continue to offer pre-application meetings

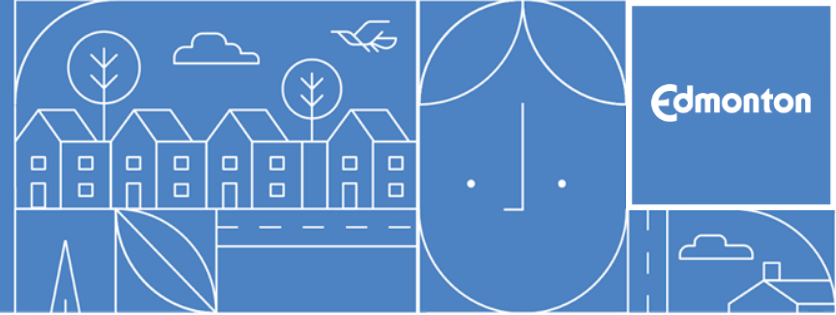
**GARDEN  
SUITES  
HOW-TO GUIDE**

Edmonton

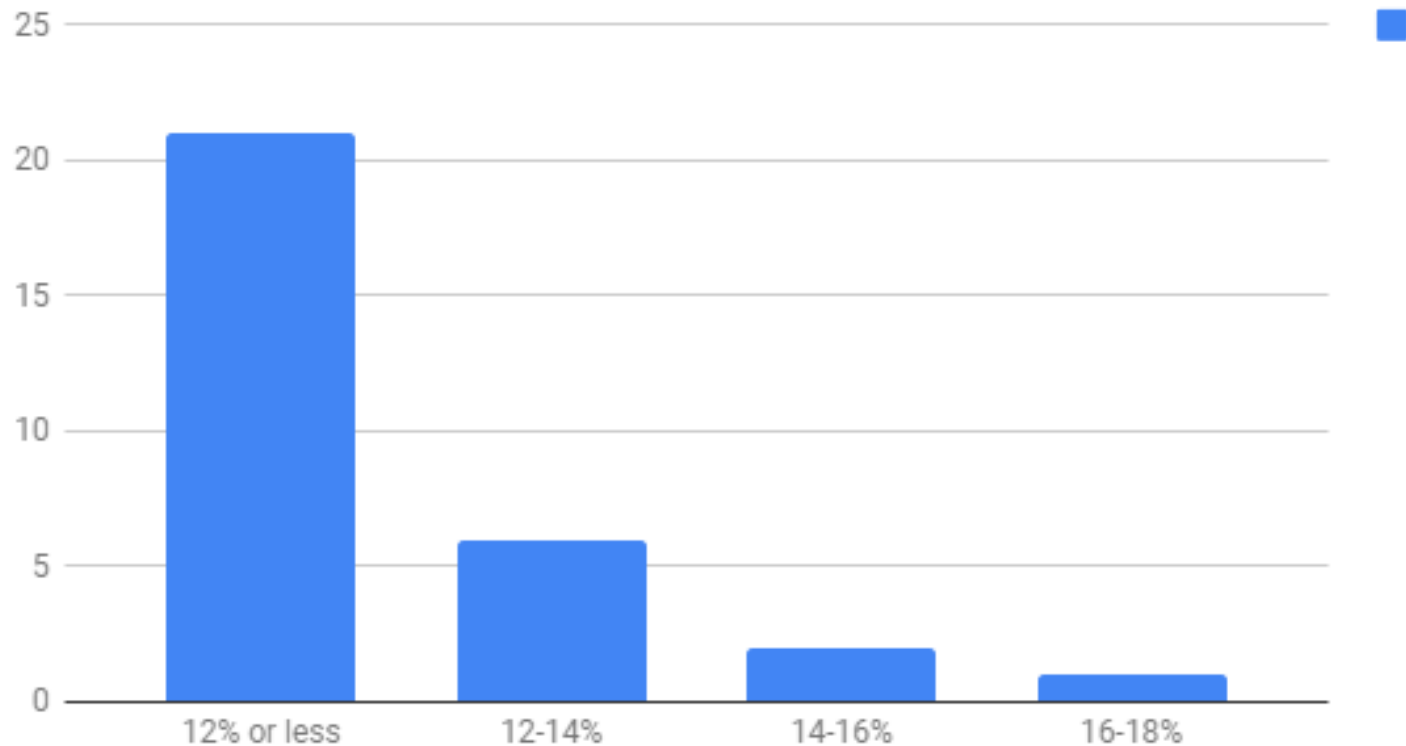


A blue and white geometric pattern featuring various icons of nature, urban life, and transportation within a grid of circles and squares. The icons include flowers, houses, cars, trees, birds, a person walking, a bicycle, a bench, and a truck. The pattern is composed of white lines on a blue background, creating a modern, minimalist aesthetic.

# GARDEN SUITE SITE COVERAGE - SEPT 2017 TO MAY 2018

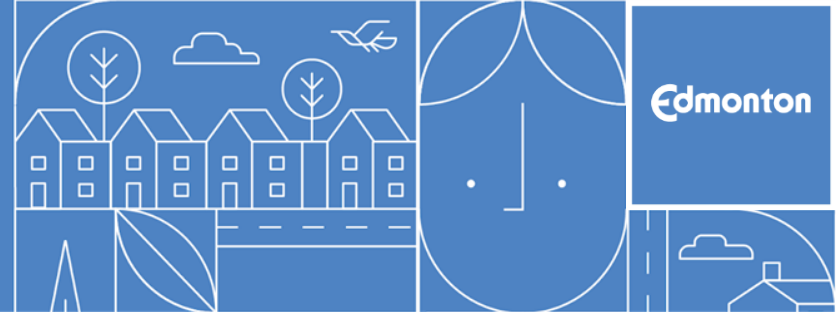


Site Coverage for new Garden Suites in Mature Neighbourhoods

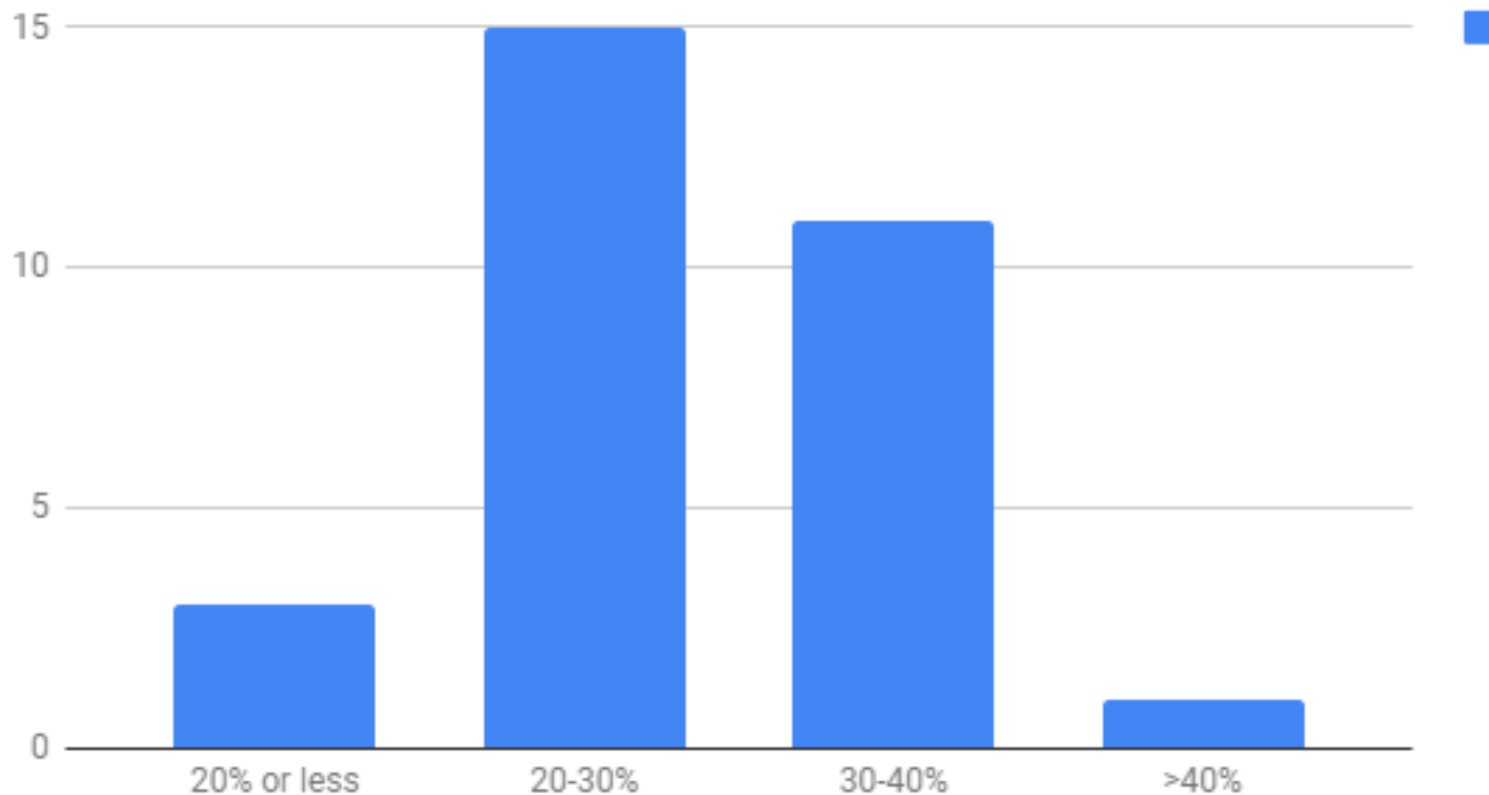




# TOTAL SITE COVERAGE - SEPT 2017 TO MAY 2018



Total Site Coverage with new Garden Suites in Mature Neighbourhoods



# TINY HOMES SURVEY RESULTS



## ANY THOUGHTS YOU'D LIKE TO SHARE ABOUT TINY HOMES?

General Support - creative approach, affordable housing, intergenerational housing	597
Aesthetic/noise concerns	245
Servicing/tax concerns - water, garbage, etc	195
General non-support	182
Concerns about Recreational Vehicles	117
Transient/temporary rentals/AirBnB concerns	109
Parking concerns	100
Concerns about increased density	91
There should be designated areas for tiny homes	90
Unrelated, no comment, other	47