

Public Engagement Comments

The proposed amendments for tiny homes on foundations is informed by comments received through the engagement and report circulation undertaken for the September 3, 2019, Urban Form and Corporate Strategic Development report *CR_6599 - Analysis of Tiny Homes*, and the comments received through the circulation of an earlier version of this report. A summary of the comments are noted below.

- The Edmonton Federation of Community Leagues Planning Committee raised questions for clarification about the distinction between tiny homes on wheels and recreational vehicles and property tax assessments for tiny homes. Concerns for the potential for existing landscaping to be removed to accommodate tiny homes on wheels and the appearance of exposed utility hookups were noted, and comments highlighted the opportunity to educate the public on how utility hookups are achieved for tiny homes.
- YEG Garden Suites indicated support for the proposed changes and provided suggestions to clarify tiny homes on wheels as Garden Suites and the process associated with utility disconnections when tiny homes are moved to prevent damage to utilities resulting from exposure to elements.
- Administration met with representatives of the Canadian Home Builders' Association - Edmonton Region and through discussion representatives noted concern for the appearance and structural stability of tiny homes on wheels, inequitable life and safety standards in comparison to conventionally built homes, and recommended that Administration focus on tiny homes on foundations until the Province provides guidance for tiny homes on wheels.
- The Infill Development in Edmonton Association noted that the uncertainty of building codes to address tiny homes may lead to non-compliance with bylaws and discrepancies in the review and inspection of tiny homes. Recommendations for improvement noted that tiny homes should be situated on permanent foundations to provide property utility hookups and provide a level of design detailing equivalent to Garden Suites. Due to insufficient data in other jurisdictions and with the National Research Council, it was suggested that Administration review tiny homes once more data becomes available.
- Feedback from one community league representative noted support for the proposed changes to address recreational vehicles used as

residences and identified that education and timely enforcement is also needed to address this issue.

- Feedback from two tiny home building representatives indicated support for creating opportunities for tiny homes in Edmonton; however, noted the difficulty to remove the towing apparatus associated with tiny homes on wheels, due to it forming part of the building structure.

In response to the feedback and recommendations made, Administration revised the mark-up of proposed changes in *CR_6599 - Analysis of Tiny Homes* into two separate mark-ups to identify changes to Zoning Bylaw 12800 that will create opportunities for tiny homes on foundations and changes that could accommodate tiny homes on wheels when the Province provides direction on the construction standards for this form of housing.

In regards to comments surrounding the appearance of tiny homes, Administration clarified that any tiny homes developed as Single Detached Housing will be subject to the design standards required by the underlying zone or overlay that applies to this land use, and tiny homes developed as Garden Suites will be required to meet the design standards outlined in Section 87 of the bylaw.

In consideration of the feedback regarding the towing apparatus associated with tiny homes on wheels and the conversion to a tiny home on a foundation, Administration revised the proposed changes to allow the towing apparatus to remain provided it is concealed to appear to be part of the overall design of the building. This would require screening and/or integration with other design features, such as a deck or similar structure, where the towing apparatus would be screened from view.

In response to notes regarding the appearance of utility connections for tiny homes on wheels, Administration revised the drafted mark-up for tiny homes on wheels and proposed a requirement that utility connections are covered while the Dwelling is temporarily located off-site, and that utility connections are enclosed or screened from view from adjacent properties and roadways. However, due to uncertainty about how to apply the building code to tiny homes on wheels at this time, Administration is unable to issue building permits for this form of housing and is not proceeding with changes for this housing form at this time, until clarity from the Province of Alberta is provided.

For more information on the mark-up that was drafted for tiny homes on wheels, please refer to Attachment 4 in the September 3, 2019, Urban Form and Corporate Strategic Development report *CR_6599 - Analysis of Tiny Homes*.