

## Public Engagement Comments

A working draft version of this report was circulated to external stakeholders on May 28, 2019, for four weeks. A summary of the comments received 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.

In response to the feedback and recommendations made, Administration revised the mark-up of proposed changes into two separate mark-ups to identify changes to Zoning Bylaw 12800 that will create opportunities for stationary tiny homes (outlined in Attachment 3) and changes that will accommodate tiny homes on wheels (outlined in Attachment 4) when the Province provides direction on the construction standards for this form of housing.

To address concerns regarding the appearance of tiny homes, clarification was made to identify that 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 response to notes regarding the appearance of utility connections for tiny homes on wheels, the revised mark-up (in Attachment 4) 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.

Information regarding utility connections and requirements to ensure connections are protected will be incorporated in a resource guide if Administration is directed to proceed with making zoning changes for tiny homes.