



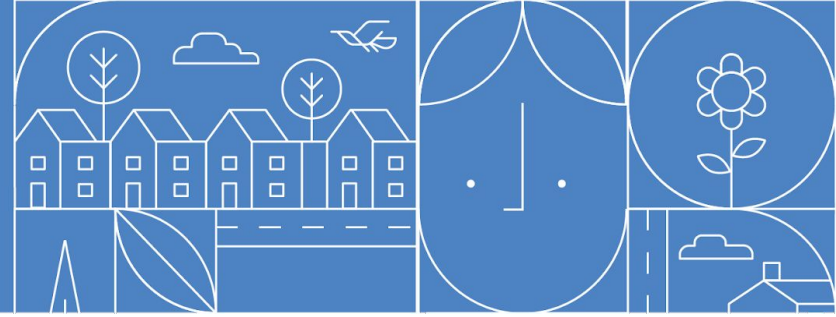
# Analysis of Tiny Homes

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Item 6.2  
Urban Planning Committee, September 3, 2019

**Edmonton**

# Background



**At the October 30, 2018,  
Urban Planning Committee  
meeting, the following  
motion was passed:**

*“That Administration provide a  
report with an analysis of the  
tiny home industry including  
tiny homes on wheels.”*

A graphic illustration featuring a collage of diverse human faces and stylized buildings. The faces are rendered in simple line art with various expressions and features. The buildings are also in a simplified, geometric style. The background of the illustration is composed of overlapping circles and shapes in shades of orange, yellow, and green.

**INFILL  
ROADMAP  
2018**

## **ACTION 3**

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

# Defining Tiny Homes



- Two types:
  - tiny homes on foundation
  - tiny homes on wheels
- Usually under 40 m<sup>2</sup>
- Self-contained with the same components of a dwelling

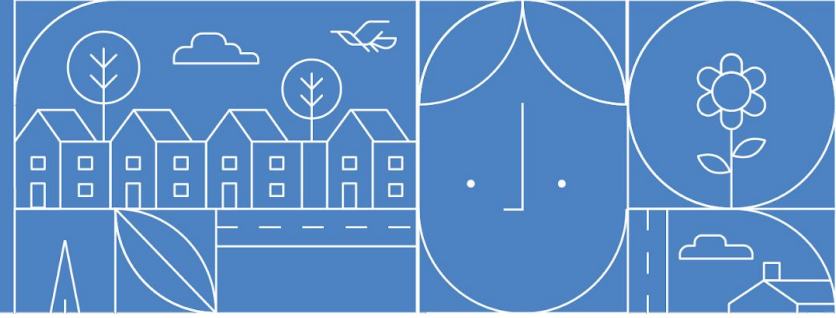


# Tiny Home Industry



- Increasing demand
- Regulatory hurdles / Unclear standards
- Tiny homes for year-round residence

# Jurisdictional Scan

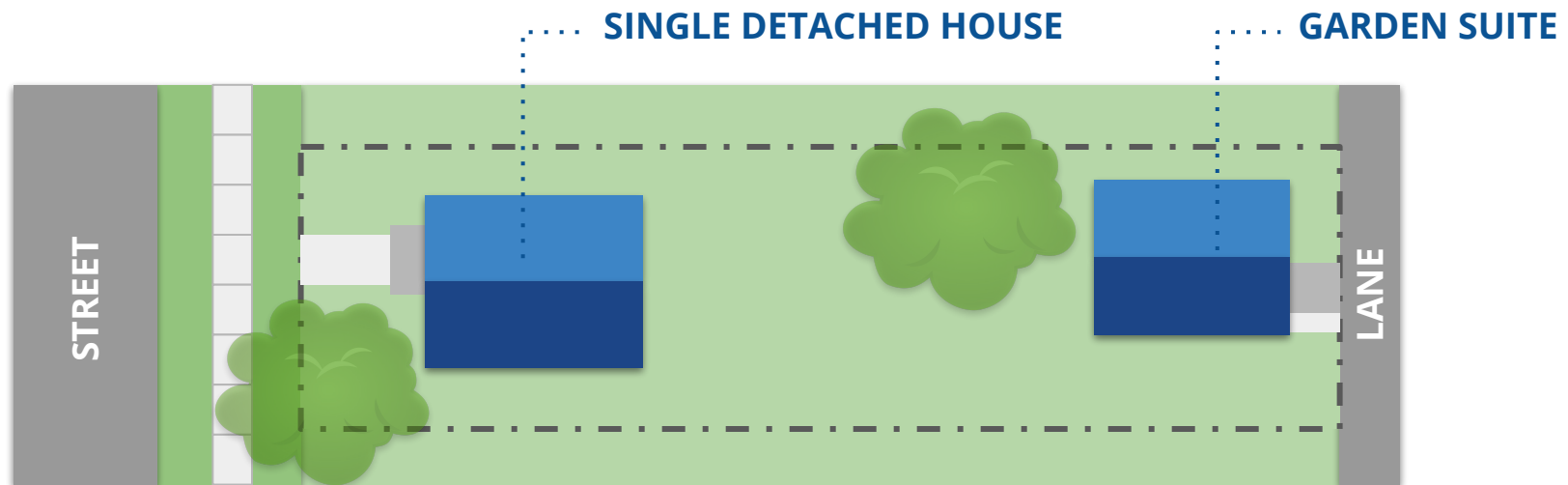


- No big cities allow tiny homes on wheels
- Smaller municipalities that regulate tiny homes:
  - typically require permanent foundations
  - restrict tiny homes to specific zones or as accessory dwellings

# Zoning Regulations

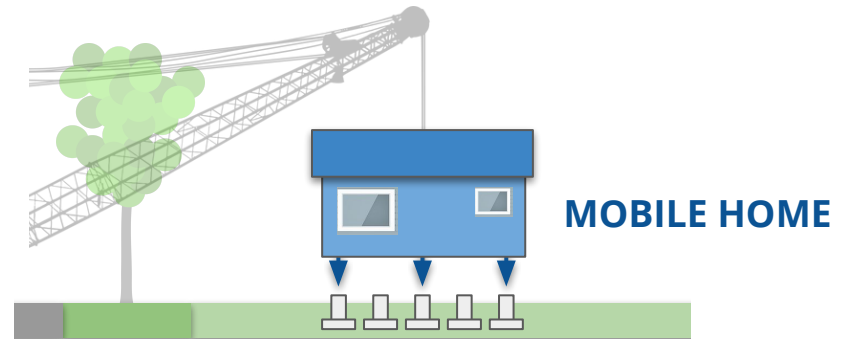


## Tiny Homes Built On-site



## Tiny Homes Built Off-site

- Tiny Manufactured Homes
- Tiny Homes on Wheels





# Zoning Regulations

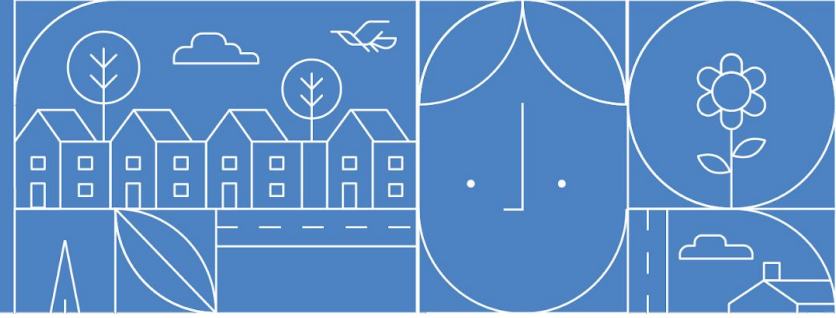


In any Zone, other than the RMH Zone, **Mobile Homes developed as Single Detached Housing** must be:

- at least 5.5 metres (18 ft.) wide
- placed on a permanent foundation

*Minimum building widths do not apply to site-built houses.*

# Building & Safety Codes



## **Tiny Homes On-wheels:**

- Not addressed in building code

## **Tiny Homes On-foundation:**

- Limits designs commonly associated with tiny homes (e.g. sleeping lofts)

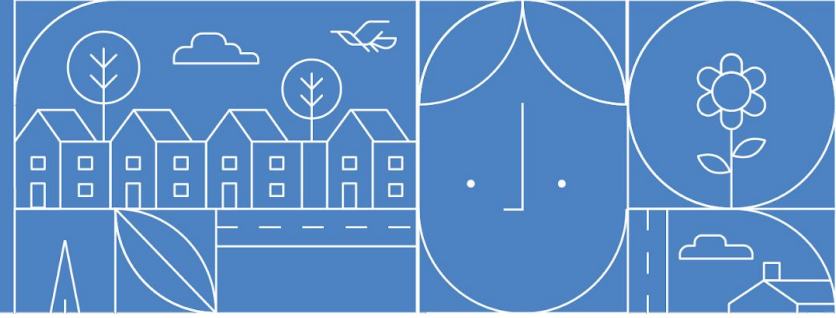


# Changes Informed by Stakeholder Feedback



- Regulations to screen exposed utilities for tiny homes on wheels
- Expand opportunities of tiny mobile homes as Garden Suites
- Delay zoning amendments for tiny homes on wheels until direction is provided by the Province

# Proposed Changes for Stationary Tiny Homes



- Allow small Mobile Homes, without wheels, as Single Detached Houses and Garden Suites, provided:
  - towing apparatus, axle and wheels are removed
  - they are placed on a foundation
- Introduce performance standards to require skirting or foundation to screen undercarriage of building

# Conclusion



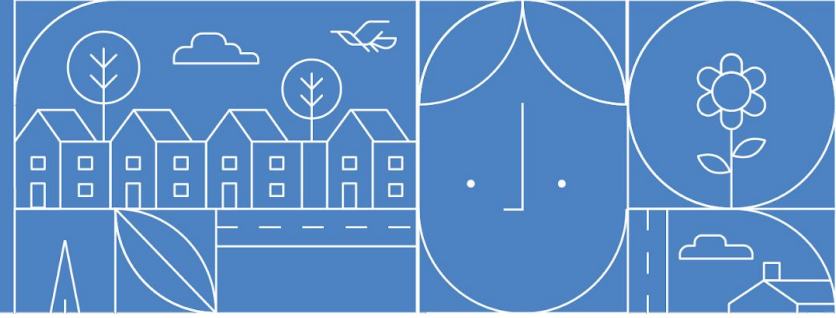
## **Administration recommends:**

Preparing amendments to  
Zoning Bylaw 12800 to  
further enable tiny homes on  
foundations and return to a  
future Public Hearing.





# Proposed Changes for Recreational Vehicles



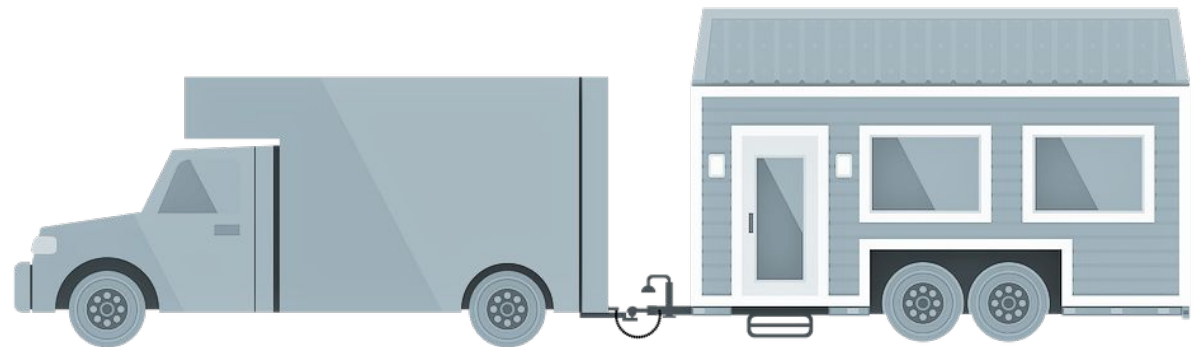
- Introduce a definition for Recreational Vehicles
- Establish a penalty for using a Recreational Vehicle as a Dwelling

# Moving Permits



Permit required by Traffic Operations  
when load is greater than:

- 2.6 m wide
- 4.1 m tall
- 23 m long





# Utilities and Servicing



- Homes fixed to a foundation will have the same utility connections as Single Detached Housing and Garden Suites
- Tiny Homes on Wheels would have utility connections similar to Mobile Homes
  - Reconnectable, concrete pedestal and frost protection.