



Staff Report

Report To: Dan Best, Chief Administrative Officer
From: **Mike Rolph, Chief Building Official**
Date: September 20 2022
Report: Building Services 07.2022
Subject: Tiny Home Show Report

Recommendations:

That South Huron Council receives the report from Mike Rolph, Chief Building Official as information.

Purpose:

The purpose of this Staff Report is to inform Council of the 2022 Tiny Home Show that was attended by three staff and one Councillor on August 4 2022.

Background and Analysis:

The first annual Tiny Home Show 2022 was held near Ancaster Ontario. As Tiny Homes and Small Homes are a topic of interest as a possible method of creating affordable/attainable housing, myself, Amanda Nowell-Plans Examiner, Vanessa Culbert-Planning Co-Coordinator and Councillor Vaughan attended the Municipal Day on August 4th 2022.

The show consisted of presentations, exhibitors and an outside display area for viewing of the interior of a few Tiny Homes. The presenters each spoke about their own experiences ranging from creating tiny home communities, small home developments, planning applications to permit a laneway or garden suite within a developed communities, as well as on the construction and living within Tiny Homes.

Tiny Homes

Tiny Homes have recently been included in the Ontario Building Code (Div C, Part 1, Section 1.11) providing requirements for the permitting and inspection procedures for tiny houses that are constructed off-site. These requirements are for dwelling units that are not more than 37 sq. m. (398.25 sq. ft.) in area, and have started construction in one location and then relocated to be completed at another location. This may or may not be in the same jurisdiction.

Small Homes

A “Small Home” was referenced during the presentations. Small homes are site-constructed dwellings that meet all provisions of the Ontario Building Code for the construction of a typically dwelling unit. Within the context of these presentations, small homes would be roughly 55.7 to 83.6 sq. m. (600 to 900 sq. ft.) in area.

Laneway and Garden Suites

What are laneway suites?

Laneway suites are secondary dwellings constructed behind traditional street-facing homes on lots abutting a public laneway. They serve as great alternatives to basement apartments because they offer superior quality of space and the main house remains relatively undisturbed.



What are Garden Suites?

Garden suites are detached secondary dwellings located in the rear yard of a principal residence. They are intended to be a modest-scale separate housing unit that integrates sensitively within existing residential neighborhoods.



The following is a high level overview of the presentations:

Ed Peterson, Tiny Home Association

Ed Peterson from the Tiny Homes Association spoke about the integration and affordability of Tiny Homes within communities. Ed discussed multiple possibilities for integration - secondary dwellings, pocket communities and/or a tiny town. Ed's presentation was focused around pocket communities, smart hub centers and their affordability. These communities could be "off grid" utilizing a Waterloo Bio-Filter system as their communal treatment facility and the collection and filtration of rainwater for their potable water. Ed indicated there would be approximately 32 Tiny Homes in a "pod" which would utilize approximately 4 acres of agricultural land (32 is the maximum number able to be treated by the Waterloo Bio-Filter System).

The approximate purchase price for one of the tiny homes was indicated to be +/- \$190,000.00; which is approximately 80% of market value. Ed also briefly spoke about utilizing repurposed shipping container structures for communal gardens, potentially stacking them, in turn reducing the area needed. The idea is the lost production in agricultural land from the Tiny Home pod community would be offset by the use of the shipping container gardens utilized by the 32 homes.

*Of note: with the number of proposed homes within the pod and utilizing a communal disposal system, an Environmental Compliance Approval (ECA) from the Ministry of Environment, Conservation and Parks (MECP) would be required.

Laura Blease, Seeds for Eco Communities

Laura Blease spoke about "Moving the Yard Stick on Sustainable Off-Grid Living in Ontario". Seeds for Eco Communities (SFEC) was founded as an

Ontario based Non-Profit organization in 2016. SFEC strives to provide educational tools and resources to anyone who is interested in establishing eco communities or living in an off-grid self-sustaining environment. Her presentation provided awareness to different types of construction over and above Tiny and Small Homes including straw-bale houses, hemp-concrete houses and shipping container houses. Laura touched high level on the need for zoning by-laws to be amended to permit these types dwelling unit's as-of-right.

Tony Cunha, Architect, Landscape Architecture Inc.

Tony's presentation was geared towards their assistance in the creation of the amendment to the Toronto Zoning By-law to permit Laneway and Garden Suites as-of-right. Tony explained the reasoning for their firms involvement and some of its benefits with this endeavor which included creating the by-law to prevent an application through the Committee of Adjustment, no requirement for Development Charges, creating affordable housing throughout the City, no requirement for parking and the provision that the added suites would not count towards the density of the property.

He explained that an extra dwelling unit on a property provides multiple options for the primary owner, including but not limited to: supplemental income, multi-generations on one property and live/work options. Many considerations had to be taken into account for these suites to be a cohesive and safe fit into the already developed neighborhoods. These considerations included but not limited to: Building size and height (reduce shadowing onto neighboring properties), permitting decks and platforms (to ensure privacy to adjacent properties as well as existing dwelling on the property), landscaping (to ensure there is greenspace/soft landscaping), servicing (must be serviced through the existing dwelling/services) and emergency Access (ensuring EMS can access the secondary dwelling and the secondary dwelling is close enough to a hydrant).

Ken Beckendam, King Homes Inc. and legalsecondsuites.com

Ken's presentation the "common sense approach to Zoning By-laws" was all about keeping the peace within neighborhoods. He noted that this can be accomplished by amending zoning by-laws to permit additional suites as-of-right, eliminating the need for a minor variance through the Committee of Adjustment, which would require public circulation. Ken also provided real life stories of how outdated zoning by-laws waste municipal resources, destroy neighbour to neighbour relationships and cause emotional distress to everyone involved (staff, consultants, property owners, residents). Ken's recommendations to keep the peace are for planning staff, along with experts in the industry to collaborate and identify outdated provisions in

theie respective zoning by-laws that are or could be a source of conflict and then have the zoning by-law amended as soon as possible.

*Of note: During Ken's presentation he mentioned a 66 unit high rise may take 4-5 years from concept to occupancy, where in the same length of time, Ken has created +/- 600 additional dwelling units in the forms of secondary suites, garden suites and/or laneway suites.

Rose Linseman and Karen Kirkwood-Whyte, Opportunity Villages Community Land Trust

This presentation was about a small homes communities within Chatham-Kent called "Opportunity Villages Community Land Trust (OVCLT)". The focus for this organization is to achieve obtainable houses through a life-lease community. This is being achieved by bringing together multiple programs and platforms into one concept for the first time. These programs and platforms include:

- A not-for-profit organization
- The property is in a land trust
- The property sites are life-leased to the potential owner
- Small homes are site constructed to the Ontario Building Code provisions while building towards net zero efficiency. ('Net Zero' means achieving a balance between the amount of emissions produced and those removed from the atmosphere in order to reduce global warming.)
- To maintain affordability once the owners have gained equity in their small home and sell, 25% of the value of the sale goes back to the organization who then applies the recouped 25% to the new purchaser's costs, thus maintaining affordable housing in perpetuity.

The community will consist of 30 homes each roughly 605 to 868 sq. ft. in size and a community centre (hub).

Operational Considerations:

As this report is being presented for information purposes only, no alternative is presented.

South Huron's Strategic Plan:

The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2015-2019 Council Strategic Plan.

Financial Impact:

There are no financial implications for the Corporation resulting from the proposed recommendation.

Legal Impact:

There are no legal implications for the Corporation resulting from the proposed recommendation.

Staffing Impact:

There are no staffing implications for the Corporation resulting from the proposed recommendation.

Policies/Legislation:

No policies/by-laws and or legislation associated with the proposed recommendation.

Consultation:

D. Best, Chief Administrative Officer
Rebekah Msuya-Collison GM of Corporate Services
Councillor Vaughan
Vanessa Culbert, Planning Coordinator
Amanda Nowell, Plans Examiner

Related Documents:

Ken Bekendam power point presentation
Link to Seeds for Eco Communities website:
<https://seedsforecocommunities.org/about-us>
Link to Landscape Architecture Inc. website <https://lanescape.ca/>
Link to Opportunity Villages Community Land Trust website
<https://www.ovclt.ca/>

Respectfully submitted,

Mike Rolph, Chief Building Official