



Tiny Homes

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From: Jennifer Laforest, Senior Planner

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Presentation for: Committee of the Whole

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What is a Tiny Home?



- A tiny home is a small, self-contained dwelling unit between 17 and 37 square meters (180-400 sq ft).
- To be considered a dwelling unit, the tiny home must contain a full bathroom, kitchen and sleeping area, be located on a permanent foundation and have access to utilities, water, and sanitary services.
- Tiny homes are often featured on wheeled platforms. Platform tiny homes on platforms or wheels are not considered residential uses.
- Platform dwellings are not regulated by the Ontario Building Code.

Tiny Home



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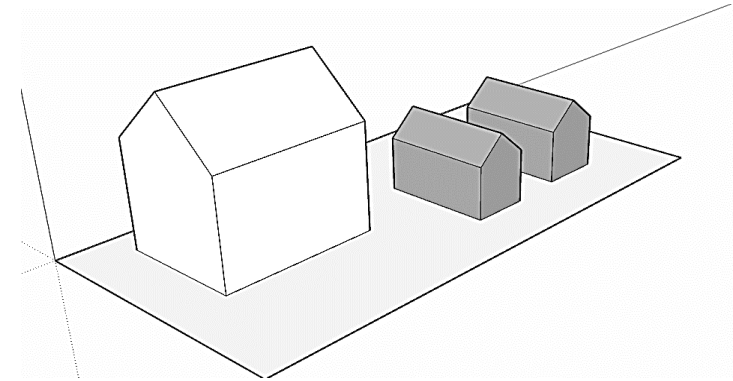
Tiny Home



Second Dwelling Units

Tiny homes are currently permitted as second dwelling units in Champlain Township's low density residential zones – R1, R2, RR and RE.

Should Council wish to increase opportunities for Tiny Homes as second dwelling units, it may consider text amendments to the zoning by-law which allow for two tiny homes on a lot with an existing single detached dwelling.



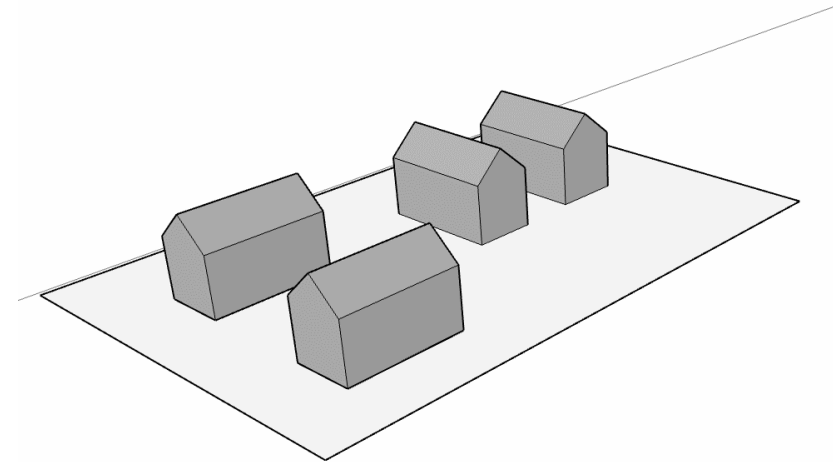
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'Pocket Neighbourhood'

A cluster of four or more tiny home dwellings is often referred to as a pocket neighbourhood. A pocket neighbourhood is a cluster of tiny homes built on a single residential lot which may share amenity and parking areas.

Should Council wish to allow for the development of pocket neighbourhoods, it may wish to direct Administration to introduce a new residential use in the Zoning By-law. Administration would recommend that a use be accompanied with us specific regulations.



Considerations



Housing Needs	Dwelling Size	Density	Affordability
<p>The most pressing housing needs in Champlain Township and Prescott Russell are for</p> <ul style="list-style-type: none">• medium density housing (row housing) and,• purpose-built rental housing.	<p>A minimum floor area of 70m² is required for row housing developments, and a minimum floor area of 40m² is required for bachelor / studio apartment dwellings.</p>	<p>Once separation distances, parking, amenity areas and setbacks are taken into consideration, the dwelling density for Tiny Homes is comparable to Residential One (R1) Zoning or Residential (R2) Zoning.</p>	<p>Tiny homes are not necessarily affordable but increase the proportion of rental accommodation in existing low-density residential areas</p>

Recommendation



- Tiny Homes are best suited as infill developments in low density residential areas – R1, R2.
- Increasing the number of dwellings permitted on residential one lots and areas with low density residential land use can contribute to intensification objectives and increasing the proportion of rental housing in residential areas.
- Public consultation is ideal mechanism to determine local housing needs and preferences.

Questions and Comments

