

Benefits for Towns/Cities

Adding options that address the need for more dignified, safe, and affordable housing.

A rapid housing solution, providing fast, scalable housing for those on waiting lists.

Year-round, environmentally controlled modular/in-warehouse means rapid development through simultaneous site infrastructure & home construction which = more reliable quality, and faster occupancy.

Standardized home connections enabling rapid occupancy approvals.

Units can be built and inhabited in months as opposed to years for traditional high-density housing.

Fully complete units delivered and installed on site means, approvals = instant occupancy.

Expanding density options through infill or pocket developments on lands previously zoned for a single-family home.

When singles, couples, and single-parent families move into micro-housing, they free up traditional housing for larger family units in a given region.

Skills training and employment opportunities for new industry.

Benefits for People

Lowering HAS (Housing Affordability Stress) which is a leading cause of mental health, often leading to addictions, and in the extreme cases, homelessness.

Building communities of like-minded people that are living small by choice or by circumstance.

Showing people how lower housing costs means more funds for food security, their kids, and for giving back to their community.

Single units are needed by 67% of those in housing need, and 90% of the homeless.

Affordable micro/tiny/small homes provide more opportunity for rent-to-own options. Individual units offer more autonomous/safe living not seen in high density housing.

Micro/tiny/small homes expand affordable rental, rent-to-own, and housing to purchase options.

[READ MORE on WHY TINY?](https://tinytownassociation.com/why-tiny/)

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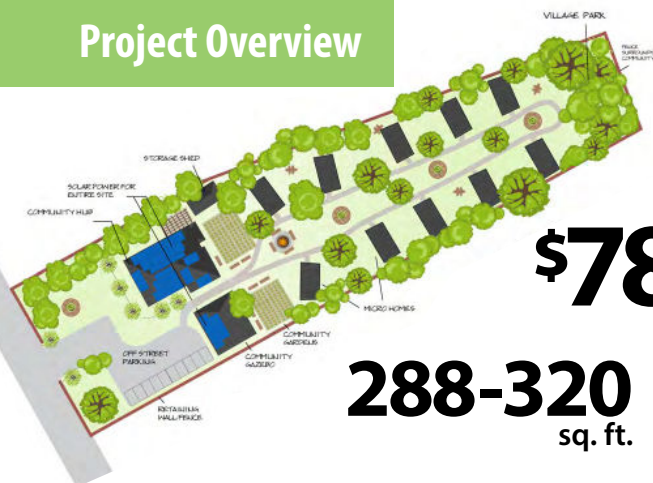
Example of successful Pocket from The MicroLife Institute, Cottages on Vaughan

Proposed Project

A Pocket Tiny Home Neighbourhood

We are looking to partner with municipalities to expand affordable, sustainable housing options for singles, couples, and single-parent families. We aim to do this by piloting innovative micro-housing projects that are environmentally responsible, able to replicate, and will remain affordable for future generations.

Project Overview



10 1-bedroom tiny homes on less than an acre of land

\$780 Expected monthly rent Including utilities
56% less than market rates

288-320 Right-sized homes designed & built year round
sq. ft.

The development would expand affordable rental housing options, and provide separate homes for 10 individuals, couples, or single-parent young families in a community setting.

Micro/tiny/small home living means common areas, both indoor and out, become part of the home, one that includes the neighbours in the community.

The community setting encourages conversations amongst neighbours, and these interactions build friendships that can last a lifetime.

We believe...

We believe that micro/tiny/small homes can help address the affordability needs of singles, couples, and single-parent young families.

We believe that community is key to any thriving town, thus community gathering spaces, gardens, work areas, and support spaces, are essential in a successful neighbourhood.

We believe that people are wired to connect with and thrive in nature, so nature is built into the community.

We believe that designing and building in a sustainable, eco-responsible manner is good for the environment, which is good for the planet.

SAMPLE SITE PLAN

POCKET COMMUNITY

A DIGNIFIED MICRO HOME COMMUNITY,
WHERE HOUSING IS JUST THE BEGINNING



Unique features of our communities

Based on concepts in "Pocket Neighborhoods: Creating small-scale community in a larger-scale world," by **Ross Chapin** and similar publications of others; our developments are designed to encourage community, while maintaining individuality.

Layers of Separation: From pathways, to gardens, to the front door, each zone gives a small layer of separation, transitioning the area between public and personal space.

Nested Houses: The homes are designed with open and closed sides so that neighbouring homes 'nest' together. The open side has large windows facing into the yard, while the closed side has high windows and skylights to provide ample light, while preserving privacy. Even though the lots are small, this design ensures privacy between neighbours.

Common Area: When the indoor space is small, the outdoor common areas are important for each neighbourhood. Whether a simple firepit, group of picnic tables, or a community center, the houses all face into these common areas and encourage neighborhood interaction.

Front Porches: facing common areas to encourage outdoor access and community interaction.

Regenerative & Productive Landscaping: Everywhere you look, you will see plants and vegetable gardens that feed the community, replenish the soil, and enhance the biodiversity of the community.

Sustainable Design: The homes are built to last; in fact, they are built to the same or better standards than traditional homes. Modular factory-built homes means less waste, improved efficiencies of scale, and designs that utilize every opportunity to operate in an environmentally sensible way.

Plan, Design & Build Team

Community Builders

Social Purpose Builders

The Giving Tree Consulting

Tiny Home Advocate & Municipal Liaison

MW Drafting & Design

BCIN residential & commercial building design

Sean Galbraith & Associates, Inc.

Small Project Urban Planning Services

Colliers Project Leaders

Capital project management, construction solutions, infrastructure advisory

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