

Benefits for Towns/Cities

One development approval can create years of phased micro/tiny/small home community expansion, that can grow to meet housing demand.

As another rapid housing solution, this provides fast, scalable housing for those wanting and needing affordable housing options for people of the host city.

Rapid development through simultaneous site infrastructure and in-warehouse home construction means, more people housed faster.

Standardized home design/build/approvals results in units occupied in months verses years for traditional, site-built high-density housing.

Year-round, environmentally controlled modular/in-warehouse builds means reliable quality, less waste, faster approvals, and fully complete units delivered on site.

Micro/tiny/small homes can act a steppingstone into, and out of traditional housing, expanding solutions for people starting out, as well as empty-nest seniors looking to downsize.

When over-housed singles, couples, and single-parent families move into a Tiny Town development, they free up traditional units for larger family units.

The SmartHub Community center can incorporate sustainable features that lessen the impact on municipal services.

All services within the community are managed by the community, resulting in only one point of connection to the municipality.

Benefits for People

Lowering HAS (Housing Affordability Stress) a leading cause of mental health, often leading to addictions and homelessness, is reduced, or eliminated.

67% of the people in housing need and 90% of those experiencing homelessness, need single bedroom/studio units, the housing demographic tiny living addresses.

Building neighbourhoods of like-minded people that are living small by choice or circumstance, creates a common bond which creates a sense of community.

Community is further developed through interaction and participation in the operations of the community.

Micro/tiny/small homes expand affordable: rental, rent-to-own, and housing to purchase options. Rent-to-own programs can be completed in as little as 5-years.

[READ MORE on WHY TINY?](#)

<https://tinytownassociation.com/why-tiny/>

Proposed Town in Vero Beach Florida

Proposed Project A Tiny Town Community

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



8-12 Homes per Acre
+ **Community Hub**

240-400 s/f Right-sized homes designed & built year round
1-bedroom: full kitchen, living-room, bathroom, storage

RENT ONLY **\$780** Expected monthly rent
Includes utilities

RENT TO OWN **\$1432** Expected monthly rent
includes utilities
No additional costs
Home is owned in 5-years under CMHC Rent-to-Own program

We believe...

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

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 development.

Tiny Towns are an expanded version of our grid-connected Pocket Community model, with a density up to 25 units per hectare, in a community centric design. Depending on the land available for the development, Tiny Towns can be built in phases or all at once.

Micro/tiny/small home living provides separate housing units, with the community designed around a central Hub. This Hub includes common outdoor spaces along with a community center, that expands the living space for residents year-round, in a way that encourages community interaction.

The developments are designed for people movement within the community while maintaining service and EMS vehicle access throughout. They expand affordable: rental, rent-to-own, and available to purchase housing options, within the host city's urban and suburban areas.

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

TINY TOWN

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

LEGEND

- EMS LANE
- PEOPLE PATH
- TINY HOMES
- HEDGES
- FIRE PITS
- SEATING
- COMMUNITY GARDENS
- SOLAR

4 ACRES
SCALE
1" TO 30'

FEATURES

32 HOMES

- 20 SINGLE OR COUPLE UNITS
- 6 ACCESSIBLE UNITS
- 6 FAMILY UNITS
- 32+ PARKING SPOTS

COMMUNITY CENTRE

- SOLAR POWERED (FEEDS HOMES)
- COMMUNITY KITCHEN
- COFFEE SHOP
- SMALL BUSINESS SHOP SPACES
- CO-WORKING SPACE
- FITNESS CENTRE/YOGA
- HEALTH CLINIC

OUTSIDE SPACES

- 2 GAZEROS
- DUCK POND
- 50+ PICNIC OR OTHER SEATING
- 6 FIRE PITS
- DOG PARK
- BEE HIVES
- AMPHITHEATER
- PLAY PARK



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, neighbour, 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 mean less waste, improved efficiencies of scale, and designs that utilize every opportunity to operate in an environmentally sensible way.

SmartHub: The place where the community gathers year-round and includes various amenities depending on their location. SmartHubs can include: a community kitchen, dining/common room, fireplace lounge, office/meeting/counselling/study rooms, and an exercise/yoga room.

Where sustainable features are included in the lower level of the SmartHub, the following systems can be incorporated: community waste/organic processing; rainwater collection, filtration, storage, and distribution; solar/wind power storage and distribution; vertical container gardening - producing vegetables and small fruits for the community, year-round.

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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