

Tiny Town Association

CDD Zoning Framework

Introduction

Pocket and Tiny Town Communities have a unique set of zoning needs, as they require a mixed use of the property. We have based this zoning framework on the successful 12-Neighbours Micro-home Community, in Fredericton, NB. Fredericton. The city used a **Comprehensive Development District (CDD)** zoning bylaw, along with a **Development Agreement** with the applicant, for the community. At the time of this writing, they are in Phase 2 of the development and have 32-micro-homes that are built and occupied.

XX.X COMPREHENSIVE DEVELOPMENT DISTRICT ZONE CDD

XX.X(1) Purpose

The CDD Zone:

- accommodates development that due to its unique characteristics, innovation or unusual site characteristics require specific regulation not available in other zones;
- requires an amending By-law and associated terms and conditions established by Council; and,
- allows more than 1 main building on a lot.

XX.X(2) Uses

a. Permitted Uses

1. Those uses that existed at the time of the passing of this By-law.
2. Notwithstanding any of the above permitted uses, the following uses may be permitted subject to a Development Agreement approved by Council pursuant to Section XXX of the Community Planning Act:
 - a. multi-residential;
 - b. commercial;
 - c. institutional; and
 - d. mixed use.

XX.X(3) Use Rules

All uses shall comply with standards established in terms and conditions set out in accordance with the amending By-law and Section XXX Development Agreement approved by Council.

Development Agreement Framework

Based on the 12 Neighbours Community, Fredericton, NB Canada

The following are the details of the agreement proposed, and can be adapted and adopted by planning to propose to council:

EXECUTIVE SUMMARY:

Tiny Town Association | Association des Petites Villes is proposing to develop a XXX-unit affordable micro/tiny/small-home community with SmartHub Centre, that may include commercial (cafe/retail store), commercial kitchen, dining room, lounge, office, gym, and light manufacturing (construction of micro-homes) uses depending on the community location.

The proposed micro-homes and SmartHub Centre present a unique housing form and mixed-use building that do not fit within any of the current zones of the City's Zoning By-law. Rezoning to the **Comprehensive Development District (CDD)** zone is recommended as it accommodates development that due to its unique characteristics, innovation and unusual site characteristics require specific regulations not available in other zones. The proposed development provides alternative housing options that are affordable within a complete community design that includes convenient and direct access to commercial amenities, community amenities, and public transit.

We are of the opinion that the proposal is an innovative development that makes a significant contribution to the supply of affordable housing in the City and is consistent with the Municipal Plan and Growth Strategy.

PLANNING COMMENTS:

Background:

- The City is currently facing challenges with respect to homelessness and affordability. The Tiny Town Association | Association des Petites Villes is a nationally incorporated not-for-profit organization that looks to address these pressing challenges through a housing first approach.
- The Applicant has conducted focus groups with potential community members to assess their needs and perspectives on various locations. The focus groups highlighted the importance of being in close walking distance to key amenities, specifically a grocery store, pharmacy, and/or public transit.
- This proposal is timely as many Cities are reviewing their Housing Needs with the prospect of establishing/updating their Affordable Housing Strategy. The Applicant has presented the potential development to the CMHC and CMHC has indicated it will be supported through various funding streams under the National Housing Strategy (NHS).

Proposal:

- This application is unique in its innovative approach to affordable housing and makes a significant contribution to the supply of affordable housing in the city. The development

- would include a total of XXX-micro-homes (tiny/small homes), each being 23.41 square meters or larger in area (10.5'x24'), and a 988 square meter SmartHub Centre, which may include a combination of commercial (cafe/retail store), commercial kitchen, dining room, lounge, office, gym, and light manufacturing (construction of micro-homes) uses.
- The subject property is XXX hectares in size, with approximately XXX hectares, currently being zoned XXX. The proposed development would cover approximately XXX hectares.
 - The development would gain access from XXX and include a six (6) meter wide private road that extends XXX through the site, with 1.2-meter internal pathways accessing the micro-homes on each block. The main private road is intended to function as a shared road with primarily pedestrian and bicycle traffic, but enough space to accommodate vehicles and emergency vehicles as needed.
 - The below sections provide further details on the proposed micro-homes, SmartHub Centre and phasing.

Micro-Homes

- Each micro-home would be single or double occupancy and equipped with a 3-piece bathroom, kitchen, living room, bedroom, dining room table, and storage space. The homes would also feature a covered porch entrance.
- The residential portion of the development would include groups of XXX micro-homes, each having an XXX-meter-wide shared greenspace in the middle (see accompanying Maps).
- Beyond the main private road, each micro-home would be accessed by a 1.2-meter-wide pathway that loops around the central shared greenspace. Each micro-home would be oriented towards the central shared greenspace and have a private side yard.
- The development includes a total of XXX vehicle parking spaces, XXX bicycle parking spaces along with individual bicycle parking at each micro-home. The subject property is within XXX meters of public transit stop.
- The micro-home building design shown on Maps XXX will be used for phase 1 of the development. The Applicant intends to introduce additional designs in future phases to provide more visual interest and diversity in the community.

SmartHub Centre

- The SmartHub Centre will be the focal point and anchor of the community (see Maps XXX). The main building would be approximately 988 square meters in area, two stories in height, and house the micro-enterprises, which may include: a cafe, retail/art store, and a micro-home construction enterprise. These micro-enterprises are intended to function as training businesses for individuals who live in the community.
- In addition to the commercial and light manufacturing uses of the SmartHub Centre, the building would include the main administrative office, training and support space, and a private community area for the residents.

- The lower level of the SmartHub Centre is planned to include services for the community in shipping container modules. These services will include depending on the communities location and needs, waste & organic processing, solar & wind power storage/distribution, rainwater harvesting/processing/storage/distribution, and vertical vegetable/small fruit gardens.
- Staff would note that the SmartHub Centre building design shown on Maps XXX are currently conceptual and would be finalized at the time of building permit application.

Phasing

- The XXX-unit affordable micro-home community would be developed in four phases over four years.
 - Phase 1 (dates): development of XXX-micro-homes, temporary office, entrance road and interim parking
 - Phase 2 (dates): development of the SmartHub Centre, XXX additional micro-homes, full parking areas, and community garden
 - Phase 3 (dates): development of an additional XXX micro-homes
 - Phase 4 (dates): development of the final XXX micro-homes

Growth Strategy:

- This proposal is consistent with the community goals of the Growth Strategy by providing alternative housing options that are affordable within a complete community design that includes convenient and direct access, where available to commercial amenities, community amenities, and public transit.

Municipal Plan:

- As areas within the XXX designation continue to grow and evolve over time, more attention will be given to transit, active transportation, and the pedestrian realm. The proposal recognizes this evolution and looks to establish a mixed-use development that capitalizes on proximity to commercial amenities and public transit.
- The XXX designation encourages new compatible uses and built forms that contribute positively to the public realm. The proposal looks to establish a pedestrian-oriented community that is anchored by a main commercial building. In staff's opinion the proposed development would be considered compatible with the abutting XXX development and promotes a more complete community.
- *[Note: This section references Fredericton's current zoning, and would need to be amended for the proposed location]*

The proposal supports the Municipal Plan's objectives for affordable housing, including:

Section 3.1.1(5): develop and maintain relationships with other levels of government, community organizations, the private sector, and others to building community capacity in support of:

- i. Quality communal housing that positively contributes to the visual character of the neighbourhood, which may include assisted living, cluster housing, and housing for older adults; and,
- ii. Housing for vulnerable populations, including emergency shelters, transitional housing, and group homes,

Section 3.1.1(6): While the provision of affordable housing is a core responsibility of the provincial and federal governments, the City will encourage the provision of an adequate supply of affordable housing by:

- i. Making available City-owned land for affordable residential development where appropriate,
- ii. Where enabling legislation permits, consider incentives for an increased supply of affordable housing,

Section 3.1.2(1): Develop zoning by-law regulations that would allow for the appropriate and compatible integration of innovative housing forms, such as micro- homes, cohousing, small lot developments and cluster housing,

Section 3.1.2(2): Work with the private sector and not-for-profit organizations to support the provision of adequate supply of affordable housing, recognizing that the provincial government is still responsible for the delivery and financing of affordable housing,

Section 3.1.2(4): Implement zoning and other applicable regulatory measures to encourage affordable housing, including for the creation of smaller units and higher density developments.

With the proposal including XXX-affordable micro-homes, staff are of the opinion that the proposed development is an innovative housing form that makes a significant contribution to the supply of affordable housing in the city and is consistent with the Municipal Plan.

Comprehensive Development District Zone:

- The Comprehensive Development District (CDD) zone accommodates development that due to its unique characteristics, innovation or unusual site characteristics requires specific regulations not available in other zones. The micro-home community and SmartHub Centre are unique and better addressed within the CDD zone.
- The permitted use for the CDD zone as it relates to the subject property is multi-residential, commercial, and mixed-use. The CDD zone has been sought to provide additional flexibility and to be developed in a manner that is integrated in terms of density, dwelling unit size, parking, building height, landscaping, setbacks, and amenity requirements. The CDD zone standards will be based on the following:

Standard	Comprehensive Development District
Building Height (max)	i. Micro homes: <ul style="list-style-type: none"> • 4.8 meters measured from grade to the highest point of any portion of the roof, and • 3 meters measured from the finished floor to the required eave line. ii. SmartHub Centre: 9 meters.
Building Setbacks (min) Front property line Side property line Rear property line	6 meters 3 meters 6 meters
Density (max, lot area per dwelling unit)	25 dwelling units per hectare (Min 400 sq.m. per dwelling unit)
Dwelling unit floor area (min)	23 square meters
Parking (min)	i. Micro-homes: 0.34 spaces/unit ii. SmartHub Centre: 3.5 spaces/100 square meters NFA
Bicycle Parking (min)	i. Micro-homes: 1 space/unit ii. SmartHub Centre: 1 space/100 square meters NFA
No. of buildings	Allows more than 1 main building on a lot

Building Height

- The building height for the micro-homes is consistent with the provisions for accessory buildings (Section XXX), reflecting the tiny home design with loft storage space.
- The building height for the SmartHub Centre is consistent with the provisions in the Neighbourhood Commercial (NC) zone, recognizing that the commercial building is primarily intended to serve the residents of the Tiny Town Community.

Setbacks

- The building setbacks are consistent with several commercial zones, recognizing that due to the lot configuration, the buildings are further from the street and the rear lot line is well beyond the growth boundary and development area.
- The SmartHub building has been setback XXX meters from the side lot line and the micro-homes have been setback XXX meters from the side lot line, which will require an appropriate landscape buffer recognizing the existing zoning.

Density

- Based on the land area to be rezoned CDD as shown on Map I, the proposed development is approximately XXX units per hectares and provides approximately XXX square meters per dwelling unit. Recognizing the unique site characteristics and layout, the recommended density standards of a maximum XXX dwelling units per hectare and a minimum XXX square meters per dwelling unit provide flexibility in future phases.

Vehicle Parking

- The Applicant has noted that between XXX% of residents are anticipated to have vehicles. With XXX micro-home units, at a rate of XXX spaces/unit, the parking demand would be XXX residential parking spaces. As seen in Map II, XXX residential parking areas are proposed, with XXX residential parking spaces, which would be XXX spaces/unit. In comparison, the residential parking requirement in Section XXX of the Zoning By-law would be XXX space/unit or XXX residential parking spaces.
- Section XXX of the Zoning By-law allows parking reductions for specific scenarios, including mixed-use buildings, proximity to transit, and affordable housing. The proposed development is located within XXX meters of a street where transit service operates, which would permit a XXX% reduction in the parking requirement. The greater reduction is applied to affordable housing developments, where XXX% of the required parking may be reduced, subject to following:
 - A. An area of land shall be provided on the site equal to the area required for the parking lot containing the reduced amount of parking stalls;
 - B. The area of land provided shall be landscaped area in addition to the minimum landscaped area requirement of the zone; and,
 - C. the area of land provided shall be located in a manner contiguous to the parking lot being provided or in a location suitable to provide the required parking in compliance with the requirements of Section XXX.
- In staff's opinion, the proposed development meets the intent of the above criteria with each residential block including a central shared greenspace along with a community garden across from the residential parking area in the middle of the site.

- While the proposed development has a parking reduction of XXX%, staff are of the opinion that the parking being provided exceeds the anticipated demand and should additional parking be necessary, there is additional land available.
- For the SmartHub Centre, XXX commercial/industrial parking spaces are proposed. Under Section XXX of the Zoning By-law, there would be a different parking rate for the proposed restaurant cafe (XXX space/XXX seats) and light manufacturing use (XXX space/XXX square meters net floor area), and the remaining floor area would have a rate of XXX spaces per XXX square meters of net floor area. Accordingly, the required commercial/industrial spaces would be XXX for the restaurant/cafe, XXX for the light manufacturing use, and XXX spaces for the remaining floor area, for a total of XXX parking spaces.
- Recognizing that the proposed SmartHub Centre is conceptual at this point in time, the Applicant has provided parking beyond what is required under the Zoning By-law. To provide a more simplified parking calculation, a parking rate of XXX spaces per 100 square meters of net floor area would be applied to the SmartHub Centre, resulting in the same minimum XXX parking spaces.

Bicycle Parking

- Bicycle parking will be an important aspect of the proposed development with biking being anticipated as the primary means of transportation. The Applicant has noted that each micro-home would be equipped with its own bicycle parking and lock.
- The SmartHub Centre would also be equipped with a total of XXX bicycle parking spaces, XXX at the rear intended for the community members and their guests and XXX at the front entrance for customers and visitors of the cafe or retail store.

Miscellaneous

- There will be one connection to the municipal system, and all services within the development will be private. The Applicant will be required to install a heated structure accessible to City staff to house backflow preventors and the water meter. Operation and maintenance of the municipal services on the development property will be the responsibility of the Applicant.
- Driveway access to the development will be via XXX. Driveway and internal lanes will be private and will be operated and maintained by the Applicant.
- A Storm Water Management Plan (SWMP) to account for lot grading and storm water attenuation of the lot is to be prepared by a qualified consultant. The Applicant has proposed a storm attenuation pond, however the size and design of the pond will be determined by the SWMP.

RECOMMENDATION:

It is recommended that the application submitted by Tiny Town Association | Association des Petites Villes to rezone a portion of XXX from XXX to Comprehensive Development District (CDD) to permit an XXX-unit affordable micro-home community and SmartHub Centre, which would include commercial, office, and light manufacturing uses be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Maps XXX attached to XXX to the satisfaction of the Development Officer;
- b) The Applicant agrees to enter into a Section XXX Development Agreement with the City, prepared in consultation with the City's Director of Planning & Development, to address density, dwelling unit size, parking, building height, landscaping, setbacks and amenity space;
- c) Final building design for the micro-homes be generally in accordance with Maps XXX attached to XXX to the satisfaction of the Development Officer;
- d) Final building design for the SmartHub Centre be generally in accordance with Maps XXX attached to XXX;
- e) A final landscape and parking plan be provided showing tree and shrub planting details, common outdoor amenity areas, parking lot paving/curbing and bicycle parking to the satisfaction of the Development Officer prior to the issuance of a building permit;
- f) Servicing, lot grading plan and storm water management plan are to be provided to the satisfaction of the Director of Engineering & Operations at time of building permit application. Record drawings will be required following construction;
- g) Access is limited to XXX only; and,
- h) AU municipal services and lanes in the development will be private, with operation and maintenance being the responsibility of the Applicant.