

Appendix A

Tiny House Form Summary Table

Form	Definition	Zoning and Building Code	Comments (gaps, solutions)
Tiny House	A dwelling that is sized to meet its occupants needs with little excess space. Tiny Homes are typically between 100-400 sq.ft. and may not meet the minimum requirements of the Ontario Building Code.	<p>Zoning: There is no specific zone for a Tiny House. Certain forms of Tiny Houses, such as Secondary Dwelling Units are provided for in the Zoning By-law.</p> <p>Building Code: According to the Province of Ontario's Guide on Tiny Homes, in all cases a tiny home cannot be smaller than 17.5m² (188 ft²).</p>	Tiny House manufacturers are starting to develop models that are Building Code compliant and meet the requirements of municipal Zoning By-laws.
Small House	A dwelling that is sized to meet its occupants needs with little excess space. Small homes are typically between 400-1400 sq.ft (traditionally under 750 sq.ft). ULI defines as anything under 1400 sq.ft	<p>Zoning: There is no restriction on minimum dwelling size within the City of Greater Sudbury provided that the dwelling meets OBC minimum requirements.</p> <p>Building Code: Minimum size according to OBC is 17.5 m² (188 sq.ft)</p>	The CGS Development Charges By-law 2019-100, defines a "Small Residential Unit" a single detached dwelling or a semi-detached dwelling with a gross floor area of less than 1,000 square feet, but does not include a garage. Development Charges for Small Houses are the same rate as Multiple Dwellings, being nearly half the rate of a regular single family dwelling, decreasing the development cost.
Micro Unit/House/Suite	A micro-unit or micro-apartment is generally located within an apartment type development. They are smaller than average studio units and intended for a single resident. They are typically 200-300 sq.ft. and often include a	Zoning: There is no restriction on the minimum dwelling size within the City of Greater Sudbury provided that the dwelling unit meets the OBC requirements.	Design and quality of construction are key to ensuring these developments are successful. For example, insulation between units to prevent noise issues, sealing gaps around doors to prevent odours, and good building management.

	small living/bedroom area, a small bathroom and a kitchenette.	Building Code: Minimum size according to OBC is 17.5 m ² (188 sq.ft).	
Congregate/Micro-Housing	Consists of a number of mini-modules for individual units and two larger modules for a kitchen and dining space, a bath, washroom and laundry space, though models may vary slightly.	<p>Zoning: There is no restriction on the minimum dwelling size within the City of Greater Sudbury provided that the dwelling unit meets the OBC requirements.</p> <p>Building Code: Minimum size according to OBC is 17.5m2 (188 sq.ft).</p>	Similar issues as above with respect to noise odour and building management.
Tiny House On Wheels (THOW)	A tiny home on wheels is typically between 80-180 sq.ft. with special width, length and height restrictions to comply with highway transportation regulations and are built of a chassis. The do not fall under the Building Code and therefore present numerous challenges to regulate them by local government.	<p>Zoning: Considered travel trailers. Are only permitted in Zones where travel trailers are permitted, eg campgrounds, commercial tourist zoned properties.</p> <p>Building Code: Areas of rooms and spaces, ceiling heights and loft; hallway widths, doorway widths, stairs, handrails and guards, egress windows, smoke alarms, foundations and anchorage, ventilation, energy efficiency must meet code. If built on wheels it is considered a vehicle and a permit cannot be issued.</p> <p>Other: insurance and financing may not be available.</p>	Not permitted as a Tiny House or Secondary Dwelling Unit within the City of Greater Sudbury. Other forms of Small Dwellings are available as options.
Seacan	Shipping and storage containers are containers with strength suitable to withstand shipment, storage and	Zoning: Not permitted on any lot zoned R, C, M1 or M1-1.	Structural safety and aesthetics are often concerns where seacans are permitted. As seacans are altered to

	handling. Also known as seacans, these large reusable steel boxes are used for intermodal shipments. Also known as intermodal freight containers	Building Code: A shipping container that has been altered to meet the OBC requirements for a residential structure is no longer considered to be a shipping container, instead is considered a residential dwelling unit. Must be anchored to a permanent foundation.	meet code requirements, the appearance is altered often to the extent that they are not immediately recognizable as the primary building material.
Modular Dwelling	A pre-fabricated dwelling unit manufactured at one location and delivered and assembled on another lot.	Zoning: Permitted where residential dwellings are permitted. Building Code: Permit required, must meet standards applicable to dwelling type.	Design of modular dwellings has improved in recent years. They decrease construction time and provide more certainty with respect to cost of construction.
Park Model Trailer	Dwelling, Park Model Home: a trailer designed for temporary human habitation intended to be used on a seasonal basis and meeting Canadian Standard Association Standard Z241.	Zoning: Permitted in C7, Camping Ground, Commercial Tourist Facility. Building Code: Similar to a travel trailer, a park model trailer is built on a single chassis mounted on wheels; it is designed to facilitate relocation from time to time and designed for seasonal living.	Not permitted as a Tiny House or Secondary Dwelling Unit within the City of Greater Sudbury. Other forms of Tiny Dwellings are available as options.
Mobile Home	A single detached dwelling that is designed to be mobile, and constructed or manufactured to provide a permanent residence for one or more persons in accordance with Canadian Standards Association Standard Z240, but does not include a park model home dwelling, travel trailer or tent trailer or trailer otherwise designed.	Zoning: Permitted in A, RU, RS, RMH. Not permitted as secondary dwelling unit or within residential areas. Building Code: Must meet CSA Standard Z-240. Building Permit Required. Must be anchored to permanent foundation.	Mobile homes are not permitted in urban areas within the City of Greater Sudbury to preserve the character of our residential neighbourhoods.

Manufactured Home	A type of prefabricated housing that is largely assembled in factories and then transported to sites of use. OBC – Site Assembled and Factory Built Buildings section 9.1.1.9	<p>Zoning: Permitted where residential dwellings are permitted.</p> <p>Building Code: Must meet CSA Z240.2.1 “structural requirements for manufactured homes”, CSA A277 “procedures for factory certification of buildings”</p>	Similar to modular dwellings, design of manufactured homes has improved in recent years. They decrease construction time and provide more certainty with respect to cost of construction.
Site Constructed Dwelling	A dwelling that is constructed entirely at the building site. Also known as stick frame housing. They must conform to all code requirements where the house is located	<p>Zoning: Permitted where residential dwellings are permitted.</p> <p>Building Code: Permit required. Must meet requirements of the OBC.</p>	Construction timeframe is greater than modular/prefab structure.
Houseplexes	Houseplexes are small, multi-unit buildings designed to look like a large house and be architecturally compatible with a residential neighbourhood.	<p>Zoning: Not currently permitted in low density residential zones in Greater Sudbury. Where multi-residential development is permitted it could take this form.</p> <p>Building Code: Permit required. Must meet requirements of the OBC.</p>	Houseplexes accommodate density while preserving the appearance of the existing neighbourhood. There can be challenges accommodating parking for these developments.
Pocket Developments	Typically comprised of approximately 14 small detached houses, typically less than 1,000 sq.ft, oriented around a common space on a larger single or double lot, with parking generally clustered away from the street. Pocket developments are typically located within settlement areas and connected to municipal services.	<p>Zoning: Would require site specific zoning, as it would not be permitted on a single lot and may require plan of subdivision or condominium depending on the proposal.</p> <p>Building Code: Permit required. Must meet requirements of the OBC.</p>	<p>Challenges include:</p> <p>On a per-square-foot basis, can be more expensive to build than larger houses.</p> <p>Does not achieve the goal of increasing density.</p> <p>On-site parking required and though not necessarily transit-oriented, could be developed with transit in mind.</p>

Tiny Town	A “Town” of tiny houses established on a single property within commuting distance of a “host City”.	<p>Zoning: Would require a settlement boundary expansion. Issues with servicing etc., similar reasons that the Official Plan has policies limiting/restricting mobile home parks.</p> <p>Building Code: Would be required to meet code requirements of the housing form developed.</p>	<p>Tiny Towns do not achieve the goal of intensification within the settlement boundary and would require a comprehensive review under the Official Plan to be permitted.</p> <p>Their location outside of a settlement area would decrease the affordability to residents because of lack of access to transit, services and amenities.</p>
Life Lease Housing	The buyer purchases an interest in the property which provides the buyer the right to occupy the unit for a long period of time, often for their lifetime.	<p>Zoning: This is a form of ownership, zoning would apply to the specific form of development.</p> <p>Building Code: This is a form of ownership, OBC requirements would apply based on the form of development.</p>	Life lease housing is often developed and operated by non-profits or charitable organizations called “sponsors” and are usually priced lower than similar sized condos. Life-leased land is another model.
Land Lease Community Housing	In the past, land lease homes were limited to mobile and more recently, manufactured homes. Today, land lease communities include traditional site-built homes and present similar to a freehold or condominium development.	<p>Zoning: Allows for undersized lot areas with compact housing footprints, as well as reduced setbacks, frontages and open space.</p> <p>Building Code: OBC requirements would apply based on the form of development.</p>	There is one owner, therefore the municipality would only deal with one client for utilities or taxes.
Community Land Trusts	CLT’s are non-profit corporations that develop and steward affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community.	<p>Zoning: N/A. This describes a form of ownership/stewardship.</p> <p>Building Code: OBC requirements would apply based on the form of development.</p>	CLT’s balance the needs of individuals to access land and maintain security of tenure with a community’s need to maintain affordable, economic diversity and local access to essential services.
Affordable Rent-to-Own	In rent-to own arrangement, rent is paid every month to the	Zoning: N/A. This describes a form of ownership.	These types of models are used to allow people to enter the housing

	owner/landlord. A portion of the rent paid goes toward the downpayment for the purchase of the home.	Building Code: OBC requirements would apply based on the form of development.	market without the need for an upfront down payment. Habitat for Humanity uses this model.
Co-Housing	A community-based shared style of housing. Residents each have a private home or dwelling unit, but make use of a shared space, kitchen, social area and other amenities.	<p>Zoning: Site specific zoning would likely be required depending on the form of the development. If a Co-ownership model in the form of a single detached dwelling, such as described below were followed, rezoning would not be required.</p> <p>Building Code: OBC requirements would apply based on the form of development.</p>	<p>The greatest distinguishing feature of co-housing developments, from a built form perspective, is the common space. These are intentional communities that prioritize neighbourliness.</p> <p>Challenges can include: A lengthy and complicated development process, in part because co-housing requires a large group of individuals to come together to find, secure and develop a property.</p>
Co-ownership	Similar to 'co-housing' and in some cases called 'co-housing', residents share a single dwelling unit, but each have their own bedroom/sitting room and bathroom suite. These unit typically incorporate features to assist with aging in place such as elevators, living space for a care provider should the need arise.	<p>Zoning: Generally permitted in zones where single detached dwellings are permitted.</p> <p>Building Code: Permit required and must meet requirements of the OBC.</p>	A legal agreement sets out the terms of ownership. Agreements will set out what occurs if one co-owner wants to sell, if a co-owner gets a partner, not entering exclusive areas without permission, pets, etc.
Co-living	Blending the features of apartments, dorm rooms and hotels, co-living accommodations offer residents the opportunity to have their own space within common living areas at a more affordable price.	Zoning: Generally require medium to high density residential zoning. Site specific zoning may be required depending on the development details.	May include services like housekeeping, curated events and access to basic household supplies. Co-living developments are occurring in places like Toronto, Kitchener and Waterloo and are often geared towards students.

		Building Code: Must meet the requirements of the Ontario Building Code.	
Co-Operative Housing	A type of non-profit housing that is generally lower priced than a privately owned apartment or may be subsidized by the government.	Zoning: Depending on the form, permitted where Street Townhouse Dwellings or Row Dwellings are permitted. Building Code: Must meet the requirements of the Ontario Building Code.	Housing Co-ops do not have tenants and landlords. Instead, you become a co-op member and share voting rights with all residents, as well as, the responsibility for managing the building.
Small Lot Homes	The Small Lot Subdivision Ordinance was introduced in Los Angeles to allow for the subdivision of multi-family and commercially zoned properties into small single family or townhome style lots in in-fill situations	Zoning: The ordinance applies to a number of multi-family and commercial zones in LA. Minimum lot size of 600 sq.ft. An overlay zone would likely need to be introduced to facilitate small lot homes in particular geographic areas this type if development was desired. Building Code: detached townhomes are structurally independent and do not share common walls or foundations.	The approval process has 17 steps and requires a number of multi-departmental approvals in order to obtain a final building permit. The development process can be complicated and lengthy.
Grow Homes	Grow Homes are narrow row houses that are largely unfinished and lack partition walls. As finances permit, residents can “grow” their home – finishing rooms, building partitions and adding fixtures.	Zoning: typically permitted where townhouses or rowhouse development is permitted. Building Code: Permits would be required both for the initial construction and as the home is “grown”.	Grow Homes are made affordable through simple design and reduced finishing costs. The flexible use of space meets changing household needs and the compact design can lead to energy efficiencies.

Laneway House	Detached dwellings located in the backyard of single-family lots which back on to a laneway. Also known as coach houses, carriage homes. Similar to secondary dwelling units, but often include provisions related to the adjacent laneway.	<p>Zoning: Typically permitted where secondary dwelling units are permitted, but may include provisions associated with the adjacent laneway.</p> <p>Building Code: Permit requirements would be similar to those for Secondary Dwelling Units.</p>	<p>Similar to Secondary Dwelling Units, Laneway homes encourage gentle densification, always for flexible housing arrangements and can assist owners with their mortgage.</p> <p>Challenges include permanency of the built form in the event the home owners circumstances change and they no longer require the unit, construction costs can make these developments cost prohibitive and increase the purchase price of the lot.</p>
Lock-off Suites	Small, legal secondary suites within apartments, about the size of a master bedroom.	<p>Zoning: Specific Zoning is required to permit this form of development.</p> <p>Building Code: Would be required to meet OBC standards.</p>	<p>Achieve the objectives of a) assist a condominium buyer to buy a larger unit by providing rental income until such time as they can afford the larger unit, b) provide affordable rental housing within condominium developments.</p> <p>More common in metropolitan markets such as Vancouver and Toronto.</p>
Secondary Dwelling Unit	A dwelling unit that is ancillary and subordinate to a primary dwelling unit that may be contained within the main building or on a lot or in an accessory building.	<p>Zoning: permitted in zones where single-detached dwellings, semi-detached dwellings, row and townhomes are permitted.</p> <p>Building Code: Must meet OBC standards. Legal Non-conforming units may require upgrading.</p>	Provides gentle densification and maximizes use of existing infrastructure. To ensure health and safety of tenants, units must meet OBC and Fire Code requirements and be registered with the City.

Garden Suite	A one unit detached residential structure containing bathroom and kitchen facilities that is ancillary to a single detached dwelling and that is designed to be temporary and/or portable.	Zoning: Requires a Temporary Zoning By-law Amendment. Building Code: Building Permit Required. Must meet OBC requirements.	Provides a solution for homeowners that require an ancillary unit for a shorter period of time. Development Charges are not applied because of the temporary nature.
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NOTE: Building Permits are required for all forms of housing and must comply with the applicable provisions of the Ontario Building Code.