



CORNERSTONE LANDING

Working to prevent, reduce and end youth homelessness in Lanark County!

Presenter: Terrilee Kelford, Chair

terrilee@terrileekelford.com

www.cornerstonelanding.com



CAEH Blog – Twitter: @NAERRH
Web Site Coming Soon: www.naerrh.ca
Presenter: Terrilee Kelford, Co-Chair
terrilee@terrileekelford.com

Cornerstone Landing client Data...

- We supported 82 young people age 16-26 (62 new referrals) in 2017
- We have supported 74 youth in 2018
 - 64% were under the age of 18
 - 53% were female and 47% male
 - 11 had dependents
 - 70%+ were from Smiths Falls
 - OW was the primary source of income
- Migration: Only 2 youth moved out of the County and they both moved to be with family (1 to Ottawa and 1 to Prescott)



Further validation of reductions in youth homelessness:



- 20K Home registry week in 2015 found **19 youth** homeless and **20 adults**.
- 2018 Period Prevalence Count in May 2018, found **6 youth** homeless and **20 adults**.

68% reduction in youth homelessness

No Cornerstone Landing for adults – no change in homelessness for adults!

Barriers to Tiny Homes on Wheels (THOWs):

- Can't be built to OBC Standards
- No pathway to compliance within the OBC when built on a trailer
- "Won't last longer than 10 years" (quote from a planner)
- Can't use them year round
- Insurance is costly
- Can't get a mortgage
- Land cost vs house cost doesn't make sense
- Can't make enough municipal taxes from small houses to justify them

Regulatory Barriers:

Tiny Houses in Canada's Regulatory Context: Issues and Recommendations
Provincial-Territorial-Municipal Working Group on Tiny Homes 2 October 2016

“0.2.3 Barriers to Compliance and Unintended Incentives for NonCompliance: The principal barriers to compliance appear to result from municipal or district zoning bylaws where these: [?]

- specify minimum lot sizes for residential use [?]
- specify minimum building area for dwellings or provide criteria with similar implications [?]
- use terminology that does not reflect or accurately represent current housing types [?]
- do not recognize non-typical residential land use such as land-lease or condominium developments, or limit these to “mobile homes”.

http://www.cmhi.ca/sites/default/files/tiny_homes_discussion_paper_revised_2016-10-02.pdf

Tiny Home Plans:

Phase 1:



Build a Tiny Home on Wheels Prototype to Ontario Building Code (OBC) standards in partnership with Algonquin College.

AND

Ask municipalities to review and consider revisions to their Official Plans and Zoning By-Laws that would permit the use of Tiny Homes.

Phase 2:

Build 5 Tiny Homes on Wheels to be used for a Tiny Host Homes Emergency Housing program

Phase 3:

Build a Tiny Home Community for affordable housing

Phase 1: **Complete**

Presentations were made to Carleton Place, Perth, Smiths Falls, Montague and Lanark County Councils in 2018 & our Tiny Home prototype is now complete.



Phase 1: we partnered with Algonquin College Perth Campus in August of 2018 to build our first Tiny Home on Wheels (THOWs) for Emergency Housing.



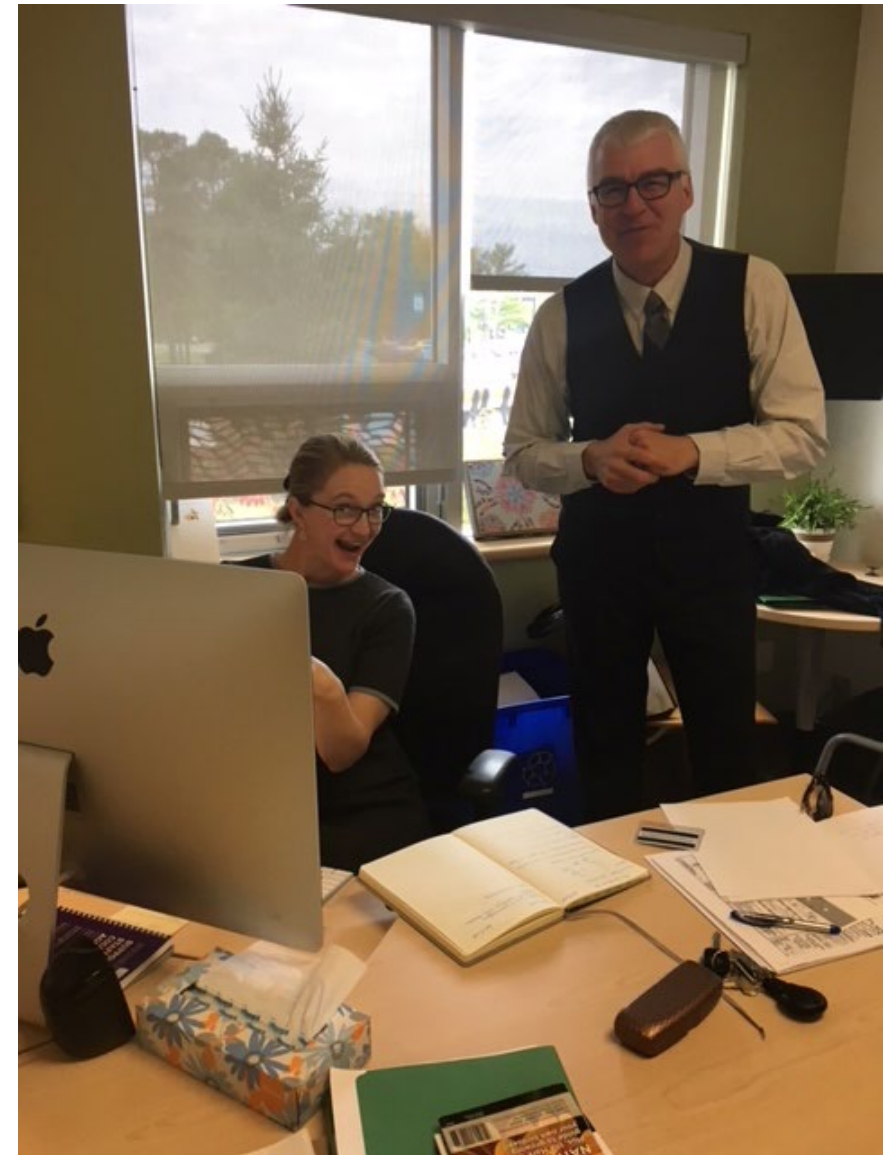
Yeurgen Beck of Redwood Homes was hired to build the Tiny House.



Gordon Graff of Graff Architecture was hired to design and complete the drawings for the build.



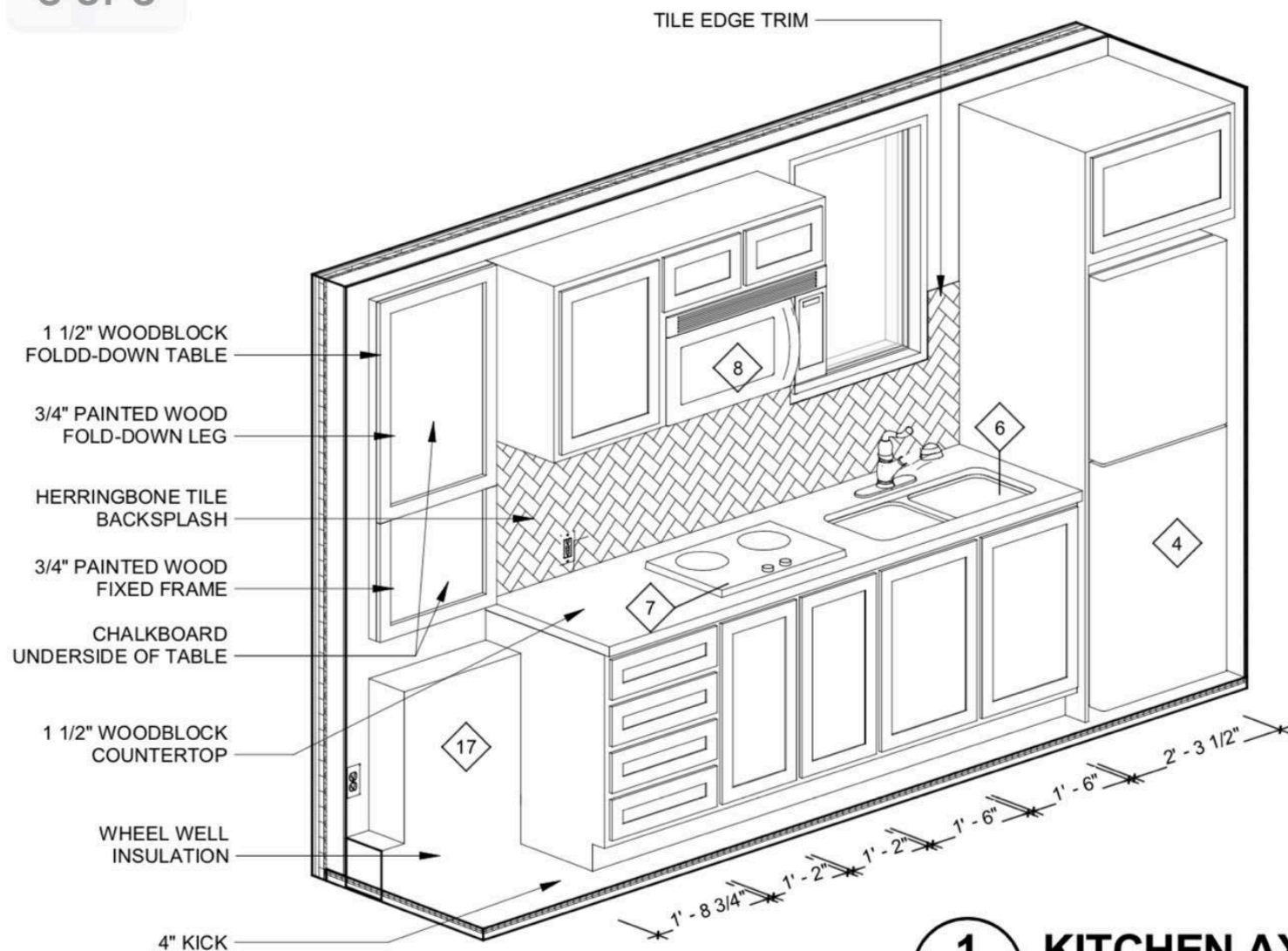
In September of 2018, the team was assembled and the planning began...



Gordon Graff Architecture







1
A6.00

KITCHEN AXO



ISSUED FOR

1 2018-12-19 CONSTRUCTION SET

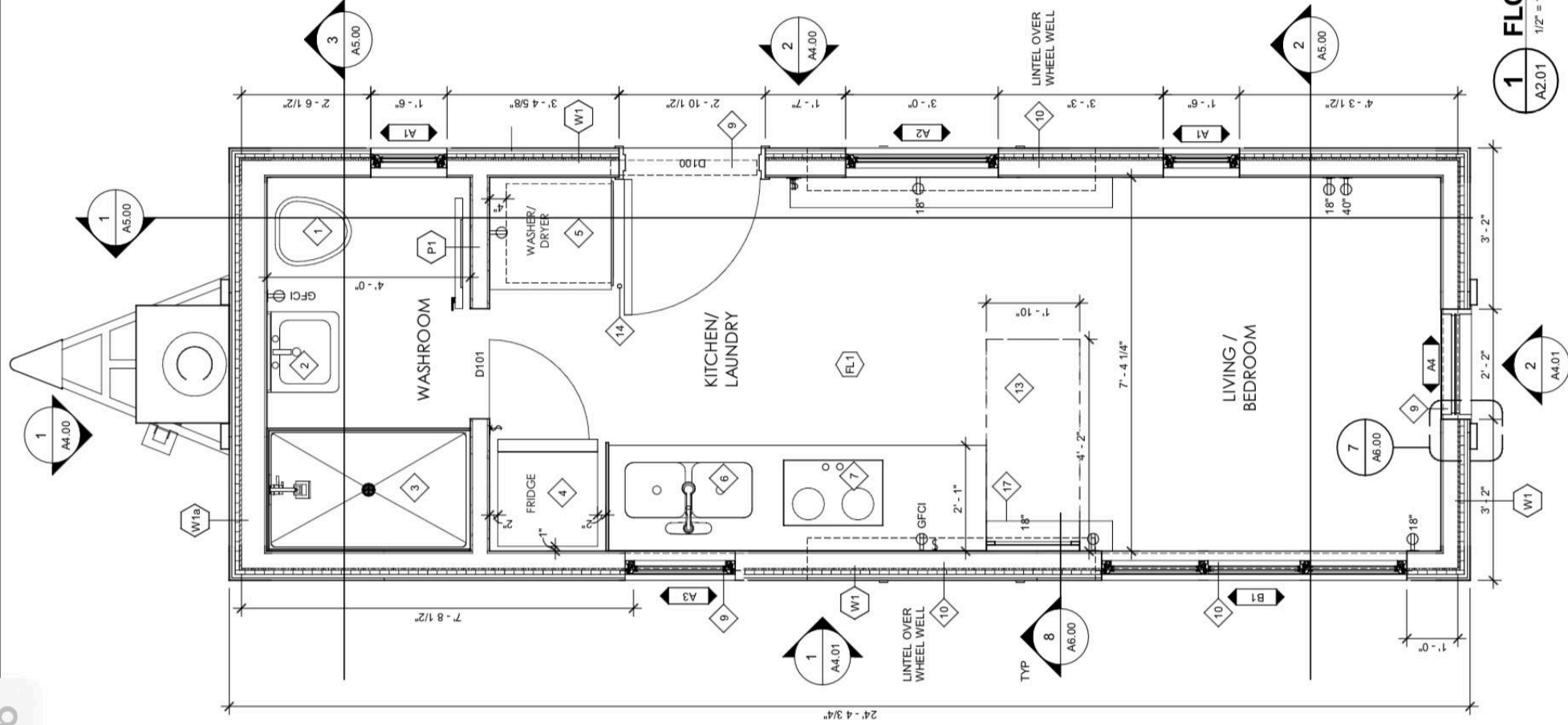
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REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

ARCHITECT

GRAFF ARCHITECTURE
1358 RIDEAU FERRY ROAD
PERTH, ONTARIO K7H 3C7
Tel: (613)-900-1963



Build Specifications:

- OBC Standard Minimum Square Footage is 13.5 m² or 145.31 sq ft. + a washroom and laundry.
- Maximum MTO width permitted on the road without wide load permit is 8.6 ft.
- Our unit is 24 ft long x 8.6 ft wide = 206.40 sq ft exterior dimension
- All electric mechanical / appliances (50 amp service)
- Stove top, fridge, microwave, washer/dryer combination unit – NO oven.



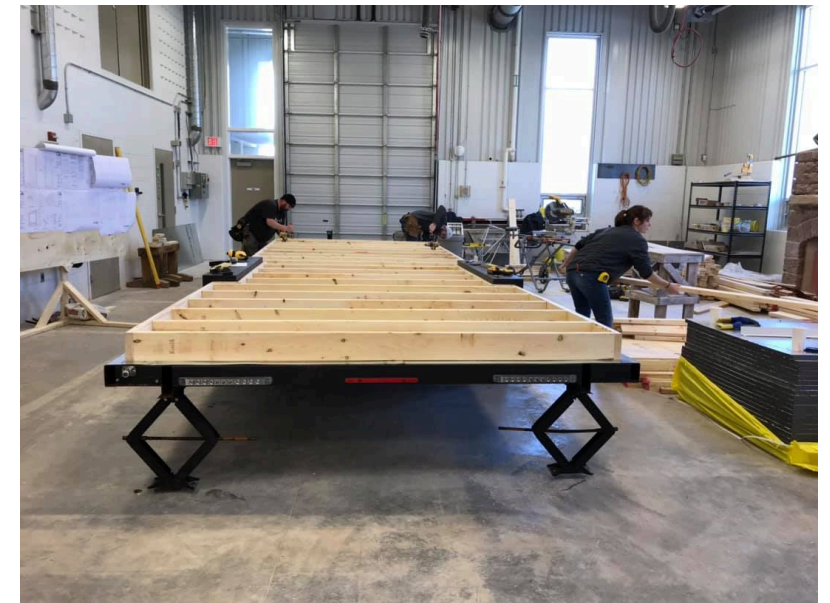
It all started with a trailer!

Thank you to **Planet Structures** for providing the trailer and transporting it to the Algonquin College Campus for us.



Sheet metal is attached to the trailer to avoid moisture from hitting the underside of the home.

2 x 6 floor joists are installed.





Simpson ties hold studs to the flooring sleepers. The Sill plate is fastened through sleepers and trailer frame. Sheeting is glued to rim joists and studs.



The walls are going up!



The framing is complete and the house is ready for plumbing and electrical rough-in.

The house is one story with no loft to avoid OBC challenges with stairs and railings.

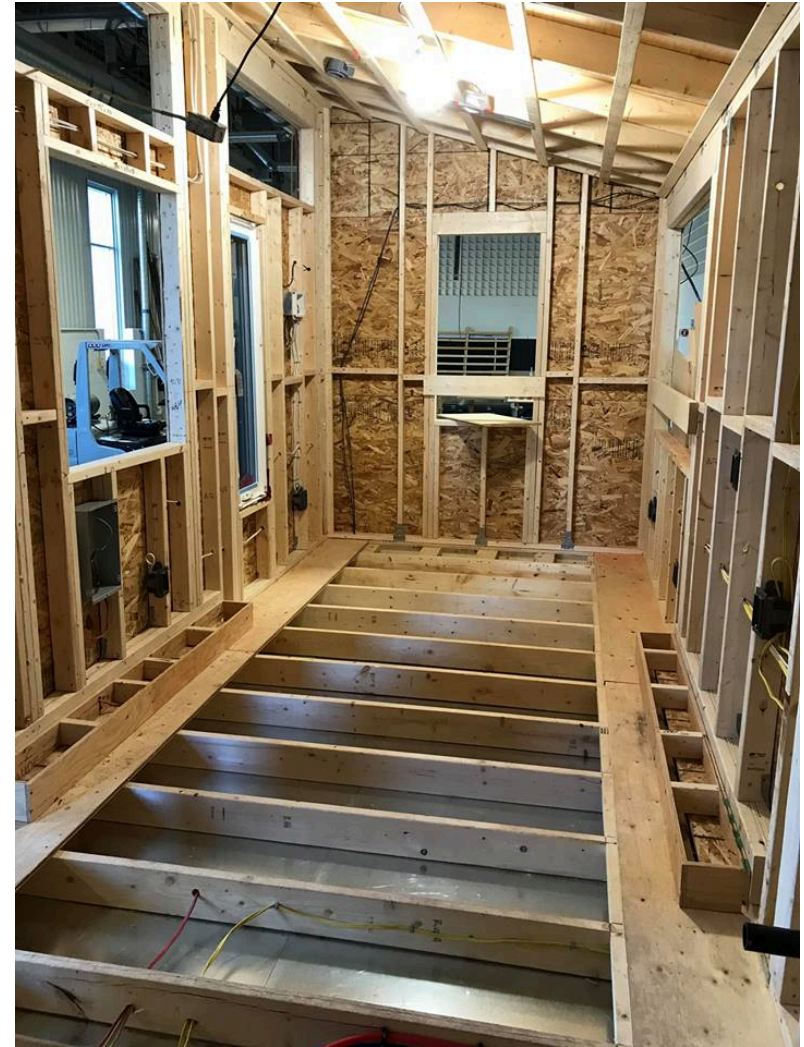




Electrical and
Plumbing rough-in
complete.

Thank you to Jimmy
Masterson of
**Masterson
Mechanical** who
consulted on this
project.

Thank you **Hilltop
Electric** and
**Regional Plumbing
& Water
Treatment** for
doing the work.





Window flashing installed, rigid insulation on the exterior and then strapped. Dupont flex wrap used around windows to create a window pan that protects against wood rot and moisture. Double pan for added protection.



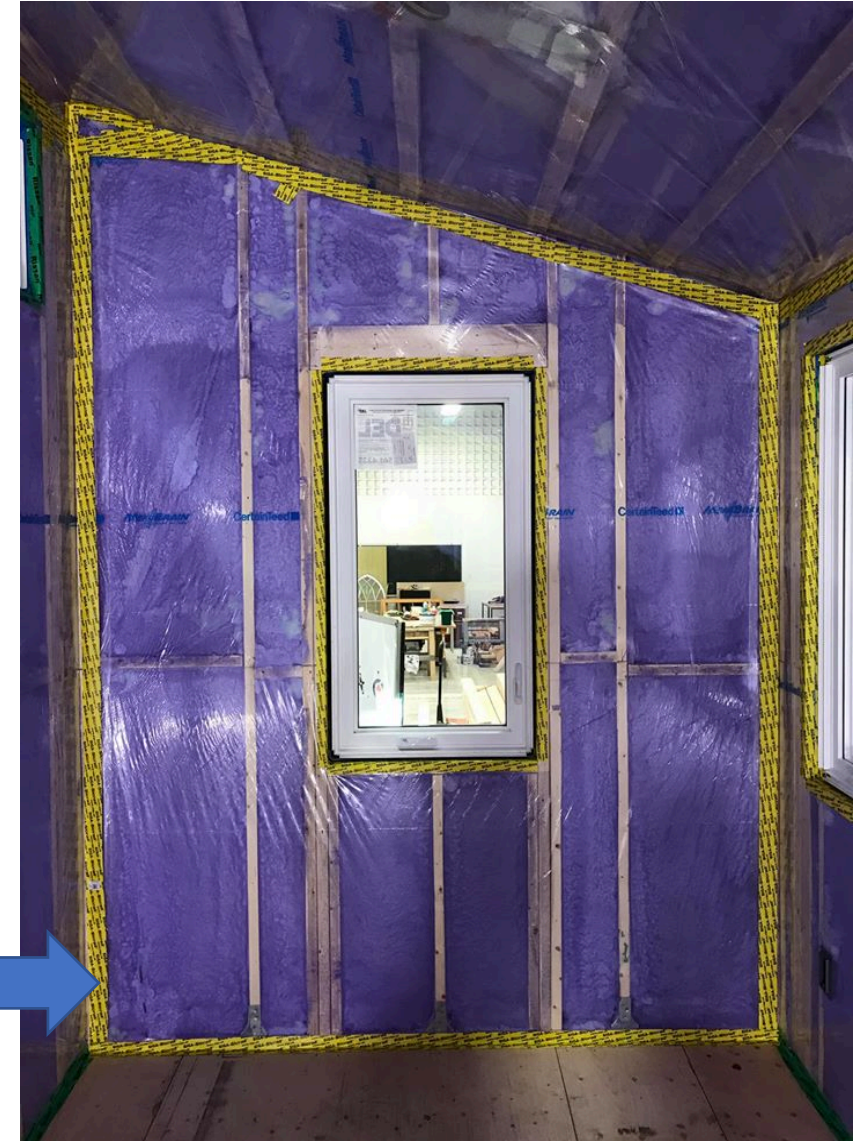
Ready for siding on the exterior.





Certainteed, is a breathable membrane for heat cool cycles like we see in Canada.

Conventional construction tapes are not as effective as Siga tape.



Windows installed and prepared for foam spray.



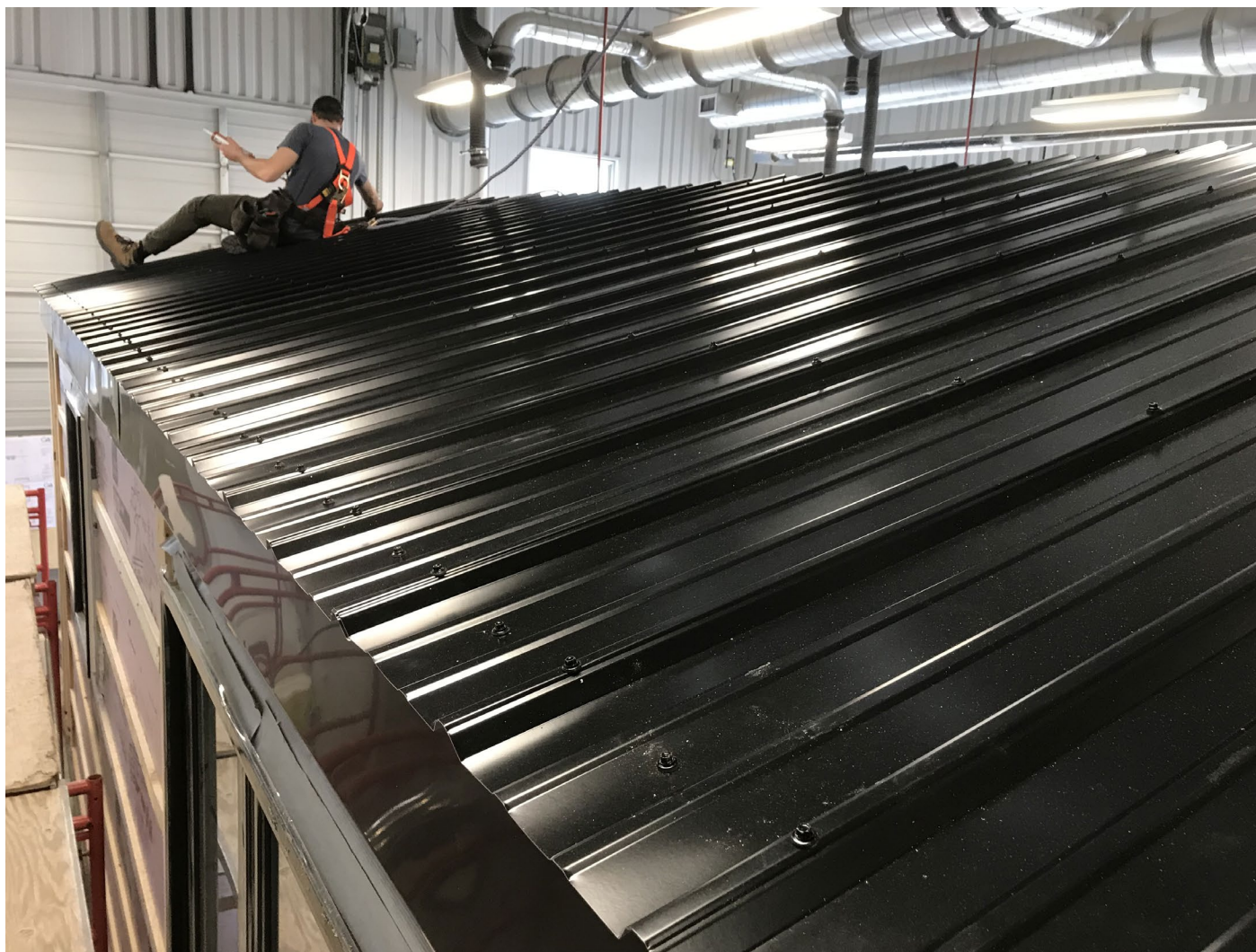
V Barrier is taped in all lap joints and floor intersections.



We were very fortunate to have **Jason Takerer** volunteer many hours of his expertise to this project. It would not have been as successful without him.

Jason is completing a Blower Test in this picture on Friday April 5th, 2019. It measures how airtight the building envelope is. The windows are shut and door sealed, with a fan unit that blows air outside the building. While it is being depressurized, the control unit takes readings of how many air changes it will do in one hour, based on air loss from leaks.

The steel roof is installed.



The interior is finished.





And the
project is
complete!

We asked Municipal Councils to:

1. Remove all minimum square footage requirements for single family homes. OBC minimum square footage required is 145.31 + washroom.
2. Adopt Secondary Unit legislation as per-provincial recommendations (See Second Unit, Info Sheet – Spring 2017)

Tay Valley Township and Smiths Falls were included as examples in this document.

<http://www.mah.gov.on.ca/Page16444.aspx>

3. Permit more than one Tiny Home per property.
4. Reduce the minimum lot size for single family homes.

Tay Valley Township has broadened their allowances for secondary units and have included tiny homes as a permitted use in all zones in the township.

“TINY HOUSE DWELLING shall mean a single dwelling or a seasonal dwelling, as herein defined, which does not meet the minimum dwelling unit area requirements of the zone in which it is located but which otherwise meets all of the provisions of the [Ontario Building Code](#)”

3.28 Tiny House Notwithstanding any other provisions of this By-law to the contrary, a tiny house dwelling, as herein defined, is permitted as a single dwelling in all zones where a residential use is a permitted principal use, provided that the applicant shall obtain a sewage system approval and that the tiny house dwelling meets all of the zone standards of the applicable zone. Where the tiny house dwelling is located on a lot, no accessory buildings or structures shall exceed 10 m² , except for a detached garage.

Tay Valley Township cont'd:

“SECOND DWELLING shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen and bathroom facilities are provided and which is located on the same lot as a single dwelling, semi-detached dwelling or townhouse dwelling, as defined herein.”

https://icreate5.esolutionsgroup.ca/231100_TayValley/en/doing-business/resources/2002-121---Zoning-By-law-Consolidation---18-10-26.pdf

North Frontenac Township has included a definition of Tiny Home:

“Dwelling – Tiny Home means an alternative form of housing that supports year-round accommodation, is self-sufficient in terms of servicing, is permanent, and includes a minimum gross floor area of 19 square metres but less than 37.2 square metres and any wheels shall be removed. This definition shall not include a Park-Model Trailer or Recreational Vehicle as otherwise defined herein.”

“Dwelling – Secondary means a dwelling unit that is also known as an accessory unit, basement apartment, and secondary suite or in-law suite. Such units are self-contained residential units with kitchen and bathroom facilities and include units within coach houses and within ancillary building”

https://www.northfrontenac.com/en/township-services/resources/Documents/By-Laws/Zoning-By-Law.pdf?fbclid=IwAR0TwEyden6NxleYKQ4T0FOko7XeTkOApiEq_WeA6cz0V7h-weVsBYLWUuA

Grand Forks, British Columbia: www.thetinyhomefestival.com

If built on site, THOW must be constructed according to the current BC Building Code. According to the BC Building Code no loft can be used for sleeping.

If premanufactured, THOW must be constructed in accordance with the CSA A277 Procedure for the Certification of Prefabricated Buildings, Modules and Panels to the current BC Building Code.

Grand Forks Council did not want THOWs by default allowed across all zones- so to place a THOW in a residential zone (that does not include this as a form of dwelling) a person must obtain a Temporary Use Permit: a. Bonding sufficient for removal of the THOW is provided to the City before the time of placement; and THOW is removed at the end of the Permit period; b. or to remain on the property the THOW must be converted to a single family dwelling or a Garden Suite by placement on a full depth perimeter or point-support foundation, subject to the conditions of a Building Permit from the City;

Grand Forks, British Columbia cont'd:

If a tiny house built off-site did not receive a permit but is exceptionally well documented and has plans / as-builts available, there may be some latitude to permit it under the Temporary Use 4. THOW must be skirted and parked on a parking spot that has sewage*, water and electrical *Composting toilets must be replaced by flushing toilets. However, in rural areas where the primary residence might not have municipal services, Grand Forks's approving officer will waive requirements and allow alternative solutions if in acceptable framework and no services available.

Yellowknife, North West Territories: www.thetinyhomefestival.com

On October 26, 2015, Council directed Administration to explore the “tiny home concept” and bring forward recommendations for amendments to bylaws to facilitate “tiny homes” and to identify lands within the city where “tiny homes” could be developed. Planning Department’s response in 2016: [Tiny Homes on Wheels \(THOW\)](#), which are built on trailer beds with wheels and not permanently affixed to the ground, are considered Recreational Vehicles. Additionally, they do not comply with the National Building Code requirements for a safe and habitable dwelling. As such, a recreation park for these types of structures is recommended versus a residential area.

Yellowknife, North West Territories cont'd:

Zoning an area of the city for THOW would expose the inhabitants to risk, and the City to liability, and is therefore not recommended. While it may be possible to achieve CSA compliant Recreational Vehicles, this would effectively lead to the City becoming an operator of a year-round camping facility, which is not a recommended option at this time. Yellowknife does not require a minimum dwelling size; however, all lots zoned for single detached and duplex dwellings have a minimum lot size, which may make the construction of smaller dwellings financially infeasible.

Phase 2:

Emergency Housing:

Lanark County currently lacks an adequate emergency housing plan for those identified as homeless. Right now, someone in need of emergency housing will be offered:

1. A Hotel stay for a “few” days;
2. Placement in a boarding house if a spot is available;
3. Transportation to Ottawa or Kingston to access a shelter if one is available. Often people are abandoned in these cities with no way back to their original community; and/or
4. They are left outside.

Phase 3:

Affordable Housing:

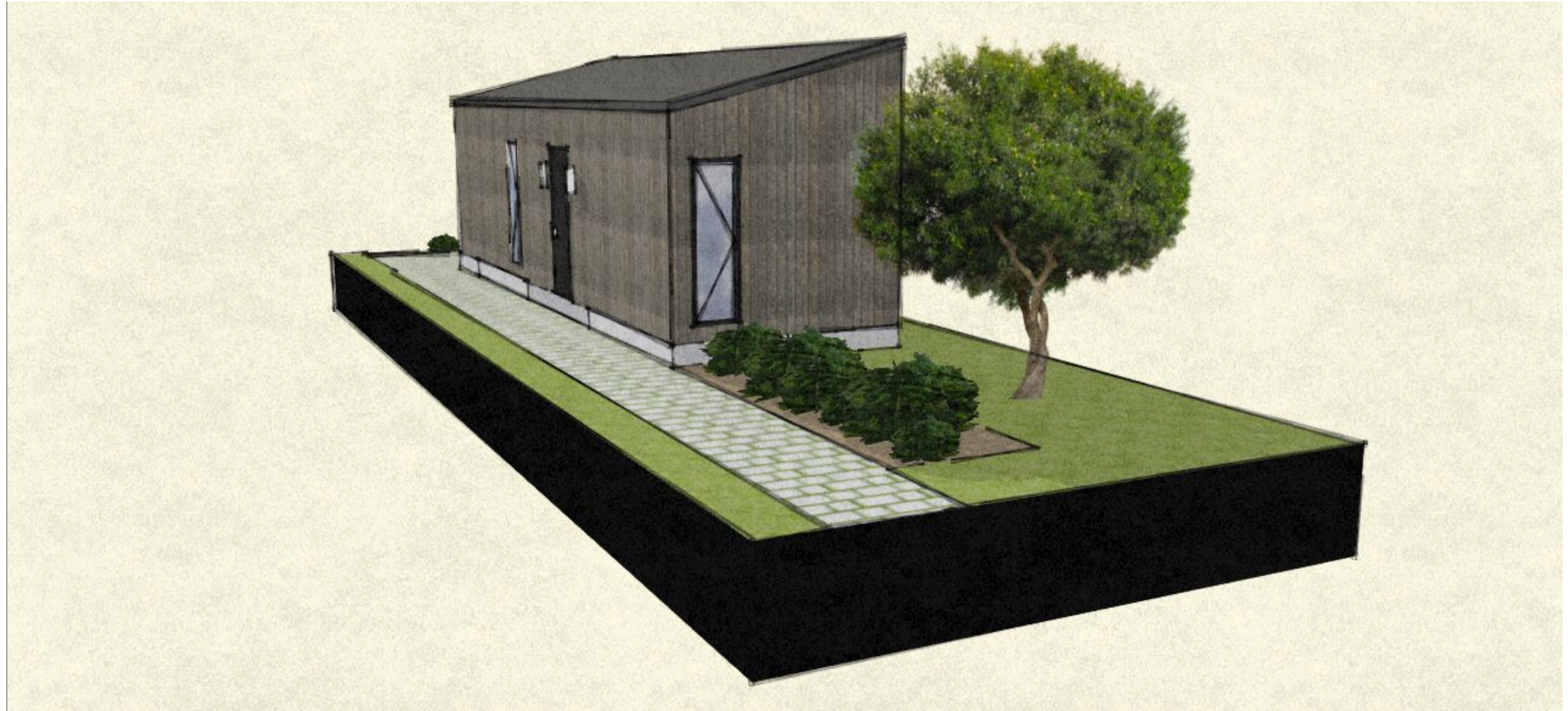
We are hoping that more planning heroes like Tay Valley Township will amend their bi-laws to:

1. Remove all minimum square footage requirements for new builds;
2. Permit secondary dwellings; and/or
3. Permit more than one Tiny Home per property.

All of these amendments could help communities build more affordable housing options.

Phase 3 – Proposed Tiny Home Village



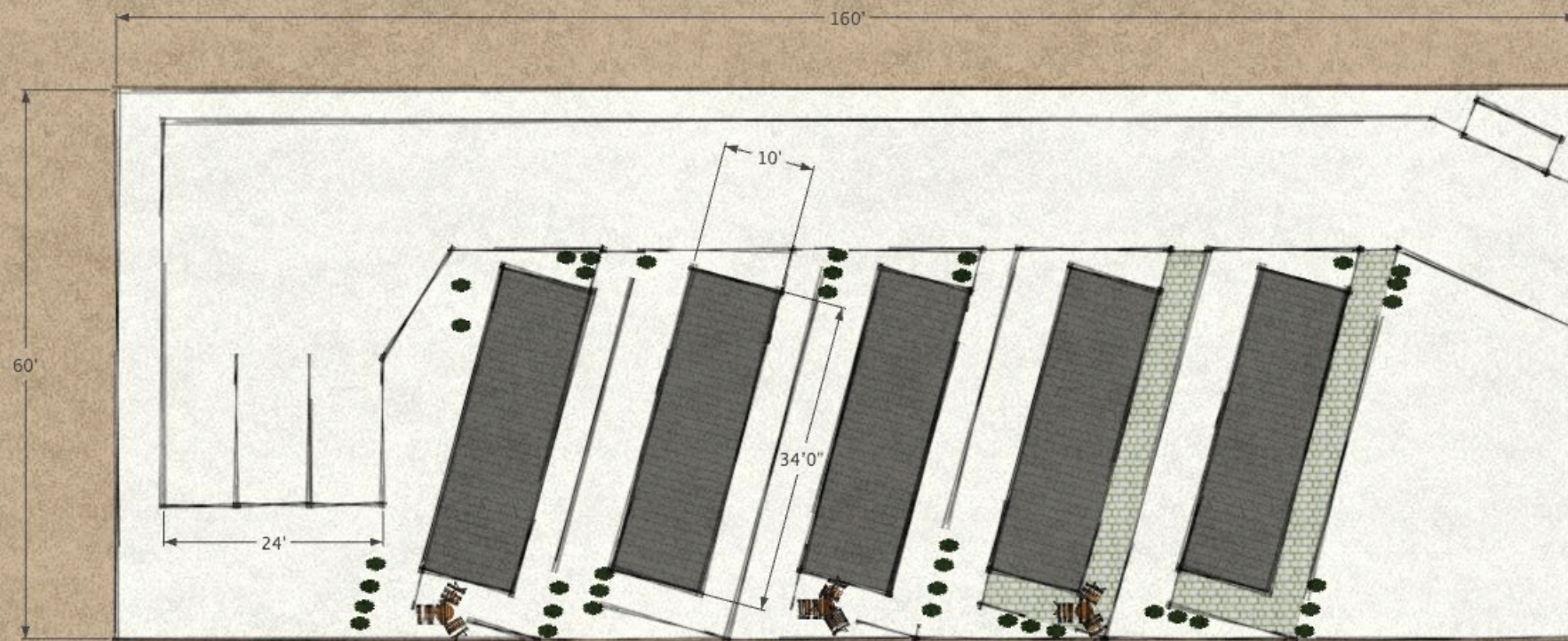






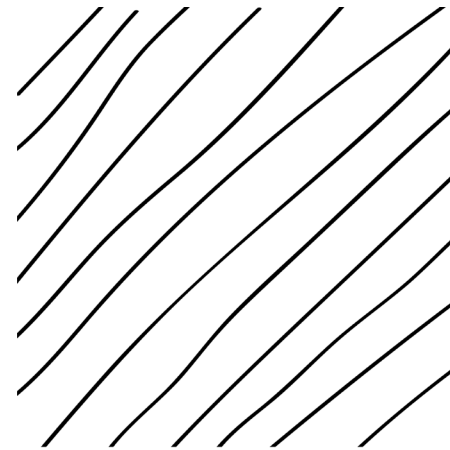
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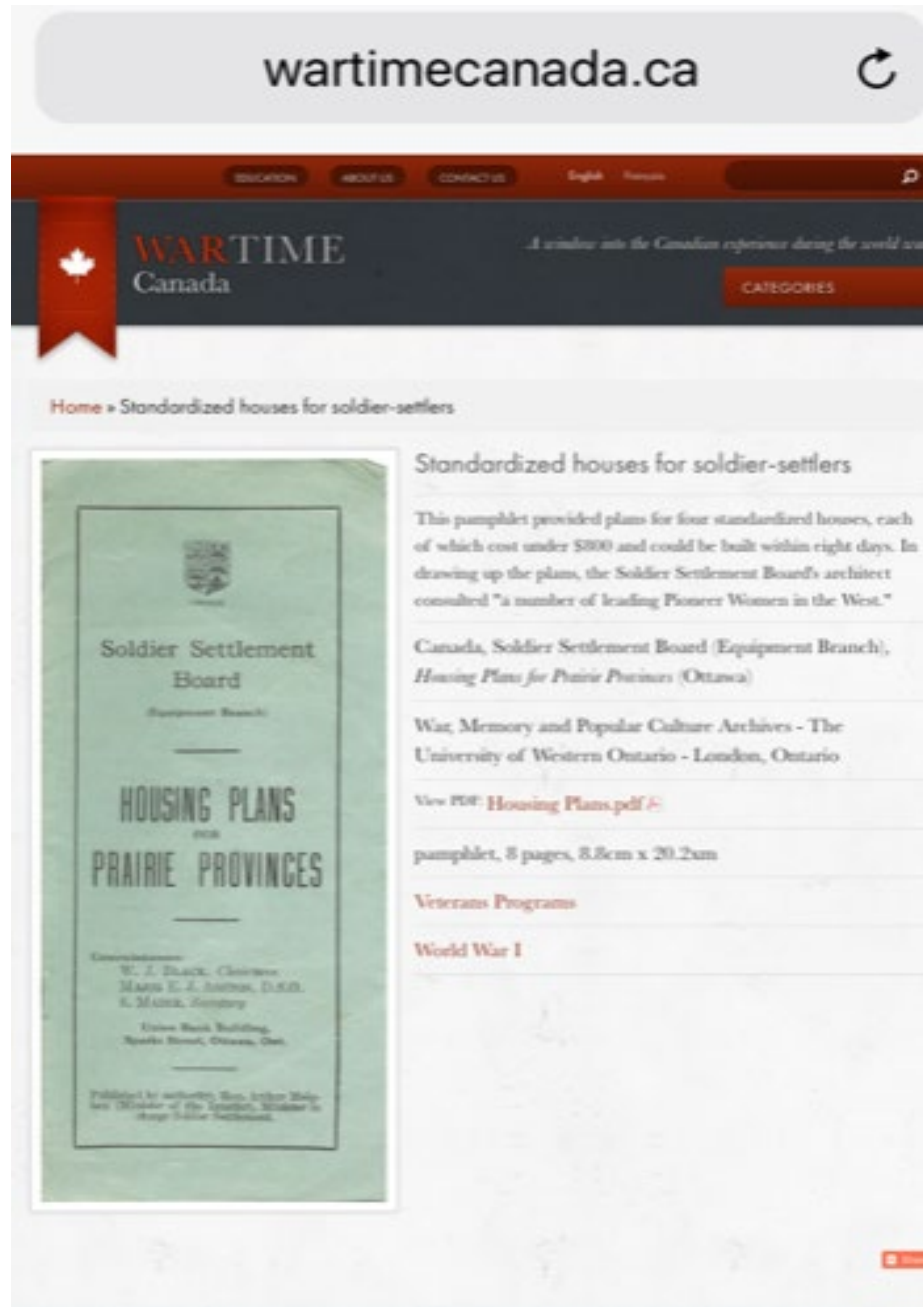


Specifications:

- Overall building footprint including deck and all walls : **340 Square Feet**
- Total Net livable floor area : **253.56 Square Feet (this is your main number, it does not include the deck or wall area)**
- Overall building height: **12'- 6"**
(12.5 Feet at highest peak)
- Building Width : **10' - 0"**
- Building Length Including Deck : **34' - 0"**

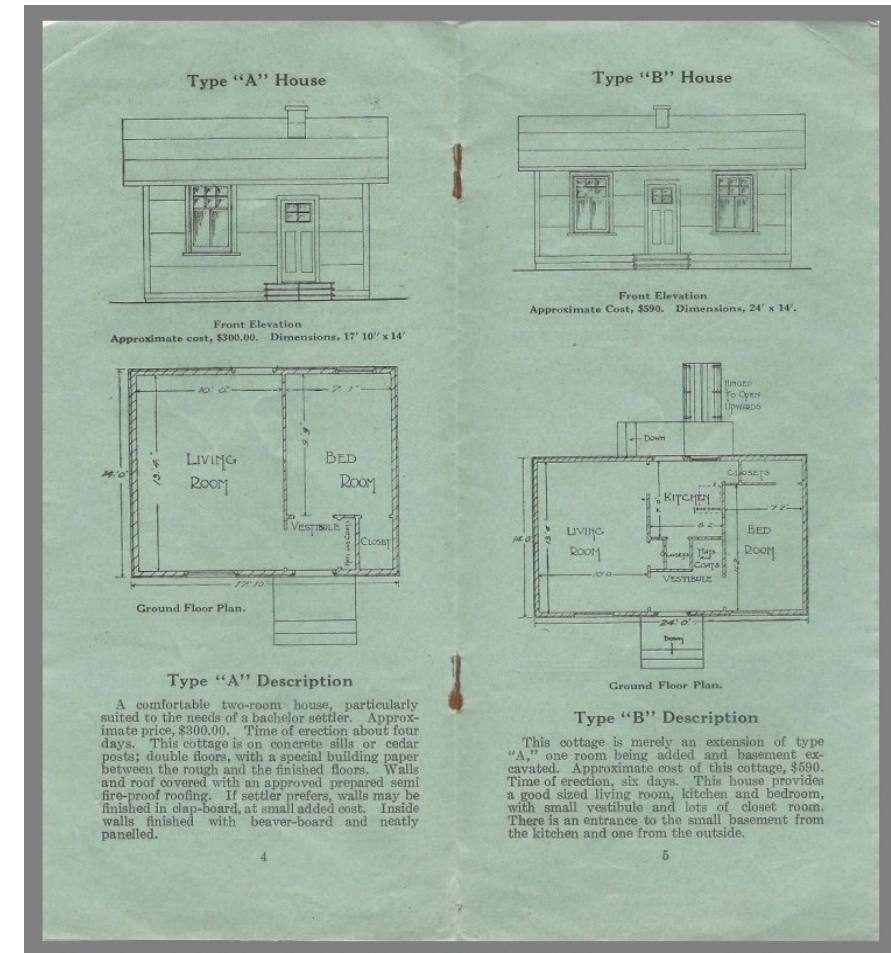


purehaus
developments



Did you know in the 1940s War Time Housing Ltd built Tiny Homes across Canada for workers in the war and returning war veterans. They were intended to be affordable rental housing. 1 million still exist to this day.

In 1946, War Time Housing Ltd merged with CMHC and moved toward an affordable home ownership model.





“I think this (Tiny House) is just absolutely fabulous and I think every little old lady should have one! All on her own. No ands, ifs or buts about it. It’s perfect and should be in a co-operative community.”

– Pam MacDonald,
Director - Senior Single
Women’s Group



The Rural FASD Support Network is in full support of Cornerstone Landing's Tiny Home initiative. In terms of our folks we really look at the Interdependent Housing Model where someone can have property ownership but at the same time still have supports and services available to them and Tiny Homes are the most viable option to us in terms of how you could accomplish that.

– Robert More, Rural FASD Support Network



“Tiny Homes alone won’t end homelessness, but they can play a role. With estimates of 250 thousand people experiencing homelessness every year in Canada, we need all affordable housing options available including Tiny Homes.”

– *Terrilee Kelford, Chair -
Cornerstone Landing*

Thank you to our funders:



HUMAN things....

If you have a place to go home at night, sleep, put your head down, feed yourself, shower, whatever else, go to sleep, wake up in the morning, do your whole daily routine, come back, have a place to sleep, KNOW that you are safe and you can go to bed and not be like hey, someone might steal my cloths, someone might hurt me, I might have to take all my stuff and move again in the next 3 days. Knowing you are secure, you can constantly come back to the same place, same home, feed yourself, shower yourself, HUMAN things that the kids can't get, its just not there and that's what they need.

Cornerstone Landing Client, CBC Radio, 2017