

# Special Planning Study

Expanding Housing Options and  
Improving Affordability: HAF Initiative 1

**Council Orientation**  
**December 10, 2024**



# Introductions

---

- Brian Hillman, Director, Development Services
- Larry Silani, MillerSilani Inc.
- Greg Bender, WSP Canada Inc.
- Will Lamond, WSP Canada Inc.

# Purpose of the Study

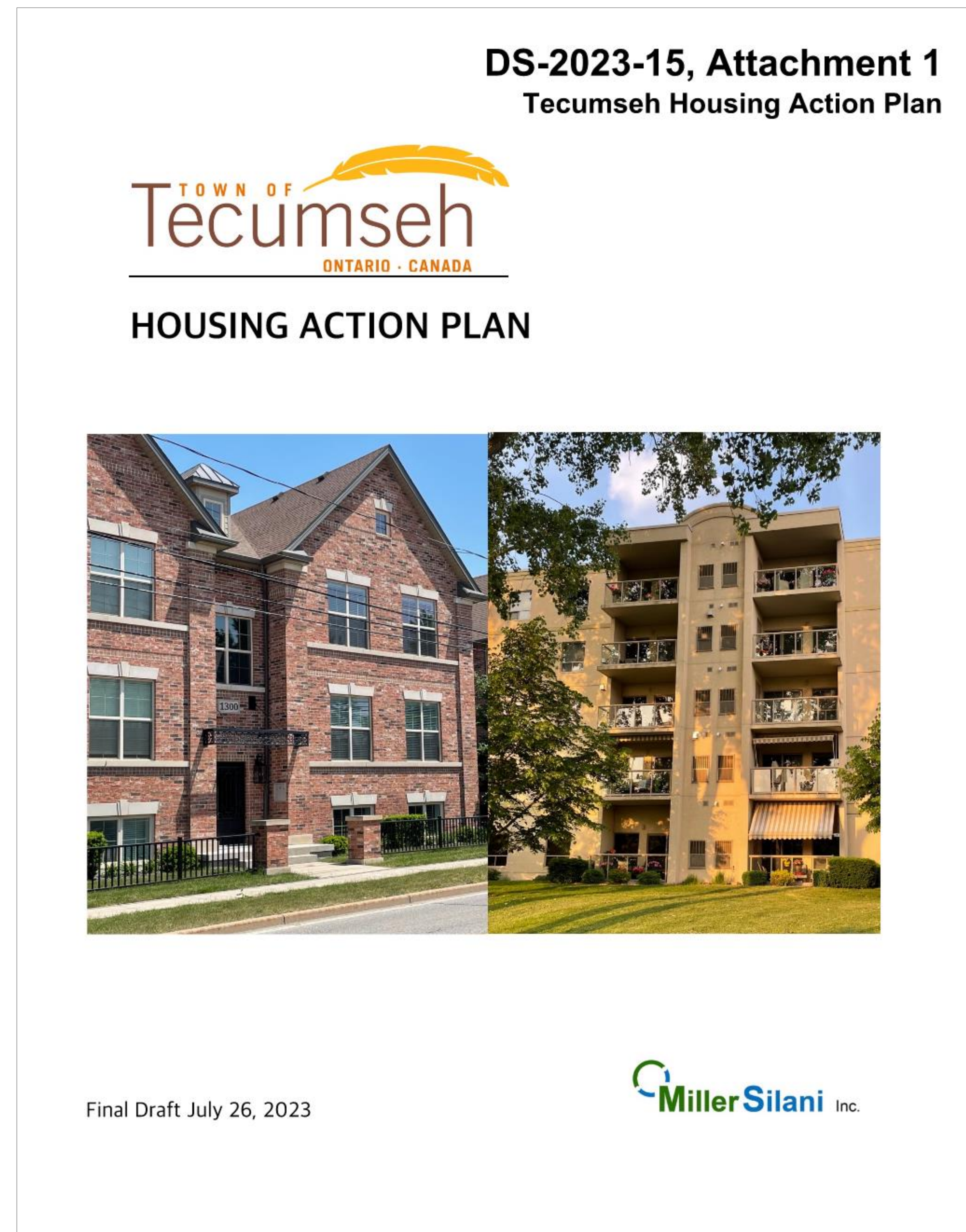
- Staff and WSP are considering various options for updates to the Town's Official Plan and Zoning By-law to allow a wider range of housing options throughout Tecumseh.
- The Study was spurred by the Town's Housing Action Plan and subsequent receipt of funding from the Federal Housing Accelerator Fund.

## Study Objectives

1. Increase housing Diversity.
2. Increase the number of attainable housing units.
3. Increase the number of rental units.
4. Support households looking to enter the housing market.
5. Age in place and remain in existing neighbourhoods.

# Housing Accelerator Fund

- In July 2023, Council adopted the Town's Housing Action Plan (HAP), which identified 10 initiatives to improve housing supply and affordability in Tecumseh.
- The HAP supported the Town's submission to the Federal Housing Accelerator Fund.
- In March 2024, the Town and the Federal government reached an agreement for a \$4.38 million grant to support 9 HAP initiatives.
- This Study is to implement HAP Initiative 1.



# Work Completed to Date



- The **Discussion Paper** (posted for public review in Summer 2024) provided a summary of the background review, including policy drivers, key issues, case studies, and explored different typical housing typologies.
- **Consultation** in the Summer 2024 included a presentation to Council, a drop-in public open house, and the collection of public comments as well as the item being on the Town's PlaceSpeak platform.
- The project team is currently preparing a **Directions Report** with detailed options and recommendations for Official Plan and Zoning By-law changes.
- These options will be detailed and reviewed with the Council (today) and the public before the **final OPA and ZBA** to implement the preferred direction are prepared.

# Study Drivers – Key Issues

- This Study to identify opportunities for expanding housing choices was initiated to respond to various housing issues in the Town, and in response to Provincial and local policy requirements.
- The high cost of housing in Tecumseh makes it unattainable for many people, especially new households and people on a fixed income, which can include young families, seniors, and those with disability.

### Affordable Housing

More than  
**30%**  
of renter households in  
the Town pay more than  
30% of their income on  
housing (2021)

### High Cost of New Homes

Average cost of a new  
single-detached home  
(2021)

**Tecumseh: \$1,265,000**

|           |            |           |
|-----------|------------|-----------|
| Windsor:  | Lakeshore: | LaSalle:  |
| \$732,000 | \$684,000  | \$974,000 |



# Study Drivers – Key Issues

- The Town can support different household configurations by permitting a much broader range of housing types.

## Golden Girls Act would pave way for Ontario seniors to co-live

The private members' bill would amend the provincial planning act to prevent municipalities from using bylaws to prohibit seniors from co-living.

Feb. 27, 2019 | 3 min read



Beverly Brown, Martha Casson, Sandy McCully and Louise Bardswich in their shared home in Port Perry, Ont., in 2016.

FRED THORNHILL / For the Toronto Star

### Limited Housing Variety

**81%**  
of housing units in the  
Town are single-detached  
houses

Low rental availability:  
only **11.5%**  
of households in the Town  
are renters

### Population Growth and Challenges for Both Younger and Older Generations

2021: **24,000** residents  
2051: **42,300** residents

50 years+ age group  
forms almost  
½ the population

# Study Drivers – Policy Framework

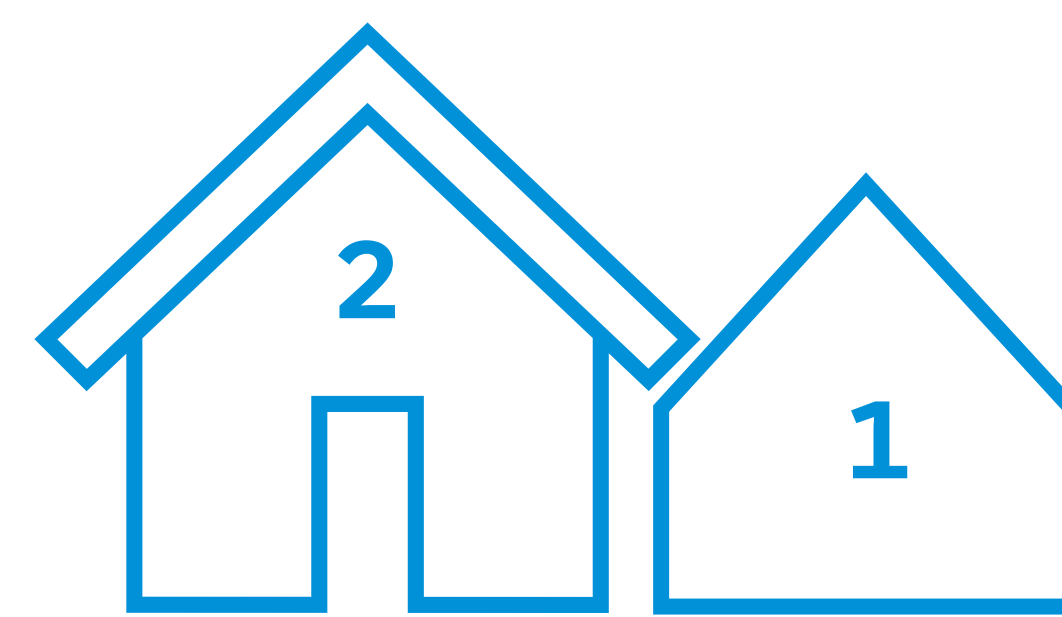
## Province of Ontario

- In November 2022, Ontario's *Planning Act* was updated to require that municipalities allow up to three residential units wherever single detached houses, semi-detached houses, or townhouses are permitted.
- Provincial Planning Statement continues to strive for housing diversity.



Three units in the main dwelling

or



Two units in the main dwelling and one unit in an accessory building

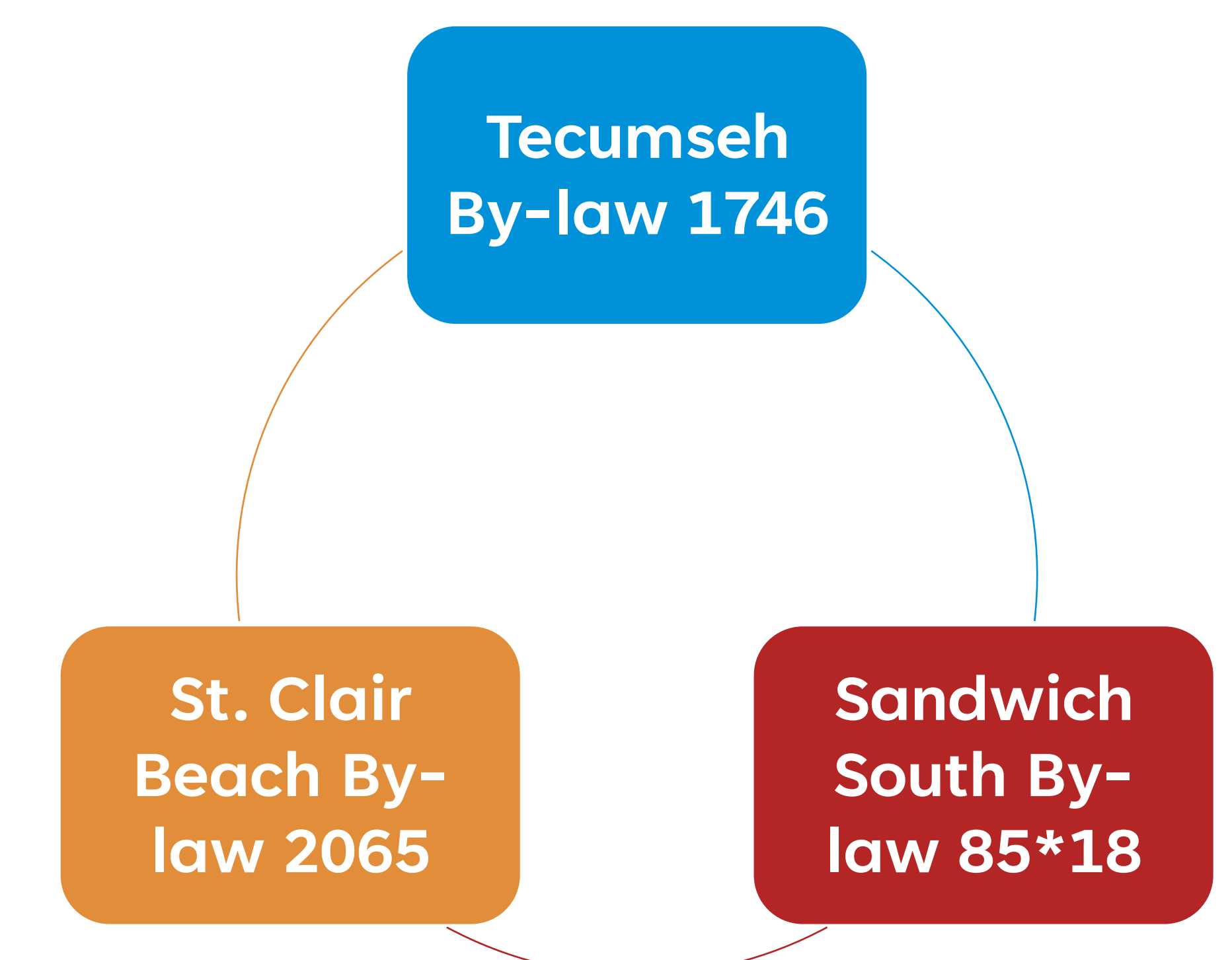
## Tecumseh Official Plan

- The Official Plan is the high-level land-use plan for Tecumseh, and it establishes growth forecasts and development principles and policies that are implemented through zoning.
- The Official Plan forecasts a need for 4,377 new dwelling units in Tecumseh by 2045, with goals to diversify housing types and promote residential intensification in serviced areas.



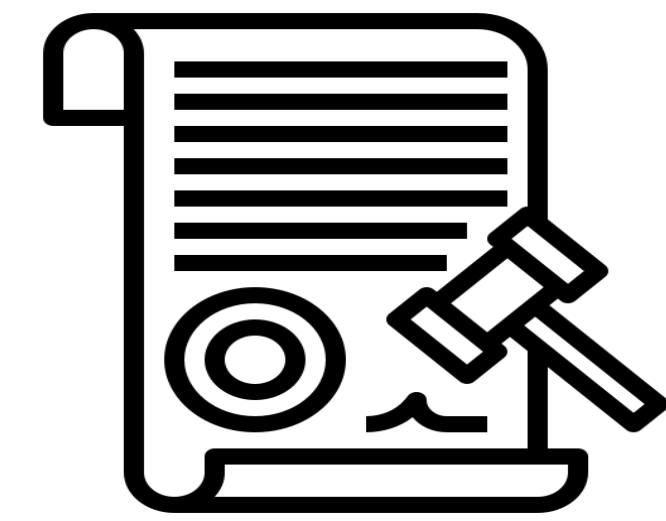
## Tecumseh Zoning By-laws

- The Town's three Zoning By-laws regulate land use, housing types, building locations, sizes, and parking requirements, implementing the policies of the Official Plan.
- A comprehensive Zoning By-law Review is underway to consolidate the three By-laws.





# Case Studies - Ontario



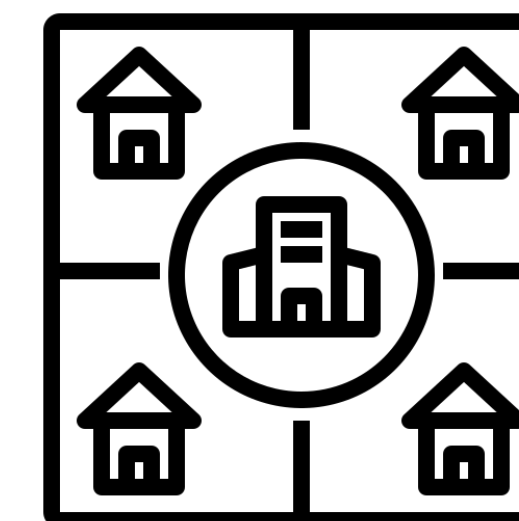
## Key Trends Across Municipalities

**Increased Permissions for Housing Typologies:**  
Municipalities are amending zoning to permit more housing units on the same lot size, supporting housing affordability.



## Examples

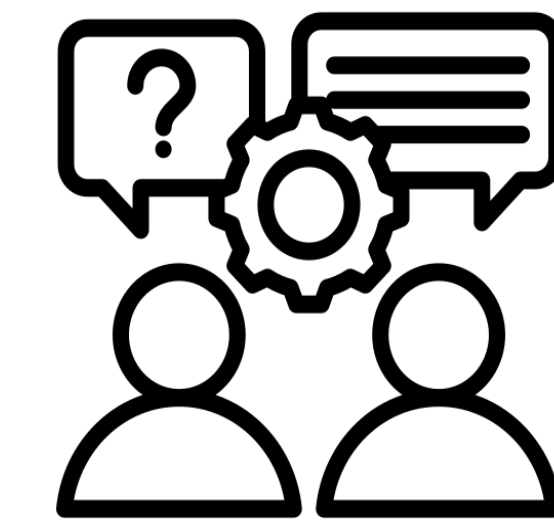
Both the Towns of LaSalle (2021) and Essex (2024) have updated their zoning to broadly permit semi-detached houses and townhouses. LaSalle has also increased the zones where duplexes, triplexes, and fourplexes are permitted.



**Flexible Zoning:**  
Some municipalities allow a broader range of housing types, adjusting lot sizes and building requirements.



The City of London introduced four-unit zoning in low-density residential zones, initially building on existing three-unit permissions.



**Consultation Processes:**  
Public and stakeholder engagement plays a critical role in developing and implementing these new zoning regulations.



The City of Kitchener undertook three in-person and one virtual public open houses to support the amendment to permit four-unit zoning.

# LaSalle and London – Four Units As-of-Right

- Town of LaSalle
  - R1 zone permits single-detached and semi-detached dwellings, plus 2 additional residential units.
  - R2 Zone permits duplexes, triplexes, and fourplexes in addition to singles and semis. Additional residential units are only permitted in singles and semis.
- City of London
  - Up to 3 additional residential units permitted within any zone and in association with singles, semis, street townhouses, duplexes, triplexes and converted dwellings, up to a total combined maximum of 4 dwelling units per lot
  - Up to two additional residential units may be permitted in a single accessory building.
  - No additional parking is required for additional residential units.
  - Permits single detached dwellings only in the R1 zone, singles, semis and duplexes in R2 Zone, and up to a fourplex in the R3 zone.

# Case Studies – Outside Ontario

- Trend toward permitting four (or more) units per lot.
- Implementation varies, with municipalities adjusting zoning regulations for lot sizes, building footprints, and housing types (especially semi-detached, duplexes, and triplexes on existing lots).



**City of Regina, Saskatchewan**  
The City of Regina amended zoning to allow four units on residential lots, removing parking minimums to support development.

**City of Edmonton, Alberta**  
The City of Edmonton's new Zoning By-law permits up to eight units on residential lots, focusing on form and massing.



**City of Minneapolis, Minnesota**  
The City of Minneapolis eliminated single family zoning, allowing duplexes and triplexes citywide.

This zoning change resulted in a 12% increase in housing stock with minimal rental growth.

# Options for Review and Discussion

## Option 1

Permit up to 4 units per lot on **greenfield sites** (THSPA & MRSPA). Includes singles, semis, tri/fourplexes, and up to 3 ARUs (for a total of 4 units per lot)

*and*

Maintain permission for up to 2 ARUs per unit for a total of 3 housing units in **existing neighbourhoods** (status quo).

## Option 2

Permit up to **3 ARUs per lot Town-wide** (for a total of 4 housing units per lot)

*but*

Only permit a 4<sup>th</sup> ARU accessory to a **single-detached house**.

*\*Option 2 is closest to existing permissions*

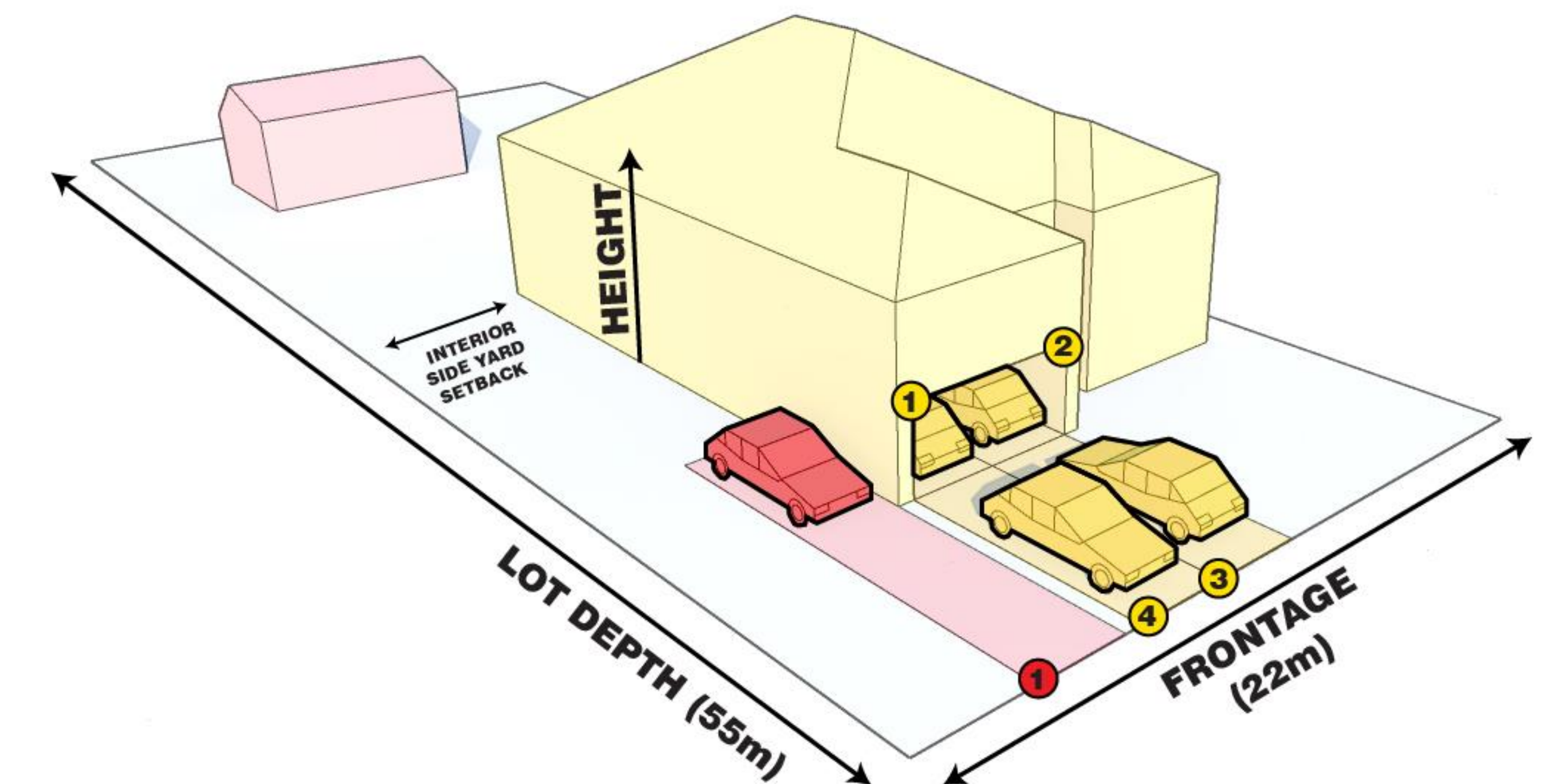
## Option 3

Permit up to **4 units per lot town-wide**. Includes singles, semis, duplexes, tri/fourplexes, and up to 3 ARUs (for a total of 4 units per lot).

# Considerations for all Options

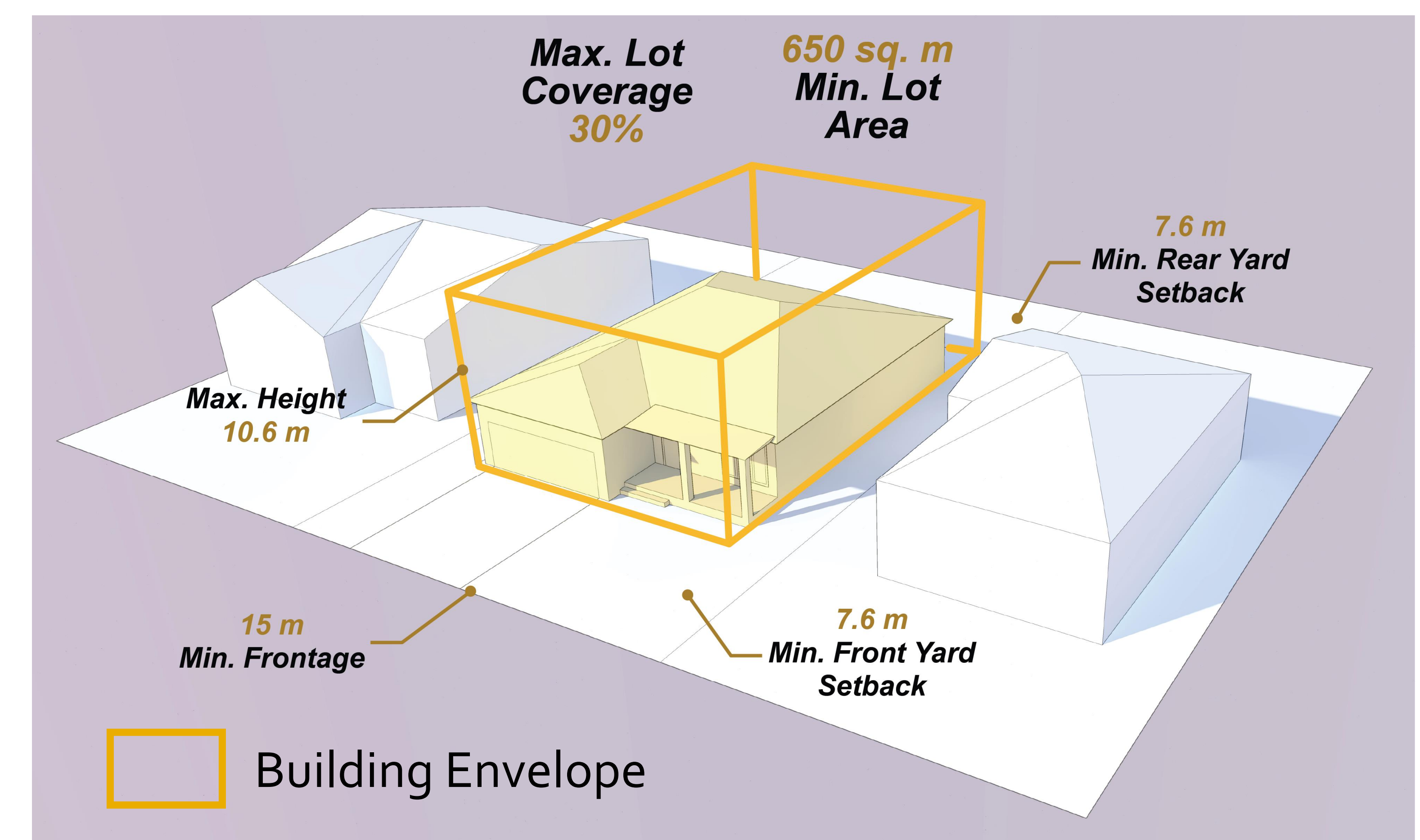
## Parking

- Pressure on street parking has been raised as a concern through consultation.
- In all options, appropriate minimum parking rates will be established.



## Built Form

- The project team's analysis of the Town's existing zoning provisions has revealed that the permitted building envelope in Residential zones can fit more residential units without need for taller or bigger buildings.
- The “look and feel” of neighbourhoods can be maintained while permitting more units.
- A fourth unit may require a larger lot.



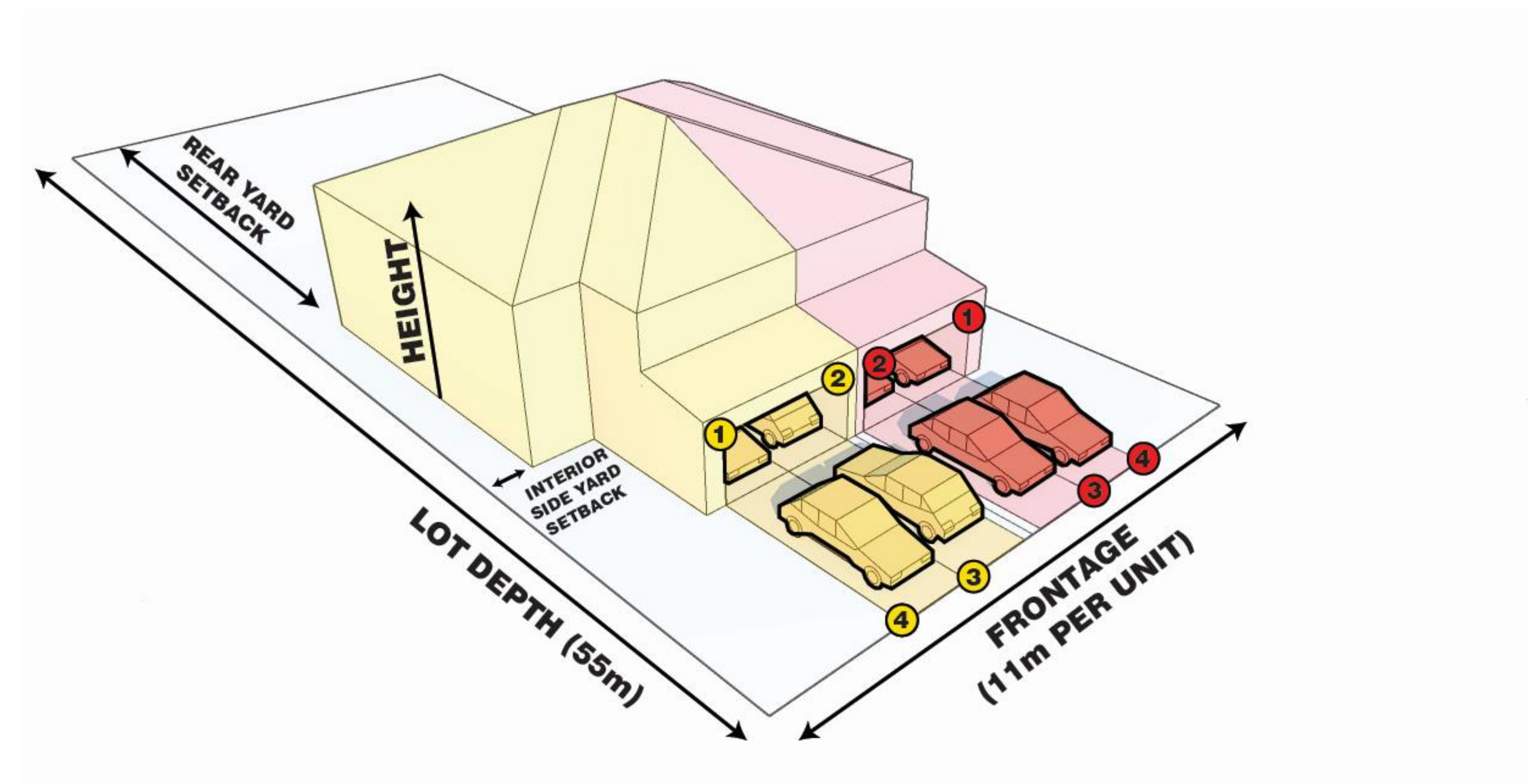
# Considerations for all Options

## Landscaping

- Concerns have also been raised about loss of landscaping and trees.
- In all options, existing zoning provisions for minimum required landscaped open space will be maintained.
- Existing Town regulation for tree protection will be maintained.

## Semi-detached vs. Townhouses

- Per the Town's Official Plan, semi-detached houses are to be permitted as-of-right Town-wide.
- Analysis has found that redeveloping existing residential lots for greater than three townhouses is more complex than for semi-detached houses.



# Considerations for all Options

---

## Sanitary Servicing

- **Option 1:** creates challenges in the greenfield areas (MRSPA and THRSPA) given current density allocations.
- **Option 2:** the anticipated slow uptake allows for ongoing sanitary service monitoring and implementation of system modifications/improvements.
- **Option 3:** creates challenges in the greenfield areas (MRSPA and THRSPA) given current density allocations along with challenges in existing neighbourhoods.

# Options for Review and Discussion

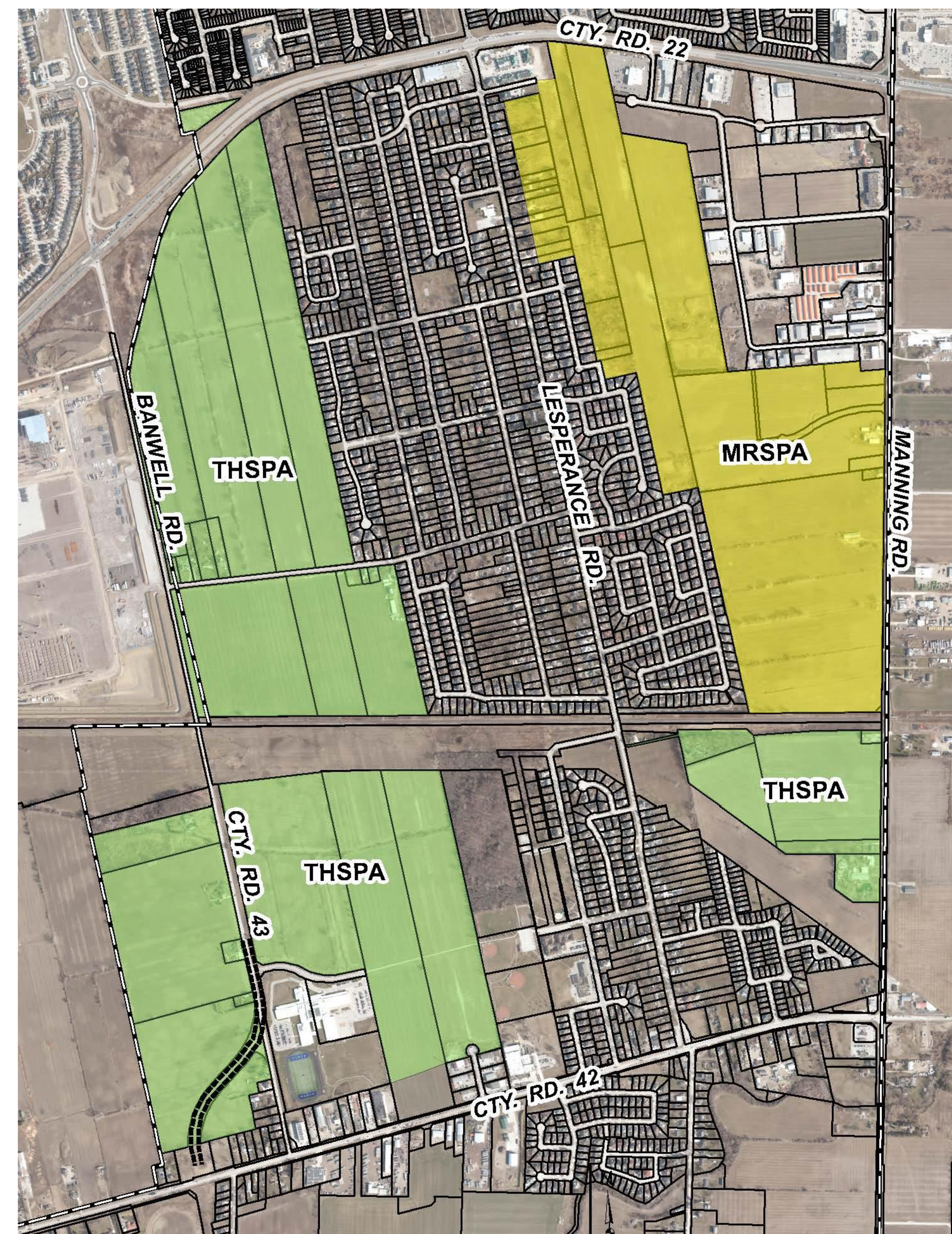
## Option 1

Permit up to 4 units per lot on **greenfield sites** (THSPA & MRSPA). Includes singles, semis, tri/fourplexes, and up to 3 ARUs (for a total of 4 units per lot)

*and*

Permit up to 2 ARUs per unit for a total of 3 housing units in existing neighbourhoods (status quo).

- Four units per lot would be permitted in greenfield areas, where no housing currently exists.





# Options for Review and Discussion

## Option 2

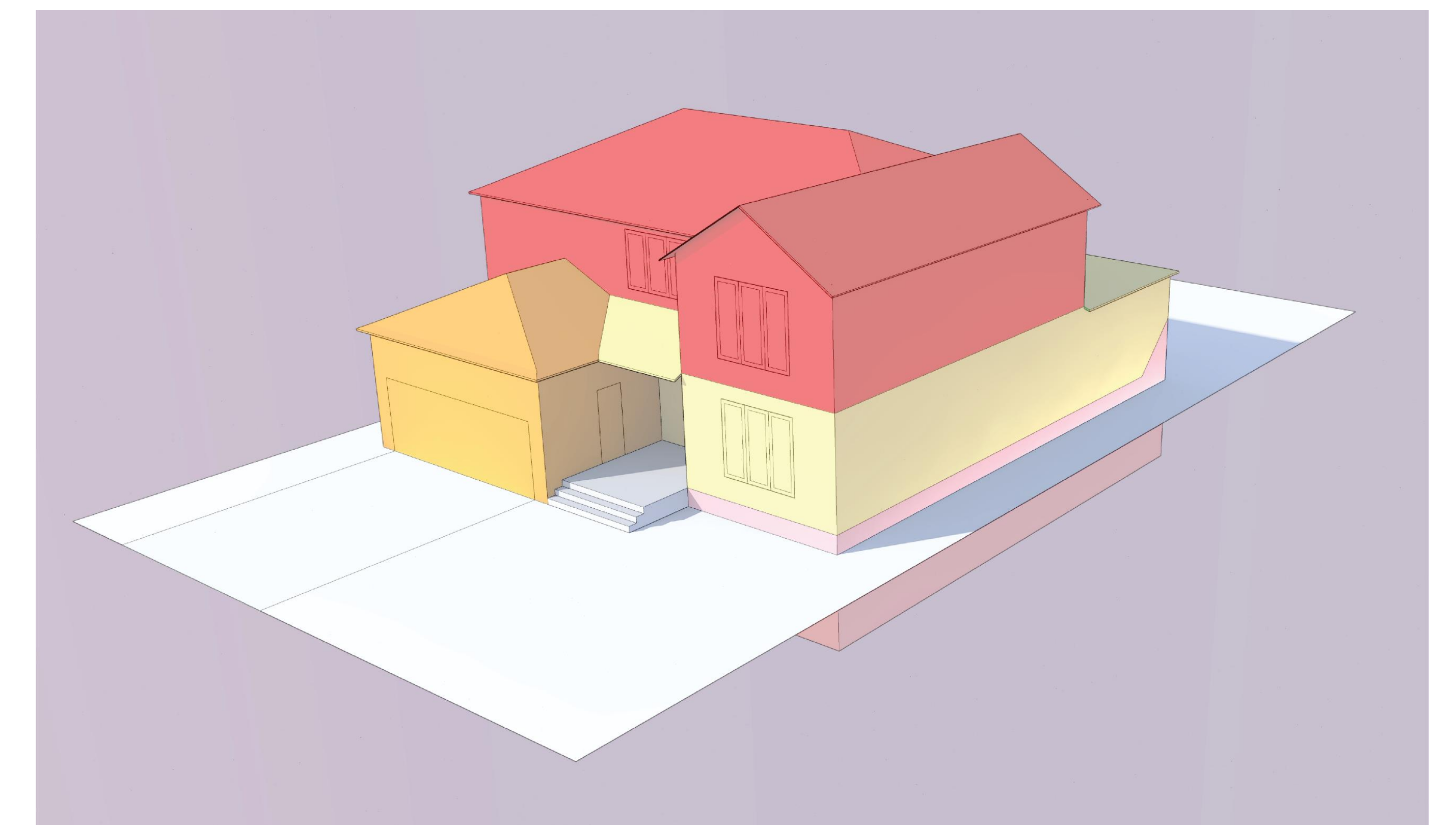
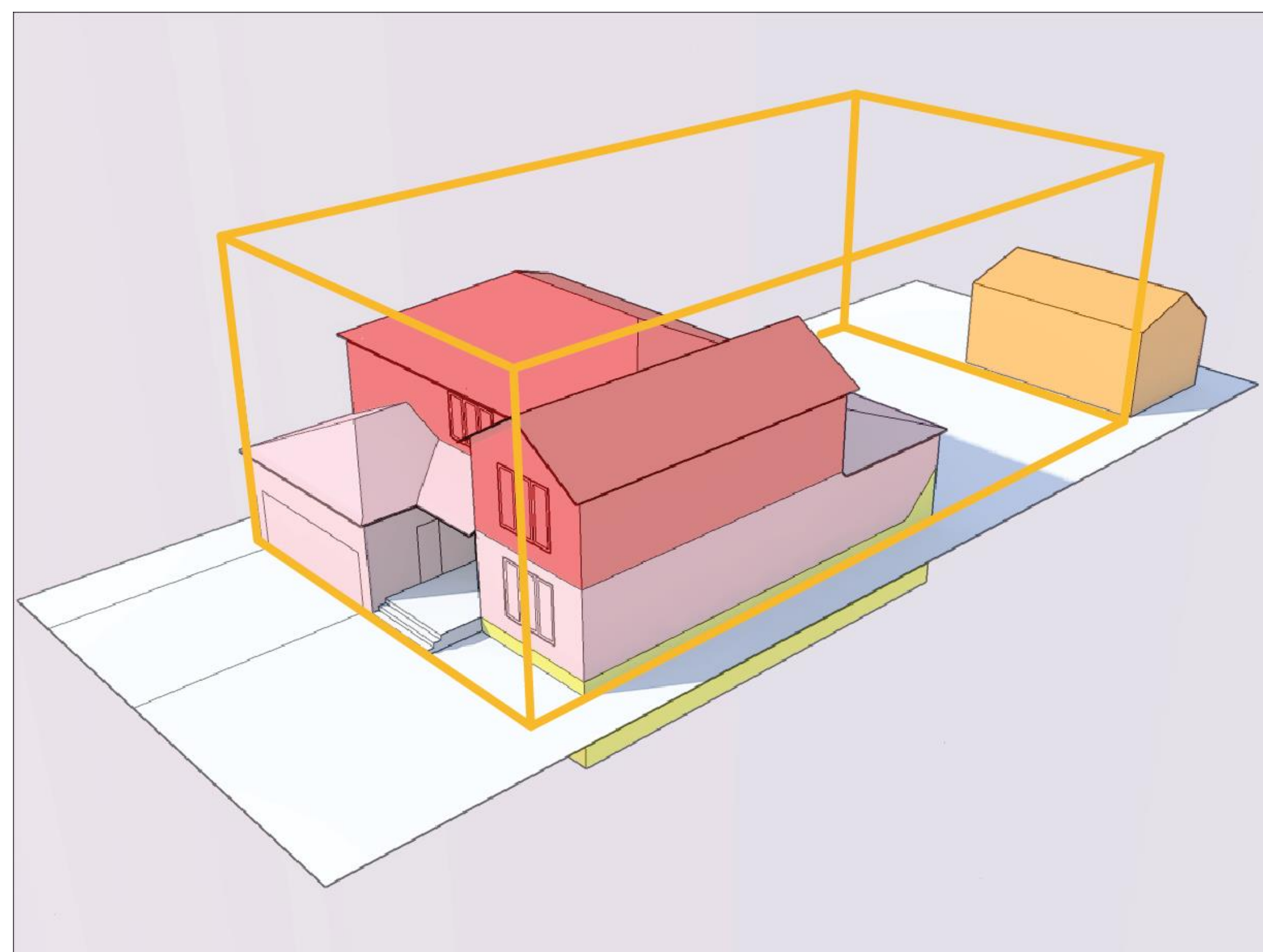
Permit up to 3 ARUs per lot Town-wide (for a total of 4 housing units per lot)

*but*

Only permit a 4<sup>th</sup> ARU accessory to a single-detached house.

*\*Option 2 is closest to existing permissions*

- Permits one more ARU than currently permitted under Provincial legislation.
- Must meet the same building standards as are currently required: setbacks, required parking, height, landscaped area, etc.

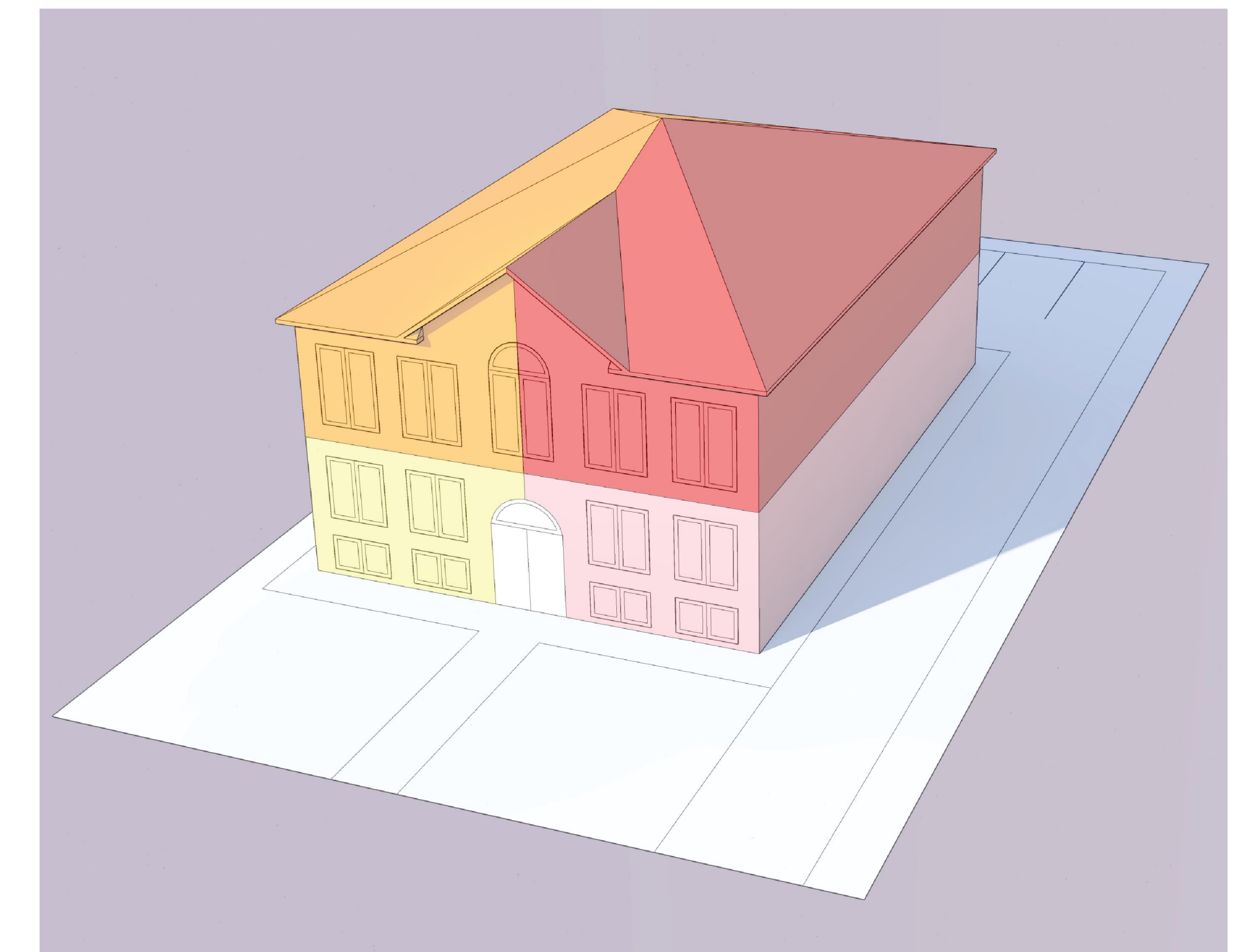
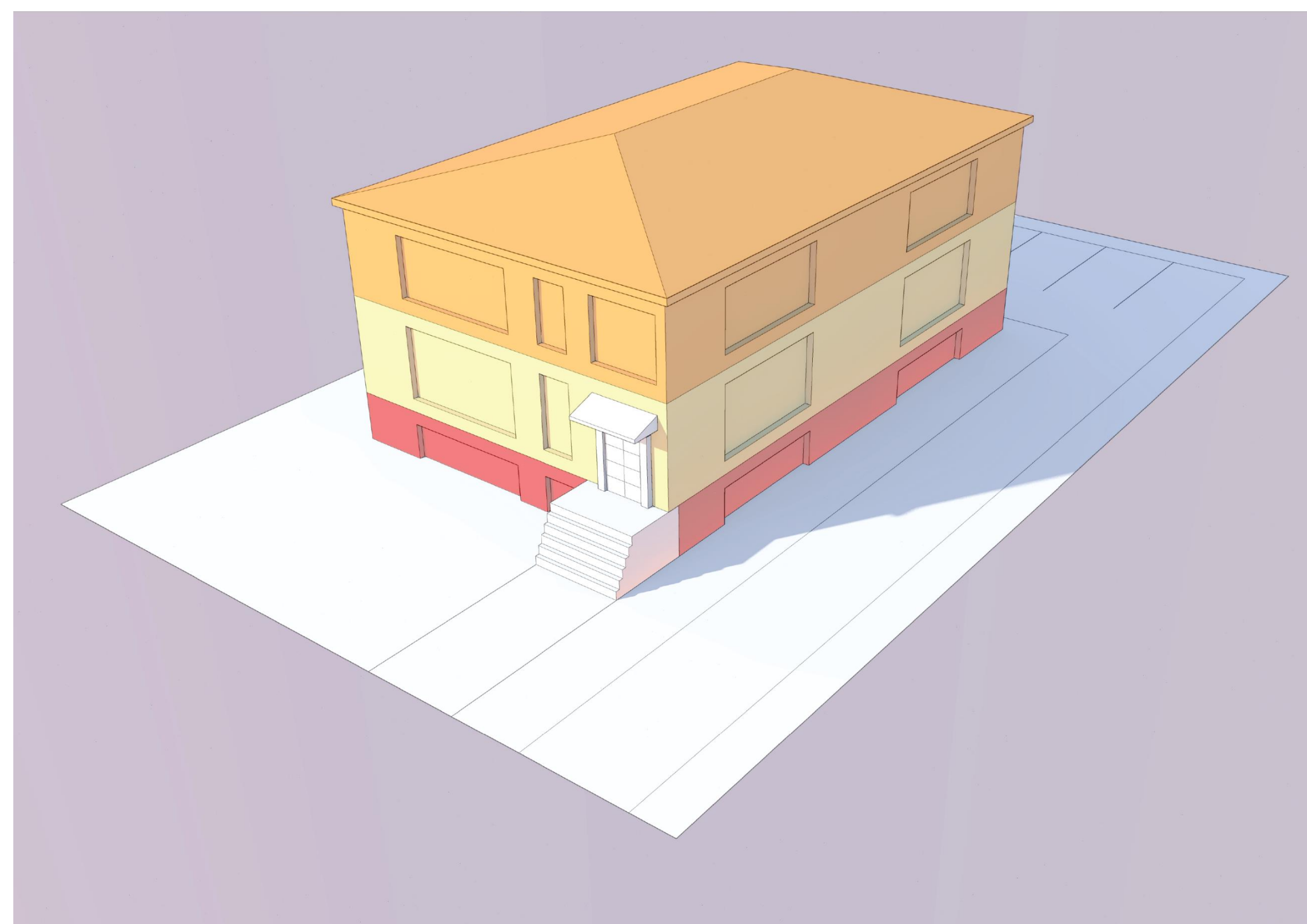


# Options for Review and Discussion

## Option 3

Permit up to 4 units per lot town-wide. Includes singles, semis, duplexes, triplexes, fourplexes, and up to 3 ARUs (for a total of 4 units per lot).

- Permits one more unit per lot than currently permitted under Provincial legislation.
- All housing types must meet the same building requirements as are currently required: setbacks, required parking, height, landscaped area, etc.



# Next Steps

---

- Finalize Directions Report and recommendations for Official Plan and Zoning By-law amendments.
- Community and stakeholder engagement on the proposed directions and recommendations.
- Draft OPA and ZBLA and Statutory Consultation.
- Consideration of adoption of OPA and ZBLA.