



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: Tuesday, February 11, 2025

Report Number: DS-2025-06

Subject: Expanding Housing Choices and Improving Affordability
Housing Accelerator Fund:
Initiative 4 – Revised Residential Parking Requirements
Proposed Zoning By-law Amendment
Scheduling of a Public Meeting
OUR FILE: L11 FED

Recommendations

It is recommended:

That Report DS-2025-06, entitled “Expanding Housing Choices and Improving Affordability Housing Accelerator Fund: Initiative 4 – Revised Residential Parking Requirements, Proposed Zoning By-law Amendment, Scheduling of a Public Meeting,” **be received.**

And that the scheduling of a public meeting, to be held on Tuesday, March 11, 2025 at 4:30 p.m., in accordance with the *Planning Act*, for proposed housekeeping Zoning By-law Amendments to Tecumseh Zoning By-laws 1746, 2065 and 85-18, which will amend the existing parking requirements of each respective By-law, having the effect of reducing the minimum required number of parking spaces to 1.25 spaces per dwelling unit for all apartment type dwellings and multi-unit dwellings (duplex, triplex, townhouse), in accordance with Initiative No. 4 of the Housing Accelerator Fund, **be authorized.**

Background

Tecumseh Housing Action Plan

In August of 2023, Council adopted a Housing Action Plan (HAP), incorporating new housing goals, targets and initiatives that would lead to comprehensive, long-term, positive changes to improve housing affordability and to broaden the range of housing choices available to Tecumseh residents.

Tecumseh Housing Accelerator Fund

In February 2024, the Town's Housing Accelerator Fund (HAF) Application received approval, and an agreement was entered into with CMHC setting out nine initiatives to be undertaken by the Town and their corresponding timelines and milestones.

HAF Initiative 4

In October of 2024, by way of Report [DS-2024-35](#), Council received an update on the status of the nine initiatives that are being undertaken in accordance with the HAF Agreement, including HAF Initiative No. 4. The intent of Initiative No. 4 is to implement revised parking requirements that would reduce the number of parking spaces per dwelling unit for new multi-unit residential developments to:

- i) support the redevelopment of underutilized sites and the development of existing vacant sites that have the potential to support additional multi-unit residential dwelling units as part of existing residential, commercial and mixed-use districts; and
- ii) reduce the cost of constructing new housing and improve housing affordability.

By reducing the amount of parking spaces/parking areas required for new multi-unit residential developments, a reduction in the overall construction costs of a development can be achieved, and thus, improve housing affordability.

The end goal is to assist in improving the economic realities of constructing new "Missing Middle Housing" which are small-scale, multi-unit housing types that range from duplexes, triplexes, townhouses and small low-rise apartment buildings that are compatible with walkable neighbourhoods and mixed-used main street districts.

It should also be noted that revising the parking standards will not compel a development to provide less parking. It will simply offer the opportunity for a development to be constructed at a lower parking to dwelling unit ratio. A developer will

still be able to provide additional off-street parking spaces should they decide to offer upgrades on individual sites that exceed the new minimum parking standards.

Comments

Parking Utilization Survey and Parking Standards Comparison

To assist in the completion of Initiative No. 4, Larry Silani of MillerSilani Inc. was retained to assist with the project management of this initiative. As part of the completion of this initiative, a parking utilization survey and a zoning comparison of regional municipalities' parking standards was completed. This culminated into the preparation of a Memorandum on these items by MillerSilani Inc. (see Attachment 1).

Memorandum Summary

In August and September of 2024, Town Staff undertook and completed the following tasks to inform Council and the community as to how best implement Initiative No. 4:

- i) parking utilization counts were undertaken of six private off-street parking lots associated with existing apartment-style, purpose-built rental and condominium buildings, and for four commercial plazas located in the Town's Main Street Community Improvement Plan (CIP) commercial district and along the Manning Road commercial district; and
- ii) a review of parking zoning standards was completed for municipalities located in the Windsor-Essex Region and for select Ontario municipalities situated in other parts of southwestern Ontario, for apartment style buildings and for the above-noted "missing middle housing" dwelling types.

Parking counts were conducted 3 days per week for 2 consecutive weeks. For the residential sites, counts were undertaken in the morning hours, from 6:00 am to 7:00 am, and in the evening hours, from 8:00 pm to 9:00 pm. These hours were selected to capture residents before they left for work and after they arrived home from work, to ensure counts were taken at a time of maximum occupancy/utilization of the parking lots. For commercial sites, counts were conducted during mid-day and evening hours and included Fridays and Saturdays to capture peak utilization periods.

The final parking counts identified that:

- i) residential utilization rates ranged between a low of 61 percent and a high of 69 percent. This translates to most residential parking lots being between 31-39 percent vacant at any given time.
- ii) commercial utilization rates ranged between a low of 24 percent and high of 42 percent. This translates to most commercial parking lots being between 58-76 percent vacant at any given time.

It should be noted that these utilization/vacancy rates represent point-in-time observations. There are likely periods of time during the calendar year when a higher utilization rate would be observed, particularly for commercial sites, if counts were to be taken on those days (i.e. days leading up to holidays).

The analysis supports a revised minimum parking requirement of 1.25 spaces per dwelling unit for missing middle housing, which is lower than the 1.5 and 2.0 spaces per dwelling unit requirement that currently exists as a minimum in different areas of Tecumseh for the same type of housing (details provided below). This reduced parking requirement for missing middle housing was also common in the sampled municipalities.

Currently, the Town's three zoning by-laws establish the following parking requirements in their respective "General Provisions" section for multi-unit residential development:

- Tecumseh By-law 1746:
 - Semi-Detached (2 spaces/unit),
 - All other multi-unit (1.5 spaces/unit)
- St. Clair Beach By-law 2065:
 - All multi-unit (2 spaces/unit),
- Sandwich South By-law 85-18:
 - Does not currently specifically identify requirements for multi-unit.

Next Steps

Based on the original HAF Workplan, this memorandum was to be provided to the WSP Staff (the Town's Planning Consultant preparing the new Comprehensive Zoning By-

law) for implementation of new multi-unit parking regulations as part of the Town's new Zoning By-law.

However, due to unforeseen technical reviews/revisions to the new Comprehensive Zoning By-law, and the timelines established by agreement to finalize HAF Initiatives, the implementation of reduced parking requirements will need to be done by way of housekeeping amendments to the Town's existing three Zoning By-laws (Tecumseh By-law 1746, St. Clair Beach By-law 2065 and Sandwich South By-law 85-18). Pending the outcome of these zoning by-law amendments, the revised parking provisions will be rolled into the new comprehensive zoning by-law.

In light of the foregoing, it is recommended that a public meeting be scheduled in accordance with the provisions of the *Planning Act*, to consider the proposed housekeeping amendments, that will seek to reduce the minimum required number of parking spaces to 1.25 spaces per dwelling unit for all apartment type dwellings and multi-unit dwellings (duplex, triplex, townhouse), in accordance with Initiative No. 4 of the HAF. The public meeting will provide an opportunity to answer questions and receive comments, if any, of interested stakeholders/agencies. It is important that the concerns and comments of these stakeholders be taken into consideration as part of the full evaluation of the proposed housekeeping amendments.

If issues arise at the public meeting that are not immediately resolved, a summary of the issues, along with a final recommendation on the application will follow by way of a future Planning Report. If, however, all issues are resolved, housekeeping Zoning By-law amendments will be brought forward for Council's consideration at the March 25, 2025 Council Meeting.

Consultations

MillerSilani Inc.

WSP

Financial Implications

The Council-approved 2025 Development Services budget incorporates HAF funding to fund the costs being incurred by the Town to complete the HAF initiatives.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input checked="" type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable

Website Social Media News Release Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Enrico DeCecco, BA (Hons), MCIP, RPP
Senior Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services & Local Economic Development

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1.	MEMORANDUM - Town of Tecumseh Parking Utilization Survey Results & Parking Standard Zoning Comparison, November 2024, MillerSilani Inc.