



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 25, 2025

Report Number: DS-2025-09

Subject: Expanding Housing Choices and Improving Affordability
Housing Accelerator Fund:
Initiative 1 – Four Units As-of-Right
Proposed Official Plan and Zoning By-law Amendments
OUR FILE: L11 FED

Recommendations

It is recommended:

That Report DS-2025-09, entitled “Expanding Housing Choices and Improving Affordability, Housing Accelerator Fund: Initiative 1 – Four Units As-of-Right, Proposed Official Plan and Zoning By-law Amendments”, **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 Official Plan and Zoning By-law Amendments to the Tecumseh Official Plan and Tecumseh Zoning By-laws 1746, 2065 and 85-18, which will allow a third ARU on existing and new single unit detached lots (resulting in a total of four residential units) located in the Town’s urban neighbourhoods that are of sufficient frontage (minimum 80 feet) capable of providing the required off-street parking and driveways while maintaining appropriate landscaped open space areas in front yards, in accordance with Report DS-2025-09 and Initiative No. 1 of the Housing Accelerator Fund, **be endorsed**.

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 Canada Mortgage and Housing Corporation ("CMHC") setting out nine initiatives to be undertaken by the Town and their corresponding timelines and milestones.

HAF Initiative 1 Update

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. 1. The intent of Initiative No. 1 is to amend the Town's Zoning By-laws to permit up to four housing units as-of-right as part of all low density residential districts in the Town of Tecumseh.

This initiative is intended to:

- i) allow Tecumseh residents to age in place, remain in their existing neighbourhoods, and downsize to new housing units that are capable of meeting their evolving needs;
- ii) support young families and multi-generational households looking to offset housing costs and/or provide living arrangements where one or more elderly parent/grandparent, adult child, or other family member can live independent lives in close proximity; and
- iii) broaden the range of housing choices available and increasing the supply of housing that is attainable to low and moderate income households.

Town consultants, WSP, in consultation with Administration and MillerSilani Inc. have prepared the Expanding Housing Choices and Improving Affordability: Directions Report ("Directions Report"), dated January 2025, to support this initiative (see Attachment 1). The Directions Report has been posted on the Town's website and PlaceSpeak for

public awareness and to provide an opportunity for community feedback. In addition, a Public Open House is being held February 26, 2025, from 4:00 p.m. to 7:00 p.m. in the Town Hall Council Chambers.

As part of the preparation of the Directions Report, the Town engaged in several consultation events to provide information and education and to solicit feedback around this Initiative. This included a meeting of Town Council on July 9, 2024, a Public Open House on August 15, 2024, and a Council Orientation Session on December 10, 2024.

Prior to the release of the Directions Report, a Discussion Paper was prepared and made available to the community in July of 2024 on the Town's website and on PlaceSpeak. The Discussion Paper includes information about various housing types, key affordability challenges facing Tecumseh residents, and case studies from other municipal jurisdictions.

This Directions Report builds on the work undertaken during the initial phase of this study, and includes a description and commentary related to:

- i) what we have learned from consultation that has taken place, new provincial requirements that have been enacted, and best practices from other jurisdictions;
- ii) Challenges, Opportunities and Key Considerations;
- iii) three options to implement this initiative; and
- iv) a recommended Option for Council's review and consideration.

Comments

Current Zoning Permissions

The Town's Zoning By-laws currently permit one additional residential unit (ARU) within single-detached, semi-detached, and townhouse dwellings, and one additional ARU as a stand-alone to those housing types. **Therefore, currently, up to three units on a property are permitted as-of-right on all residentially zoned properties, as mandated by the *Planning Act*.**

Options For Permitting 4 Units As-of-Right

Three options for expanding housing choices and improving affordability through permitting up to four units on a lot were developed for discussion purposes and were presented to Council on December 10, 2024.

A brief description of each option is presented below:

Option 1

- On all residential lots in undeveloped greenfield areas, permit up to four units per lot, either as three ARUs in single-detached housing, or as a duplex, triplex or a fourplex; and
- On all residential lots in existing neighbourhoods, permit up to three residential units per lot as two ARUs in single-detached and semi-detached houses according to minimum Provincial requirements, which reflects the current permissions in the Town's Official Plan.

Option 2

- On all residential lots Town-wide, permit up to three ARUs per lot (for a total of four housing units per lot) in a single-detached house or combined with an accessory structure.

Option 3

- On all residential lots Town-wide, permit single-detached houses, semi-detached houses, duplexes, triplexes, and fourplexes, and permit up to three ARUs in these housing types to a maximum of four residential units.

Recommended Option

In arriving at a recommended option to responsibly implement regulatory zoning changes to implement HAF Initiative 1, there is a need to balance the goal of expanding housing choices and improving affordability, with adequate regard to the following important considerations:

- i) ensure that all residential lots continue to have adequate off-street parking for all of the permitted residential dwelling units;
- ii) build on the ARU regulatory framework already established by the Province of Ontario;

- iii) recognize existing servicing constraints;
- iv) ensure that there is adequate landscaped open space in the front yards and that off-street parking is suitably located;
- v) recognize limitations in regulated flood prone areas; and
- vi) maintain the look and feel of existing low density residential neighbourhoods.

Based on the findings of the Discussion Paper, feedback from consultation, and the considerations established in the Directions Report, a modified Option 2 is being recommended for consideration by Council. The details related to this recommended option are described in Section 5 of the January 2025 Directions Report.

This recommended option includes new zoning permissions and corresponding regulations that builds on the ARU framework established by the Province of Ontario. It would extend these permissions to allow a third ARU on existing and new single unit detached lots (resulting in a total of four residential units) located in the Town's urban neighbourhoods that are:

- of sufficient frontage (minimum 80 feet);
- capable of providing the required off-street parking and driveways; and
- able to maintain appropriate landscaped open space areas in front yards.

This extended zoning permission would broaden housing choices and improve affordability in Tecumseh, while maintaining the look and feel of existing and new low density neighbourhoods. Maximum building heights and setbacks would be maintained for main buildings, and appropriate setbacks and building heights are being established for detached ARU units.

It should be noted that an amendment to the Town's Official Plan is also recommended to incorporate revised policies pertaining to the construction of new ARUs on lands designated Residential.

Next Steps

HAF Initiative No. 1 is proposed to be implemented through an Official Plan and Zoning By-law Amendment. The proposed amendments will be based on the Directions Report and Report DS-2025-09, while having regard to further stakeholder and Council input.

A copy of the Directions Report is on the Town's website and PlaceSpeak to obtain public feedback on the recommended option and a Public Open House is scheduled for February 26, 2025. In addition, a public meeting will be held on March 11, 2025 in accordance with the provisions of the *Planning Act*, to consider the proposed amendments. The public meeting will provide an opportunity to answer questions and receive comments, if any, from interested stakeholders/agencies. It is important that the concerns and comments of interested residents, property owners, and other stakeholders be taken into consideration as part of the preparation and adoption of any amendments for affected lands.

If issues arise at the public meeting that are not immediately resolved, a summary of the issues, along with a final recommendation will follow by way of a future Planning Report. If, however, all issues are resolved, an Official Plan and Zoning By-law amendment will be brought forward for Council's consideration at a subsequent Council Meeting.

Consultations

MillerSilani Inc.
WSP
Public Works & Engineering Services

Financial Implications

The Council-approved 2024 Planning Services budget incorporates HAF funding to fund the costs being incurred by the Town to complete these 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:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1.	Expanding Housing Choices and Improving Affordability: Directions Report, January 2025