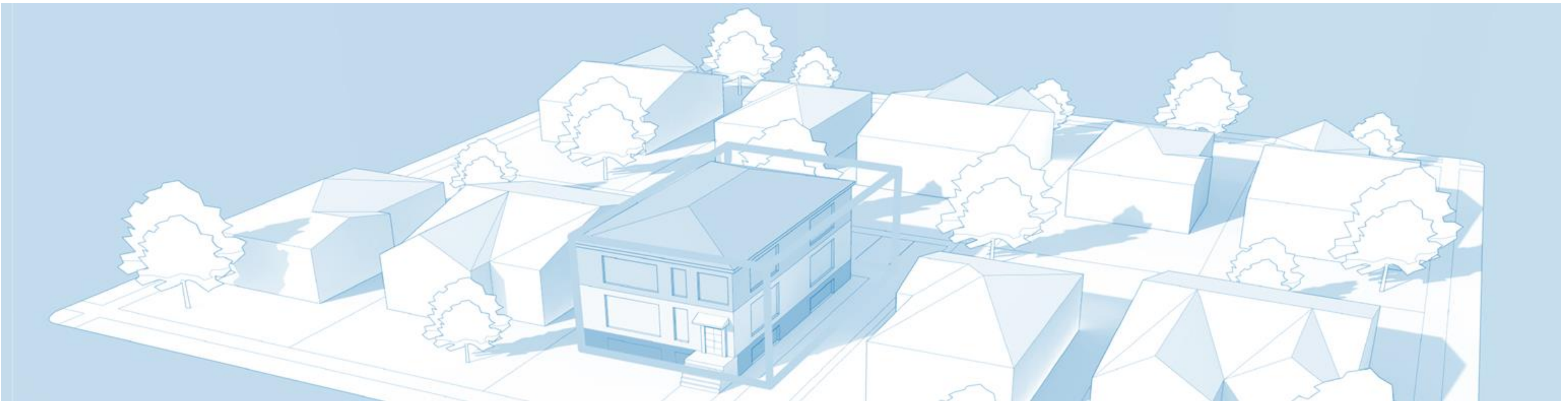


Public Open House

Special Planning Study

Expanding Housing Options and
Improving Affordability



Welcome!

Learn more about the
Study and the first
Discussion Paper

Date:

Thursday, August 15, 2024

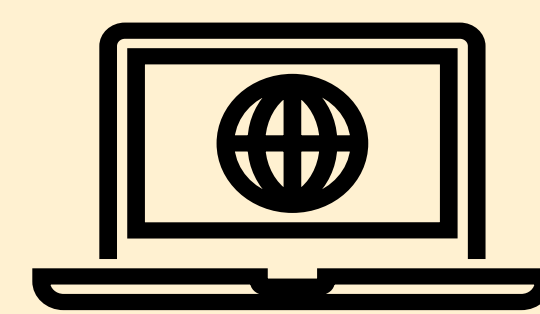
Time:

3:00 – 7:00 pm

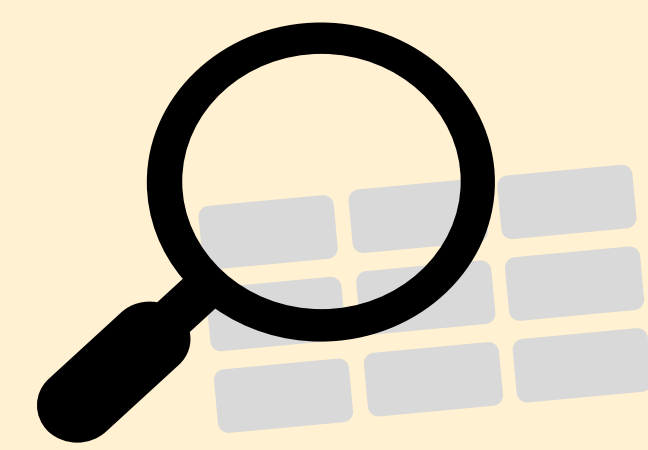
Location:

Council Chambers, Town Hall
917 Lesperance Road,
Tecumseh, ON

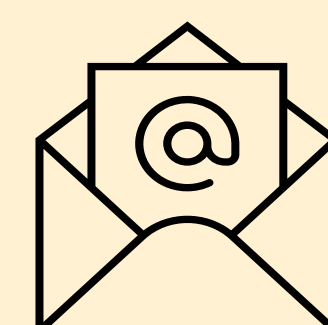
For More Information



Visit the Town's project website at
www.tecumseh.ca/expandhousingchoices



Visit the website linked above to learn
more about the findings of the
Phase 1 Discussion Paper



Provide comments or ask questions!

Enrico De Cecco, Senior Planner
edececco@tecumseh.ca

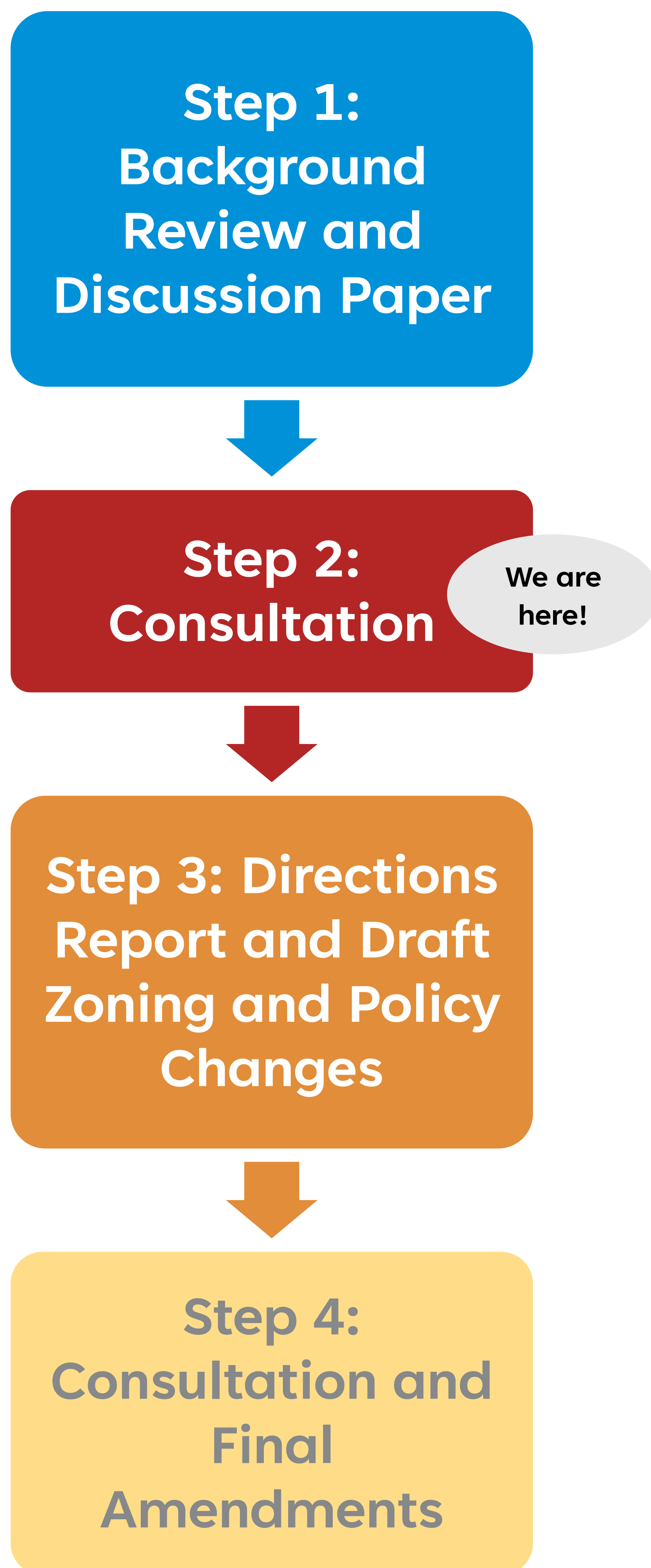
Purpose of the Study and this Open House

The Town of Tecumseh is studying updates to its Zoning By-law and Official Plan to allow a wider range of housing options throughout Tecumseh.

Study Objectives

1. Increase the diversity of the Town's housing stock.
2. Increase the number of units which are attainable
3. Increase the number of rental units in the Town to offer more housing opportunities for those not able to enter the ownership market.
4. Support young families and households looking to enter the ownership market or offset existing ownership costs.
5. Allow people to age in place and remain in their existing neighbourhoods.

Project Workplan



Why are we here today?

The purpose of this Public Open House is to present the findings of the Phase 1 Discussion Paper, and to receive input.

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.

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

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 $\frac{1}{2}$ the population

Study Drivers – Policy Framework

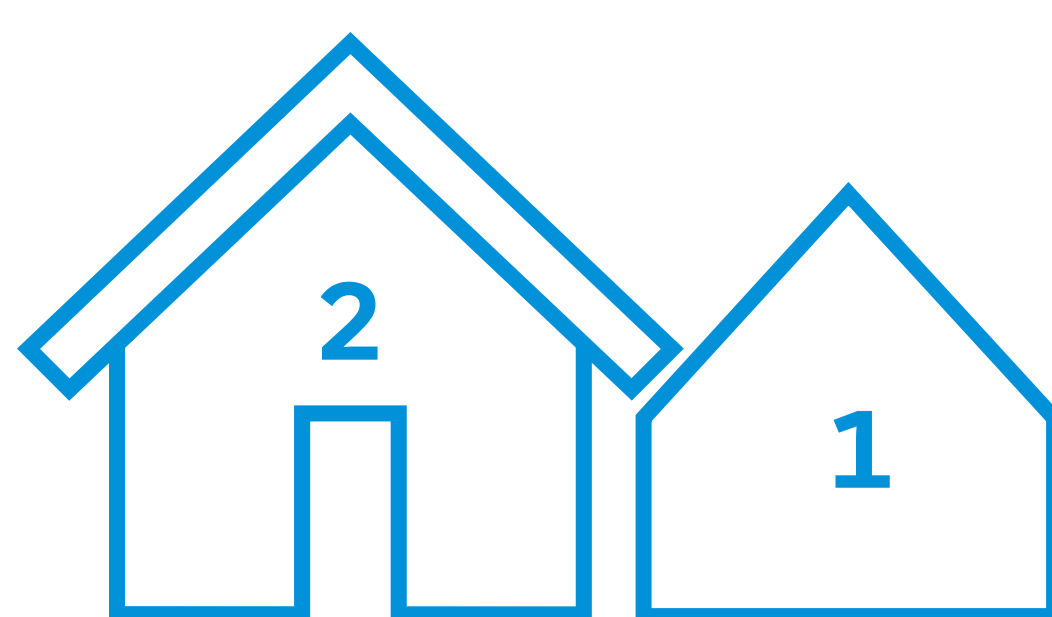
Province of Ontario

- In November 2022, Ontario's *Planning Act* was updated to mandate that municipal zoning by-laws allow up to three residential units wherever single detached houses, semi-detached houses, or townhouses are permitted.



Three units in the main dwelling

or



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

Town of 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.

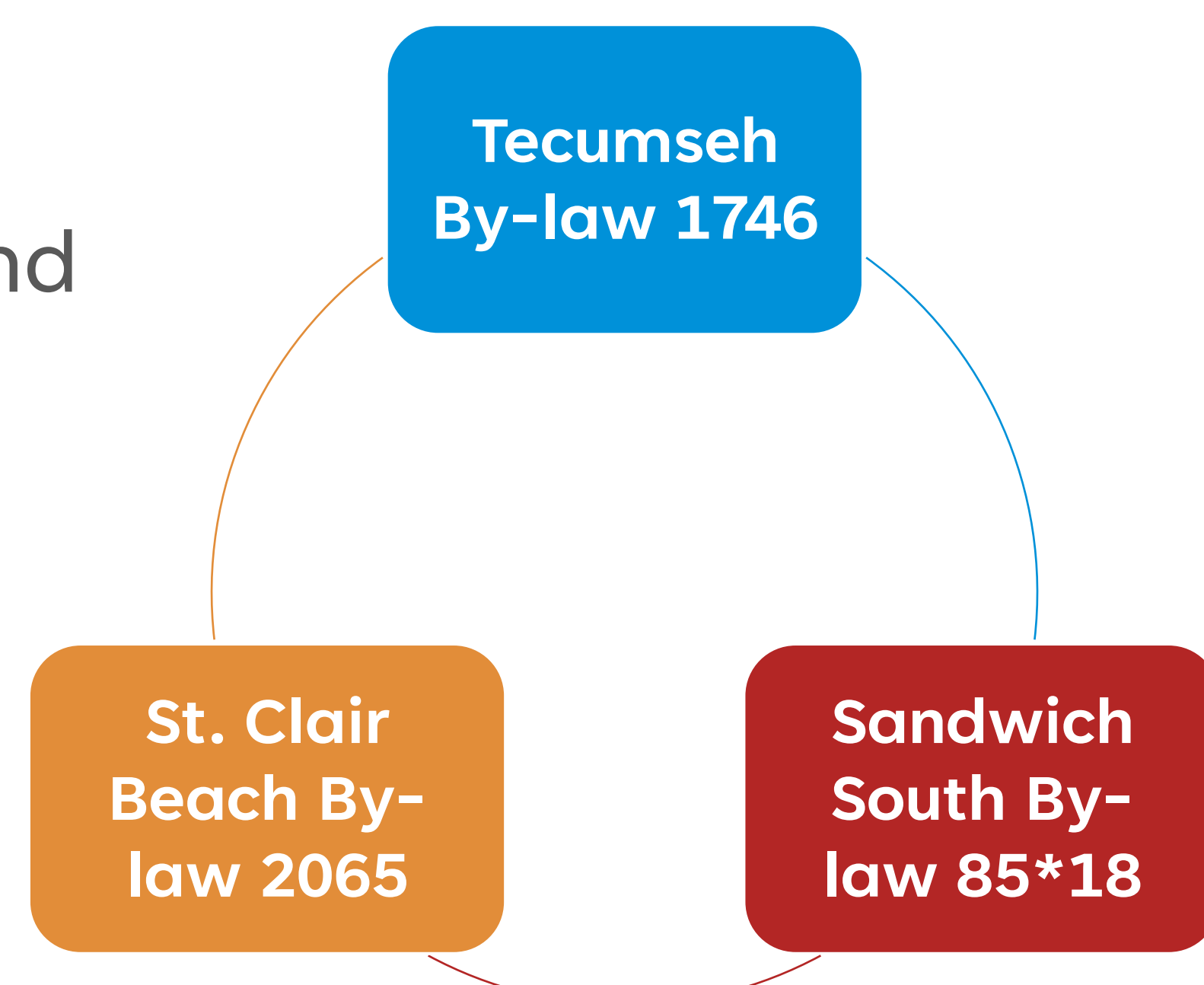
What is the Planning Act?

Ontario's *Planning Act* is Provincial law. The *Planning Act* is what gives municipalities the tools to regulate land use and development. The ability to pass and the types of matters addressed by the Official Plan and the Zoning By-law are indicated under the *Planning Act*.



Town of 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.



Key Terms - Tenure Types

Tenure refers to whether a housing unit is **owned** by the occupants of the household, or whether the housing unit is **rented** out to other occupants.

Ownership - Freehold

Freehold is a type of ownership in which the housing unit or development in which the owners are in complete possession of the house/building and the associated land.

Ownership – Condominium

A **condominium** is a type of ownership in which the individual housing units are owned by individual households/owners, but there is a plan of condominium in place to address common elements of the development, such as common hallways, parking lots, etc. Condominium does not refer to any specific form or type of housing.

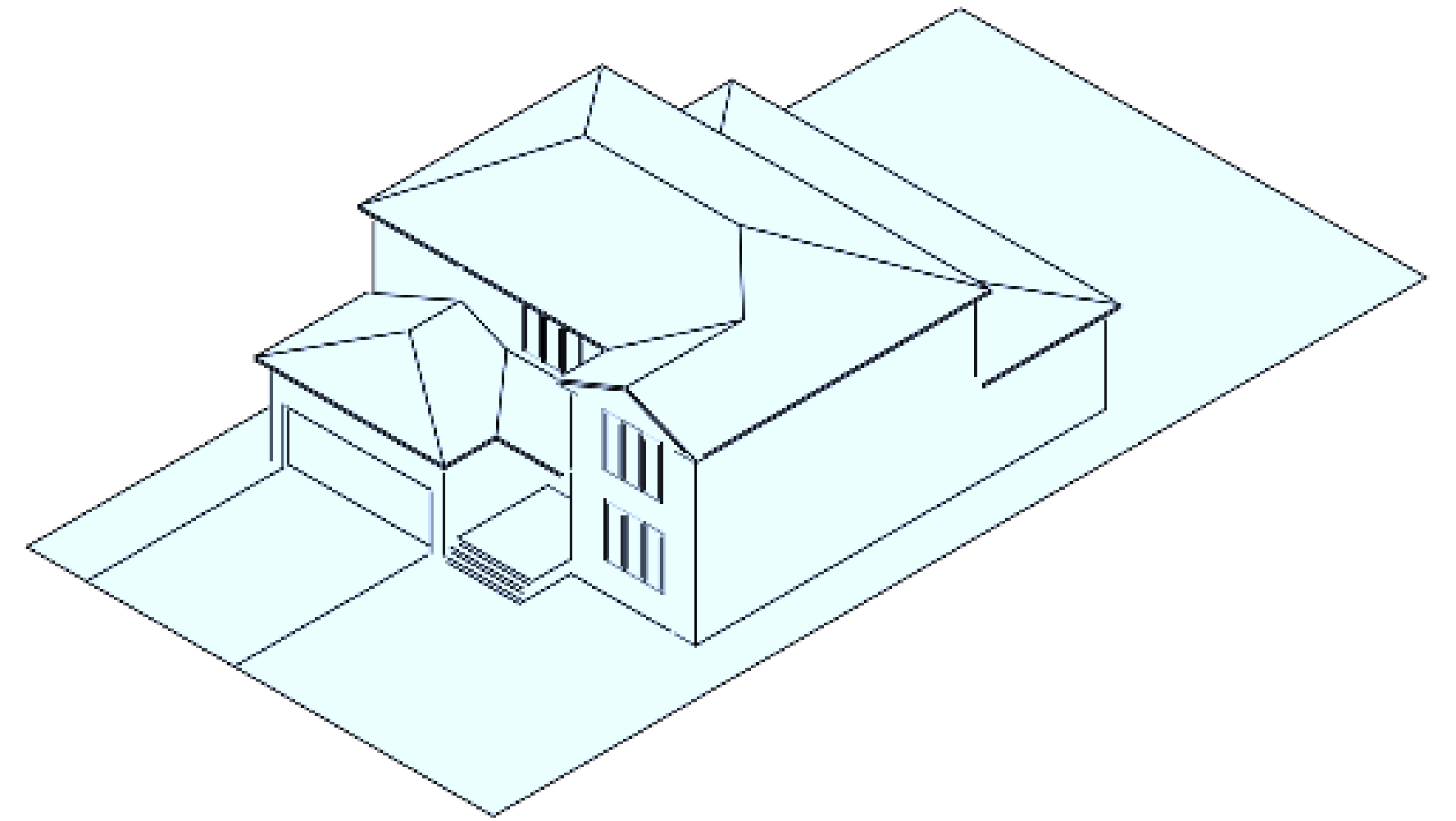
Rental

Rental is a form of housing tenure, in which a housing unit is rented out to the occupants. Any form of housing can be rental housing. A freehold home can be rented by its owners to other occupants and likewise an individually owned condominium unit can also be rented out.

Housing Forms

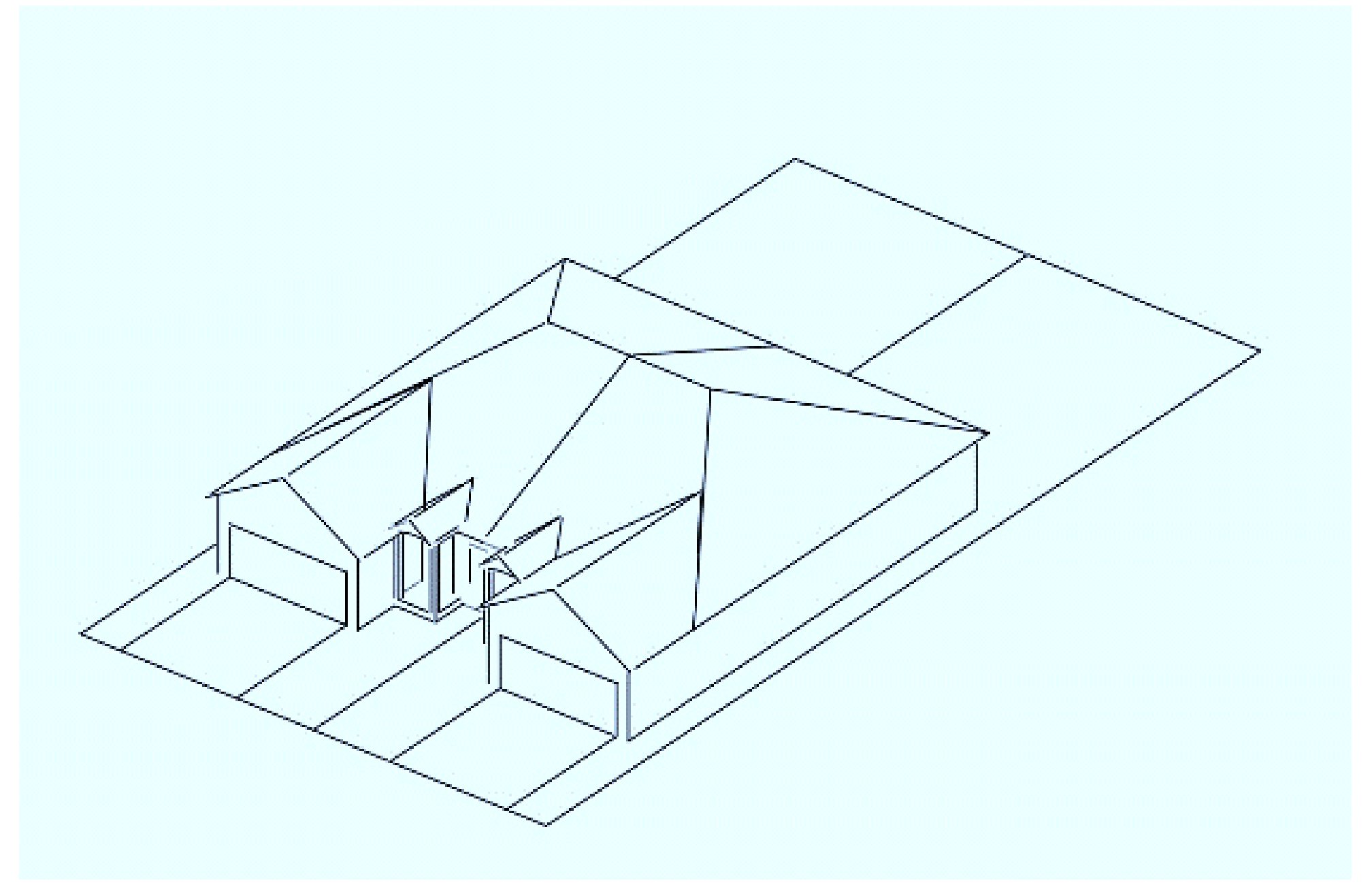
Single Detached House

A single detached house is a standalone house on its own lot. It can include up to two “additional residential units” on the lot (refer to the separate definition below). Currently, over 80% of residences in the Town are single detached houses.



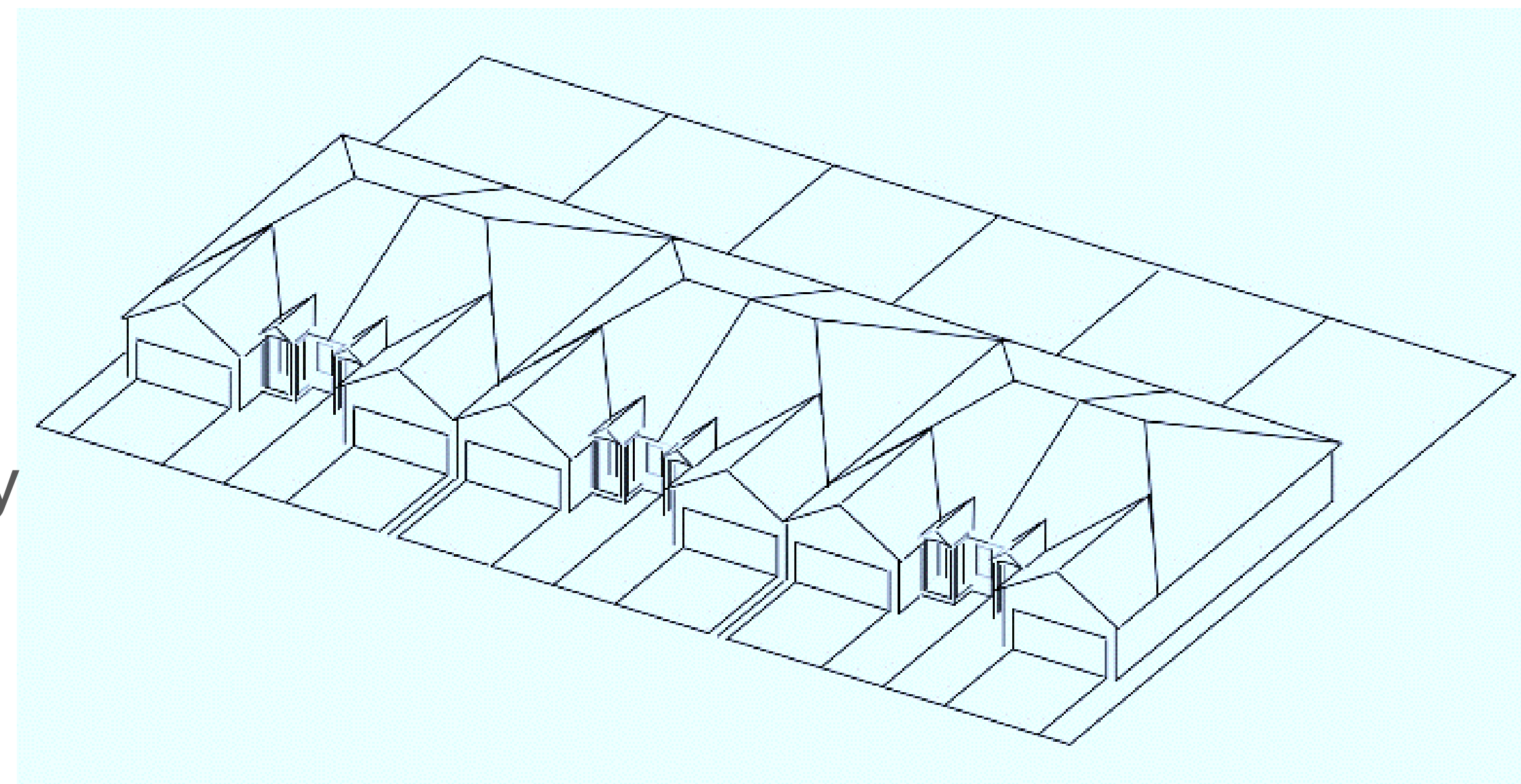
Semi-Detached House

A semi-detached house is one of two residential buildings that are attached and share a vertical separation wall on the lot-line. Two semi-detached houses can be located on a single lot, but each unit has separate ownership and its own water/sewer connections.



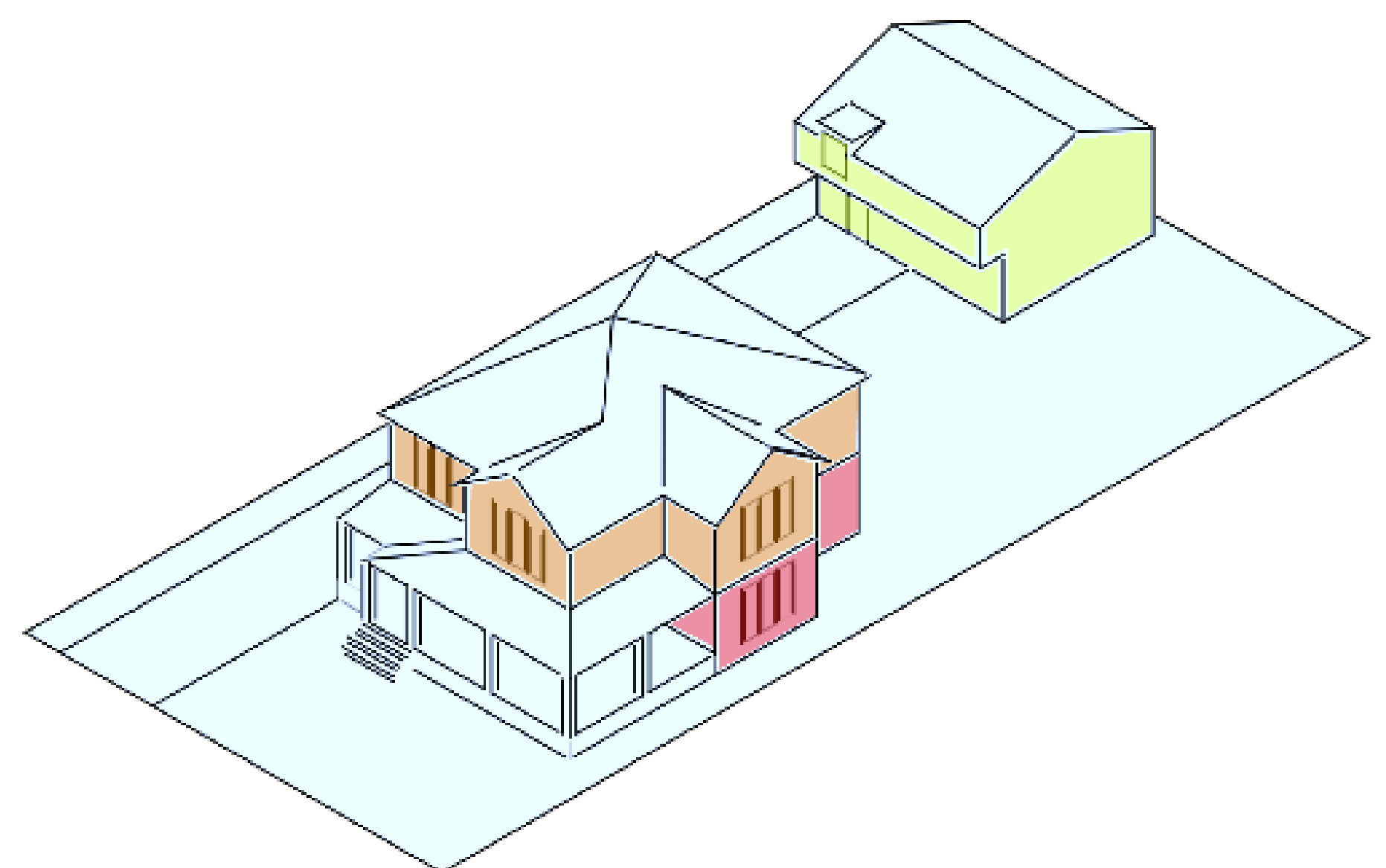
Townhouse

A townhouse is one of three or more connected homes that share vertical walls. The term can refer to either the entire row or each individual unit, also known as “rowhouses.” Townhouses may be freehold, part of a condominium, or rented out as block townhouses owned by a single entity.



Additional Residential Units

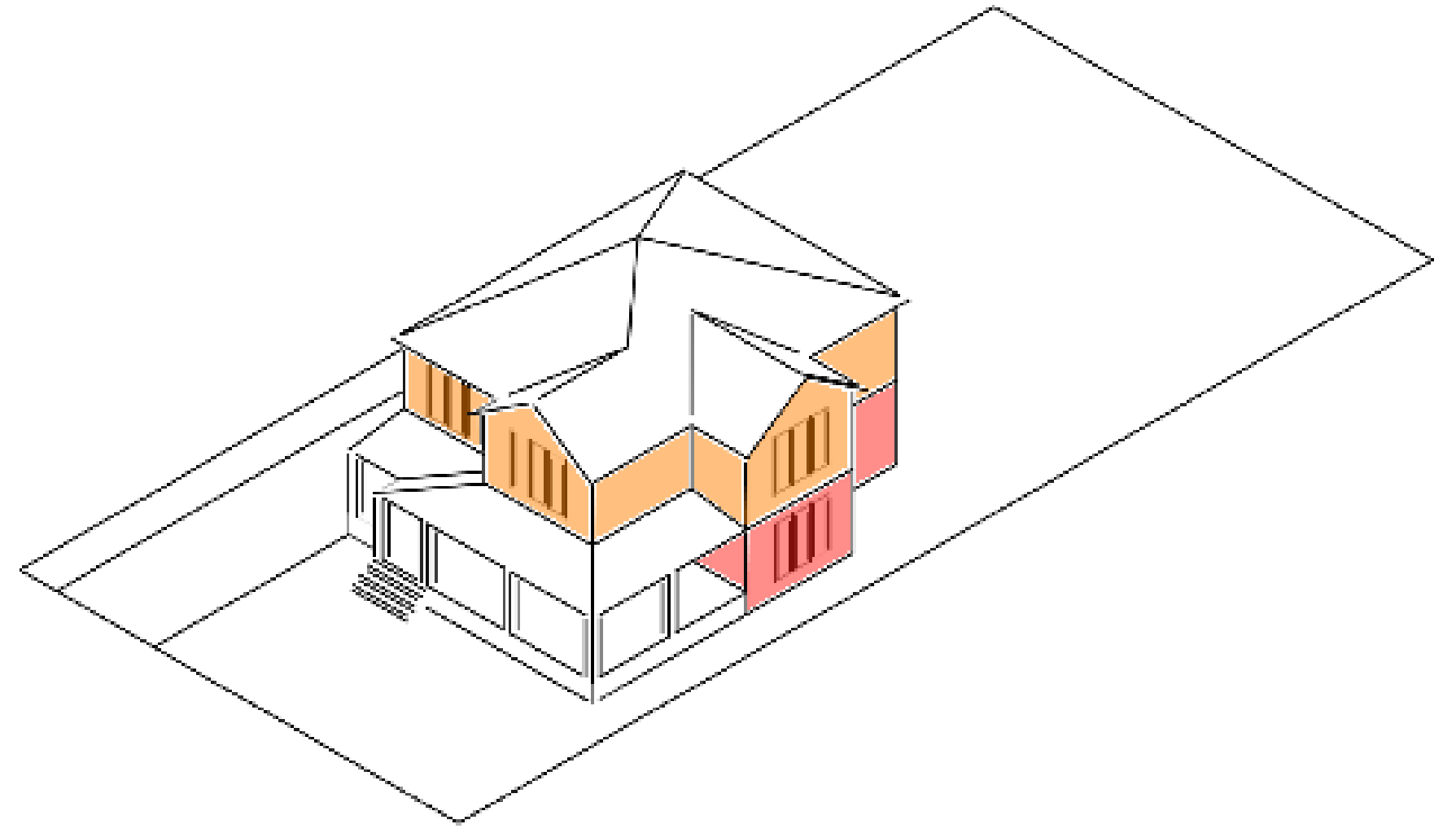
An additional residential unit (ARU) is a housing unit added to a single detached, semi-detached, or townhouse. The Town allows one ARU within the main house (e.g., basement apartment) and one in a separate building (e.g., garden suite). However, the Province now requires that at least three units are permitted on any lot, necessitating zoning updates.



Housing Forms

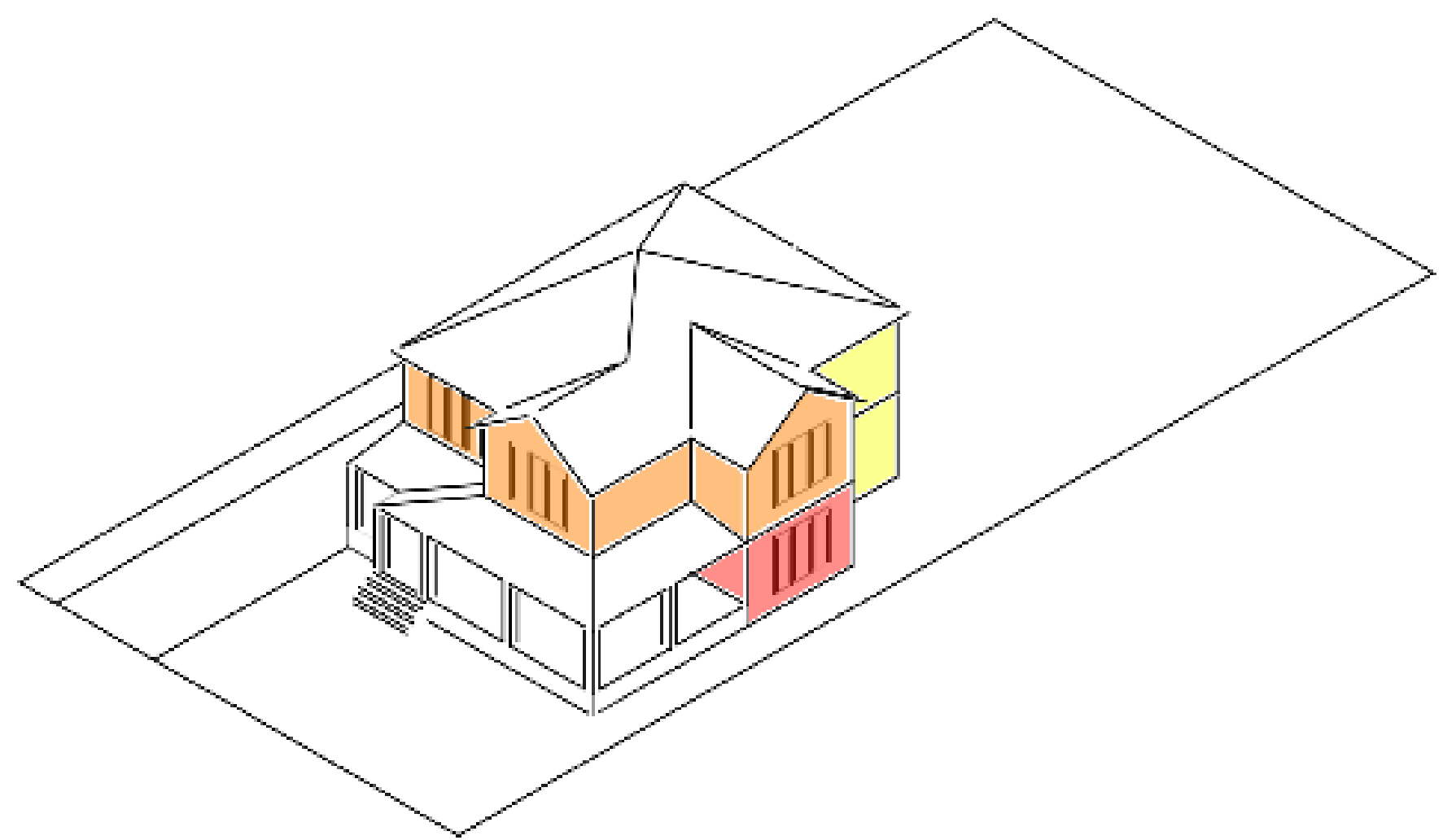
Duplex

A duplex is a term used to refer to a two-unit house on a lot. The units are separated horizontally. When the units are divided vertically with a common wall, they are typically referred to as a semi-detached house.



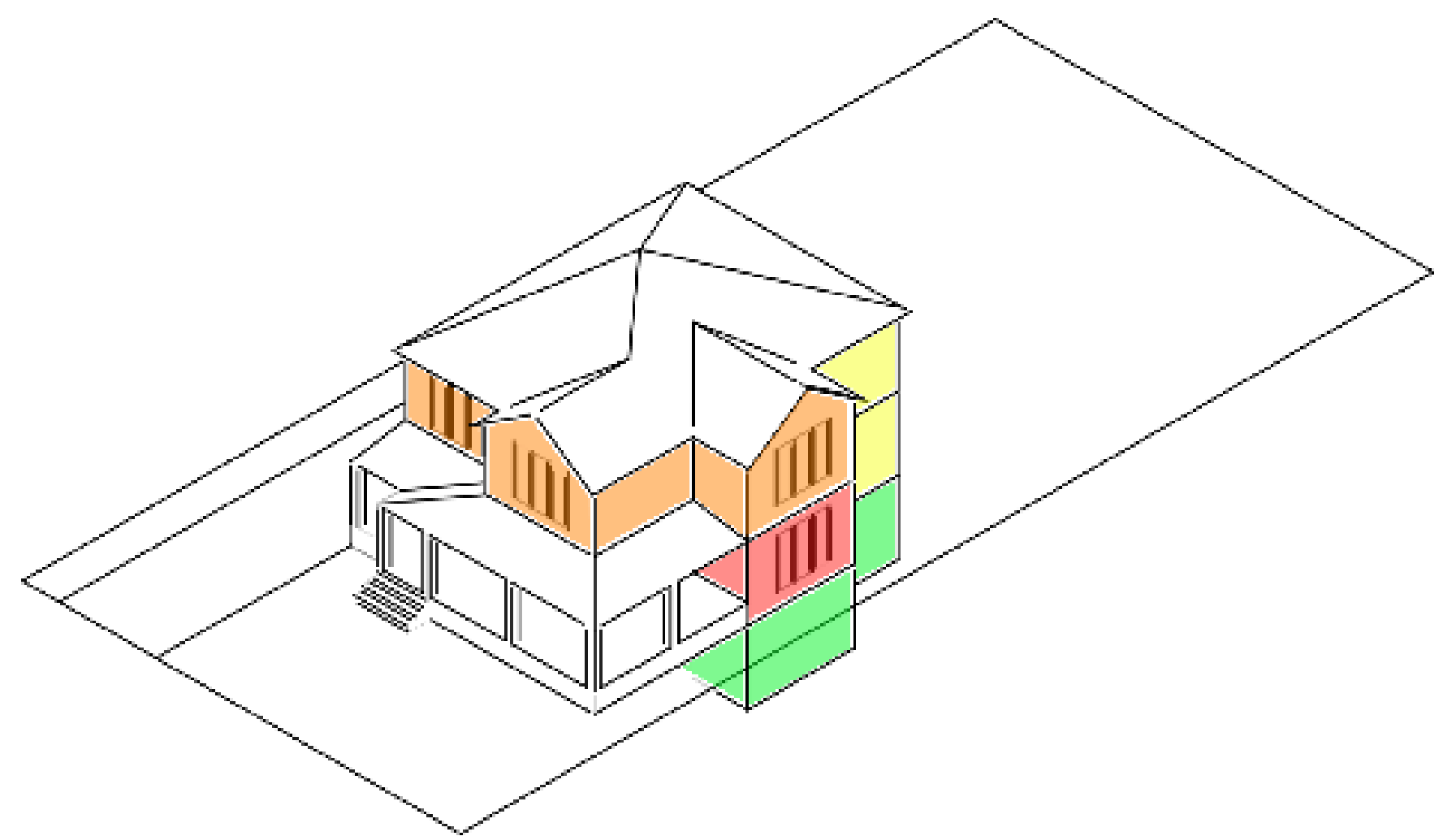
Triplex

A triplex is a detached building on a lot that contains three dwelling units where the units are divided horizontally or through a combination of vertical and horizontal divisions. Access to the units is typically provided by exterior private doorways to each unit.



Fourplex

A fourplex is any detached building that contains four separate housing units. The units may be accessed via private exterior doorways, or there may be a common hallway.



Apartment

An apartment building is a single building consisting of more than 4 individual apartment units with common walls and/or floors dividing the units. The units are accessed via common hallways.



Case Studies - Ontario

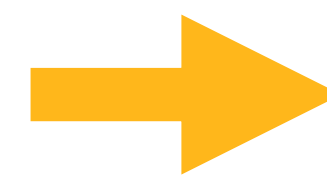
- Municipalities in Ontario, across Canada, and in the United States are addressing housing affordability by permitting a broader range of housing units in residential neighbourhoods.
- It is now required under the *Planning Act* to permit up to three units on lots zoned for single detached houses, semi-detached houses, and townhouses.

Key Trends Across Municipalities



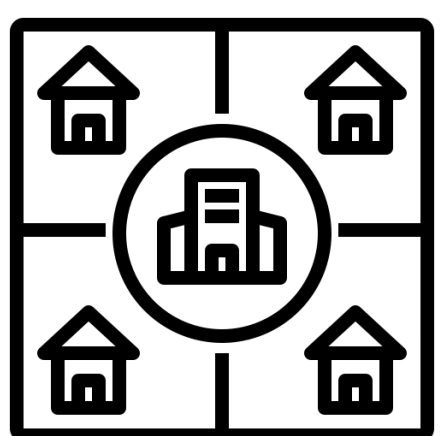
Increased Permissions for Housing Typologies:

Municipalities are amending zoning to permit more housing units on the same lot size, supporting housing affordability.



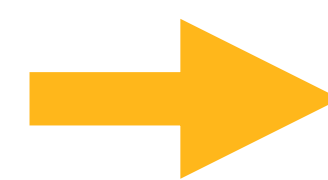
Examples

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:

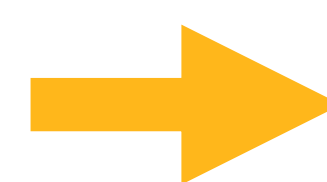
Some municipalities allow a broader range of housing types, adjusting lot sizes and building requirements.



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.

Case Studies – Outside Ontario

- Canada and the US: Overall trend toward more flexible zoning permission to allow 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.



Image Source: City of Edmonton



City of Minneapolis, Minnesota

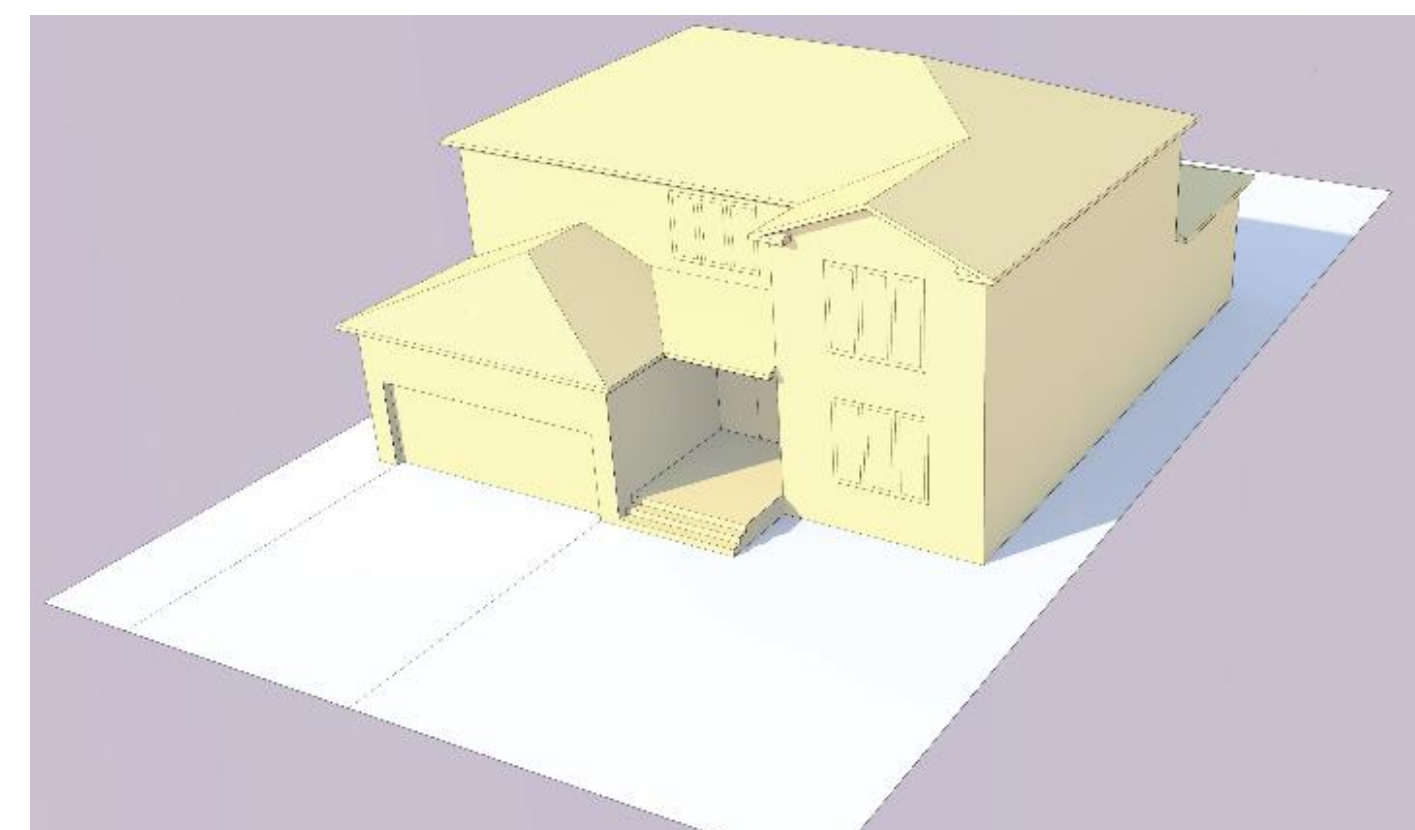
The City of Minneapolis eliminated single family zoning, allowing duplexes and triplexes citywide.

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

Single Detached Houses

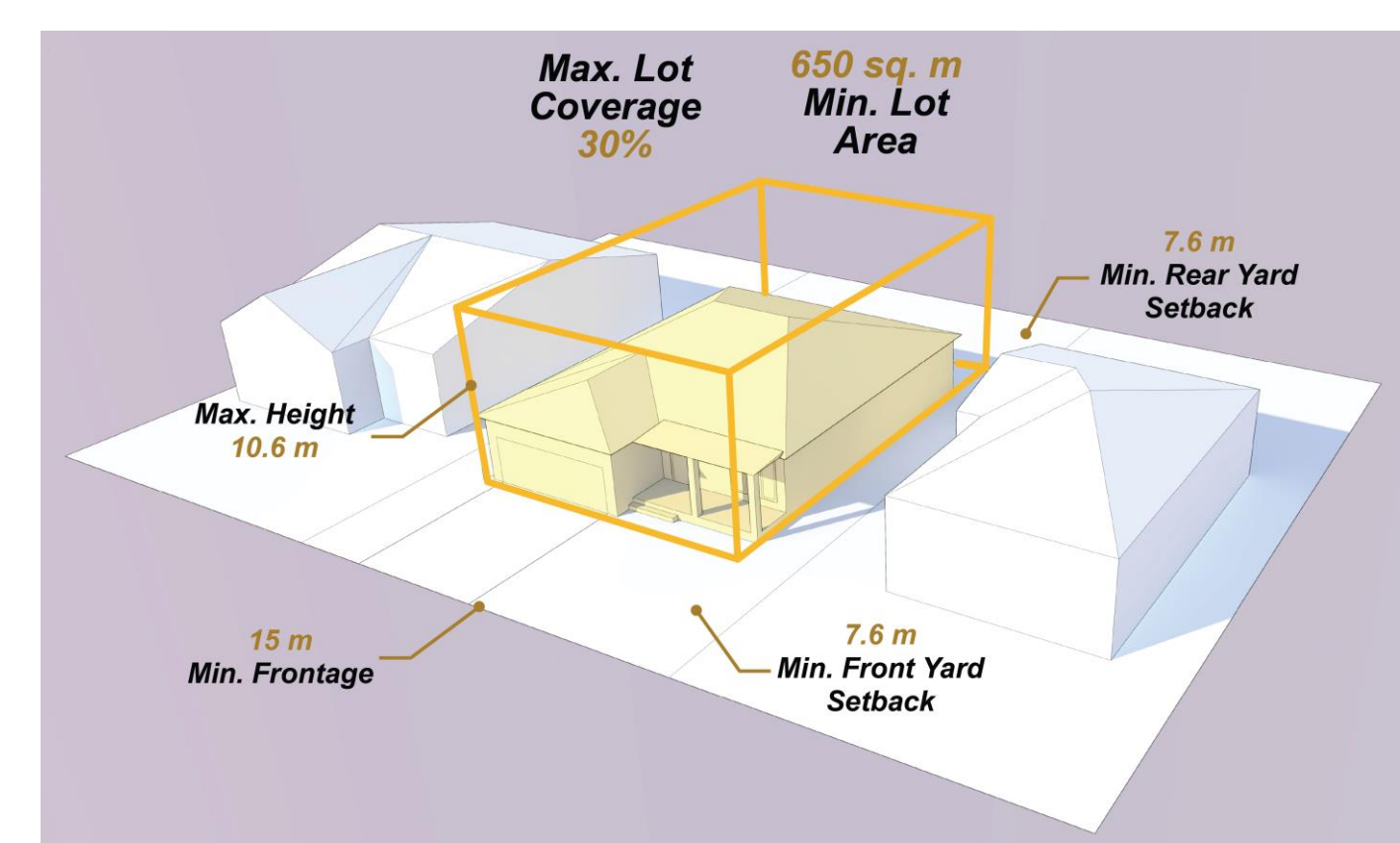
Current Permissions for Single Detached Houses

- Over 80% of housing units in Tecumseh are single detached houses.
- Single detached houses are permitted in the majority of the Town's neighbourhoods.
- Historically, the Town's zoning has only allowed single detached houses in most neighbourhoods. They were the primary source of new housing for decades.



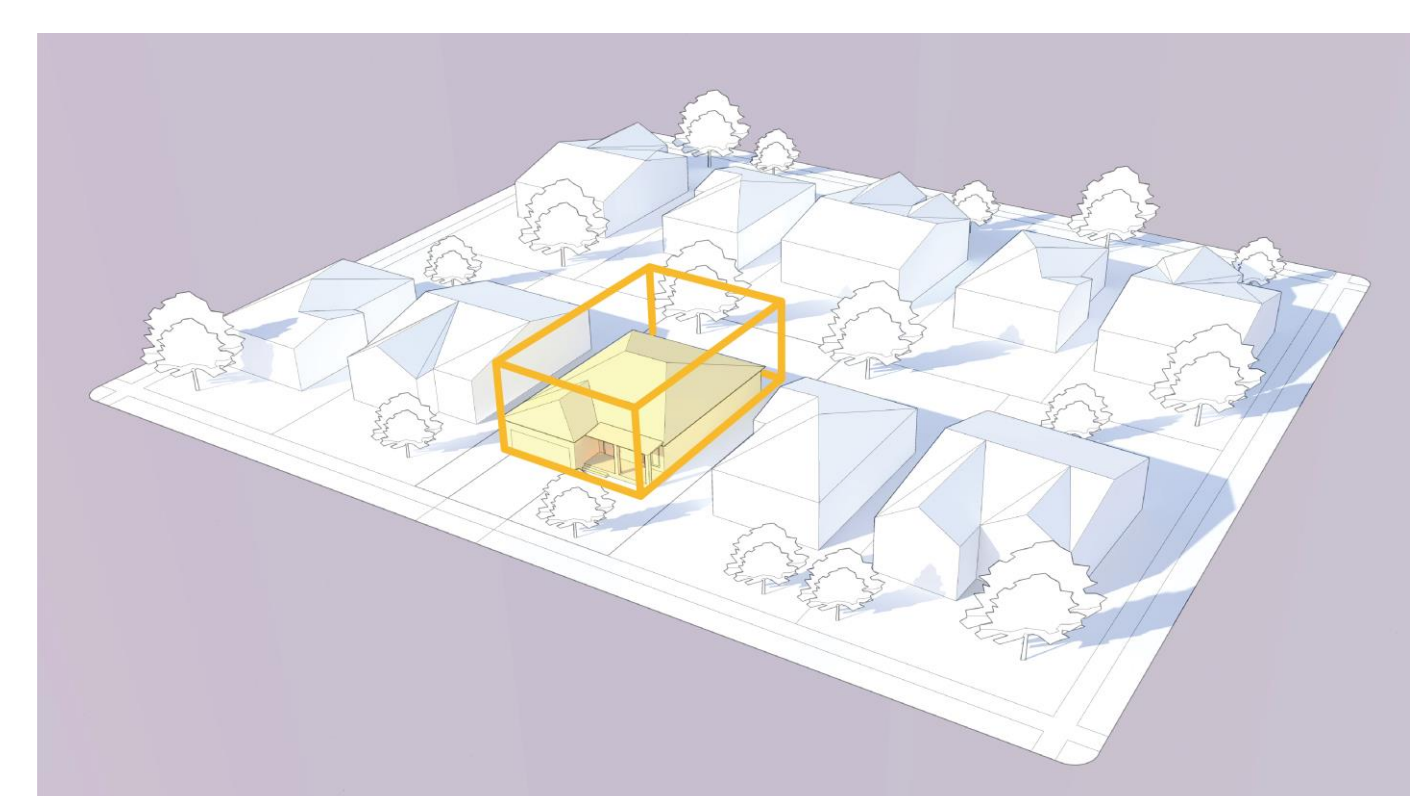
Zoning Requirements for Single Detached Houses

- The Zoning By-law sets requirements for height, setbacks, as well as landscaping, coverage, and lot size, and lot width (frontage).
- The Zoning By-law also sets a minimum number of parking spaces (at least 2 per house) and driveway requirements.
- Zoning permissions currently allow up to 10.6 metres in height (potentially 3 storeys), which can be significantly larger than what was originally built.

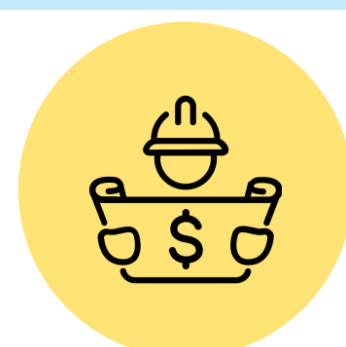


Typical Lot Sizes for Single Detached Houses in Tecumseh's Neighbourhoods

- There is a wide range of house size, lot size, setbacks, open space, and other characteristics amongst the Town's many neighbourhoods.
- The minimum required lot frontage (width) in the urban neighbourhoods are 15 metres, 18 metres, and 22.8 metres, contributing to varied character across the neighbourhoods.



Affordability challenges with providing Single Detached Houses as the main form of housing



Costly to build and to service.



Limited land supply.



Rental opportunities are limited and may not be permanent.



Maintenance and ownership is more expensive compared to other housing forms.

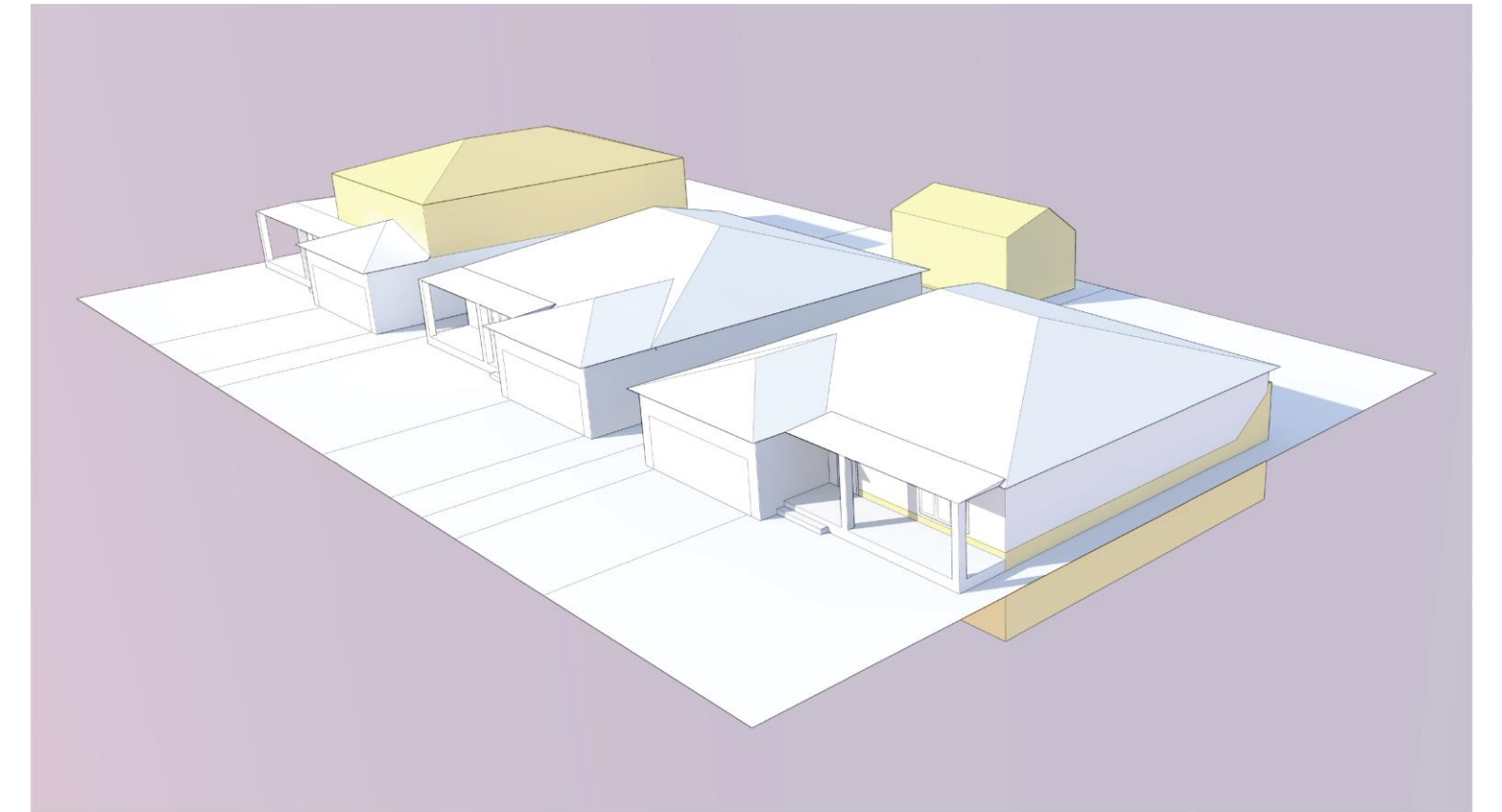


Large size and yards are not needed for smaller households and sizes.

Additional Residential Units

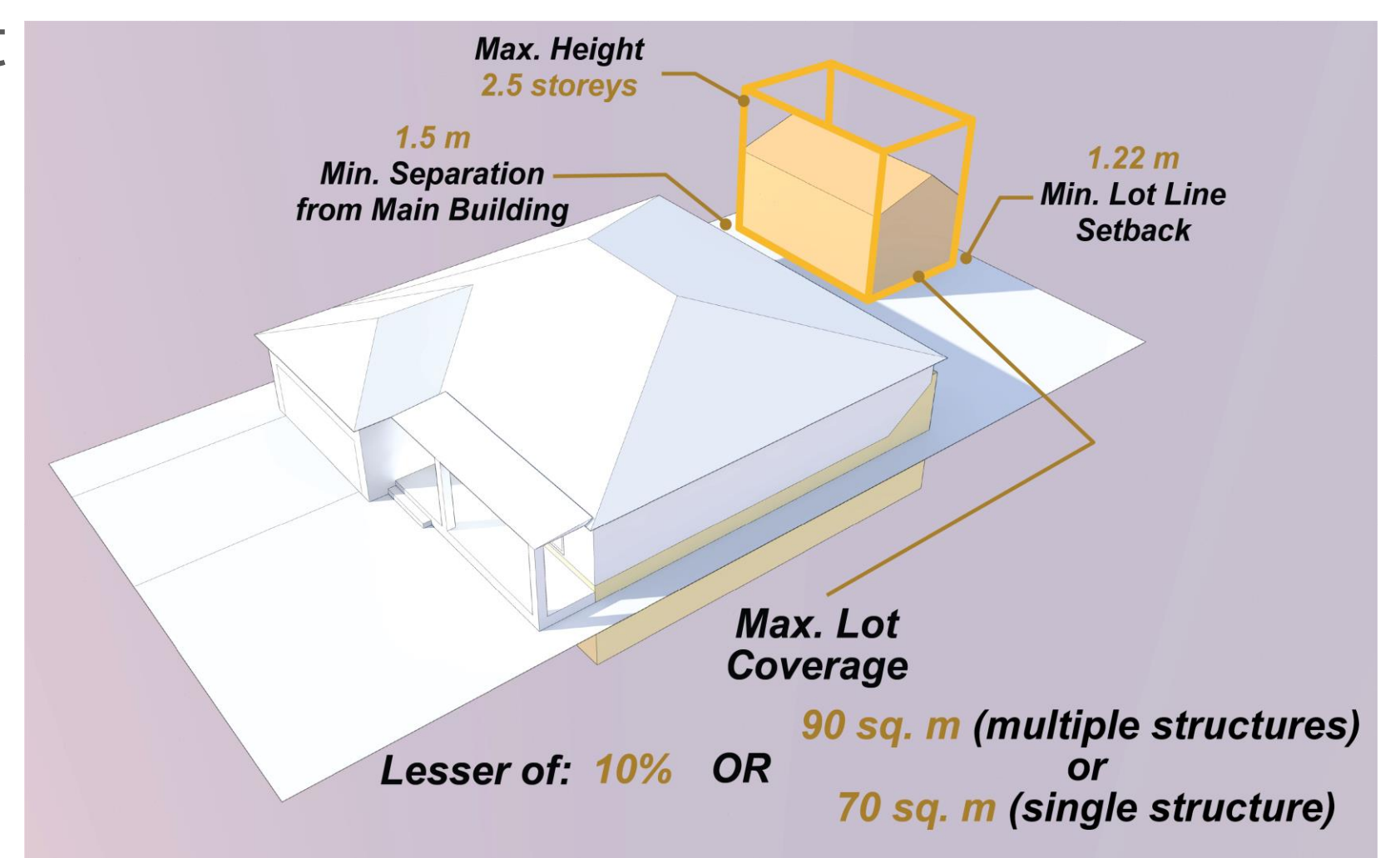
Current Permissions for Additional Residential Units

- Additional residential units (ARUs) are already allowed on every urban lot where there is a single detached house, a semi-detached house, or a townhouse.
- ARUs can take many forms:
 - House additions;
 - Garage conversions;
 - Basement suites; or
 - Garden suites (detached units such as tiny homes).
- Up to 2 ARUs are permitted per lot, resulting in a total of 3 units on each lot. This can take the form of:
 - Up to two ARUs in the house, creating a 3-unit building; or
 - Up to one ARU in the house and one ARU as a separate detached unit in the backyard for a total of 3 units.



Zoning Requirements for Additional Residential Units

- The zoning by-law sets requirements for ARUs. ARUs that are part of the house are subject to the same setbacks, maximum height, and other requirements for the main house.
- Detached ARUs are subject to setbacks, maximum height, and other requirements to help ensure they are compatible. Detached ARUs (i.e., garden suites), are allowed in the backyard and typically would take the form of a tiny house.



Benefits of Additional Residential Units



Provides supply of rental housing.



Can provide source of income to homeowner.



Fits into existing homes and neighbourhoods.



Makes efficient use of infrastructure and more efficient use of land.

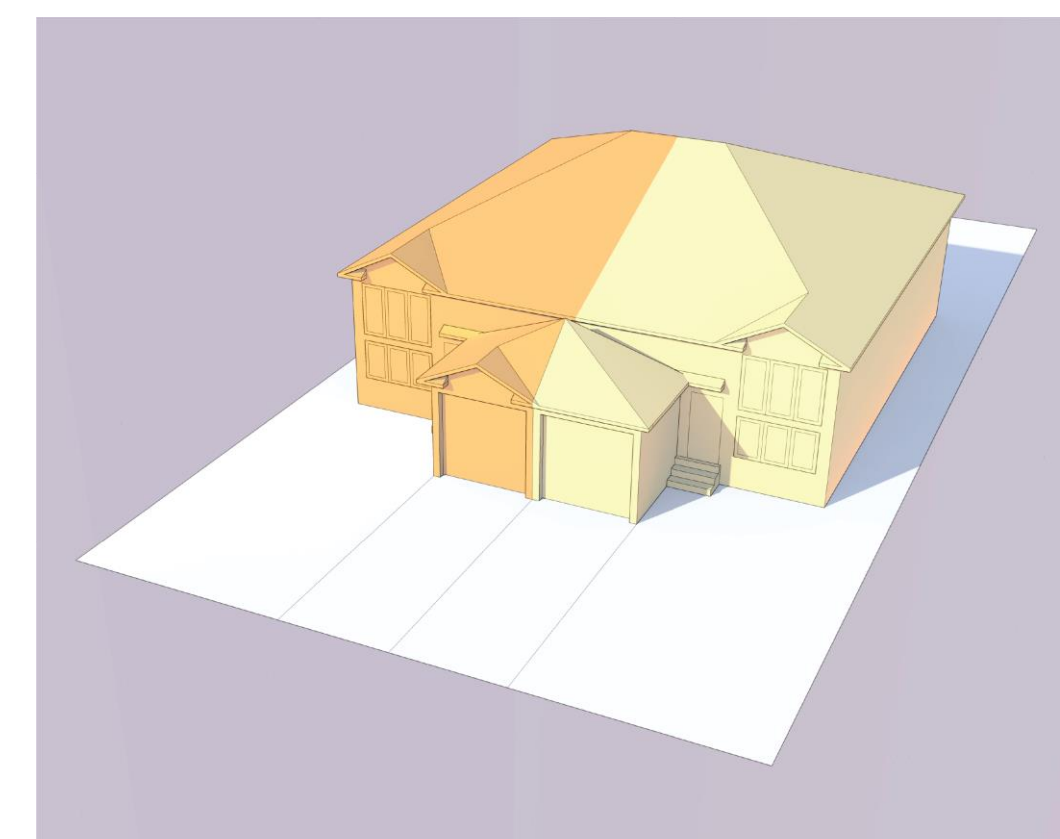


Creates supply of smaller units to better meet a variety of household needs.

Semi-Detached Houses

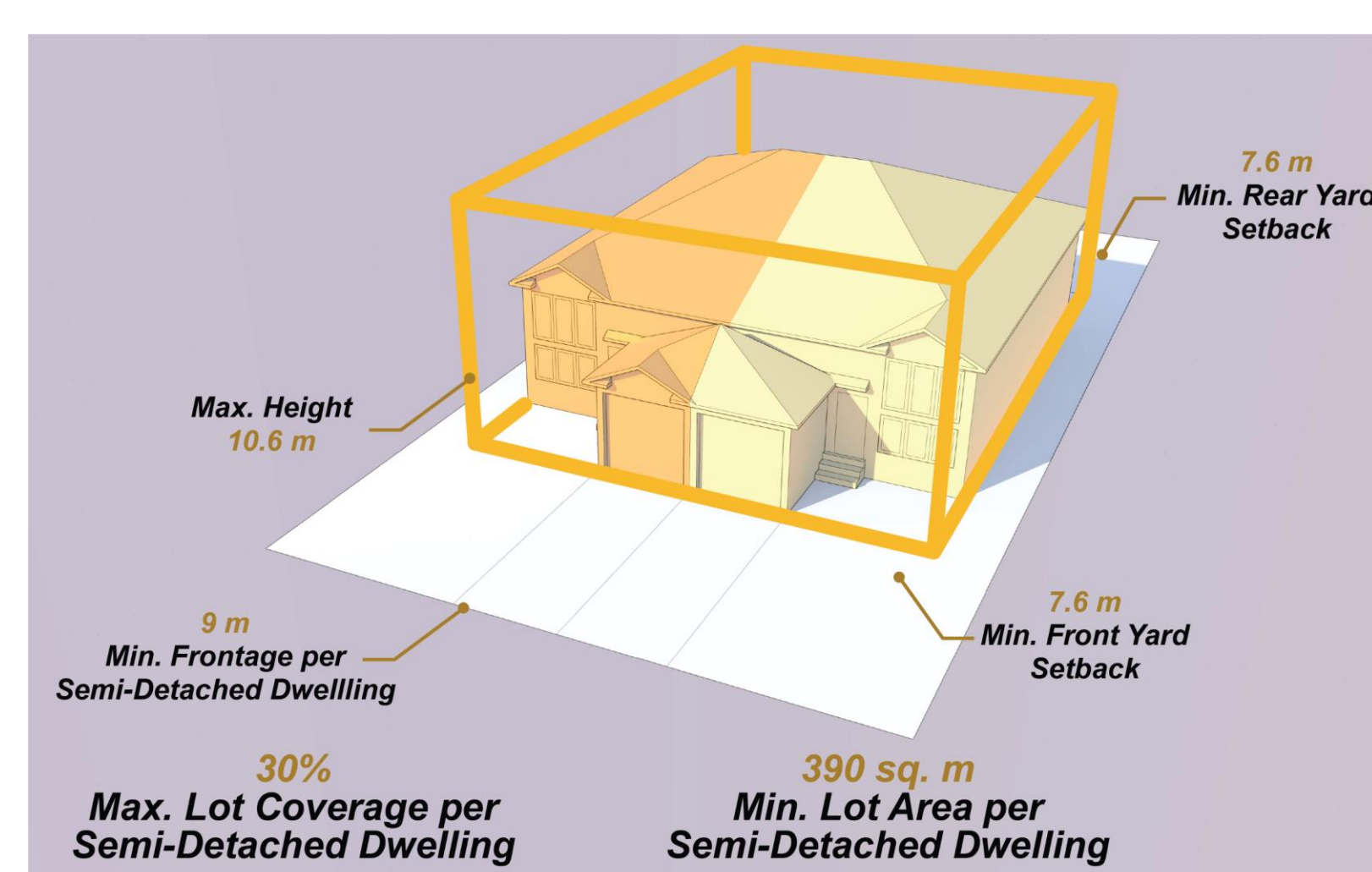
Current Permissions for Semi-Detached Houses

- Semi-detached units are being built in select areas of the Town where they are permitted. However, only a small percentage of housing units in the Town are semi-detached houses.
- The zoning would have to be amended to allow semi-detached houses in many of the Town's neighbourhoods, as only single detached and additional residential units are allowed.



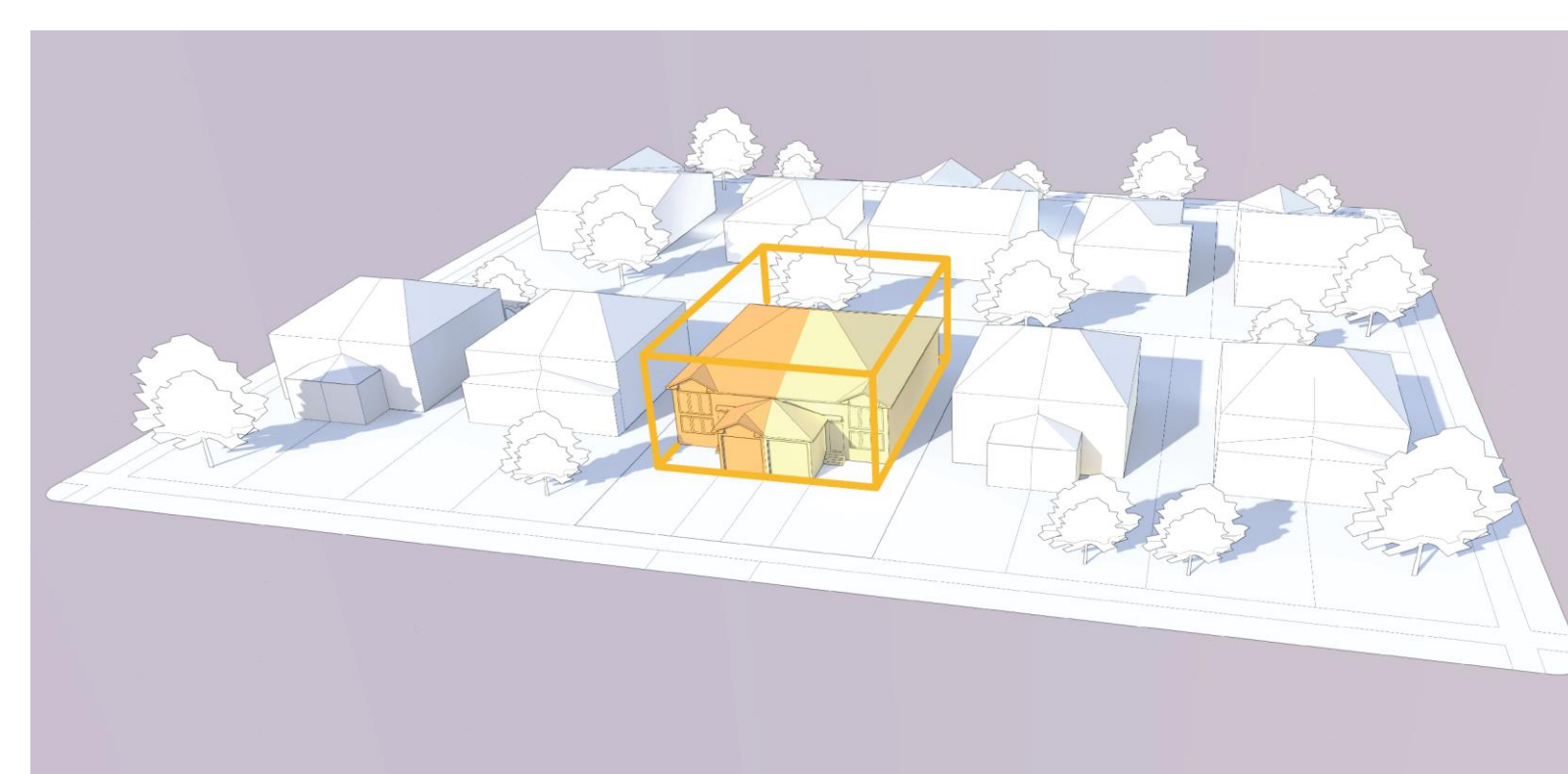
Zoning Requirements for Semi-Detached Houses

- As with single detached houses, the Zoning By-law sets requirements for semi-detached houses, including height, setbacks, as well as landscaping, coverage, and lot size, and lot width (frontage).
- The minimum lot width per semi-detached house is 9 metres, resulting in a total of 18 metres for two houses.



Zoning Requirements for Semi-Detached Houses

- Many existing lots in the Town's neighbourhoods could potentially accommodate two semi-detached houses.
- An average 18-metre-wide lot, as is typical in Tecumseh's neighbourhoods, would provide 9 metres per new semi-detached lot as shown in the illustration. The existing building envelope would provide suitable space for the driveway, garage, living space, and to provide separation from the neighbouring lots.



Benefits of Permitting Semi-Detached Houses



Similar appearance and density as single detached.



Relatively lower cost of construction, land, and servicing compared to single detached houses.

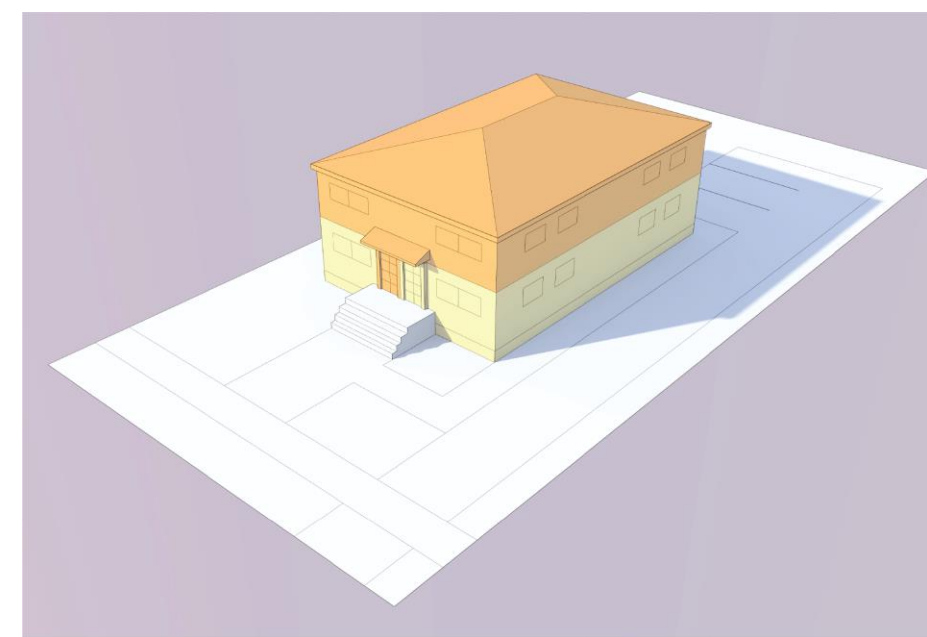


Can provide smaller unit sizes and smaller lots that better meet household needs.

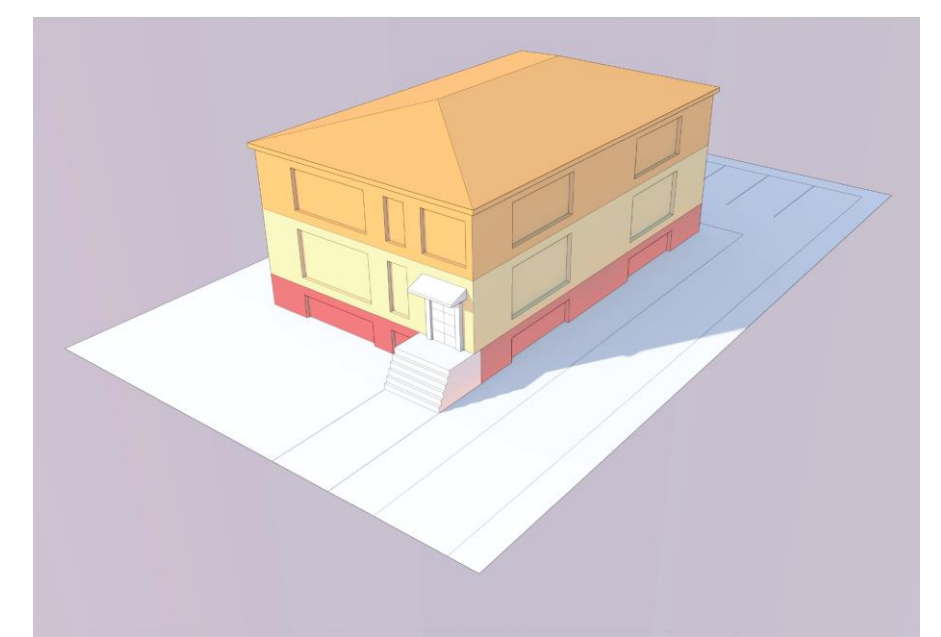
Duplexes and Triplexes

Current Permissions for Duplexes and Triplexes

- Duplexes and triplexes are permitted in only specified areas of the Town, specifically the R3 zoned areas in the former Town of Tecumseh, under by-law 1746.



Duplex



Triplex

Illustration of a Duplex on a Typical Street in Tecumseh

- Duplexes would fit well into the current building envelopes as they would be similar to existing houses and equivalent to a house with an additional residential unit.

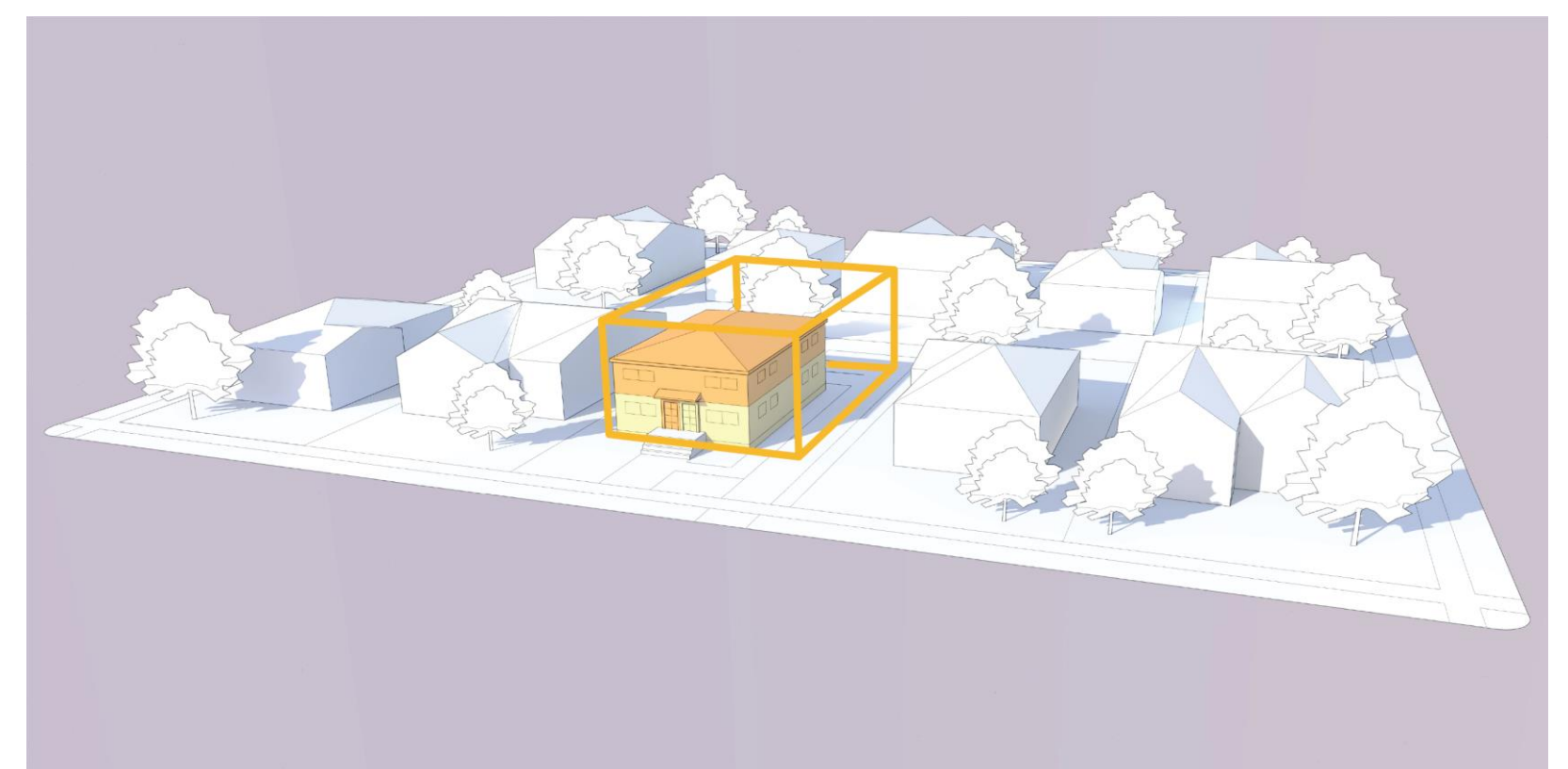
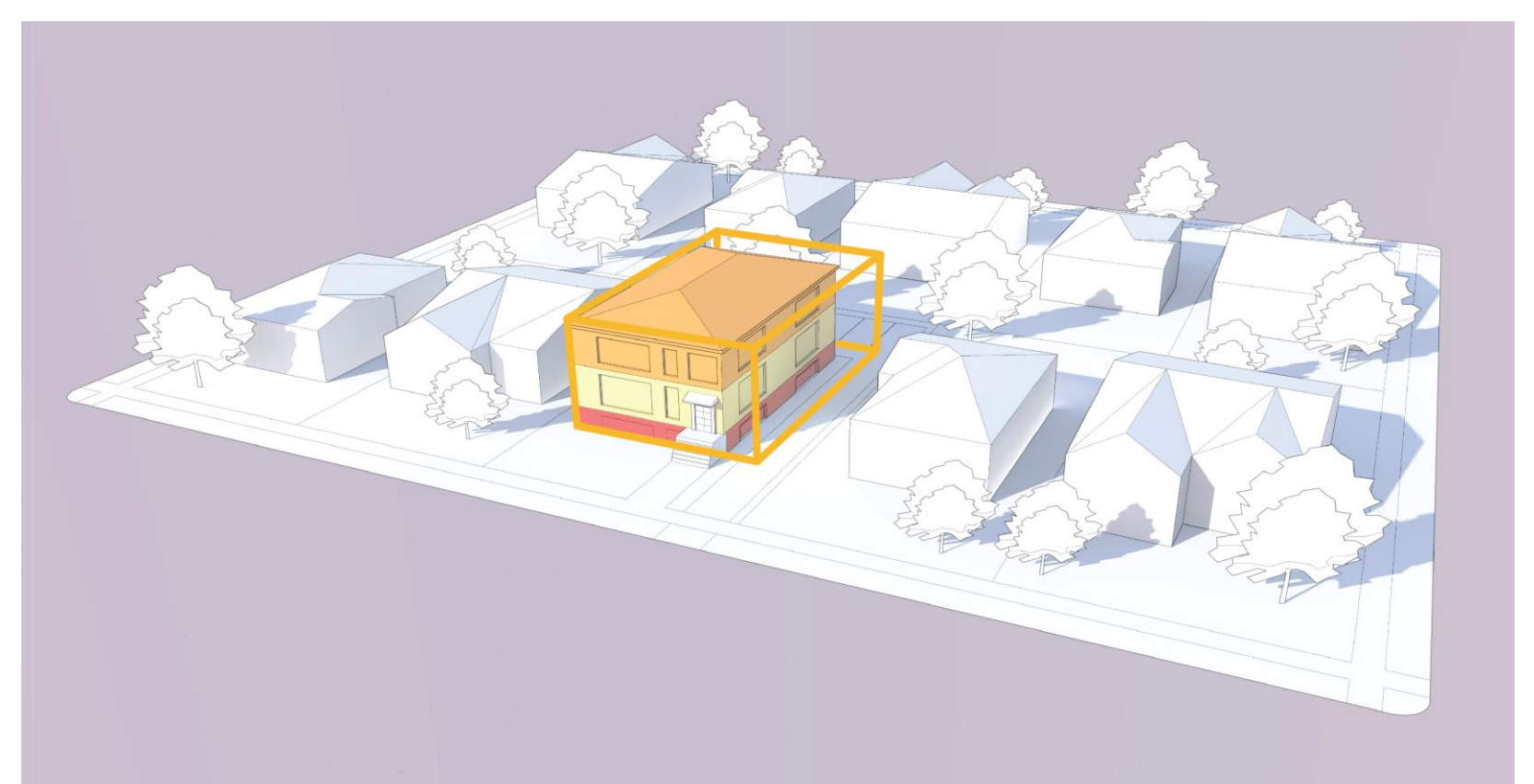


Illustration of a Triplex on a Typical Street in Tecumseh

- Many existing lots in the Town's neighbourhoods could potentially accommodate two semi-detached houses.
- An average 18 metre-wide lot, as is typical in Tecumseh's neighbourhoods, would provide 9 metres per new semi-detached lot as shown in the illustration. The existing building envelope would provide suitable space for the driveway, garage, living space, and to provide separation from the neighbouring lots.



Benefits of Permitting Semi-Detached Houses



Similar appearance and density as single detached.



Relatively lower cost of construction, land, and servicing compared to single detached houses.

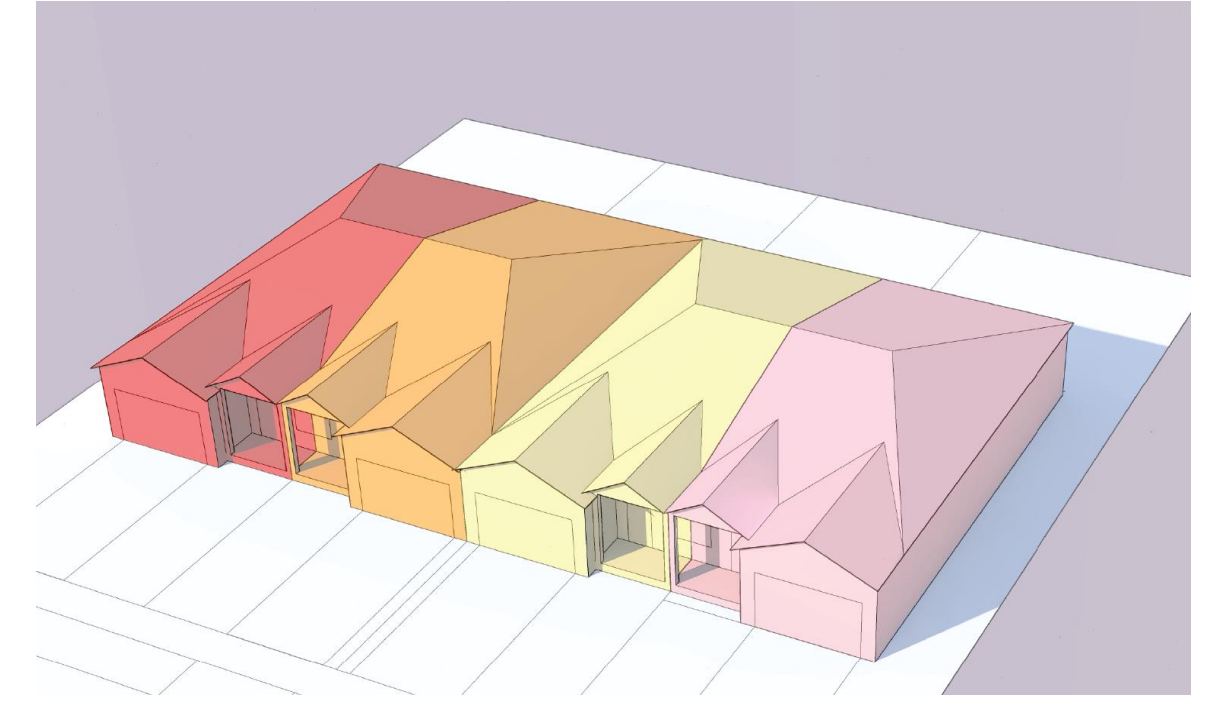


Can provide smaller unit sizes and smaller lots that better meet household needs.

Townhouses

Current Permissions for Townhouses

- Townhouses are currently only permitted within specific areas in Tecumseh that are designated the R3 zone of the former Town of Tecumseh zoning by-law. Allowing townhouses elsewhere would currently require a zoning by-law amendment.
- Some townhouses have been built within existing neighbourhoods, blending into adjacent single and semi-detached houses.



Zoning Requirements for Townhouses

- The Zoning By-law requires a minimum lot width of 6 metres for each townhouse.
- “End unit” townhouses must provide the side yard setback of at least 3 metres. As a result, developing at least 3 townhouses would require at least 24 metres of lot width under the current zoning requirements.
- Similar setbacks and height restrictions to those of single and semi-detached houses apply.

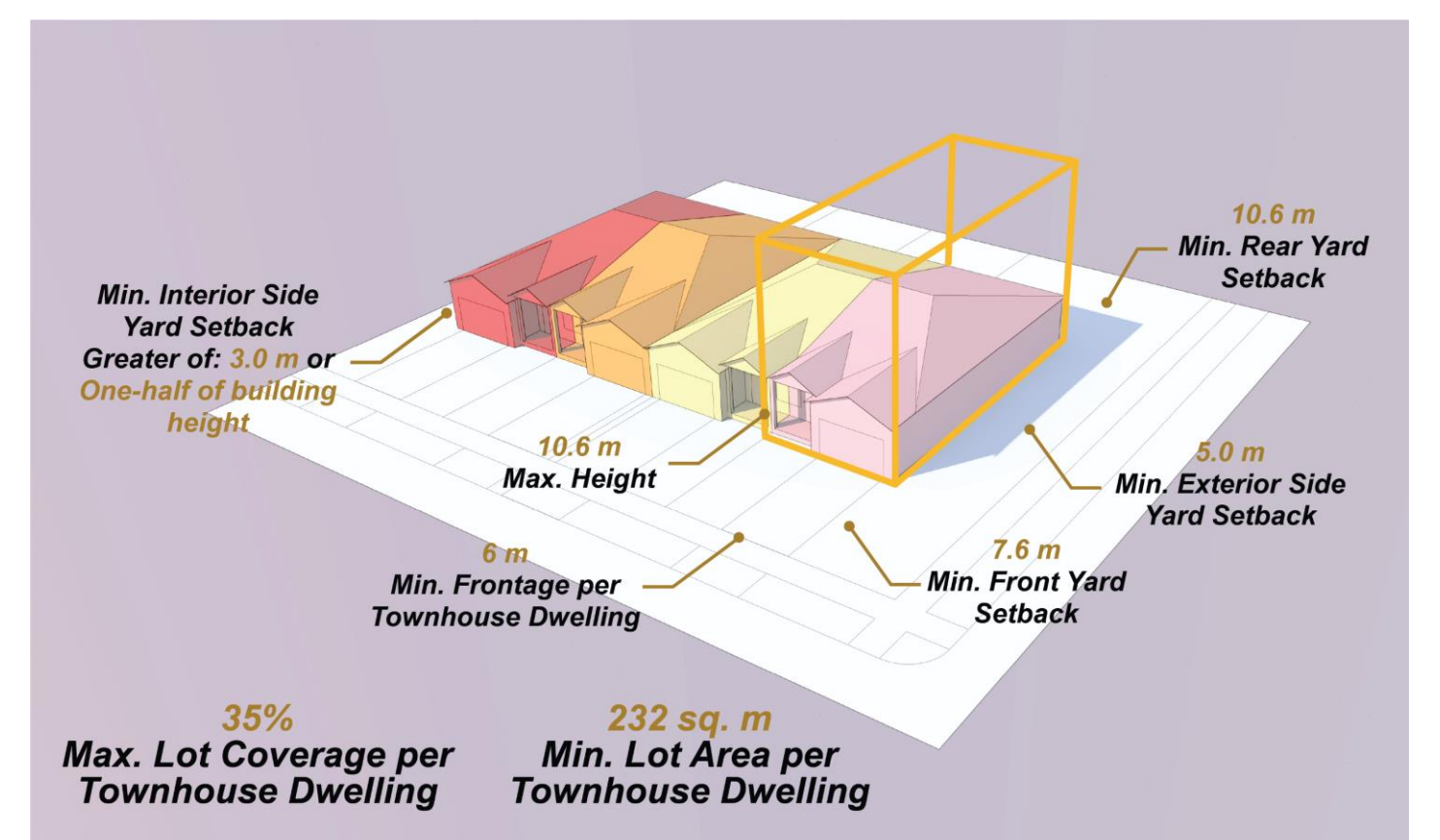
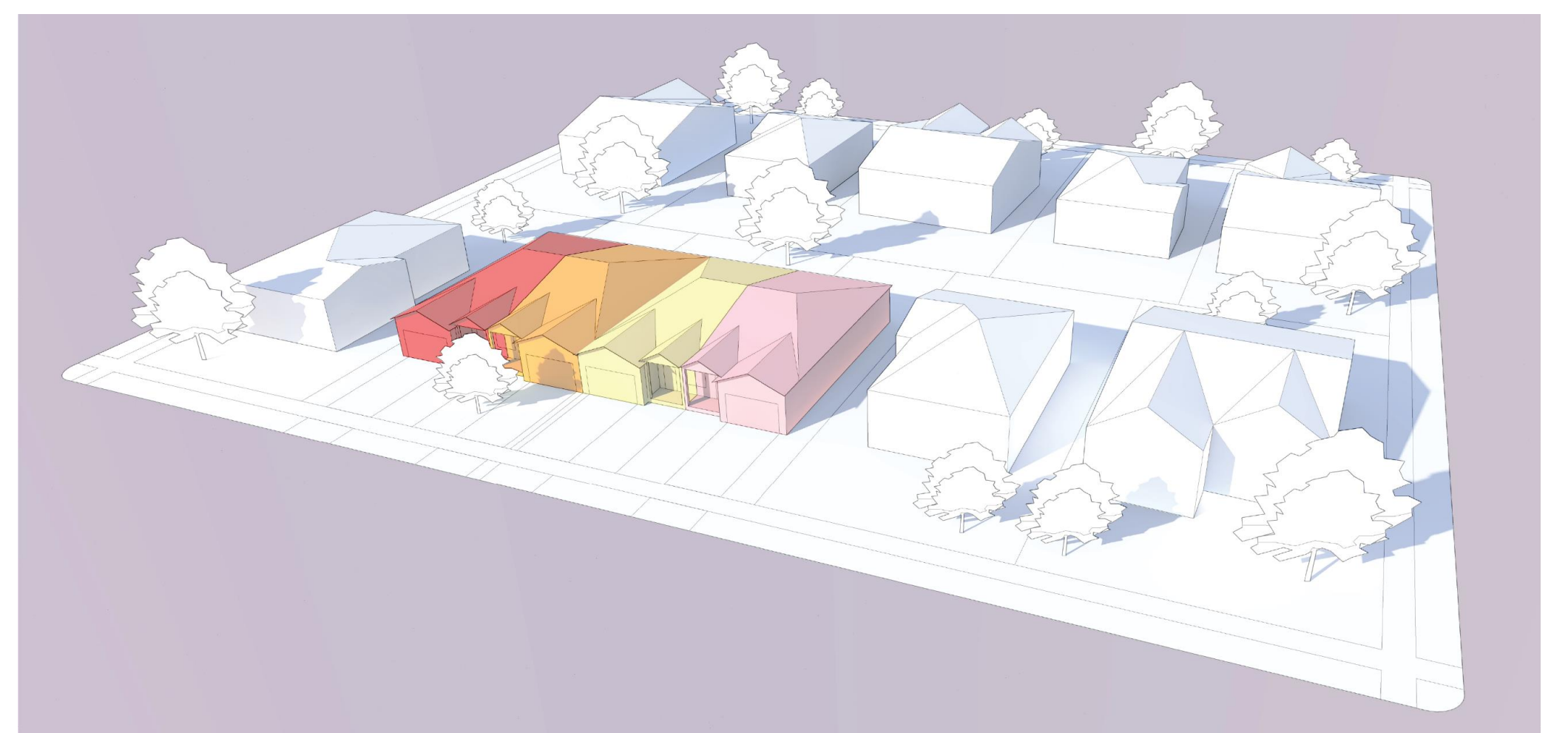


Illustration of Townhouses on a Typical Street in Tecumseh

- Townhouses may take a form that is similar to existing single detached houses, including one-storey townhouses.



Benefits of Permitting Townhouses



Provides source of smaller-sized housing units which better meets different household needs.



Similar density, massing and character as single and semi-detached houses including separate driveways/garages.



Allows for more development opportunity and choice.

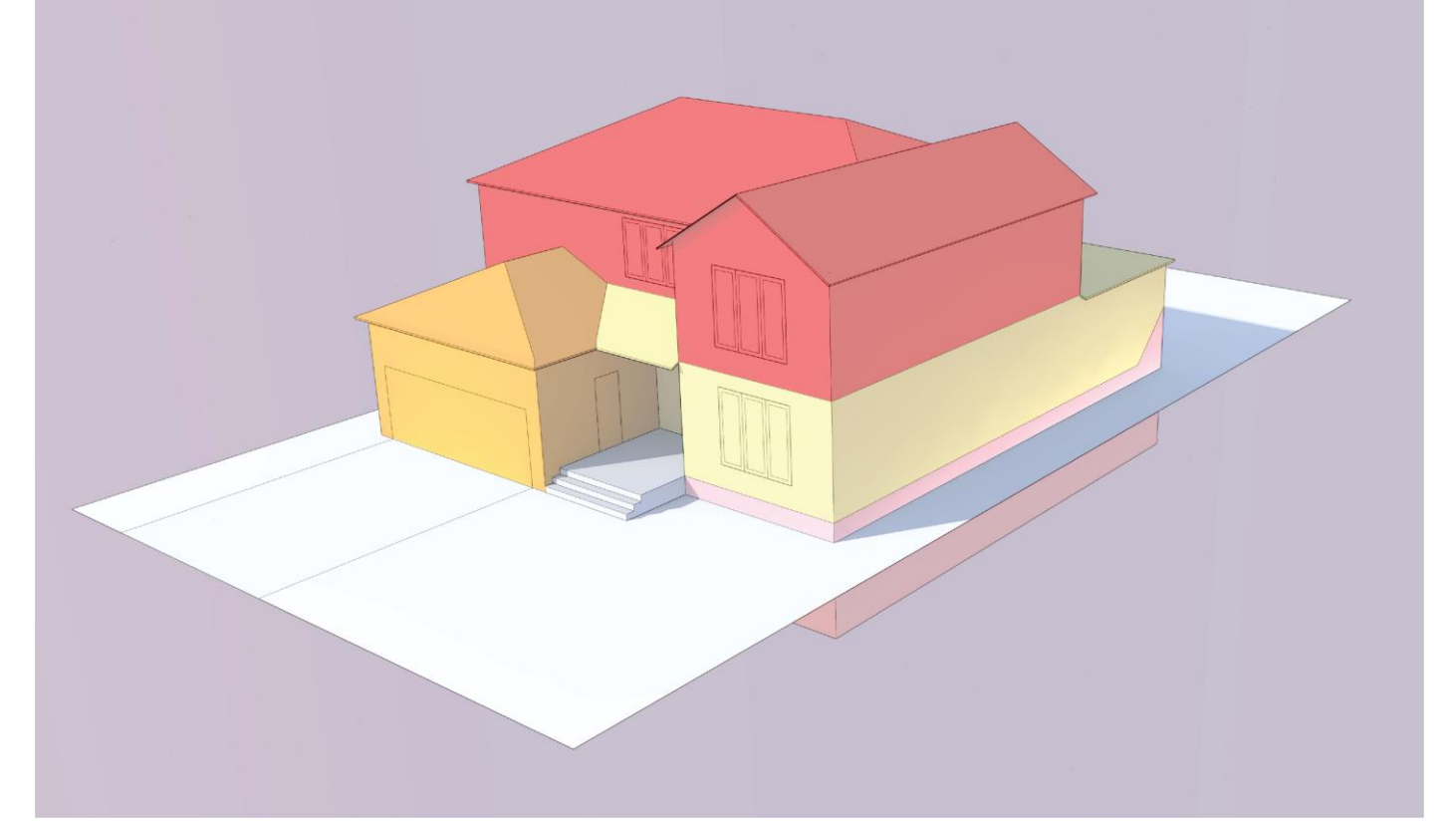


More cost effective to build and service compared to single and semi-detached houses.

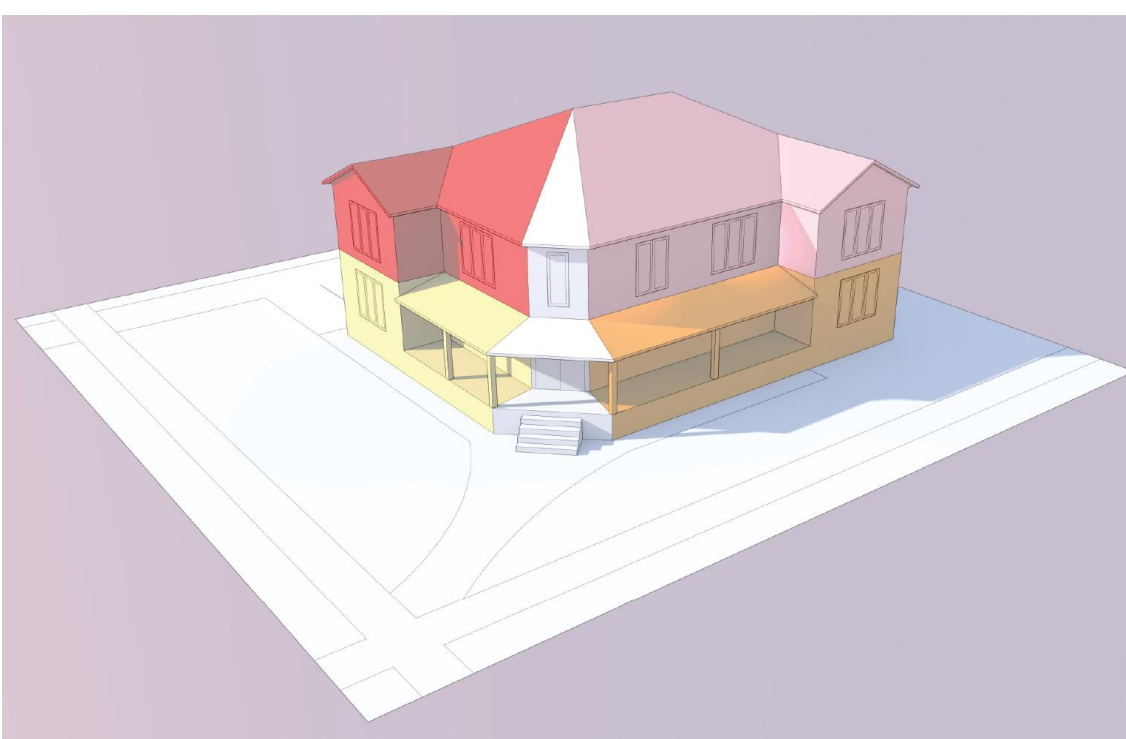
Fourplexes

Current Permissions for Fourplexes

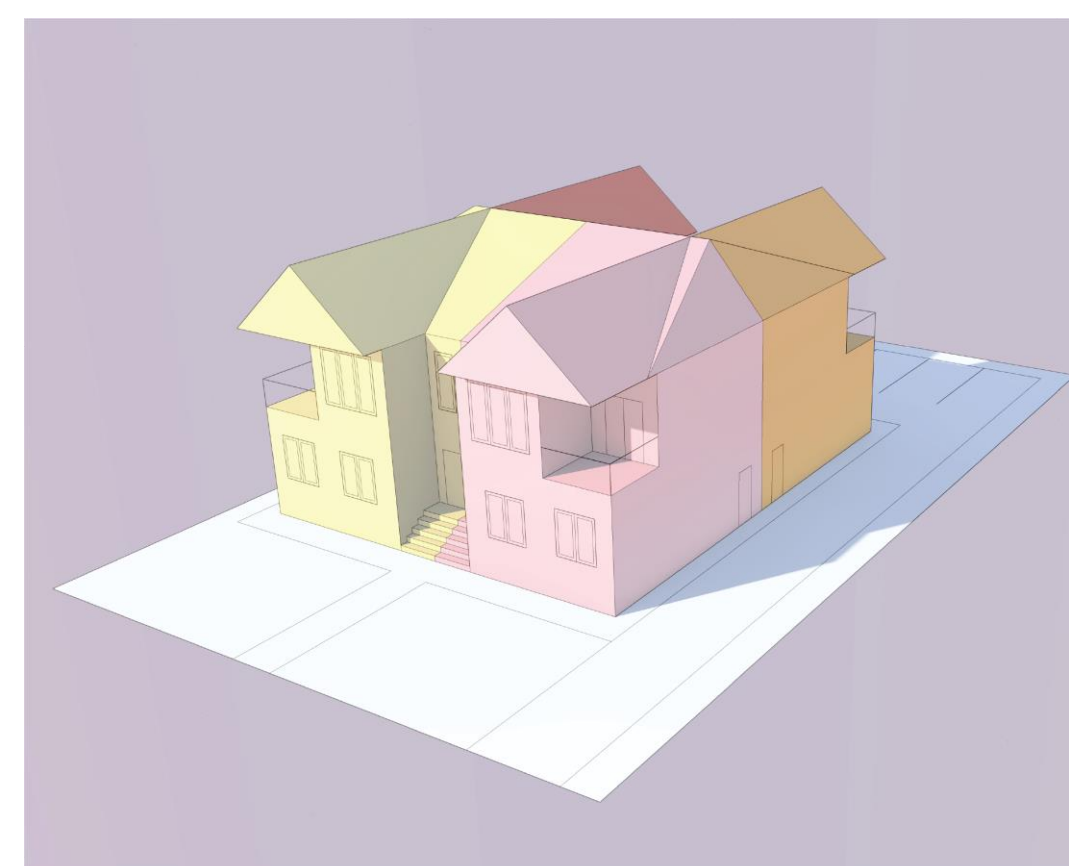
- Fourplexes are not specifically defined in the current zoning by-laws. However, the zoning by-laws allow more broadly for apartments in very limited areas of the Town. The zoning for these forms tends to be applied on a case-by-case basis as a result of a development application.



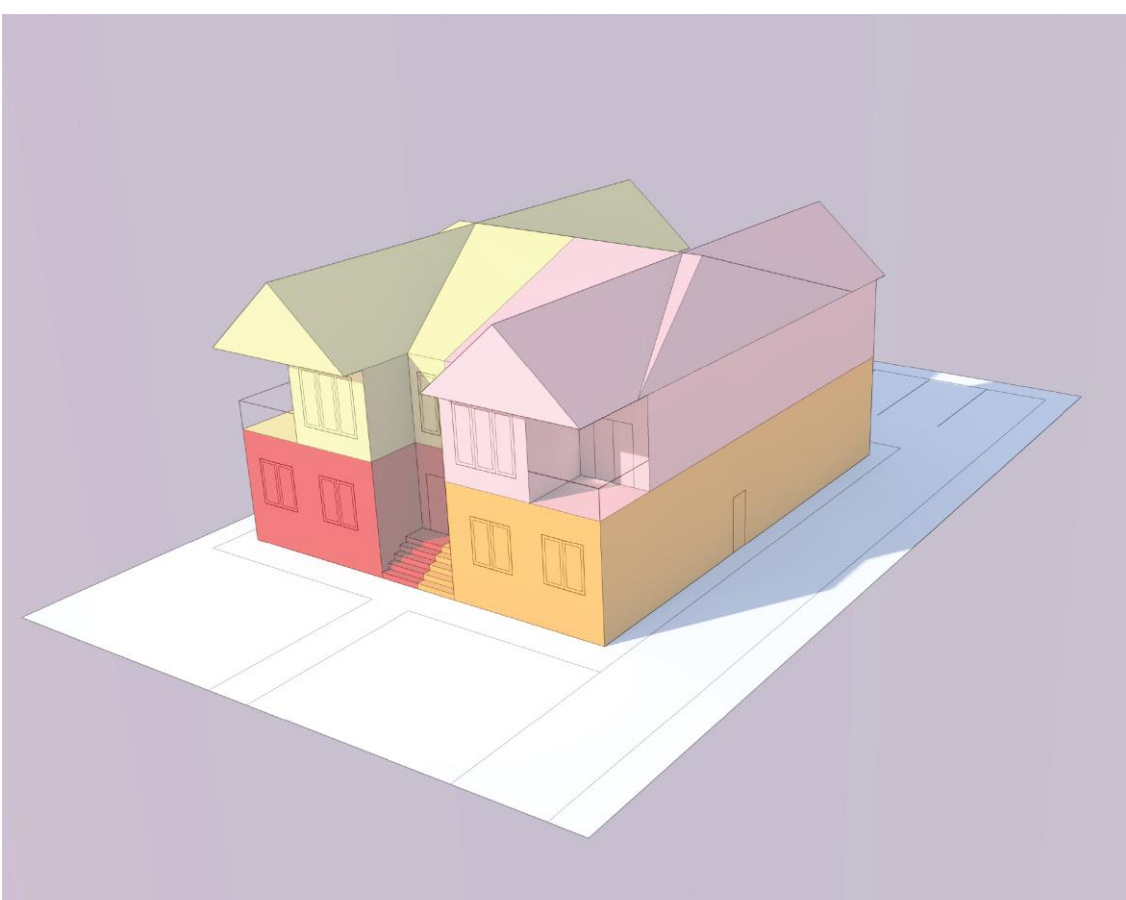
Examples of Fourplex Configurations



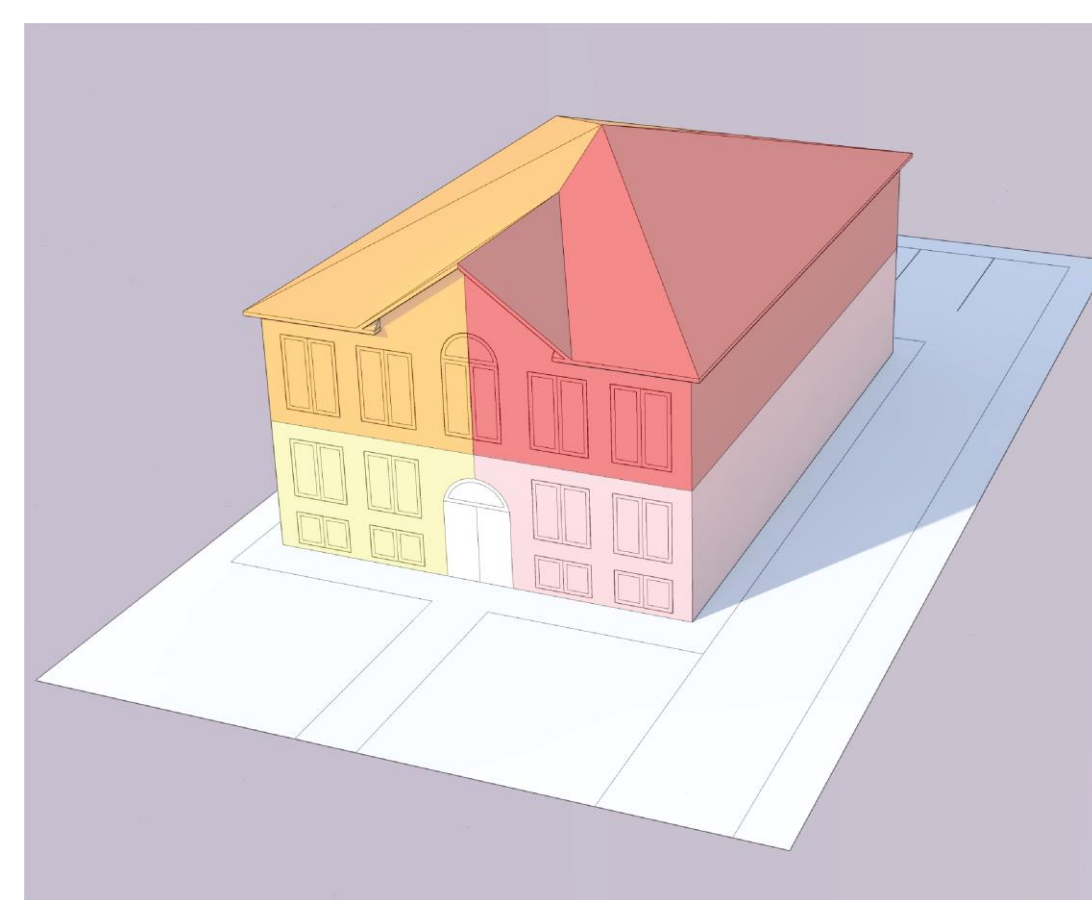
House converted to a fourplex, with parking spaces provided in the side / rear yard behind the house, and a common entrance.



Back-to-back fourplex with parking spaces in the rear yard and individual entrances.



New Fourplex with Vertically and Horizontally Separated Units and parking spaces in the rear yard and individual entrances.



Block Style Fourplex with a common entrance and rear parking.

Benefits of Permitting Fourplexes



Provide a source of rental housing and smaller unit sizes.



Provide additional flexibility to construct a wide range of housing unit types at lower costs.



Expands opportunity to build “missing middle” forms of housing to meet a wider range of demographic needs.

Next Steps

Community Consultation – Summer 2024

- Engage with the community to gather feedback on housing opportunities and affordability challenges.
- Discussions will be focused on the most effective options for updating the Official Plan and Zoning By-laws.

Identify Options – Fall 2024

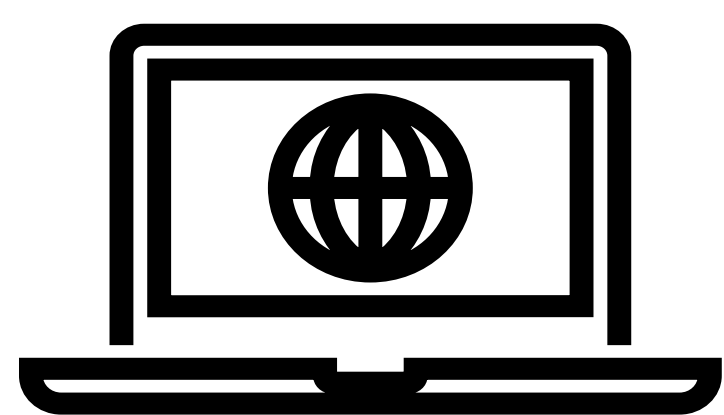
- Based on community input and the Discussion Paper, explore various strategies to expand housing choices and improve affordability.
- Consider updates to the Official Plan and Zoning By-laws that align with the evolving needs of the community.

Prepare Directions Report – Late 2024

- Compile findings and recommendations into the Housing Opportunities – Directions Report.
- Present the identified options and proposed amendments for further review and discussion.

Implementation – Early 2025

- Develop a plan for implementing the approved changes to the Official Plan and Zoning By-laws, ensuring they support diverse housing options and affordability.



Visit the Town's project website at www.tecumseh.ca/expandhousingchoices

Stay tuned for the Housing Opportunities – Directions Report for detailed recommendations of proposed actions!