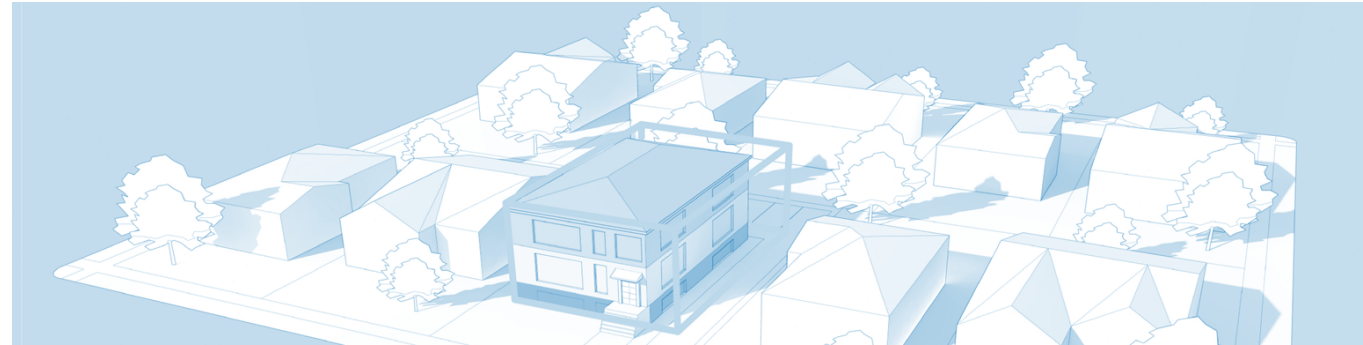


# Public Open House

## Special Planning Study

Expanding Housing Options and  
Improving Affordability

HAF Initiative 1



## Welcome!

**Date:**

Wednesday, February 26,  
2025

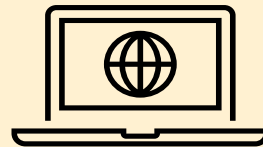
**Time:**

4:00 – 7:00 pm

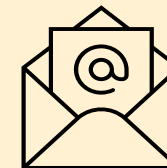
**Location:**

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

### For More Information

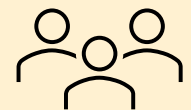


Read the Directions  
Report on the  
Town's PlaceSpeak  
website.



Provide comments or ask questions!

Enrico De Cecco, Senior Planner  
edececco@tecumseh.ca



Attend the Public Meeting of  
Council on March 11, 2025

# Purpose of the Special Housing Study

**Why are we here today?** 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. This Public Open House will present the **Directions Report** and intended strategy for amending the Town's Official Plan and zoning to consider permitting three ARUs on existing and new single unit detached lots (resulting in a total of four residential units), subject to specific zone regulations.

## Project Workplan

Step 1:  
Background  
Review and  
Discussion Paper



Step 2:  
Consultation



Step 3: Directions  
Report and Draft  
Zoning and Policy  
Changes



Step 4:  
Consultation and  
Final  
Amendments

We are  
here!

## 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.

## Work Completed to Date

- ✓ **Background Review and Discussion Paper** (Summer 2024)
- ✓ **Public Consultation** (Summer 2024)
- ✓ **Directions Report** (Winter 2025)

# 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

## Ontario Regulation 299/19

In December 2024, the Province adopted changes to Regulation 299/19 that impacts how municipalities can regulate additional residential units. The Province requires:

- Buildings with additional residential units must be four metres apart from other residential buildings on the same lot.
- The minimum lot area requirement for single-detached, semi-detached, or townhouses must be the same as if they contained an additional unit.
- Lots with additional residential units can have up to 45% lot coverage.

## 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*.

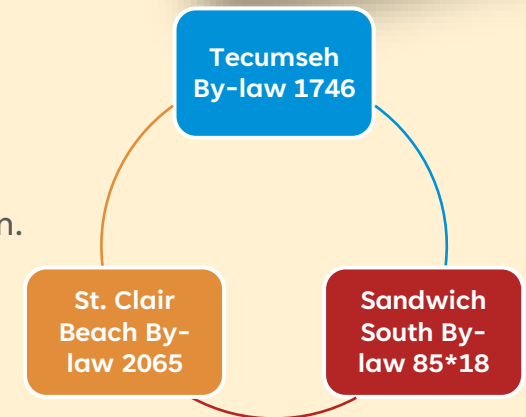
## Town of Tecumseh Official Plan

- 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.



## 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.



# Study Drivers – Key Issues

This Study was initiated to identify opportunities for expanding housing choices and respond to various housing issues in the Town as well as 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

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

## 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

## 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

## 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



- 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

## Examples



### Increased Permissions for Housing Typologies

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

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.

## City of Fredericton 4 Dwelling Units Project

The City of Fredericton has also received funding from the Housing Accelerator Fund and is proposing amendments to its zoning to allow four dwelling units on all fully-serviced residential properties, subject to certain minimum lot requirements.

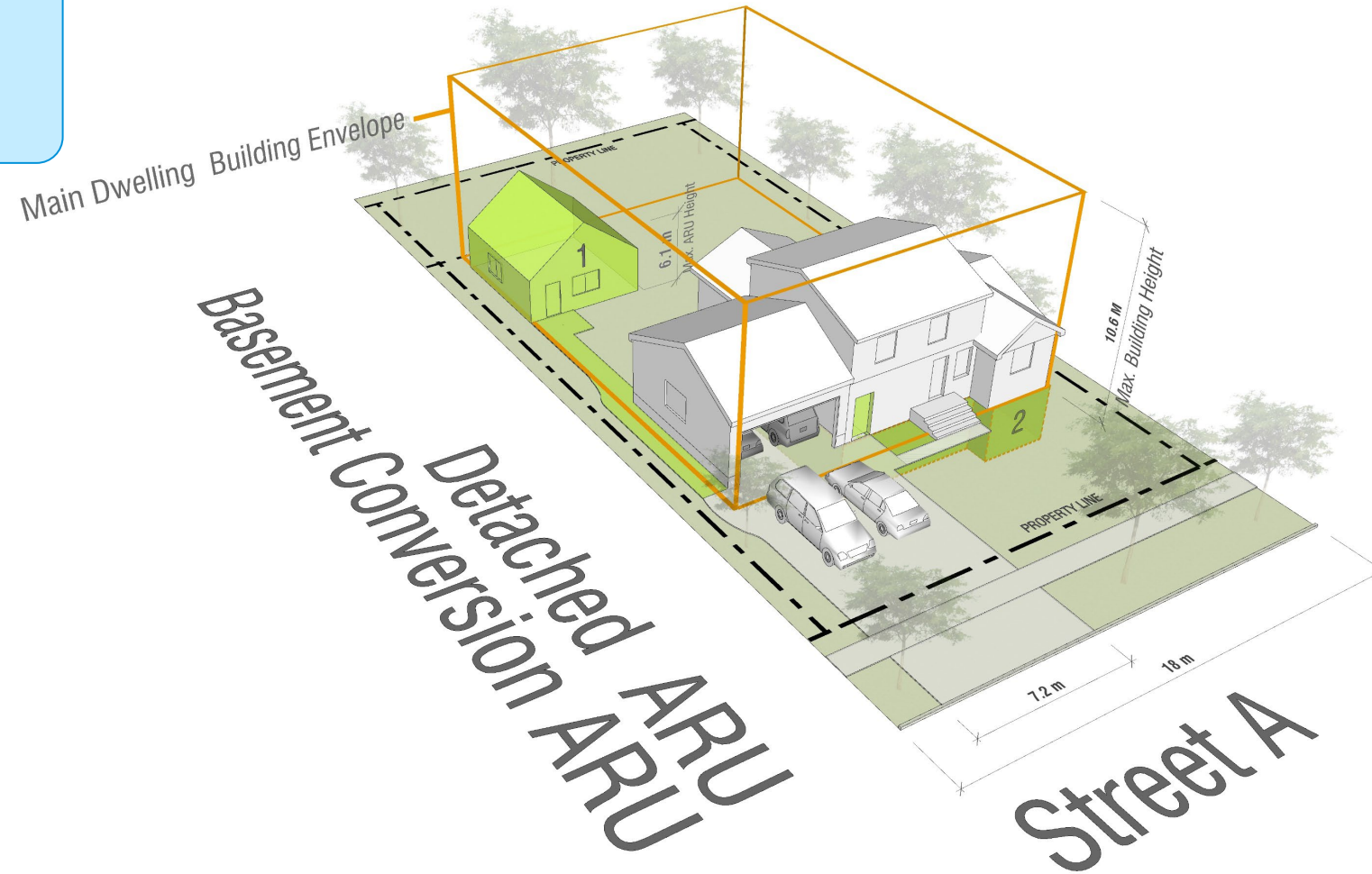
These changes simplify approval processes and increase housing availability by permitting one or more secondary dwelling units for added density by:

- Allowing up to 3 secondary dwelling units, including garage apartments, on lots in low-rise residential zones, **provided certain minimum lot frontages and areas are met**
- Increasing the maximum permitted lot coverage for lots with secondary dwelling units to 45%
- Reducing minimum lot area and frontage standards
- Reducing the number of required parking spaces and parking aisle widths



# Existing Zoning Permissions

One primary dwelling plus two additional residential units



# Proposed Additional Permissions



One primary dwelling plus three additional residential units on lots with a minimum lot frontage of 24.4 metres (80 feet)

Further input can be made at the **March 11, 2025** Public Meeting regarding the proposed changes to the Official Plan and Zoning By-law