



**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.



MEMORANDUM

Town of Tecumseh Parking Utilization Survey Results & Parking Standard Zoning Comparison

1. Introduction

The Town of Tecumseh adopted a Housing Action Plan on August 8, 2023, incorporating new housing goals, targets and initiatives that would lead to systemic long-term positive changes to improve housing affordability and to broaden the range of housing choices available to Tecumseh residents.

In February 2024, the Town's Housing Accelerator Fund (HAF) Application received approval, and an agreement was entered into with CMHC setting out nine (9) initiatives to be undertaken by the Town and their corresponding timelines and milestones – including HAF Initiative No. 4.

This initiative (HAF No. 4) will implement revised parking requirements such as reduced or eliminated parking spaces for new developments to:

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

In August and September of this year Town Staff undertook and completed the following tasks to inform Council and the community as to how best to implement the required parking standard changes:

- Parking utilization counts of a select number of private off-street parking lots associated with existing apartment style purpose built rental and condominium buildings, and for existing commercial plazas located in the Town's Main Street Commercial District and along the Manning Road District;

- A review of parking zoning standards in the Windsor-Essex Region and for select Ontario municipalities, for apartment style buildings and for missing middle housing dwelling types.

WSP Staff are currently preparing a new Comprehensive Zoning By-law for the Town, that will replace the existing 3 zoning by-laws, and will implement Tecumseh's new Official Plan. WSP is also working on HAF No. 3 (the Manning Road District Study), identifying opportunities and corresponding official plan and zoning by-law changes to facilitate the redevelopment of land in this district to permit new apartment style housing to be built on vacant and/or underutilized sites.

The information contained in this memorandum (including the appendices) will be provided to WSP Staff, to be reviewed and analysed by WSP as part of the preparation/adoption of the Town's new Comprehensive Zoning By-law to reduce or eliminate parking requirements for apartment style residential buildings, for missing middle housing types, and for various commercial development types.

A copy of this memorandum will also be provided to the Town's Housing Advisory Panel.

2. Parking Utilization Survey, and Survey Results

Parking counts were completed by Town Staff for a two week period during the month of September 2024, at 6 residential apartment building locations and for 4 commercial plaza sites.

Figures depicting the location of each site surveyed and the corresponding data collected for each site can be found in Appendix 1 and 2.

Parking Survey Counts were conducted 3 days per week for 2 consecutive weeks:

- Residential building counts were undertaken in the morning between 6 am and 7 am and in the evening between 8 pm to 9 pm, to capture residents before they left for work and after they arrived home from work;
- Commercial plaza counts were conducted during lunch and dinner hours, and included Fridays and Saturdays to capture peak utilization periods.

For residential buildings surveyed, the utilization rates observed by Town Staff ranged between a low of 61 percent and a high of 69 percent.

For the commercial plaza sites, the utilization rates ranged between 24 percent and 42 percent.

Utilization rates refer to the percentage of available parking spaces that were being utilized at the time that the counts were being taken at each location.

It should be noted that these survey numbers represent point-in-time observations and there are likely periods of time during the calendar year when a higher utilization rate would be observed if counts were to be taken on those days --- i.e. during the week leading up to and including Boxing Day.

3. Survey of municipal parking standards in the Windsor-Essex Region and in select Ontario municipalities

Town Staff completed a survey of existing parking regulations (from existing Zoning By-laws) for all municipalities located in the Windsor-Essex Region, and for 13 other municipalities situated in Southwestern Ontario, to identify the current off-street parking requirements for all types of residential developments.

A table comparing the various standards that currently exist in each municipality is attached as Appendix 3 to this memorandum.

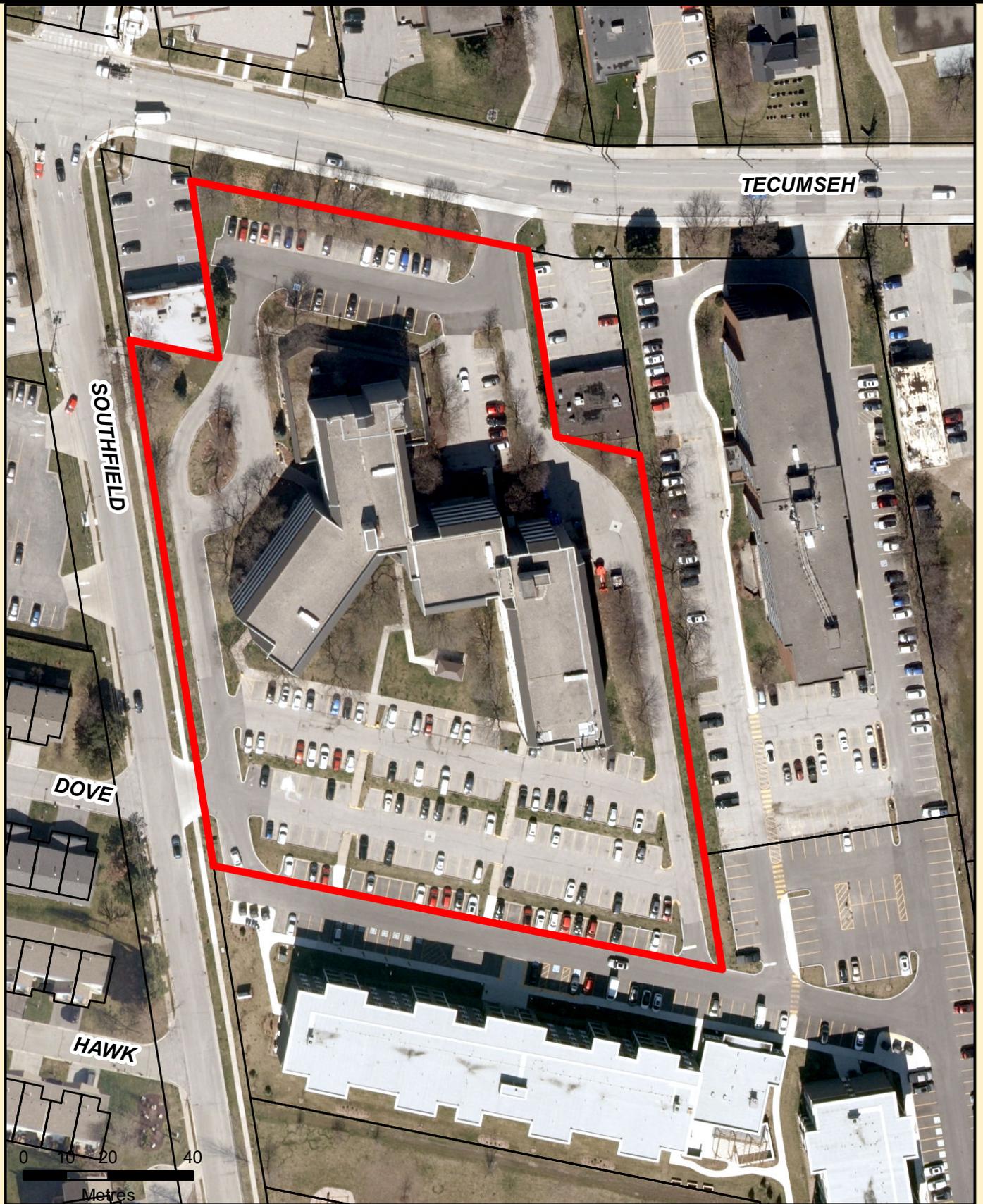
It should be noted that the parking requirement that has been adopted most often for apartment style residential buildings is 1.25 spaces per dwelling unit – which is slightly lower than the 1.5 requirement that currently exists in the Town of Tecumseh.

4. Next Steps

It is recommended that this memorandum, and the detailed survey information contained in Appendices 1, 2 and 3, be provided to:

- WSP for their use in preparing new reduced parking regulations for apartment style buildings, other missing middle housing types, and commercial/mixed-use developments as part of the Town's new Comprehensive, and to assist with the work they are completing for HAF No. 3; and
- the Housing Advisory Panel for information purposes as part of their December meeting.

*Prepared By: L. Silani, MCIP, RPP
November 18, 2024*



TECUMSEH

SOUTHFIELD

DOVE

HAWK



Prepared By:
Development Services



Legend:

 Subject Property

Site 1
11873 Tecumseh Road

TECUMSEH



Prepared By:
Development Services

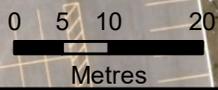


Legend:

 Subject Property

Site 2
11941 Tecumseh Rd.

TECUMSEH



Prepared By:
Development Services



Legend:

 Subject Property

Site 3
11957 Tecumseh Rd.



LANOUE

LESPERANCE

Municipal Alle



Prepared By:
Development Services

Legend:

 Subject Property

Site 4
1300 / 1310 Lesperance Rd.



Prepared By:
Development Services



Legend:

 Subject Property

Site 5
11870 Tecumseh Road



0 5 10 20
Metres

ARBOUR



Prepared By:
Development Services



Legend:

 Subject Property

Site 6
11934 Arbour Street

Residential Week 1

Site 1 - 11873 Tecumseh Rd (Skyline Apartments)			
	6-7am	8-9pm	Total Spots
Tuesday	101	97	155
Wednesday	90	103	
Friday	111	113	
* These numbers represent total occupied spaces			
Average	100.7	104.3	
High	111	113	
Low	90	97	

Site 2 - 11941 Tecumseh Rd			
	6-7am	8-9pm	Total Spots
Tuesday	42	37	56
Wednesday	35	36	
Friday	41	28	
* These numbers represent total occupied spaces			
Average	39.3	33.7	
High	42	37	
Low	35	28	

Site 3 - 11957 Tecumseh Rd			
	6-7am	8-9pm	Total Spots
Tuesday	28	27	48
Wednesday	35	30	
Friday	31	27	
* These numbers represent total occupied spaces			
Average	31.3	28	
High	35	30	
Low	28	27	

Site 4 - 1300, 1310 Lesperance			
	6-7am	8-9pm	Total Spots
Tuesday	13	16	23
Wednesday	14	18	
Friday	12	12	
* These numbers represent total occupied spaces			
Average	13	15.3	
High	14	18	
Low	12	12	

Site 5 - 11870 Tecumseh Rd			
	6-7am	8-9pm	Total Spots
Tuesday	97	100	146
Wednesday	106	99	
Friday	106	105	
* These numbers represent total occupied spaces			
Average	103	101	
High	106	105	
Low	97	99	

Site 6 - 11934 Arbour St			
	6-7am	8-9pm	Total Spots
Tuesday	13	16	25
Wednesday	16	13	
Friday	15	13	
* These numbers represent total occupied spaces			
Average	14.7	14	
High	16	16	
Low	13	13	

Residential Week 2

Site 1 - 11873 Tecumseh Rd (Skyline Apartments)

	6-7am	8-9pm	Total Spots
Monday	111	107	155
Wednesday	124	108	
Friday	119	106	

* These numbers represent total occupied spaces

Average	118	107
High	124	108
Low	111	106
Utilization	69%	

*utilization includes both weeks

Site 2 - 11941 Tecumseh Rd

	6-7am	8-9pm	Total Spots
Monday	43	36	56
Wednesday	42	33	
Friday	41	34	

* These numbers represent total occupied spaces

Average	42	34.3
High	43	36
Low	41	33
Utilization	67%	

Site 3 - 11957 Tecumseh Rd

	6-7am	8-9pm	Total Spots
Monday	35	36	48
Wednesday	32	32	
Friday	33	24	

* These numbers represent total occupied spaces

Average	33.3	30.7
High	35	36
Low	32	24
Utilization	64%	

Site 4 - 1300, 1310 Lesperance

	6-7am	8-9pm	Total Spots
Monday	15	15	23
Wednesday	17	12	
Friday	16	15	

* These numbers represent total occupied spaces

Average	16	14
High	17	15
Low	15	12
Utilization	63%	

Site 5 - 11870 Tecumseh Rd

	6-7am	8-9pm	Total Spots
Monday	102	93	146
Wednesday	100	98	
Friday	103	97	

* These numbers represent total occupied spaces

Average	101.7	96
High	103	98
Low	100	93
Utilization	69%	

Site 6 - 11934 Arbour St

	6-7am	8-9pm	Total Spots
Monday	13	15	25
Wednesday	15	20	
Friday	17	16	

Average	15	17
High	17	20
Low	13	15
Utilization	61%	



HEATHER GLEN

MANNING

COUNTY RD 22



Prepared By:
Development Services



Legend:
 Subject Property

Site 1 - Commercial
Food Basics / Golftown Plaza



TECUMSEH

MANNING



Prepared By:
Development Services



Legend:

 Subject Property

Site 2 - Commercial
Shoppers Drug Mart Plaza



JASON

ST GREGORYS

MANNING

TECUMSEH

DRESDEN



Prepared By:
Development Services

Legend:

 Subject Property

Site 3 - Commercial
Zehrs Plaza



Prepared By:
Development Services



Legend:

 Subject Property

Site 4 - Commercial
Green Valley Plaza

Commercial Week 1

Site 1 - 1695/1655 Manning Rd			
	12-1pm	5-6pm	Total Spots
Tuesday	218	191	674
Friday	180	144	
Saturday	179	105	

* These numbers represent total occupied spaces

Average	192.3	146.7
High	218	191
Low	179	105

Site 2 - 500 Manning Rd			
	12-1pm	5-6pm	Total Spots
Tuesday	87	121	207
Friday	88	111	
Saturday	75	68	

* These numbers represent total occupied spaces

Average	83.3	100
High	88	121
Low	75	68

Site 3 - 13404 Tecumseh Rd and 400 Manning Rd			
	12-1pm	5-6pm	Total Spots
Tuesday	267	272	911
Friday	263	219	
Saturday	231	156	

* These numbers represent total occupied spaces

Average	253.7	215.7
High	267	272
Low	231	156

Site 4 - 13300 Tecumseh Rd			
	12-1pm	5-6pm	Total Spots
Tuesday	118	98	372
Friday	118	95	
Saturday	93	47	

* These numbers represent total occupied spaces

Average	109.7	80
High	118	98
Low	93	47

Commercial Week 2

Site1 - 1695/1655 Manning Rd			
	12-1pm	5-6pm	Total Spots
Tuesday	181	155	674
Friday	208	158	
Saturday	175	95	

* These numbers represent total occupied spaces

Average	188	136
High	208	158
Low	175	95
Utilization	25%	

*utilization includes both weeks

Site 3 - 13404 Tecumseh Rd and 500 Manning Rd			
	12-1pm	5-6pm	Total Spots
Tuesday	254	209	911
Friday	227	223	
Saturday	219	117	

* These numbers represent total occupied spaces

Average	233.3	183
High	254	223
Low	219	117
Utilization (both \	24%	

Site 2 - 500 Manning Rd			
	12-1pm	5-6pm	Total Spots
Tuesday	92	81	207
Friday	89	87	
Saturday	78	67	

* These numbers represent total occupied spaces

Average	86.3	78.3
High	92	87
Low	78	67
Utilization	42%	

Site 4 - 13300 Tecumseh Rd			
	12-1pm	5-6pm	Total Spots
Tuesday	122	90	372
Friday	110	89	
Saturday	73	41	

* These numbers represent total occupied spaces

Average	101.7	73.3
High	122	90
Low	73	41
Utilization (both \	25%	

Appendix 3

Regional Municipality Parking Standards

	ARU	Single Unit Dwelling	Semi-Detached Dwelling	Townhome Dwelling	Duplex	Triplex (per unit)	Fourplex	Apartments (per unit)
Essex	1	1	1	1	1	1	1	1.25 (studio) 1.5 (2 bedroom) 2 (3 bedroom)
Lasalle	1 total	2	2	2	2	2	2	1.5
Lakeshore	1.25	2	2	1.5	1.5	1.5	1.5	1.25
Amherstburg	1	2	2	2	1	1	1.5	1
Leamington	1	2	2	1.5	2	1.5	1.5	1.5
Kingsville	1	1	1	1	1	2 + 0.25 visitor	2 + 0.25 visitor	1.25
Tecumseh?	1	2	2	1.5	2	2	2	1.5
City of Windsor	1 for the first and second 0 for third	1	1	1 (with garage) 1.25 (without garage)	2	1	1	1.25
Chatham-Kent	1	1	1	1	1	1	1	1.25
Sarnia	1	1	1	1.5	1.5	1.5	1.5	1.5
London	0	1	1	1	0.5	0.5	0.5	0.5
Kitchener	0	2	2	2	1	1	1	1.15
Cambridge	1	1 for the first 4 bedrooms + 1 for additional 2	1 for the first 4 bedrooms + 1 for additional 2	1 for the first 4 bedrooms + 1 for additional 2	1 for the first 4 bedrooms + 1 for additional	1 for the first 4 bedrooms + 1 for additional 2	1 + 1 for each 4 units (visitor)	1 + 1 for each 4 units (visitor)
Waterloo	1	2	1	1.4	1	1	1	1
Guelph	1	1	1	1	1	1	1	1.5
Collingwood	1	2	2	2	2	2	1+0.25	1.25
St. Catherines	1	1	1	1	1	1	1	1.25
Orangeville	1	2	2	1.5	2	2	1.5	1.5
Stratford	1	2	2	1.5	1.5	1	1	1.25
Woodstock	1	2	2	2	2	1.5	1.5	1.5
Median	1	2	2	1.5	1.5	1	1	1.25
High	1.25	2	2	2	2	2	2	1.5
Low	0	1	1	1	0.5	0.5	0.5	0.5