



## The Corporation of the Town of Tecumseh

Development Services

**To:** Mayor and Members of Council

**From:** Brian Hillman, Director Development Services

**Date to Council:** July 9, 2024

**Report Number:** DS-2024-23

**Subject:** Expanding Housing Choices and Improving Affordability  
Housing Accelerator Fund (HAF)  
Briefing Regarding Initiative 1  
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### Recommendations

It is recommended:

**That** Report DS-2024-23, entitled “Expanding Housing Choices and Improving Affordability - Housing Accelerator Fund (HAF), Briefing Regarding Initiative 1,” **be received.**

### Background

On June 25, 2024, by way of Report [DS-2024-21](#), Council received an update on the status of the nine initiatives that are being undertaken in accordance with the HAF Agreement. At that time, it was noted that a briefing of Council would be held on July 9, 2024, regarding Initiative 1.

Initiative 1 will examine how various residential building types can be integrated into existing and planned new residential neighbourhoods, including the option of allowing up to four units as-of-right in Tecumseh’s low density residential districts.

WSP has been retained to assist the Town undertake the analysis required to fully consider this initiative, with Bobby Gauthier, Principal, Urban and Community Planning,

being the lead on this project. In addition, Larry Silani of MillerSilani Inc. has been retained to assist with project management. Both will attend the July 9, 2024, Special Council Meeting to provide a briefing on the status of Initiative 1 (see the PowerPoint presentation at Attachment 1).

The July 9, 2024, briefing of Council will address the following items:

- 1) the purpose of this initiative;
- 2) a summary of the work to be undertaken over four phases, including stakeholder consultation;
- 3) matters to be addressed in the Phase 1 Discussion Paper;
- 4) key affordability challenges affecting Tecumseh residents;
- 5) a review of housing types to provide an opportunity for knowledge building amongst all stakeholders;
- 6) consideration of the current zoning regulations that permit up to three residential units per lot (ARUs);
- 7) summary of different forms of housing tenures (freehold vs. condominium vs. rental);
- 8) one example of best practices that allows up to four dwelling units in low density residential districts;
- 9) a summary of next steps in the process.

## Comments

The Phase 1 Discussion Paper regarding Initiative 1 will provide details regarding housing affordability, housing options and consideration of the option of allowing up to four units as-of-right in Tecumseh's low density residential districts. The July 9, 2024 Council briefing provides preliminary insight into the contents of this Discussion Paper and assists with further providing transparency and public awareness around Initiative 1. It is important that basic information is provided regarding the housing options and to begin introducing common terms and concepts that will assist during various stages of the public and stakeholder consultation processes. The July 9, 2024 Council briefing is an important step in this process and will provide an opportunity for discussion and preliminary feedback prior to commencement of the external consultation process.

## Next Steps

The next step in the process is for The Phase 1 Discussion Paper regarding Initiative 1 to be available for public review on July 31, 2024. The Town's social media platforms and PlaceSpeak will be used to ensure the document is widely available and open to public comment. An Open House is being scheduled for August 15, 2024, to present and discuss the Discussion Paper with the community. Following discussions with stakeholders and interested groups, a Directions Report will be prepared later this year that considers proposed approaches with respect to Initiative 1. Further public consultation will ensue on the Directions Report.

## Consultations

MillerSilani Inc.

## 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	<a href="#">2023-2026 Strategic Priorities</a>
<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:

Brian Hillman, MA, MCIP, RPP  
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1	Expanding Housing Choices and Improving Affordability – Briefing Regarding Initiative 1, PowerPoint Presentation



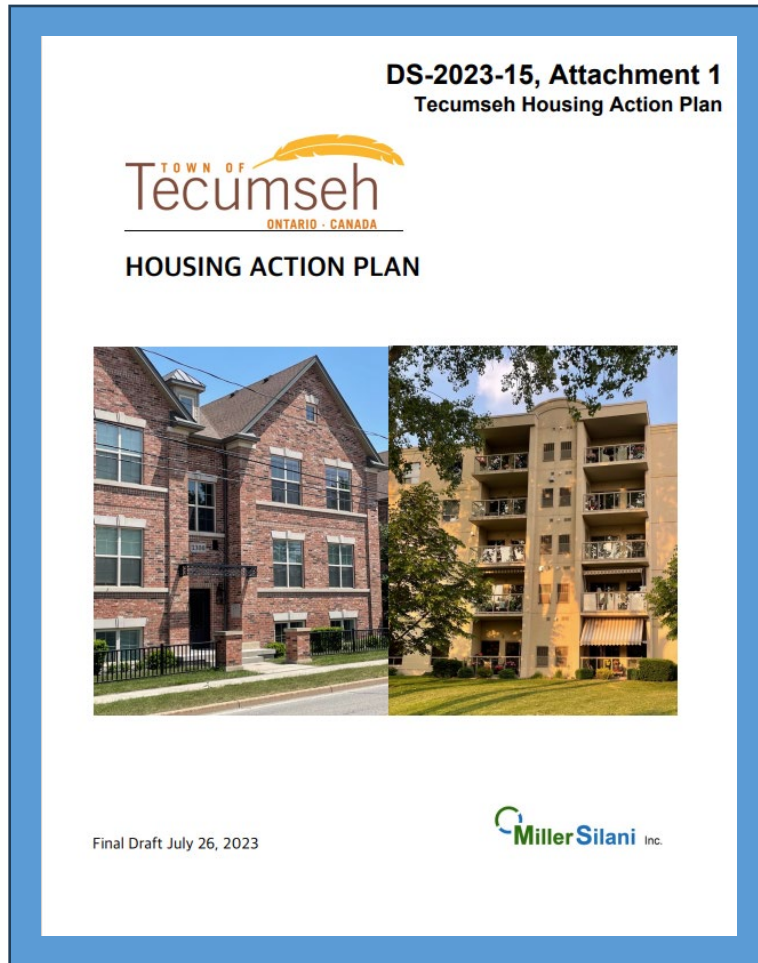
# Expanding Housing Choices and Improving Affordability

Housing Initiative No. 1

July 9, 2024 Council Briefing



# Purpose of this Initiative



- Council's adopted Housing Action Plan has identified that a growing number of residents living in Tecumseh are having a housing affordability problem, and expanding the housing choices available will enable more families, their children and their aging parents to live in Tecumseh.
- This initiative will examine how various building types can be integrated into existing and planned new residential neighbourhoods, including the option of allowing up to four units as of right in Tecumseh's low density residential districts.



# This Initiative is being completed in Phases

**Phase 1:  
Background  
Review and  
Discussion Paper**

**Phase 2: Consultation**

**Phase 3: Directions  
Report and Draft  
Zoning and Official  
Plan Amendments**

**Phase 4: Consult,  
Finalize Documents,  
and Council Meeting**

- **Phase 1: Background Review and Discussion Paper:**

- A Discussion Paper is being prepared to set the context around housing affordability, housing options, and potential opportunities

- **Phase 2: Consultation:**

- A public open house is planned for August 15, 2024 to present the Discussion Paper

- **Phase 3: Directions Report and Draft Zoning and Official Plan Amendments**

- A Directions Report will identify and assess updates to the Zoning By-law and Official Plan

- **Phase 4: Consult, Finalize Documents, and Council Meeting**

- A statutory public meeting with Council will be conducted along with follow-up stakeholder meetings.





# What is going to be included in the Phase 1 Discussion Paper

	<b>Introduction</b> reviews the purpose and objectives of the study
	<b>Study Drivers</b> describes the affordability challenges and other reasons for reviewing housing opportunities in the Town
	<b>Housing Terminology</b> clarifies common housing-related terms, such as tenure and types of housing
	<b>Best Practices</b> describes how other municipalities are successfully creating new housing opportunities
	<b>What can currently be built in Tecumseh</b> describes the current opportunities and limitations on housing options across the Town



# Key Affordability Challenges Affecting Tecumseh Residents

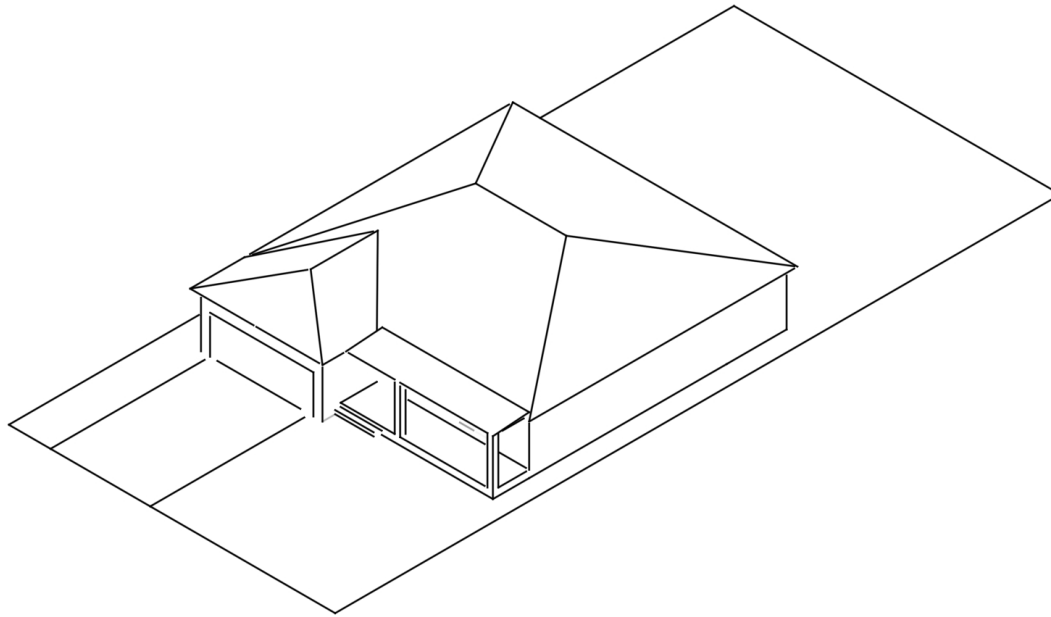
- **Lack of diverse housing choices:** Over 80% of units are single detached houses
- **Very limited rental unit opportunities:** Only 11.5% of units are rental
- **Price of homes:** The average new single detached house in 2021 was \$1.265 million
- **Cost of housing in new neighbourhoods:** High cost of land, labour shortages and other factors are driving up greenfield prices
- **Changing demographics:** The Town is growing and aging overall; a diverse supply of housing types is increasingly needed



# Housing Types

## Single Detached House

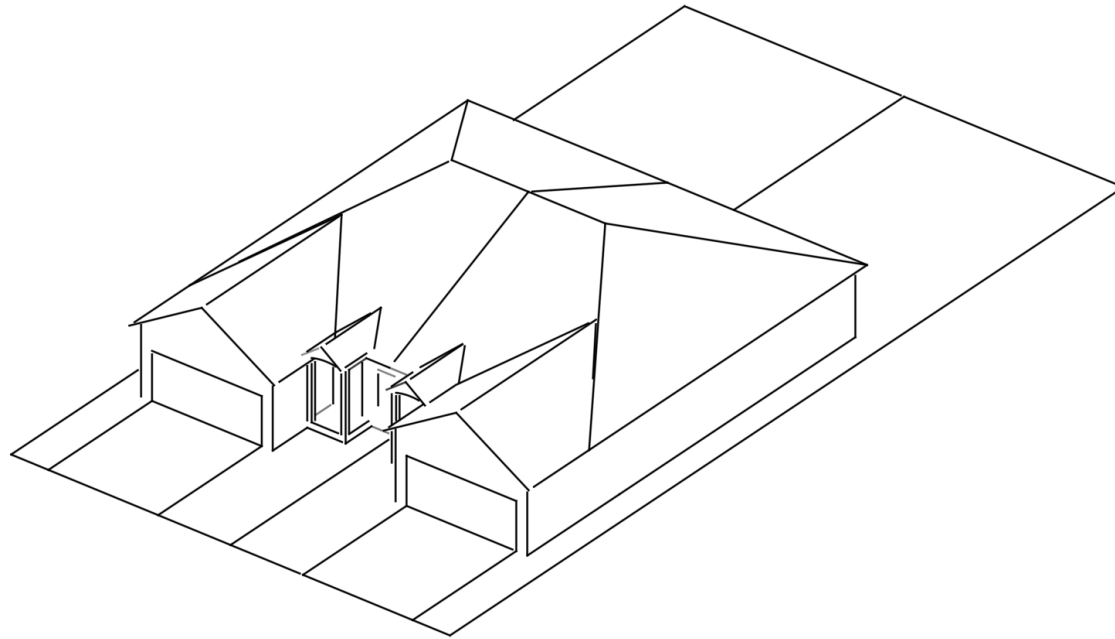
- A single house on its own lot
- Typically owner-occupied, however, it can be renter-occupied
- Most housing units in Tecumseh are single detached houses



# Housing Types

## **Semi-detached House**

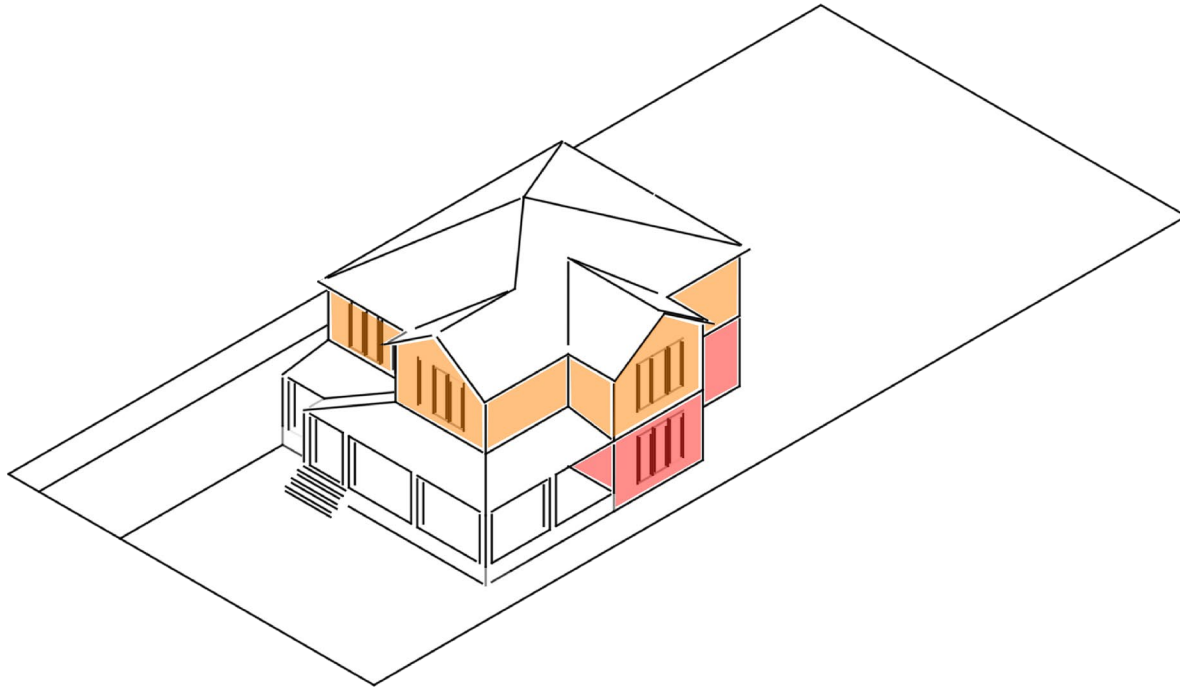
- Consists of 2 attached housing units
- Vertical dividing wall between the units
- Each housing unit usually has its own garage, driveway and lot



# Housing Types

## Duplex

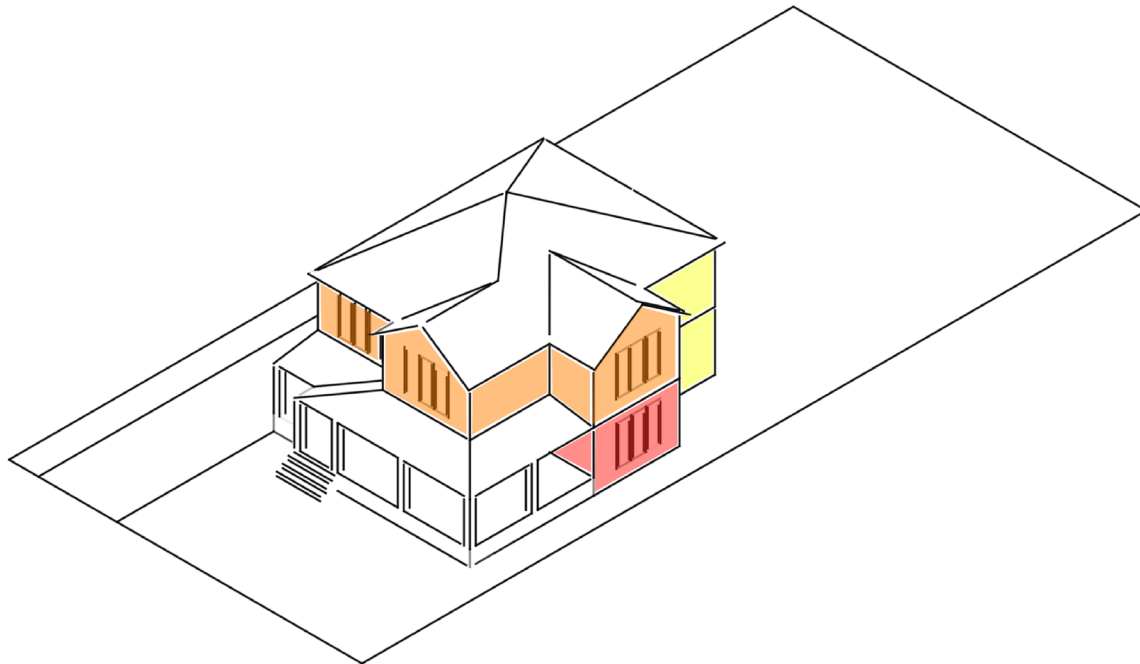
- Consists of 2 attached units on a single lot
- Each unit is divided horizontally (floors), as distinct from a semi-detached house
- Parking may be in the form of a garage or a driveway



# Housing Types

## Triplex

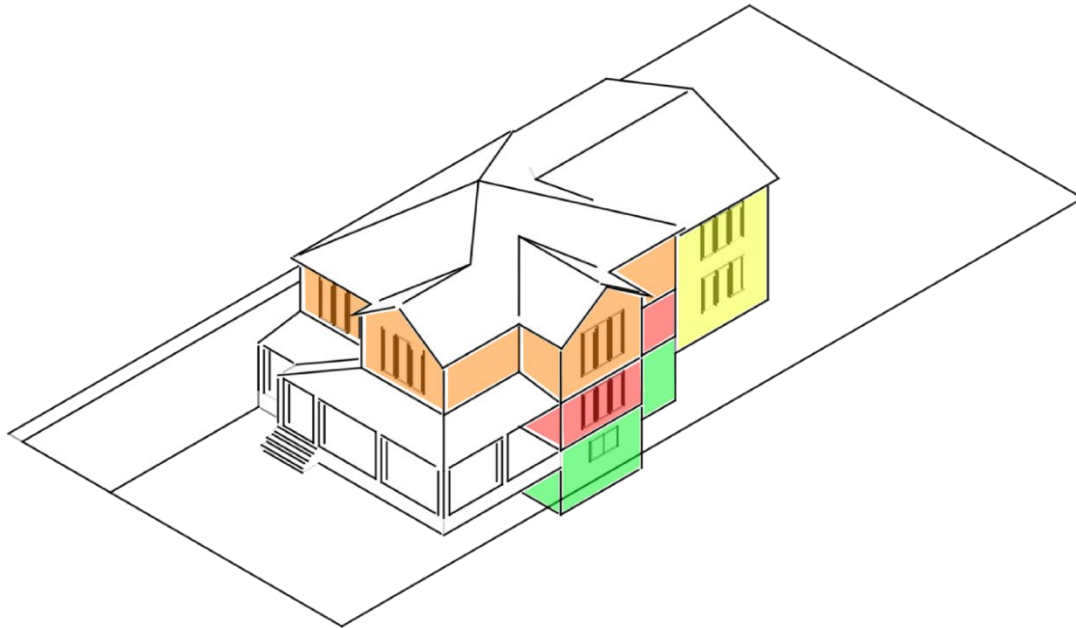
- Consists of 3 attached units on a single lot
- Units may be divided horizontally (floors) or vertically (walls)
- Parking could be accommodated by a private garage or a driveway



# Housing Types

## Fourplex

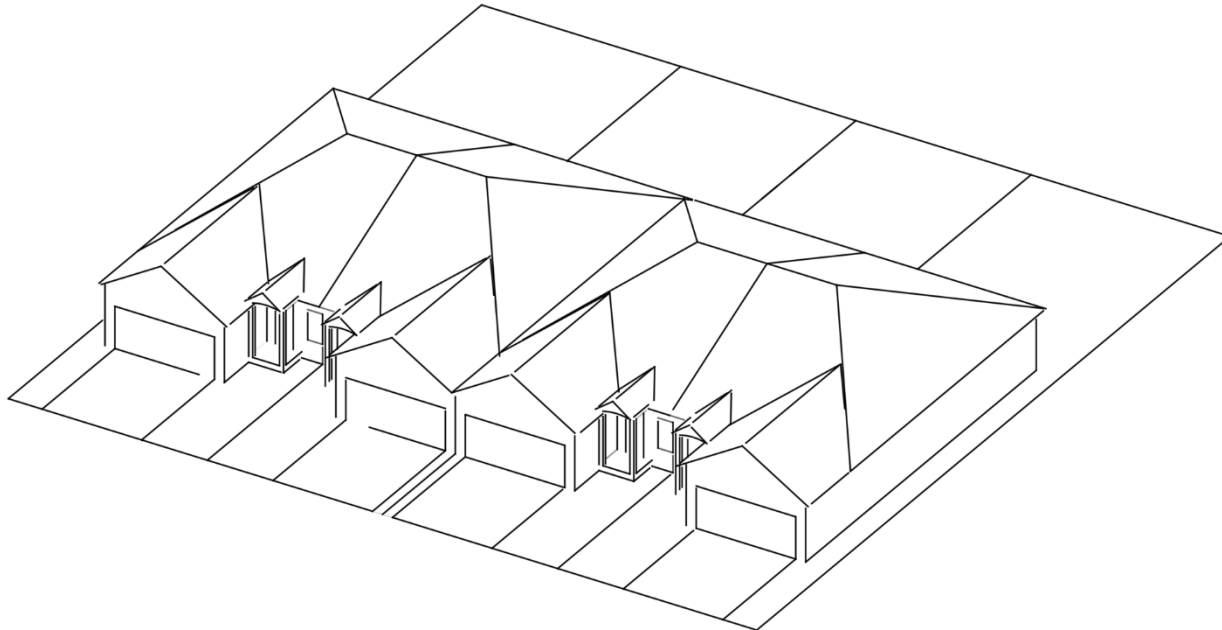
- Consists of 4 attached units
- Units may be divided horizontally (floors) or vertically (walls)
- Units may be accessed from direct exterior doors or an interior vestibule
- Parking typically accommodated in a driveway or parking area



# Housing Types

## Street Townhouse

- Street townhouses are ground-oriented attached dwelling units (3 or more)
- Each unit has its own driveway and usually a private garage
- Each unit is located on its own lot
- Divided vertically (walls)





# More than one unit can be built now in all residential neighbourhoods

## **This can include up to 3 units per lot**

- 3 units are allowed on any lot with a single detached, semi detached or street townhouse
- These units, when built in conjunction with a principal house, are called Additional Residential Units (ARUs)
- ARUs can take many forms:
  - Interior renovation, such as creating a separate basement apartment
  - An addition to a house
  - A converted garage
  - A new detached unit (e.g., tiny home in the backyard)



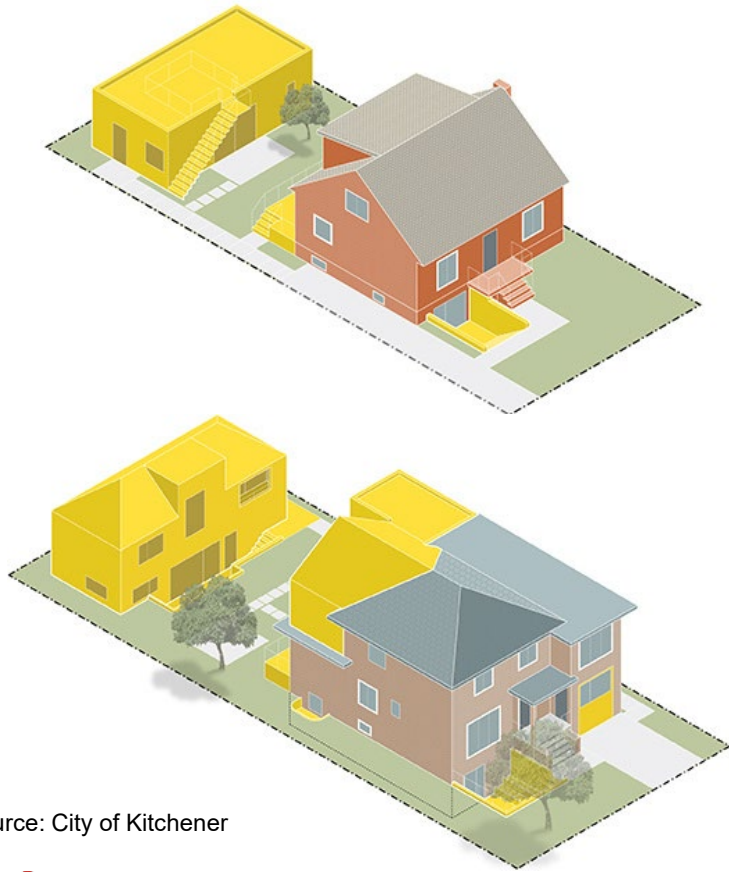
# Housing Tenures

## Freehold vs Condominium vs Rental

- **Freehold:** each housing unit is under individual ownership
  - Most single detached houses, semi-detached houses and many street townhouses are freehold
- **Condominium:** form of tenure in which each separate unit is owned and common elements are collectively owned
  - Any housing type could be condominium, but usually applies to apartments and Block Townhouses
- **Rental:** refers to developments or units offered for rent to tenants
  - Includes purpose-built rental apartments or townhouses
  - Freehold or condominium units may be individually rented out by the owner



# An Example of a Best Practice to allow up to four dwelling units in low density residential districts



## City of Kitchener

- Permits four dwelling units on lots containing single detached dwellings
- Up to two dwelling units permitted in an accessory building.
- Restrictions on the minimum required lot area, maximum number of doorways facing the street, and minimum amount of landscaped area on a lot.

Source: City of Kitchener



# Next Steps

**Phase 1:  
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**Phase 4: Consult,  
Finalize Documents,  
and Council Meeting**

- Complete Discussion Paper for public posting by July 31, 2024
- Phase 1 Open House scheduled for August 15, 2024 to present and discuss the Discussion Paper with the community
- Discussions with stakeholders / interested groups
- Public and stakeholder input will be incorporated as part of the Directions Report prepared in Phase 3





- Questions -

