



Public Meeting: Proposed Zoning By-law Amendments for Housing

Development Services Department

May 21, 2024



Purpose of Meeting

At this statutory Public Meeting, Council hears representations from the Public and Agencies regarding the merits and concerns related to proposed municipal-wide and site-specific zoning amendments pertaining to various housing initiatives.

Council does not make a decision at this time.

Background

- October 2023:
 - Administration provided Council with an update on the various initiatives that were being undertaken to address the affordable housing issue in the Town of Essex
 - Council directed Administration to initiate the Zoning By-law Amendment process to accommodate changes to the *Planning Act* because of the passing of Bill 23, the *More Homes Built Faster Act*, and to explore opportunities for the development of alternative housing types and tenures in specific areas within the Town of Essex

Bill 23

Requires Planning Authorities to allow:

- Two (2) additional residential units in a Single-Detached, Semi-Detached, or Townhouse Dwelling
- One (1) additional residential unit in a Single, Semi, or Townhouse and one (1) additional residential unit in a detached, accessory structure

**Total density of dwelling units per lot cannot be greater than 3*

Council Obligations

- Municipal Councils:
 - Must provide for an appropriate range and mix of housing options and densities to meet the needs of current and future residents through residential intensification and redevelopment (PPS, 2020)
 - Set policies for residential intensification through the Official Plan
 - Regulate the use of land and construction of buildings and structures (height, location, size, floor area, character) through the Zoning Bylaw

Proposed Zoning By-law Amendments

Bill 23 Changes

New Dwelling Types & Definitions

- *Single-Unit Dwelling:*
 - A building having as a main use one (1) dwelling unit.
- *Two-Unit Dwelling:*
 - A building, having as a main use two (2) dwelling units.
- *Three-Unit Dwelling:*
 - A building having as the main use three (3) dwelling units.

New Dwelling Types & Definitions

- *Additional Dwelling Unit*
 - A dwelling unit constructed within a main residential building or within a detached building accessory to the main dwelling (i.e. within a garage or a garden suite)

New Dwelling Types & Definitions

- All dwelling units must be located on one lot
- Dwelling Units can be separated vertically or horizontally if within main dwelling
- Permitted in Settlement Areas only on residential lots (One ADU still permitted in Agricultural area)
- One parking space required per dwelling unit

New Dwelling Types & Definitions

Two-Unit Dwelling



New Dwelling Types & Definitions

Three-Unit Dwelling



New Dwelling Types & Definitions

Additional Dwelling Unit



Existing Dwelling Types & Definitions

Eliminate the following definitions:

- *Single-Detached Dwelling*
 - Replaced with Single-Unit Dwelling
- *Duplex Dwelling*
 - Only recognizes two-units that are horizontally separated
 - Replaced with Two-Unit Dwelling
- *Second Dwelling Unit*
 - Replaced with Additional Dwelling Unit (ADU)

Existing Dwelling Types & Definitions

- **Semi-Detached Dwelling**
 - Contains two (2) Dwelling Units, attached by a common wall
- **Townhome Dwelling**
 - Contains min. of three (3) dwelling units attached by a common wall

Existing Dwelling Types & Definitions

- Semi-Detached and Townhome Dwelling are **not** two-unit and three-unit dwellings
- Each dwelling unit in a Semi and Townhome are **on a seperate lot**
- Each dwelling unit in a Semi and Townhome has a **separate entrance facing the street**

Existing Dwelling Types & Definitions

Semi-Detached Dwelling



Existing Dwelling Types & Definitions

Townhome Dwelling



Existing Dwelling Types & Definitions

- **Multiple Dwelling**

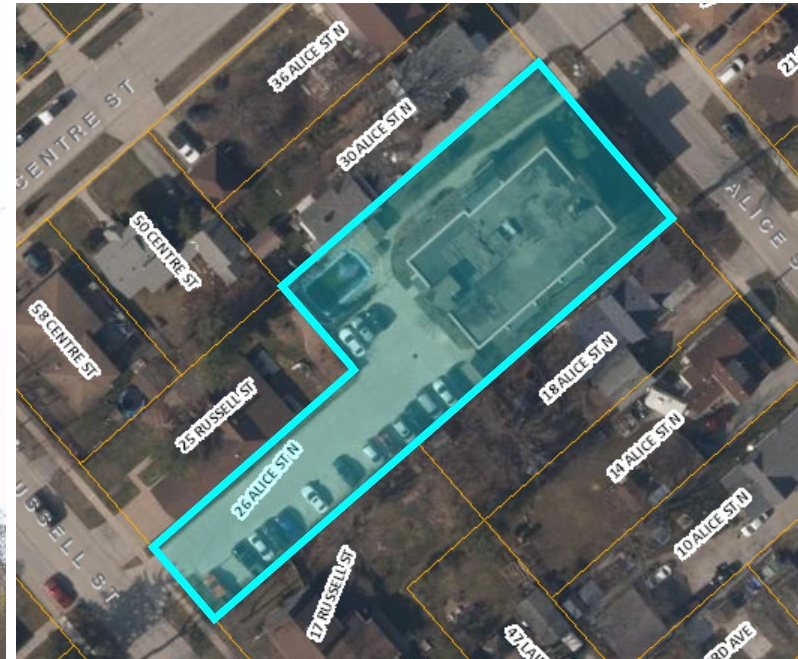
- Contains a min. of three (3) dwelling units
- A Multiple Dwelling is **not** a Townhouse Dwelling
- Intended as High Density Residential such as apartment building or condominium development

- Definition to be replaced with ***Multi-Unit Dwelling***:

- Min. of four (4) dwelling units in which all dwelling units are located on one lot

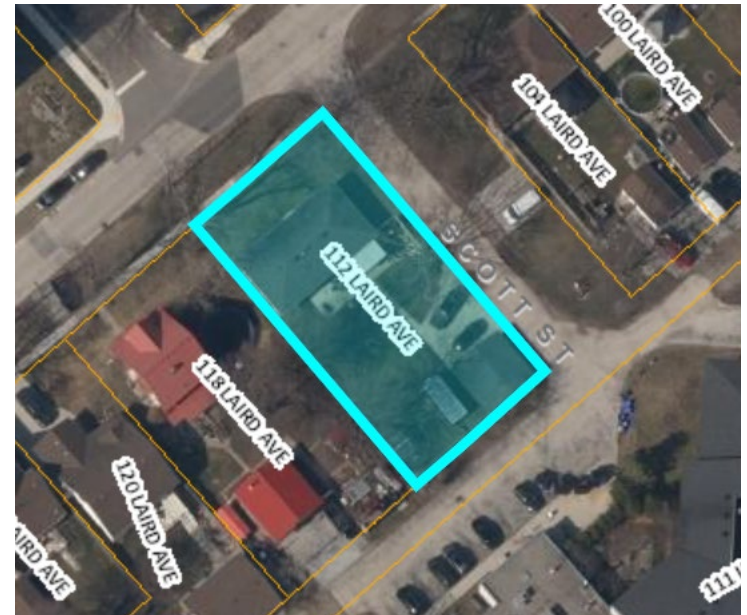
Existing Dwelling Types & Definitions

Multi-Unit Dwelling



Existing Dwelling Types & Definitions

Multi-Unit Dwelling



Proposed Zoning By-law Amendments

Residential Intensification

New permitted uses

- **Residential District 1.1 (R1.1):**
 - A Low-Density Zoning District
 - Currently only permits Single-Detached Dwellings (Low Density Housing Type)
 - Proposed to add *Semi-Detached Dwellings* as permitted main uses within the R1.1 Zoning District and *Two- and Three-Unit Dwellings*
 - Semi-Detached dwellings considered a low-density type of housing

New permitted uses

Single Units and Semis



New permitted uses

- **Residential District 2.1 (R2.1):**
 - A Medium Density Zoning District
 - Currently only permits Single-Detached and Semi-Detached Dwellings
 - Proposed to add ***Townhome Dwellings up to three units*** as permitted main uses within the R2.1 Zoning District and ***Two- and Three-Unit Dwellings***
 - Townhome Dwellings considered a medium density type of housing

New permitted uses

- Residential District 3.1 (R3.1) Zoning District:
 - A High-Density Zoning District
 - Currently permits Semis, Townhomes, Multi-units
 - Proposed to add *Two- and Three Unit Dwellings* as permitted main uses within the R2.1 Zoning District

Lot Width

- Proposed to amend lot width regulations for:
 - Single Unit Dwellings: 12m (40f)
 - Semi-Detached Dwellings: 15m (50f)
 - Townhome Dwellings: 21m (70f)

Lot Width



Lot Width



GFA of a Dwelling Unit

- The Town's Zoning By-law currently sets a minimum permitted size of a dwelling and dwelling unit
- Provincial legislation set by the Ontario Building Code (OBC) supersedes municipal zoning regulations
- Proposed to Eliminate minimum dwelling and dwelling unit size in the Zoning By-law



Accessory Buildings

- Amendments to General Provisions for Accessory Buildings to a main dwelling to facilitate Additional Dwelling Units

Site Specific Amendments

Essex Non-Profit Homes:

- Allowances for a maximum of two (2) on-site parking spaces for lands owned by Essex Non-Profit Homes, specifically, 107, 126, and 143 Michael Drive



Site Specific Amendments

Klie's Beach:

- Proposed to allow year-round occupancy on vacant land.



Agency and Public Comments

Agency Comments

- **Infrastructure Services, Building Services**
 - Extensive consultation and collaboration
 - No objections
- **Essex Region Conservation Authority (ERCA)**
 - Objection to year-round occupancy for existing dwellings at Klie's Beach due to flood/erosion hazard
 - Supportive of year-round occupancy for lands that are presently vacant and generally located outside the area highlighted in blue



Public Comments

- Notice published in Harrow News and Essex Free Press
- Social Media Posts
- Notice circulated to all property owners within 120 metre radius of 107/126/143 Michael Drive and Klies Beach
- As of May 16, 2024, no comments received by members of the public

Next Steps

ZBA-04-24

Next Steps

1. A report to Council and proposed By-law will be prepared for Council's decision at a Regular Council Meeting in the near future.
2. Council may:
 - Approve the proposed By-law where notice of approval will be sent to the applicant and all persons requesting to be notified of the decision, and a 20 day appeal period takes effect.
 - Deny the proposed By-law where notice of denial will be sent to the applicant and all persons requesting to be notified of the decision and a 20 day appeal period takes effect.
 - Defer the decision to a later date if further information is required.



Discussion & Questions