



# **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**

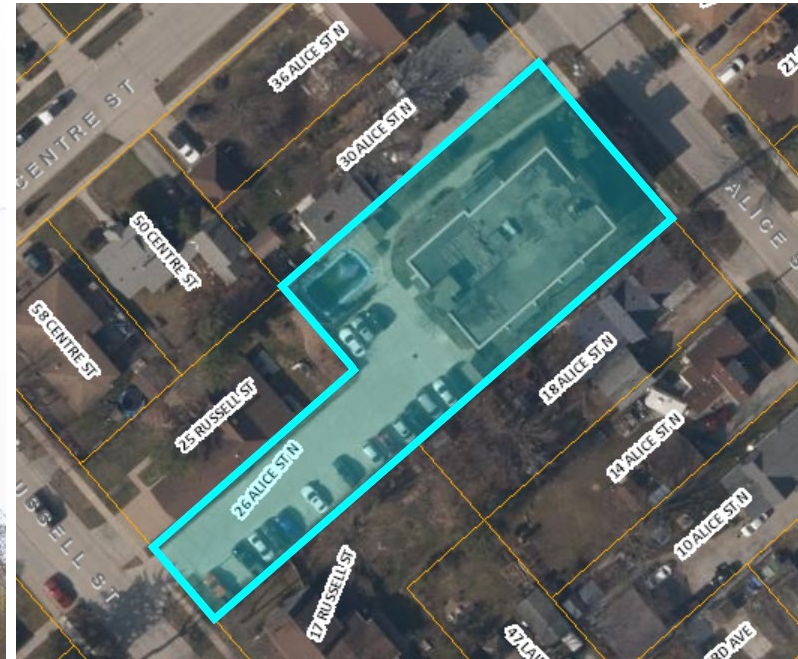
- Contains a min. of three (3) dwelling units
- A Multiple Dwelling is **not** a Townhouse Dwelling
- Intended as High Density Residential such as apartment building or condominium development

- 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

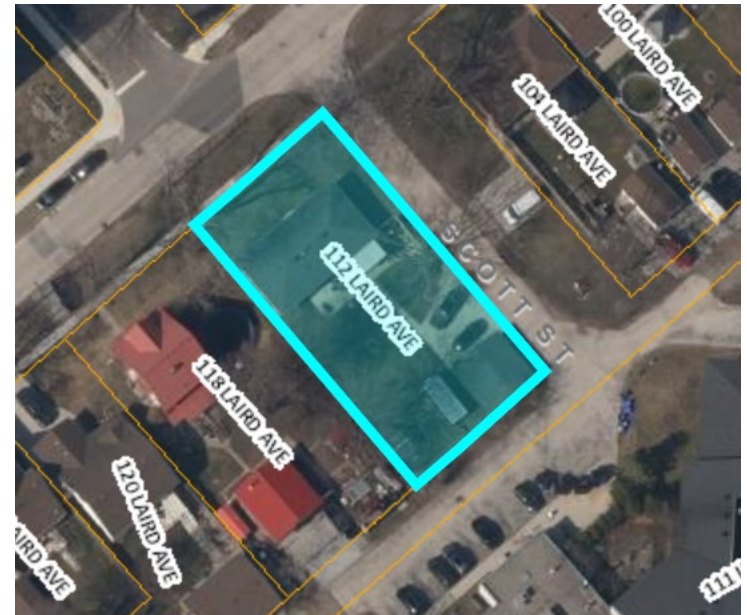
## Multi-Unit Dwelling





# 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 vacation 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