



## 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 25, 2025

**Report Number:** DS-2025-10

**Subject:** Expanding Housing Choices and Improving Affordability  
Tecumseh Housing Accelerator Fund  
February 2025 Status Update  
OUR FILE: L11 FED

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### Recommendations

It is recommended:

**That** Report DS-2025-10, entitled “Expanding Housing Choices and Improving Affordability - Tecumseh Housing Accelerator Fund: February 2025 Status Update,” **be received.**

### Background

#### Tecumseh Housing Action Plan

On August 8, 2023, by way of [Report DS-2023-15](#), Council adopted the Tecumseh Housing Action Plan (“Tecumseh HAP”). The Tecumseh HAP was prepared with input from Council, Town Staff, and community stakeholders. It includes housing goals, initiatives and targets that are intended to:

- expand housing options for Tecumseh residents;
- increase the supply of new housing in Tecumseh, and accelerate its construction;

- improve housing affordability for residents and their families, and for new households that want to move to this growing community.

The Town's Strategic Plan for 2023-2026 ("Strategic Plan") establishes a strategic priority to "achieve prosperity and a livable community through sustainable growth." More specifically, the Strategic Plan prioritizes the need to "increase the population of Tecumseh through new housing supply." The goals and initiatives as set out in the Tecumseh HAP build on the foundation that has been established by Council as part of the Strategic Plan. The goals of the Tecumseh HAP are to:

- i. increase the Town's housing supply and to accelerate new home construction to meet a growing demand for housing;
- ii. improve housing affordability for Tecumseh residents, for both rental and homeownership housing;
- iii. diversify the Town's existing housing stock;
- iv. streamline municipal approvals of new housing; and
- v. engage, collaborate and educate the public on the intent of the HAP.

### **CMHC Approved Housing Accelerator Funding**

The Tecumseh HAP was submitted to Canada Mortgage and Housing Corporation ("CMHC") in August 2023 as part of the Town's Housing Accelerator Fund (HAF) Application. On February 12, 2024, the Town received notification from CMHC that the Town's application had been approved, and an agreement was executed with CMHC that provides funding to support the implementation of the Town's Housing Action Plan.

This Report, prepared with the assistance of Larry Silani of MillerSilani Inc., is intended to provide Council with a status update of the work that has been undertaken since the prior update on October 22, 2024, key project deliverables, and community/stakeholder consultation dates that have been established. Mr. Silani will attend the February 25, 2025, Council meeting as a delegation.

### **Comments**

Collectively, the nine initiatives funded by the Town's HAF are intended to accelerate the delivery of much needed new housing in Tecumseh, and to contribute to positive long-term changes that will broaden housing choices and improve affordability in both the rental and ownership market.

Collaboration with the local homebuilding industry, non-profit housing providers, community stakeholders, senior levels of government, and the public at large are key to achieving Council's stated housing goals.

In addition to regularly scheduled meetings of the Town's Housing Advisory Panel, on-going meetings are also taking place with representatives from the homebuilding industry. At these meetings, important and timely information is being obtained as to the "state of the environment" of residential building activity in our region, and to ensure that regular input and feedback is being received to assist with the implementation of various HAF initiatives.

Town Staff are also following the work that is being undertaken at the regional level (joint county/city project) to prepare a new Regional Affordable Housing Strategy for the Windsor-Essex Region. Once their work is complete, information and recommendations arising from this regional housing strategy will be provided to Town Council and to the Town's Housing Advisory Panel.

### Status of the Town's Housing Initiatives

Individual work plans for all nine initiatives, in keeping with milestones that have been established in the HAF Agreement, have been prepared and are being followed to ensure that key tasks are being completed in a timely and cost-effective manner. The following table provides a summary as to the status of all nine initiatives and identifies various timelines associated with planned additional community/stakeholder consultation and when Council can expect to receive various reports.

HAF Initiative #	Initiative Details	Current Status
1	Pre-zoning lands to allow up to four housing units as-of-right as part of all low density residential districts.	<ul style="list-style-type: none"> <li>Discussion Paper was posted on Town's website and Place Speak on July 31, 2024, Council Briefing was given on July 9<sup>th</sup>, and Community Open House was held on August 15.</li> <li>Council Briefing was given on December 10, 2024, regarding the three options being considered in the draft Directions Report.</li> </ul>

HAF Initiative #	Initiative Details	Current Status
		<ul style="list-style-type: none"> <li>• Directions Report was finalized (dated January 2025) and has been posted on the Town's website and Place Speak, for residents to review and provide feedback.</li> <li>• A Staff Report is being prepared and will be presented to Council on February 25, 2025, to provide further information with respect to the contents of the Directions Report.</li> <li>• A Public Open House is being held on February 26, 2025, to obtain further community/stakeholder input.</li> <li>• A draft OPA/ZBA document will be made available by the end of February, and a statutory public meeting is scheduled for March 11, 2025.</li> </ul>
2 and 4	<p>Pre-zoning lands within the Town's Main Street Community Improvement Plan (CIP) Area to allow "missing middle" housing forms and Mid-Rise Apartments.</p> <p>and</p> <p>Implementing revised parking requirements such as reduced or eliminated</p>	<ul style="list-style-type: none"> <li>• Background research and parking utilization analysis has been completed, and a memorandum summarizing this work was prepared in November 2024.</li> <li>• Staff Reports were prepared and presented to Council on February 11, 2025, outlining recommended draft new town-wide parking regulations and zoning permitting "missing middle" and apartment type housing in the Town's Main Street CIP Area (more</li> </ul>

HAF Initiative #	Initiative Details	Current Status
	parking spaces for new developments.	<p>specifically designated Main Street Mixed Use in the Official Plan).</p> <ul style="list-style-type: none"> <li>A statutory public meeting is scheduled for March 11, 2025, to consider the draft new parking and “missing middle” and apartment zoning regulations.</li> </ul>
3	Implementing land use changes permitting residential intensification and mixed-use development/redevelopment in the Manning Road Commercial District.	<ul style="list-style-type: none"> <li>Discussion Paper was submitted in January 2025, and posted on the Town’s website and Place Speak to obtain resident/stakeholder input.</li> <li>A Public Open House is being held on February 20, 2025, to obtain community/stakeholder input.</li> <li>A draft OPA/ZBA document will be made available by the end of February, and a statutory public meeting is scheduled for March 11, 2025.</li> </ul>
5	Implementing incentives (reduced Development Charges and other fees) and a Property Tax Equivalent Tax Program for new rental/affordable housing in Main Street CIP Area.	<ul style="list-style-type: none"> <li>Background research has been completed, and a report was presented to Council on December 10, 2024.</li> <li>A statutory public meeting was held on January 28, 2025, to obtain comments and input regarding a proposed draft</li> </ul>

HAF Initiative #	Initiative Details	Current Status
		<p>CIP Amendment to implement new incentives.</p> <ul style="list-style-type: none"> <li>A final draft of the CIP Amendment will be provided to Council for adoption purposes at the March 11, 2025 Council meeting.</li> </ul>
6 and 7	<p>Preparing a user-friendly Information Kit on how to add an Additional Residential Unit (ARU), provide illustrative design guides, outline stream-lined permit process.</p> <p>and</p> <p>Eliminating building permit fees for ARUs for a 3-year period.</p>	<ul style="list-style-type: none"> <li>A new ARU Information Kit has been prepared, endorsed by Council and made available to the public, and an Amending Building By-law was prepared and adopted by Council on December 10, 2024 - eliminating building permit fees for ARUs for a 3-year period.</li> </ul>
8	<p>Implementing a new e-processing system for all planning-related applications.</p>	<ul style="list-style-type: none"> <li>A preferred vendor was selected, and a contract to obtain required new software has been executed.</li> <li>Installation of new software and training of staff is underway, with a formal launch of the new e-processing system scheduled for April 2025.</li> </ul>

HAF Initiative #	Initiative Details	Current Status
9	Creating a new Housing Advisory Panel to advise Council on housing-related matters.	<ul style="list-style-type: none"> <li>The second meeting of the panel took place on December 11, 2024, and will continue to take place on a quarterly basis thereafter for the duration of the HAF program.</li> <li>The next scheduled meeting for the panel is March 5, 2025.</li> </ul>

### Next Steps

Status Update Reports will be prepared and presented to Council for the duration of the HAF Program, with the next general report scheduled for June 2025. Individual reports with respect to each initiative will occur in accordance with the timelines noted in the preceding chart.

Quarterly update meetings are attended by the Town's CMHC representative, Town Administration and Mr. Silani to discuss the status of the nine initiatives. A formal annual report will be due to CMHC in March 2025.

### Consultations

Canada Mortgage and Housing Corporation  
 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>
None	None