



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: October 22, 2024

Report Number: DS-2024-35

Subject: Expanding Housing Choices and Improving Affordability
Tecumseh Housing Accelerator Fund
October 2024 Status Update
OUR FILE: L11 FED

Recommendations

It is recommended:

That Report DS-2024-35, entitled “Expanding Housing Choices and Improving Affordability - Tecumseh Housing Accelerator Fund: October 2024 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 home-ownership 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 June 25, 2024, key project deliverables, and community/stakeholder consultation dates that have been established. Mr. Silani will attend the October 22, 2024 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 will be key to achieving Council’s stated housing goals.

Status of 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"> • Discussion Paper was posted on Town’s website and Place Speak on July 31, 2024, Council Briefing was given on July 9th, and Community Open House was held on August 15. • Direction Report is being prepared and will be available in November, and Council Workshop and Community/Stakeholder meetings will be held by the end of November 2024 • A draft OPA/ZBA document will be made available by the end of December 2024, and a statutory public meeting will be scheduled for the end of January/February 2025.

HAF Initiative #	Initiative Details	Current Status
<p>2 and 4</p>	<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 parking spaces for new developments.</p>	<ul style="list-style-type: none"> • Background research and parking utilization analysis has been completed, and a memorandum summarizing this work will be available by the end of November 2024, including draft new parking regulations and “missing middle” zoning definitions and regulations for the Town’s Main Street CIP Area. • Public meetings will be scheduled for January 2025 to consider the draft new parking and “missing middle” zoning regulations.
<p>3</p>	<p>Implementing land use changes permitting residential intensification and mixed-use development/redevelopment in the Manning Road Commercial District.</p>	<ul style="list-style-type: none"> • Discussion Paper to be submitted and made available by the end of October 2024, and posted on the website and Place Speak in November. • Community/stakeholder and Council consultation to take place in November/December 2024. • Draft OPA/ZBA to be prepared in January 2025, with public meeting/ open house in February 2025.
<p>5</p>	<p>Implementing incentives (reduced Development Charges and other fees) and a Property Tax Equivalent Tax Program for</p>	<ul style="list-style-type: none"> • Background research has been completed, and a report will be presented to Council in November 2024.

HAF Initiative #	Initiative Details	Current Status
	new rental/affordable housing in Main Street CIP Area.	<ul style="list-style-type: none"> • Draft CIP Amendment will be prepared and made available, and a public meeting will be scheduled for January 2025.
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"> • Work is being finalized for new ARU Information Kit. • Draft Information Kit and Amending Building By-law to be made available in November 2024, for Building By-law adoption in December 2024.
8	Implementing a new e-processing system for all planning-related applications.	<ul style="list-style-type: none"> • Preferred vendor has been selected, and a contract to obtain required new software will be entered into November 2024. • Installation of new software and training of Staff is scheduled to be completed by January 2025.
9	Creating a new Housing Advisory Panel to advise Council on housing-related matters.	<ul style="list-style-type: none"> • Terms of Reference for the new Housing Advisory Panel was prepared and adopted by Council, and members were appointed by By-law.

HAF Initiative #	Initiative Details	Current Status
		<ul style="list-style-type: none"> • The initial meeting of the panel took place on August 28, 2024, and are to take place on a quarterly basis thereafter for the duration of the HAF program. • The next scheduled meeting for the panel is December 11, 2024.

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 February 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 with 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	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:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
None	None