



**The Corporation of the
Town of Tecumseh**

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: February 11, 2025

Report Number: DS-2025-07

Subject: Expanding Housing Choices and Improving Affordability
Housing Accelerator Fund:
Initiative 2 – Pre-zoning for Medium and High Density
Residential on Lands Designated Main Street Mixed-Use
Proposed Zoning By-law Amendment
Scheduling of a Public Meeting
OUR

Recommendations

It is recommended:

That Report DS-2025-07, entitled “Expanding Housing Choices and Improving Affordability Housing Accelerator Fund: Initiative 2 – Pre-zoning for Medium and High Density Residential on Lands Designated Main Street Mixed-Use, Proposed Zoning By-law Amendment, Scheduling of a Public Meeting”, **be received.**

And that the scheduling of a public meeting, to be held on Tuesday, March 11, 2025 at 4:30 p.m., in accordance with the *Planning Act*, for a proposed Zoning By-law Amendment to Tecumseh Zoning By-law 1746, which will pre-zone lands that are currently designated Main Street Mixed-Use in the Official Plan to permit Missing Middle housing and mid-rise apartments up to a maximum of six storeys, in accordance with the Tecumseh Official Plan and Initiative No. 2 of the Housing Accelerator Fund, **be authorized.**

Background

Tecumseh Housing Action Plan

In August of 2023, Council adopted a Housing Action Plan (HAP), incorporating new housing goals, targets and initiatives that would lead to comprehensive, long-term, positive changes to improve housing affordability and to broaden the range of housing choices available to Tecumseh residents.

Tecumseh Housing Accelerator Fund

In February 2024, the Town's Housing Accelerator Fund (HAF) Application received approval, and an agreement was entered into with CMHC setting out nine initiatives to be undertaken by the Town and their corresponding timelines and milestones.

HAP Initiative 2 Update

In October of 2024, by way of Report [DS-2024-35](#), Council received an update on the status of the nine initiatives that are being undertaken in accordance with the HAF Agreement, including HAF Initiative No. 2. The intent of Initiative No. 2 is to pre-zone lands within the Town's Main Street Community Improvement Plan Area to allow Missing Middle housing forms and mid-rise apartments. The area affected generally aligns with the those lands designated Main Street Mixed-Use in the Tecumseh Official Plan (see Attachment 1). These lands are primarily located along the Tecumseh Road corridor between Banwell Road and Lesperance Road.

This pre-zoning would facilitate existing vacant and underutilized sites located within this area being developed and redeveloped for Missing Middle housing forms and mid-rise apartment buildings.

Missing Middle housing forms are intended to meet the needs of households that are looking for smaller multi-unit buildings that are typically located within and/or near walkable mixed-use districts, in close proximity to a broad range of restaurants, shops, services and community amenities, including transit. They include duplex, triplex, fourplex, townhouse and small-scale apartment-built forms, usually two to four storeys in height. Mid-rise apartments are a form of higher density housing that are larger in size and height as compared to missing middle housing types and can have a height up to six storeys.

Comments

Initiative No. 2 – Proposed Zoning By-law Amendment

To facilitate the development of Missing Middle housing and mid-rise apartments, the proposed Zoning By-law amendment will create a new site-specific zone in the “General Commercial Zone (C3)” for lands within the current Main Street Mixed-Use land use designation of the Official Plan (see Attachment 2).

The proposed Zoning By-law amendment will:

- permit Missing Middle housing including duplex dwellings, triplex dwellings, fourplex dwellings, cluster townhouse dwellings, stacked townhouse dwellings, and apartment dwellings and mixed-use apartment dwellings up to six storeys in height;
- establish new lot regulations related to minimum lot area (400 sq. metres), minimum lot frontage (15 metres), maximum lot coverage (80%), maximum building height (6 storeys); and
- establish new yard regulations related to setbacks from lot lines, setbacks of upper storeys of buildings and location of parking areas.

Planning Policy Analysis

The following is a summary of how the implementation of Initiative No. 2 meets the goals and policies of the Provincial Planning Statement 2024 (PPS), County of Essex Official Plan (County OP) and Tecumseh Official Plan (Tecumseh OP).

Provincial Policy Statement

The Provincial Planning Statement 2024 (PPS), which came into effect on October 20, 2024, is a policy document issued under the authority of Section 3 of the *Planning Act*. The Planning Act requires that Council decisions affecting planning matters “**shall be consistent**” with the policies of the PPS.

The PPS encourages and supports development on lands identified for urban growth in settlement areas. It also establishes that the Town should be supporting and promoting residential development such as Missing Middle and mid-rise apartment housing that will result in compact built form, efficient use of existing services and the creation of a

range of housing forms/types/tenures to meet expected and varied demands of a diverse population such as those of the growing senior cohort within the Town.

The implementation of Initiative No. 2 by way of pre-zoning lands within the Main Street Mixed-Use designation of the Tecumseh Official Plan is consistent with the goals and policies of the PPS as it will increase the supply and mix of housing options and address the full range of housing affordability needs. Based on the foregoing, and the policies that are identified within the Tecumseh Official Plan, it is the opinion of the writer that the proposed Zoning By-law Amendment to pre-zone lands for Missing Middle and mid-rise apartment housing is consistent with the PPS.

County of Essex Official Plan

The lands that will be pre-zoned are within an identified Primary Settlement Area of the County OP. The goals and policies of the County OP encourage a range of land uses, including a diversity of housing types, within identified settlement areas such as the northern settlement area of Tecumseh.

The implementation of Initiative No. 2 will facilitate a broad range of housing types within a Primary Settlement Area that are compact, mixed-use, pedestrian-oriented for residents from all cultural, social and economic backgrounds. The County OP encourages well-planned development projects in Settlement Areas to encourage more efficient use of land and municipal infrastructure, renew urban areas and to facilitate economic and social benefits for the community.

Accordingly, the Zoning By-law amendment that will implement Initiative No. 2 conforms to the goals and policies of the County OP.

Tecumseh Official Plan

The proposed pre-zoning is contemplated by the goals and policies of lands designated Main Street Mixed-Use. One of the main goals of the Official Plan for areas designated Main Street Mixed-Use is to:

“promote a mix of commercial, institutional and higher density residential uses that will create a compact and walkable main street...”

In addition, policy directing the redevelopment of these lands identifies that:

“within the Main Street Mixed-Use designation, medium and high density residential uses are permitted and are encouraged in upper-storey locations or to the rear of commercial buildings provided that they

contribute to the pedestrian activity and amenity of the street and complement the commercial storefront design and character of the street”

The Official Plan further establishes a maximum height of six storeys for apartment buildings on lands designated Main Street Mixed-Use.

It is believed that the pre-zoning of lands in the Main Street Mixed-Use area will comply with Section 10.18, Amendment Procedures, of the Tecumseh OP, which establishes that due regard shall be given to the following matters when contemplating a Zoning By-law amendment:

- i) the degree of conformity of the proposed amendment to the general intent and philosophy of this Plan, particularly the planning principles as set out in Section 2.3, and consistency with provincial policy;
- ii) the availability and suitability of land already designated for the proposed use, and the need for (or market feasibility of) the proposed use;
- iii) the compatibility of the proposal, or the adequacy of proposed mechanisms for achieving compatibility, with adjacent and planned uses;
- iv) the ability of the Town’s infrastructure to accommodate the proposal; and
- v) the adequacy of the transportation system to accommodate the proposal.

Based on the foregoing, it is the opinion of the writer that the proposed Zoning By-law amendment will conform with the existing Tecumseh OP goals and policies.

Next Steps

The initial intent was to implement Initiative No. 2 through the approval of the Town’s new Comprehensive Zoning By-law. However, due to unforeseen technical reviews/revisions to the new Comprehensive Zoning By-law, and the timelines established by agreement to finalize HAF Initiatives, the implementation of the proposed pre-zoning is proposed to be undertaken by way of a Zoning by-law amendment to Zoning By-law 1746. Pending the outcome of this zoning by-law amendment, the new pre-zoned lands will be transferred to the new comprehensive Zoning by-law.

It is recommended that a public meeting be scheduled in accordance with the provisions of the *Planning Act*, to consider a proposed Zoning By-law amendment that will pre-zone lands that are currently designated Main Street Mixed-Use in the Official Plan to

permit Missing Middle and mid-rise apartment housing (up to a maximum of six storeys). The public meeting will provide an opportunity to answer questions and receive comments, if any, of interested stakeholders/agencies. It is important that the concerns and comments of these stakeholders be taken into consideration as part of the full evaluation of the proposed housekeeping amendments.

If issues arise at the public meeting that are not immediately resolved, a summary of the issues, along with a final recommendation on the proposed Zoning By-law amendment will follow by way of a future Planning Report. If, however, all issues are resolved, a Zoning By-law amendment will be brought forward for Council’s consideration at a subsequent Council Meeting.

Consultations

MillerSilani Inc.
 Public Works & Engineering Services

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:

Enrico DeCecco, BA (Hons), MCIP, RPP
Senior Planner

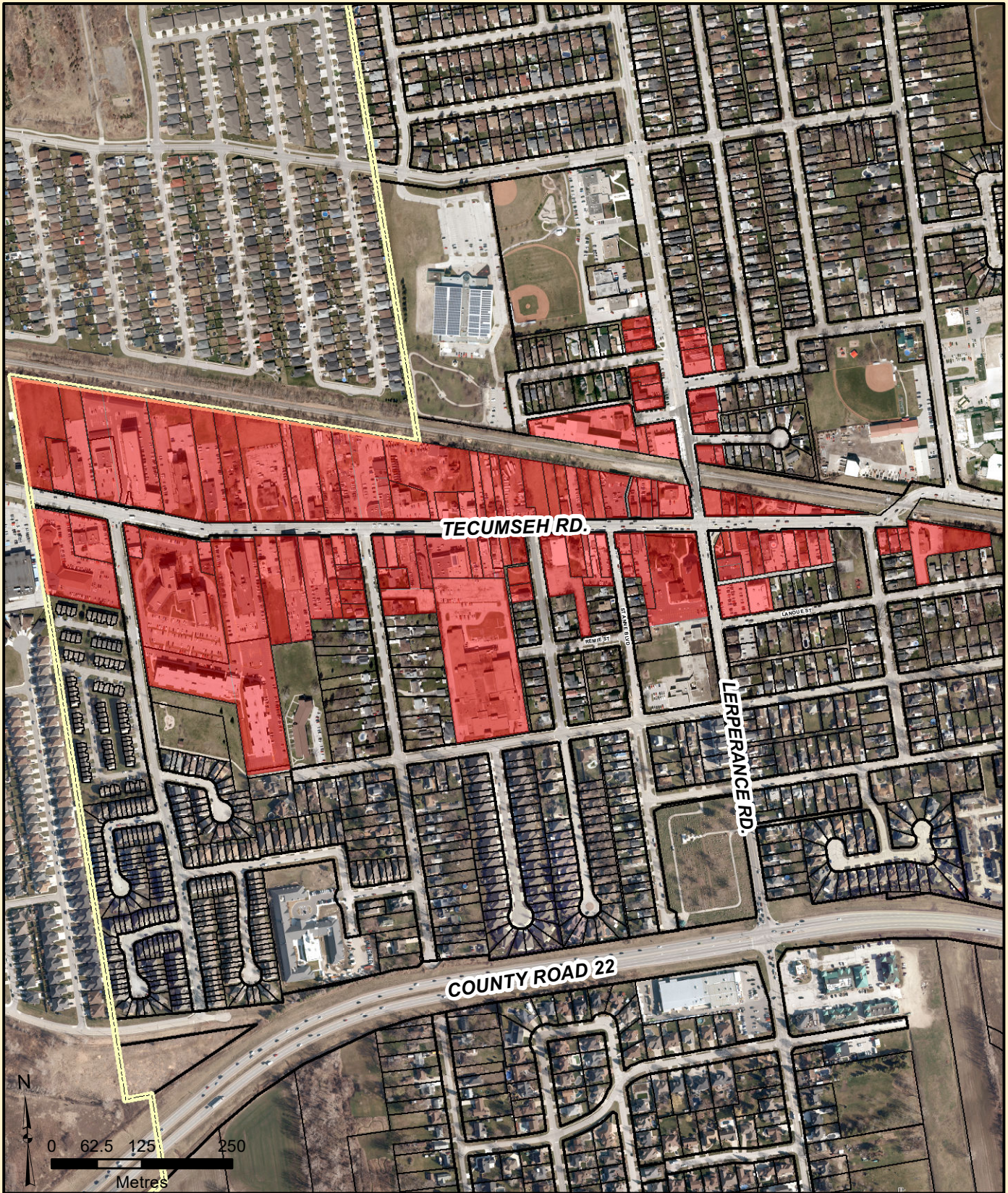
Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

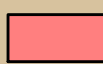
Attachment Number	Attachment Name
1.	Lands Subject to Pre-Zoning Amendment Map
2.	Official Plan Land Use Designation Map



Prepared By:
Development Services



Legend:

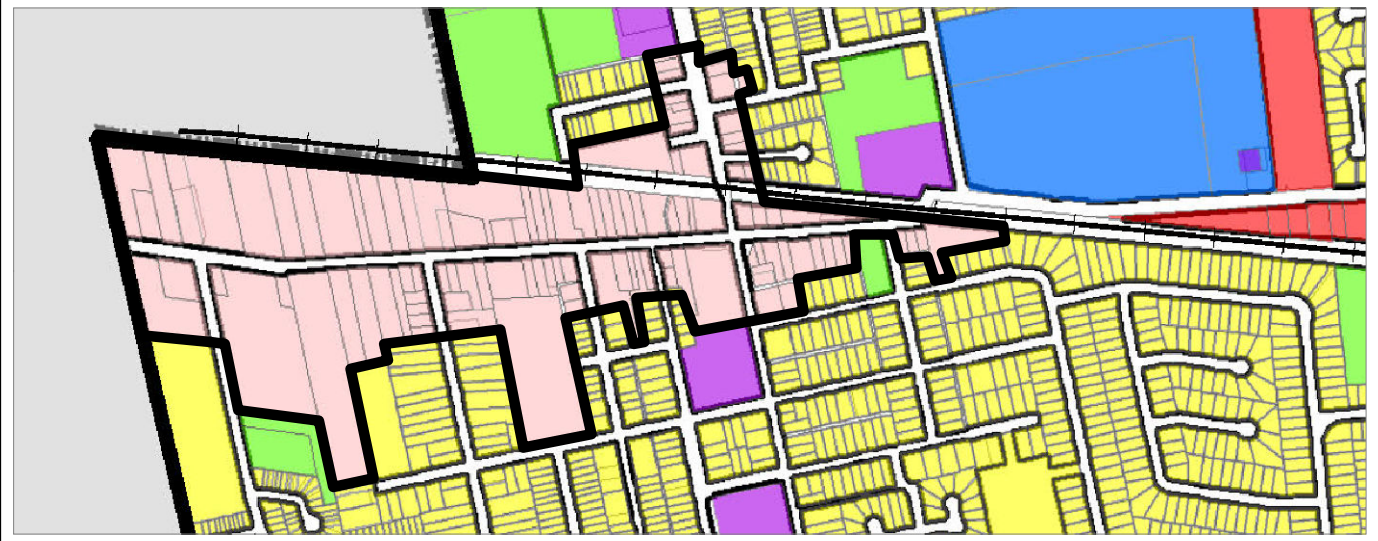
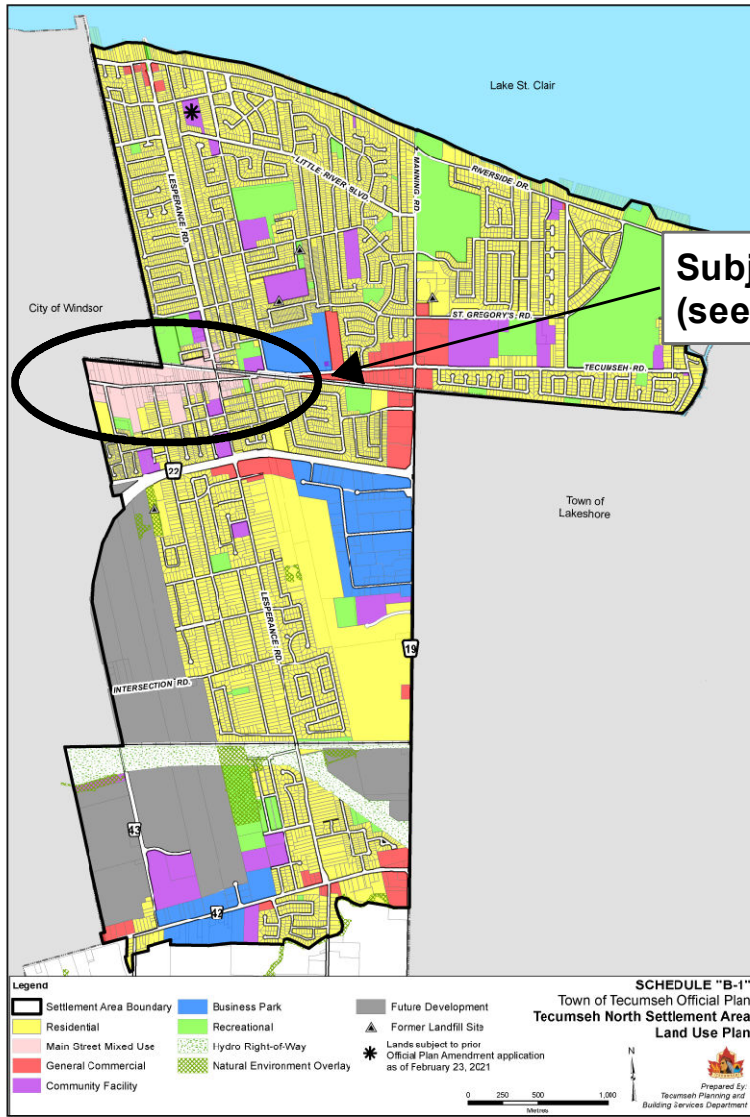



Lands Subject
to Amendment



Municipal Boundary

Attachment 1, DS-2025-07
Housing Accelerator Fund
Initiative 2
Pre-Zoning in Main Street CIP Area
Lands Subject to Pre-Zoning Amendment




 Prepared By:
 Development Services

Legend:


 Lands Designated
 Main Street Mixed-Use

Attachment 2, DS-2025-07
 Housing Accelerator Fund
 Initiative 2
 Pre-Zoning in Main Street CIP Area
Official Plan Land Use Designation