

Notice of Public Open House

Housing Accelerator Fund

Initiative 1 – Expanding Housing Choices and Improving Affordability

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 Canada Mortgage and Housing Corporation ("CMHC") setting out nine initiatives to be undertaken by the Town and their corresponding timelines and milestones.

HAF Initiative 1

The intent of Initiative No. 1 is to:

- i) allow Tecumseh residents to age in place, remain in their existing neighbourhoods, and downsize to new housing units that are capable of meeting their evolving needs;
- ii) support young families and multi-generational households looking to offset housing costs and/or provide living arrangements where one or more elderly parent/grandparent, adult child, or other family member can live independent lives in close proximity;
- iii) Broaden the range of housing choices available and increase the supply of housing that is attainable to low- and moderate-income households.

As part of this HAF initiative, Town consultants, WSP, in consultation with Administration and MillerSilani Inc., have prepared the Expanding Housing Choices and Improving Affordability Directions Report ("Directions Report"). Three options for expanding housing choices and improving affordability through permitting up to four units on a lot were developed. Ultimately, a recommended option has been proposed.

Recommended Option

In arriving at a recommended option to responsibly implement regulatory zoning changes to implement HAF Initiative 1, there was a need to balance the goal of expanding housing choices and improving affordability, with adequate regard to the following important considerations:

- i) ensure that all residential lots continue to have adequate off-street parking for all of the permitted residential dwelling units;
- ii) build on the ARU regulatory framework already established by the Province of Ontario;
- iii) recognize existing servicing constraints;
- iv) ensure that there is adequate landscaped open space in the front yards and that off-street parking is suitably located;
- v) recognize limitations in regulated flood prone areas;
- vi) maintain the feel and look of existing low density residential neighbourhoods.

The recommended option proposes that the Town's Official Plan and Zoning By-laws be amended to allow a maximum of three additional residential units (ARUs) in association with a single detached dwelling, thereby permitting up to a total combined maximum of four dwelling units per lot, for lots which have a minimum lot frontage of 24.4 metres (80 feet). This would apply to all lands zoned Residential that permit single unit dwellings and are serviced by municipal piped water and sanitary sewage. Provisions are proposed that would regulate the maximum area permitted to be used for on-site parking, building setbacks, maximum building heights and lot coverage. The details related to this recommended option are described in Section 5 of the January 2025 Directions Report which is available at the link noted below.

When and where is the Public Open House?

You are invited to attend an in-person Public Open House to provide your input on this HAF initiative. The in-person public open house will be a drop-in event. No registration is required.

Date	Time	Location
Wednesday, February 26, 2025	4:00 p.m. to 7:00 p.m.	Tecumseh Town Hall Council Chambers 917 Lesperance Road

Following the Public Open House, Town Council will hold a formal Public Meeting on **Tuesday, March 11, 2025 at 4:30 p.m.** at Tecumseh Town Hall regarding the proposed Official Plan and Zoning By-law amendments that will implement this HAF initiative.

Additional Information

To view a copy of the Directions Report, please visit the Town website at www.Tecumseh.ca/HAF

Town Contact

For more information, or to provide written comments please contact:
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