



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: July 9, 2024

Report Number: DS-2024-23

Subject: Expanding Housing Choices and Improving Affordability
Housing Accelerator Fund (HAF)
Briefing Regarding Initiative 1
OUR FILE: L11 FED

Recommendations

It is recommended:

That Report DS-2024-23, entitled “Expanding Housing Choices and Improving Affordability - Housing Accelerator Fund (HAF), Briefing Regarding Initiative 1,” **be received.**

Background

On June 25, 2024, by way of Report [DS-2024-21](#), Council received an update on the status of the nine initiatives that are being undertaken in accordance with the HAF Agreement. At that time, it was noted that a briefing of Council would be held on July 9, 2024, regarding Initiative 1.

Initiative 1 will examine how various residential building types can be integrated into existing and planned new residential neighbourhoods, including the option of allowing up to four units as-of-right in Tecumseh’s low density residential districts.

WSP has been retained to assist the Town undertake the analysis required to fully consider this initiative, with Bobby Gauthier, Principal, Urban and Community Planning,

being the lead on this project. In addition, Larry Silani of MillerSilani Inc. has been retained to assist with project management. Both will attend the July 9, 2024, Special Council Meeting to provide a briefing on the status of Initiative 1 (see the PowerPoint presentation at Attachment 1).

The July 9, 2024, briefing of Council will address the following items:

- 1) the purpose of this initiative;
- 2) a summary of the work to be undertaken over four phases, including stakeholder consultation;
- 3) matters to be addressed in the Phase 1 Discussion Paper;
- 4) key affordability challenges affecting Tecumseh residents;
- 5) a review of housing types to provide an opportunity for knowledge building amongst all stakeholders;
- 6) consideration of the current zoning regulations that permit up to three residential units per lot (ARUs);
- 7) summary of different forms of housing tenures (freehold vs. condominium vs. rental);
- 8) one example of best practices that allows up to four dwelling units in low density residential districts;
- 9) a summary of next steps in the process.

Comments

The Phase 1 Discussion Paper regarding Initiative 1 will provide details regarding housing affordability, housing options and consideration of the option of allowing up to four units as-of-right in Tecumseh's low density residential districts. The July 9, 2024 Council briefing provides preliminary insight into the contents of this Discussion Paper and assists with further providing transparency and public awareness around Initiative 1. It is important that basic information is provided regarding the housing options and to begin introducing common terms and concepts that will assist during various stages of the public and stakeholder consultation processes. The July 9, 2024 Council briefing is an important step in this process and will provide an opportunity for discussion and preliminary feedback prior to commencement of the external consultation process.

Next Steps

The next step in the process is for The Phase 1 Discussion Paper regarding Initiative 1 to be available for public review on July 31, 2024. The Town's social media platforms and PlaceSpeak will be used to ensure the document is widely available and open to public comment. An Open House is being scheduled for August 15, 2024, to present and discuss the Discussion Paper with the community. Following discussions with stakeholders and interested groups, a Directions Report will be prepared later this year that considers proposed approaches with respect to Initiative 1. Further public consultation will ensue on the Directions Report.

Consultations

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
1	Expanding Housing Choices and Improving Affordability – Briefing Regarding Initiative 1, PowerPoint Presentation