

## **Tecumseh Housing Advisory Panel**

### **Minutes**

Date: Wednesday, December 11, 2024  
 Time: 3:30 pm  
 Location: Tecumseh Town Hall - Council Chambers  
 917 Lesperance Road  
 Tecumseh, Ontario N8N 1W9

**Present:**

Member, David Petretta  
 Member, Jeanie Diamond-Francis  
 Member, Maggie Chen  
 Member, Brent Klundert  
 Member, Vince Lapico  
 Member, Peter Valente  
 Member, Nolan Goyette  
 Vice Chair, Gary McNamara  
 Chair, Alicia Higgison

**Also Present:**

Council & Committee Assistant, Kaitlyn Baggio  
 Partner, MillerSilani Inc, Larry Silani  
 Director Development Services, Brian Hillman

#### **1. Call to Order**

The chairperson calls the meeting to order at 3:30pm.

#### **2. Roll Call**

#### **3. Land Acknowledgement**

We acknowledge that we are on land and surrounded by water, originally inhabited by Indigenous Peoples who have travelled this area since time immemorial. This territory is within the lands honoured by the Wampum Treaties; agreements between the Anishinaabe, Haudenosaunee, Lenni Lenape and allied Nations to peacefully share and care for the resources around the Great Lakes. Specifically, we would like to acknowledge the presence of the Three Fires Confederacy Ojibwe, Odawa, Potawatomi and Huron/Wendat Peoples. We are dedicated to honouring Indigenous history and culture while remaining committed to moving forward respectfully with all First Nations, Inuit and Métis.

#### **4. Disclosure of Pecuniary Interest**

There was no pecuniary interest declared by a member of the Panel.

## 5. Delegations

There are no delegations presented to the Panel.

## 6. Communications

### 1. Tecumseh Housing Advisory Panel - August 28, 2024

#### **Motion: THAP - 05/24**

Moved By Vice Chair, Gary McNamara

Seconded By Member, Brent Klundert

**That** the August 28, 2024 minutes of the Tecumseh Housing Advisory Panel as were delivered to the members, **be accepted**.

Carried

## 7. Reports

Reports to the panel were presented under New Business.

## 8. Unfinished Business

There are no Unfinished Business Items presented to the Panel.

## 9. New Business

### 1. Information and Update on following Tecumseh HAF Initiatives

- Initiative 2: Pre-Zoning for missing middle and apartments in the Tecumseh Road Main Street CIP Area
- Initiative 6: Prepare User-Friendly ARU Guideline and Initiative 7: Eliminating Building Permit Fees for ARUs for 3-Year Period
- Initiative 8: Implement New E-Processing System for Planning-Related Applications
- Initiative 9: Establishment of and Ongoing Quarterly Meetings of the Housing Advisory Panel

The Director of Development Services, Brian Hillman and Larry Silani, Consultant, highlighted initiatives 2, 6, 8, and 9 for the panel. In addition to drawing attention to these specific initiatives, the members provided feedback on them.

### 2. Discussion and Feedback on Following Tecumseh HAF Initiatives

- Initiative 1: Pre-zoning for Four Housing Units as-of-right- Council Orientation, December 10, 2024
- Initiative 3: Pre-Zoning for Residential Intensification and Mixed-Use Development in the Manning Road Commercial District

- Initiative 4: Reduced Parking Requirements for New Developments
- Initiative 5: Reduced Fees, Add Incentives for New Affordable Rental Housing Tecumseh Road Main Street CIP Area

The Director, and Consultant, outlined initiatives 1, 3, 4, and 5. Following the presentation of these initiatives, they engaged in a discussion and the members provided feedback. on the feasibility, impact, and potential improvements to the initiatives, fostering a collaborative approach to refining and implementing them.

### 3. Discussion

Re: Challenges or "pain points" being experienced by the sectors represented on the Panel. What are the "barriers" or "red tape" between the idea to build and getting it built? Flowing from this, what are the priority actions and solutions to address these challenges?

The members engaged in a discussion on the challenges currently faced by the sectors represented on the Panel. The members explored the barriers that exist between the initial idea to build and the actual process of getting it built. The members also discussed priority actions and potential solutions to address the challenges and barriers identified. This involved identifying key steps that could be taken to overcome the obstacles faced by the sectors involved, such as streamlining processes, improving collaboration, or addressing regulatory or financial constraints to facilitate the smooth transition from idea to execution.

### 10. Next Meeting

The next meeting will be at the call of the Chair.

### 11. Adjournment

#### **Motion: THAP - 06/24**

**That** there being no further business to discuss, the Wednesday, December 11, 2024 meeting of the Tecumseh Housing Advisory Panel **adjourn** at 5:39pm.

Carried

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Alicia Higgison, Chair

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Gary McNamara, Vice Chair

