



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-2025-08

Subject: Expanding Housing Choices and Improving Affordability
Housing Accelerator Fund:
Initiative 3 – Residential Intensification in the
Manning/Tecumseh District
Proposed Official Plan and Zoning By-law Amendments
Scheduling of a Public Meeting
OUR FILE: L11 FE

Recommendations

It is recommended:

That Report DS-2025-08, entitled “Expanding Housing Choices and Improving Affordability, Housing Accelerator Fund: Initiative 3 – Residential Intensification in the Manning/Tecumseh District, Proposed Official Plan and Zoning By-law Amendments, 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 proposed Official Plan and Zoning By-law Amendments to the Tecumseh Official Plan and Tecumseh Zoning By-laws 1746 and 2065, which will redesignate and rezone lands in the Manning/Tecumseh District to permit residential intensification (multi-unit residential) and new mixed-use development and redevelopment, in accordance with Report DS-2025-08 and Initiative No. 3 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 Canada Mortgage and Housing Corporation ("CMHC") setting out nine initiatives to be undertaken by the Town and their corresponding timelines and milestones.

HAF Initiative 3 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. 3. The intent of Initiative No. 3 is to redesignate and rezone lands in the Manning Road/Tecumseh Road corridors to permit residential intensification (multi-unit residential) and new mixed-use development and redevelopment. The lands subject to the study are shown on Attachment 1 and are referred to as the Manning/Tecumseh District.

Town consultants, WSP, in consultation with Administration and MillerSilani Inc. have prepared the Manning/Tecumseh District Study Background Report ("Background Report"), dated January 2025, to support this initiative (see Attachment 2). This background Report includes:

- The guiding planning and policy framework to be considered when developing land use concepts for the Study Area, including Provincial, County, and Town policies;
- The existing conditions of the Study Area including land uses, built form, servicing and stormwater management considerations, transportation, community services and parkland;
- A selection of best practices for intensification and revitalization of low-density commercial areas in other municipalities in Ontario and Michigan;

- Opportunities and challenges for redevelopment of the Study area;
- Guiding Principles and considerations to be incorporated into the preliminary land use alternatives; and
- A preliminary concept plan for the development/redevelopment of this district.

Vision and Guiding Principles

Vision

The proposed vision for the Manning/Tecumseh District is for a mixed-use area that maintains its role as an important commercial node for the residents of the Town and the neighbouring communities, and is an attractive, vibrant and inviting place to live.

The District will develop at residential densities that support transit and active transportation, but which are in harmony with the surrounding low-density areas. The various parts of the District will be connected with each other and adjacent neighbourhoods by complete streets that support active transportation.

The District will include safe, walkable and inter-connected streets, vibrant public and private spaces, and a public realm framed by attractive buildings and streetscaping.

Guiding Principles

Guiding Principle #1

Development and Redevelopment in the Manning/Tecumseh District should expand housing choices and increase the supply of housing in Tecumseh, contribute to the Town's intensification target, and create a built environment where residents of all ages feel safe walking and cycling to meet their daily needs.

Guiding Principle #2

Development in the Manning/Tecumseh District should enhance the critical commercial role of the District for the Town, by maintaining and even expanding the total commercial GFA in the District over time.

Guiding Principle #3

Planning in the District, including block and site design, should improve walkability and connectivity between various uses in the district, by increasing mid-block connections and improving streetscapes.

Guiding Principle #4

Buildings in the District should be street-oriented, with parking and loading areas and vehicular access points reduced and consolidated and situated to the rear of buildings wherever possible.

Guiding Principle #5

Development in the District should be sensitive to its surrounding context and enhance transition and connections to adjacent uses and neighbourhoods, as well as avoiding issues of land use incompatibility.

Preliminary Concept

Based on the referenced policy and background review, analysis, and Vision and Guiding Principles, and through consultation with the project team, the Background Study recommends a land use concept plan, as shown in Attachment 3.

This land use concept plan considers both the development and redevelopment opportunities for medium or high density residential or mixed-use development, including:

- New development on vacant lands: Four sites which are either vacant (Sites A through C) or are part of a larger parking area (Site D) and could be utilized for infill multi-unit residential and/or mixed-use development with residential components.
- Redevelopment of the existing underutilized lands: Six sites which are the location of existing smaller buildings that are part of the larger retail plazas in the District and comprise sites that could be redeveloped for multi-unit residential and/or mixed-use development with residential components.

Comments

The redesignation and rezoning of the various sites shown on Attachment 2 to permit new multi-unit residential and/or mixed-use development could result in more than 800 dwelling units assuming all were high density format, meaning apartment style housing. However, both medium and high-density development would be permitted, resulting in a range of building types including, townhouses, stacked townhouses and apartments up to six storeys in height. In addition, apartment style buildings could be built as part of new mixed-use commercial/residential buildings (where the ground floor would contain retail stores, offices, or other similar service commercial uses) or as part of new free-standing apartment buildings with a height of 4 to 6 stories.

It is anticipated that existing commercial buildings located within this district would remain and would continue to provide Tecumseh residents with important goods and services as part of a vibrant and thriving commercial district.

These sites have been chosen as they represent opportunities for residential development that could reasonably occur over the short-term (0 to 5 years) and mid-term (5 to 10 years) while not significantly impacting the role of the District as a key retail area for the Town. Specifically, the development of these sites would allow for a significant increase of housing units in the District while maintaining the diverse commercial, restaurant and service related uses along with major retail uses such as grocery stores. Consideration will be given to developing an Official Plan policy that allows additional residential and mixed-use redevelopment in the District beyond the sites identified, subject to site-specific amendments to the Zoning By-law.

The Town engaged Dillon Consulting to undertake an analysis to determine the existing capacity of the municipal sanitary infrastructure. The analysis has concluded that there would be sufficient capacity to support the level of development projected on the sites shown on Attachment 2 and the impact to the hydraulic gradeline would be minimal. An increase to the level of service would be experienced with the completion of the recommended improvements identified within the 'Sanitary Sewer Model Recalibration and Basement Flood Risk Mitigation Study (2024)'.

Next Steps

HAF Initiative No. 3 is proposed to be implemented through an Official Plan and Zoning By-law Amendment that will apply to lands situated within this District. The proposed amendments will be based on the Background Report and Report DS-2025-07, while having regard to stakeholder input.

A copy of the Background Report is on PlaceSpeak to obtain public feedback. An Open House is being scheduled for mid-February 2025 to allow interested residents and property owners to provide comments and input in advance of draft Official Plan and Zoning By-law Amendments being prepared.

In addition, it is recommended that a public meeting be scheduled in accordance with the provisions of the *Planning Act*, to consider the proposed amendments that seek to redesignate and rezone the lands in the Manning/Tecumseh District corridor to facilitate residential intensification opportunities, as identified in the Background Report and Report DS-2025-07. 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 interested residents, property owners, and stakeholders be taken into consideration as part of the preparation and adoption of any amendments for affected lands.

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

Consultations

Public Works and Engineering Services
Dillon Consulting Limited
MillerSilani Inc.
WSP

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:

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Senior Planner

Reviewed by:

Phil Bartnik, P.Eng.
Director Public Works & Engineering Services

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.	Study Area Lands Map
2.	Manning/Tecumseh District Study: Background Report, January 2025
3.	Land Use Concept Plan