



Canada Mortgage  
and Housing Corporation

# Initiative Details

**Program**

Housing Accelerator Fund

**Agreement Report Template**

Second Reporting Period

**Due Date**

2025-03-17

**Project Name**

HAF - The Corporation of the Town of Tecumseh

**Attestation Status**

Completed

**Submitted Date**

2025-03-16

**Initiative Name**

04. Implementing revised parking requirements such as reduced or eliminated parking spaces for new developments.

**Initiative Type**

Implementing revised parking requirements such as reduced or eliminated parking spaces for new developments

If "Other", please indicate

**Describe your initiative, including its goals and objectives**

Completing a comprehensive review of the Town's existing parking requirements for new "missing middle" housing and for all types of higher density residential buildings ("multi-unit other"), and revising these standards to support and facilitate a full range of housing types town-wide that are more affordable and takes advantage of the public transit and active transportation investments made by the community. This initiative will result in system-wide regulatory changes and, in conjunction with other planned HAF initiatives, will accelerate housing supply during the 3-year HAF program and on an ongoing basis in Tecumseh. As a result of its overlap with the other planned HAF initiatives, zero ("0") units are being allocated to this initiative for the program period.

**Estimated Start Date**

2024-03-01

**Actual Start Date**

2024-05-01

**Estimated Completion Date**

2024-12-31

**Actual Completion Date**

—

**Estimated number of units the initiative will incent within 10 years**

250

**Estimated Cost**

\$40,000.00

**Estimated number of units the initiative will incent within the program period -  
Verified by CMHC**

0

## Other Expected Results

This initiative will support and facilitate a transition to the construction of new “missing middle” housing and all types of higher density residential buildings ("multi-unit other") in Town. It will also result in higher transit ridership, more compact/complete neighbourhoods, and reduced carbon consumption. It will also promote the redevelopment of what are currently large paved asphalt areas into new housing that is located along exiting transit corridors and in the Town's Main Street Community Improvement Area

## Priority Objectives [Select all that apply]

<b>Description English</b>	Creating more supply of housing
<b>Description English</b>	Supporting affordable, inclusive, equitable and diverse communities
<b>Description English</b>	Supporting complete and walkable communities with diverse land uses and access to amenities
<b>Description English</b>	Supporting low-carbon and climate-resilient communities

## Explain how the initiative supports the Priority Objective(s) selected

Under-utilized tracts of land will be able to be used for new apartment type dwelling units along transit corridors, and in the Town's Main Street Community Improvement Area. This initiative will also incentive builders and developers to construct “missing middle” housing and new apartment buildings as part of all new greenfield neighbourhoods that are being developed in Tecumseh. Less land will be needed for this type of new residential development as a result of this initiative, reducing housing costs and contributing to the creation of more affordable housing being made available in an accelerated manner.

## % of Initiative Complete

90

## Status

Delayed

**Initiative Assessment**

There are no records to display.

**Milestones**

<b>Milestone Name</b>	Compete a Comprehensive Analysis, Prepare a Planning Report and a Draft Amendment to the Town's By-law
<b>Estimated Start Date</b>	2024-03-01
<b>Actual Start Date</b>	2024-05-01
<b>Estimated Completion Date</b>	2024-08-31
<b>Actual Completion Date</b>	2024-09-01
<b>Status - Submitted</b>	Completed
<b>Comments</b>	Background research and parking utilization analysis completed with associated preparation of a draft report and zoning by-law amendment.

<b>Milestone Name</b>	Open houses, public meetings will be held, and Council will adopt new parking standards
<b>Estimated Start Date</b>	2024-09-01
<b>Actual Start Date</b>	2024-09-01
<b>Estimated Completion Date</b>	2024-12-31
<b>Actual Completion Date</b>	
<b>Status - Submitted</b>	Delayed
<b>Comments</b>	Statutory public meeting under the Planning Act to consider the proposed Zoning By-law Amendment that will have the effect of implementing this Initiative was held March 11, 2025. The Zoning By-law Amendment will be on the March 25, 2025 Regular Council Meeting Agenda for Council to adopt. There is very high confidence that the amending documents will be adopted under the Planning Act at this meeting

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