

# Public Open House

## HAF Initiative 1

Expanding Housing Options and  
Improving Affordability

# Welcome!

### Date:

June 9, 2025

### Time:

1:00 pm – 9:00 pm

### Location:

Tecumseh Arena and Recreation  
Complex

Centre Ice Room

12021 McNorton Street

### For More Information



Provide comments or ask  
questions!

Rob Auger, Director Legislative  
Services/Clerk  
[rauger@tecumseh.ca](mailto:rauger@tecumseh.ca)



Read the Directions  
Report on the  
Town's PlaceSpeak  
website.

### Next Steps

- The Final Report has been posted on Town's website ([www.Tecumseh.ca/HAF](http://www.Tecumseh.ca/HAF)) and PlaceSpeak consultation platform
- **Statutory Public Meeting – June 23<sup>rd</sup> at 6:30 pm**

# Purpose of the Special Housing Study

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**Why are we here today?** To provide information related to four options to improve housing affordability and diversity in Tecumseh by permitting homeowners to build one more Additional Residential Unit (ARU) than currently allowed.



Primary Dwelling



Current Permissions  
**3 units per lot**



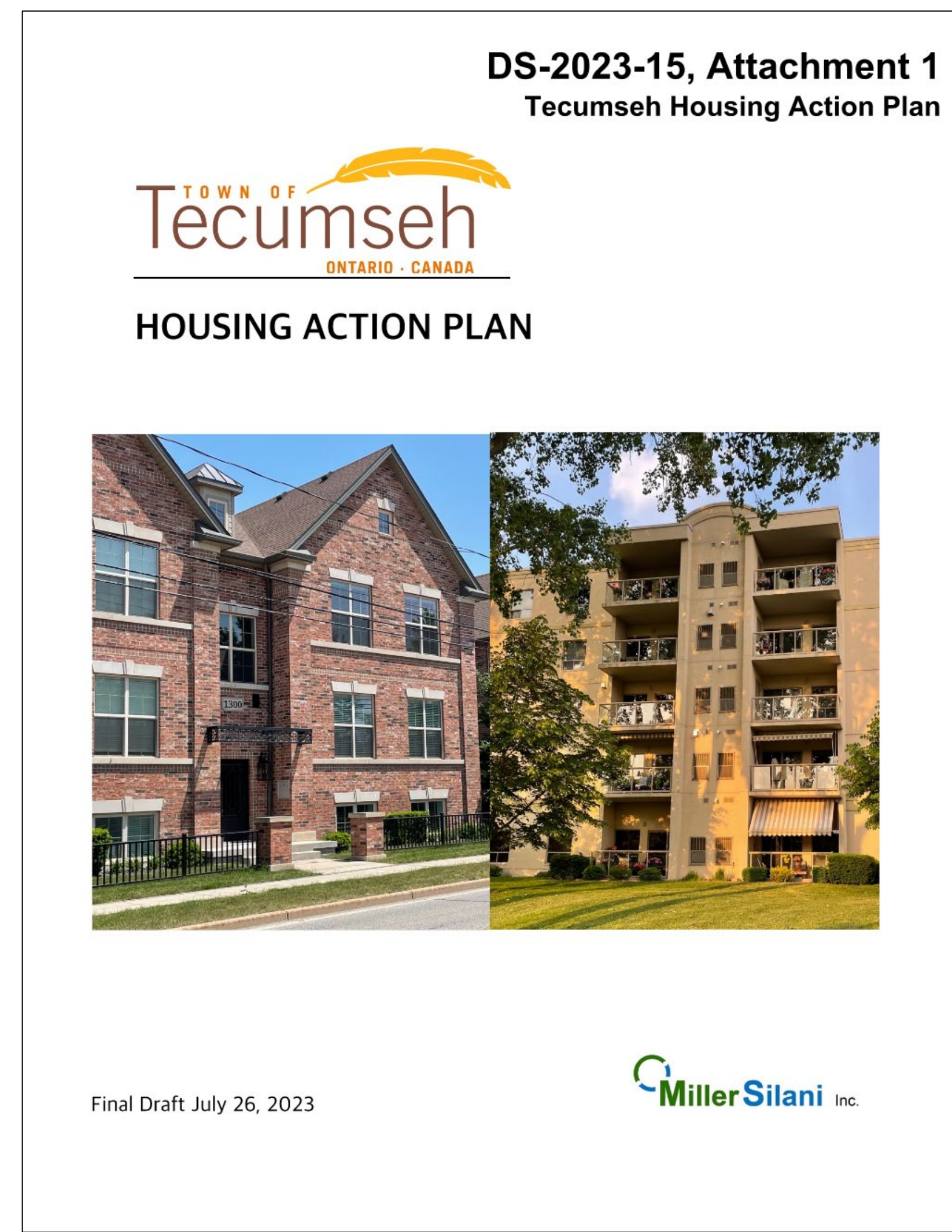
Primary Dwelling



Proposed Permissions  
**4 units per lot**



# This Study is part of the Town's commitments to secure funding from the Government of Canada

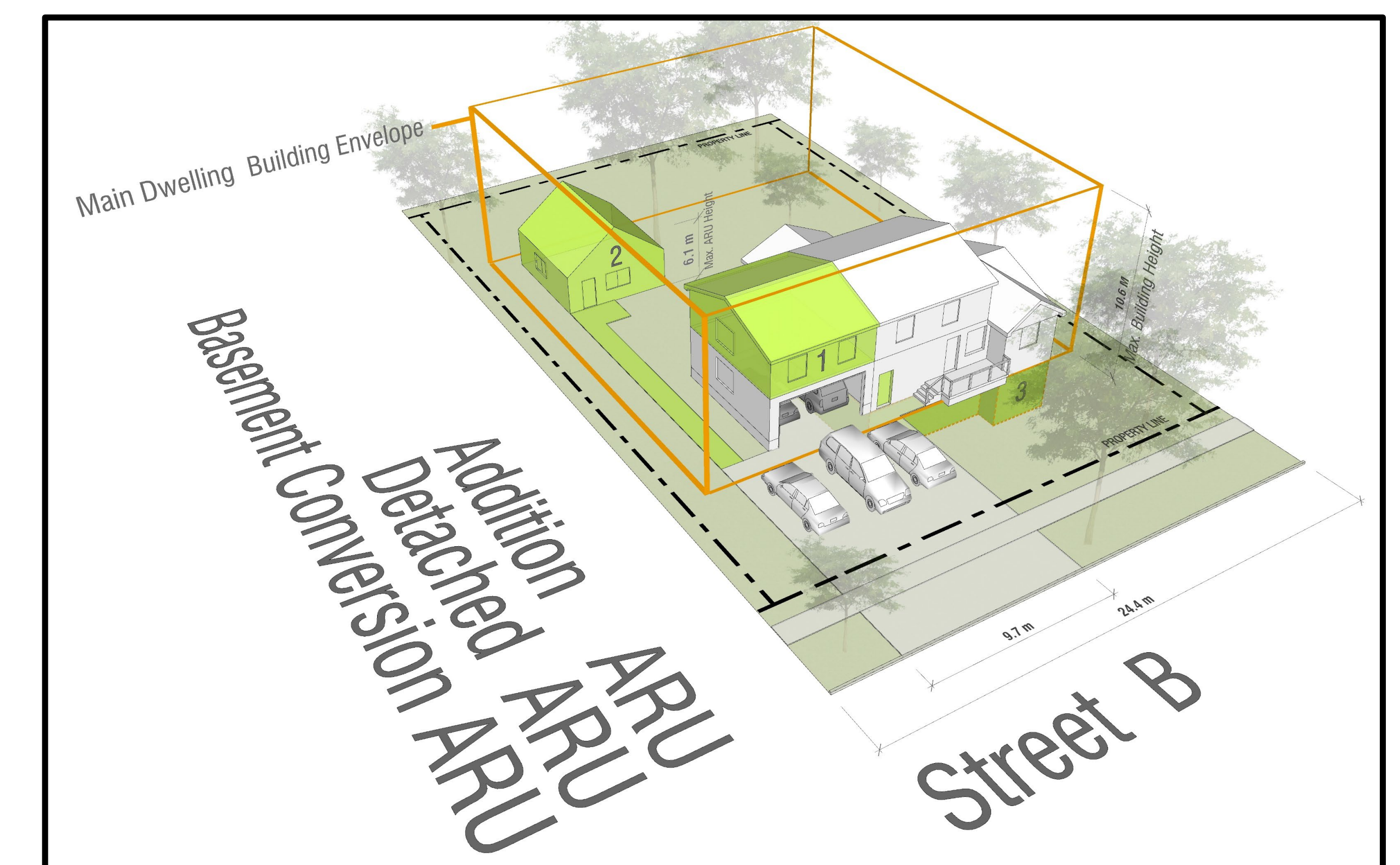


- In July 2023, Council adopted the Town's **Housing Action Plan (HAP)**, which identified 10 initiatives to improve housing supply and affordability in Tecumseh.
- The HAP supported the Town's application to the Federal Housing Accelerator Fund (HAF).
- In March 2024, the Town and the Federal government reached an agreement for a \$4.38 million grant to support 9 HAF initiatives.
- This Study is to implement HAF Initiative 1.

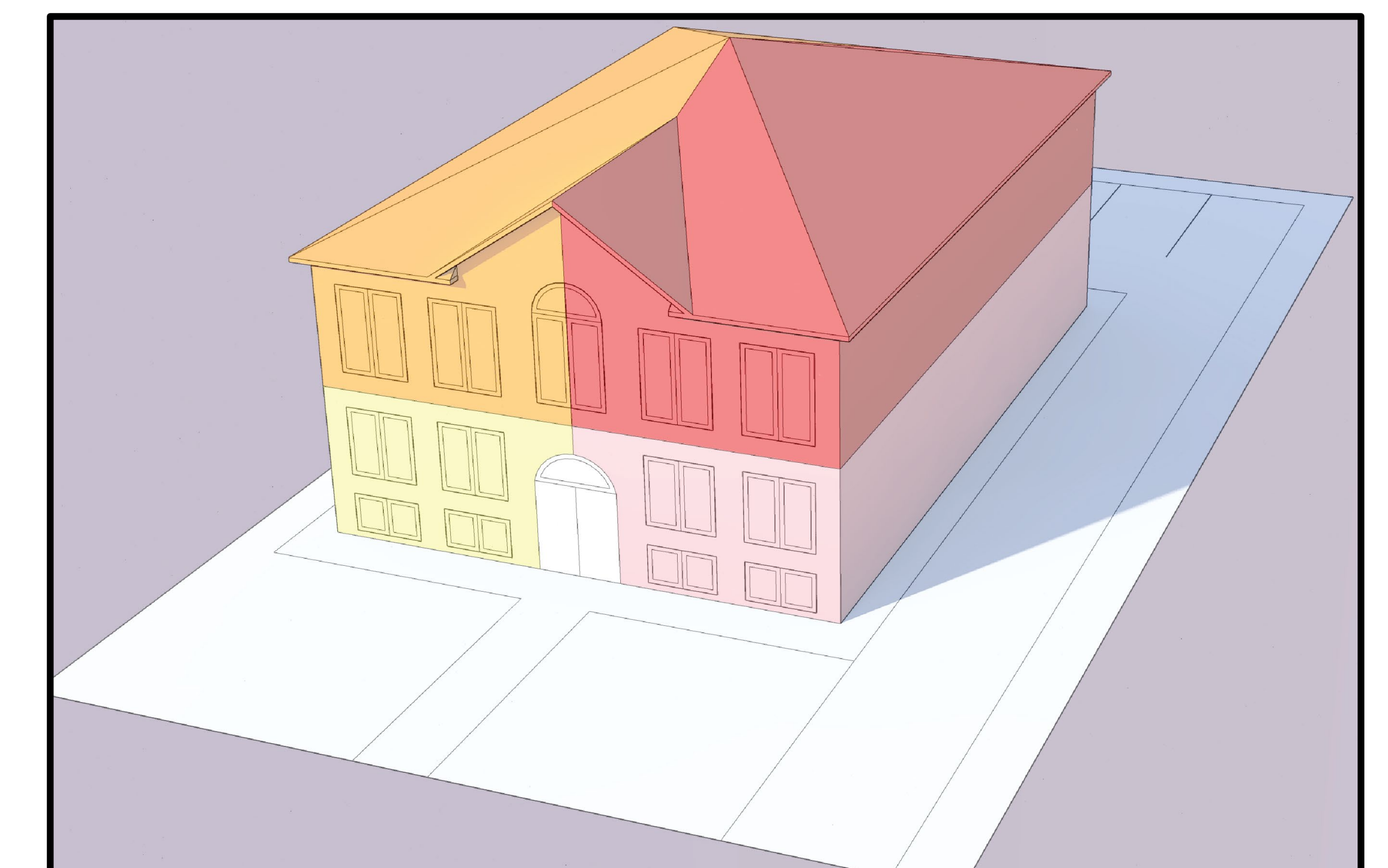
## The HAP Emphasized Three Themes:

1. Accelerating the construction of Housing
2. Expanding housing choices
3. Improving affordability

### ARUs



### Fourplexes



## Tecumseh's Housing Accelerator Fund Agreement

- To obtain funds from the federal Housing Accelerator Fund Tecumseh was required to engage in a study on how best to:
  - Respond to the ongoing housing crisis, and
  - Expand housing choices in existing neighbourhoods and in new greenfield neighbourhoods.
- To do this, the Town committed to studying a regulatory framework to permit up to four units on residential lots, by either:
  - Permitting up to three Additional Residential Units (ARUs) on existing lots; and/or
  - Permitting purpose-built four-unit dwellings (fourplexes).



# The Town of Tecumseh needs a broader range of housing options to serve residents at all phases of life

The Town’s existing housing stock is predominantly made up of single-detached dwellings.

- Challenges like the cost of providing serviced residential land and the overwhelming supply of occupied single-detached/semi-detached dwellings have contributed to housing affordability issues in Tecumseh.
- With a shortage of smaller, more affordable housing options, residents like younger adults, seniors, and those who live alone have limited housing opportunities.
- To create a complete, inclusive and resilient town, access to more affordable and diverse housing options is critical.

## Limited Housing Variety

**81%**  
of housing units in the  
Town are single-detached  
houses

Low rental availability:  
only **11.5%**  
of households in the Town  
are renters

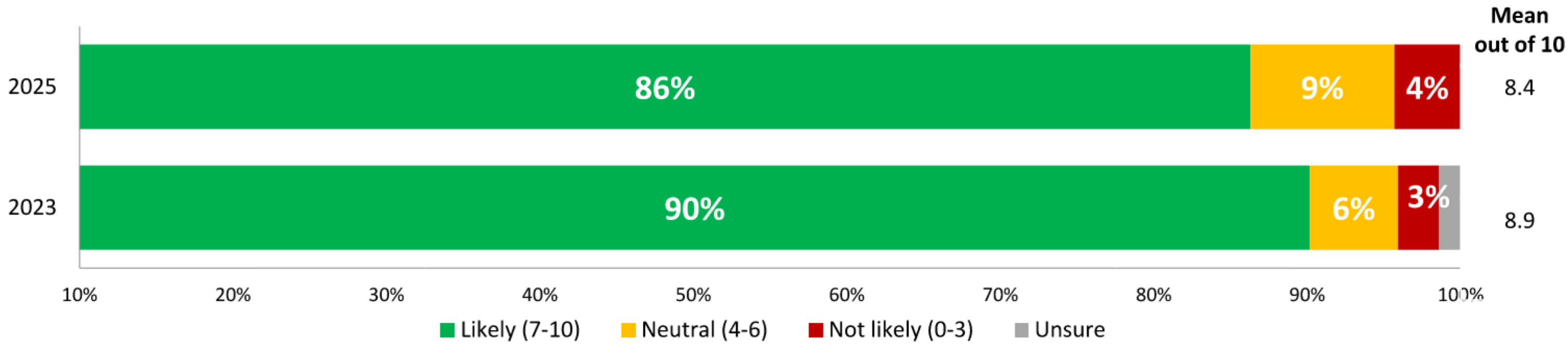
## Population Growth and Challenges for Both Younger and Older Generations

2021: **24,000** residents  
2051: **42,300** residents

50 years+ age group  
forms almost  
½ the population

© NANOS RESEARCH

The likelihood of recommending the Town of Tecumseh to friends and family as a place to live



Mean	2025-03 (n=399)	Ward 1 (n=99)	Ward 2 (n=96)	Ward 3 (n=83)	Ward 4 (n=57)	Ward 5 (n=64)	Men (n=212)	Women (n=187)	18-34 (n=58)	35-54 (n=135)	55 plus (n=206)
	8.4	8.1	8.5	8.7	8.8	7.9	8.4	8.3	7.7	8.4	8.6

\*Weighted to the true population proportion.  
\*Charts may not add up to 100 due to rounding.

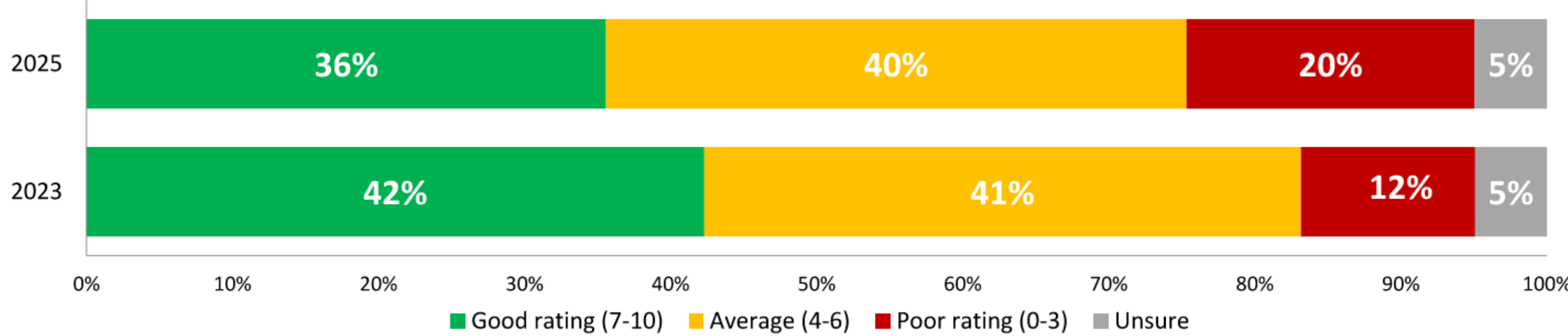
Q – On a scale from 0 to 10, where 0 is not at all likely and 10 is extremely likely, how likely are you to recommend the Town of Tecumseh to friends and family as a place to live?

Source: Nanos Research, RDD random telephone survey, February 5<sup>th</sup> to March 3<sup>rd</sup>, 2025, n=399, accurate 5.0 percentage points plus or minus, 19 times out of 20.



© NANOS RESEARCH

Rating Tecumseh as an affordable place to buy a home



Mean	2025-03 (n=400)	Ward 1 (n=99)	Ward 2 (n=97)	Ward 3 (n=83)	Ward 4 (n=57)	Ward 5 (n=64)	Men (n=212)	Women (n=188)	18-34 (n=58)	35-54 (n=136)	55 plus (n=206)
	5.6	4.6	6.1	6.3	5.9	5.5	5.6	5.7	5.3	5.4	6.0

\*Readers should note that in 2023 the question was "Town of Tecumseh" as opposed to "Tecumseh" in 2025.  
\*Weighted to the true population proportion.  
\*Charts may not add up to 100 due to rounding.

Q – How would you rate Tecumseh on the following where 0 is a very poor rating and 10 is a very good rating? [RANDOMIZE]  
Tecumseh as a place where one can afford to buy a home

Source: Nanos Research, RDD random telephone survey, February 5<sup>th</sup> to March 3<sup>rd</sup>, 2025, n=400, accurate 5.0 percentage points plus or minus, 19 times out of 20.





# Study was informed by provincial requirements, public input, case studies and expert advice

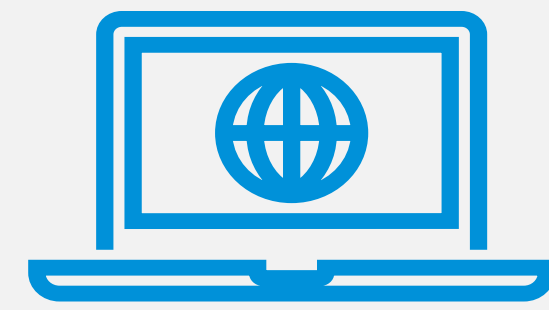
This study and the final report recommendations are based on:



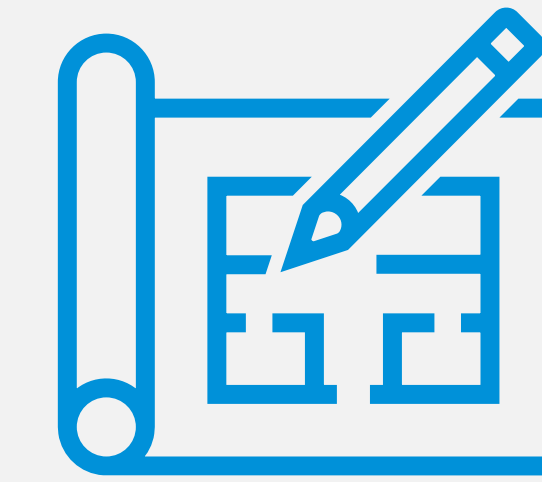
The legal requirements set by the Province and courts



Written and verbal comments from the public



Case studies across Canada, Ontario, and local communities



Advice of Registered Professional Planners (RPPs) using sound planning principles



## Legal Requirements

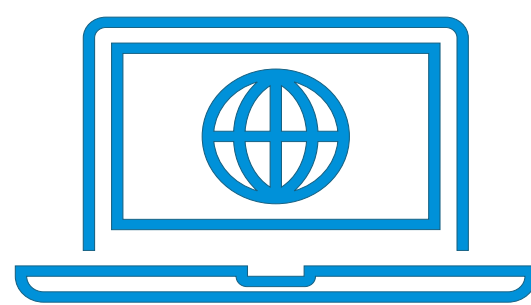
The Town of Tecumseh, along with all of Ontario's 444 municipalities, must abide by the following three legal rules:

1. Up to three units are currently permitted on residential lots as-of-right under provincial legislation (*More Homes Built Faster Act, 2022*).
2. Tecumseh cannot make any planning decisions based on who might live in a home – renter vs owner (Supreme Court decision *Bell v. R.*, 1979).
3. Lots containing an ARU cannot exceed a maximum lot coverage of 45% (2024).

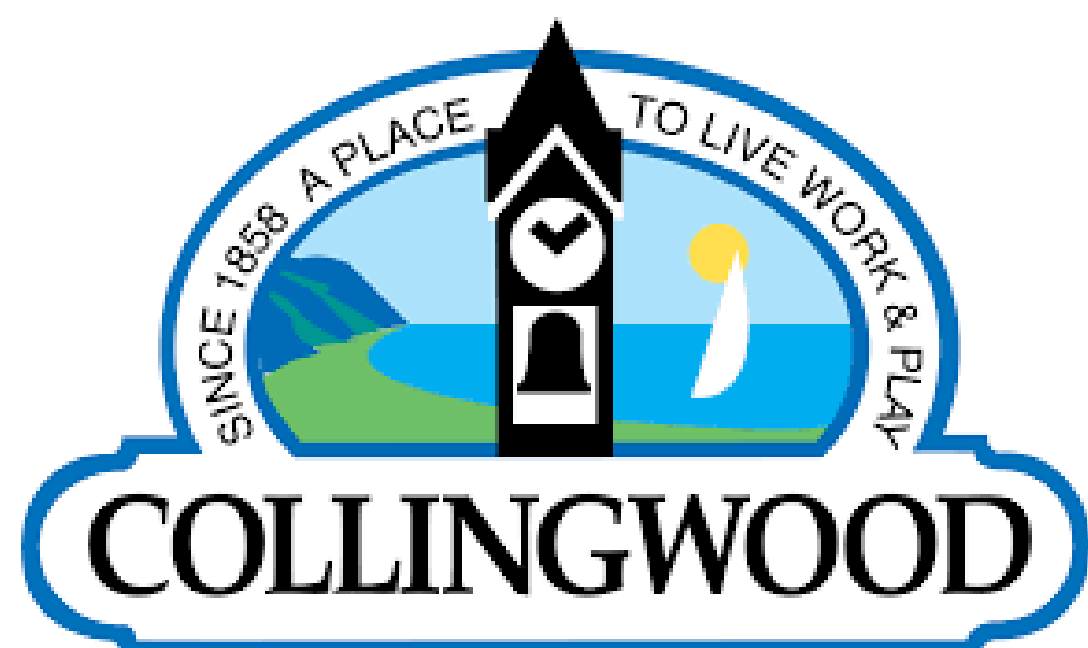
**As a result of these rules, three units per lot are already permitted throughout Tecumseh as-of-right, and the Town cannot make any planning decisions based on who might live in a home.**



# Communities like Collingwood and Orillia have allowed 3 additional residential units



## Case Studies



Collingwood, ON  
(pop. 24,811)

“A combination of up to a maximum of **three (3) attached or detached ARUs** shall be permitted on residentially or rurally zoned properties in accordance with the provisions in Section 4.40, for a total of up to four (4) dwelling units total per lot. ”



Orillia, ON  
(pop. 33,411)

“5.2 ADDITIONAL DWELLING UNITS  
A maximum of **three (3) Additional Dwelling Units** shall be permitted on a Lot containing a Dwelling, provided the Dwelling is a Permitted Use on the Lot...”



## Similar-sized Municipalities Permitting 4 Units Per Lot

Comox, BC (14,806)

Squamish, British Columbia (23,819)

Sylvan Lake, Alberta (15,995)

Woolwich, Ontario (26,999)

Edmundston, New Brunswick (16,437)

Campbell River, British Columbia (35,519)

Riverview, New Brunswick (20,584)

Fredericton, New Brunswick (63,116)

More than  
**50**  
**municipalities**  
across Canada  
have implemented  
four-unit  
permissions



# We received robust comments from the public through the consultation process

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## Public Comments

Residents had opportunities to submit both written and verbal comments regarding Tecumseh's HAF 1 initiative recommendations. The following summarize some of the key arguments both in favour and against the recommendations.

### In Favour

- The urgent need for more affordable housing options to accommodate younger residents, renters, and multi-generational families.
- Calls for bold leadership to ensure long-term housing supply and generational equity.
- Support for well-designed fourplexes that respect neighbourhood character while offering more inclusive housing options.
- That many supportive residents are unable to attend public meetings due to work, caregiving, or other commitments.

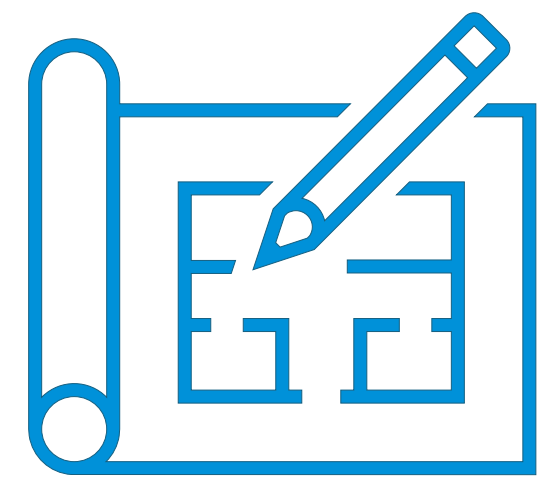
### Against

- The perceived erosion of community character, privacy, greenspace, and quality of life.
- Increased traffic, parking congestion, and pressure on municipal services.
- Impacts on property values and fears of declining home investment.
- Perceptions that renters and higher-density developments will lead to transient populations and reduced care for properties.
- Skepticism that the funding received meaningfully offsets the long-term impacts of densification.

Further information is available in Appendix A of the Report at  
[www.Tecumseh.ca/HAF](http://www.Tecumseh.ca/HAF)



# Proposed recommendation is to allow one additional residential unit instead of fourplexes



## Professional Planners' Principles



Public Interest means planning for **all** residents, including future residents and those without a voice

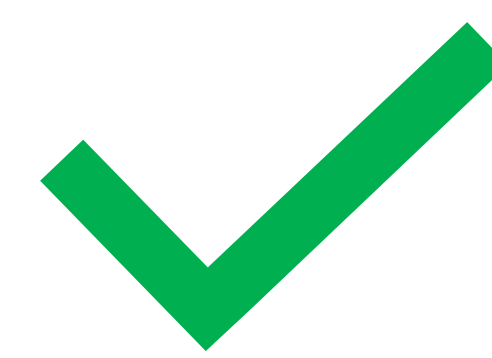


Long term planning means making as efficient use of **existing infrastructure and amenities** as possible

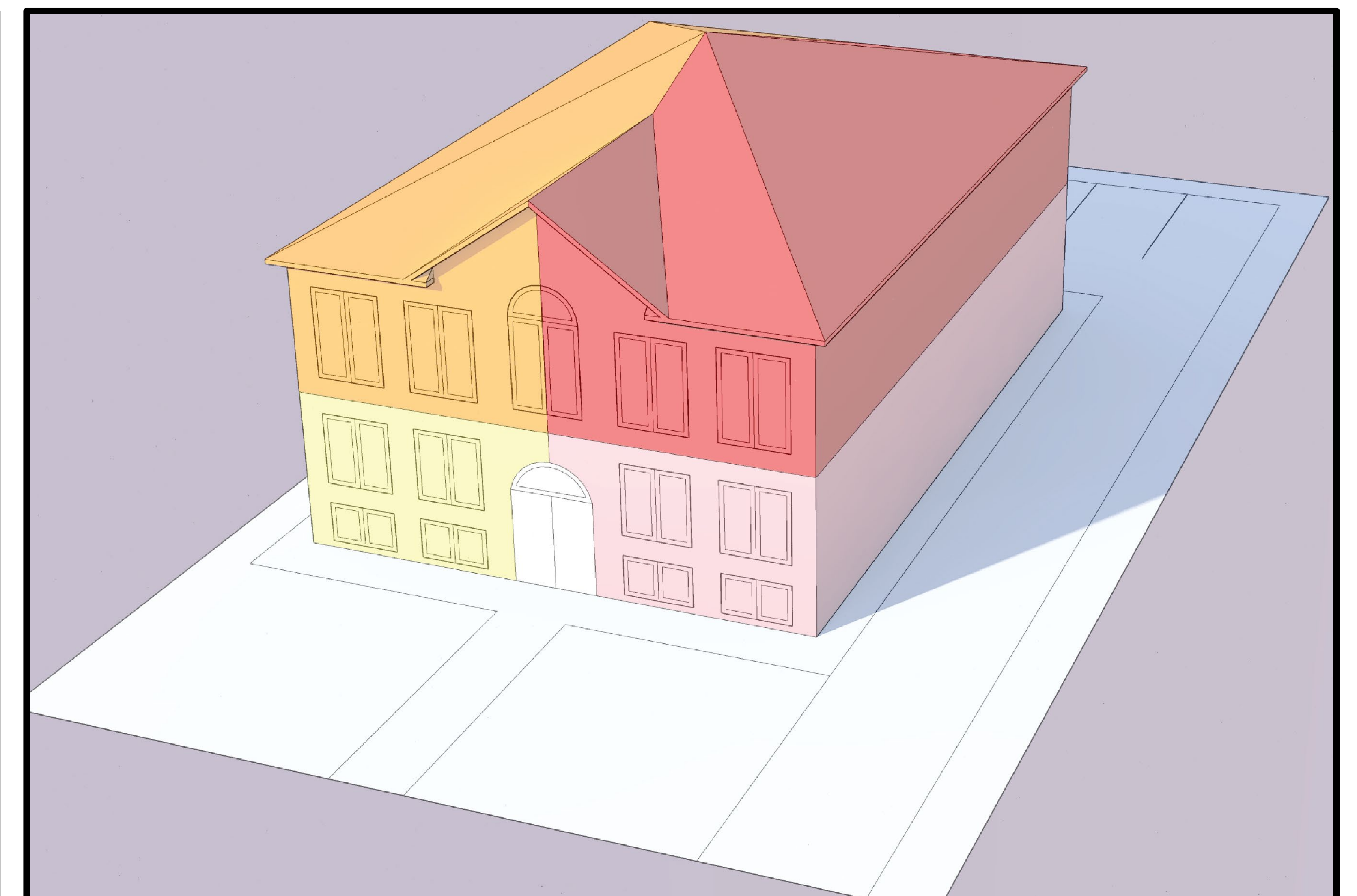


Need to find a **balance** between increasing housing and minimizing impacts

## ARUs Instead of Fourplexes

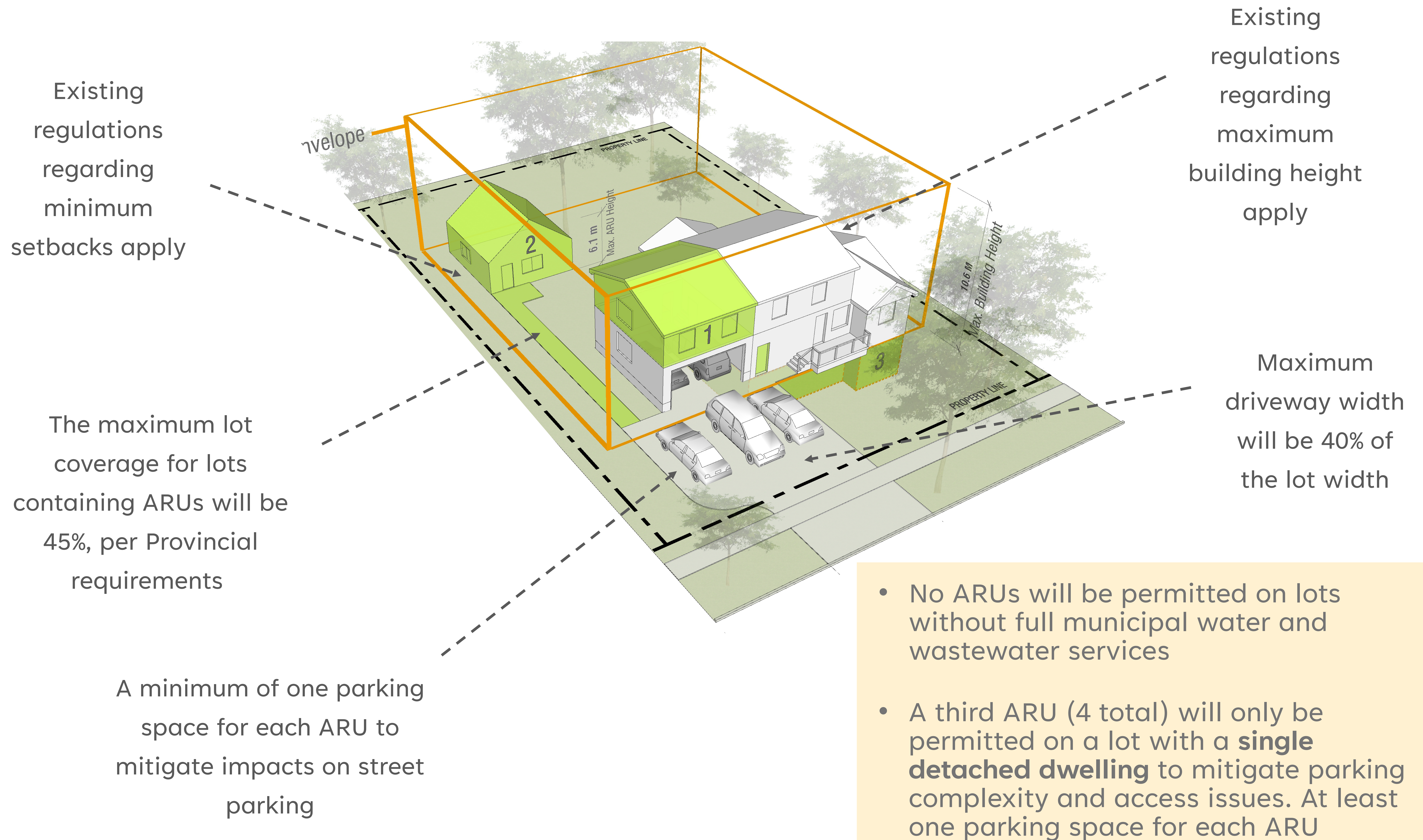


Based on these key project considerations and local needs, it is recommended that the Town continue to focus on permitting one additional ARU, rather than purpose-built fourplexes.





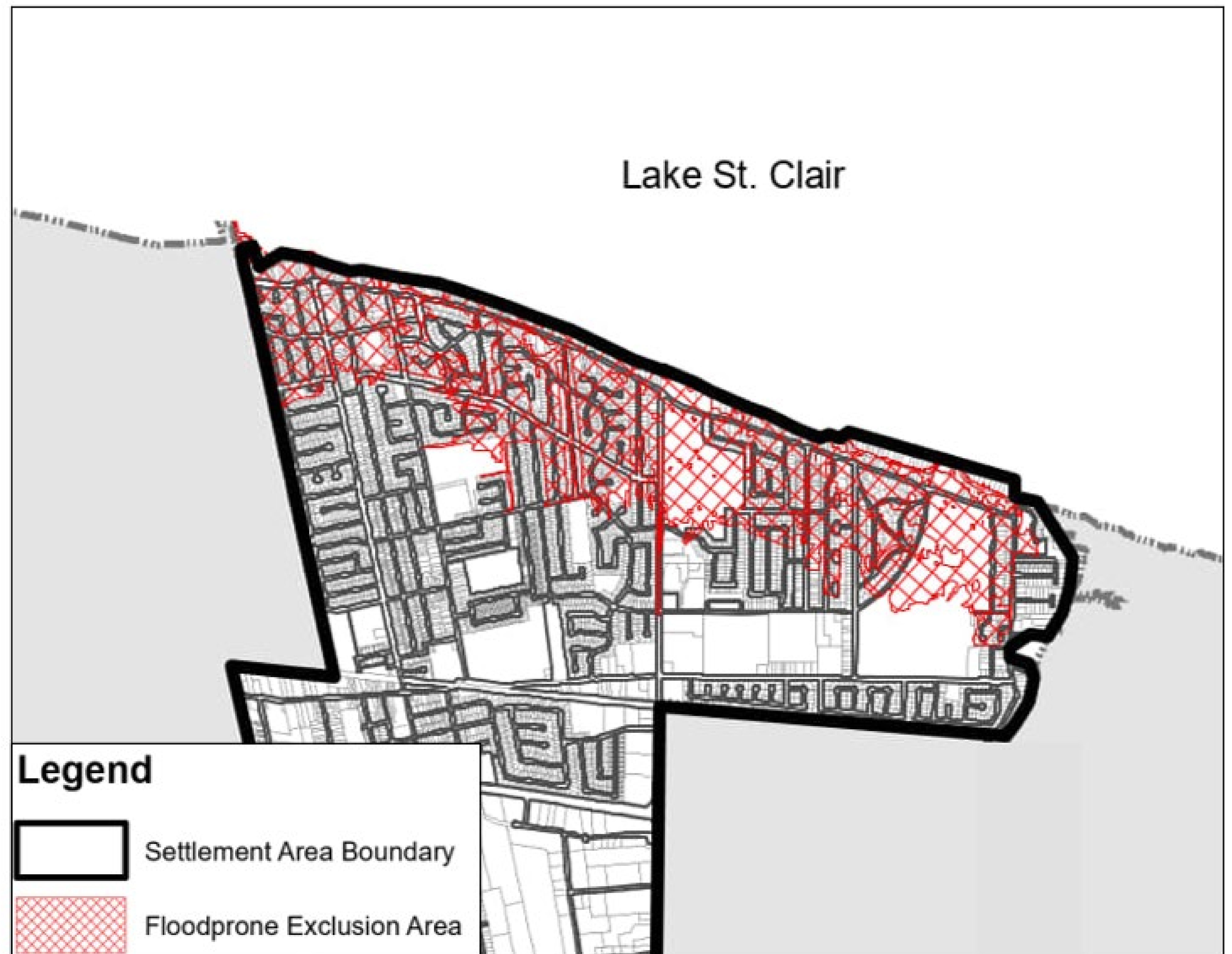
# What Would 3 ARUs Look Like?





# ARUs would NOT be permitted in flood-prone areas

- No ARUs will be permitted on lots within the flood-prone areas of the Town's Official Plan.
- Approximately 1,900 lots are fully excluded from all options due to their location in flood-prone areas.





# There are four options for consideration

## Option A

Up to three ARUs on lots with a minimum 24.4 metre (80 foot) frontage.

## Option B

Up to three ARUs on lots with a minimum 18.0 metre (60 foot) frontage.

## Option C

Up to three ARUs on all lots. A minimum 30% of the lot area will be landscaped open space.

## Option D

Up to three ARUs on all lots. The minimum landscape open space requirement of the given zone will apply.

Detailed Summary of Options for HAF 1

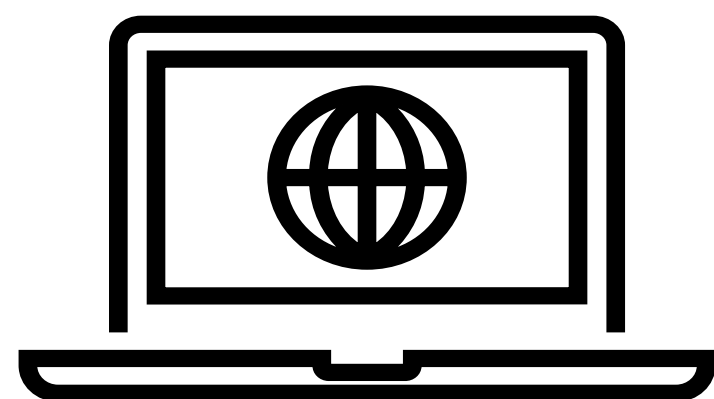
OPTIONS	ALL LOW DENSITY ZONES	SINGLE & SEMI DETACHED AND TOWNHOMES	EXCLUDES FLOODPRONE AREA	MAX LOT COVERAGE 45%	MIN. 1 PARKING SPACE / ARU	MAX DRIVEWAY WIDTH @ 40% LOT WIDTH	ALL OTHER ZONE PROVISIONS APPLY
OPTION A							
Ontario Planning Act (+2 ARUs)	✓	✓	✓	✓	✓	✓	✓
+1 additional ARU as per HAF (+3 total)	✓	Single-Detached Only	✓	✓	✓	✓	Minimum 24.4 m (80') frontage
OPTION B							
Ontario Planning Act (+2 ARUs)	✓	✓	✓	✓	✓	✓	✓
+1 additional ARU as per HAF (+3 total)	✓	Single-Detached Only	✓	✓	✓	✓	Minimum 18.0 m (60') frontage
OPTION C							
Ontario Planning Act (+2 ARUs)	✓	✓	✓	✓	✓	✓	✓
+1 additional ARU as per HAF (+3 total)	✓	Single-Detached Only	✓	✓	✓	✓	Minimum 30% Landscaped Open Space
OPTION D							
Ontario Planning Act (+2 ARUs)	✓	✓	✓	✓	✓	✓	✓
+1 additional ARU as per HAF (+3 total)	✓	Single-Detached Only	✓	✓	✓	✓	✓



# Next Steps

Statutory Public Meeting of Council – June 23, 2025

Proposed Council Decision – July 22, 2025



For background information regarding these options and regarding the Housing Accelerator Fund (HAF), please visit the Town website at [www.Tecumseh.ca/HAF](http://www.Tecumseh.ca/HAF)



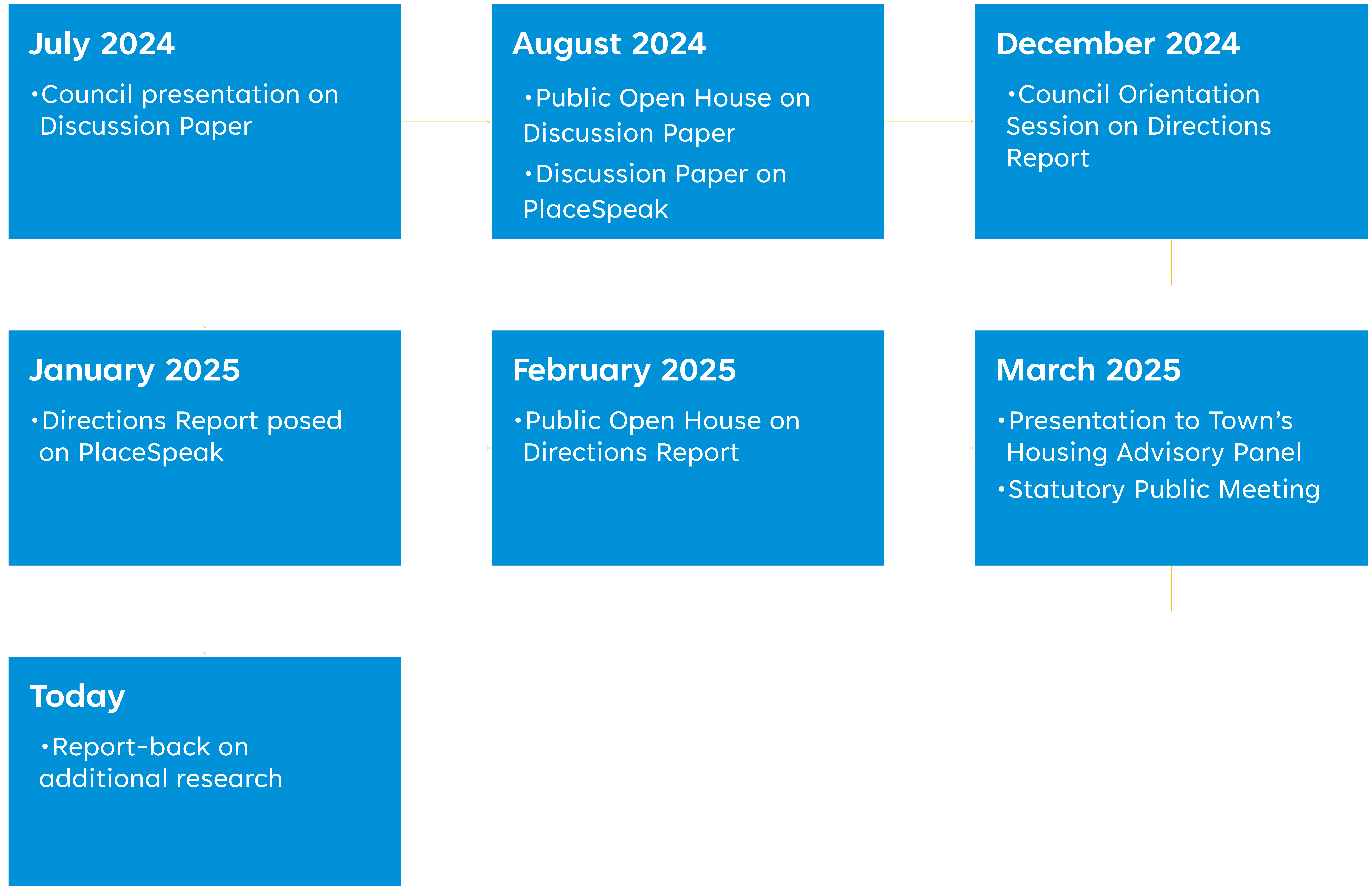
Provide comments or ask questions!

Rob Auger, Director Legislative Services/Clerk  
[rauger@tecumseh.ca](mailto:rauger@tecumseh.ca)

## Thanks for coming!



# Overview of Research and Consultation Timeline





# ARU Uptake in Essex County

Tecumseh has had a gentle uptake of ARUs, with a total of 22 units developed since the province required municipalities to permit three units as-of-right in 2022. Across Essex County, ARUs have seen moderate uptake.

ARU Building Permits Issued by Year					
Municipality	2022 (Nov-Dec)	2023	2024	2025 (Jan-Apr)	Average / Year
Tecumseh	4	7	9	2	5.2
Amherstburg	12	14	27	12	14.2
Essex	9	13	15	8	9.9
Kingsville	6	6	8	4	5.3
Lakeshore	0	2	6	0	2.0
LaSalle	7	7	25	10	10.6
Leamington	0	7	12	6	5.2