



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**

02. Pre-zoning lands within the Town's Main Street Community Improvement Plan Area to allow "missing middle" housing forms and Mid-Rise Apartments

**Initiative Type**

Promoting high-density development without the need for rezoning (as-of-right zoning)

If "Other", please indicate

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

Lands in the Town's Main Street Community Improvement Area will be pre-zoned to allow small apartment buildings (such as 4-plexes and 6-plexes) and mid-rise apartment buildings to be constructed as-of-right without the need for site-specific rezonings.

**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**

300

**Estimated Cost**

\$24,000.00

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

28

**Other Expected Results**

This initiative will incentivize smaller and more affordable apartments to be built in the Town’s downtown core, where residents will be able to walk and take public transit to shopping, restaurants, and other community amenities and services, reducing car-oriented trips. This initiative will accelerate the supply of missing middle housing in the Town and will also lead to additional housing being constructed along the Town's main street on an on-going basis post the 3-year HAP period.

**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**

This initiative promotes new higher density residential dwelling units to be built in a walkable mixed-use district (complete communities), serviced by public transit and active transportation infrastructure, without the need for time consuming and costly rezonings and enhancing certainty in the approval and building process.

**% of Initiative Complete**

90

**Status**

Delayed

**Initiative Assessment**

There are no records to display.

## Milestones

<b>Milestone Name</b>	Prepare Planning Report, Draft Zoning By-law
<b>Estimated Start Date</b>	2024-03-01
<b>Actual Start Date</b>	2023-05-01
<b>Estimated Completion Date</b>	2024-08-31
<b>Actual Completion Date</b>	2025-02-11
<b>Status - Submitted</b>	Completed
<b>Comments</b>	Report brought to Council February 11, 2025 with draft zoning provisions, recommending scheduling of statutory public meeting under the Planning Act for March 11, 2025.

<b>Milestone Name</b>	Open House, Public Meeting and Rezoning adopted by Council
<b>Estimated Start Date</b>	2024-09-01
<b>Actual Start Date</b>	2025-02-12
<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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