

Attachment 2, DS-2025-16

WSP Memorandum, July 2025

Memorandum – Tecumseh HAF Initiative 1

1 Purpose

This Memorandum has been prepared to report on ‘What Was Heard’ and provide additional clarification following the June 23rd, 2025 Statutory Public Meeting regarding Housing Accelerator Fund (HAF) Initiative 1. It aims to address new questions, provide clarification on the proposed options, and ensure continued transparency with the public. This memorandum is informed by public input both in support and against received at the June 23rd Statutory Public Meeting and written submissions made to the Town, which are new and distinct from public comments previously received and commented upon in the WSP Final Report.

2 New Comments and Responses

The comments below represent a consolidation of comments received since the Housing Accelerator Fund Initiative 1 Final Report was issued in May 2025, including comments received at the Statutory Public Meeting on June 25, 2025. This summary reflects only comments or questions which were not previously addressed in Appendix A of the Final Report for the Study.

Three residential units per property are currently permitted in Tecumseh, and there has been limited uptake. How many property owners would realistically pursue a total of four units?

Tecumseh, and more broadly the Essex Region, have seen gentle uptake of additional residential units (ARUs) with a total of 22 units and 238 units, respectively, developed since Bill 23, the *More Homes Built Fast Act* was passed on November 28, 2022. At this time, it is not feasible to determine the total number of property owners that would pursue four units due to a variety of individual factors such as personal preference, regulatory awareness, cost and feasibility, and the site-specific context of each lot. Nevertheless, enabling a fourth unit remains an important and meaningful step towards expanding housing options in Tecumseh.

There should be more public communication and engagement on the options proposed for HAF Initiative #1.

The Town, along with consultants MillerSilani Inc. and WSP have offered several opportunities for public engagement and consultation which have informed the development of technical work. There have been multiple opportunities for Council and the public to gain information and provide feedback, including:

- July 9, 2024: Presentation to Council to share the findings of the Discussion Paper;
- August 15, 2024: Public Open House to share the findings of Discussion Paper;
- December 10, 2024: Council Orientation Session to present the Directions Report and several options for implementation;
- February 26, 2025: Public Open House to present the Directions Report and several options for implementation;
- March 5, 2025: Presentation to the Town's Housing Advisory Panel;
- March 11, 2025: Statutory Public Meeting was held to present the recommended implementation approach;
- June 9, 2025: Public Open House to present additional research on the proposed options; and
- June 23, 2025: Statutory Public Meeting to present the Final Study Report.

The Town, MillerSilani Inc. and WSP have also welcomed written feedback and encouraged continued input throughout the Project, which has been reviewed, responded to, and used to inform the development of the options. Further, the Discussion Paper (August 2024), Directions Report (January 2025), and Final Report (May 2025) were posted to the Town's website and PlaceSpeak for public awareness and to provide an opportunity for community feedback.

Why is maintaining the existing three residential units as-of-right not presented as an option?

HAF Initiative #1 aims to study different options to pre-zone lands to allow up to four housing units as-of-right as part of all low-density residential areas. The Project has identified a range of implementation options for Council's consideration that would meet the terms of the HAF Agreement that was executed in February of 2024 with the Canada Mortgage and Housing Corporation (CMHC). Council has the authority to vote for or against any of the proposed options, voting against all of the options would mean that the existing land use permissions would be maintained. If none of the options are chosen, the Town would not meet the terms of the HAF Agreement, which would result in a loss of further funding.

Tecumseh does not have sufficient electrical capacity or electrical infrastructure to support three additional residential units in existing residential neighbourhoods.

Potential electrical infrastructure constraints are understood and managed through ongoing coordination with Hydro One and local distribution companies, such as Essex Power Corporation. The Town has not been made aware of any concerns related to

electrical capacity and it is not anticipated that electrical capacity will be a limiting factor. The Town of Tecumseh's electricity demand was included in Hydro One's Needs Assessment report completed in February 2023, Scoping Assessment in May 2023, and the Integrated Resource Plan issued by the Independent Electricity System Operator (IESO) in April 2025. Hydro One is anticipated to release a Regional Infrastructure Plan in October 2025. The Town and service providers are committed to ensuring that infrastructure evolves and responds to a growing population.

What is the projected population target that Tecumseh is aiming to provide housing for?

The Town of Tecumseh's 2021 Official Plan projects an increase in population to 32,050 residents by 2045. The County of Essex Official Plan includes Housing Unit Forecasts which projects household growth in Tecumseh of 5,455 and 7,870 units from 2021 to 2051. The HAF Initiative #1 is an important tool in helping the Town accommodate projected population and household growth by supporting the supply and mix of housing options within existing built-up areas and greenfield areas.

The Town should direct growth towards greenfield areas instead of existing neighbourhoods.

Permitting a range of housing options in built-up areas is an efficient and sustainable way to accommodate growth. There is no planning rationale as to why additional intensification and redevelopment cannot be accommodated in existing low-density residential areas based on local conditions. Enabling gentle density in existing neighbourhoods makes use of existing amenities and services and aligns with solutions explored in other municipalities in Ontario and Canada. Directing additional growth exclusively to greenfield areas would not address the Town's housing needs effectively and this approach is not consistent with CMHC program requirements.

3 Consideration of Comments through a Hybrid Option

Four options were presented at the Open House and Statutory Public Meeting, which are detailed in the Final Report, and all permit three ARUs, although through different variations. Given the nuances of the options, there are several different variations that could be developed. However, based on the feedback received on the four proposed options through the public open house and public meeting, it was determined that a fifth option could be considered by the Town which generally combines Options B and C and is, perhaps, more responsive to the comments received. This fifth option is proposed to permit three ARUs on lots with 18 m (60') lot frontage or larger while also requiring a minimum of 35% landscaped open space. The zone requirements preventing the lot from being overbuilt (setbacks, height, coverage) would still apply and remain unchanged, as

would the regulations pertaining to properly limiting parking areas, but the additional slightly increased landscaped open space requirement would ensure permeability, additional plantings and greater adherence to the look and feel of neighbourhoods. This hybrid option will be referred to as Option E.

4 Official Plan Amendment

The Town's Official Plan already permits a range of housing options, types, and tenures, and intends to meet future population growth by designating an appropriate land supply. Further, it also contains enabling policies to permit ARUs, which all generally aligns with the intent of HAF 1. To implement this Study, a minor amendment will be required to permit three ARUs, versus the current two ARUs, and to set the regulatory framework for ARUs that will be implemented in the Zoning By-laws around the need for full municipal services, prohibition in floodprone areas, lot coverage, landscape open space, parking, and the look and feel of the neighborhood.

5 Conclusion

One of the central focuses of this study has been developing a “made in Tecumseh” approach to examining how and where the Town can permit three ARUs to meet the requirements of the HAF program. Throughout the Study, significant efforts have been made to engage with the community and consider the input received through the several options prepared, including a new hybrid Option E. With the adoption of one of these options, the Town will be able to further diversify its housing stock and provide more affordable options for existing and future residents to live. In conclusion, it is believed that the options provided represent sound land use planning, are consistent with the Provincial Planning Statement, and conform to the County's Official Plan.