



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

01. Pre-zoning lands to allow up to four housing units as-of-right as part of all low density residential districts

Initiative Type

Allowing increased housing density on a single lot including promoting “missing middle” housing forms

If "Other", please indicate

Describe your initiative, including its goals and objectives

This initiative will expedite permitting timelines, and accelerate the construction of new semi-detached dwelling units in the Town's low density residential zones.

Estimated Start Date

2024-03-01

Actual Start Date

2024-03-01

Estimated Completion Date

2024-12-31

Actual Completion Date

—

Estimated number of units the initiative will incent within 10 years

1000

Estimated Cost

\$55,000.00

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

25

Other Expected Results

Timelines and costs to obtain approvals to build new semi-detached dwellings will be significantly reduced, with a higher degree of predictability for residents and builders wishing to build these types of units.

Priority Objectives [Select all that apply]

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

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

New semi-detached dwellings will be built on infill lots in existing Tecumseh established neighbourhoods, and on new lots being created in new greenfield neighbourhoods, which are being designed as part of compact, walkable , complete and inclusive neighborhoods. These new units will part of neighbourhoods that are serviced by public transit, and incorporate active transportation infrastructure to enable residents living in these neighbourhoods to reduce their carbon footprint.

% of Initiative Complete

85

Status

Delayed

Initiative Assessment

There are no records to display.

Milestones

Milestone Name	Prepare Planning Report, Draft Official Plan and Zoning By-law Amendments, Public/Stakeholder Consultation
Estimated Start Date	2024-03-01
Actual Start Date	2024-03-01
Estimated Completion Date	2024-08-31
Actual Completion Date	2024-08-15
Status - Submitted	Completed
Comments	Planning Report and Discussion Paper by WSP with consideration of options for draft Official Plan and Zoning Amendments brought released for public review July 31, 2024 and consultation session (open house) held August 15, 2024.

Milestone Name	Public Meeting will be scheduled and Official Plan Amendment and Rezoning will be considered for adoption
Estimated Start Date	2024-09-01
Actual Start Date	2024-09-01
Estimated Completion Date	2024-12-31
Actual Completion Date	
Status - Submitted	Delayed
Comments	Statutory public meeting under the Planning Act to consider the proposed Official Plan Amendment and Zoning By-law Amendment that will have the effect of implementing this Initiative was held March 11, 2025. Flowing from the well attended public meeting, a further report from the Consultant (WSP) and Town Administration is to be prepared to address a number of issues and concerns raised by the public. This report and the associated Official Plan Amendment and Zoning By-law Amendment will be on the April 8, 2025 Regular Council Meeting Agenda for Council to adopt. It is anticipated that the amending documents will be adopted under the Planning Act at this meeting.

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