



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

03. Implementing land use changes permitting residential intensification & mixed-use development/redevelopment in the Manning Rd Commercial District

Initiative Type

Promoting infill developments with increased housing density and a variety of unit types

If "Other", please indicate

Describe your initiative, including its goals and objectives

An Official Plan Amendment and a Zoning By-law Amendment will be prepared and adopted for the Manning Road Commercial District to allow higher density residential development and redevelopment on under-utilized parcels of land

Estimated Start Date

2024-03-01

Actual Start Date

2024-03-01

Estimated Completion Date

2025-03-31

Actual Completion Date

—

Estimated number of units the initiative will incent within 10 years

160

Estimated Cost

\$60,000.00

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

25

Other Expected Results

This initiative will help transform what is now an under-utilized car-oriented suburban commercial area into a more compact, walkable and mixed use district, supporting healthy active lifestyles, reducing carbon footprints and assisting to build complete neighbourhoods.

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 apartment type dwellings will be built in this district as a result of this initiative. By pre-designating and pre-zoning these lands an under-utilized commercial area will be incentivized to transition into a more compact, walkable and complete mixed-use district. Car trips will be reduced, and persons living in this area will be able to walk and cycle to nearby community amenities and services reducing their carbon footprint. This higher density development will support investments being made by the Town to service this area with public transit. This form of housing will broaden housing options that are more affordable, inclusive, equitable and diverse for all Tecumseh residents.

% of Initiative Complete

90

Status

Delayed

Initiative Assessment

There are no records to display.

Milestones

Milestone Name	Prepare Planning Report, Draft Official Plan and Zoning By-law Amendment
Estimated Start Date	2024-03-01
Actual Start Date	2024-03-01
Estimated Completion Date	2024-11-30
Actual Completion Date	2025-02-11
Status - Submitted	Completed
Comments	After stakeholder consultation and review of Best Practices, Report and draft zoning amendment prepared, including the Discussion Paper prepared by WSP provided to Council at February 11, 2025 Regular Council Meeting.

Milestone Name	Open House and Public Meetings will be scheduled, official plan and zoning revisions will be adopted
Estimated Start Date	2024-12-01
Actual Start Date	2025-02-12
Estimated Completion Date	2025-03-31
Actual Completion Date	
Status - Submitted	Delayed
Comments	Open House held February 20, 2025. 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. The Official Plan Amendment and 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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