

Public Council Agenda Agenda

Tuesday, April 24, 2018, 5:00 pm
Tecumseh Town Hall
www.tecumseh.ca

Pages

1. **Call to Order**

2. **Roll Call**

3. **Disclosure of Pecuniary Interest**

4. **Introduction and Purpose of Meeting**

Applications for Official Plan and Zoning By-law amendments have been filed with the Town of Tecumseh for a 1.74 hectare (4.29 acre) parcel of land located on the north side of Tecumseh Road, at its intersection with Dorset Park. The subject property is currently designated “Institutional” in the St. Clair Beach Official Plan. The purpose of the proposed Official Plan amendment is to redesignate the subject property to a “Medium Density Residential” designation with a site-specific policy that would allow for the construction of a residential subdivision consisting of a maximum of 22 townhouse units and one, four-storey apartment building containing a maximum of 55 units. The proposed residential development would front a new municipal road that would extend northerly from Tecumseh Road for a length of approximately 105 metres. The apartment is proposed to be located on the northerly portion of the subject property.

The purpose of the associated Zoning By-law amendment is to change the zoning pertaining to the subject property from “Institutional Zone (I)” to site-specific “Residential Type Three Zones (R3)”. The proposed site specific R3 zones would permit the proposed residential uses and establish site-specific zone provisions, such as minimum yard depths and maximum density and height.

5. **Delegations**

a. Applicant

Rosati Construction Inc., and Dillion Consulting

6. **Communications**

a. Notice of Public Meeting

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Re: Official Plan and Zoning By-law amendments for a parcel of land located on the north side of Tecumseh Road, at its intersection with Dorset Park

b. Resident Letter from Garnet and Mary Ellen Fenn, dated April 16, 2018

4 - 4

Re: 13765 Tecumseh Road East Development

c. Resident Letter from Lissa Bourgoin-Fraser and Wayne Fraser, dated April 16, 2018

5 - 5

Re: Proposed residential development

d. Resident Letter from Nancy and Al Jobagy, dated April 19, 2018

6 - 6

Re: 13765 Tecumseh Road East Development

7. Reports

- a. PBS-2018-11 D19 ROSTEC, Rosati Development, North Side of Tecumseh Rd

7 - 29

8. Adjournment

**TOWN OF TECUMSEH
NOTICE OF PUBLIC MEETING
PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Town of Tecumseh will hold a public meeting **Tuesday, April 24th, 2018 at 5:00 p.m.** in the Town Municipal Office Council Chambers at 917 Lesperance Road to consider proposed Official Plan and Zoning By-law amendments pursuant to the provisions of the *Planning Act, R.S.O. 1990*.

Applications for Official Plan and Zoning By-law amendments have been filed with the Town of Tecumseh for a 1.74 hectare (4.29 acre) parcel of land located on the north side of Tecumseh Road, at its intersection with Dorset Park (see Key Map below). The subject property is currently designated “Institutional” in the St. Clair Beach Official Plan. The purpose of the proposed Official Plan amendment is to redesignate the subject property to a “Medium Density Residential” designation with a site-specific policy that would allow for the construction of a residential subdivision consisting of a maximum of 22 townhouse units and one, four-storey apartment building containing a maximum of 55 units. The proposed residential development would front a new municipal road that would extend northerly from Tecumseh Road for a length of approximately 105 metres. The apartment is proposed to be located on the northerly portion of the subject property.

The purpose of the associated Zoning By-law amendment is to change the zoning pertaining to the subject property from “Institutional Zone (I)” to site-specific “Residential Type Three Zones (R3)”. The proposed site-specific R3 zones would permit the proposed residential uses and establish site-specific zone provisions, such as minimum yard depths and maximum density and height.

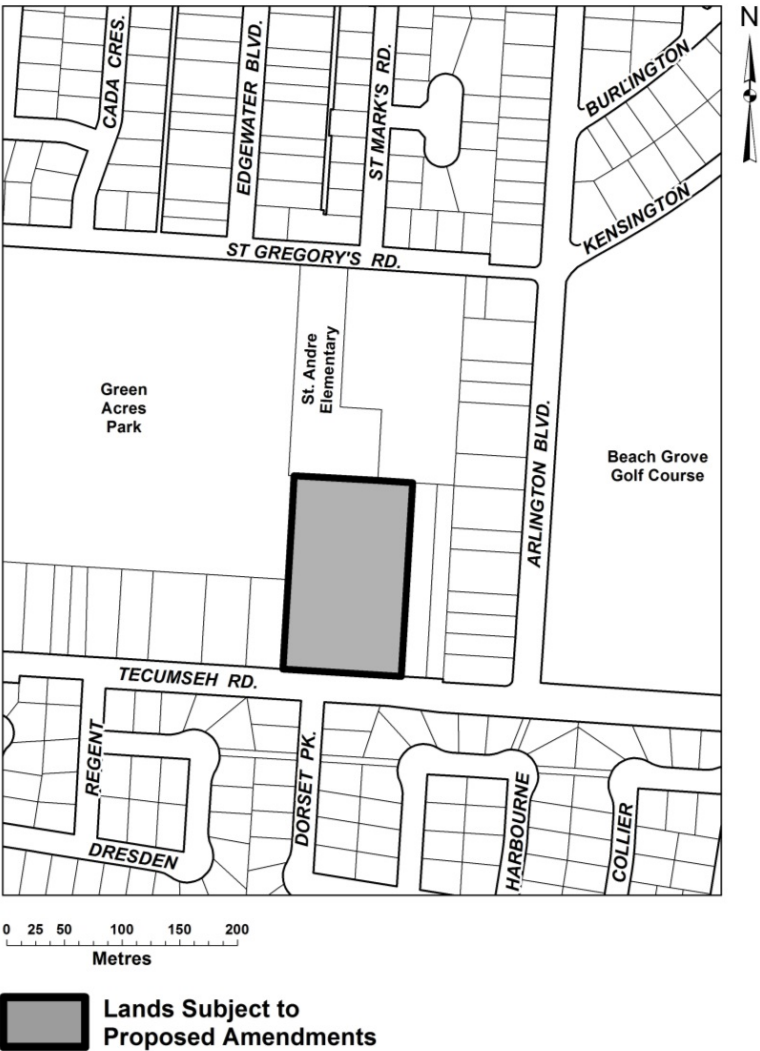
ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan amendment and/or Zoning By-law amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the County of Essex (the Approval Authority) to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Tecumseh to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of Tecumseh before the Official Plan amendment is adopted or the Zoning By-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the LPAT, there are reasonable grounds to do so.

KEY MAP



If you wish to be notified of the decision of the Council of the Corporation of Town of Tecumseh on the proposed Zoning By-law amendment or on the adoption of the proposed Official Plan amendment, or of the refusal of a request to amend the Official Plan, **you must make a written request** to the Corporation of the Town of Tecumseh, c/o Laura Moy, Clerk, at the mailing address noted below.

ADDITIONAL INFORMATION and any associated reports/documents relating to this matter are available for review during regular office hours at the Town Municipal Office on Lesperance Road.

The Public Meeting Agenda regarding these applications will be available on the Town's website (www.tecumseh.ca/home/agendas) on Friday, April 20, 2018.

DATED AT THE TOWN OF TECUMSEH
THIS 28TH DAY OF MARCH, 2018.

LAURA MOY, CLERK
TOWN OF TECUMSEH
917 LESPERANCE ROAD
TECUMSEH, ONTARIO
N8N 1W9

From: Garnet Fenn
Sent: April-16-18 12:15 PM
To: Laura Moy
Subject: 13765 Tecumseh Road East Development - objection

Date: April

To: Laura Moy, Clerk, Town of Tecumseh

Hello Laura:

I am sending this email to preserve my right to object to the development of the property at 13765 Tecumseh Road East. I am opposed to the rezoning and development of the property as a Medium Density Residential site. The apartment complex, in particular, is objectionable as well as the overall impact on our local infrastructure in terms of traffic, auto congestion, flooding and utility services. All of which are very problematic and sub-par today. I would like more time to discuss with legal counsel my options for appealing and what should be included therein. The notice dated March 28th, 2018 gives an ordinary resident like me very little time to pull together a well articulated opposition letter. Many local residents were not given the notice and are surprised by what is proposed. I understand that a web-site is out there but for transparency purposes there should be wider distribution of the notice. As well, at the developers open house meeting, no specific timelines were given and we were told the apartment building would not necessarily be part of the final project. A comment was made that because of the election this year it would be approved before then, if a go ahead. So now it seems like a rush.

Garnet and Mary Ellen Fenn

April 16th 2018

[REDACTED]

Tecumseh Ontario

[REDACTED]

Attention of Laura Moy, Clerk

Town of Tecumseh

Re: proposed residential development

I, Lissa Bourgoïn-Fraser and Wayne Fraser own the property adjacent to the proposed site for a residential development of up to 22 townhouses and a four story, 55 unit apartment building.

Upon careful examination and consideration of the plan, we feel the need and the obligation to voice our concerns. We feel that the proposed development may impact negatively on the neighborhood.

Drainage is our first concern. Our water table is very high and as it is, heavy rains cause flooding issues in basements and on properties. How can we be assured that this situation will not worsen with so many residences being added?

Traffic is another issue. Traffic on Tecumseh road can already be heavy. This development will cause major traffic issue and noise. So many cars will be entering and leaving this development at any given time of the day. How will this be addressed efficiently?

Safety for the school children should be another consideration. Not only are they losing much of their playground, there is also the worry of having more contact with strangers.


Power outages are another issue. We do encounter power outages from time to time perhaps more than the average. What assurance can you offer that they won't increase?

Lastly, we have always been under the impression that our communities of St Clair Beach and Tecumseh value their greenspace! We assumed our elected council was on the same page.

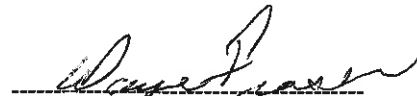
We have serious doubts that our community can has the infrastructure in place to support such a major development and are very worried about how it will impact on the neighborhood.

We will be attending the meeting on the 24th of April 2018.

Respectfully yours



Lissa Bourgoïn-Fraser



Wayne Fraser

From: Nancy Jobagy <
Sent: April-19-18 1:13 PM
Cc: Laura Moy
Subject: Tecumseh Rd. E. development

To Mr. Altenhof:

As Sr.

residents of Tecumseh (formerly St. Clair Beach
at [REDACTED]) we strongly object to this building project, The footprint of this
development is far greater than " medium density" as well as the results of losing the green space
and the hill. (We were
told today by a person who delivered a notice from Rosati Development Corp. that the hill will
also be removed.) Traffic flow, flooding (a major problem on our and surrounding properties),
sewage volume and outflow drainage will definitely be compromised.
As to the traffic situation.ie. 2 cars per unit.adds up to 44 townhouse autos and 110 apartment
autos, a total of at least 154 tenant vehicles to say nothing of extra traffic.

We are extremely upset to be a part of Tecumseh and witness to the huge downfall of our
services and hope that our opposition to this unsightly and cash grabbing development will have
some credence to be taken into consideration.

Yours truly,
Nancy and Al Jobagy.



The Corporation of the Town of Tecumseh

Planning & Building Services

To: Mayor and Members of Council

From: Chad Jeffery, Manager Planning Services

Date to Council: March 27, 2018

Report Number: PBS-2018-11

Subject: Scheduling of a Public Meeting
Proposed Official Plan Amendment and Zoning By-Law Amendment
Rosati Construction
North Side of Tecumseh Road, at Dorset Park Intersection
Our File: D19 ROSTEC

Recommendations

It is recommended:

That the scheduling of a public meeting to be held on Tuesday, April 24th, 2018 at 5:00 p.m., for the applications submitted by Rosati Construction to amend the St. Clair Beach Official Plan and Zoning By-law 2065 for a 1.74 hectare (4.29 acre) parcel of land located on the north side of Tecumseh Road at its intersection with Dorset Park, from:

- i) the current Official Plan designation of “Institutional” to a “Medium Density Residential” designation with a site-specific policy that will establish a maximum density of 44 units per hectare and permit multi-unit residential uses; and
- ii) the current “Institutional Zone (I)” to a site-specific “Residential Type Three Zone (R3)”

in order to permit the construction of a residential subdivision consisting of a maximum of 22 townhouse units and one, four-storey apartment building containing a maximum of 55 units, **be authorized**.

Background

Property Location and Surrounding Land Uses

Rosati Construction, “the Applicant”, has filed applications with the Town to amend the St. Clair Beach Official Plan and Zoning By-law 2065 for a 1.74 hectare (4.29 acre) parcel of land located on the north side of Tecumseh Road at its intersection with Dorset Park (see Attachment 1). The proposed amendments would facilitate the construction of a residential subdivision consisting of a maximum of 22 townhouse dwelling units and one, four-storey apartment building containing a maximum of 55 units. The subject property was previously part of the St. André Elementary School lands that abut to the north. As part of a land swap arrangement, the lands were conveyed by the Windsor Essex Catholic District School Board (WECDSB) to the Roman Catholic Diocese of London in exchange for the former Good Shepherd Parish Church lands. The Diocese then sold the subject lands to Rosati Construction.

The lands surrounding the subject property are as follows:

- North: St. André Elementary School and the former Good Shepherd Parish Church that front on St. Gregory’s Road.
- East: Two long/narrow single-unit residential lots fronting onto the north side of Tecumseh Road, beyond which are additional single-unit residential lots fronting on the west side of Arlington Boulevard. Beach Grove Golf and Country Club golf course lies farther to the east.
- South: Tecumseh Road forms the southerly boundary of the subject property. On the south side of Tecumseh Road are single-unit detached dwellings that front a number of local roads located between Tecumseh Road and the Via Rail.
- West: A single tier of single-unit detached dwellings front the north side of Tecumseh Road immediately west of the subject property. Behind these residential lots and also abutting the subject property to the west and northwest is the Green Acres Park/Optimist Community Centre. The Tecumseh Branch Library and L’Essor Secondary School are located farther to the northwest (see Attachment 2).

Public Information Session Held by Applicant

Prior to the formal submission of the proposed Official Plan and Zoning By-law amendment applications to the Town, the applicant organized and held a Public Information Centre (PIC) on October 25, 2017. The intent of the PIC was to introduce the proposed development and receive preliminary comments from neighbouring property owners/residents. The applicant and his consultants were in attendance to answer questions and gather feedback. Town Administration also attended to review what was being proposed and presented to those in

attendance. Primary issues that were identified at the PIC centred on municipal servicing for the development, character and density of the proposal, building height of the proposed apartment building and issues related to site design/buffering.

Proposed Development

After the PIC the applicant formally submitted Official Plan and Zoning By-law amendment applications along with a proposed preliminary site plan and architectural renderings (see Attachments 3A, 3B, 4A and 4B) depicting:

- A new municipal cul-de-sac street (Street 'A') extending north from Tecumseh Road with one six-unit and one 5-unit townhouse on both sides of the proposed new road. Each townhouse unit is proposed to be approximately 1,800 square feet;
- A four-storey, 55-unit apartment building located at the northern end of the property consisting of seven one-bedroom units and 48 two-bedroom units ranging in size from 631 to 932 square feet. Nine of the 48 two-bedroom units are proposed to be of a barrier-free design. In addition, 83 on-site surface parking spaces (1.5 parking spaces per unit) are proposed. The apartment building is proposed to be located a substantial distance from existing residential uses that abut to the subject property to the immediate north, east and west, with distances ranging from approximately 80 metres (262 feet) to 125 metres (410 feet);
- Municipal sidewalks on both sides of the proposed street. The municipal sidewalk on the west side of the street is proposed to be extended through a proposed 6 metre (20 foot) trail connection to Green Acres Park that abuts to the west;

Planning Applications

In order to permit the proposed development, the applicant is requesting that the subject property be:

- i) redesignated from "Institutional" to "Medium Density Residential" with a site-specific policy establishing a maximum density of 44 units per hectare and permitting the aforementioned residential uses; and
- ii) rezoned from "Institutional Zone (I)" to a site-specific "Residential Type Three Zone (R3)". The new site-specific zone would permit the proposed residential uses, establish the maximum number of apartment-style (55) and townhouse-style (22) dwelling units, establish the maximum building height of four-storeys for the proposed apartment-style dwelling, along with other lot/building requirements such as yard setbacks, lot coverage, landscaping requirements and minimum number of parking spaces and parking space sizes.

Additional Planning Approvals

In addition to the aforementioned planning applications, it should be noted that the approval of a Draft Plan of Condominium/Subdivision by the County of Essex, along with Council approval of a development and/or site plan control agreement, will be required prior to the proposed development proceeding. The Draft Plan of Condominium/Subdivision approval process will also require a public review process and a statutory public meeting. This approval process will proceed in the event that the current applications are approved.

Supporting Documents

The following documents have been submitted to the Town in support of the applications:

i) Planning Justification Report, Rosati Construction Inc., Proposed Residential Development – Dillon Consulting, February 2018, Amended March 8, 2018.

During early discussions regarding potential development of the subject property, Town Administration identified that the preparation of a Planning Justification Report (PJR) would be required in order to assist with the assessment of the proposal from a land-use planning perspective. Accordingly, the Owner retained the services of Dillon Consulting to prepare a PJR.

The PJR evaluated the proposed development and land uses against the Provincial Policy Statement (PPS), the County of Essex Official Plan and the Town's Official Plan. In addition, it provided an evaluation of the development with respect to built form, massing/scale, separation from existing land uses, integration with the surrounding area and examples of similar types of developments within the region.

The PJR concluded that:

“Based on an extensive review of the technical planning and policy related issues, the proposed residential development is appropriate for the site and consistent with good planning principles.”

Town Administration has reviewed this study and is satisfied that its analysis and recommendations are sufficient to support consideration of the proposed application and to proceed with a formal public meeting.

ii) Traffic Impact Study, Rosati Construction Inc., Proposed Residential Development – Dillon Consulting, February 2018.

Town Administration also identified that the preparation of a Traffic Impact Study (TIS) would be required in order to assess the impacts of traffic generated from the site on adjacent roads. Again, the Owner retained the services of Dillon Consulting to prepare a TIS.

The study provided an analysis of the existing traffic operations, as well as future traffic conditions with and without the proposed development. The objective of the TIS was to determine the traffic impact of the development and whether any operational issues would arise as a result of the development. The scope of the TIS looked at traffic implications of the proposed development on traffic operations in the area, focussing on:

- the intersection of Tecumseh Road and Dorset Park;
- the proposed new intersection at Tecumseh Road that would result if the development proceeds;
- weekday AM and PM peak hours at a 2024 horizon year (i.e. five years following full build-out and occupancy);
- Traffic generation, movements and distribution to the east and west, along Tecumseh Road and to the south onto Dorset Park.

The TIS concluded that:

“The proposed development is anticipated to generate approximately 41 vehicle trips during the AM peak hour and 60 trips during the PM peak hour. Approximately 35 to 40 trips will be generated in the peak direction.

Given the low volume of traffic generated by the development, traffic analyses have focused on the site access from Tecumseh Road (via Street “A”), as well as the adjacent intersection of Tecumseh Road and Dorset Park.

The Tecumseh Road and Dorset Park intersection currently operates at a good level of service (LOS B for the side street approach; LOS A on Tecumseh Road). The intersection operations are not anticipated to change substantially either as a result of future background traffic growth, or due to traffic generated by the proposed development.

The Tecumseh Road and Street “A” intersection is anticipated to operate at a good level of service (LOS B for the side street approach; LOS A on Tecumseh Road) under two-way stop control and with single-lane approaches for all movements. An eastbound left turn lane is not warranted. The projected operations are not expected to affect operations of the upstream intersection at Dorset Park.

It is possible that a Type D pedestrian crossover may be warranted at Street “A” to provide a connection from the site to the multi-use trail on the south side of Tecumseh Road. It is recommended that pedestrian activity be recorded after build-out of the site to confirm whether pedestrian crossing demand has reached warrant levels.”

Town Administration has reviewed the TIS and is satisfied that its analysis and recommendations are sufficient to support consideration of the proposed application and to proceed with a formal public meeting. Should the pedestrian activity achieved after build-out warrant a Type D pedestrian crossover it is understood that the developer would provide the crossover.

iii) Functional Servicing Report, Rosati Construction Inc., Proposed Residential Development– Dillon Consulting, March 2018.

Town Administration also identified the need to address municipal water, sanitary and stormwater management (quantity and quality) services for the proposed development. Accordingly, the Owner retained Dillon Consulting to prepare a Functional Servicing Report (FSR) for the proposed development.

Town Administration has reviewed the FSR and although some of the assumptions and design criteria used in the study will require further discussion and analysis, sufficient information has been provided to demonstrate that full municipal services (water, sanitary and stormwater) are available or can be made available to the subject property in a manner that gives sufficient information to support the proposed Official Plan and Zoning By-law amendments. Further discussion and analysis will be sought from the Owner's engineering consultant, which could be provided in the short term or at the time the Owner files formal application for the Draft Plan of Condominium/Subdivision and a more detailed review of the development is undertaken. In the interim, it is our opinion that sufficient analysis has been undertaken to support consideration of the proposed Official Plan and Zoning By-law amendment applications and to proceed with a public meeting.

Comments

The following summary of relevant goals and policies is provided to assist Council in understanding the scope of the issues and the matters requiring consideration as this proposal advances through the planning process.

Provincial Policy Statement, 2014

The Planning Act establishes that Council, when making decisions that affect a planning matter, "shall be consistent with" the 2014 Provincial Policy Statement ("PPS") issued under *The Planning Act*. The PPS encourages and supports development on lands identified for urban growth in settlement areas. Relevant excerpts include:

- "1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns
- 1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - 1. efficiently use land and resources;
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - 4. support active transportation;
 - 5. are transit-supportive, where transit is planned, exists or may be developed;
- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas ... and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

1.4 Housing

1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

b) permitting and facilitating:

1. All forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
2. All forms of residential intensification and redevelopment in accordance with policy 1.1.3.3;

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed;

e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:

- a) promote compact form and a structure of nodes and corridors;
- b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;

6.0 Definitions

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites;

- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development.”

The PPS promotes higher density development that results in compact built form and makes more efficient use of existing services while offering a range of housing forms/types to meet expected needs, such as those of the growing senior cohort of the Town’s population. The PPS supports the development of a broad range of housing types and tenures. It also encourages residential intensification within identified urban areas and where such areas have appropriate levels of servicing. The foregoing policies illustrate the emphasis that the PPS places on intensification in urban areas. Any decision of Council should be consistent with the PPS.

County of Essex Official Plan, 2014

The subject lands are within a Primary Settlement Area of the County of Essex Official Plan (County OP). Any amendment to a local official plan must be in conformity with the policy direction contained in the County OP. The goals and policies of the County OP encourage a range of residential development within identified settlement areas such as the fully serviced urban areas of the Town of Tecumseh. The following goals and policies of the County OP are most relevant in the assessment of the subject proposal:

“1.5 GOALS FOR A HEALTHY COUNTY

The long-term prosperity and social well-being of the County depends on maintaining strong, sustainable and resilient communities, a clean and healthy environment and a strong economy. To this end, the policies of this Plan have been developed to achieve the following goals for a healthy County of Essex:

- c) To direct the majority of growth (including intensification and affordable housing), and investment (infrastructure and community services and facilities) to the County's Primary Settlement Areas. These Primary Settlement Areas will serve as focal points for civic, commercial, entertainment and cultural activities.
- d) To encourage reduced greenhouse gas emissions and energy consumption in the County by promoting built forms and transportation systems that create more sustainable, efficient, healthy, and liveable communities.
- e) To create more mixed use, compact, pedestrian-oriented development within designated and fully serviced urban settlement areas.

- f) To provide a broad range of housing choices, employment and leisure opportunities for a growing and aging population.

3.2 SETTLEMENT AREAS

3.2.2 Goals

The following goals are established for those lands designated as Settlement Areas on Schedule “A”:

- a) Support and promote public and private re-investment in the Primary Settlement Areas;
- b) To support and promote healthy, diverse and vibrant settlement areas within each of the seven Essex County municipalities where all county residents, including special interest and needs groups can live, work and enjoy recreational opportunities;
- c) To promote development within Primary Settlement Areas that is compact, mixed-use, pedestrian oriented, with a broad range of housing types, services and amenities available for residents from all cultural, social and economic backgrounds;
- d) To promote the creation of public places within all neighbourhoods that foster a sense of community pride and well-being and create a sense of place;
- i) Promote residential intensification within Primary Settlement Areas;

3.2.4 Primary Settlement Areas

3.2.4.1 Policies

The following policies apply to Primary Settlement Areas:

- a) Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality;
- b) Primary Settlement Areas shall have full municipal sewerage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups,

and be designed to be walkable communities with public transit options;

- c) Local municipal Official Plans shall establish appropriate land uses in accordance with the policies of this Plan;
- i) Cost effective development patterns and those which will minimize land consumption and reduce servicing costs are encouraged. Land use patterns which may cause environmental, heritage preservation or public health and safety concerns shall be avoided;

3.2.7 Intensification & Redevelopment

The County encourages well-planned intensification development projects in the “Settlement Areas” to encourage more efficient use of land and municipal infrastructure, renew urban areas and to facilitate economic and social benefits for the community.

The County also specifically encourages residential intensification and redevelopment within Primary Settlement Areas in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of infrastructure and public service facilities.

The County requires that 15 percent of all new residential development within each local municipality occur by way of residential intensification and redevelopment. Implementation and annual reporting to the County on meeting this target will be the responsibility of the local municipalities.”

The subject property is within a Primary Settlement Area, as designated in the County OP. Any decision of Council should be in conformity with the County OP.

St. Clair Beach Official Plan

As noted previously, the subject lands are designated “Institutional” on Schedule “A” of the St. Clair Beach Official Plan (see Attachment 5). An amendment to the Official Plan will be required to designate the subject property into a “Medium Density Residential” designation and to introduce a site-specific policy to permit a total maximum density of 44 units per hectare in order to facilitate the proposed residential development.

The goals and policies of the “Medium Density Residential” designation encourage the development of housing types other than single unit dwellings as a means of increasing the supply of affordable housing and offering a variety of ownership options, such as condominium, that can be appropriately integrated with the existing and proposed development pattern.

However, the “Medium Density Residential” designation currently does not permit the density resulting from the proposed development. Under subsection 4.2.2 a), it is established that residential uses in this designation shall consist primarily of townhouse and apartment style development not exceeding a maximum density of 25 units per hectare or five storeys in height. As noted previously, the proposed development would result in a site-specific density of 44 units per hectare.

Based on the foregoing, an amendment to the Official Plan changing the land use designation and establishing an appropriate site specific policy is required. Subsection 8.13 of the Plan, Amendment Procedures, establishes that, when contemplating an amendment to the Official Plan, due regard shall be had to the following matters:

- i) the physical suitability of the land to be used for the proposed use;
- ii) the adequacy of municipal and utility services;
- iii) the adequacy of the road system to accommodate the projected traffic volume increases;
- iv) the compatibility of the proposed use with existing and potential future uses in the surrounding area.

Any decision of Council regarding the proposed Official Plan Amendment should have adequate regard to the preceding matters.

St. Clair Beach Zoning By-law 2065

The lands are currently zoned “Institutional Zone (I)” on Schedule “A” of the St. Clair Beach Zoning By-law 2065 (see Attachment 6). As noted previously, the I zone permits a range of institutional uses. The proposed rezoning will permit the aforementioned residential dwelling types and establish specific yard and lot provisions.

Subsection 4.2.2 c) of the Official Plan establishes the following items are to be considered when reviewing the appropriateness of applications to amend the Zoning By-law to permit medium density residential uses:

- i) The general compatibility of the proposed use with existing uses in close or adjacent parcels of land;
- ii) The capacity of the roads affected and their ability to handle the expected increases in traffic;
- iii) The adequacy of municipal services, including water and sewage capacity as confirmed by the Ministry of the Environment, to serve the proposed development;

- iv) The adequacy of off-street parking facilities to serve the proposed development;
- v) The provision of landscaping, buffering and building setbacks adequate to protect the privacy of surrounding residential properties;
- vi) The impact the proposed development may have on the Village's long term goal of maintaining the two existing golf courses for golf course use;
- vii) The proposal's conformity with the Provincial Policy Statement on Housing (since replaced by the 2014 Provincial Policy Statement)

Any decision of Council regarding the proposed Zoning By-law Amendment should have adequate regard to the preceding matters.

Summary

In summary, it is the opinion of the writer, along with Town Administration, that the proposal warrants further consideration. A public meeting to consider the proposed official plan and zoning by-law amendments, in accordance with the requirements of the *Planning Act*, will provide an opportunity to hear concerns and comments, if any, of neighbouring owners and other interested stakeholders/agencies. It is important that the concerns and comments of these stakeholders be taken into consideration as part of the full evaluation of the applications.

Upon hearing the comments of the stakeholders, a Planning Report will be prepared having regard to the stakeholder comments and giving full consideration to the various policies and criteria at hand from a professional planning perspective.

Consultations

Planning & Building Services
Public Works & Environmental Services

Financial Implications

None.

Link to Strategic Priorities

Applicable	2017-18 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.
<input type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable ☐

Website ☒ Social Media ☐ News Release ☐ Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Planning & Building Services

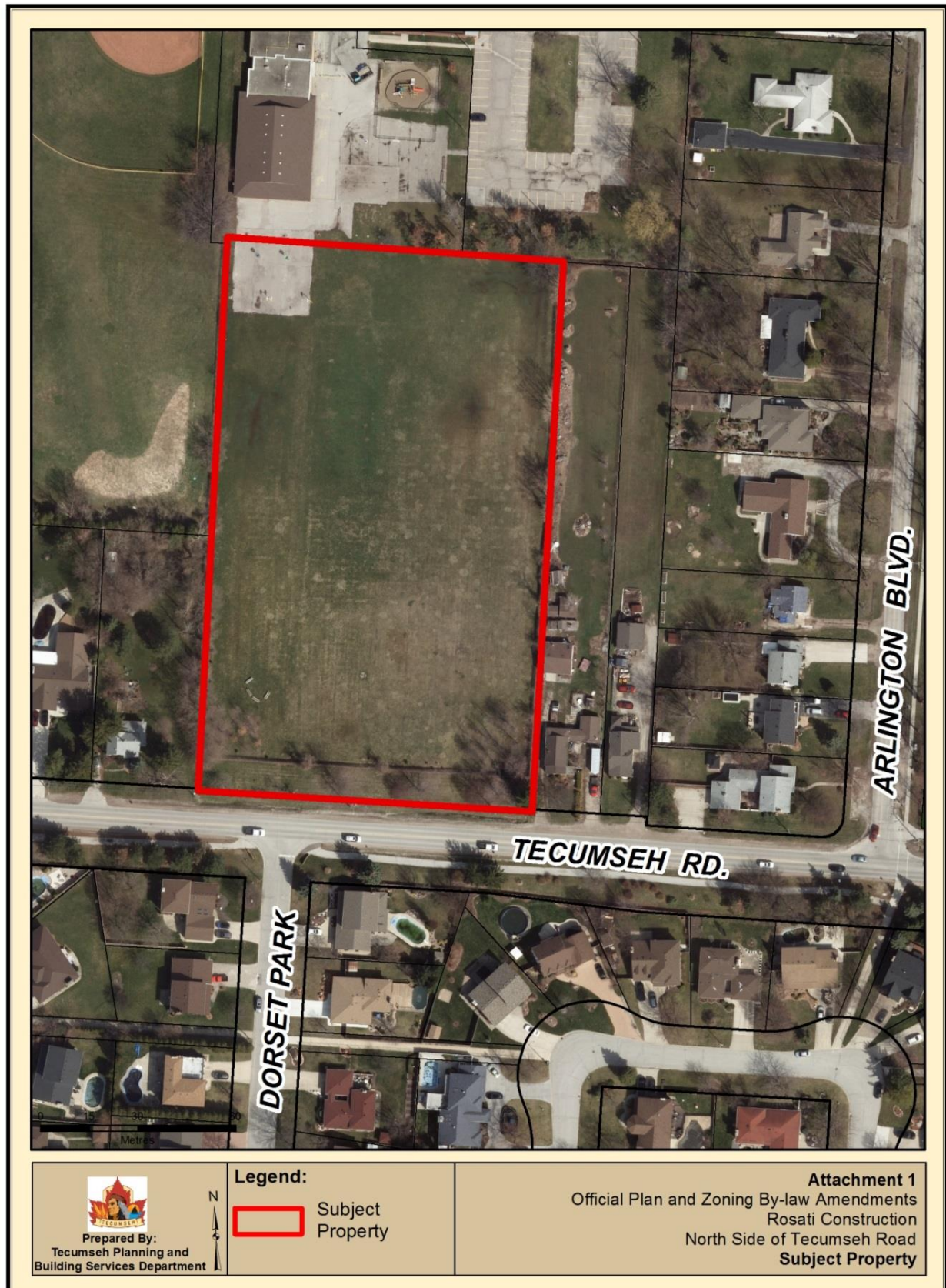
Reviewed by:

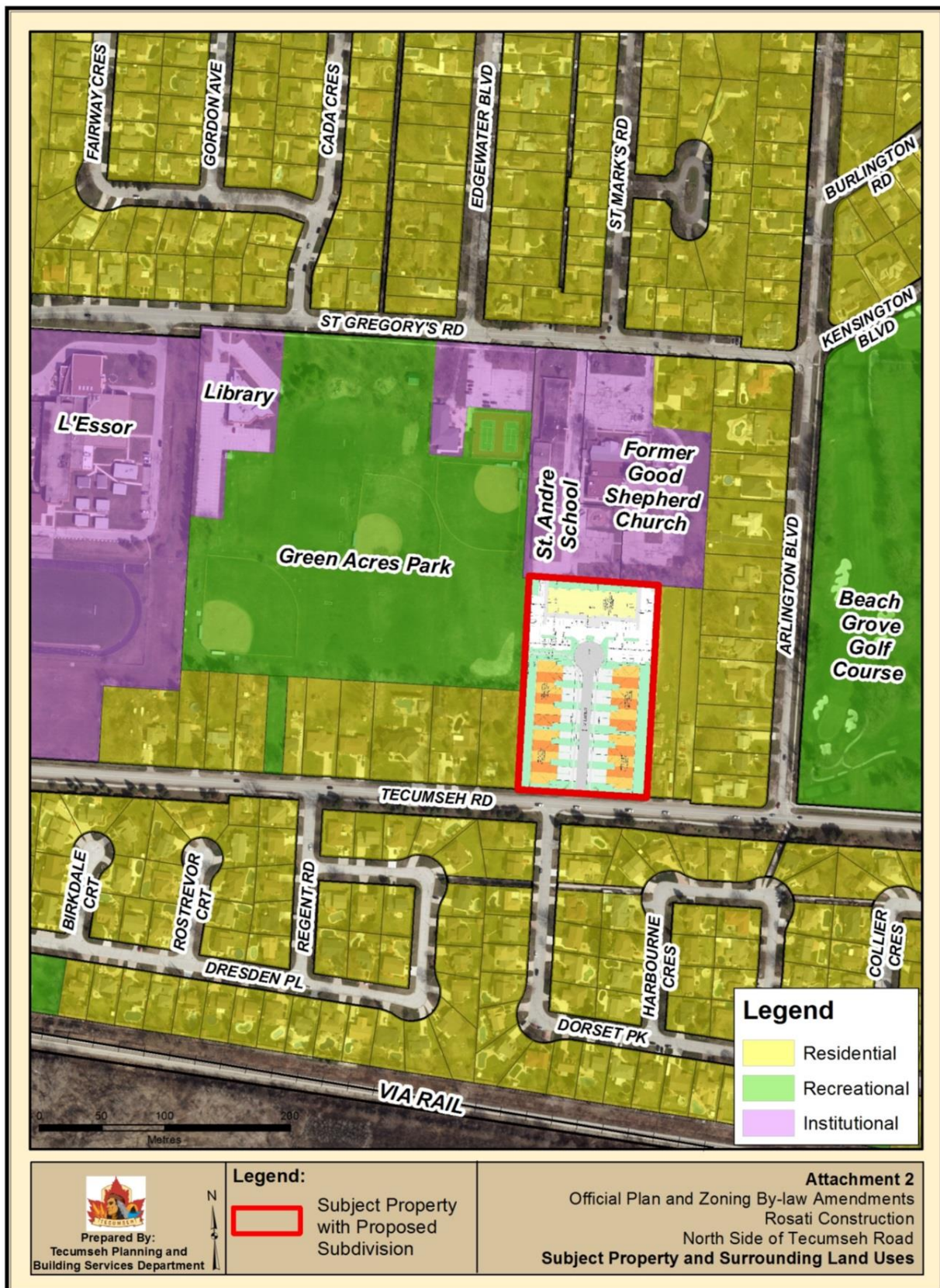
Dan Piescic, P.Eng.
Director Public Works & Environmental Services

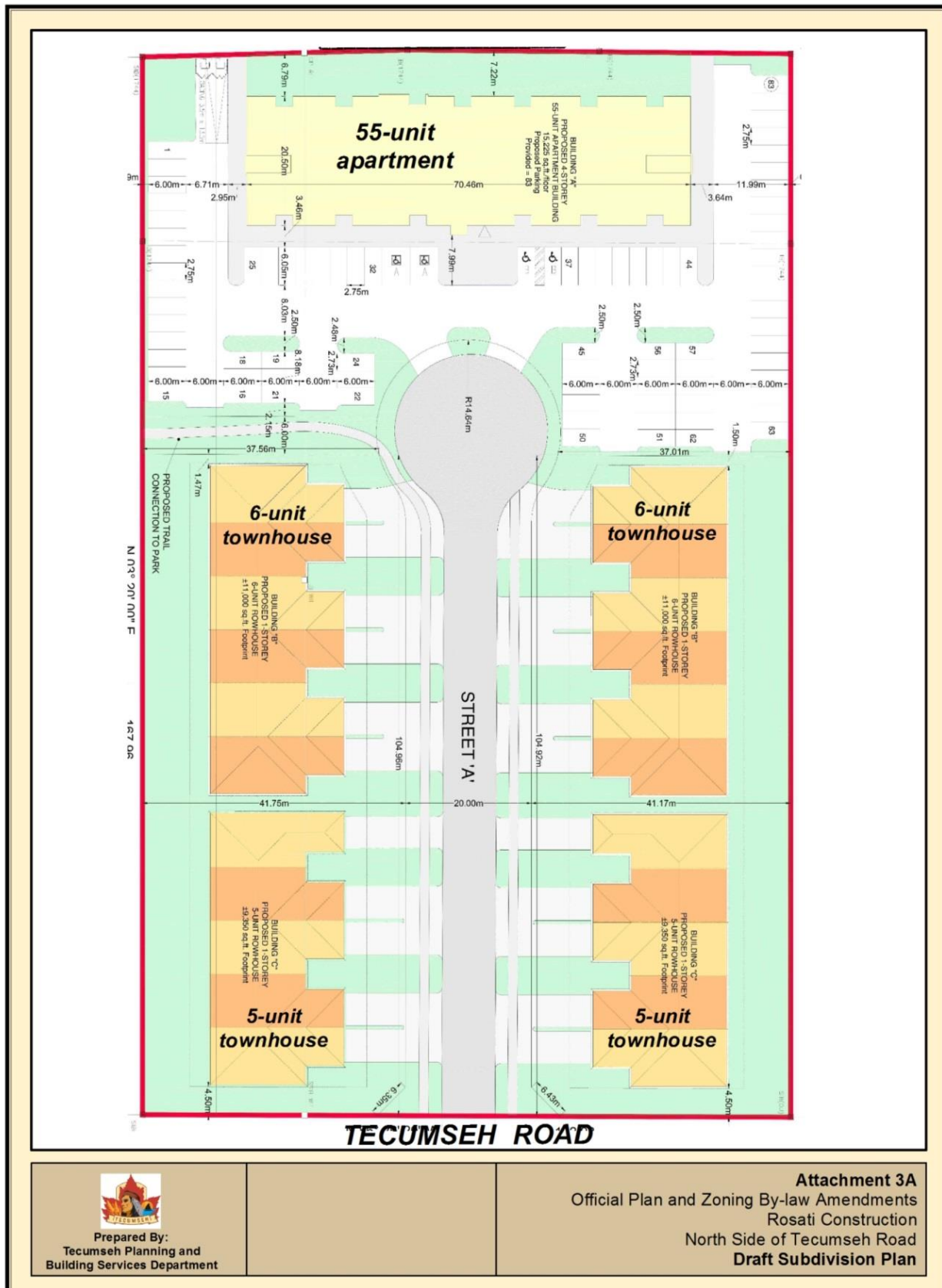
Recommended by:

Brian Hillman, MA, MCIP, RPP
Acting Chief Administrative Officer

Attachment Number	Attachment Name
1	Subject Property Map
2	Subject Property and Surrounding Land Uses Map
3A	Draft Subdivision Plan
3B	Distance of Apartment to Existing Residential Dwellings Map
4A	Conceptual Architectural Renderings 1
4B	Conceptual Architectural Renderings 2
5	Official Plan Map
6	Zoning Map

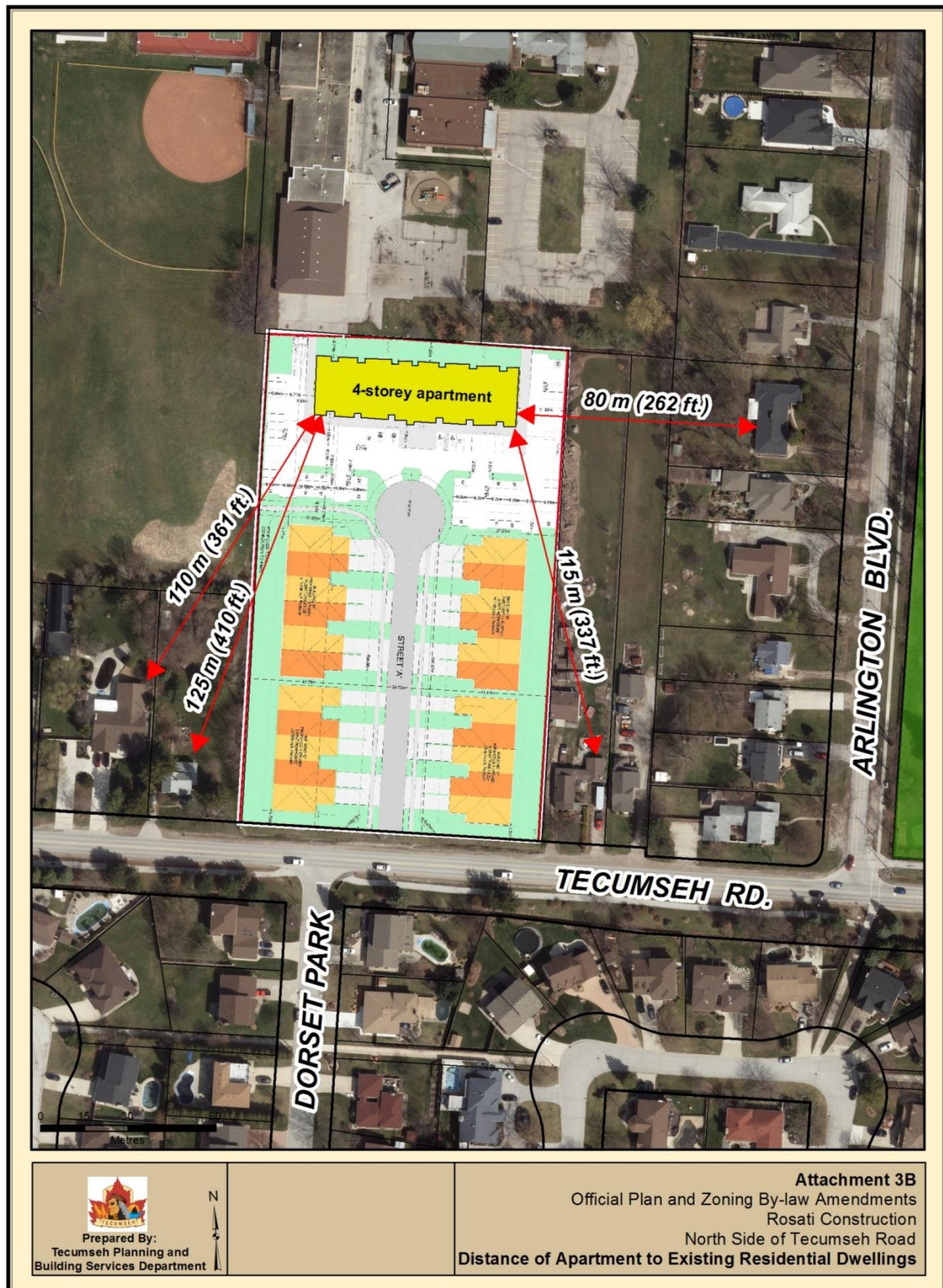






Prepared By:
 Tecumseh Planning and
 Building Services Department

Attachment 3A
 Official Plan and Zoning By-law Amendments
 Rosati Construction
 North Side of Tecumseh Road
 Draft Subdivision Plan





Looking north from Tecumseh Road



View of Townhouse Dwellings



Prepared By:
Tecumseh Planning and
Building Services Department

Attachment 4A
Official Plan and Zoning By-law Amendments
Rosati Construction
North Side of Tecumseh Road
Conceptual Architectural Renderings 1



View of Townhomes and Apartment



View of Apartment



Prepared By:
Tecumseh Planning and
Building Services Department

Attachment 4B
Official Plan and Zoning By-law Amendments
Rosati Construction
North Side of Tecumseh Road
Conceptual Architectural Renderings 2

