

**Public Council Meeting  
Agenda**

Tuesday, April 23, 2019, 5:00 pm  
Tecumseh Town Hall  
[www.tecumseh.ca](http://www.tecumseh.ca)

**Pages**

1. **Call to Order**
2. **Roll Call**
3. **Disclosure of Pecuniary Interest**
4. **Introduction and Purpose of Meeting**

The purpose of the meeting is to hear public comment onis to provide Council with an update on the works completed on the Tecumseh Road Main Street CIP – Streetscape Plan and Design Project since the last project update in October 2017.
5. **Delegations**
  - a. Gail Shilingford, Dialog Project Manager, and Laura Herlehy, P.Eng.,  
Project coordinator, Dillion Consulting Ltd. 2 - 39

Re: Tecumseh Road Main Street Detailed Streetscape Design
6. **Communications**
7. **Reports**
  - a. PWES-2019-28 Tecumseh Road Main Street CIP - Streetscape Plan and  
Design Project Update - April 2019 40 - 83
8. **Adjournment**

# Tecumseh Road Main Street Detailed Streetscape Design

## Council Discussion

April 23, 2019



**DIALOG**



Re:New  
Re:Build  
Re:Vitalize  
**Main Street**

Tecumseh Road  
Streetscape Design

# *Agenda*

- 1 Project Update*
- 2 Purpose and Opportunities*
- 3 Making it Happen*
- 4 Streetscape Implementation*
- 5 Phase 1: Property Access*
- 6 Council Feedback and Direction*

1

# *Project Update*



# Project Update

## Meeting Objective:

*Obtain Council's feedback and confirm direction in which to proceed.*

## Overview:

- Why we are doing this.
- What we have done to date.
- How this project can be implemented.
- What it will cost.
- What the next steps are.

## What we did since October 2017 Council Update

1. Met with Property Owners
2. Developed Shared Access Plans Based on Public Feedback
3. Advanced Legion Alley Improvement Plan and Lanoue Street Connection
4. Met with BIA
5. Reviewed Streetscape Scope and Project Costs
  - Confirmed need to bury utilities
6. Identified need to expedite Tecumseh Road Sanitary Trunk Sewer
  - To accommodate immediate development proposals

# 2

## *Purpose and Opportunities*

# Purpose: Creating a Destination



...a **vibrant community oriented destination** for people to shop, work, and play.



# Purpose: Building Identity



...a beautiful green **high quality streetscape** that builds **identity** for Tecumseh.



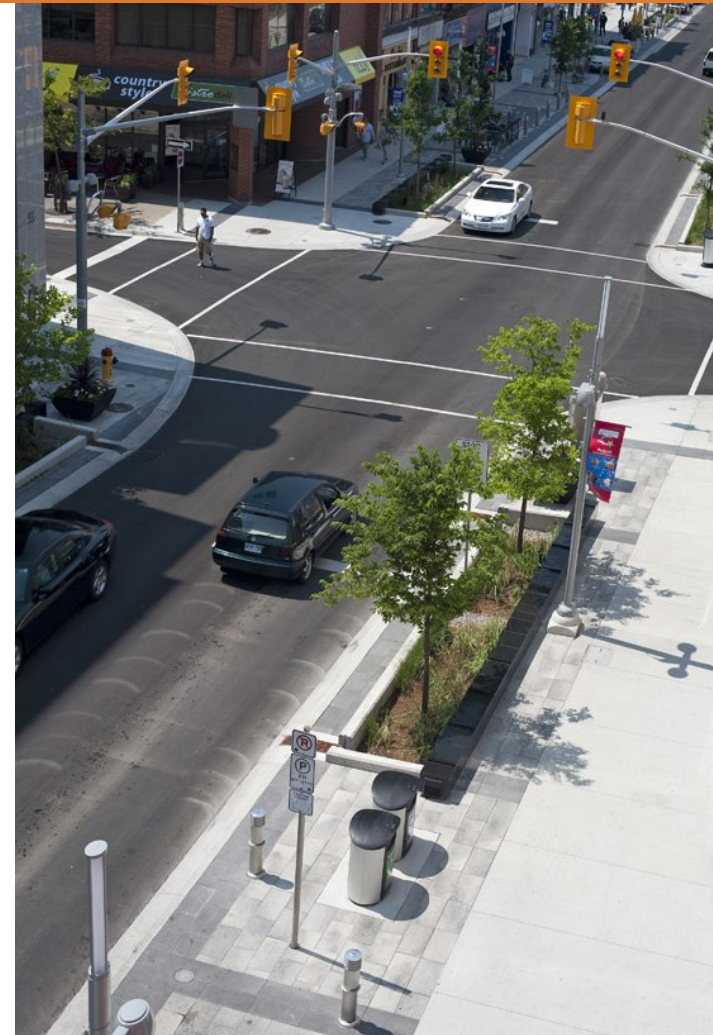
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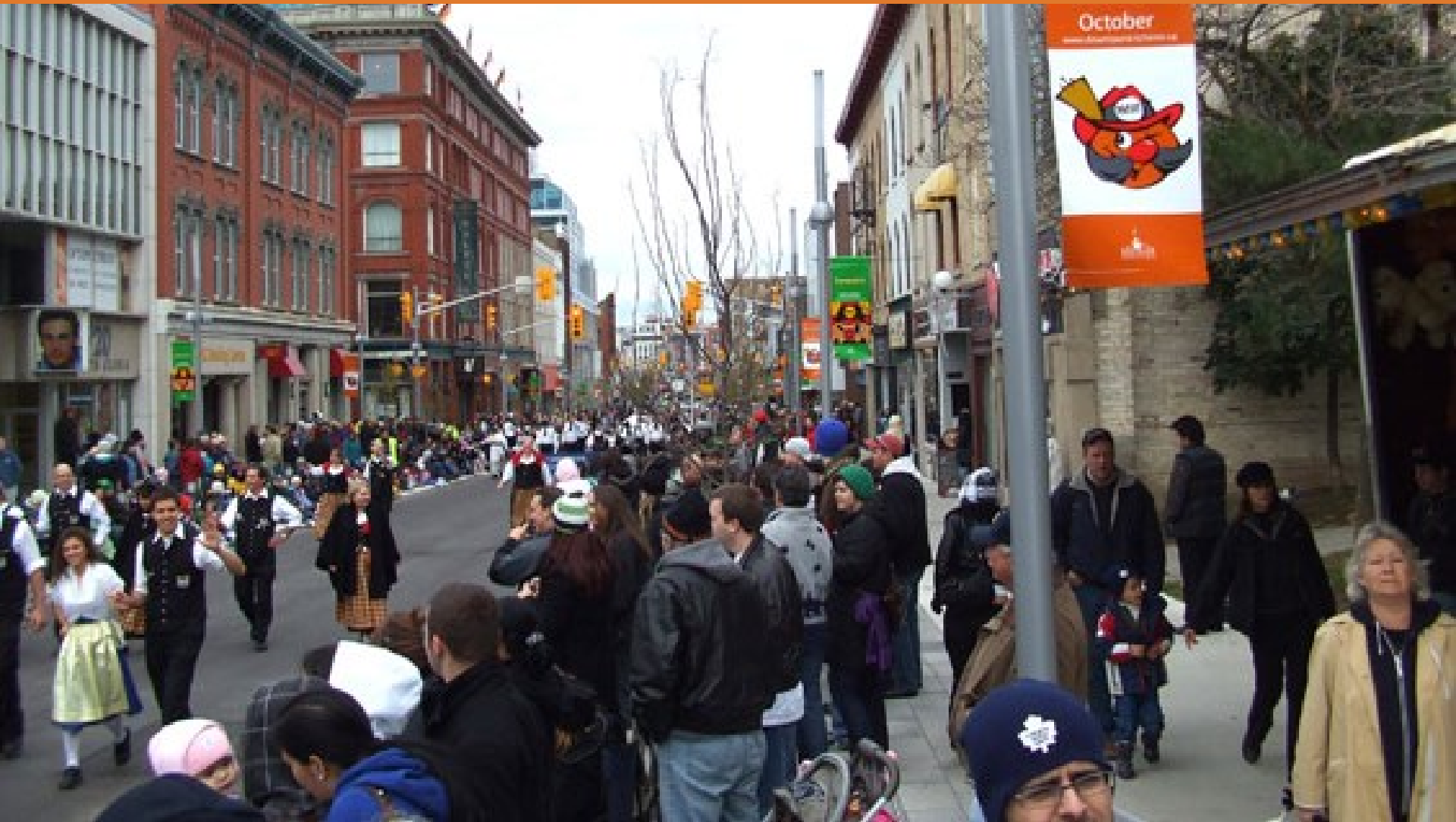


# Purpose: What are others doing?



City of Kitchener, King Street Revitalization...creating a high quality streetscape that is **transformational**. 11

# Purpose: What are others doing?



...creating **a vibrant destination**...a quality place for events and festivals.



# Leveraging on an Opportunity to Build Community

# Opportunity: Sportsplex Initiative



**Town of Tecumseh**  
Concept Design for New Sportsplex

**CS&P Architects**  
January 22, 2019



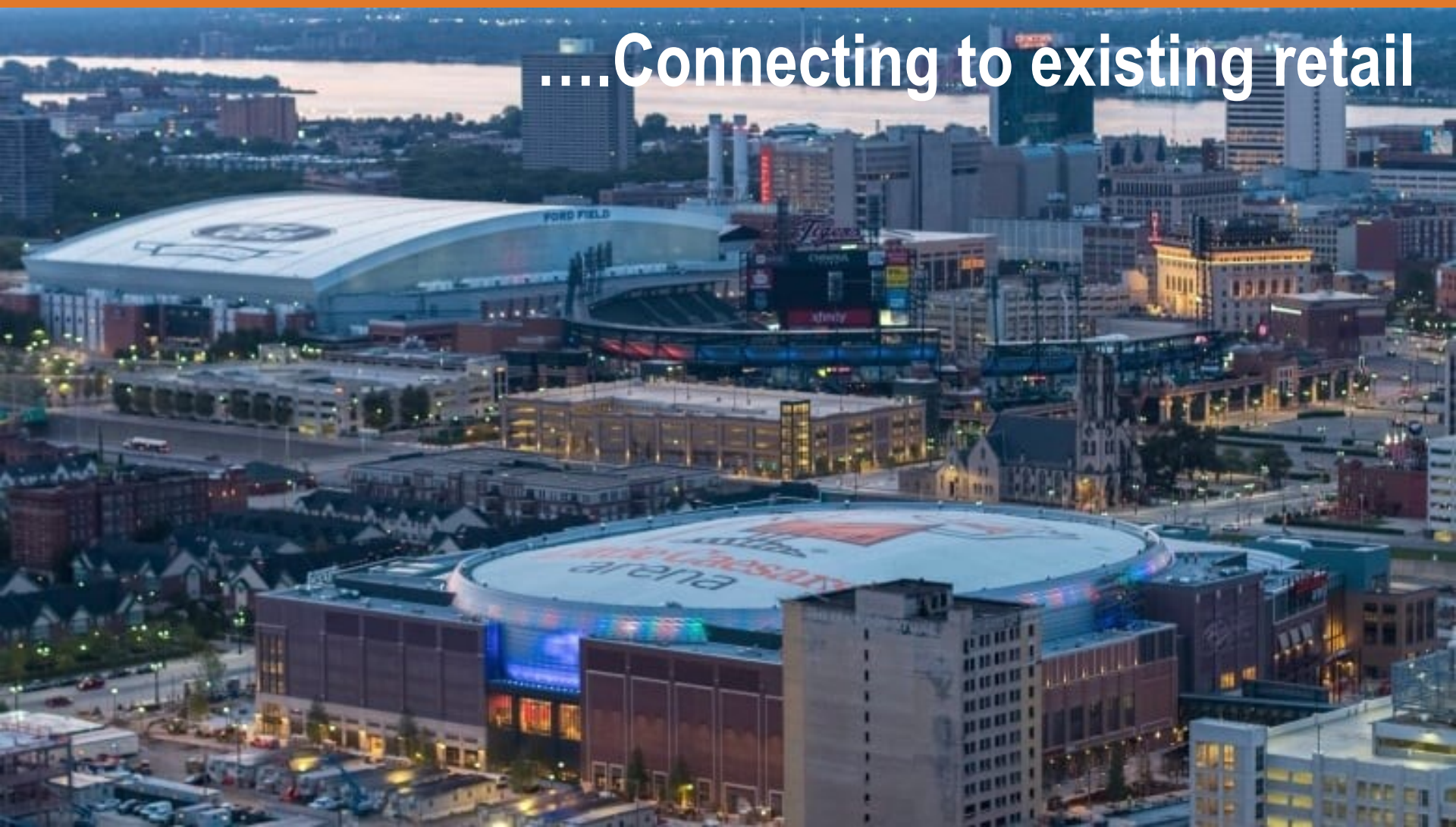
# Opportunity: Sportsplex Initiative



- Community building
- Integrating within the neighbourhood
- Providing community amenities

# Opportunity: What others are doing?

....Connecting to existing retail



....Detroit's Little Caesars Arena, located downtown and designed to “create a **seamless interaction between existing retail spaces in the area**”, and to foster a “constant flow of pedestrian traffic.”



# Opportunity: What others are doing...

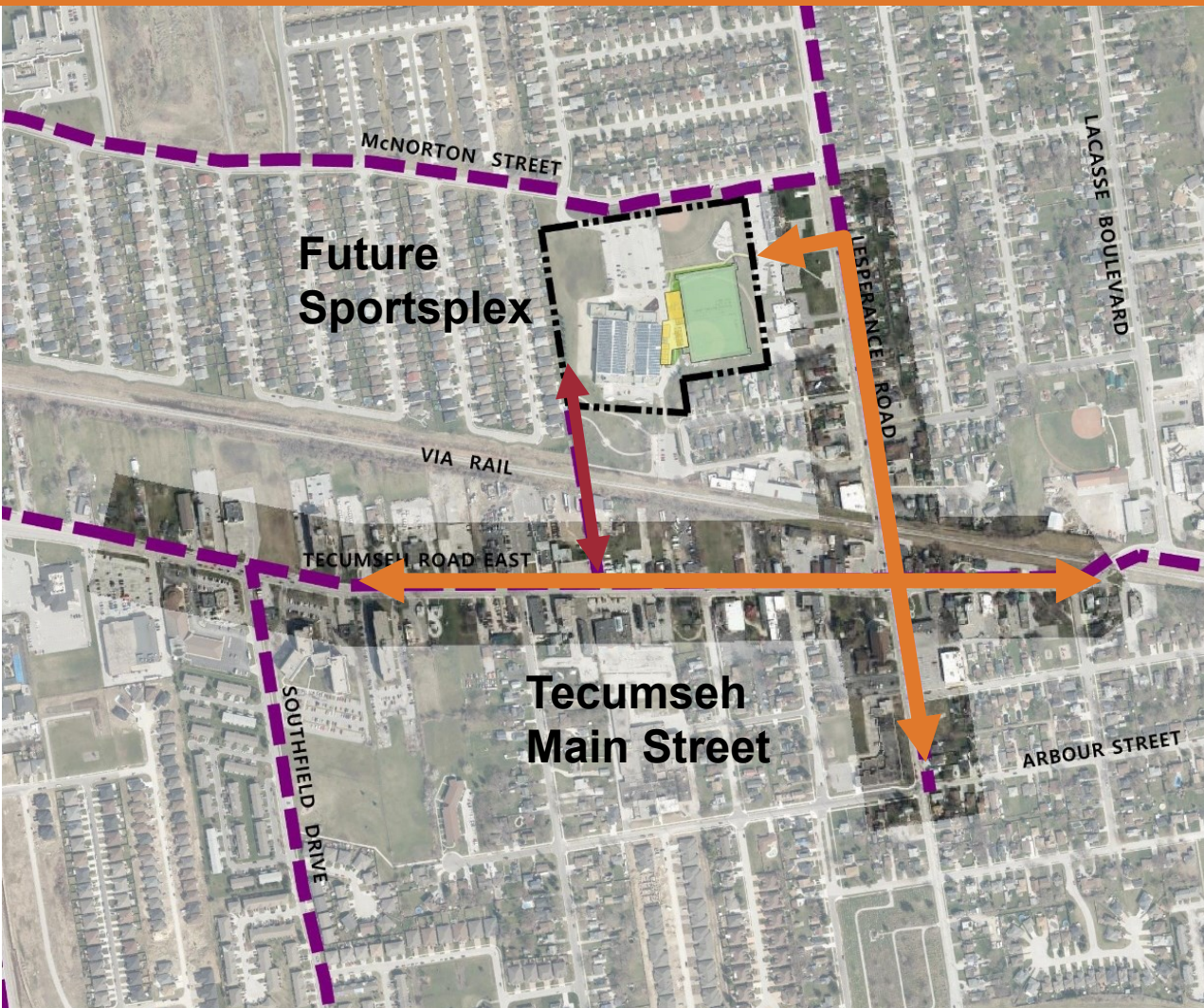
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.....the TD Garden Arena on the “Hub on the Causeway” in Boston....creating **mixed use retail, office, residential context** for the arena development as a placemaking opportunity.



# Opportunity: Creating Synergies



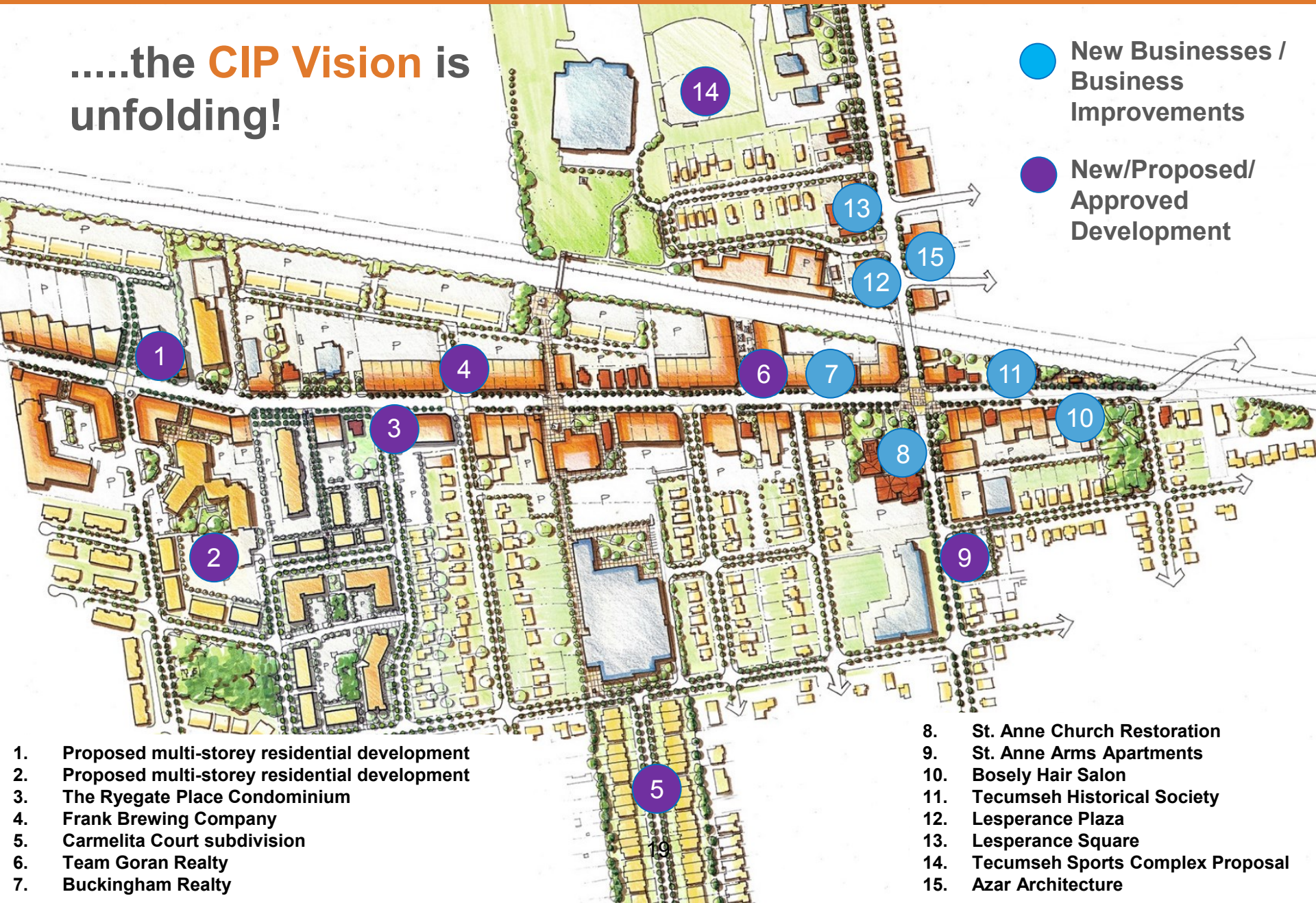
- Align the Centre/Arena initiative with the CIP
- Provides multiple linkages between amenities
- Extend Lesperance Promenade to Tecumseh Road
- Pursue the long-term pedestrian at-grade rail crossing

...between the **Sportsplex and Commercial Main Street**, to strengthen and support the year-round **viability** of each, and to create a **significant community destination**.



# Opportunity: Creating Synergies

....the **CIP Vision** is unfolding!



● New Businesses /  
Business  
Improvements

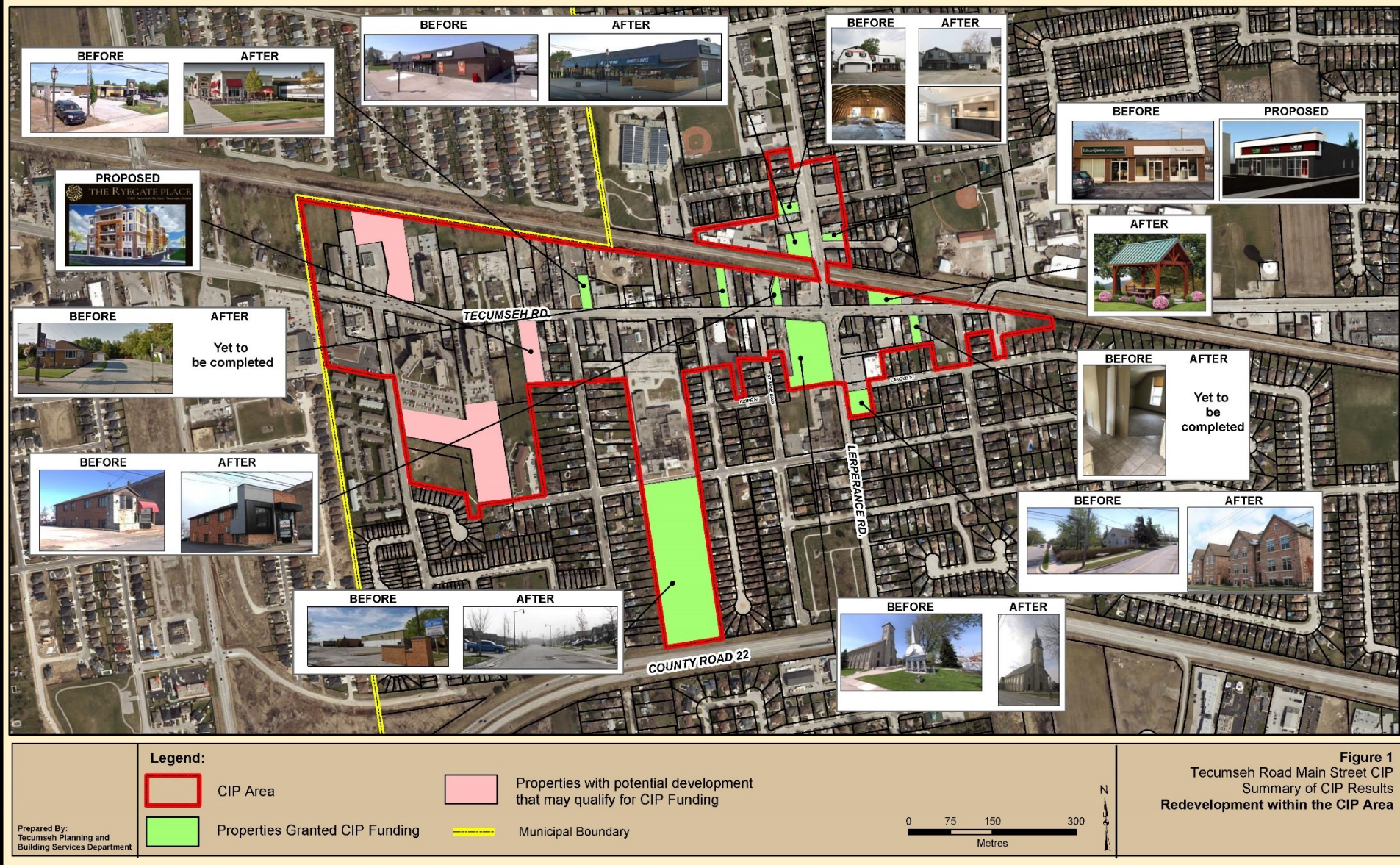
● New/Proposed/  
Approved  
Development

8. St. Anne Church Restoration
9. St. Anne Arms Apartments
10. Bosely Hair Salon
11. Tecumseh Historical Society
12. Lesperance Plaza
13. Lesperance Square
14. Tecumseh Sports Complex Proposal
15. Azar Architecture

1. Proposed multi-storey residential development
2. Proposed multi-storey residential development
3. The Ryegate Place Condominium
4. Frank Brewing Company
5. Carmelita Court subdivision
6. Team Goran Realty
7. Buckingham Realty



## Opportunity: Creating Synergies



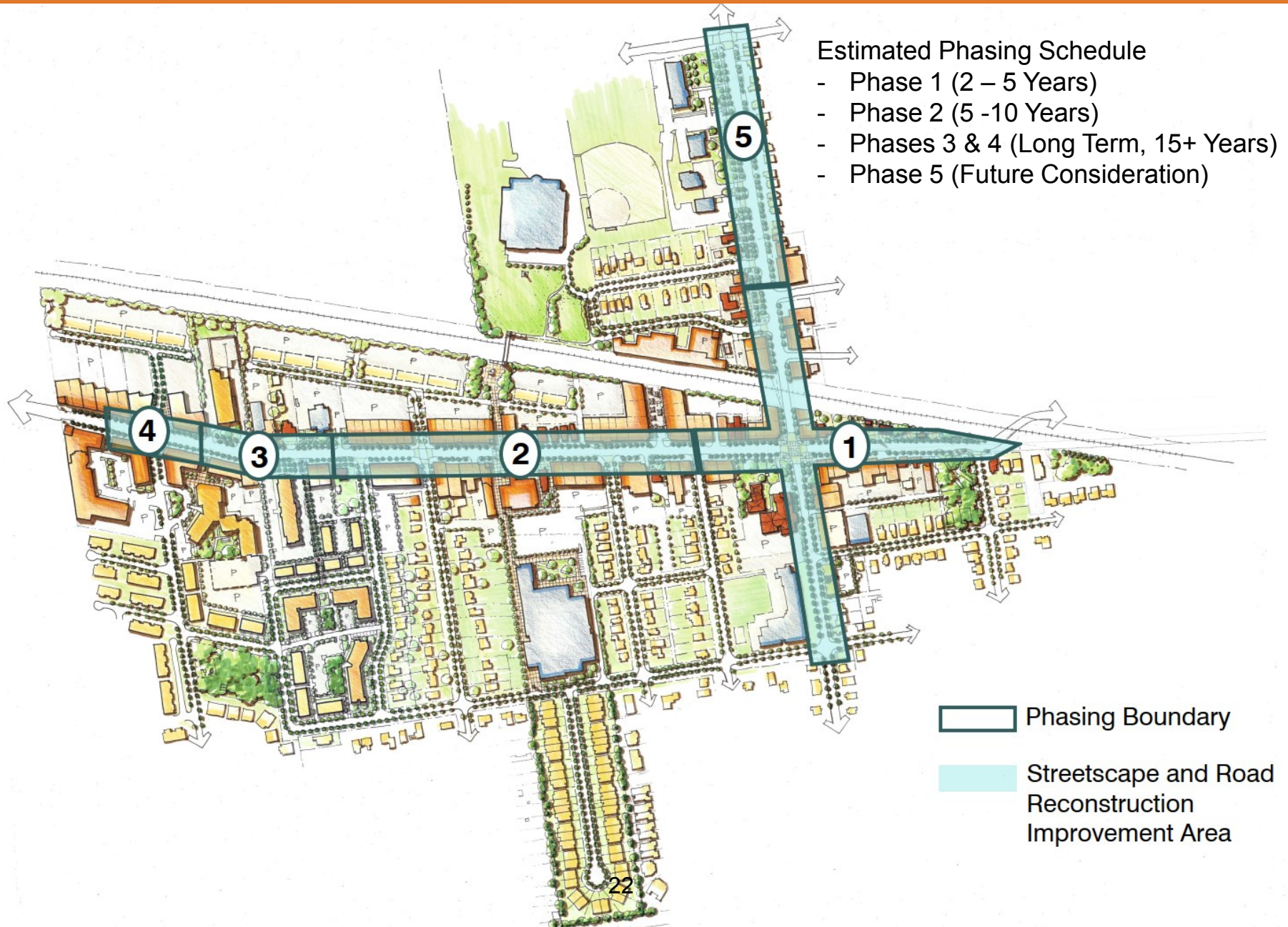


# 3

## *Making it Happen*

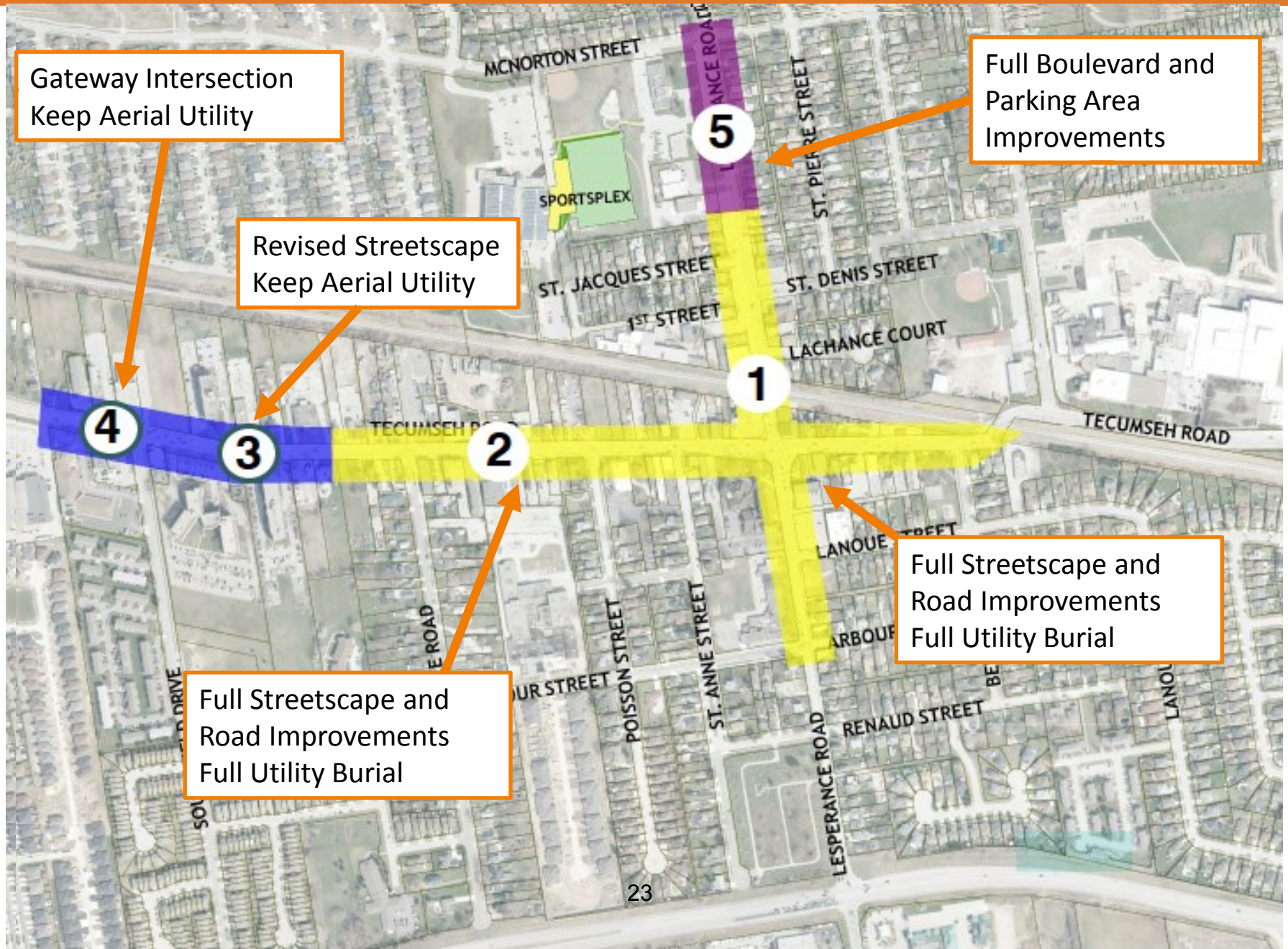
*Streetscape Cost Reduction  
Opportunity*

# Cost Reduction Opportunity

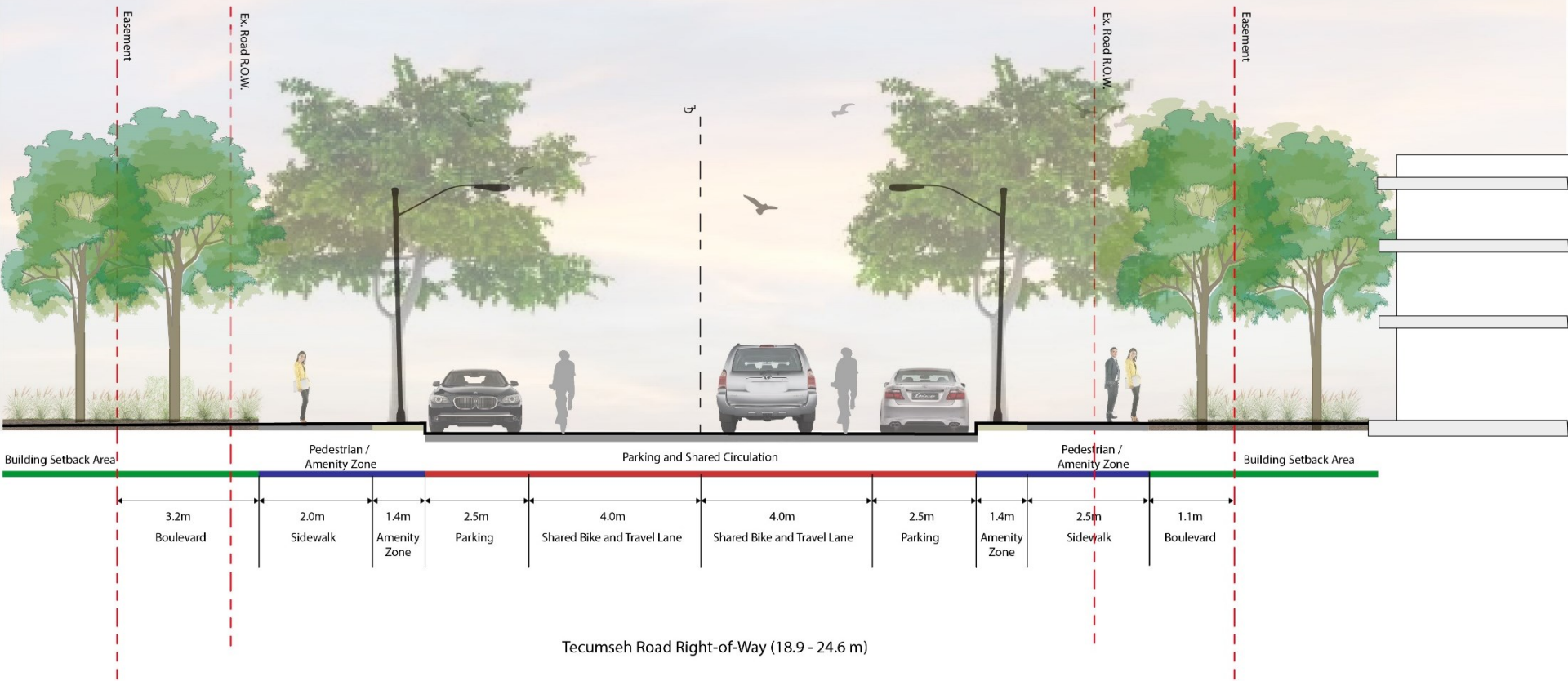




# Cost Reduction Opportunity



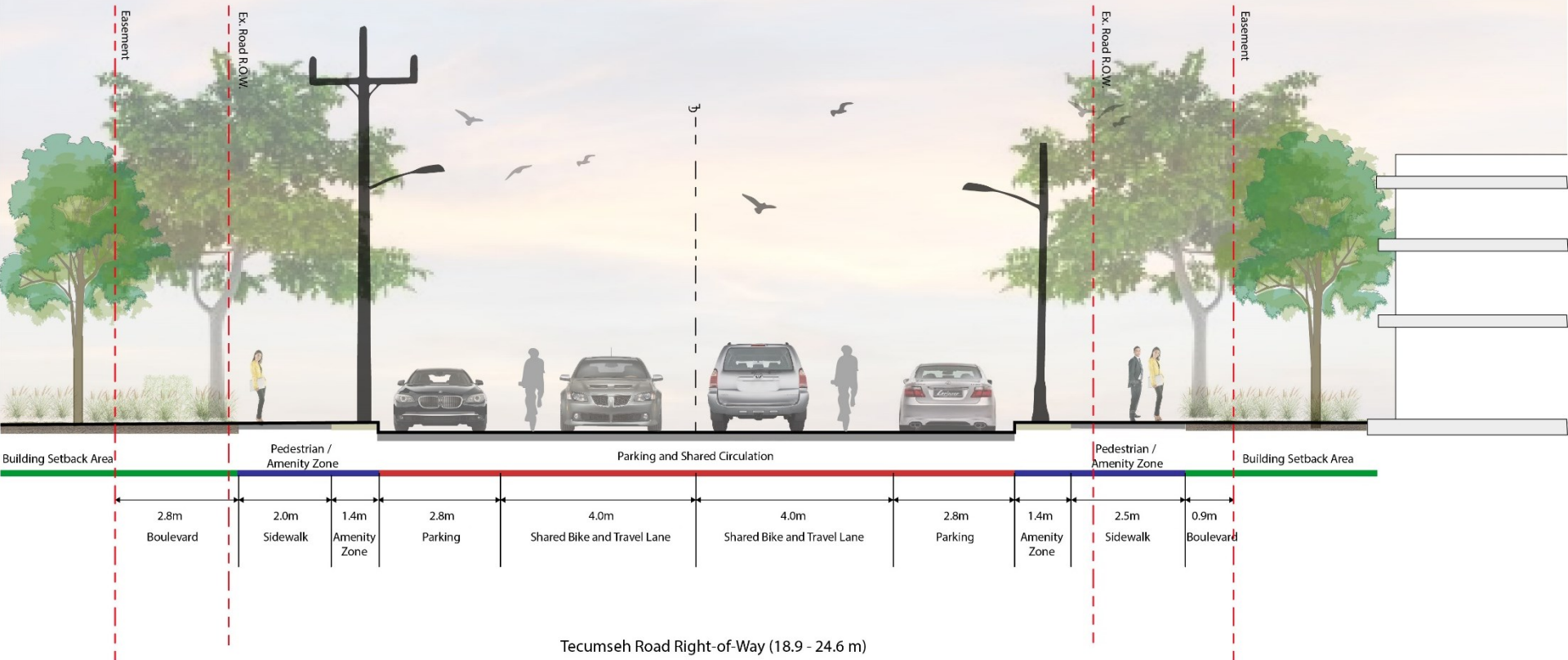
# Cost Reduction Opportunity: Current Design



Current Streetscape Design for Phase 3 and 4



# Cost Reduction Opportunity: Proposed Redesign



Proposed Streetscape Design for Phase 3 and 4

# Overall Project Costs - Updated



TIMELINE	Phase 1 2-5 Years	Phase 2 5-10 Years	Phase 3 15 + yrs	Phase 4 15+ yrs	Phase 5 Future Consideration	Total
Estimated Construction Cost	10,960,000	6,555,000	1,577,000	2,063,000	1,725,000	22,880,000
Estimated Engineering Cost	2,647,000	1,180,000	268,000	351,000	293,000	4,739,000
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Property Acquisition Allowance	250,000	140,000	-	-	-	390,000
<b>Total Project Cost</b>	<b>14,953,000</b>	<b>8,530,000</b>	<b>2,003,000</b>	<b>2,620,000</b>	<b>2,191,000</b>	<b>30,297,000</b>



**\$ 23,483,000**  
(78% of Project Cost)

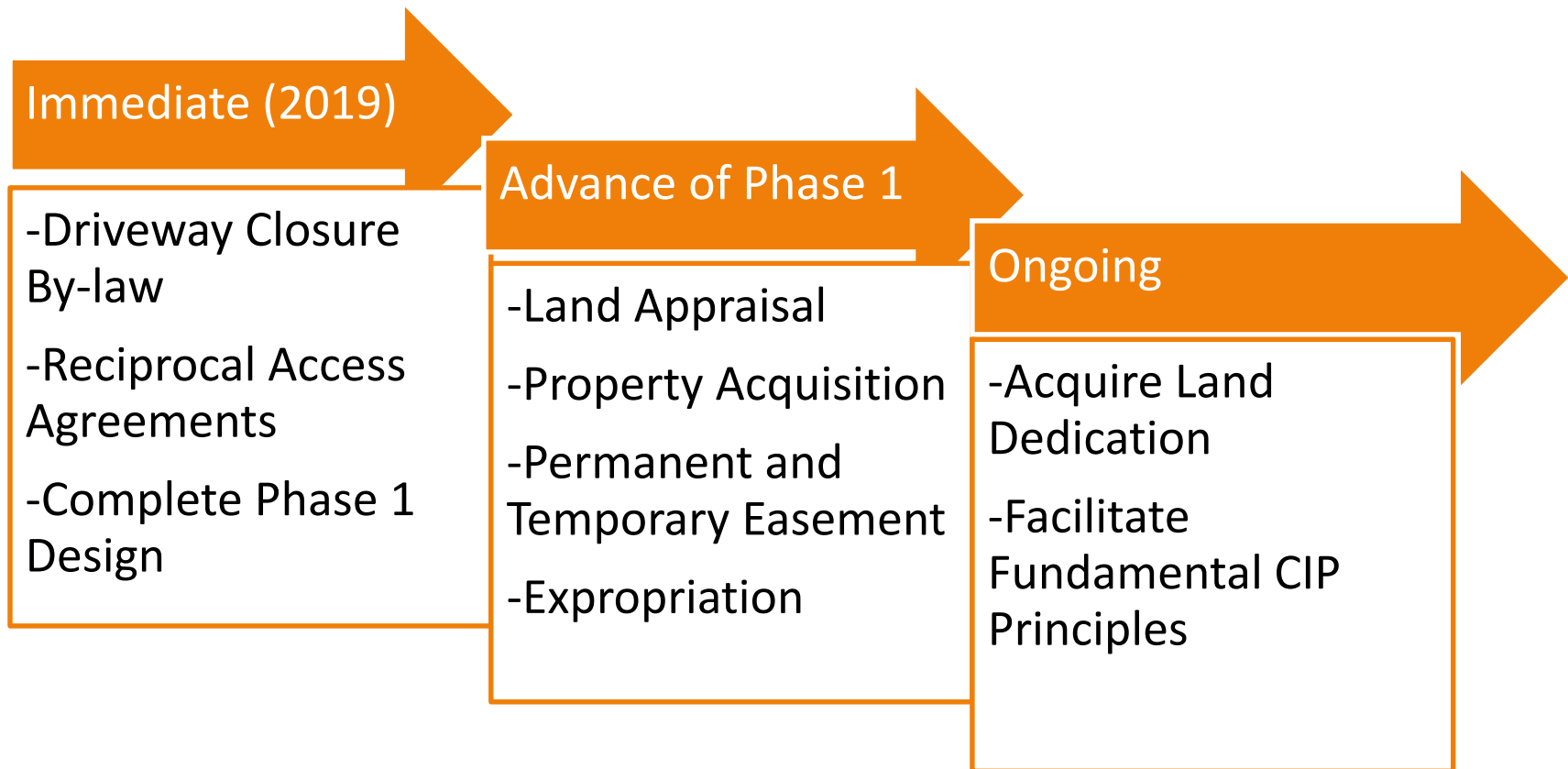
**\$2,480,800**  
*Savings*

# 4

## *Streetscape Implementation*

# Streetscape Implementation

## Strategy to Implement Streetscape





## **Cost and Schedule Risks:**

- Property Acquisition
- Expropriation
- Other Claims
- Potential for additional compensation requests
- Additional private property improvements

# 5

## *Phase 1: Property Access*

# Property Access



- Met with property owners in 2018
- Developed laneway configurations
- Proceed with Detailed Design
- Ongoing Consultation with Property Owners Required



# Property Access

## AREA 1: North West Area

### Legend

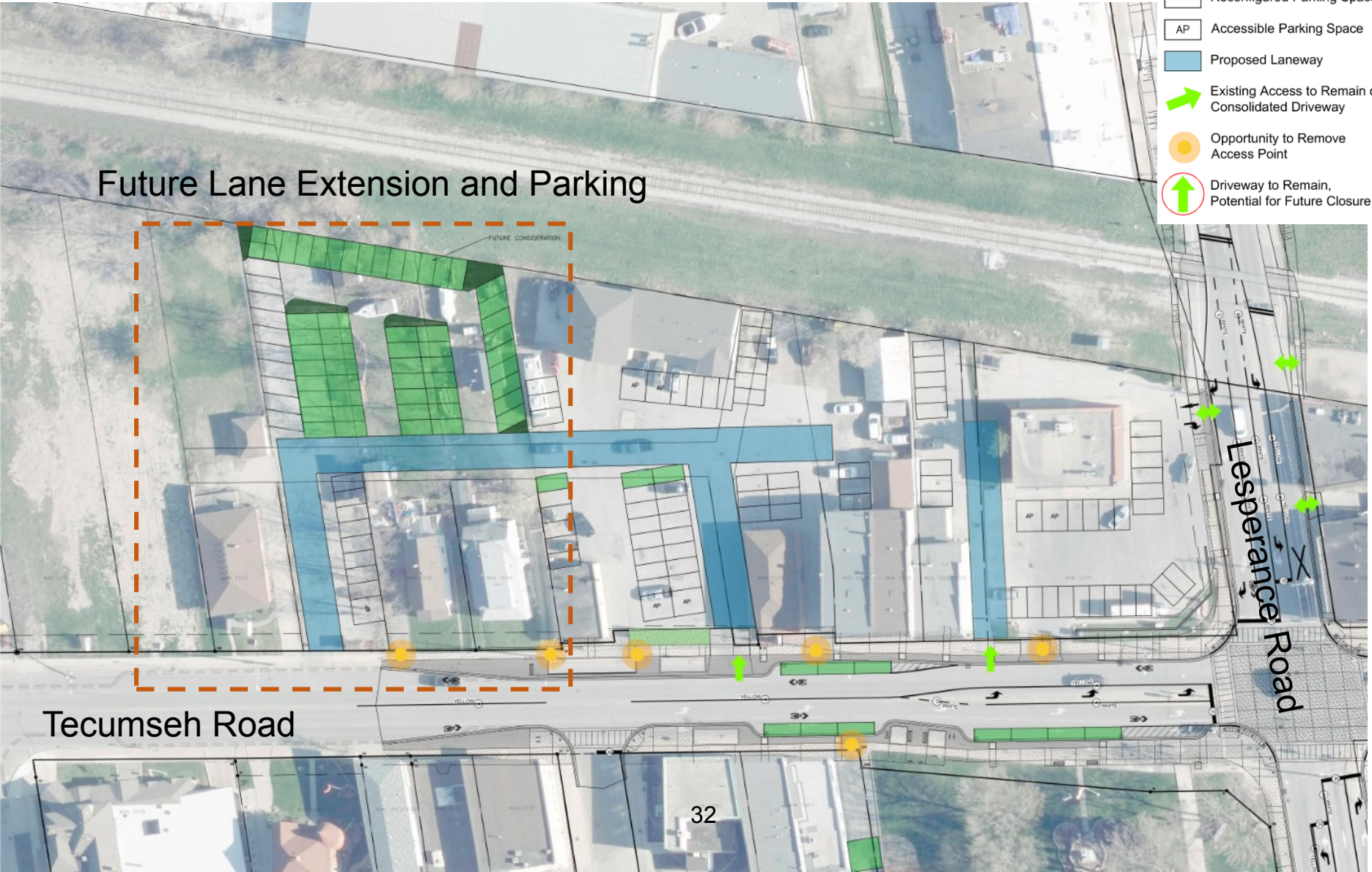
-  Opportunity for Parking
-  Reconfigured Parking Space
-  Accessible Parking Space
-  Proposed Laneway
-  Existing Access to Remain or Consolidated Driveway
-  Opportunity to Remove Access Point
-  Driveway to Remain, Potential for Future Closure

Future Lane Extension and Parking

Tecumseh Road

Lesperance Road

32





# Property Access

## Area 2: South West Area








Tecumseh Road

Lesperance Road

St. Anne Street








33

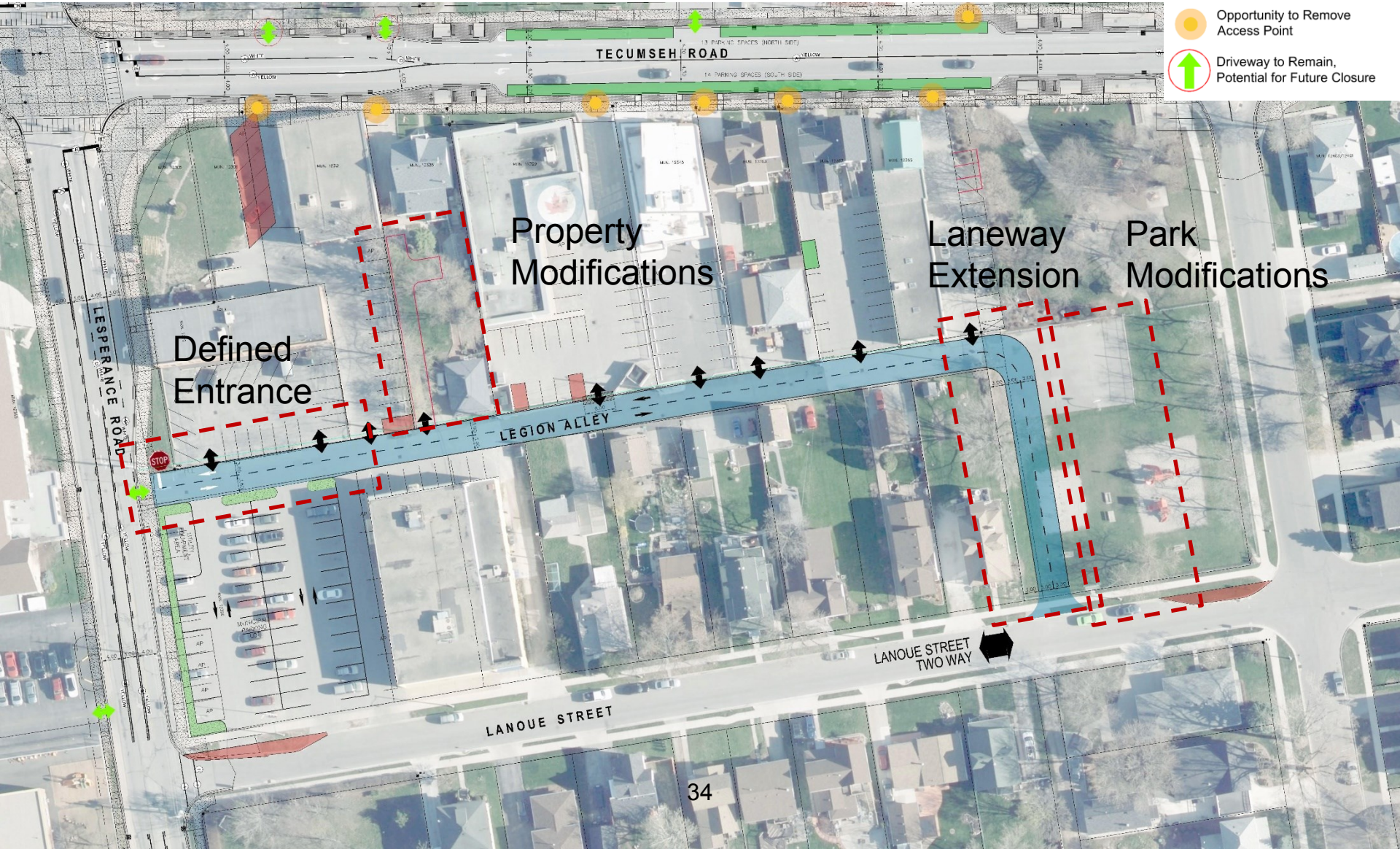
- Legend
-  Opportunity for Parking
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# Property Access

## Area 3: South East Area

- Legend
-  Opportunity for Parking
  -  Reconfigured Parking Space
  -  AP Accessible Parking Space
  -  Proposed Laneway
  -  Existing Access to Remain or Consolidated Driveway
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# Property Access

## Area 3: South East Area – Lanoue Street

### Background

### Proposed Improvements

- Two-way Traffic on Lanoue
- Maintain Porkchop Island at Bedell/Tecumseh Intersection
- 2.5 m Lanes and On-Street Parking
- Eliminate Curb Extensions

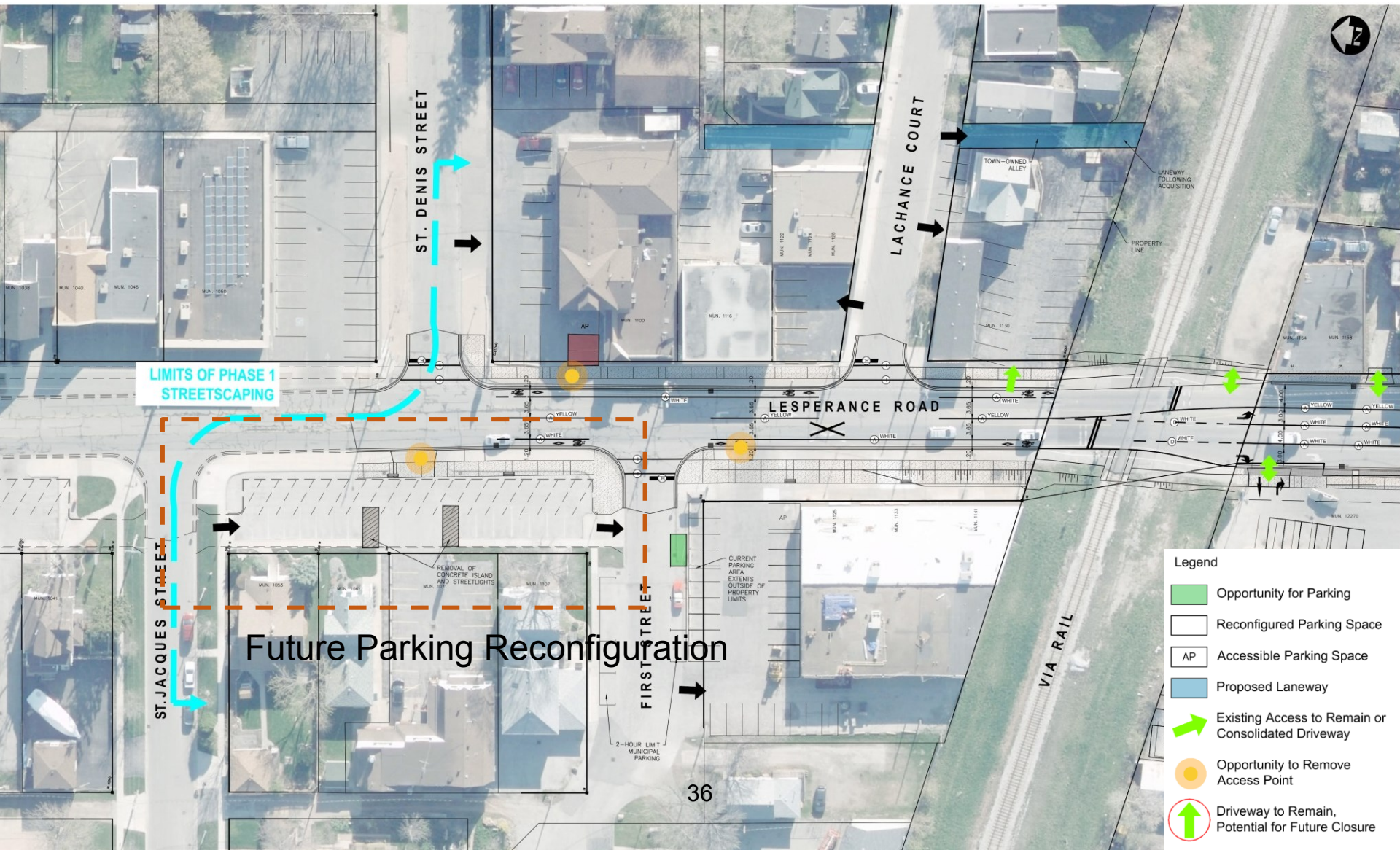
### Engage Lanoue Residents





# Property Access

## Area 4: North Lesperance Area



# 6

## *Council Feedback & Direction*



# Council Feedback and Direction

## **1. Achieving the CIP Vision**

- Reciprocal Access
  - Circle back with Property Owners
  - Engage Lanoue Residents
- Implementation:
  - Driveway closures and reciprocal access
  - Land acquisitions/easements

## **2. Detailed design of the Streetscape Project**

- Finalize the design of Phase 1

## **3. Design and Construction of the Tecumseh Road Sanitary Trunk Sewer**

# Thank You!

## Council Discussion

April 23, 2019



**DIALOG**







## The Corporation of the Town of Tecumseh

Public Works & Environmental Services

**To:** Mayor and Members of Council

**From:** John Henderson, Manager Engineering Services

**Date to Council:** April 23, 2019

**Report Number:** PWES-2019-28

**Subject:** Tecumseh Road Main Street CIP – Streetscape Plan and Design  
Project Update - April 2019

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### Recommendations

It is recommended:

**That** Report No. PWES-2019-28 titled Tecumseh Road Main Street CIP – Streetscape Plan and Design Project Update - April 2019 **be received**;

**And that**, based on the feedback received during the April 23, 2019 Public Meeting of Council, Administration **bring forward** a future report to Council recommending the direction forward for this project.

### Background

The purpose of this report is to provide Council with an update on the works completed on the Tecumseh Road Main Street CIP – Streetscape Plan and Design Project since the last project update in October 2017. The project consultants, DIALOG and Dillon Consulting Ltd., will be in attendance to make a PowerPoint presentation and to respond to questions. The information provided will include potential cost saving opportunities related to the overhead utilities and the associated impacts to other components of the Streetscape plan. Council feedback is required on the cost saving opportunities that have been explored. In accordance with the feedback received during the April 23, 2019 meeting, Administration will bring forward a future report to Council with recommendations regarding the direction forward for this project.

The following is a summary of previous reports to Council for this project:

At the May 10, 2016 Special Meeting of Council, Council approved the recommendations (Motion SCM-01/16) of Planning & Building Services Report No.10/16 titled “Tecumseh Road Main Street CIP, Streetscape Plan and Detail Design and Utility Lines” that selected the preferred streetscape design that calls for the removal of above-ground hydro poles, hydro wires and utility wires, placing them underground.

At the July 12, 2016 Regular Meeting of Council, Council approved the recommendations (Motion RCM-257/16) of PWES Report No. 35/16 titled “Streetscape Plan and Design, Revised Scope & Budget Update, July 2016” that included a revised scope of a 30% Schematic Design for the full project limits, 100% Tender Drawings and Specifications for Phase 1, and 90% Design Drawings and Specifications for Phase 2.

At the December 13, 2016 Regular Meeting of Council, Council approved the recommendations (Motion RCM-442/16) of PWES Report No. 54/16 titled “2017-2021 Public Works & Environmental Services Capital Works Plan” that authorized additional funding in 2017 to complete the design.

At the March 28, 2017 Public Meeting of Council, Council received PWES Report No. 19/17 titled “Tecumseh Road Main Street CIP – Streetscape Plan and Design Project Update, March 2017” which provided a project update (Motion PCM-09/17). The meeting included a presentation by DIALOG and Dillon Consulting Ltd.

An October 24, 2017 Special Meeting of Council was held regarding the Tecumseh Road Main Street, Detailed Streetscape Design. The purpose of the meeting was to provide an update on the project scope and costs, to review proposed solutions for driveway closures, to obtain Council feedback and to confirm the direction in which to proceed. The meeting included a presentation by Dillon Consulting Ltd.

At the December 12, 2017 Regular Meeting of Council, Council approved the recommendations (Motion RCM-441/17) of PWES Report No. 57/17 titled “2018-2022 Public Works & Environmental Services Capital Works Plan” that authorized Administration to proceed with the 2018 capital works projects which included approval of additional costs to finalize components of this project, specifically the 100% Tender Drawings and Specifications for Phase 1, and the 90% Design Drawings and Specifications for Phase 2.

## Comments

Since the last project update in October 2017, the following works have been completed:

- Meetings have been held with affected property owners within Phase 1 of the project limits.
- Shared access plans have been developed.
- A concept has been developed for the Legion Alley and Lanoue Street Connection.
- Consultation has occurred with the BIA.



- The proposed scope and cost of the streetscape improvements have been reviewed and updated with alternative options being considered with regard to the overhead utilities in each phase of the project.
- The need to expedite the design for improvements to the existing Tecumseh Road Sanitary Trunk Sewer to accommodate recent development proposals has been identified.

## **Presentation**

The Town's consultants, DIALOG and Dillon Consulting Ltd., will be in attendance at the 5:00 p.m. April 23, 2019 Public Meeting of Council to make a presentation that summarizes the purpose of the project and further highlights the progress made to date. In addition to the above noted items, the presentation will include streetscape implementation, potential cost saving opportunities related to overhead utilities, opportunities to develop synergies between the CIP area and the recently proposed sportsplex, overall project costs and next steps. A number of visual images will be presented at the meeting using a PowerPoint presentation to aid in illustrating the presentation topics.

## **Next Steps**

In order to move forward, Council feedback is required on potential streetscape cost reduction opportunities that have been investigated since the last project update to Council. Upon receipt of Council's feedback, the following next steps will be required to advance this project:

- Administration will bring forward a report to Council recommending the direction forward for this project based on feedback received during the April 23, 2019 Public Meeting of Council (spring 2019).
- Achieving the CIP Vision
  - Engage Lanoue residents regarding the proposed road change to two way traffic (summer 2019).
  - Follow-up with property owners regarding reciprocal access (summer 2019).
  - Council consideration of a driveway closure by-law under the Municipal Act (summer/fall 2019) in anticipation of potential closures forecast to occur concurrent with the construction of each phase of the streetscape project.
  - Advancement of reciprocal access agreements with future Council consideration of related costs following completion of detailed design (as opportunities arise).
  - Property appraisals, land acquisition and easements, recognizing that land needs will be finalized through detailed design. Following the determination of land needs and related costs, Administration will bring forward a future report for Council consideration (fall 2019).
- Finalize Phase 1 design of the Streetscape Project (late 2019-early 2020).

- Public Information Centre to roll-out final Tecumseh Road Main Street CIP – Streetscape Plan (early 2020).
- Potential design (2019) and construction (2020) of improvements to the existing Tecumseh Road Sanitary Trunk Sewer to accommodate recent development proposals. Prior to moving forward with this project, Administration will bring forward a future report for Council consideration (spring/summer 2019).

## Consultations

Planning & Building Services  
Financial Services  
DIALOG  
Dillon Consulting Ltd.

## Financial Implications

There are no financial implications to the Town at this time.

Once the design is closer to completion, a report to Council will be brought forward highlighting the final design, and identifying the refined project estimates.

As previously identified in Planning & Building Services Report No.10/16, this project has not been included in any of the Town's long-term capital planning, leaving open the question of how to fund the project. Administration will look at all revenue sources and funding possibilities for consideration by Council including:

- Recoveries from County and utility companies,
- Grants,
- Reserve allocations,
- New/increasing tax levy,
- Deferring, delaying or cancelling other capital projects,
- Phasing of project stages, and
- Long term debt.



## 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 checked="" type="checkbox"/>	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input checked="" 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:

John Henderson, P.Eng.  
Manager Engineering Services

Reviewed by:

Phil Bartnik, P.Eng.  
Director Public Works & Environmental Services

Reviewed by:

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

Reviewed by:

Luc Gagnon, CPA, CA, BMath  
Director Financial Services & Treasurer

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1	2019-04-23 CIP Public Council Meeting Presentation.pdf



# Tecumseh Road Main Street Detailed Streetscape Design

## Council Discussion

April 23, 2019



**DIALOG**



# Agenda

1

Project Update

2

Purpose and Opportunities

3

Making it Happen

4

Streetscape Implementation

5

Phase 1: Property Access

6

Council Feedback and Direction



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1

# Project Update

# Project Update

## Meeting Objective:

***Obtain Council's feedback and confirm direction in which to proceed.***

## Overview:

- Why we are doing this.
- What we have done to date.
- How this project can be implemented.
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# Project Update

## What we did since October 2017 Council Update

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# 2 Purpose and Opportunities

# Purpose: Creating a Destination



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# Purpose: Building Identity



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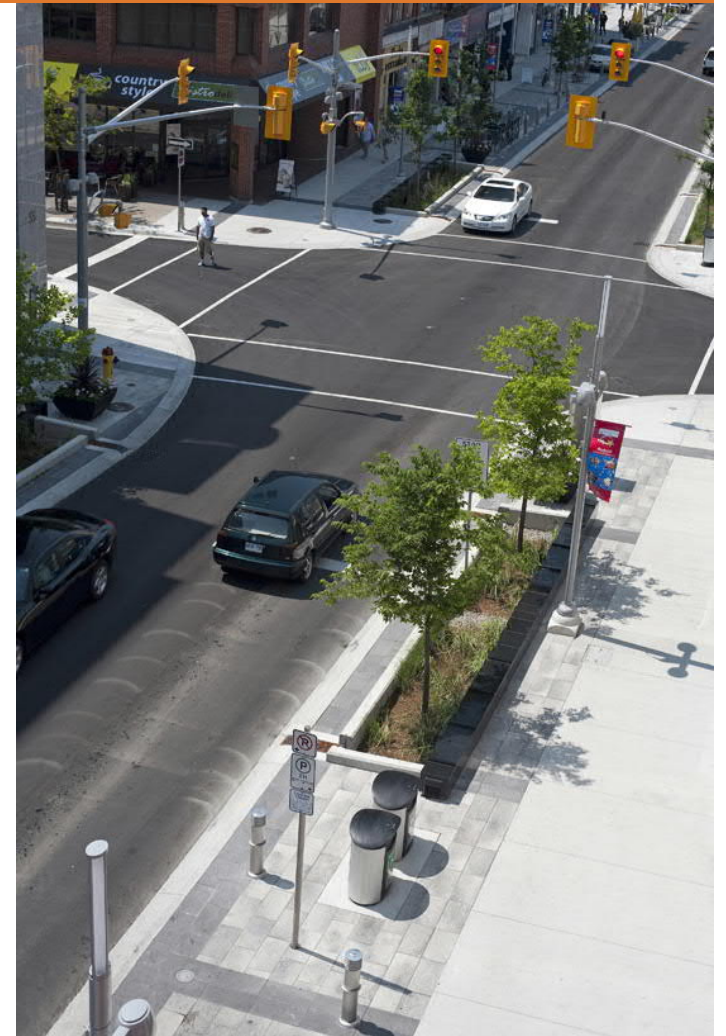
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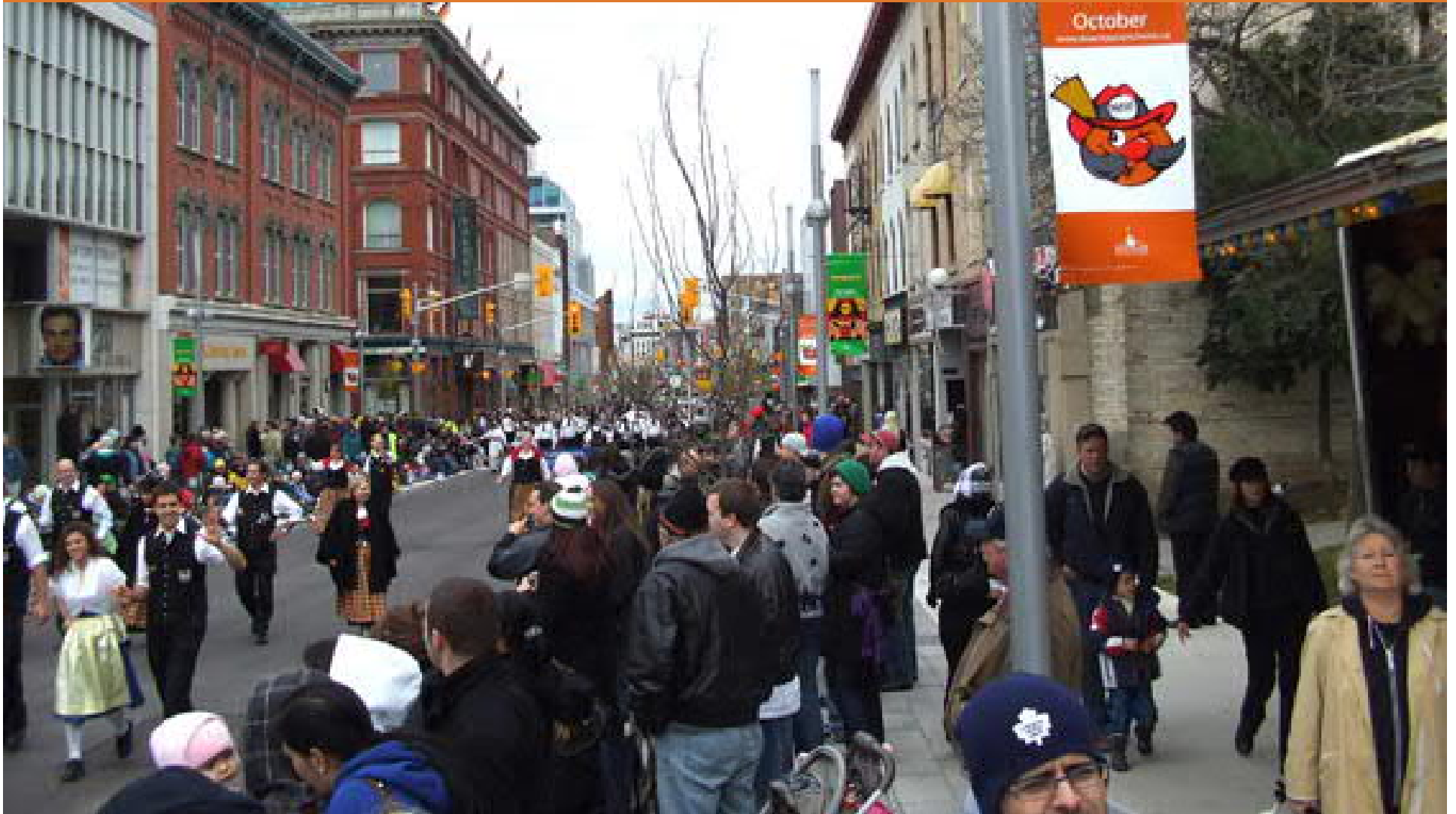


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# Leveraging on an Opportunity to Build Community

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# Opportunity: What others are doing?

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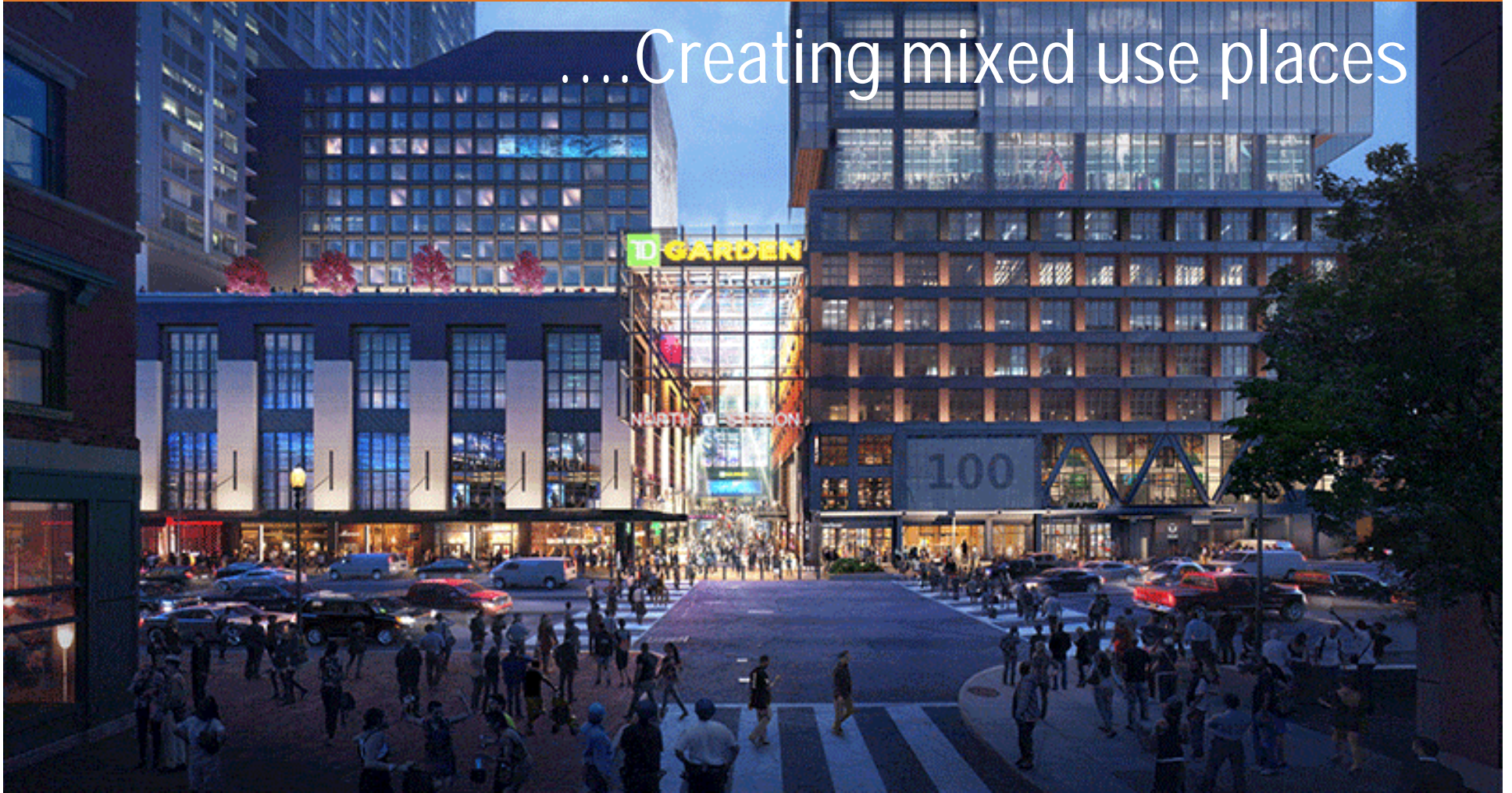


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# Opportunity: What others are doing...

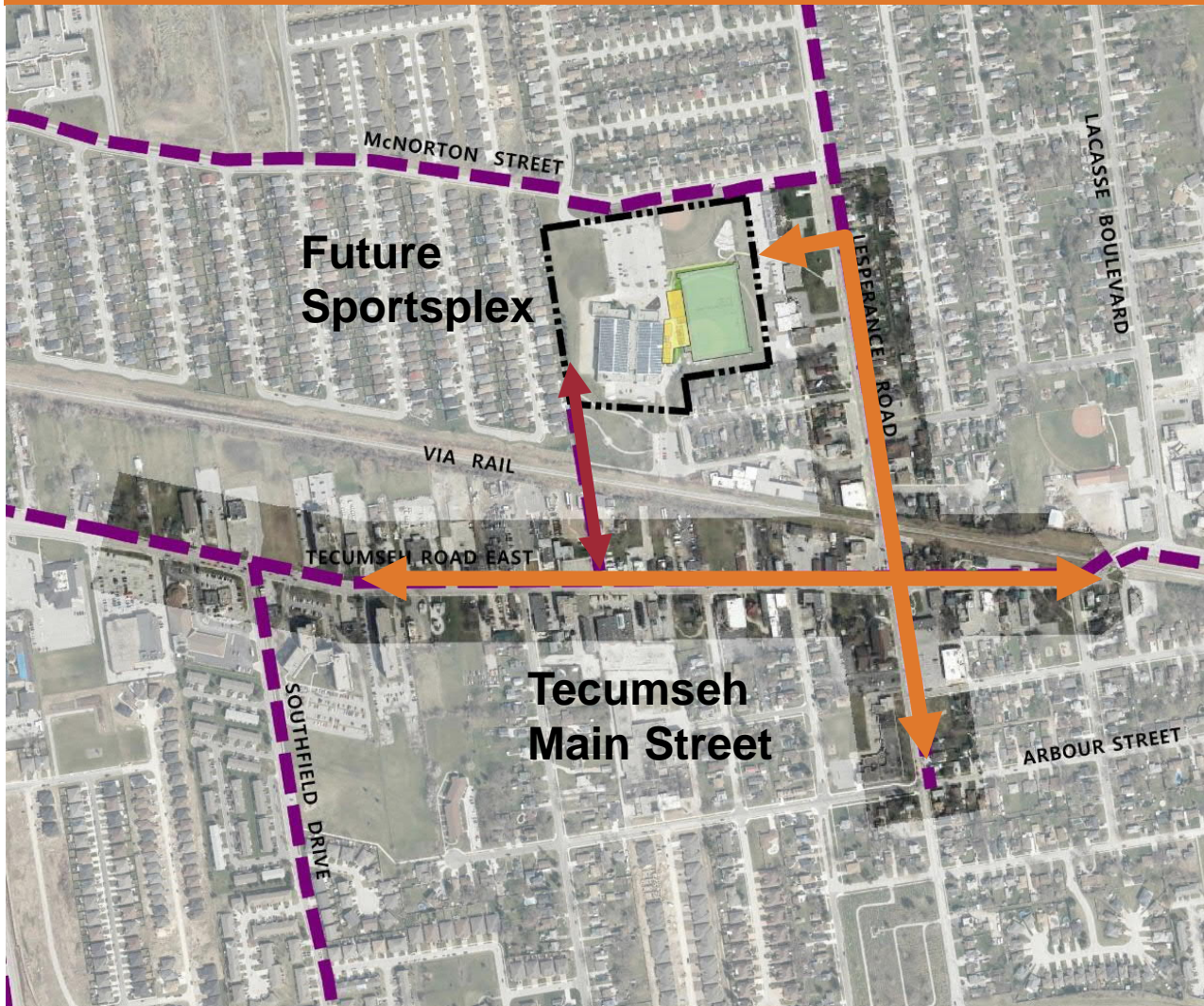
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# Opportunity: Creating Synergies



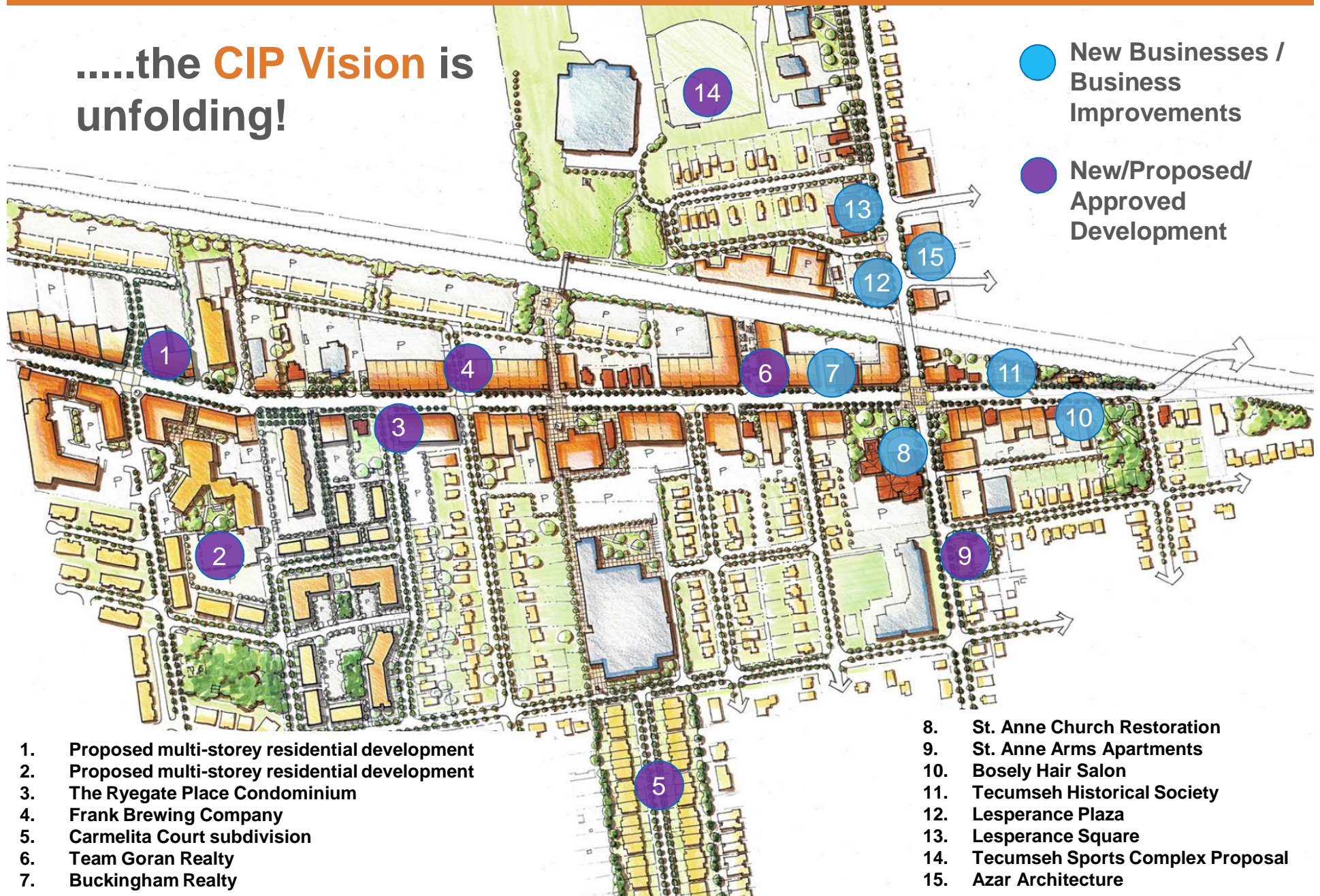
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...between the **Sportsplex and Commercial Main Street**, to strengthen and support the year-round **viability** of each, and to create a **significant community destination**.



# Opportunity: Creating Synergies

.....the **CIP Vision** is unfolding!





**Figure 1**  
Tecumseh Road Main Street CIP  
Summary of CIP Results  
Redevelopment within the CIP Area

**Legend:**

- CIP Area
- Properties with potential development that may qualify for CIP Funding
- Properties Granted CIP Funding
- Municipal Boundary

0 75 150 300  
Metres

Prepared By:  
Tecumseh Planning and  
Building Services Department

64

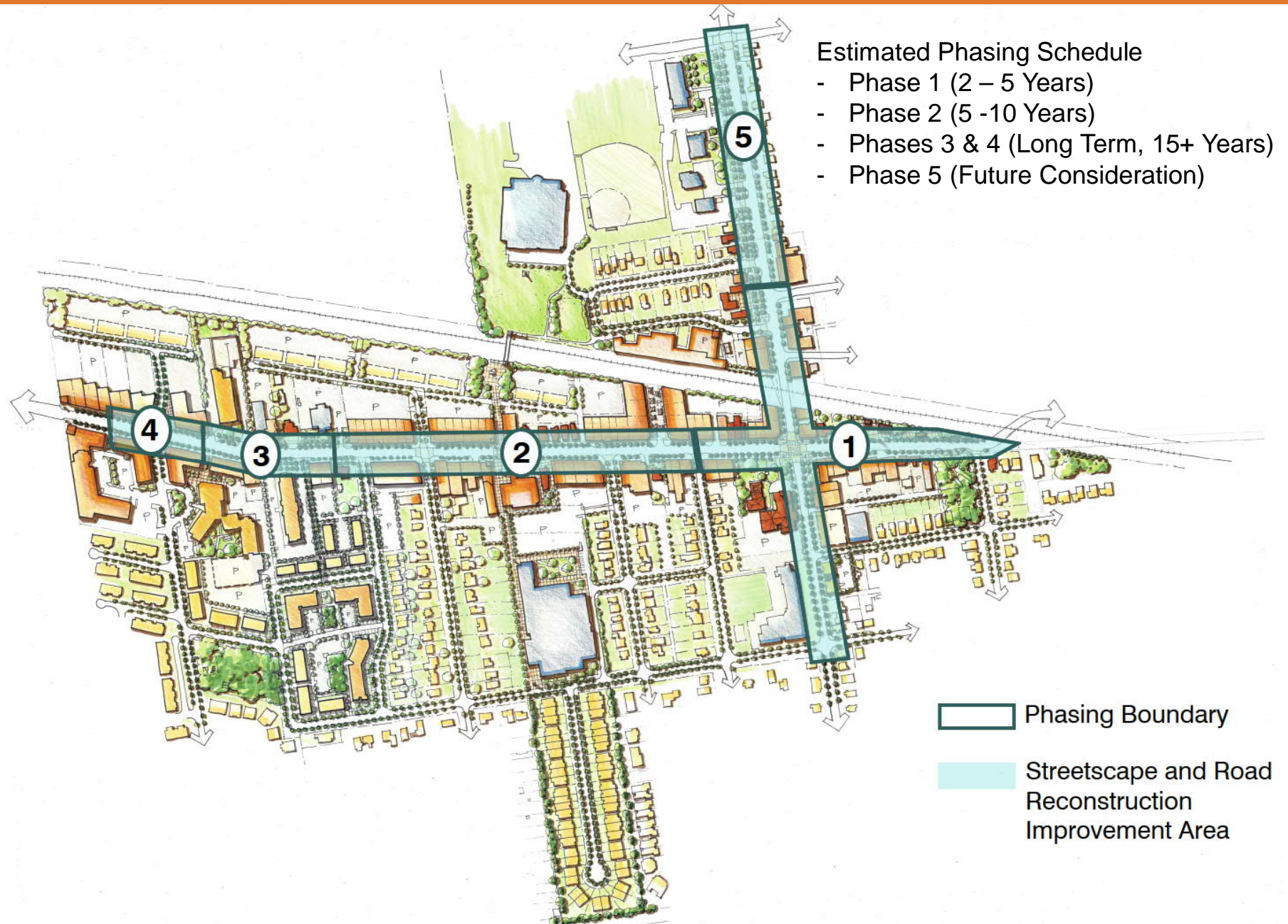
# 3

## Making it Happen

Streetscape Cost Reduction  
Opportunity

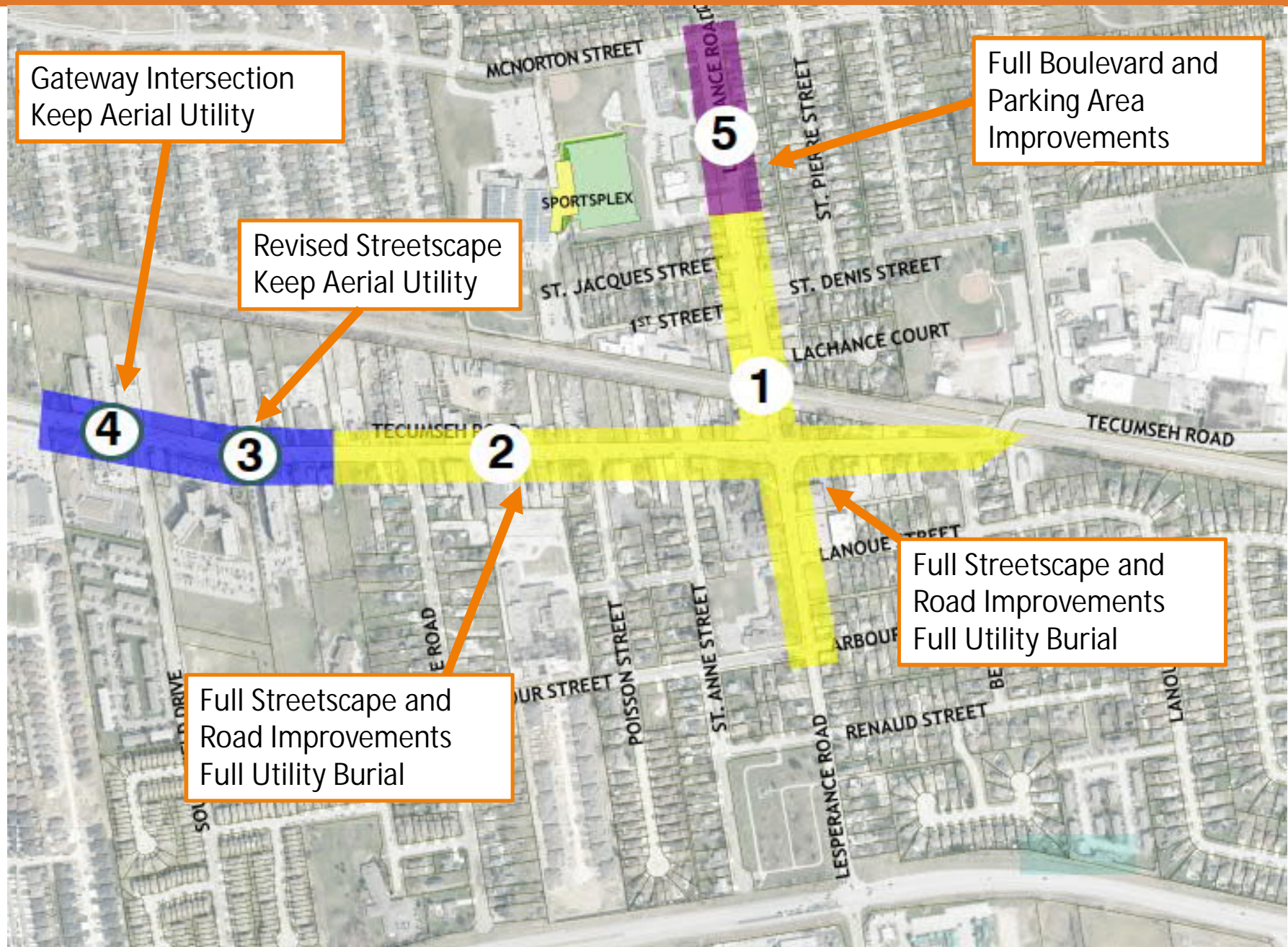


# Cost Reduction Opportunity





# Cost Reduction Opportunity





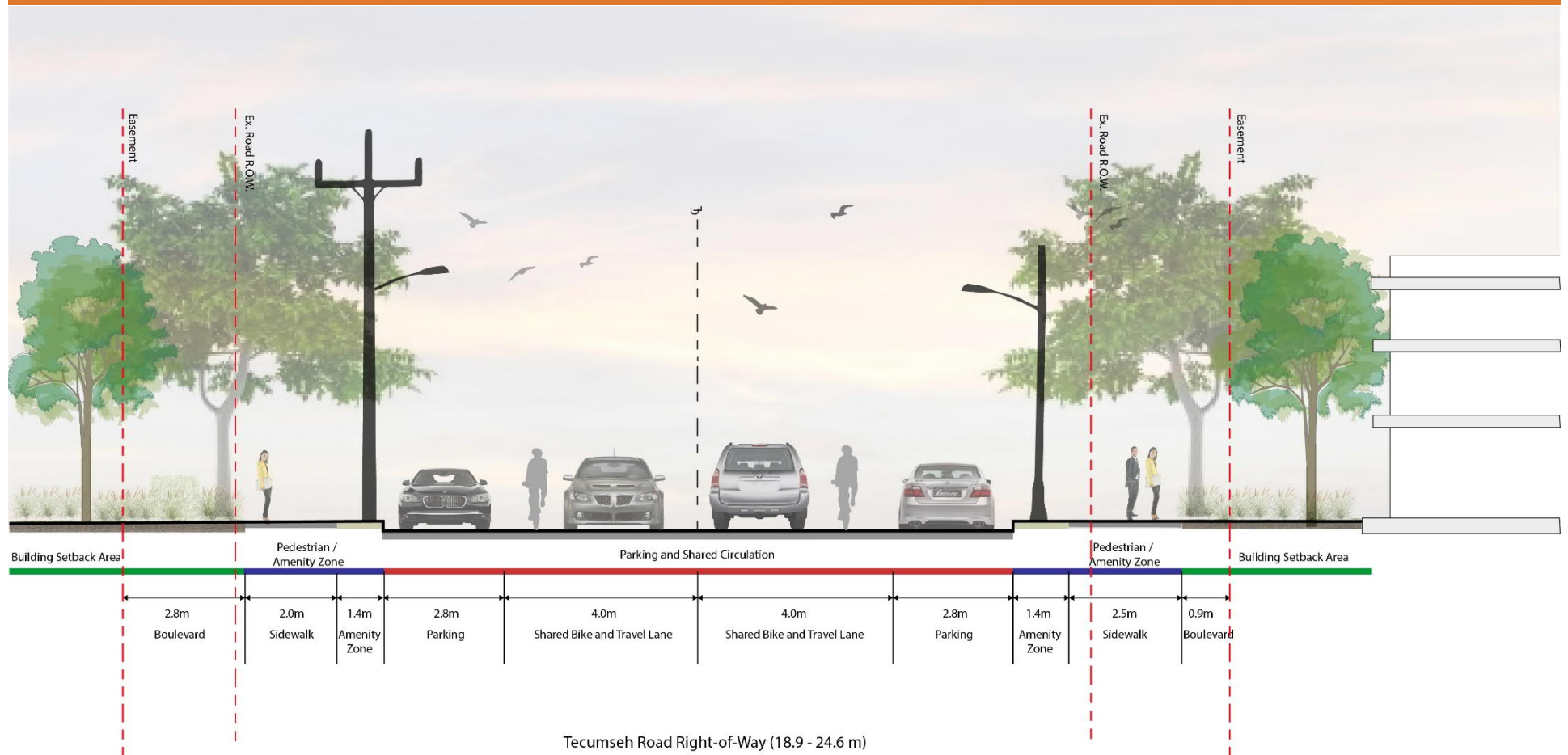
The diagram illustrates the proposed cross-section of Tecumseh Road, showing a symmetrical layout with a central travel area and side zones. The total right-of-way width is 18.9 - 24.6 m.

**Key Features and Dimensions:**

- Central Travel Area (Red):**
  - Shared Bike and Travel Lane: 4.0m (each side of the center line)
  - Parking: 2.5m (each side of the travel lanes)
- Side Zones (Blue):**
  - Pedestrian / Amenity Zone: 1.4m (each side)
  - Sidewalk: 2.0m (each side)
- Outer Zones (Green):**
  - Boulevard: 3.2m (left) and 1.1m (right)

**Additional Elements:** Trees, streetlights, and a central dashed line are shown. The diagram also includes a 'Building Setback Area' on the far right and 'Ex. Road R.O.W.' and 'Easement' lines on the left.

# Cost Reduction Opportunity: Proposed Redesign



## Proposed Streetscape Design for Phase 3 and 4



# Overall Project Costs - Updated

TIMELINE	LONGER-TERM PHASED IMPLEMENTATION					Total
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PHASE 1 & 2 TOTAL  
(2-10 YEARS)

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(78% of Project Cost)

\$2,480,800  
Savings

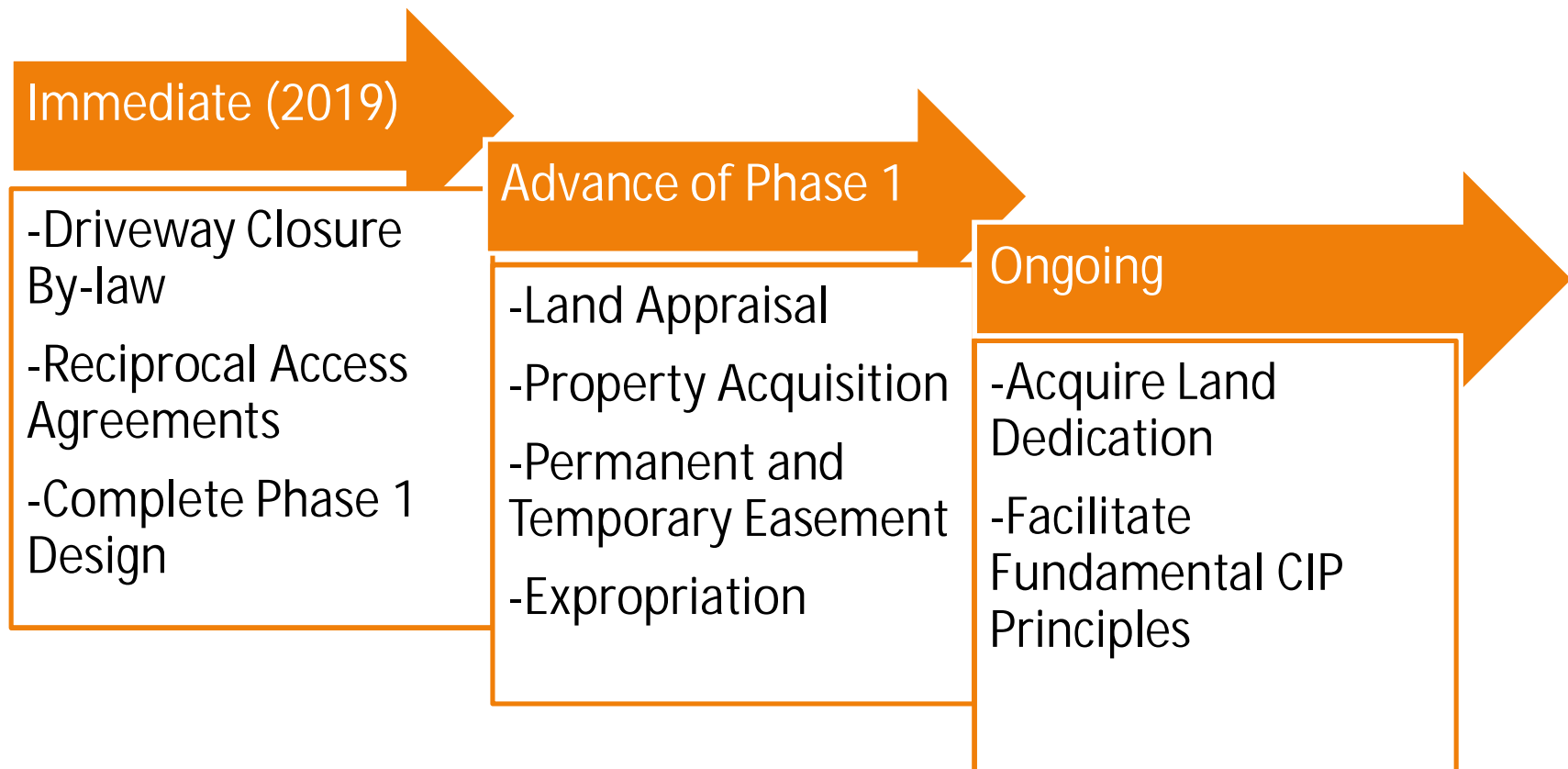
# 4

# Streetscape Implementation



# Streetscape Implementation

## Strategy to Implement Streetscape



# Streetscape Implementation

## **Cost and Schedule Risks:**

- Property Acquisition
- Expropriation
- Other Claims
- Potential for additional compensation requests
- Additional private property improvements

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# Phase 1: Property Access



# Property Access

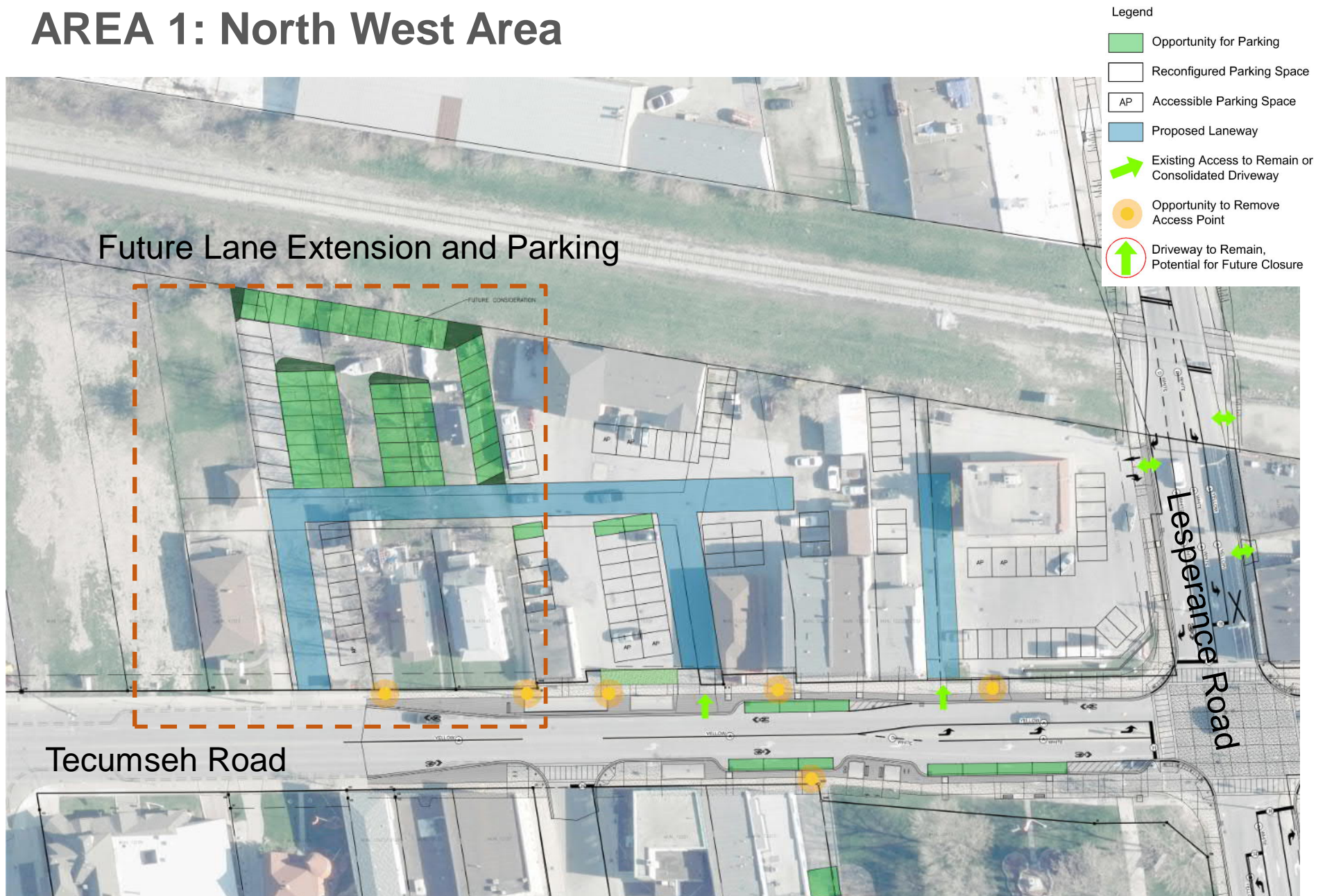


- Met with property owners in 2018
- Developed laneway configurations
- Proceed with Detailed Design
- Ongoing Consultation with Property Owners Required



# Property Access

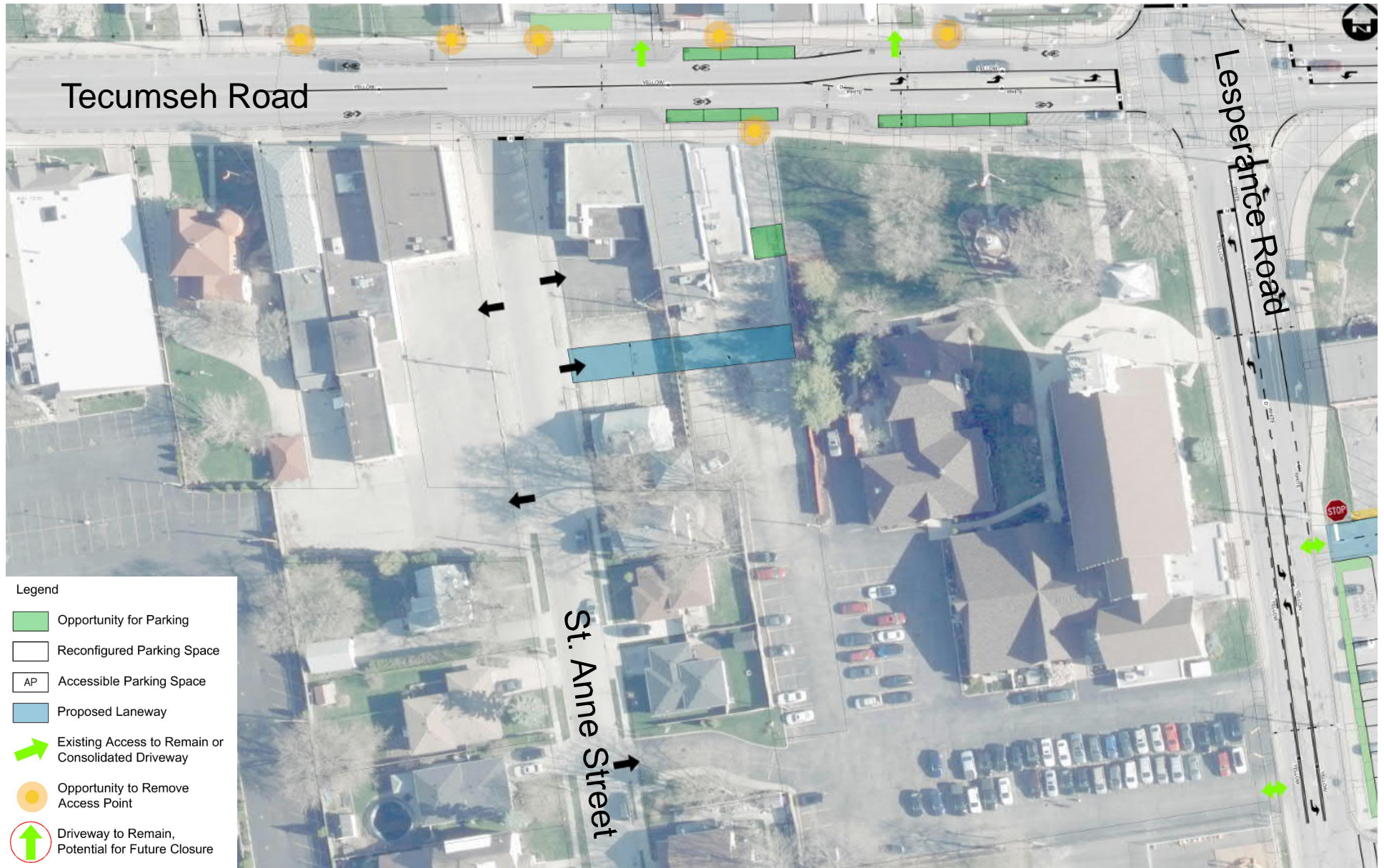
## AREA 1: North West Area





# Property Access

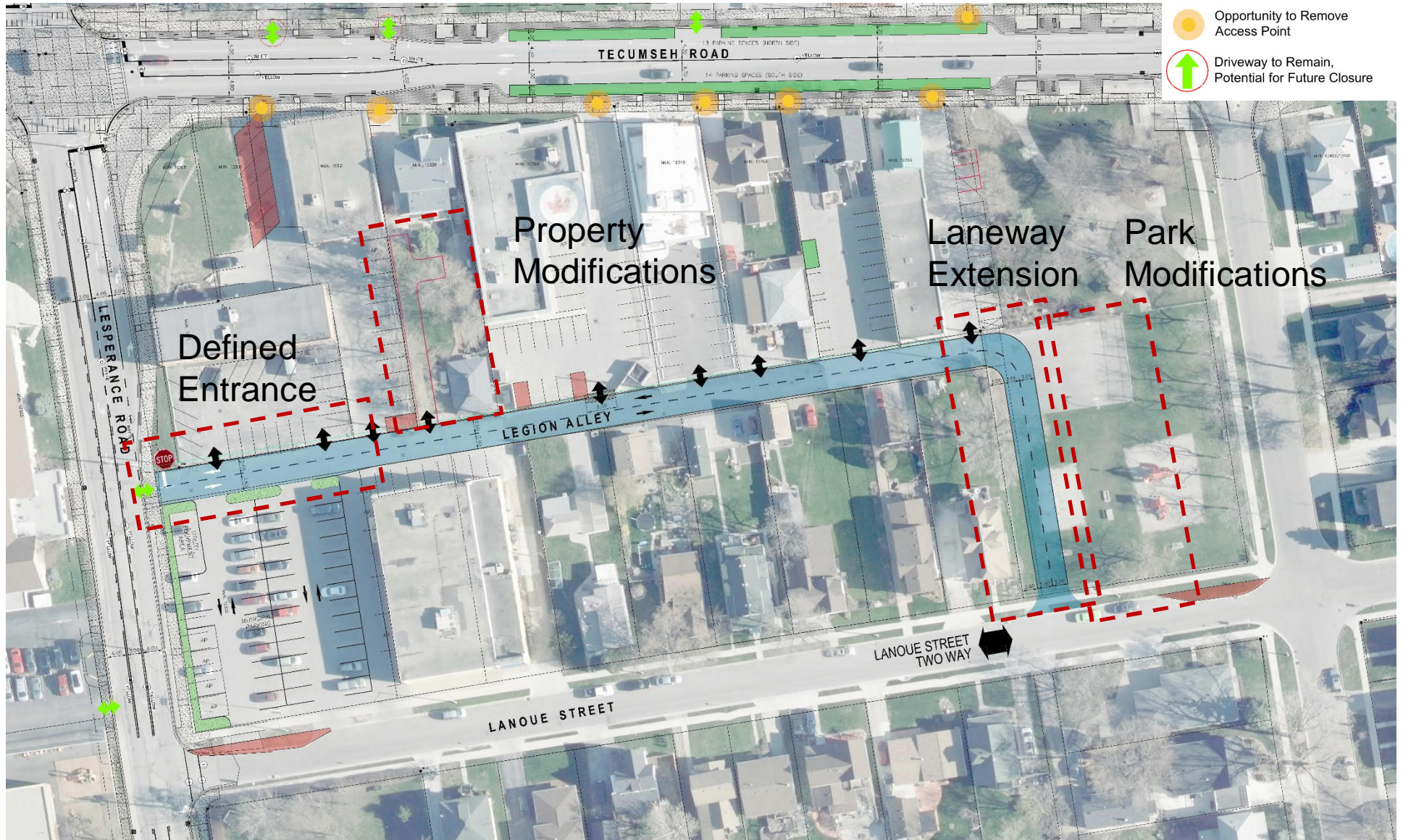
## Area 2: South West Area





# Property Access

## Area 3: South East Area





# Property Access

## Area 3: South East Area – Lanoue Street

### Background

### Proposed Improvements

- Two-way Traffic on Lanoue
- Maintain Porkchop Island at Bedell/Tecumseh Intersection
- 2.5 m Lanes and On-Street Parking
- Eliminate Curb Extensions

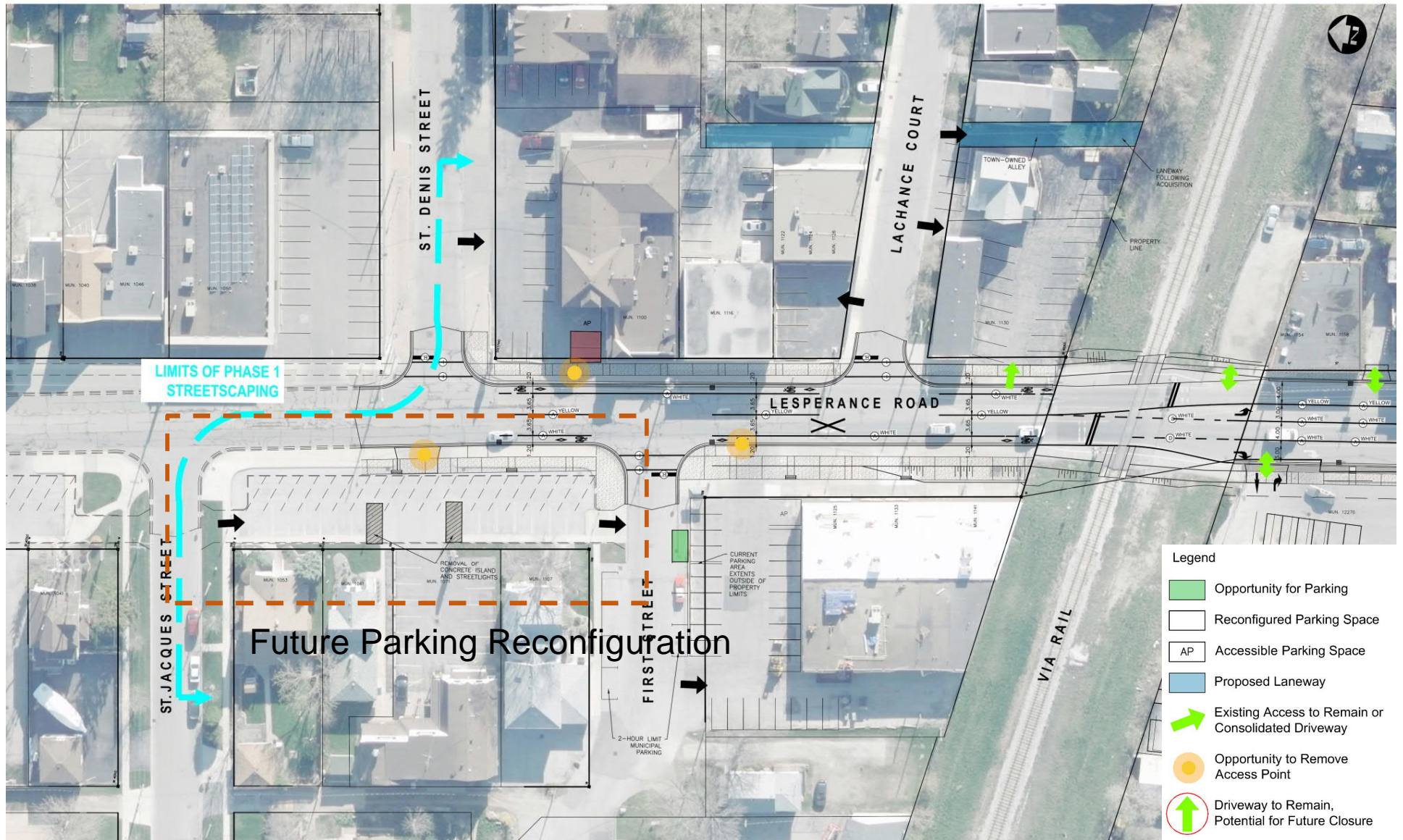
### Engage Lanoue Residents





# Property Access

## Area 4: North Lesperance Area





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## Council Feedback & Direction

# Council Feedback and Direction

## **1. Achieving the CIP Vision**

- Reciprocal Access
  - Circle back with Property Owners
  - Engage Lanoue Residents
- Implementation:
  - Driveway closures and reciprocal access
  - Land acquisitions/easements

## **2. Detailed design of the Streetscape Project**

- Finalize the design of Phase 1

## **3. Design and Construction of the Tecumseh Road Sanitary Trunk Sewer**



# Thank You!

## Council Discussion

April 23, 2019



**DIALOG**

