



The Corporation of the Town of Tecumseh

Planning & Building Services

To: Mayor and Members of Council

From: Brian Hillman, Director Planning & Building Services

Date to Council: November 26, 2019

Report Number: PBS-2019-39

Subject: Scheduling of a Public Meeting
Proposed Official Plan and Zoning By-Law Amendments
Skyline Real Estate Holdings
11873 and 11917 Tecumseh Road
Proposed 71-unit and 79-unit, Four-Storey, Apartment Buildings
OUR FILE: D19 SKY

Recommendations

It is recommended:

That the scheduling of a public meeting, to be held on Tuesday, January 14, 2020 at 6:00 p.m., in accordance with the *Planning Act* for applications submitted by Skyline Real Estate Holdings for a 4.4 hectare (10.9 acre) parcel of land situated at the southeast corner of the Tecumseh Road/Southfield Drive intersection (11873 and 11917 Tecumseh Road), to amend the Tecumseh Official Plan and Tecumseh Zoning By-law 1746 by redesignating the subject property from “Commercial” and “Residential” to “Residential” with a new site-specific policy and rezoning the subject property from “General Commercial Zones (C3) and (C3-1)” and “Residential Zone 2 (R2)” to a site-specific “Residential Zone (R3-16)” in order to:

- i) recognize the two existing apartment buildings located on the northern portion of the property and permit accessory commercial uses within their first floors;
- ii) permit the development of the southern portion of the lands for an additional two, four-storey apartment buildings totalling 150 units;
- iii) establish a total overall lot density of 91 units per hectare for the entirety of the property; and

- iv) establish site-specific lot, building and yard provisions,
be authorized.

Background

Property Location and Description

Skyline Real Estate Holdings (“the Owner”) owns two properties that total 4.4 hectares (10.9 acres) (“subject property”) located at the southeast corner of the Tecumseh Road/Southfield Drive intersection (11873 and 11917 Tecumseh Road) (see Attachment 1A). The subject property is also located within the Tecumseh Road Main Street Community Improvement Plan (“CIP”) Area. A six-storey, 149-unit apartment building currently occupies the north half of the property located at 11873 Tecumseh Road and a seven-storey, 98-unit apartment building occupies the north half of the property located at 11917 Tecumseh Road. The majority of the parking areas associated with these apartment buildings is situated to their south, beyond which is a substantial portion of vacant land that has always been intended for development. The Owner is proposing amendments to the Official Plan and Zoning By-law to permit the construction of two 4-storey apartment buildings and associated parking and landscaped areas on these vacant lands.

Surrounding Land Uses (see Attachment 1B)

- North: a small commercial plaza containing a restaurant and convenience store is situated between the two existing apartment buildings on the south side of Tecumseh Road. Directly across Tecumseh Road from the subject property is a vacant property that is proposed to be developed with a six-storey, 97-unit apartment building, an existing six-storey apartment building containing 53 units with commercial uses occupying the ground floor, the Canada Post facility and a monument sales establishment. Farther to the northwest on the north side of Tecumseh Road are a bank and a restaurant/bar. The Via Rail railway and a residential subdivision located in the City of Windsor consisting of single unit dwellings are located north of and beyond all of the preceding uses.
- East: abutting the subject property to the east is a restaurant and a residential dwelling south of which is the Windsor-Essex Community Housing two-storey, 38-unit apartment building. Farther to the east, along Tecumseh Road are underutilized properties identified for future apartment buildings and a commercial node at the southwest corner of Shawnee Road and Tecumseh Road. A transition to predominately commercial uses along both sides of Tecumseh Road begins just west of Shawnee Road.

- South: abutting the subject property to the south is Southfield Park, beyond which are predominately semi-detached residential dwellings with the exception of some single unit dwellings at the westerly end of Arbour Street.
- West: abutting the subject property and situated on the southeast corner of Southfield Drive and Tecumseh Road is a small commercial plaza containing two units. Across Southfield Drive on the southwest corner of that same intersection is a significant commercial plaza containing a number of businesses including a Tim Horton's restaurant with a drive-through facility. Directly to the south of this commercial plaza is an area of medium density residential development comprising townhouse style dwelling units.

Public Information Centre (PIC) Held by Applicant

Prior to the formal submission of the proposed Official Plan and Zoning By-law amendment applications to the Town, the Owner and its consultant organized and held a well-attended Public Information Centre (PIC) on October 16, 2019. At the PIC, the development proposal was presented to those in attendance followed by a question/answer period. Town Administration also attended to review the proposal and listen to the comments but played no formal role in the presentation. The majority of the comments at the PIC were focussed on issues related to the existing buildings (primarily maintenance and parking/traffic). No major planning concerns with respect to the proposed apartment buildings were raised by those in attendance.

Proposed Development and Amendments

Subsequent to the PIC, the Owner formally submitted Official Plan and Zoning By-law amendment applications along with a draft site plan (see Attachment 2) and architectural renderings (see Attachment 3) depicting:

- two four-storey apartment buildings that would flank the northern and eastern sides of Southfield Park. The apartment building proposed to abut the northern side of Southfield Park has a building footprint of 1,775 square metres (19,105 square feet) and contains 79 units. The apartment building proposed to abut the eastern side of Southfield Park has a building footprint of 1,600 square metres (17,222 square feet) and contains 71 units. The 150 proposed units, along with the 247 units in the existing apartment buildings, will result in a density of approximately 91 units per hectare (37 units per acre);
- an indoor amenity area located between the proposed apartment buildings that will be connected internally for residents, along with an outdoor patio area and two pickle ball courts;
- an expansion to the existing parking area resulting in an additional 220 surface parking spaces, including six new barrier-free spaces. With the addition of these spaces, the total

number of spaces for the entire subject property would be 535 which equates to 1.35 spaces per unit. The minimum number of spaces established in the Tecumseh Zoning By-law is 1.5 spaces per unit;

- one new access driveway onto Southfield Drive. The Owner's consultants are currently reviewing the existing four driveways along Tecumseh Road to determine if one or more of the access points can be modified (in or out only) or removed in order to enhance traffic conditions on both Tecumseh Road and the various driveways;
- a conveyance to the Town of a 5-metre (16.4-foot) strip of land along the most southerly boundary of the subject property in order to provide the ability to widen and enhance the pedestrian access between the westerly terminus of Arbour Street and Southfield Park. This conveyance will also assist with the ability to provide emergency vehicular access from Arbour Street, details of which would be finalized through the requisite site plan control approval process; and
- a pedestrian sidewalk connection to Southfield Drive. The Owner will also be including pedestrian linkages through the site to Tecumseh Road.

The "General Commercial" designation (which applies to the northern portion of the property where the existing apartment buildings are located) and the "Residential" designation (which applies to the southern portion of the property where the two new apartment buildings are proposed to be located) both contemplate apartment buildings of this nature. The "Residential" designation, however, establishes a maximum lot density of 75 units per hectare. If the two apartment buildings are constructed, the entire subject property will have an overall lot density of 91 units per hectare.

The 91 units per hectare density resulting from the proposed development is similar to existing and proposed apartment developments in the immediate vicinity of the subject property.

The entire subject property is currently zoned "General Commercial Zones (C3) and (C3-1)" and "Residential Zone 2 (R2)". The proposed apartment buildings are to be located on the lands zoned C3-1 and R2 while the existing apartment buildings are located on the lands zoned C3. The C3 Zone permits a range of commercial uses and existing dwellings; the C3-1 Zone permits a parking and recreation area and facilities associated with the existing apartment buildings; and the R2 Zone permits only single unit residential uses.

Based on the foregoing, the applicant has submitted Official Plan and Zoning By-law amendment applications that are summarized as follows:

- Proposed Official Plan Amendment

The purpose of the application is to redesignate the subject property from "General Commercial" and "Residential" to "Residential" and introduce a new site-specific policy to facilitate the development of the lands for two additional apartment buildings and

establish a total lot density of 91 units per hectare for the entirety of the property and to establish maximum height limits for the existing and proposed buildings.

- **Proposed Zoning By-law Amendment**

The purpose of the application is to rezone the subject property from “General Commercial Zones (C3) and (C3-1)” and “Residential Zone 2 (R2)” to a site-specific “Residential Zone 3 (R3-16)” to:

- recognize the existing two apartment buildings located on the northern portion of the property;
- permit the development of the southern portion of the lands for an additional two, four-storey apartment buildings totalling not greater than 150 units;
- establish a maximum number of units for the entire property;
- establish a minimum parking standard of 1.3 spaces per unit; and
- establish site-specific lot, building and yard provisions.

Additional Planning Approvals

In addition to the aforementioned planning applications, the approval and execution of a site plan control agreement with the Town will be required prior to the proposed development proceeding. It should also be noted that the County of Essex is the approval authority for Official Plan amendments. Further, the Owner has indicated that it may seek to sever the subject property such that the two northerly buildings are on separate lots and the proposed two new buildings are on one separate lot. Discussions on this issue are ongoing, the results of which may necessitate some refinements to the proposed Zoning By-law amendment prior to it being adopted by Council.

Supporting Documents

During early discussions regarding potential development of the subject property, Town Administration identified that the preparation of the following reports/studies would be necessary to properly assess the proposal from a land-use planning perspective and to consider the applications complete:

- Planning Analysis Report (PAR);
- Traffic Impact Study (TIS); and
- Site Servicing Study

Below is a summary of the findings of the aforementioned reports/studies:

1) Planning Analysis Report, SKYDEVCO INC. – Planscape Inc, October 2019.

The PAR 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 introductory evaluation of the development with respect to built form, compatibility from existing land uses, integration with the surrounding area and overall site suitability.

The PAR concluded that:

"The subject applications request approvals for a new high-density residential use on two existing properties, each containing existing high-density residential apartments. The proposed increase in density has been evaluated against the applicable policies of the Provincial Policy Statement, the County of Essex Official Plan and the Town of Tecumseh Official Plan and found to be in conformity with the intent, purpose and policies of these planning documents. In addition, the proposal serves to advance the policies of the applicable planning documents which promotes needed affordable and rental housing. Furthermore, the proposed use is appropriate for the area taking into consideration the connection to existing municipal services, its location along Southfield Road and other compatible residential uses and necessary services in the immediate vicinity.

The proposed development and planning applications represent good planning and it is respectfully recommended that the applications be supported and approved."

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.

2) Traffic Impact Study, 11873 & 11917 Tecumseh Road, Transportation Impact Study & Parking Study – Paradigm Transportation Solutions Limited, October 2019.

The TIS 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. In addition, the TIS provided an analysis and justification for the amount of parking provided by the development through the completion of a parking survey for the existing apartments and a transportation demand analysis.

The TIS concluded that:

“Based on the investigations carried out, it is concluded that:

- Existing Traffic Conditions: All study area intersections are currently operating within acceptable levels of service, except for the northbound left-turn queues at the intersection of Tecumseh Road East and Lesperance Road which are forecast to exceed the available storage but can be accommodated within the two-way centre left-turn lane;
- Development Generated Traffic: The development is forecast to generate 51 and 65 new trips during the AM and PM peak hours, respectively;
- Background Traffic Conditions: All study area intersections are forecast to operate within acceptable levels of service, except for certain movements at the intersection of Tecumseh Road East and Lesperance Road which are forecast to operate with queues exceeding the available storage and increased delays;
- Total Traffic Conditions: All study area intersections are forecast to operate with similar levels of service as the background traffic conditions;
- Remedial Measures: Westbound left-turn lanes with 25 metres of storage are forecast to be warranted on Tecumseh Road East at the site driveways under 2024 total volumes during the PM peak hour;
- Parking Supply: A total of 222 parking spaces (note: this figure is based on an earlier version of the concept plan which has since been revised to depict 220 spaces) is proposed for the proposed development. Based on the parking demand at the existing residential properties and ITE [Institute of Transportation Engineers] parking demand data, this supply is considered sufficient; and
- Transportation Demand Management Measures: To further support a reduced rate of parking the developer can unbundle parking from the lease of units, provide easily accessible long and short-term bike parking, and ensure safe and accessible pedestrian movement throughout the site.”

Town Administration has received the TIS and has requested a peer review of this study by a third party consulting engineer to assist with the Town’s assessment of the TIS. The results of the assessment will be provided to Council by way of a future Planning Report. Discussions are ongoing regarding potential alternative design solutions on Tecumseh Road and the optimal format and number of driveways to the subject property.

3) Functional Servicing and Stormwater Management Report – MGM Consulting Inc., October 2019.

The Functional Servicing and Stormwater Management Report addresses municipal water, sanitary and stormwater management (quantity and quality) services for the proposed development.

Town Administration has received the Functional Servicing and Stormwater Management Report and has requested a peer review of the servicing study by a third party consulting engineer to assist with the Town's assessment of the study. The results of the assessment will be provided to Council by way of a future Planning Report.

The proposed development will be serviced with full municipal services. An engineering analysis was undertaken at the time of the development of the CIP to identify necessary improvements to accommodate full build-out of this area. Its findings confirmed the adequacy of services for the proposed development along with the development of a limited number of other lands currently being considered for residential intensification. However, the study also confirmed that the Tecumseh Road sanitary sewer will need to be upgraded in the CIP area to support full build-out. Accordingly, Council recently authorized Public Works and Environmental Services to commence detailed design of the sanitary sewer improvements in order to ensure the sanitary sewer system is able to support on-going redevelopment and intensification projects in the CIP area. The construction of this sanitary sewer is currently proposed in 2020, subject to Council approval of the 2020 Capital Works Plan on December 10, 2019. It is further noted that stormwater management will be required for quality and quantity control, the details of which will be addressed through the site plan control process.

Comments

Provincial Policy Statement

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.

There are a number of policies within the PPS that support the applications for the proposed residential development. The following are the relevant excerpts from the PPS:

"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:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential ... and other uses to meet long-term needs;
...
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing cost.

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years...

Within settlement areas, sufficient land shall be made available through intensification and redevelopment ...

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;
 - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - 4. support active transportation; and
 - 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 appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, 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 avoiding or mitigating risks to public health and safety.

1.4 Housing

1.4.3 Planning authorities shall provide for an appropriate range and mix 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, including second units, 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 active transportation and transit in areas where it exists or is to be developed; and

- 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.

1.6.7 Transportation Systems

- 1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

1.7 Long-Term Economic Prosperity

- 1.7.1 Long-term economic prosperity should be supported by:

...

- c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- d) encouraging a sense of place, by promoting well-designed built form...

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.”

In summary, the PPS encourages and supports development on lands that are identified for urban growth in approved settlement areas. It also establishes that the Town should be supporting and promoting residential infill 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. The PPS also supports the development of a broad range of housing types and tenures and encourages residential intensification within identified urban areas where such areas have appropriate levels of servicing.

The subject proposal is in a location and of a form of residential development that achieves all of the foregoing policy objectives. It provides an alternative form of housing type and at a density that provides for a more compact built form and promotes walkability and transit usage. The proposed development is also considered to be intensification in accordance with the definition contained in the PPS. Based on the foregoing, it is the opinion of the writer that the applications for the proposed residential development are consistent with the PPS.

County of Essex Official Plan

The subject lands are within an identified Primary Settlement Area of the County Official Plan. The goals and policies of the County of Essex Official Plan 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 Official Plan are most relevant in the assessment of the subject proposal:

“2.12 NOISE, VIBRATION AND SAFETY

...

- b) Prior to the approval of any applications for Official Plan amendments, Zoning By-law amendments, plans of subdivision or condominium, land division, committee of adjustment approval or any development that is subject to site plan control on lands that are within 500 metres of a Principal Main Railway Line right-of-way, Provincial Highway, or stationary sources or where the projected noise exceeds the Ministry of the Environment recommended noise criteria by more than 5 dBA, a noise and vibration and impact mitigating study shall be completed and submitted to the appropriate agencies and appropriate railway companies

for review and comment. Appropriate measures to mitigate any adverse impacts from noise and or vibration that were identified shall be undertaken.

3.2 SETTLEMENT AREAS

3.2.2 Goals

The following goals are established for those lands designated as settlement areas on Schedule “A1”:

- a) Support and promote public and private re-investment in the Primary Settlement Areas
- ...
- 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.
- ...
- i) Promote residential intensification within Primary Settlement Areas, and to a lesser extent, within full serviced secondary settlement areas.

3.2.4 Primary Settlement Areas

Primary Settlement Areas are the largest and traditional centres of settlement and commerce in the County. Protection of these communities by focusing growth and investment is a priority of the County.

3.2.4.1 Policies

The following policies apply to Primary Settlement Areas:

...

- f) Downtown/Uptown areas should maintain and/or enhance the existing character of these areas. Mixed-use development and an accessible pedestrian oriented streetscape are encouraged. The preparation of Community Improvement Plans are also encouraged.

3.2.6 General Settlement Area Policies

The following policies apply to all “Settlement Areas” identified on Schedule “A1” of this Plan:

...

- b) The County supports residential intensification within Primary Settlement Areas.

...

- e) Local Official Plans are encouraged to provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area as outlined below:

- i) Maintaining at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available as defined by Provincial Policy.
- ii) Maintaining at all times, where new development is to occur, at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.
- iii) Permitting and facilitating all forms of housing, including special needs housing, required to meet the social, health and well-being requirements of current and future residents.

- f) Local Official Plans are encouraged to provide opportunities for redevelopment, intensification and revitalization in areas that have sufficient existing or planned infrastructure.

- g) It is the policy of this County Official Plan to ensure long term economic prosperity by encouraging local Official Plans to:

...

- v) Maintain the well-being of downtowns and mainstreets.

3.2.7 Intensification and 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.”

In accordance with the aforementioned goals and policies, it is the opinion of the writer that the proposed development conforms to the County of Essex Official Plan. Town Administration has consulted with the County of Essex regarding the potential need for the completion of a noise and vibration study in relation to the Via Rail corridor that is approximately 400 metres to the north of where the proposed new apartment buildings are to be located. Clarification is being sought from VIA Rail with respect to the nature of the study required, the details of which will be incorporated as policy into the site-specific Official Plan Amendment policy. Any study deemed necessary will need to be completed prior to site plan approval.

Tecumseh Official Plan

As noted previously, the subject property is currently designated “General Commercial” (which applies to the northern quarter of the property where the existing apartment buildings are located) and “Residential” (which applies to the southern three quarters of the property where the two new apartment buildings are proposed to be located) in the Tecumseh Official Plan (see Attachment 4).

Both of these designations contemplate apartment buildings provided they can be appropriately integrated with the existing and proposed development pattern by meeting the applicable policies of the Plan. The Residential designation, however, establishes a maximum density of 75 units per net hectare. As noted earlier in this Report, the development of the proposed apartment buildings would result in a density of 91 units per net hectare. The following sections of the Official Plan provide broad support for the type of residential development proposed:

“1.4 BASIS OF THE PLAN

...

(b) Housing Demand Forecasts

...A more balanced mix of housing types and tenures will be required in the Town of Tecumseh over the next two decades in

order to meet the existing and anticipated future needs of an aging population with smaller average household sizes, and varying housing needs.

2.11 RESIDENTIAL OBJECTIVES

...

- b) To encourage new residential development to occur in such a manner which makes the most efficient use of municipal infrastructure and services, in keeping with the capacity of the existing services available and the financial ability of the municipality to provide the required additional infrastructure and services.

...

- d) To broaden the range of housing options available to existing and future residents of the Town, by encouraging the continued production of a diverse and affordable mix of housing that is capable of meeting the needs of all households – including low and moderate income households and households with special needs. The provision of a mixture of housing forms, sizes, tenures and affordable housing types, including both public and private sector sponsored housing are to be encouraged.”

Given that the area proposed for the two new apartment buildings is designated Residential, regard needs to be given to Section 3.3 Residential, which states the following with respect to the proposed use:

“3.3 RESIDENTIAL

- 3.3.1 The lands designated Residential shall be used primarily for residential purposes. Various types of residential dwellings shall be permitted within this designation, provided they meet all of the applicable policies of this Plan. The regulations and zone provisions of the town's comprehensive zoning by-law implementing this Plan shall be in accordance with the following:

- (iii) High Density Residential Uses

The maximum permitted density within any High Density Residential Zone shall be 75 units per net hectare. Permitted residential uses shall consist of townhouse dwellings and low-rise and mid-rise apartment buildings, up to 7 storeys in height.

Council will utilize the following criteria in the creation and application of medium and high density residential zone categories in the Town of Tecumseh:

- a) medium and high density residential uses should have frontage and/or access driveways onto an arterial or collector road;
- b) proposals will not be approved which would result in substantial traffic flow increases on local streets serving single-unit residential development;
- c) apartment proposals of more than 3 stories should be separated from adjacent dwellings by a distance sufficient to maintain the privacy, amenity and value of surrounding residential properties.

In considering applications to amend the town's comprehensive zoning by-law to establish a medium or high density residential use, Council will also have regard to the following:

- the need for the proposed development as identified through an analysis of housing supply and demand;
- the density and form of adjacent development;
- the adequacy of the municipal water supply, sanitary sewers (and associated treatment plant capacity), storm drainage, and roads to serve the proposed development;
- the adequacy of schools, parks, and community facilities to serve the proposed development;
- the adequacy of off-street parking facilities to serve the proposed development; and
- the provision of adequate buffering standards deemed necessary to protect the residential amenities of adjacent land uses.”

Accordingly, the Town will have to have regard to the foregoing criteria in its review and evaluation of the proposed Official Plan and Zoning By-law amendments. Administration’s evaluation in the context of these criteria will be provided to Council by way of a future Planning Report that will also summarize and comment on any formal comments received through the public meeting and consultation process.

In summary, the Tecumseh Official Plan contemplates multiple storey apartment residential uses in the Residential area subject to the review, evaluation and public/stakeholder consultation process that would be undertaken as part of the required Official Plan Amendment process.

Tecumseh Road/Main Street Community Improvement Plan

The subject property is within the Tecumseh Road/Main Street Community Improvement Plan (CIP) (see Attachment 5). The CIP identifies the importance of additional residential development in order to facilitate the rejuvenation of the entire CIP area. The CIP encourages the development of higher density residential uses within the CIP area, including duplexes, townhomes and apartment dwellings.

One of the objectives of the CIP is to:

“Encourage a diverse mix of housing in order to provide options for seniors and young people in more urban housing forms, and allow for housing in mixed use developments, to ensure the street is active and alive all days of the week, and all times of the day.”

Furthermore, the CIP has identified ten “Big Moves” that will form the basis for the proposed Urban Design Guidelines and Implementation Strategies. These “Big Moves” are the key design elements that will support the Vision and Guiding Principles, and define the CIP Concept. One of these “Big Moves” includes the creation of:

“higher density residential neighbourhoods north and south of main street with integrated public and private open spaces, road access, and pedestrian linkages.”

The CIP also contains land use recommendations that are intended to guide redevelopment and establish the basis of the policy framework needed to achieve the CIP vision. The land use category recommended by the CIP for the southern area of the property where the new buildings are proposed is identified as Town Centre Residential 1.

The Town Centre Residential 1 designation establishes a maximum Floor Space Index (FSI - gross floor area of building divided by lot area) of 0.7 and a maximum height of three storeys. The proposed multi-unit apartment dwellings result in an FSI of approximately 0.76, which is only marginally above the recommended maximum, but they have a proposed height of four storeys.

It is important to note, however, that the CIP establishes that consideration may be provided to permit additional height or density subject to the Official Plan and Urban Design Policies of the CIP area. Given their location within close proximity to the existing higher density apartment buildings to the north, which are six to seven storeys in height, and to the 1.0 hectare municipal park abutting along two property lines to the south, it is believed that the proposed

development represents an appropriate built form for this area and is consistent with the land use and urban design policy standards of the CIP. It is also believed that it will be a critical development towards achieving some of the important overarching, broad-based objectives for the area pertaining to encouraging higher density residential uses and increasing the residential population. Moreover, the subject proposal will assist in the strengthening of the CIP area by introducing additional residents to the area who will work/live/play/shop.

In terms of the architecture of the proposed multi-unit dwelling, the renderings provided to date (see Attachment 3) appear to meet the CIP guidelines for architectural building materials and features. It should be noted that these guidelines would have to be met in order to qualify for any available financial incentives offered through the CIP.

Tecumseh Zoning By-law 1746

As noted earlier in this Report, the subject property is currently zoned “General Commercial Zones (C3) and (C3-1)” and “Residential Zone 2 (R2)” in Tecumseh Zoning By-law 1746 (see Attachment 6). The proposed zoning by-law amendment would place the subject property into a site-specific “Residential Zone 3 (R3-16)” to:

- recognize the existing two apartment buildings located on the northern portion of the property;
- permit the development of the southern portion of the lands for an additional two, four-storey apartment buildings totalling 150 units;
- establish a maximum number of units for the entire property;
- establish a minimum parking standard of 1.3 spaces per unit; and
- establish site-specific lot, building and yard provisions.

Site Plan Control

As noted earlier in this Report, the subject property is subject to Site Plan Control. Council approval of a site plan control agreement will be required prior to any development occurring on-site. The applicant has been advised of this requirement.

Conclusion

Having regard to the range, scale, location and nature of surrounding uses, the geographic location of the proposed development along with current policy initiatives encouraging standards that support more compact and efficient development, it is believed that there is merit in considering the requested applications to permit the proposed residential intensification on the subject property.

Accordingly, it is recommended that a public meeting be scheduled in accordance with the provisions of the *Planning Act* as a means to seek public input. A public meeting to consider the proposed amendments 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.

Consultations

Public Works & Environmental Services
County of Essex

Financial Implications

None.

Link to Strategic Priorities

Applicable	2019-22 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 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 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:

Enrico DeCecco, BA (Hons), MCIP, RPP
Junior Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services

Reviewed by:

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

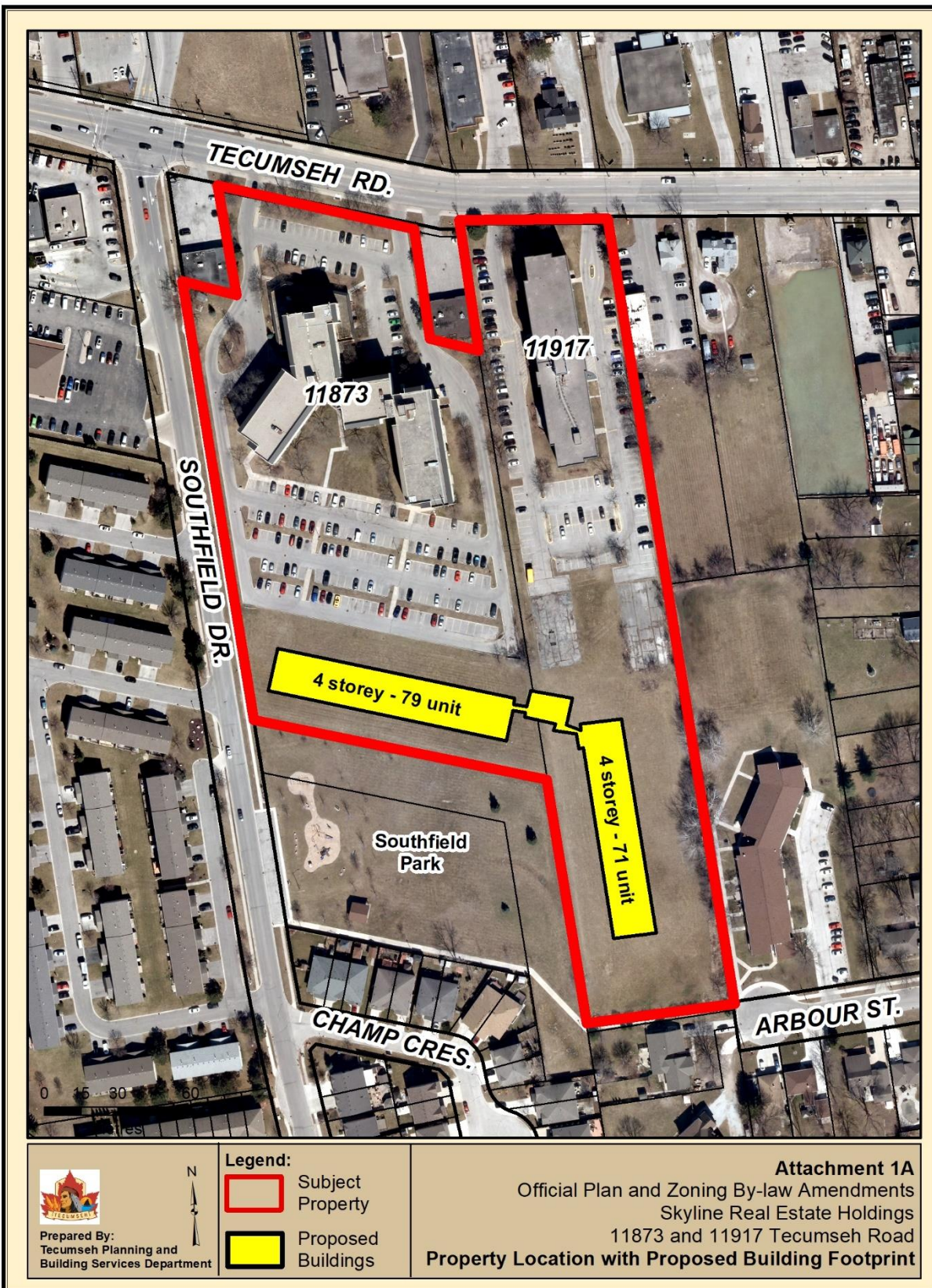
Reviewed by:

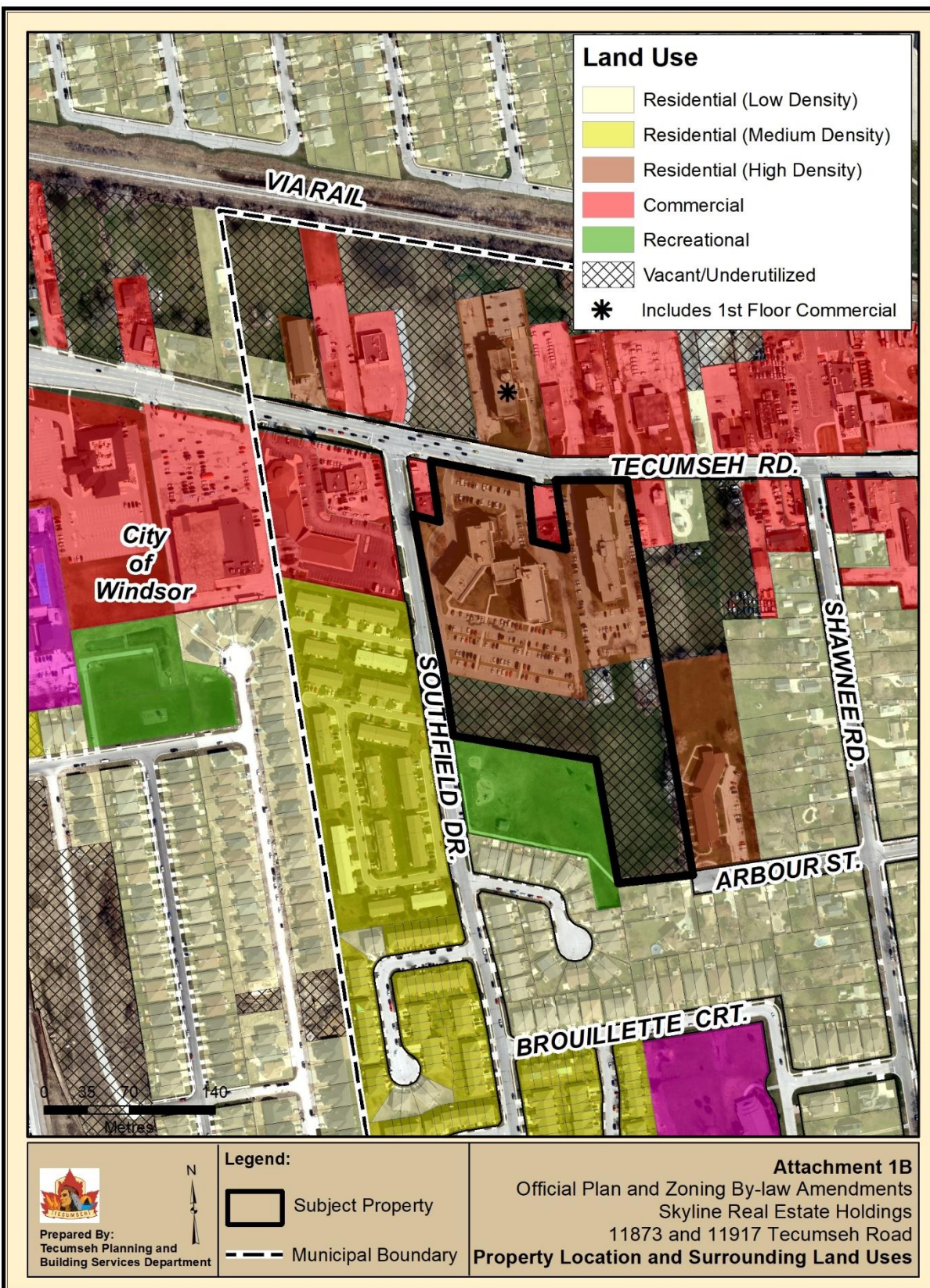
Brian Hillman, MA, MCIP, RPP
Director Planning & Building Services

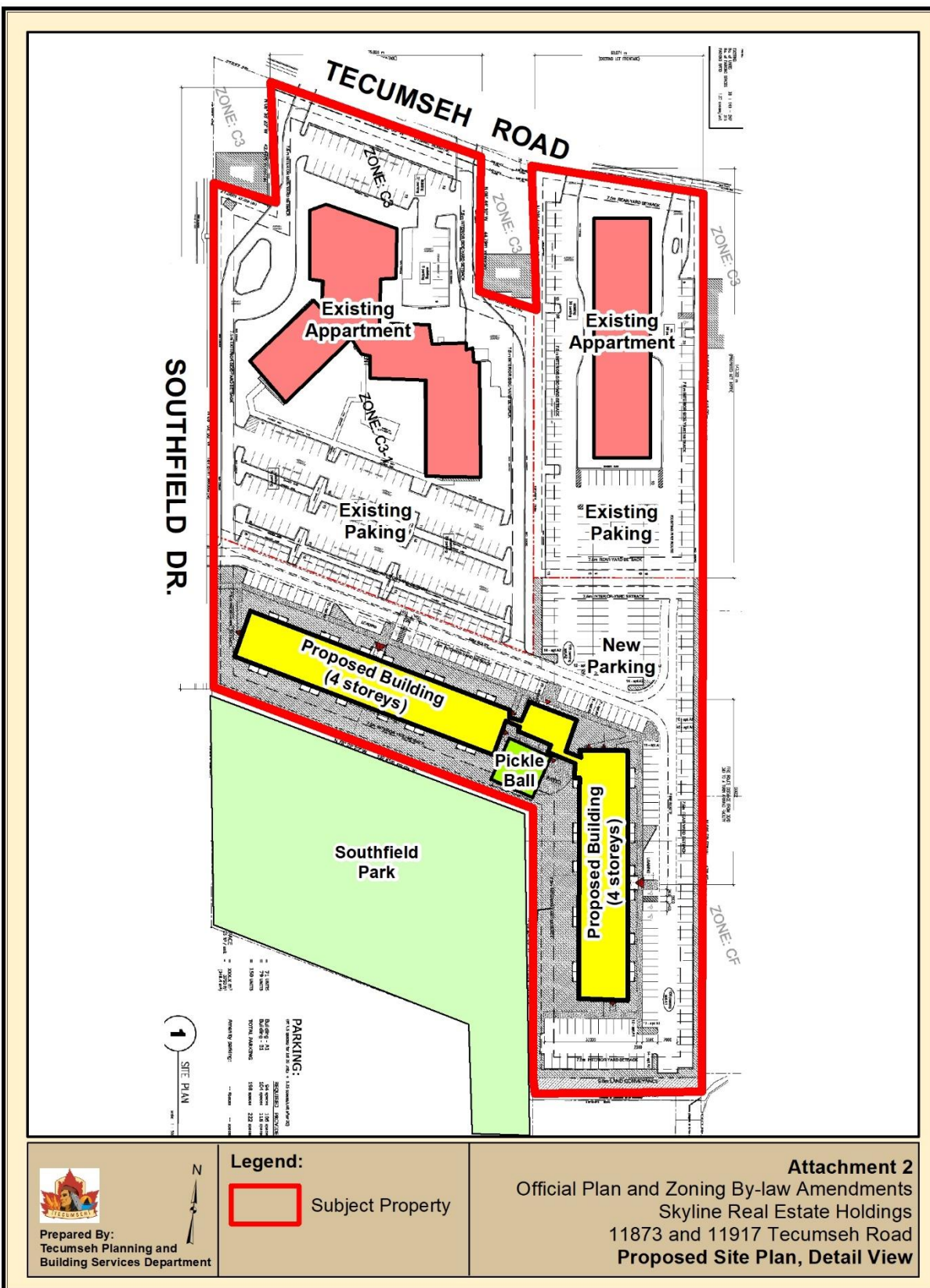
Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1A	Subject Property Map
1B	Subject Property and Surrounding Land Uses Map
2	Proposed Site Plan
3	Architectural Renderings
4	Official Plan Map
5	Property Location in Relation to CIP Map
6	Zoning Map









View of northern and eastern facades of proposed buildings from subject property, facing southwest towards Southfield Park.



View of southern and western facades of proposed buildings, and the pickleball courts from Southfield Park, facing northeast towards Tecumseh Rd.



Prepared By:
Tecumseh Planning and
Building Services Department



Attachment 3
Official Plan and Zoning By-law Amendments
Skyline Real Estate Holdings
11873 and 11917 Tecumseh Road
Architectural Renderings

