

# Skyline Real Estate Holdings & Skydevco Official Plan and Zoning By-law Amendment Applications D19 SKY



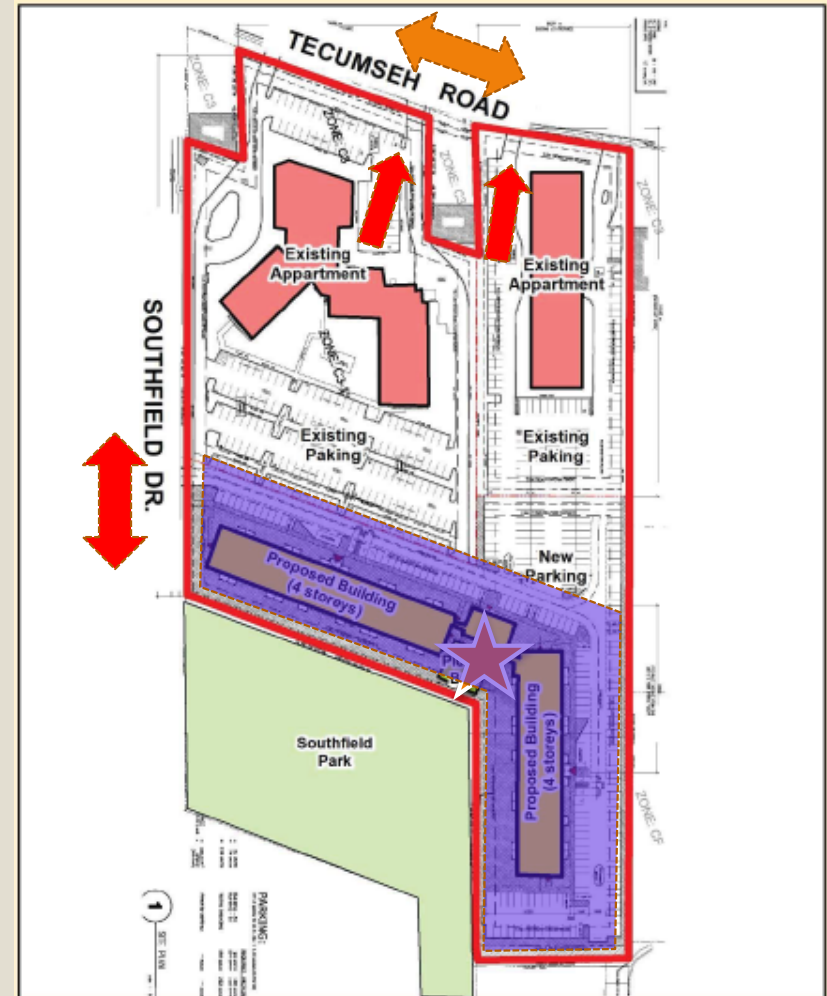
**PRESENTATION TO  
TOWN OF TECUMSEH  
PUBLIC COUNCIL MEETING**

**JANUARY 14, 2020**



# What This Project Will Accomplish

- Infill Development
- Efficient Use of Municipal Services
- Better Traffic Flows
- Needed Rental Apartments and Amenities
- Related Economic Development (construction and retail commercial)



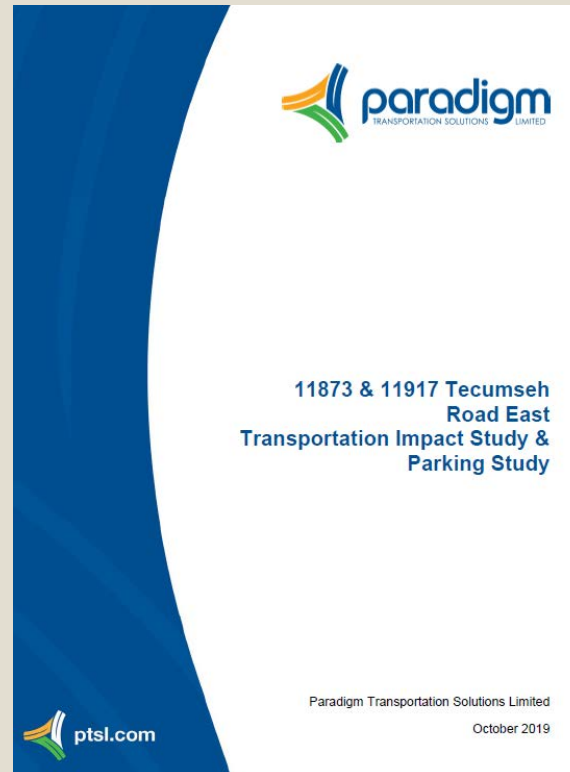
# Technical Reports



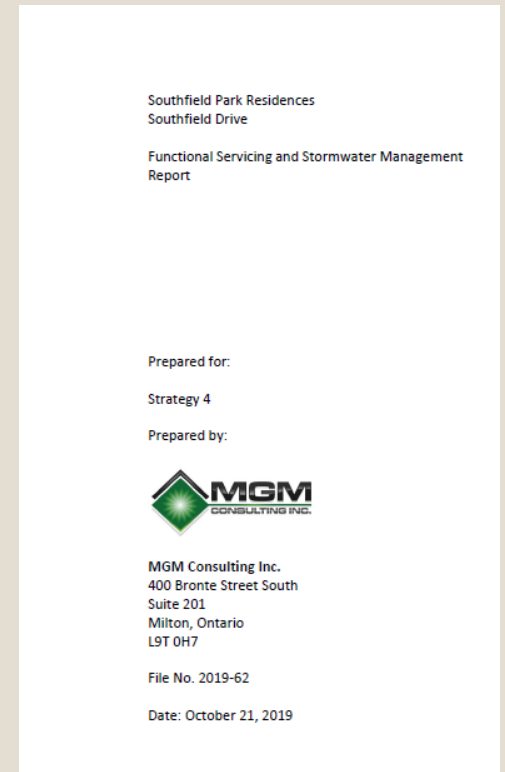
## Planning Justification



## Traffic Impact



## Servicing and SWM



# Specifics



- ✓ Two new 4-storey rental apartment buildings
- ✓ Approx. 150 units
- ✓ Indoor/outdoor amenity areas

- ✓ + 220 parking spaces (6 barrier-free)
- ✓ New driveway (Southfield Dr)
- ✓ Enhance/expand walkway to Southfield Park

# Proposed Amendments



- Official Plan -CLARIFY designation and RECOGNIZE proposed density.
- ZBL – Site Specific “Residential 2 (R2) Zone to:
  - Recognize two existing apartments
  - Permit two new apartments
  - Establish unit numbers
  - Establish parking densities
  - Establish specific lot provisions (e.g. setbacks, etc.)
  - Ensure the properties are defined as one lot

# Policy Review



## PROVINCIAL POLICY STATEMENT

- Healthy, livable, safe community growth
  - Promote range of housing options available and attainable to all demographic groups and income levels
  - Promote infill growth in designated urban/serviced areas
  - Efficient use of existing municipal roads and services
  - Encourage energy conservation, address climate change
- 
- Consistent with 2014 Provincial Policy Statement

# Policy Review



## COUNTY OF ESSEX & TOWN OF TECUMSEH OFFICIAL PLANS:

- Goals & Objectives
  - Land Use Compatibility
  - Settlement Areas/Urban Centre
  - General Residential Development
  - Residential Designation
  - Transportation
  - Municipal Services (sewer & water)
- 
- Fully conforms to all of the OFFICIAL PLAN Policies once OPA is approved

# Policy Review



## TOWN OF TECUMSEH ZONING BY-LAW:

- Variations required
  - Ensure the lots are considered one large lot
  - Use is permitted and all other zoning provisions (lot coverage, etc.) complies
- 
- Fully complies with ZBL once OPA and ZBL is approved



# Planning Recommendations



- Agree with staff policy review
- Planning Justification Report includes full policy analysis
- Applications are consistent with PPS, conform to Essex and Tecumseh OP's
- Represents good planning
- Respectfully request Council to adopt the OPA and approve the Zoning By-law once the final staff report has been drafted

# Concept Plan

