

Public Meeting of Council

Minutes

Date: Tuesday, January 14, 2020
Time: 6:00 pm
Location: Tecumseh Arena - Horwood Room, 1st Floor
12021 McNorton Street
Tecumseh, ON N8N 3C7

Present: Mayor, Gary McNamara
Deputy Mayor, Joe Bachetti
Councillor, Bill Altenhof
Councillor, Andrew Dowie
Councillor, Brian Houston
Councillor, Tania Jobin
Councillor, Rick Tonial

Also Present: Chief Administrative Officer, Margaret Misek-Evans
Director Public Works & Environmental Services, Phil Bartnik
Director Fire Services & Fire Chief, Wade Bondy
Director Information & Communication Services, Shaun Fuerth
Director Planning & Building Services, Brian Hillman
Director Financial Services & Chief Financial Officer, Tom Kitsos
Director Corporate Services & Clerk, Laura Moy
Deputy Clerk & Manager Legislative Services, Jennifer Alexander
Manager Planning Services, Chad Jeffery
Manager Strategic Initiatives, Lesley Reeves

A. Call to Order

The Mayor calls the meeting to order at 6:00 pm.

B. Roll Call

C. Disclosure of Pecuniary Interest

There is no pecuniary interest declared by a Member of Council.

D. Introduction and Purpose of Meeting

The purpose of the meeting is to hear public comment on the applications for an **Official Plan and Zoning By-law amendments for a parcel of land located southeast of the Tecumseh Road and Southfield Drive intersection**. The

purpose of the proposed Official Plan amendment is to redesignate the subject property from General Commercial and Residential to Residential; introduce a new site specific policy to facilitate the development of the lands for two additional apartment buildings; establish a total lot density of 91 units per hectare for the entire property; and to establish maximum height limits for the existing and proposed buildings.

The purpose of the Zoning By-law amendment is to change the zoning pertaining to the subject parcel from "General Commercial Zones" and "Residential Zone 2" to site specific "Residential Zone R3". The site specific R3 zone would permit the proposed residential uses and establish various site specific zone provisions.

E. Delegations

1. Chad Jeffery, Manager Planning Services

The Manager Planning Services introduces the proponent's representatives; namely, Greg Jones and Sarah Reeves as well as their Planner, Stefan Szczerbak. He describes the proposed development and land use for the subject property, as well as the surrounding developed lands and their uses, all of which are set out in Report PBS-2020-39 on the Public Meeting Agenda. The elements of the proposed development, including parking, access, number of units, and common amenity space are also explained. The Official Plan and Zoning amendments are outlined in the PBS-2019-39 Report, including justifications for site specific designations and the need for a site plan control agreement.

2. Stefan Szczerbak, M.Sc MCIP RPP, Senior Planner, Planscape Inc.

Re:11873 and 11917 Tecumseh Road

Stefan Szczerback, Planner for the proponent Skyline, presents the PowerPoint presentation as appended to the Public Meeting Agenda.

The Members speak to the need for housing diversification and affordable housing in the community. Traffic concerns are discussed and the need for appropriate ingress and egress to accommodate the development. The applicant advises they are working with their Engineer to address access through site plan control.

Comments are made by the Members on updating Skyline's existing residential apartment buildings including energy efficiencies. Mr. Jones explains they do have energy efficiency plans for the existing buildings and notes the challenges with older infrastructure.

3. Greg Jones, President, Skydevco

Greg Jones explains that the vacancy rates are at 3%. He is looking to a long term development in the design and opportunity to build an energy

efficient apartment building to include LED lighting, solar panels and electric vehicle parking. He requests Council's support for the applications.

The Mayor opens the floor to the public for comment.

The Mayor comments on the need for housing diversification and affordable housing in the community. Members indicate that vacant rental units are scarce in Tecumseh. Traffic concerns are discussed and the need for appropriate ingress and egress to accommodate the development. The applicant advises they are working with their Engineer to address access through site plan control and beautification through some landscaping.

In response to an inquiry, Mr. Jones advised that the apartments are proposed to be predominantly 2-bedrooms, ranging from 925-975 square feet with some 1-bedrooms in the 600 square feet range.

4. Steve Kenney, 11930A Arbour Street

Mr. Kenney explains that he grew up in the area. He understands the need for new development, however he has concerns with crime in the area, as well as flooding. He suggests to mitigate some of the privacy issues, that there be improved park development. Mr. Kenney also inquires about plans for the walkway. Mr. Jones advised of a proposed enhanced pedestrian connection under site plan control. Mr. Kenney advises his main issues are safety, privacy and improved park development.

The Director Building & Planning Services reiterates that the end of Arbour street needs to be enhanced and have a landscaped amenity that residents could be proud of. He explains the positive affects from having private eyes on public property such as residential development overlooking park lands. Private intrusion will be carefully reviewed.

The Director Public Works & Environmental Services gives a brief outline on the Town's Storm Drainage Master Plan to mitigate overland flooding and answers questions from the audience.

5. Bob Kenney, 11930 Arbour Street

Mr. Kenney raises concern about flooding in the area. Mr. Jones explains how storm water will be temporarily retained on site, before it is released into the Town's system.

The Director Public Works & Environmental Services gives a brief outline on the Town's Storm Drainage Master Plan to mitigate overland flooding. The Director will obtain Mr. Kenney's contact information and follow-up with his concerns.

6. Richard Griffin, 11841 Hawk Lane

Richard Griffin is the President of ECC45 for the Townhouse Condominiums on the west-side of Southfield Drive. They are not opposed to development, however, he is concerned about volume of traffic on Southfield Drive and inquired if there are any plans for a traffic light or a 4-way stop. Mr. Griffin also raised issue with the trunk lines on Southfield regarding the capacity to handle additional stormwater and sanitary sewage.

Manager Planning Services advises proponents did a Traffic Study which is carefully being examined by the Town's Engineer as a peer review. With respect to storm and sanitary, the Director Public Works & Environmental Services explains onsite storage and management and how they will both exit out onto Tecumseh Road area. As the Community Improvement Plan envisions intensification, the trunk sanitary will have to be up-sized. The replacement has been accelerated and is expected to move forward in 2020.

7. Brad Durocher, 11924 Arbour Street

Brad Durocher has a concern with traffic at Southfield and Mulberry Roads going up to Banwell, not just Southfield and Tecumseh Roads. Vehicles driving down Southfield are doing 60-70 km/per hour in a 40 km zone. Adding more traffic will enhance the issue. He understands that Mulberry Road is in Windsor and that the Town does not have jurisdiction over the Banwell/Mulberry intersection.

The Mayor noted the traffic concern will be brought forward to the OPP and possible traffic calming measure for the area. The Director Public Works & Environmental Services further added that Administration is working on a Speed Mitigation Guideline for concerns regarding speeding. It is anticipated that the Speed Mitigation Guideline will be available to Council this year.

It is noted that the City is proposing a roundabout for the Banwell/Mulberry intersection in the near future.

The Mayor asks the audience if there are any more questions.

In response to an inquiry, Greg Jones explains that the parking lots will be central to the two apartment buildings with lighting for safety. The distance from the building to the pathway is discussed.

8. Angela Durocher, 11924 Arbour Street

Ms. Durocher inquires about the peer review by the Town's Engineer and its availability to the public.

The Manager Planning Services advised that many of the concerns raised can be addressed through site plan control. He advised that a follow-up report will be presented to Council at a later date, and that members of the public that have signed into the meeting will receive Town notice of the next meeting at which this matter will be considered.

F. Communications

1. Notice of Public Meeting

Re: Tecumseh Road and Southfield Drive Intersection (11873 and 11917 Tecumseh Road)

2. Essex Region Conservation Authority dated December 10, 2019

Re: Application for Official Plan Amendment and Zoning By-Law Amendment for 11873 and 11917 Tecumseh Road E.

Motion: PCM - 07/20

Moved By Councillor Brian Houston

Seconded By Councillor Tania Jobin

That Communications - For Information 1 and 2 as listed on the Tuesday, January 14, 2020 Public Council Meeting Agenda **be received.**

Carried

G. Reports

1. PBS-2019-39 D19 SKY, Skyline Real Estate Holdings, Official Plan and Zoning By-law Amendment, Scheduling of Public Meeting

Motion: PCM - 08/20

Moved By Deputy Mayor Joe Bachetti

Seconded By Councillor Brian Houston

That PBS-2019-39 D19 SKY, Skyline Rel Estate Holdings, Official Plan and Zoning By-law Amendment, scheduling of Public Meeting **be received.**

Carried

H. Adjournment

Motion: PCM - 09/20

Moved By Councillor Bill Altenhof

Seconded By Councillor Rick Toniai

That there being no further business, the Tuesday, January 14, 2020 meeting of the Public Council Meeting **be adjourned** at 7:11 pm.

Carried

Gary McNamara, Mayor

Laura Moy, Clerk