



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: May 26, 2020

Report Number: PBS-2020-18

Subject: Site Plan Control
Gateway Tower Inc. (Valente Development Corporation)
11870 Tecumseh Road
OUR FILE: D11 VALTEC

Recommendations

It is recommended:

That a by-law authorizing the execution of the “Gateway Tower Inc.” site plan control agreement, satisfactory in form to the Town’s Solicitor, which allows for the construction of a six-storey apartment building consisting of 99 residential dwelling units and associated parking, landscaping and on-site services/works on a 1.08 hectare (2.68 acre) parcel of land situated at the northeast corner of the Tecumseh Road/Southfield Drive intersection (11870 Tecumseh Road), **be adopted**, subject to the following occurring prior to the Town’s execution of the Agreement:

- i) final stormwater management design and stormwater management calculations, and associated site service drawings being approved by the Town;
- ii) the Owner executing the site plan control agreement; and
- iii) the Owner posting security for performance pursuant to paragraph 6.1 of the agreement;

And that the execution of such further documents as are called for by the site plan control agreement approved above including, but not limited to, the execution of the acknowledgement/direction required to register the site plan control agreement on title to the lands and such other acknowledgements/directions for any related transfers or

real property registrations contemplated by the site plan control agreement, by the Mayor and Clerk, **be authorized.**

Background

Property Location

The subject 1.08 hectare (2.68 acre) vacant property is located at the northeast corner of the Tecumseh Road/Southfield Drive intersection (11870 Tecumseh Road) (see Attachment 1).

Previous Planning Application Approvals

In July of 2019, Council adopted by-laws having the effect of amending the Tecumseh Official Plan and Tecumseh Zoning By-law 1746 to permit the use of the property for a six-storey apartment building containing up to 97 dwelling units. The Official Plan Amendment (OPA No. 40), which introduced site-specific policies within the “Commercial” designation was subsequently approved by the County of Essex (the Approval Authority for Official Plan Amendments). The zoning was changed from “General Commercial Zone (C3)” to “General Commercial Zone (C3-15)” which, in addition to establishing the maximum height and number of units, sets out site-specific minimum yard requirements.

Subsequent to this, in January 2020, the Owner applied for a minor variance (Application A-01-20) requesting relief that would permit the increase in total dwelling units from 97 to 99. The Owner advised that the increase of two additional units was as a result of interior modifications to the floor layouts. The Committee of Adjustment granted the minor variance at its January 27, 2020 meeting.

Proposed Development

The Owner has now filed an application for site plan control approval in order to facilitate the development of a six-storey apartment building consisting of 99 residential dwelling units and associated parking, landscaping and on-site services/works in accordance with the previously noted site-specific Official Plan policies and Zoning By-law regulations. Of the 99 units, 14 will be one-bedroom units, with the remaining 85 being two-bedroom units. The units will range in size from 68 square metres (735 square feet) to 93 square metres (1,000 square feet).

The property is subject to site plan control approval in accordance with Section 41 of the *Planning Act, R.S.O. 1990*. Specifically, the proposed site plan drawing (see Attachment 2) depicts:

- An L-shaped apartment building, having a footprint of 2,256 square metre (24,283 square feet), fronting onto Tecumseh Road with the principle access from the private drive along the west side of the building. Current easements are in place between the subject property and the abutting TD Bank property that facilitate the mutual use of this common private drive for both properties. The southern portion fronting/overlooking

Tecumseh Road is three storeys in height with floors 4-6 being tiered back from Tecumseh Road to reduce building massing along the street and to minimize the impact of the height on the associated pedestrian realm;

- An asphalted parking area accommodating 150 vehicles that will include infrastructure to provide proper stormwater drainage. The parking area occupies the northern (rear) and eastern portion of the property with access to Tecumseh Road via the mutual access driveway that forms part of the controlled (signalized) intersection at Tecumseh/Southfield. Of the 150 parking spaces, 29 are enclosed within a parking structure located at the rear of the property. It should also be noted that the site plan agreement includes a clause that would require the Owner to enter into cross-access agreements with abutting property owners in the event new development occurs on these abutting properties or at such time as the Town deems it necessary to implement these cross-access agreements. These agreements would be implemented to facilitate the mutual movement of vehicles between properties;
- A public parkette/passive area at the southwestern corner of the development, where it abuts the northeast corner of the Tecumseh/Southfield intersection. This parkette area will be conveyed to the Town as a public park in accordance with the policies and design guidelines established in the Tecumseh Road Main Street CIP. The parkette, which will include a gazebo and seating area, is to be constructed by the Owner but will ultimately be owned and maintained by the Town once conveyed. The design of the parkette was completed in consultation with Parks & Recreation Services;
- Multiple pedestrian sidewalk connections to Tecumseh Road; and
- A retaining wall and associated berm along the rear lot line where it abuts the railway. This retaining wall/berm was identified as a requirement as part of the Owner's completion of a Transportation Noise and Vibration Assessment with respect to the railway. The retaining wall/berm have been reviewed and approved by the appropriate railway authority.

In addition to the site plan, the Owner has submitted a site service plan, a lot and grading plan, an elevation plan, a landscape plan (see Attachment 2A) and a photometric plan, all of which are attached to the site plan agreement as schedules.

Further, the Owner has submitted architectural renderings of the proposed development to assist in the assessment of the site plan (see Attachment 3).

Comments

Official Plan and Zoning

The proposed development depicted in the corresponding site plan conforms to the site-specific policies contained in the Official Plan and complies with all regulations established in

the “General Commercial Zone (C3-15)” (see Attachment 4) and the aforementioned Minor Variance approval.

Servicing

The proposed development will be on full municipal services (sanitary, water and stormwater drainage). A Stormwater Management Study and associated site service drawings, which includes quantity and quality control measures, has been reviewed by Town Administration. As a result, revisions are currently being finalized by the Owner’s consultant. The site plan control agreement requires that final approval of the Stormwater Management Study and associated servicing drawings, to the satisfaction of the Town, shall be required prior to the issuance of a building permit. Public Works and Environmental Services has advised that it has no concerns with the proposed development.

Community Improvement Plan (CIP)

The subject property is located within the Tecumseh Road Main Street Community Improvement Plan (CIP) area. The proposed development is consistent with the CIP objectives, particularly as they relate to residential intensification and the fulfilment of urban design guidelines such as buildings being oriented toward the street and parking having the least possible impact on the streetscape. In addition, the renderings provided by the Owner depict a building that is consistent with the architectural building features and materials promoted through the CIP. The Owner has applied for funding through the Development Charges Grant Fund program of the CIP in the amount of \$100,000. Council approval of this funding is being requested concurrently with this site plan control application by way of PBS-2020-19.

Summary

In summary, it is the opinion of the writer, along with Town Administration, that the proposed site plan control agreement will result in appropriate development that is based on sound land use planning principles. The development of the proposed six-storey, 99-unit apartment building, along with other proposed residential intensification developments in the surrounding area, will help to realize the community-developed vision articulated in the Tecumseh Road Main Street CIP while adding to the housing-mix of the community.

Town Administration has reviewed the proposed site plan agreement and is prepared to recommend approval of the document and the attached drawings. Wolf Hooker Law Firm (Town Solicitor) has drafted the attached agreement (see Attachment 5, with site plan drawing attached thereto as Schedule B) which facilitates the subject development. As has been the practice of the Town to date, the agreement establishes that a security deposit in the amount of \$20,000 (cash or letter of credit) is required as a condition of approval to ensure all performance obligations of the Owner are fulfilled.

Consultations

Fire & Emergency Services
Parks & Recreation Services
Public Works & Environmental Services
Town Solicitor

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:

Wade Bondy
Director Fire Services & Fire Chief, C.E.M.C.

Reviewed by:

Paul Anthony, RRFA
Director Parks & Recreation 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
1	Property Location with Proposed Building Footprint Map
2	Proposed Site Plan, Detail View
2A	Proposed Landscape Plan, Detail View
3	Architectural Renderings
4	Zoning Map
5	Site Plan Control Agreement