

Public Meeting of Council

Minutes

Date: Tuesday, August 11, 2020
Time: 6:30 pm
Location: Electronic meeting live streamed at:
<https://video.isilive.ca/tecumseh/live.html>.

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 Parks & Recreation Services, Paul Anthony
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. Roll Call

B. Call to Order

The Mayor calls the meeting to order at 6:30 pm.

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 **Application No. 37-CD-20002 for approval of a Plan of Condominium** on a vacant 1.08 hectare (2.68 acre) parcel of land situated at the **northeast corner of the Tecumseh Road/Southfield Drive intersection at 11870 Tecumseh Road**. The purpose of the application is to request a Plan of Condominium Approval to permit the condominium ownership of the units within a six-storey, 99-unit apartment building. The Condominium approval will also include associated parking spaces and storage areas. The subject property is designated in a site-specific

“Commercial” designation in the Tecumseh Official Plan and zoned “General Commercial Zone (C3-15)” in the Tecumseh Zoning By-law 1746. The designation and zoning permit the construction of the proposed six-storey, 99-unit apartment building.

E. Delegations

1. Brian Hillman, Director Planning & Building Services

The Director of Planning & Building Services highlights the application and the key features of the development. He indicates that the Plan of Condominium approval process is similar to a plan of subdivision except that it involves the subdivision of a building and includes the creation of legal drawings and documents. These drawings and documents formalize the dimension and location of each individual condominium dwelling unit and associated amenities as well as common areas that will ultimately be owned by the condominium corporation. He further advises that with the recent execution of a Site Plan agreement between the Owner and the Town, the condominium process is the final stage of the planning process for approvals on the subject property. The County of Essex is the approval authority for a Plan of Condominium in the Town of Tecumseh.

The purpose of the public meeting is to hear public input on the proposal, which input will be forwarded to the County Planner. He explains that Gateway Tower Inc. will solely own the proposed condominium units for a minimum period of 10 years and that the units will be rented to tenants during that time.

2. Peter Valente and David Mady, Gateway Tower Inc.

Re: Applicant

In response to an inquiry, Peter Valente comments that the development is a residential building with no commercial space for businesses. He explains that their company is working with the Canadian Mortgage and Housing Corporation program that facilitates new rental properties across Canada. The program requires that the costs of the rental units be affordable and be at or below market value.

Mr. Valente anticipates that the development will begin as early as October, with a construction timeline of 18 months, with occupancy of units to follow.

F. Communications

1. **Notice of Public Virtual, Electronic Public Meeting dated July 24, 2020**

Re: Proposed Plan of Condominium Approval

2. **County of Essex dated July 13, 2020**

Re: Public Notice of an Application and Request to Hold a Public Meeting

Motion: PCM - 16/20

Moved By Councillor Brian Houston

Seconded By Councillor Rick Tonial

That Communications - For Information 1 and 2 as listed on the Tuesday, August 11, 2020 Public Council Meeting Agenda, **be received**.

Carried

G. Reports

1. **PBS-2020-27 D11 VALTEC, Plan of Condominium Approval, Gateway Tower Inc. (Valente), 11870 Tecumseh Road**

Motion: PCM - 17/20

Moved By Deputy Mayor Joe Bachetti

Seconded By Councillor Andrew Dowie

That the granting of Draft Plan of Condominium Approval by the County of Essex (the Approval Authority) for the application filed by Gateway Tower Inc. (County of Essex File No. 37-D-20002) for a six-storey, 99-unit condominium dwelling 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 supported**, subject to the inclusion of appropriate conditions as noted in PBS-2020-27;

And that the County of Essex **be advised** of Council's support for County of Essex File No. 37-D-20002, along with the associated requested conditions of draft Plan of Condominium approval.

Carried

H. Adjournment

Motion: PCM - 18/20

Moved By Councillor Rick Toniai

Seconded By Councillor Bill Altenhof

That there being no further business, the Tuesday, August 11, 2020 meeting of the Public Council Meeting **be adjourned** at 6:49 pm.

Carried

Gary McNamara, Mayor

Laura Moy, Clerk