



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: January 14, 2020

Report Number: PBS-2020-02

Subject: Site Plan Control
2253746 Ontario Inc./Fortis Group
11957 Tecumseh Road
OUR FILE: D11 11957TEC

Recommendations

It is recommended:

That a by-law authorizing the execution of the “2253746 Ontario Inc.” site plan control agreement, satisfactory in form to the Town’s Solicitor, which allows for the development of a three-storey apartment building consisting of 32 residential dwelling units and associated parking, landscaping and on-site services/works on 0.37 hectare (0.91 acre) parcel of land situated on the south side of Tecumseh Road (11957 Tecumseh Road), approximately 50 metres west of its intersection with Shawnee 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 0.37 hectare (0.91 acre) vacant property is located on the south side of Tecumseh Road (11957 Tecumseh Road), approximately 50 metres west of its intersection with Shawnee Road (see Attachment 1).

Previous Planning Application Approvals

In May of 2017, 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 an apartment building containing up to 43 units and one live-work unit and having a maximum height of five stories. The Official Plan Amendment (OPA No. 38), which introduced site-specific policies within the “Commercial” and “Residential” designations, 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 (C3-13)” which, in addition to establishing the maximum height and number of units, sets out site-specific minimum yard requirements.

Proposed Development

The Owner has now filed an application for site plan control in order to facilitate the development of a three-storey apartment building consisting of 32 residential dwelling units and associated parking, landscaping and on-site services/works. Of the 32 units, 24 will be two-bedroom units, with the remaining eight being one-bedroom units. The units will range in size from 81 square metres to 99 square metres (870 square feet to 1,064 square feet).

The Owner has advised that the proposed development was altered from the original proposal of a five-storey, 43-unit condominium apartment building to a three-storey, 32-unit rental apartment building as a result of insufficient pre-sales of the condominium units. Further, to reduce costs, the building design was refined by removing the fourth and fifth storeys and replacing the parking area proposed under the overhang of the second storey with additional first floor units, resulting in a reduction to 32 units. The apartment project is now being marketed as rental units instead of condominium units, which the Owner believes will have a more positive response and uptake in the housing market.

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:

- A three-storey apartment building having a building footprint of 1158 square metres (12,464 square feet) and a total floor area of 3474 square metres (37,339 square feet);
- An asphalted parking area accommodating 47 vehicles that will include infrastructure to provide proper stormwater drainage;
- The installation of a new 1.5-metre high vinyl privacy fence along the southern lot line and a portion of the eastern lot line where it abuts the yards of the residential properties that front onto Shawnee Road;
- Landscaping along the eastern side of the property and along Tecumseh Road;
- A vehicular access lane located on the western side of the property. It should be noted that the site plan agreement establishes that, once the abutting property to the west develops, this access lane will be redesigned as a common access corridor serving both properties (the subject property and the property abutting to the west). This common access corridor will include a wider vehicular access drive with sidewalks and landscaped strips on both sides. This common access corridor will ultimately provide a non-vehicular public corridor/connection between the existing residential areas farther to the south and the Tecumseh Road commercial area to the north. This requirement for shared access between the subject property and the property to the west was identified at the time of the separate Official Plan amendment review processes for these two properties. Accordingly, there are site specific policies in the Official Plan speaking to this requirement; and
- A 3-metre (10 foot) land conveyance across the frontage of the property to the Town that will be added to the Tecumseh Road road allowance. This conveyance is required as a condition of site plan approval in the Official Plan for all lands proposed to be developed along Tecumseh Road.

In addition, the Owner has submitted architectural renderings of the proposed development (see Attachment 3).

Comments

Official Plan and Zoning

The proposed development and corresponding site plan conform to the site-specific policies contained in the Official Plan. In addition, the site plan complies with all regulations established in the "General Commercial Zone (C3-13)" (see Attachment 4).

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 attached to the proposed site plan agreement depict a building that is consistent with the architectural building features and materials promoted through the CIP.

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 three-storey, 32-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.

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 amending 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
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 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:

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Reviewed by:

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Reviewed by:

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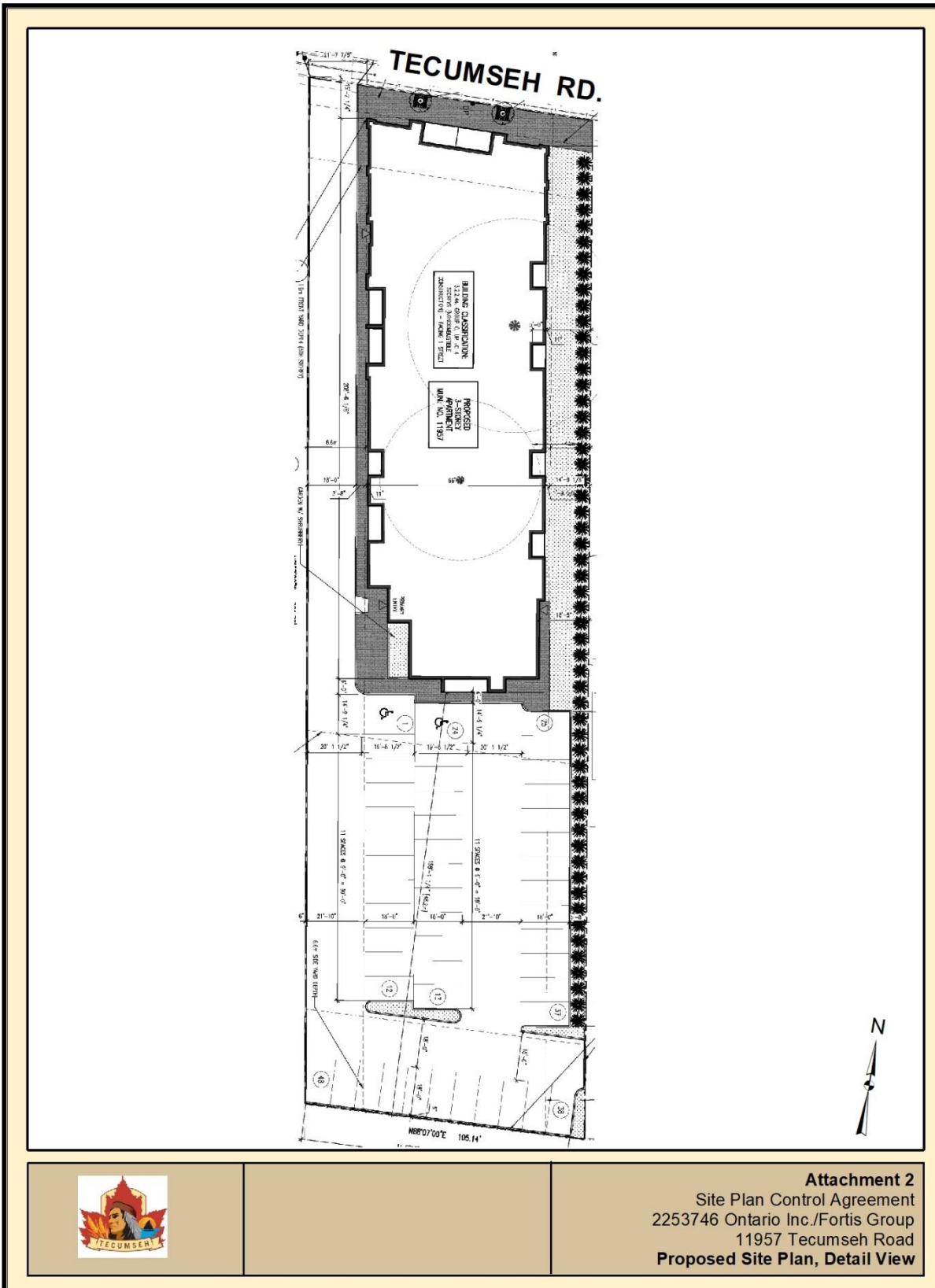
Brian Hillman, MA, MCIP, RPP
Director Planning & Building Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Subject Property Map
2	Proposed Site Plan, Detail View
3	Architectural Renderings
4	Zoning Map
5	Site Plan Control Agreement







View from Tecumseh Road, facing southeast.



View from Tecumseh Road, facing southwest.



