

## **Public Meeting of Council**

### **Minutes**

Date: Tuesday, March 30, 2021  
Time: 6:00 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 6:00 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 this public meeting is to hear public comment on the applications for an Official Plan and Zoning By-law amendments for a proposed residential condominium development on a parcel of land located at 12433 Dillon Drive.

The application for the proposed Official Plan amendment is requesting a redesignation of the parcel of land from "Community Facility" to "Residential" to accommodate the proposed development.

The associated proposed Zoning By-law amendment application is requesting to change the zoning from "Community Facility Zone" and "Residential Zone 1 (R1)" to a site specific "Residential Zone 3 (R3-16)". The proposed R3-16 zone would permit the proposed residential uses and establish various site specific zone provisions. In addition, the proposed rezoning would add a definition for the term "stacked townhouse dwelling unit" to the definitions section of Tecumseh Zoning By-law 1746.

The Manager Planning Services highlights the Official Plan and Zoning By-law Amendment applications and the revisions made to the development's design on the subject property, based on the concerns raised by residents at the previous public meeting. He provides a timeline of the application's planning process and the original design proposal. The Manager outlines the revised property's design and the key features, including set backs, stacked housing adjustments, an enclosed garage, and the areas where the preservation of mature trees will occur.

The Manager indicates that the applications have a number of supporting documents including updates to the planning report, traffic study, water, wastewater and storm servicing report. A Tree Assessment plan was reviewed by the Town's Arborist and a number of trees have been identified for preservation.

The Director Planning & Building Services summaries the six key themes identified from the first Council public meeting as outlined in the report appended in the agenda and comprising questions/concerns around need for this type of development, density of the proposed development, compatibility with the surrounding neighbourhood, traffic impact of the proposed development, infrastructure to support the proposed development and safe access/Lake St. Clair Flood Prone Area.

The Director indicates that this second public meeting provides an opportunity to present how these concerns have been addressed and receive additional feedback from interested stakeholders. The Director further indicates that a final report summarizing the second public meeting and providing a final analysis will be provided with recommendations at a subsequent Council meeting.

## **E. Delegations**

### **1. Casey Kulchycki, Senior Planner, and John Krpan, Engineer, Zelinka Priamo Ltd; David Ublansky, President, Briday Victoria Development Corporation**

Mr. Casey Kulchycki is joined by John Krpan and David Ublansky and present the revised proposed design for the property. Mr. Kulchycki clarifies the planning addendum regarding the character of the neighbourhood. Mr. Ublansky outlines the revisions made to the proposed development. He notes that "Victoria by the Lake" development will be marketed to all buyers. He comments that the development has taken into

consideration the history of the former Victoria school, with the building's exterior colours, brick patterns, and the name of the development.

**2. Written submissions to be read:**

**a. Deputy Clerk for Ann Dugal**

The Deputy Clerk reads the written submission from Ann Dugal as appended to the Agenda.

**b. Tamra Teno for Lucy Pereira**

Ms. Tamra Teno reads the written submission from Lucy Pereira as appended to the Agenda.

**3. Martha and James Vendrasco, Residents**

Mr. James Vendrasco advises that all his questions have been answered through the presentation. He inquires on the design stormwater retention pond and if it will be fenced. The Director Planning & Building Services explains the design of the dry pond and that it is not anticipated to be fenced as it will form part of an outdoor feature however final details will be addressed at the site plan control stage. The Director Public Works & Environmental Services provides an overview of the dry pond and its function.

The Mayor leaves the meeting at 6:49 pm and returns at 6:50 pm.

**4. Tamra Teno, Resident**

Ms. Tamra Teno reads her written statement in opposition to the applications and provides a copy to the Clerk's office.

**5. Tamra Teno, Agent for Connor Teno, Resident**

Ms. Tamra Teno reads Connor Teno's written statement in opposition to the applications and a copy is provided to the Clerk's office.

**6. Brady Boghean, Resident**

Mr. Boghean reads his written statement in opposition to the applications and a copy is provided to the Clerk's office.

**7. Tony Teno, Resident**

Mr. Teno reads his written statement in opposition to the applications and provides a copy to the Clerk's office.

**8. Mike Huczel, Resident**

Mr. Huczel speaks in opposition to the applications regarding the development's intensification and that it is not in keeping with the Town's heritage.

**9. Ann Marie Huczel, Resident**

Ms. Teno reads the written statement from Ann Marie Huczel in opposition to the applications. A copy is provided to the Clerk's office.

**10. Barbara Cole, Resident**

Ms. Cole reads her written statement in opposition to the application as appended to the Agenda.

**11. Tamra Teno, Agent for Mike and Renee McCann**

Ms. Teno reads Mike and Renee McCann's written statement in opposition to the application as appended to the Agenda.

**12. Aranka Hawken, Resident**

Ms. Hawken reads her written statement in opposition to the application. A copy of her written statement is provided to the Clerk's office.

**13. Michael Brennan, Resident**

Mr. Brennan inquires about the material used for the fence surrounding the development. The Director Planning & Building Services explains that this detail would be clarified through site plan control agreement. Mr. Ublansky confirms that the material for the fence has not been decided.

Mr. Brennan has lived in the area for 30 years. He suggests that additional trees be planted along McColl Street for additional privacy. The Director indicates that this recommendation could be reviewed in the site plan control process with landscape treatments.

**14. Christopher Toldo, Royal LePage Binder Real Estate**

Mr. Toldo explains his support for the development as a former 31-year resident and realtor. He cannot find a family home in Tecumseh, due to a lack of transitional housing options. He comments that there is a housing crisis and the demand for homes in the area.

**15. Ron and Lori McConnell, Residents**

Mr. McConnell reads his written statement opposing the applications as appended to the Agenda.

The Mayor recesses at 7:45 pm and reconvenes the meeting at 7:55 pm.

**16. Scott Innocente, Resident**

Mr. Innocente advises that he was born and raised in Tecumseh. As a realtor, he explains the severity of the housing crisis and the lack of housing options and supply in Tecumseh. He supports increased density housing developments in an effort to meet the needs of the next generation of homeowners.

**17. Richard Rivard, Resident**

Mr. Richard Rivard reads his written statement in support of the applications. A copy of his statement is provided to the Clerk's office.

**18. Ryan Hill, Resident**

Mr. Ryan Hill speaks in support of the applications. He comments that his aging parents would like to move to Tecumseh and this condo development would be perfect for them.

**19. Mark Mrkalj, Resident**

Mark Mrkalj is joined by his wife Shannon and speaks in opposition to the applications. They comment on the development's intensification and lack of suitability for the neighbourhood. He requests Council to provide a formal response to Mr. Ublansky to come up with a development that fits the area.

**20. Mark Lukaniuk, Resident**

Mr. Mark Lukaniuk reads his written submission opposing the applications, as appended to the agenda.

**21. Jeff Peltier, Resident**

Tina Peltier is joined by her husband Jeff, and speaks in opposition to the applications. She comments on the small town feel and desirability of the neighbourhood. Ms. Peltier remarks on the density of the proposed development and the impact of traffic and stormwater.

The Mayor opens the floor for questions from the Members.

In response to an inquiry on the intensification of the proposed development and compatibility of the neighbourhood, Mr. Ublansky remarks on the community support and market demand for this type of development.

A Member comments on the architectural features in the proposed development and inquires if the applicant is willing to receive additional community feedback. Mr. Ublansky comments on the planning process and the opportunity to amend design features. He has spent considerable time on the design features, incorporating elements of the former school

including brick patterns, pillars, exterior colours, and the old Victoria school sign.

A Member remarks on the history of the neighbourhood and residential density. He questions the classification of R3 zoning rationale based on the current R1 classification in this neighbourhood, particularly in relation to other existing medium density residential developments. The Director explains the evolution of zoning throughout the Town through a planning perspective with reference to the Town's Official Plan.

In response to an inquiry on the proposed development's intensification, the Manager explains intensification based on the planning practices determining fit and compatibility of the proposed development. He comments on the Provincial planning environment and the policy changes that encourages intensification for a number of reasons including better use of infrastructure, being transit friendly and creating walkable communities. The Director explains the Provincial Policy Statement (PPS) and the planning principles that are used to determine the application's fit and compatibility. He advises that the PPS has recently changed and will be outlined in an upcoming report to Council.

A Member comments on a recent Local Planning Appeal Tribunal (LPAT) decision with respect to a neighbourhood's character. The Manager explains the character planning principle which can be defined differently by each municipality. The Director advises he will seek the recent LPAT decision for review.

A Member inquires on the need for affordable diverse housing and the real estate market. Mr. Toldo comments on the current market trends and the immediate demand for housing in the area.

In response to an inquiry about greenspace at the development, the Director explains how greenspace is calculated and ranges of greenspace on the proposed development. Mr. Kulchycki indicates that the development is calculated at 50 percent landscape or open space.

Discussion ensues regarding the design of the proposed development. The Mayor explains that similar developments are located in Niagara-on-the-Lake, Peterborough, and Cherry Hill, Michigan.

A Member inquires about the covered parking garage and consideration to underground parking. Mr. Ublansky explains the first designs unveiled to the community and the process of compromise and design changes due to community feedback. He explains the parking garage was added to tie in the architectural design and lessen the pavement feel with a parking structure.

A Member remarks on the accessibility of the proposed units and the elevator feature. Mr. Ublansky explains the Townhomes have a design option for residential elevators and indicates this is a good selling feature.

The stacked units do not have this option however some units are at ground level.

In response to an inquiry, Mr. Kulchychi explains the traffic study and the single access into the development. A pedestrian access is an option for emergency vehicle access in case the Dillion drive entrance is compromised. He indicates this option would be explored during the site plan control phase of the development.

Storm Drainage Master Plan (Plan) is raised and the Director Public Works & Environmental services reviews the flooding events in 2016 and 2017; the design of stormwater systems and overland flow routes; and the timelines for improvements outlined in the Plan. He explains the stormwater requirements for the proposed development including underground storage and a dry pond.

The Mayor reminds delegations and the viewing audience that written submissions can be submitted to the Clerk's office.

#### **F. Communications**

**1. Notice of Public Meeting**

**2. Email from Ann Dugal dated March 16, 2021**

**3. Email from Martha and James Vendrasco dated March 23, 2021**

Re: 12433 Dillon Drive

**4. Tamra Teno dated March 17, 2021**

Re: Planning Report, Proposed Briday Housing Development by Storey Samways Planning LTD., on behalf of Tarma and Tony Teno

**5. Letter from Tamra Teno dated March 23, 2021**

Re: 12433 Dillon Drive - Proposed Briday Residential Development

**6. Tamra Teno dated March 30, 2021**

Re: Planning Report, Proposed Briday Housing Development for 12433 Dillion Drive by Storey Samways Planning Ltd

**7. Email from John and Barb Cole dated March 22, 2021**

Re: Briday Proposal of Dillon Property

**8. Email from Lori and Ron McConnell dated March 24, 2021**

Re Proposed Victoria School Development

**9. Letter from Mark Lukaniuk dated March 25, 2021**

Re: Former Briday Victoria School Property

- 10. Letter from Dan Cecile dated March 16, 2021**  
Re: Opposition to Dillon Drive Development
- 11. Letter from Lucy Pereira dated March 16, 2021**  
Re: Opposition to development at 12433 Dillon Drive
- 12. Email from Mike and Renee McCann dated March 19, 2021**  
Re: Victoria School Development
- 13. Email from Diana and Stuart Caverhill dated March 22, 2021**  
Re: Rezoning of Old Victoria School Property
- 14. Email from Miguel Fontecha dated March 22, 2021**
- 15. Email from James dated March 25, 2021**  
Re: Development on Old St. Victoria School Site
- 16. Email from Rick Bradd dated March 23, 2021**  
Re: Old Victoria School Property
- 17. Email from Denise St. Louis dated March 24, 2021**  
Re: Old Victoria School Property Development
- 18. Email from Dennis and Meghan Olaski dated March 28, 2021**  
Re: Victoria School Development
- 19. Email from John and Michelle Lucas**  
Re: Old Victoria School Property
- 20. Email from Perry Verdecchia dated March 29, 2021**  
Re: By-law Amendment Approval
- 21. Email from Carmen and Gabriel Acsinia dated March 29, 2021**  
Re: Briday Development
- 22. Email from Pat Pleich dated March 29, 2021**  
Re: Briday Development
- 23. Letter from Brenda Campbell dated March 29, 2021**  
Re: Briday Development



**Motion: PCM - 10/21**

Moved By Deputy Mayor Joe Bachetti

Seconded By Councillor Andrew Dowie

**That** Communications - For Information 1 through 23 as listed on the Tuesday, March 30, 2021 Public Council Meeting Agenda, **be received**.

Carried

**G. Reports**

**1. PBS-2021-12 Briday Developments, South Side Dillon Drive, Public Meeting No.2 Report**

**Motion: PCM - 11/21**

Moved By Councillor Rick Toniai

Seconded By Councillor Brian Houston

**That** PBS-2021-12 entitled "Official Plan and Zoning By-Law Amendments, Briday Victoria Development Corporation, 12433 Dillon Drive (Former Victoria Public School), Proposed Residential Condominium Development, Summary of and Response to the Public Consultation Process/Issues Raised at Public Meeting No. 1", **be received**.

Carried

**H. Adjournment**

**Motion: PCM - 12/21**

Moved By Councillor Rick Toniai

Seconded By Councillor Bill Altenhof

**That** there being no further business, the Tuesday, March 30, 2021 meeting of the Public Council Meeting **be adjourned** at 9:44 pm.

Carried

---

Gary McNamara, Mayor

---

Laura Moy, Clerk