



## 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 25, 2021

**Report Number:** PBS- 2021-26

**Subject:** Official Plan and Zoning By-law Amendments  
Greater Essex County District School Board  
13810 and 13814 Tecumseh Road  
Proposed New North Shore Elementary School Site Expansion  
Scheduling of a Public Meeting  
OUR FILE: D19 13800TEC

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### Recommendations

It is recommended:

**That** the scheduling of a virtual/electronic public meeting, to be held on Tuesday, June 22, 2021 at 6:00 p.m., in accordance with the *Planning Act* for applications submitted by the Greater Essex County District School Board for the eastern 0.6 hectare (1.48 acre) portion (13810 and 13814 Tecumseh Road) of a 2.33 hectare (5.75 acre) parcel of land (13800, 13810 and 13814 Tecumseh Road) situated on the north side of Tecumseh Road, approximately 60 metres (200 feet) west of its intersection with Arlington Boulevard, to amend the Tecumseh Official Plan and St. Clair Beach Zoning By-law 2065 by:

- i) Re-designating it from “Residential” to “Community Facility”; and
- ii) Rezoning it from “Residential Type Two Zone (R2)” to “Institutional Zone (I)”

in order to facilitate an enlarged site for the proposed New North Shore Elementary School, **be authorized**.

### Executive Summary

The Greater Essex County District School Board (“the School Board”) owns a 1.73-hectare (4.27 acre) parcel of land on the north side of Tecumseh Road (13800 Tecumseh Road),

opposite its intersection with Dorset Park. This parcel is currently designated “Community Facility” in the Official Plan and is zoned “Institutional Zone (I)” in the Zoning By-law. It is the School Board’s intention to build the new North Shore Elementary School (“the new elementary school”) on this parcel in order to replace D. M. Eagle School, which is closing. Official Plan and Zoning By-law amendment applications have been submitted by the School Board for the two residential properties abutting to the east (13810 and 13814 Tecumseh Road) and having an area of 0.6 hectares (1.48 acres), which are also owned by the School Board. The applications propose to re-designate and re-zone these two residential properties into the same “Community Facility” designation and “Institutional Zone” (I) as the balance of the land owned by the School Board in order to facilitate an enlarged site for the proposed new elementary school, having a total land area of 2.33 hectares (5.75 acres). This Report is requesting the scheduling of a public meeting related to the proposed amendments in accordance with the requirements of the *Planning Act*.

## **Background**

### **Property Location and Proposed Development**

The School Board owns a 2.33-hectare (5.75 acre) area of land (“the School Board property”) situated on the north side of Tecumseh Road, approximately 60 metres (200 feet) west of its intersection with Arlington Boulevard (13800, 13810 and 13814 Tecumseh Road) (see Attachment 1). The School Board property comprises the following three lots:

- 1) a 1.73 hectare (4.27 acre) vacant parcel of land (13800 Tecumseh Road) that is currently designated and zoned to permit community facility/institutional uses, including a school, day care centre and accessory uses;
- 2) a 0.36 hectare (0.88 acre) parcel of land (13810 Tecumseh Road) currently occupied by a single unit residential dwelling that is designated and zoned for residential uses; and
- 3) a 0.24 hectare (0.59 acre) parcel of land (13814 Tecumseh Road) currently occupied by a single unit residential dwelling that is designated and zoned for residential uses.

The School Board is proposing amendments to the Official Plan and Zoning By-law pertaining to the two residentially designated and zoned properties so that they are re-designated “Community Facility” and re-zoned “Institutional Zone (I)” so that the entire School Board property will facilitate the construction of a new two-storey elementary school and day care centre with associated parking, bus bays and outdoor recreational areas. The proposed new school building, day care centre, bus bay and parking areas will be primarily located on that portion of the School Board property currently designated and zoned to permit these uses. The proposed grassed outdoor recreational areas associated with the new school are proposed to be located on the two easterly parcels currently occupied by residential uses as noted above. As part of the redevelopment of the School Board property, the two existing residential uses will be demolished.

## **Surrounding Land Uses**

The land uses surrounding the School Board property are as follows:

- North: St. André Elementary School that fronts on St. Gregory's Road.
- East: Single-unit residential lots fronting onto the west side of Arlington Boulevard, beyond which lies Beach Grove Golf and Country Club golf course.
- South: Tecumseh Road forms the southerly boundary of the subject property. On the south side of Tecumseh Road are single-unit detached dwellings that front a number of interior local roads located between Tecumseh Road and the Via Rail.
- West: A single tier of single-unit detached dwellings front the north side of Tecumseh Road immediately west of the subject property. To the north of these residential lots and also abutting the subject property to the west and northwest is the Green Acres Park/Optimist Community Centre. The Tecumseh Branch Library and L'Essor Secondary School are located farther to the northwest (see Attachment 2).

## **Proposed Development**

As noted above, a new elementary school, including a day care centre, is being proposed for the School Board property. Along with the aforementioned planning applications, the School Board has submitted a proposed preliminary site plan rendering (see Attachment 3) depicting:

- a two-storey elementary school that will be located centrally on the School Board property. The proposed elementary school (including a day care centre) has a building footprint of 3382 square metres (36,400 square feet) and a total floor area of 6205 square metres (66,788 square feet). A total of 32 classrooms and four daycare rooms are proposed;
- on-site parking areas and school bus queueing lanes adjacent to Tecumseh Road as well as along the western portion of the site. A total of 81 parking spaces and 35 bike parking spaces are proposed. The vehicular entrance to the new elementary school site is proposed to be located at the Tecumseh Road/Dorset Park intersection. It is proposed that this new intersection be serviced by signalized traffic lights in order to safely and effectively facilitate traffic movements to and from the subject property;
- hard-surfaced and grassed outdoor recreational areas along the eastern portion of the School Board property; and
- a municipal sidewalk on the north side of Tecumseh Road across the entirety of the School Board property that will be extended easterly to Arlington Boulevard.

## Planning Applications

In order to permit the existing two easterly residential lots to be used as part of the proposed new elementary school site, the School Board is requesting that the Official Plan designation and the zoning applying to the eastern 0.6 hectare (1.48 acre) portion of the School Board property be amended so that it is the same as the balance of the site by:

- i) re-designating it from “Residential” to “Community Facility” in the Official Plan; and
- ii) rezoning it from “Residential Type Two Zone (R2)” to “Institutional Zone (I)” in the Zoning By-law.

The end result of the applications, if approved by Council, would be a combined site with an area of 2.33 hectares (5.75 acres) that is all designated “Community Facility” in the Official Plan and zoned “Institutional Zone (I)” in the Zoning By-law.

## Supporting Documents

The following document has been submitted to the Town in support of the applications:

- i) **Traffic Impact Study, North Shore Public School, Traffic Review of Proposed Site Plan – RC Spencer Associates Inc., October 2020.**

In order to assess the impacts of traffic generated by the proposed use from the site on adjacent roads the Owner prepared a Traffic Impact Study (TIS).

The study provided an analysis of the existing traffic operations, as well as future traffic conditions with and without the proposed development. The objective of the TIS was to determine the traffic impact of the development and whether any operational issues would arise as a result of the development.

The TIS concluded that:

“It is the engineers’ opinion that the proposed elementary school (Kindergarten to Grade 8) and day care centre, located on the north side of Tecumseh Road East at Dorset Park, west of Arlington Boulevard, with a single signalized access to the new school across from the Dorset Park intersection, configured to accommodate exclusive westbound right turn and eastbound left turn lanes, will not have an adverse effect on traffic operations in the study area. The proposed geometric improvements and signalized access control are expected to significantly benefit peak hour traffic congestion and ensure safe active transportation control. Based on the level of service results, no other geometric or traffic control improvements are currently warranted within the peripheral study area.”

Town Administration has reviewed the TIS and is satisfied that its analysis and recommendations are sufficient to support consideration of the proposed application and to proceed with a formal public meeting. Town Administration is, however, in the process of reviewing the proposal for the installation of a signalized intersection at the Tecumseh Road/Dorset Park intersection and whether any other off-site improvements will be required to facilitate the development.

## Comments

### Provincial Policy Statement

The *Planning Act* establishes that Council, when making decisions that affect a planning matter, “shall be consistent with” the 2020 Provincial Policy Statement (“PPS”) issued under the *Planning Act*.

The following are the relevant excerpts from the PPS:

“1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

...

- b) accommodating ... institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.

1.1.3 Settlement Areas

- 1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.”

In summary, the PPS encourages the proposed use within fully-serviced, designated settlement areas, subject to establishing the suitability of the use for the area.

### County of Essex Official Plan

The subject property is within an identified Primary Settlement Area of the County Official Plan. The goals and policies of the County of Essex Official Plan encourage a range of urban

development within identified settlement areas. The following are the relevant excerpts from the County Official Plan:

#### “3.2.2 Goals

The following goals are established for those lands designated as settlement areas on Schedule “A1”:

- a) Support and promote public and private re-investment in the Primary Settlement Areas;
- ...
- d) To promote the creation of public places within all neighbourhoods that foster a sense of community pride and well-being and create a sense of place.

#### 3.2.4.1 Policies

The following policies apply to Primary Settlement Areas:

- a) Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality;
- ...
- d) All new development within Primary Settlement Areas shall only occur on full municipal water services and municipal sewage services, unless there are interim servicing policies in the local Official Plan that are in effect at the time of approval of this Plan.
- ...
- h) All types of land use are permitted within the “Settlement Areas” designation subject to the specific land use policies of the local Official Plans.”

In accordance with the aforementioned goals and policies, the proposed development conforms to the County of Essex Official Plan.

### **Town of Tecumseh Official Plan (adopted February 23, 2021)**

As noted previously, the eastern portion of the School Board property which is subject to the applications is designated “Residential” on Schedule “B1” of the Tecumseh Official Plan (see

Attachment 4). An amendment to the Official Plan will be required to redesignate the eastern portion into a “Community Facility” designation in keeping with the balance of the lands.

Subsection 10.18 of the Plan, Amendment Procedures, establishes that, when contemplating an amendment to the Official Plan, due regard shall be had to the following matters:

- i) the degree of conformity of the proposed amendment to the general intent and philosophy of this Plan, particularly the planning principles as set out in Section 2.3, and consistency with provincial policy;
- ii) the availability and suitability of land already designated for the proposed use, and the need for (or market feasibility of) the proposed use;
- iii) the compatibility of the proposal, or the adequacy of proposed mechanisms for achieving compatibility, with adjacent and planned uses;
- iv) the ability of the Town’s infrastructure to accommodate the proposal; and
- v) the adequacy of the transportation system to accommodate the proposal.

Based on our preliminary review, it is the opinion of Administration that the applications are able to satisfy the preceding items. The consolidation of the current long, narrow residential lots with the existing vacant institutional lot optimizes the use of these two parcels and provides for an enlarged institutional land holding which can more appropriately facilitate the development of a new elementary school. It is acknowledged, however, that the requisite public meeting will provide an opportunity for stakeholder input, which will assist in fully evaluating the applications. Following the public meeting, a detailed analysis of the applications in the context of the relevant Official Plan policies will be provided to Council for consideration at a future meeting.

## **Zoning By-law**

As noted previously, the eastern portion of the School Board property is currently zoned “Residential Type Two Zone (R2)” in the St. Clair Beach Zoning By-law 2065 (see Attachment 5). The R2 zone permits the existing residential uses that occupy these two properties. Accordingly, a zoning by-law amendment is necessary to rezone the eastern portion into the same “Institutional Zone (I)” that applies to the balance of the lands. The proposed development will comply with the zoning provisions established in the (I) Zone.

Similar to any amendment made to the Official Plan, any amendments to the Zoning By-law shall be subject to Subsection 10.18 of the Official Plan, Amendment Procedures, as noted above.

## **Municipal Services**

The proposed development will be serviced with full municipal services. Public Works and Environmental Services indicates that it has no concerns with the development of the School Board property for the proposed use. Municipal sanitary sewers and water services are currently available to the property and can accommodate the proposed development.

In terms of stormwater services, the Town's Storm Drainage Master Plan was completed in 2019 to confirm the long-term storm drainage infrastructure solutions that would be required to reduce the risks of surface flooding in the northern urban area of Tecumseh. One of the recommended improvements of the Master Plan was the extension of a trunk storm sewer along Tecumseh Road that would traverse the frontage of the subject property and provide stormwater services to the lands. This trunk would also be required in part to provide improved storm service to those lands to the north of Tecumseh Road, and alleviate surface flooding within the existing residential neighbourhood to the south of Tecumseh Road (Dresden Place, Dorset Park and Estate Park areas). By way of Report PWES-2021-05, Council approved the detailed design of the Tecumseh Road Storm Sewer & Road Improvements project for commencement in 2021, with construction anticipated to proceed in 2022 to help facilitate the development of the proposed new elementary school at this proposed location.

It is noted that the School Board also submitted a SWM Report (April 5, 2021) in relation to a site plan application it filed for the 1.73 hectare (4.27 acre) vacant parcel of land currently designated and zoned for institutional uses (13800 Tecumseh Road). This SWM Report is currently under review by Administration and its third party engineering consultant, however it is acknowledged that it will need to be revised if the two easterly residential lots are incorporated into the development of the School Board property as is contemplated by the Official Plan and Zoning By-law amendment applications.

## **Additional Planning Approvals**

In addition to the aforementioned Official Plan and Zoning By-law amendment applications, it should be noted that Council approval of a site plan control agreement will be required prior to the proposed development proceeding. Once the site plan and servicing drawings are finalized and a draft site plan control agreement is prepared, a separate report will be brought forward for Council's consideration. It should also be noted that the County of Essex is the approval authority for Official Plan amendments.

## **Summary**

The proposed amendments are consistent with the Provincial Policy Statement, conform to the County of Essex Official Plan and, upon a preliminary review, satisfy the matters to be considered when contemplating Official Plan and Zoning By-law amendments. Based on the foregoing, consideration of the proposed Official Plan and Zoning By-law amendments is



warranted. A public meeting to consider the applications in accordance with the requirements of the *Planning Act* will provide an opportunity to hear concerns and comments, if any, of neighbouring owners and public agencies. Following the public meeting, a detailed analysis of the applications in the context of the relevant Official Plan policies will be provided to Council at a future meeting.

## Consultations

Public Works & Environmental Services

## 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 checked="" 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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Recommended by:

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Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1.	Property Location Map
2.	Surrounding Land Uses Map
3.	Preliminary Site Plan Rendering
4.	Official Plan Map
5.	Zoning Map