



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: July 27, 2021

Report Number: PBS-2021-39

Subject: Site Plan Control
TDL Group (Tim Hortons Restaurant)
5250 Walker Road
OUR FILE: D11 SIM

Recommendations

It is recommended:

That a by-law authorizing the execution of the “The TDL Group Corp.” (Tim Hortons Restaurant) site plan control amending agreement, satisfactory in form to the Town’s Solicitor, which agreement facilitates the improvements to the existing double drive-through lanes to the Tim Hortons restaurant, along with on-site services/works on the 1.0 hectare (2.5 acre) parcel of land located on the southeast corner of the Walker/North Talbot Road intersection (5250 Walker Road), **be adopted**, subject to the following occurring prior to the Town’s execution of the agreement:

- i) final grading/site service drawings being approved by the Town;
- ii) the Owner executing the site plan control amending agreement; and
- ii) the Owner posting security for performance pursuant to paragraph 5.1 of the amending agreement.

And that the execution of such further documents as are called for by the site plan control amending agreement approved above including, but not limited to, the execution of the acknowledgement/direction required to register the site plan control amending 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 amending agreement, by the Mayor and Clerk, **be authorized**.

Background

Property Location and Proposed Site Revisions

The irregular shaped 1.0 hectare (2.5 acre) parcel of land is located on the southeast corner of the Walker Road/North Talbot Road intersection (5250 Walker Road), with the subject Tim Horton's restaurant situated on the southerly portion of the parcel (see Attachment 1). The TDL Group Corp. ("the Owner") currently operates this restaurant and has filed an application requesting an amendment to the existing site plan agreement in order to facilitate the improvements to the existing double drive-through lanes associated with the restaurant. These improvements are illustrated on the site plan drawing attached (Attachment 2) and are summarized as follows:

- improvements to the ordering area portion of the existing double drive-through lanes consisting of new signage and ordering stations;
- the addition of a second lane at the pick-up portion of the drive-through;
- the installation of a new overhead conveyor delivery system that will provide the food/drink orders to vehicles in the new second (southern) drive-through lane;
- in order to facilitate the above-noted second lane at the pick-up portion of the drive-through, the existing tier of parking/curbing/landscaping located perpendicular to the southern driveway access lane will be relocated such that the parking spaces will be accessed directly from the southern driveway access. As part of this reconfiguration, all associated landscaping will also be relocated;
- removal of portions of existing curbing and asphalted areas and the installation of new curbing. It should be noted that these changes will result in a net increase of landscaped areas (i.e. additional grassed areas where asphalt parking once existed).

In addition to the site plan, the Owner has submitted a grading/stormwater drainage drawing that demonstrates that the existing drainage pattern/design of the site will be maintained as part of the proposed modifications. Public Works and Environmental Services is currently reviewing this drawing to ensure no adverse drainage impacts occur as a result of the proposed works. The final approval of this drawing will be required prior any development taking place on the lands.

Comments

Official Plan and Zoning

The subject property is designated "General Commercial" in the Tecumseh Official Plan and is zoned "Neighbourhood Commercial Zone (C2-5)" in Zoning By-law 85-18 (see Attachment 3).

The proposed development depicted in the corresponding site plan conforms to the policies of the Official Plan and complies with the regulations established in the C2-5 Zone.

Servicing

The existing development is on full municipal services (sanitary, water and stormwater drainage). As noted above, Public Works and Environmental Services is currently reviewing the grading/stormwater drainage drawing to ensure no adverse drainage impacts occur as a result of the proposed works. The final approval of this drawing will be required prior any development taking place on the lands.

Summary

In summary, it is the opinion of the writer, along with Town Administration, that the proposed site plan control agreement amendment, as prepared by Wolf Hooker Law Firm (Town Solicitor) (see Attachment 4, with site plan attached as Schedule "B") will result in appropriate development that is based on sound land use planning principles. Accordingly, Town Administration is prepared to recommend approval of the document and associated site plan. As has been the practice of the Town to date, the agreement establishes that a security deposit in the amount of \$10,000 (cash or letter of credit) is required as a condition of approval to ensure all performance obligations of the Owner are fulfilled.

Consultations

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:

John Henderson, P.Eng.
Manager Engineering 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
2	Proposed Site Plan, Detail View
3	Zoning Map
4	Site Plan Control Agreement Amendment