

**Zelinka Priamo Ltd.**

LAND USE PLANNERS

April 28, 2021

Mr. Chad Jeffrey, Manager
Planning Services
Town of Tecumseh
917 Lesperance Road
Tecumseh, ON
N8N 1W9

Dear Mr. Jeffrey:

Re: Response Materials - Official Plan and Zoning By-law Amendment
12433 Dillon Drive
Tecumseh, ON

Our File: BRY/TEC/18-01

Zelinka Priamo Ltd., on behalf of Briday Victoria Development Corporation, is pleased to submit revised materials pertaining to the Official Plan and Zoning By-law Amendment applications for the above noted lands ('the subject lands'), within the Town of Tecumseh. These materials are in response to comments received at the second Public Meeting held on March 30, 2021 and subsequent meetings with Town Planning Staff.

The following is a summary of the adjustments made to the plans, and the responses to site-specific comments received.

TOWNHOUSE DESIGN REVISIONS

In addition to the comments received at the meeting, a member of the community provided the applicant with a figure (Figure 1) comparing rooflines of the proposed townhouses and stacked townhouses to a development in nearby Windsor that has some negative connotations associated with it around the maintenance and upkeep of that particular development. This comparison has brought an unwanted association with the proposed development at Victoria. This comparison is unfair, and while rooflines are not related to property maintenance or upkeep, or team revisited the design of the rooflines of the proposed buildings.



Figure 1: Roofline Comparison of proposed townhouses and nearby development

In response to this comparison the roofline has been revised to be a more traditional hip roof style with gables along the roof line to break-up large expanses. This roofline to more reflective of the style found on adjacent single detached dwellings. This roofline revision is only to the 2-storey townhouses along the westerly, and southerly property lines.

Several comments were made regarding the proposed 3-storey stacked townhouses, and the overall increase in height they will bring to the neighbourhood. In response, the stacked townhouse block fronting onto the parkland, and SWM facility, and addressing Dillon Drive, has been lowered to a 2-storey height, and the roofline changed to a flat profile. The revision to a flat roof is to pull additional architectural style that were found on the former Victoria Elementary School building (Figure 2).

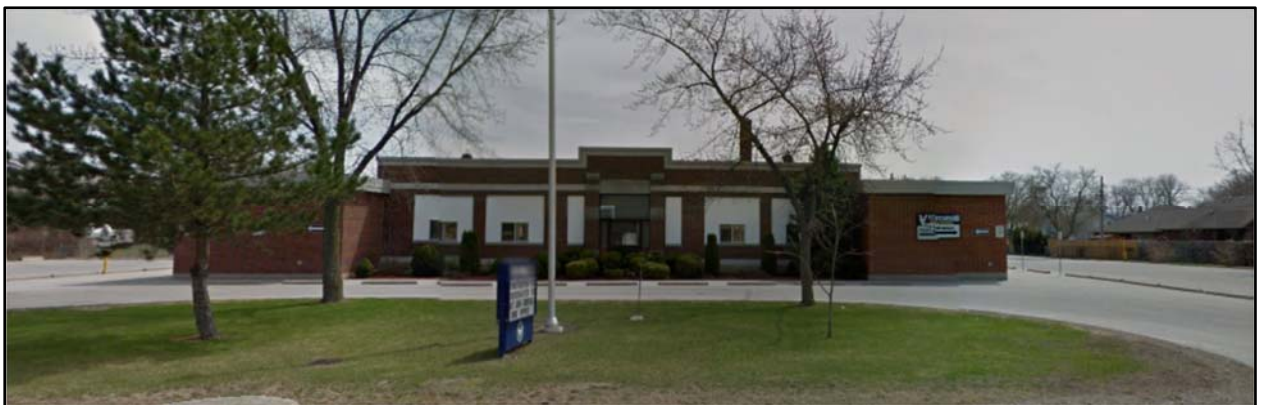


Figure 2: Former Victoria Elementary School with flat roof

The decrease in building height resulted in a decrease in the number of bedrooms per units. The proposed building still contains 16 units, but instead of three- and four-bedroom units, all units now contain two bedrooms. This decreases the overall intensity of the proposed development. Furthermore, the revised floorplans result in eight more ground level (single floor) accessible units. This address concerns that the previous eight accessible units was not enough to address housing needs for the aging population. The proposed development now has 16 total ground floor accessible units.

The response pulling from the former school building further compliments the colour palette and materials, and the columns used on the end elevations which were all inspired by the former school building.

To further address comments regarding the design of the proposed building, minor modifications were made to the front entrances by squaring porch columns, and creating small balconies above the porch entrances.

A full set of elevations and renders have been provided as part of this response package showing the above noted revisions for consideration.

FIRE ROUTE

At the public meeting a comment was made regarding emergency vehicle access. As the proposed development relies on a single access from Dillon Drive, there was concerns that if that access became compromised, emergency access to the site would not be possible. In response a revised Site Plan drawing has been provided showing a viable secondary access from Little River Boulevard is possible. This access would only serve emergency vehicles, and will act as a pedestrian walkway for the development. If the main access becomes compromised emergency vehicles will be able to enter the site through this secondary access. Design details of this access will be determined at the Site Plan Approval stage.

CANADA POST SUPER MAILBOX

Members of public voiced significant concerns around the Canada Post Super Mailbox that has recently been installed adjacent to the subject lands. This location has caused issues within the community from an increase in traffic, and vehicles stopping to collect mail blocking part of Dillon Drive. There is concern that the additional units from the proposed development will further exacerbate these issues. In response, as this is a private development, the mailbox that will be installed will not be along an existing public right-of-way, but within the boundary line of the subject lands. While the exact location will be determined at Site Plan Approval, the ideal location would be adjacent the proposed sidewalk along the westerly side of the front facing stacked townhouse. Any vehicles stopping to gather mail will be on the private laneway and will not impact traffic

along Dillon Drive or increase pedestrian traffic to the existing mailbox adjacent the subject lands.

TRAFFIC

Concerns continue to be raised regarding the traffic generated by the proposed development. At the public meeting the findings of the Traffic Impact Study were repeating, concluding that no adverse impact to the surrounding roadways are expected, and all nearby intersections would continue to operate at their current levels and improvements are not required at this time. To further strengthen these conclusions, a letter has been provided as part of this response package directly comparing peak traffic volumes of the proposed development, and the former school operation. Please refer to that letter for its findings.

DENSITY

Comments received regarding the proposed density have been considered by the design team. However, in reviewing the Provincial Policy Statement, Official Plan policies, and zoning regulations of the current Institutional Zone, and surrounding Residential Zones, we remain of the opinion that the proposed density is consistent with, conforms to, and complies with the policies and regulations that direct development on these lands. As such, no revisions are proposed to the density at this time.

We trust the enclosed is satisfactory for your review and we look forward to a timely approval process. Should you have any questions or require additional information, please feel free to contact me.

Yours very truly,

ZELINKA PRIAMO LTD.

A handwritten signature in black ink, appearing to read 'Casey Kulchycki', with a stylized flourish at the end.

Casey Kulchycki, BAA, MCIP, RPP
Senior Planner

cc. Briday Victoria Development Corporation