



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: June 8, 2021

Report Number: PBS- 2021-29

Subject: Supplementary Report to PBS-2021-28
Official Plan and Zoning By-law Amendments
Briday Victoria Development Corporation

Recommendations

It is recommended:

That PBS-2021-29, entitled Supplementary Report to PBS-2021-28, Official Plan and Zoning By-law Amendments, Briday Victoria Development Corporation, **be received**.

Background

Council Report PBS-2021-28 was published for public review on June 1, 2021 as part of the early release of the June 8, 2021 Regular Council Meeting Agenda. It is the third Administrative Report regarding the applications by Briday Victoria Development Corporation (the Owner) to amend the Town's Official Plan and Zoning By-law to permit the residential development of the former Victoria School site along with the former McColl Street right-of-way (the subject land). Ultimately, PBS-2021-28 makes a final recommendation on the associated amendments.

Since being published, a question has surfaced from the public asking why there is not an access driveway provided to Little River Boulevard in addition to the access driveway proposed to Dillon Drive. More specifically, the question pertains to why there is no second access driveway connecting to Little River Boulevard at the southeast corner of the subject land. There is a finger of land comprising the southerly portion of the former McColl Street right-of-way at this location that is part of the subject land. This issue was not discussed in PBS-2021-28 and therefore this Report has been prepared in order to provide Council with Administration's response.

Comments

With respect to the question of having a second access driveway from the subject land to Little River Boulevard, the following comments are provided:

1. An elementary school, which gained its sole access from Dillon Drive, occupied the site for many decades. Accordingly, the street was accustomed to accommodating the traffic from the school and had capacity to support the transition to the traffic associated with the proposed use;
2. The traffic impact study prepared by the owner's professional traffic engineer and peer reviewed by the Town's third party traffic engineering consultant, confirmed that there is capacity on Dillon Drive and the road network to accommodate the proposed redevelopment;
3. The proposed residential development "faces" Dillon Drive and fundamentally has a relationship with that residential street. It is an accepted land use relationship to have the development gain access from the street to which it is oriented;
4. The southerly portion of the former McColl Street right-of-way extending to Little River Boulevard is situated at the rear corner of the proposed development and extends southerly between two existing homes. This would involve the introduction of traffic where it had not previously existed. It was not found to be desirable or necessary to introduce an access driveway to the subject property at this location, between these two existing homes; and
5. It was believed the finger of land would best be used as a utility/servicing corridor, for the introduction of a trail to provide alternative pedestrian access to and from the residential development and the surrounding neighbourhood and as a secondary access for emergency services.

In conclusion, on balance it was found Dillon Drive provided the most appropriate, adequate and suitable means of vehicular access for the proposed development.

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:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services

Reviewed by:

Phil Bartnik, P.Eng.
Director Public Works & Environmental 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 |
|----------------------|--------------------|
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