



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-2021-28

Subject: Official Plan and Zoning By-Law Amendments
Briday Victoria Development Corporation
12433 Dillon Drive (Former Victoria Public School) Along with the
Former McColl Street Right-of-Way
Proposed Residential Condominium Development
Summary of and Response to the Public Consultation Process Issues
Raised at Public Meeting No. 2 and Final Recommendations
Our File: D19 BRIDAY

Recommendations

It is recommended:

That a by-law having the effect of amending the Tecumseh Official Plan by changing the land use designation for a 2.29 hectare (5.66 acre) parcel of land situated on the south side of Dillon Drive, approximately 40 metres east of its intersection with St. Pierre Street (12433 Dillon Drive and Former McColl Street Right-of-Way), from “Community Facility” to “Residential” and “Recreational”, in order to facilitate the development of the lands for a 63-unit residential development consisting of six, two-storey townhouse dwellings totalling 23 units, one, two-storey stacked townhouse dwelling containing 16 units and one three-storey stacked townhouse dwelling containing 24 units and a municipal park in keeping with PSB-2021-28, **be adopted**;

And that a by-law having the effect of amending the Tecumseh Zoning By-law 1746 by:

- i. adding a new definition for a “Stacked Townhouse Dwelling”; and
- ii. rezoning a 2.29 hectare (5.66 acre) parcel of land situated on the south side of Dillon Drive, approximately 40 metres east of its intersection with St. Pierre Street (12433 Dillon Drive and former McColl Street Right-of-Way) from

“Community Facility Zone (CF)” and “Residential Zone 1 (R1)” to “Holding Residential Zone 3 (H)R3-19” and “Recreational Zone (RE)”

in order to facilitate the development of the lands for a 63-unit residential condominium development consisting of six, two-storey townhouse dwellings totalling 23 units, one, two-storey stacked townhouse dwelling containing 16 units and one three-storey stacked townhouse dwelling containing 24 units and a municipal park in keeping with PSB-2021-28, **be adopted.**

Executive Summary

Official Plan and Zoning By-law amendment applications were submitted by Briday Victoria Development Corp (the Owner) to the Town in 2019 to facilitate the redevelopment of a 2.29-hectare (5.66 acre) parcel of land situated on the south side of Dillon Drive, approximately 40 metres east of its intersection with St. Pierre Street (12433 Dillon Drive). The applicant is proposing a 63-unit residential condominium development consisting of six townhouse dwellings totalling 23 units and two stacked townhouse dwellings totalling 40 units. PBS-2021-12 was received by Council at the March 30, 2021 second Public Meeting. In accordance with the direction of PBS-2021-12, this Report summarizes the second Public Meeting and provides a comprehensive planning analysis on the development proposal as revised by the Owner after the second Public Meeting. It also makes final recommendations to adopt the associated Official Plan and Zoning By-law amendments.

Background

Planning Applications and Property Location

Zelinka Priamo Ltd., on behalf of Briday Victoria Development Corporation (“the Owner”), filed applications in July of 2019 with the Town to amend the Tecumseh Official Plan and Tecumseh Zoning By-law 1746 for a 2.29 hectare (5.66 acre) parcel of land situated on the south side of Dillon Drive, approximately 40 metres east of its intersection with St. Pierre Street (12433 Dillon Drive) (see Attachment 1).

The proposed development comprises the lands upon which the former Victoria Public Elementary School was situated, along with the former undeveloped McColl Street right-of-way (“the subject land”). This right-of-way is the subject of an Agreement of Purchase and Sale between the Town and the Owner which includes a number of conditions including the successful amendment of the Official Plan and Zoning By-law to permit the development.

The proposed amendments would facilitate the redevelopment of the subject land for a 63-unit residential condominium development consisting of six, two-storey townhouse dwellings totalling 23 units and two, three-storey stacked townhouse dwellings totalling 40 units. The

revised proposal flowing from Public Meeting No. 2, described later in this report, maintains the total unit count at 63 but includes a reduction in height of the northerly stacked townhouse dwelling from three storeys to two storeys.

The applications request that the subject land be:

- i. redesignated from “Community Facility” to “Residential”; and
- ii. rezoned from “Community Facility Zone (CF)” and “Residential Zone 1 (R1)” to a site-specific “Residential Zone 3 (R3-16)”. The new site-specific zone would permit the proposed residential uses, establish the maximum number of dwelling units and maximum building height, along with other lot/building requirements such as minimum yard depth/widths, maximum lot coverage, minimum landscaping requirements and minimum number of parking spaces and parking space sizes.

Through discussion with Administration, it was resolved that municipal parkland would be provided along Dillon Drive that these lands would be placed in a “Recreational” designation in the Tecumseh Official Plan and corresponding “Recreational Zone (RE)” in the Tecumseh Zoning By-law 1746.

Public Consultation Process and Planning Reports to Date

Leading up to the submission of the final development proposal being brought forward for Council’s consideration at the June 8, 2021 Regular Council Meeting, the following public meetings were held:

- 1) November 29, 2018 - an Owner-lead Public Information Centre (PIC);
- 2) September 10, 2019 - an initial Public Council Meeting held in accordance with the Planning Act;
- 3) March 30, 2021 – a second Public Council Meeting held in accordance with the Planning Act.

As the public consultation process progressed, and through dialogue with Town Administration, the Owner submitted revised development concepts in response to comments received. Throughout this process the Owner submitted supporting documents related to land use, municipal servicing, traffic generation, tree preservation and architectural design.

Two previous Administrative reports were prepared in response to the application as follows:

- 1) PBS-2019-25 – this report provided a summary of the Official Plan and Zoning By-law amendment applications along with an overview of the relevant planning policy framework, specifically comprising the Provincial Policy Statement 2014 (PPS

2014), the County of Essex Official Plan (County OP) and the former Town of Tecumseh Official Plan (former Tecumseh OP), which was in effect at the time the applications were filed. It is these policies that guide Council's decision on the proposed development;

- 2) PBS-2021-12, which was presented to Council at the March 30, 2021 Public Meeting No. 2 provided a detailed analysis of:
 - i) the public consultation process up to Public Meeting No. 2;
 - ii) the revisions that occurred to the development proposal as a result of the public consultation process;
 - iii) all supporting documents and addendums/revisions to the documents as a result of the public consultation process; and
 - iv) Administrative planning and servicing comments addressing the following issues, with conclusions regarding each issue noted in quotes below:
 - Need – “it is the opinion of the writer that there is a need for this type of housing at this location”;
 - Density – “it is the opinion of the writer that the density is appropriate at this location and will result in a suitable form of intensification and appropriate form of development”;
 - Compatibility – “this thorough analysis of compatibility leads the writer to the opinion that the residential proposal is compatible – it is capable of existing harmoniously with existing land uses in the surrounding neighbourhood”;
 - Traffic impact – “the Owner has provided expert traffic analysis that has been peer reviewed by a traffic engineering consultant on behalf of the Town. Administration is satisfied that the existing transportation network is adequate to accommodate the anticipated increase in traffic resulting from the proposed development”;
 - Infrastructure – “the Owner has provided expert professional engineering analysis that is satisfactory to Town Administration concluding that there is adequate water, wastewater and stormwater infrastructure and design solutions to support the proposed development. With respect to the reconstruction of Dillon Drive, Administration agrees that the existing cross section warrants improvements and that it will work with the Owner at the

site plan control stage to identify specific improvements and to develop appropriate cost sharing” and

- Safe Access/Lake St. Clair Floodprone Area – “this matter has been reviewed by the Town’s Fire Chief and Community Emergency Management Coordinator and it has been confirmed that the subject land would be accessible for emergency response during a flooding event and, as such, safe access for the subject property can be provided in accordance with the PPS”.

Issues Raised at Public Meeting No. 2

Written and verbal submissions were made both in opposition and in support of the proposed development. The majority of the concerns raised at the March 30, 2021 Public Meeting were consistent with the issues raised at the initial Public Meeting, as summarized and commented on in PBS-2021-12. However, the following unresolved issues were noted at the second public meeting:

- architectural design of development;
- fire route/emergency access; and
- Canada Post super-mailbox location.

Owner’s Revised Submission Subsequent to Public Meeting No.2

Revised Development Proposal

Subsequent to the comments received through the second public meeting, the Owner submitted a revised development proposal. While the revised proposal maintains 63 dwelling units, the Owner has proposed the following changes as depicted by the updated site plan and architectural renderings (see Attachments 2A, 2B, 3A, 3B and 3C):

- a reduction in the height of the northerly stacked townhouse from three to two storeys to reduce the massing along Dillon Drive;
- a redesign of the stacked townhouses by replacing the peaked roofs with flat roofs to reduce the total height;
- a redesign of the rooflines and other architectural features of the townhouse dwellings;

- a revised site plan drawing illustrating the fire access route, including the provision of a secondary emergency access from Little River Boulevard.

Additional Supporting Documentation

The Owner's planning consultant has also submitted a response letter summarizing the revisions to the development proposal based on the comments received at the March 30, 2021 public meeting (see Attachment 4). In addition, the Owner's planning consultant clarified that the Canada Post super-mailbox for the proposed development would be placed within the proposed development in such a manner that it would not have an adverse impact on Dillon Drive. This is a matter that will be addressed by way of site plan control.

In addition, the Owner's traffic consultant provided a traffic analysis which compared the traffic generation of the proposed development to the traffic generation of an elementary school based the Institute of Transportation Engineers Trip Generation Manual (see Attachment 5). The traffic analysis concluded that:

"As a result, when compared to the prior elementary school land use, it can be concluded that the proposed residential development will generate approximately 108 fewer trips entering and 72 fewer trips exiting the site during the AM peak hour and 4 more trips entering and 10 fewer trips exiting the site during the PM peak hour.

Upon completion of the trip generation comparison, it is the engineers' opinion that the proposed development will generate substantially fewer trips than the previous elementary school, and as such, it is expected to have less of an impact on area traffic operations."

Comments

The following section provides comments with respect to the Owner's revised submission. This is followed by planning comments in relation to relevant policies, which include policies from:

- the Provincial Policy Statement 2014 (PPS 2014) - the document in effect at the time the applications were filed;
- the County of Essex Official Plan (County OP); and
- the Town of Tecumseh former Official Plan (former Tecumseh OP) - the document in effect at the time the applications were filed.
- Given that a new PPS was brought into effect in 2020 (PPS 2020), we have also considered the applications with respect to this new document. Further, Council

subsequently adopted a new Official Plan on February 23, 2021 (adopted new Tecumseh OP). Accordingly, it is appropriate to have regard to this most recent expression of Council's long-term planning goals and policies. This Report therefore has regard to the relevant policies found in the adopted new Tecumseh OP.

Comments in Relation to the Owner's Revised Submission

Town Administration has reviewed the revised submission provided after the second Public Meeting and concludes that the changes proposed, rationalized by the Owner's planning consultant, results in an overall improvement to the proposed development. The additional traffic impact analysis supports Administration's prior conclusion that the existing transportation network is adequate to accommodate the anticipated increase in traffic resulting from the proposed development. It is the opinion of Administration that the unresolved issues noted at the second Public Meeting have been adequately addressed.

Comments in Relation to Relevant Policies

Provincial Policy Statement

An extract of the relevant policies from the PPS 2014 is provided in Attachment 6. In summary, the PPS 2014 encourages and supports development on lands identified for urban growth in settlement areas. It also establishes that the Town should be supporting and promoting residential intensification that results in compact built form and makes more efficient use of existing services while offering a range of housing forms/types/tenures to meet expected demands such as those of the growing senior cohort of the Town's population.

The proposed residential development provides an alternative form of housing at a density that provides for a more compact built form. The proposed development is also a means of achieving intensification in accordance with the definition contained in the PPS. It is the opinion of Administration that the applications for the proposed residential development are consistent with the PPS 2014.

As noted above, the PPS 2020 was issued by the Province subsequent to the filing of the initial applications. We have therefore provided a comparison of the relevant policies of the PPS 2014 and the PPS 2020 in Attachment 6. Based on a review of the PPS 2020, it is the opinion of Administration that the applications for the proposed development are also consistent with this policy document.

County of Essex Official Plan

An extract of the relevant policies from the County OP is provided in Attachment 7. The subject lands are within an identified settlement area of the County OP. The goals and

policies of the County OP encourage mixed-use, compact development, with a range of housing types through residential intensification within identified settlement areas such as the fully serviced urban areas of the Town of Tecumseh.

It is the opinion of Administration that the proposed development conforms to the goals and policies of the County OP.

Former Tecumseh Official Plan (in effect at time of submission of applications)

The former Tecumseh OP permits medium density residential uses in the Residential areas subject to the review, evaluation and public/stakeholder consultation process that would be undertaken as part of the required Official Plan Amendment process. The Plan also encourages a variety and varying densities of residential uses that can be appropriately integrated with the existing and proposed development pattern.

In particular, Subsection 3.3.1.ii) of the Residential land use policies allows medium density uses up to a maximum of 30 units per hectare and a maximum height of 3 stories.

Subsection 3.3.1 iii) of the Residential land use policies establishes that Council will utilize the following criteria in the creation of medium and high density residential zone categories in the Town:

a) Medium and high density residential uses should have frontage and/or access driveways onto an arterial or collector road;

The proposed development, at a density of 29 units per net hectare, is considered medium density by the former Tecumseh OP. The subject land has frontage and principal access (vehicular and pedestrian) to Dillon Drive to the north and pedestrian access and secondary emergency services access and some frontage at Little River Boulevard to the south. Although Little River Blvd is classified as an arterial road by the former Tecumseh OP, Dillon Drive is classified as a local road.

The purpose of this criterion is to minimize the impact of heavy traffic generation on the local roads intended to provide direct access to dwellings that front upon them. The subject property is located only 200 metres from Lesperance Road, which is considered to be an arterial road. Between the proposed access to the subject property and Lesperance Road, there are only five single unit dwellings fronting Dillon Drive. More importantly, as noted in the most recent traffic analysis provided by the proponent's consultant, the traffic generation during peak hours from the proposed development is significantly less than the elementary school that previously occupied the property. This finding is in addition to the original traffic impact analysis which lead Administration to conclude that the existing transportation network is adequate to accommodate the anticipated increase in traffic resulting from the proposed development.

It is important to note the use of the word “should” in this criterion rather than “shall” as it is instrumental in interpreting the policy. “Shall” is accepted as being more absolute while “should” is accepted as being more of a recommendation but that it can be deviated from with adequate rationale. Given the use of “should” in this criterion combined with the analysis provided above, Administration has no concerns with the anticipated traffic generation and the ability of Dillon Drive to accommodate it and believes that this criterion is satisfied.

b) Proposals will not be approved which would result in substantial traffic flow increases on local streets serving single-unit residential development;

As noted previously, Administration does not anticipate a substantial increase in traffic flow on local streets as a result of the proposed development and believes that this criterion is satisfied.

c) Apartment proposals of more than 3 storeys should be separated from adjacent dwellings by a distance sufficient to maintain the privacy, amenity and value of surrounding residential properties.

The proposed development does not include any residential dwellings greater than three storeys in height and Administration therefore notes that this criterion is not specifically relevant in this instance as it would only apply to high density development which permits greater than 3 storeys.

Subsection 3.1.1 iii) of the former Tecumseh OP goes on to establish that when considering applications to amend the Zoning By-law for medium and high density residential use, Council will also have regard to the following:

- **the need for the proposed development as identified through an analysis of housing supply and demand;**

The Applicant has advised that his research indicates that market demand exists in the area for the type of development being proposed. This trend is further validated in the Housing and Residential Intensification Discussion Paper dated March 2015, prepared to support the development of policy in the Town’s new Official Plan. It concluded that in order to address current and future housing needs, a wider range of housing options will be necessary, both in terms of house form and tenure. It also noted that over the 20-year planning horizon, there will be a growing demand for housing options for older adults as the baby boomer generation reaches retirement age. Many will want to downsize into smaller dwelling units including semis, townhouses and apartments.

As previously noted, PBS-2021-12 also concluded that there was a need for this type of residential development. Administration believes that this criterion is satisfied.

- **the density and form of adjacent development;**

The issue of density and the form of the adjacent development was fully assessed in PBS-2021-12 within the sections dealing with Density and Compatibility. It continues to be the opinion of Administration that the proposed residential development is of an appropriate density and is compatible, such that it is capable of existing harmoniously with existing land uses in the surrounding neighbourhood. Accordingly, Administration believes that this criterion is satisfied.

- **the adequacy of municipal water supply, sanitary sewers, storm drainage and roads to serve the proposed development;**

The proposed development will be serviced with full municipal services fronting on a public road. Based on the analysis undertaken to date and the Administrative opinions provided previously, it continues to be the opinion of Administration that this criterion is satisfied.

- **the adequacy of schools, parks and community facilities to serve the proposed development;**

The subject property is within the catchment area of St. Pius X Catholic and A. V. Graham Public elementary schools (see Attachment 8). These schools are located within a kilometre of the subject property, making them accessible by walking and biking. Ste-Marguerite, a French Catholic Elementary School, is located farther to the east approximately, 1.5 km from the subject property. The fact that the school board disposed of this school site speaks to the current adequacy of schools in the area.

As part of the proposed development, a new municipal park located along Dillon Drive is to be conveyed to the Town as parkland dedication. This park is to be located adjacent to the development's proposed stormwater management facility which will also add to the open space feature. In addition, Chippewa Park and Col. Paul Poisson Park (390 metres from the subject property), Arrowhead Park (425 metres from the subject property) and Lacasse Park (510 metres from the subject property) are all within walking distance of the proposed residential development.

Further, a commercial node is located at the intersection of Lesperance Road and Riverside Drive, also within walking distance of the subject property. In addition, the site is serviced by the Tecumseh Transit Service.

On the basis of the preceding, Administration believes that this criterion is satisfied.

- **the adequacy of off-street parking facilities to serve the proposed development;**

A total of 144 parking spaces, including enclosed garages, are proposed for the subject development. The Tecumseh Zoning By-law establishes a minimum of 1.5 spaces per dwelling unit for multi-unit dwellings such as those proposed for the subject property. Accordingly, the proposed 63 units would necessitate a minimum of 95 spaces. Ultimately, Administration is satisfied that adequate off-street parking will be provided to serve the proposed development and believes that this criterion is satisfied.

- **the provision of adequate buffering standards deemed necessary to protect the residential amenities of adjacent uses.**

The positioning of the proposed three-storey stacked townhouse – central to the site – mitigates potential for shadowing and intrusive overlook. This stacked townhouse transitions to two-storey townhouse dwellings along the westerly and southerly property lines thereby providing a visual buffer. The northerly stacked townhouse has been reduced in height from three to two storeys and buffering from the existing homes on the north side of Dillon Drive is provided through a future municipal park/stormwater pond area. In addition, all dwellings are significantly setback from the existing dwellings to the east. Further, the retention of mature trees along the perimeter combined with the provision of new fencing and landscaping will assist with ensuring the protection of the residential amenities of adjacent land uses. In addition, as noted in PBS-2021-12, having the rear yards of the two-storey townhouses adjacent to the rear yards of the abutting single unit dwellings is a normal land use relationship in residential areas.

In terms of potential impact from lighting, a photometric plan will be required through the site plan control process with measures to mitigate light spillover from the proposed development onto adjacent yards. More detailed buffering standards, including provisions related to landscaping, fencing, and hardsurfacing of access/parking areas, will be addressed at the site plan control stage.

On the basis of the preceding, Administration believes that this criterion is satisfied.

Subsection 3.3.8 of the former Tecumseh OP establishes that Council will encourage small-scale infilling type residential intensification activities that make the most efficient and cost-effective use of existing municipal infrastructure and services. It further states that “Infilling means the residential development of a similar scale, density and use on vacant lots or undeveloped lands in the built-up area of the municipality to create additional dwelling units”.

This subsection then proceeds to state that “when reviewing individual requests for residential intensification initiatives, Council will have regard to the following:

- The height, size, and density of the new dwelling unit(s), and the compatibility of such unit(s) with the surrounding neighbourhood;
- The physical suitability of the site;

- The proximity of the site to the public transit and commercial retail areas;
- Access to and from the site;
- Availability and proximity of community services such as community and day care centres, schools, parks and leisure activities, and health care services;
- Adequacy of municipal infrastructure to service the new unit(s)".

A number of issues are of note in considering this policy. Firstly, it is that the wording "Council **will encourage** small-scale infilling" is not the same as "Council **shall only permit** small-scale infilling". With the use of the word "encourage", there is still opportunity for residential intensification that is greater than "small-scale" as the policy is not written in a manner that prohibits other forms of infilling.

Secondly, this is a site that had been previously developed and used as a school, which has land use characteristics and impacts that are quite distinct from a residential use. In other words, the neighbourhood is already accustomed to something other than the "small-scale" residential uses that surround it.

Also, the current Community Facility (CF) zoning permits a range of more "intensive" uses as-of-right, including churches, government offices, private clubs, nursing homes and senior citizen housing at a density of 37 dwelling units per gross hectare, all of which could be 3 stories in height.

Finally, the aforementioned criteria that Council is to have regard to in considering proposals under subsection 3.3.8 are very similar to those criteria that have already been evaluated previously in this Report and found to have been satisfied by this proposal.

Ultimately and based on all of the preceding, it is Administration's opinion that the proposed development is in conformity with the policies of the former Tecumseh OP.

Adopted New Tecumseh Official Plan

An extract of the relevant excerpts from the adopted new Tecumseh OP is provided in Attachment 9.

The adopted new Tecumseh OP contains overarching planning principles that guide the development of the Town over a 25-year planning horizon. It establishes that the long-term prosperity and social well-being of the Town depends on maintaining strong, sustainable and resilient communities, a clean and healthy environment and a strong economy. It sets out that the intensification of residential lands shall be encouraged and standards of development that will assist in achieving this objective shall be a priority for the Town. This theme of

intensification is an underpinning of the strategic direction of the document and is referenced in a number of policy sections throughout the Plan.

The goals and policies of the Residential designation include a number of references to intensification and providing housing choices. The adopted new Tecumseh OP establishes a density range for medium density of 20 to 50 units per gross hectare. This range is consistent with other municipalities throughout Essex County and the proposed residential development, at 28 units per gross hectare, falls within this range. It also establishes that medium density development will require a Zoning By-law amendment and includes criteria to be considered for such an amendment. Administration has assessed the proposed development against these criteria and finds that it meets them.

While clearly encouraging residential intensification, the adopted new Tecumseh OP also addresses the importance of protecting existing stable residential areas and establishes that applications for infill or redevelopment must be located and organized to fit with neighbouring properties and must satisfactorily address the criteria contained in Section 3.18, Land Use Compatibility, of the Plan. Administration has assessed the subject proposal against the criteria contained in Section 3.18 and has determined that it has met them and, where necessary, has mitigated its impact by using the mitigation techniques outlined in this section.

The Residential policies also set out that, in fully serviced areas, intensification through moderate increases in building height or density and gradual transition to more intense forms of housing may be approved in neighbourhoods that are adjacent or in close proximity to such items as transit routes, commercial areas, community facilities and/or significant areas of open space. It is Administration's opinion that the subject proposal conforms to this policy.

Finally, Section 10.18, Amendment Procedures, establishes that when considering proposed amendments to the Official Plan or the implementing Zoning By-law due regard shall be given 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.

Again, Administration has assessed the proposed Official Plan and Zoning By-law amendments against these criteria and finds that they have been satisfied and concludes that the proposed development is in conformity with the adopted new Tecumseh OP.

Site Plan Control

The subject property is subject to site plan control. Council approval of a site plan control agreement will be required under a future Report prior to any development occurring. The applicant has been advised of this requirement.

Summary and Recommendations

In summary, it is the opinion of the writer, along with Town Administration, that the concerns/issues raised regarding the proposed development have been adequately addressed. It is noted that subsequent to each of the public consultation processes, comprising an Owner-lead PIC and the two Public Council Meetings, the Owner made revisions to the development proposal in an attempt to address stakeholder input.

It is the opinion of the writer that the proposed Official Plan and Zoning By-law Amendments are consistent with the PPS 2014 and the PPS 2020 and conform to the County OP, the former Tecumseh OP and the adopted new Tecumseh OP.

It is recommended that the Holding symbol (H) be placed on the subject property as part of the proposed rezoning, the removal of which will be contingent upon the execution and registration of the requisite site plan control agreement. The site plan control agreement will ensure that the proposed development is constructed and designed in accordance with the Official Plan designation policies and zoning that will apply to the property and in accordance with the revised development proposal.

On the basis of all of the foregoing, Town Administration recommends that Council pass by-laws amending the Tecumseh Official Plan and the Tecumseh Zoning By-law 1746 permitting the proposed development in keeping with PBS-2021-28 which will be included in the public Council Agenda for the June 8, 2021 Regular Council Meeting.

Consultations

Fire & Emergency Services
Parks & Recreation Services
Public Works & Environmental Services

Financial Implications

None

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
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- | | |
|-------------------------------------|---|
| <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:

Wade Bondy
Director Fire Services & Fire Chief, C.E.M.C.

Reviewed by:

Paul Anthony, RRFA
Director Parks & Recreation 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 Misk-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Property Location Map
2A	Revised Site Plan
2B	Surrounding Land Uses with Site Plan Overlay Map
3A	Revised Townhouse Architectural Elevations
3B	Revised 2-Storey Stacked Townhouse Architectural Elevations
3C	Revised 3-Storey Stacked Townhouse Architectural Elevations
4	Owner's Planning Consultant Response Letter, April 2021
5	Owner's Traffic Consultant Site Generated Traffic Comparison Letter, May 2021
6	Relevant 2014 and 2020 Provincial Policy Statement (PPS) Policies
7	Relevant County of Essex Official Plan Policies
8	Surrounding Community Facilities Map
9	Relevant Excerpts from Adopted New Tecumseh Official Plan, February 2021