



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 22, 2021

Report Number: PBS-2021-32

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
Revised Development Proposal in Response to June 8, 2021 Council
Motion and Final Recommendations
Our File: D19 BRIDAY

Recommendations

It is recommended:

That PBS-2021-28 entitled “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” **be received**;

And that PBS-2021-32 entitled “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, Revised Development Proposal in Response to June 8, 2021 Council Motion and Final Recommendations” **be received**;

And further that a by-law having the effect of amending the adopted new 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 55-unit residential development consisting of six, two-storey townhouse dwellings totalling 23 units, two, two-storey stacked townhouse dwellings containing 16 units each and a municipal park in keeping with PBS-2021-32, **be adopted**;

And furthermore 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 55-unit residential development consisting of six, two-storey townhouse dwellings totalling 23 units, two, two-storey stacked townhouse dwellings containing 16 units each and a municipal park in keeping with PSB-2021-32, **be adopted**.

Background

June 8, 2021 Regular Council Meeting

At the June 8, 2021 Regular Meeting of Council, PBS-2021-28 entitled “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” was presented to Council.

The purpose of the report was to provide a final recommendation with respect to Briday Victoria Development Corporation’s (“the Owner”) applications filed in July of 2019 with the Town, as revised, to amend the former 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. The proposed development comprises the lands upon which the former Victoria Public Elementary School was situated (12433 Dillon Drive), along with the former undeveloped McColl Street right-of-way (“the subject land”) (see Attachment 1).

The final design presented to Council at that meeting encompassed 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 (see Attachment 2).

At the June 8, 2021 meeting, PBS-2021-28 was deferred by Council by Resolution RCM – 183/21, which states the following:

“Motion: RCM - 183/21
Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Tania Jobin

That Report PBS-2021-28 Official Plan and Zoning By-Law Amendments - Briday Victoria Development Corporation - 12433 Dillon Drive (Former Victoria Public School) - Proposed Residential Condominium Development - Final Recommendation, be deferred;

And that Administration reconnect with the applicant to discuss a reduction of a maximum of two-storey units and density;

And further that Administration report back to Council.”

Owner’s Revised Development in Response to the Council Resolution

Following the June 8, 2021 Regular Council meeting, Administration met with the Owner to discuss the June 8, 2021 Council resolution. Ultimately, the Owner’s planning consultant submitted a revised development proposal to the Town by email dated June 15, 2021 (see Attachment 3) and the Owner submitted a summary email to the Town dated June 16, 2021 (see Attachment 4). For ease of reference, the Owner’s revised site plan has been colour coded (see Attachment 5) and is summarized as follows:

- the former three-storey stacked townhouse dwelling proposed for the centre of the property has been reduced to two storeys;
- the number of dwelling units within the central stacked townhouse dwelling has been reduced from 24 units to 16 units. This drops the total dwelling unit count to 55 units from the previous 63 units;
- the reduction in total units reduces the overall site density to 26 units per net hectare from the previous 29 units per net hectare;
- the total number of parking spaces has been reduced by ten from 144 to 134 to reflect the reduction in total number of dwelling units; and
- as a result of removing ten parking spaces, the landscape open space has been increased to 55.9%, from the previous 54.2%.

The above noted density and landscape open space were calculated based on a lot area that excludes the future parkland conveyance to the Town.

Comments

Town Administration has reviewed the proposed revised development proposal and is of the opinion that it has effectively responded to Council's June 8, 2021 resolution by:

- reducing the proposed three-storey stacked townhouse dwelling that is to be centrally located on the subject land to two storeys, resulting in all proposed dwellings on the subject land having a maximum height of two storeys; and
- reducing the total number of dwelling units from 63 to 55, resulting in the density being reduced from 29 units per net hectare to 26.

Summary and Recommendations

As detailed in PBS-2021-28, it continues to be the opinion of the writer that the proposed Official Plan Amendment and Zoning By-law Amendment, as revised in accordance with PBS-2021-32, are consistent with the Provincial Policy Statement 2014 and the Provincial Policy Statement 2020 and conform to the County of Essex Official Plan, the former Tecumseh Official Plan and the adopted new Tecumseh Official Plan.

Further, as noted in PBS-2021-28, it continues to be 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 adopted new Tecumseh Official Plan and the Tecumseh Zoning By-law 1746 permitting the proposed development in keeping with PBS-2021-32, which amending by-laws will be included in the public Council Agenda for the June 22, 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
<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 Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Property Location Map
2	Site Plan Presented at June 8, 2021 Council Meeting
3	Owner's Planning Consultant's Correspondence Related to Revised Proposal
4	Owner's Correspondence Related to Revised Proposal
5	Revised Site Plan in Response to Council's Motion