

Owner's Planning Consultant's Correspondence Related to Revised Proposal

From: [Casey Kulchycki - Zelinka Priamo Ltd.](#)
To: [Brian Hillman](#)
Cc: [Chad Jeffery](#)
Subject: RE: Briday - Victoria by the Lake - Revised Plan
Date: June 15, 2021 4:25:17 PM
Attachments: [Site Plan \(June 2021\).pdf](#)

Hi Brian,

As per Council's direction from the June 8th Council Meeting, please find attached an amended Site Plan that both reduces the height of the proposed buildings, and decreases the proposed density. The revisions to the Site Plan are as follows:

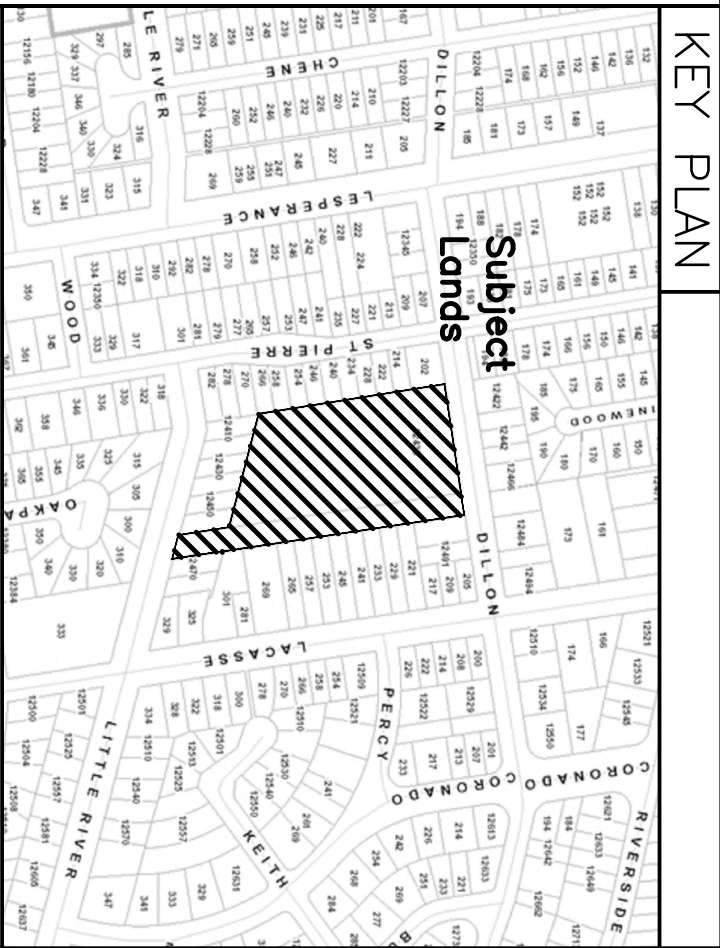
1. The former 3-storey stacked townhouse building that was in the center of the subject lands has been reduced to 2-storeys as per Council's direction. The reduction in height reduces the building height from 10.6m to 9.4m (average grade to peak of the 2-storey townhouse units – actual height is measured to the midpoint of the pitch, to be confirm during SPA process).
2. The decrease in building height resulted in a removal of 8 stacked townhouse dwelling units. This drops the total unit count to 55 units from the previous 63 units.
3. The reduction in total units reduces the overall site density to 26 units per hectare (uph), from the previous 29 uph. This was also a direction from Council.
4. Furthermore, given the removal of units, the number of parking spaces provided was reduced by 10 spaces. There are now a total of 134 spaces on the subject lands, reduced from the previous 144 spaces.
5. As a result of removing 10 parking spaces, the landscape open space 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 excluded the future Parkland Block.

We believe the attached Site Plan fully addresses Council's direction by lower the proposed building heights and decreases the proposed density. As a result of these changes additional revisions to the plan (removal of parking) resulted increasing to the landscape open space and decrease in paved areas. Please review and advise if there are any further concerns with the revised Site Plan as presented.

Take Care,

Casey Kulchycki, BAA, MCIP, RPP
Senior Planner
ZELINKA PRIAMO LTD
A Professional Planning Practice



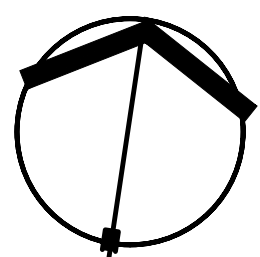
CONCEPT PLAN
OF
LOTS 306-314, PRINCE COURT (closed)
REG PLAN 1183
AND PART OF
LOT 153, CON 1

**TOWN OF TECUMSEH
COUNTY OF ESSEX**

SITE STATISTICS
Proposed Zone: R3---

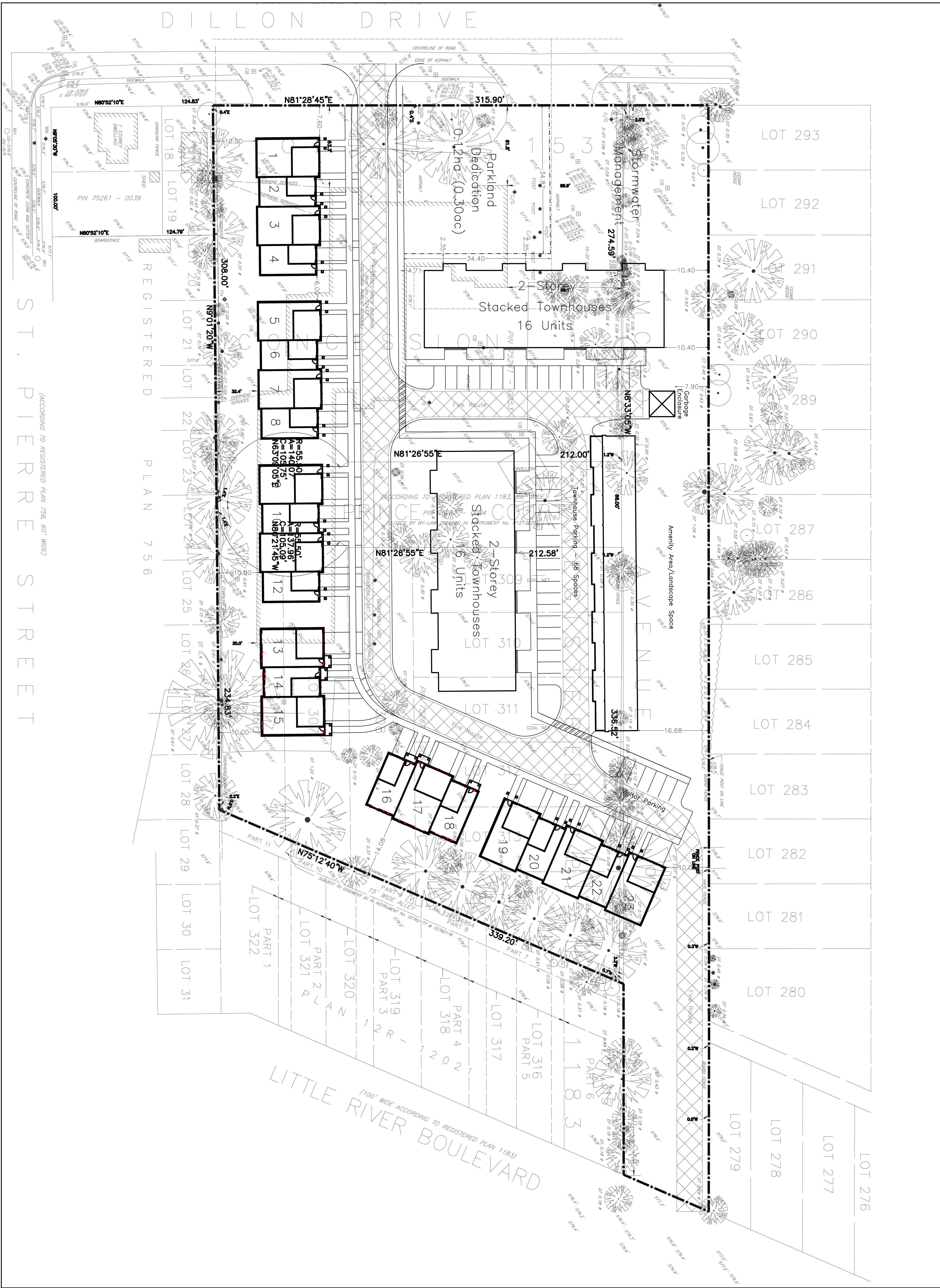
	REQUIRED	PROPOSED
Lot Area (Total)	12,760 sq.m	22,880 sq.m
Parkland Dedication	1,144 sq.m	1,193 sq.m
Development Area	N/A	21,687 sq.m
Lot Frontage	N/A	116.4 m
Front Yard Setback	7.6 m	7.6 m
Interior Side Yard (East)	4.0 m	10.0 m
Interior Side Yard (West)	4.0 m	10.0 m
Rear Yard Setback	10.6 m	54.5 m
Lot Coverage	35%	24.6%
Landscape Open Space	10.6 m	55.9%
Height	10.6 m	9.4 m
Parking (Total)	95 spaces	134 spaces
Townhouses	1.5/Unit	120 spaces
No. of Units (Total)	95	14
Stacked Townhouses	30 uph	26 uph

NO.	REVISION	DATE	INITIAL
	Briday Victoria Development Corp.		
	12433 Dillon Drive		



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DRAWN BY CTK	PROJECT NO. BDY/TEC/18-01	DATE APRIL 2019	SCALE 1:400
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ST. PIERRE STREET

(ACCORDING TO REGISTERED PLAN 756, 60' WIDE)

REGISTERED PLAN 756