

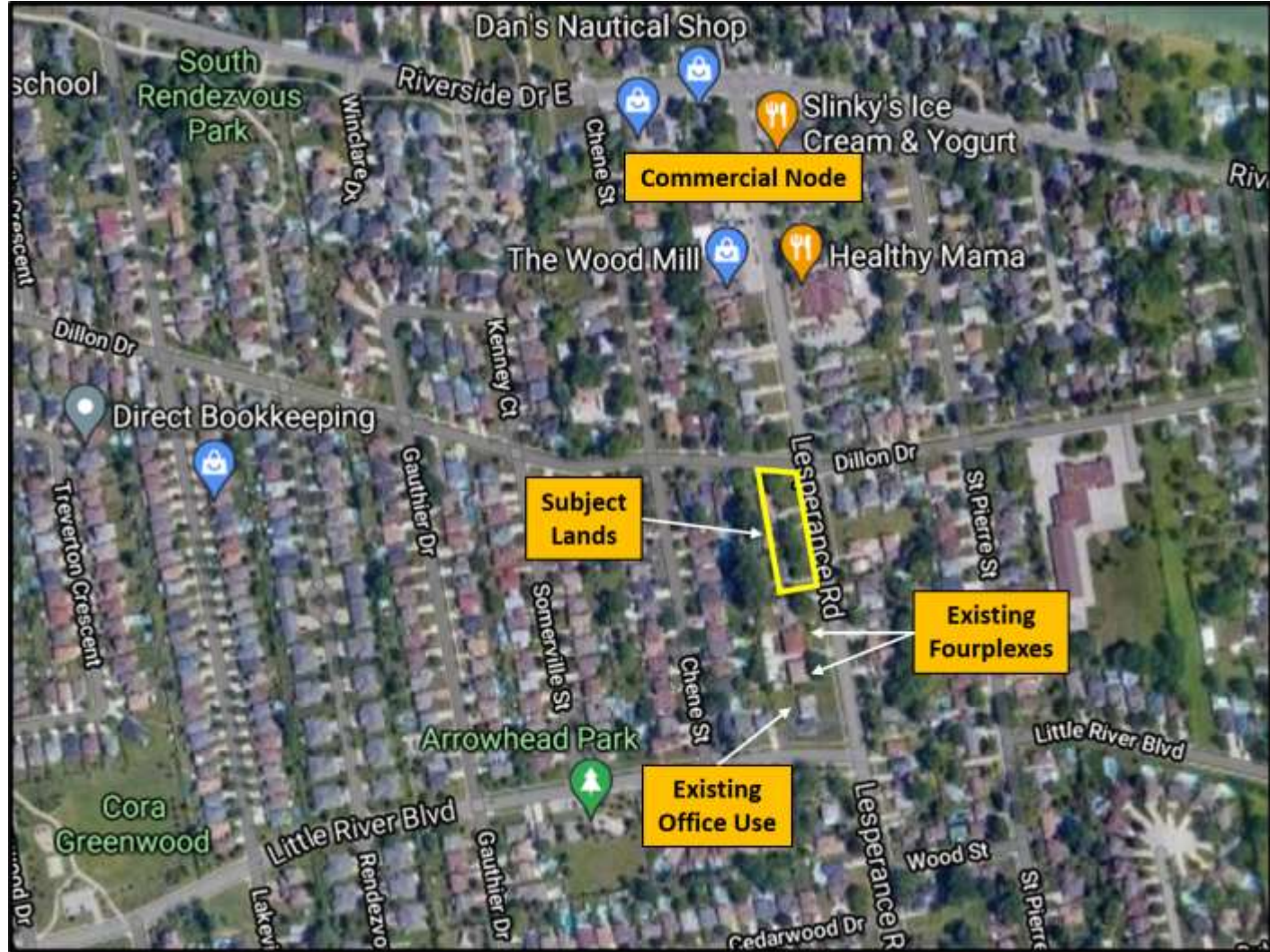
APPLICATION FOR ZONING BY-LAW AMENDMENT



205-227 LESPERANCE ROAD
TECUMSEH, ON
June 28, 2022

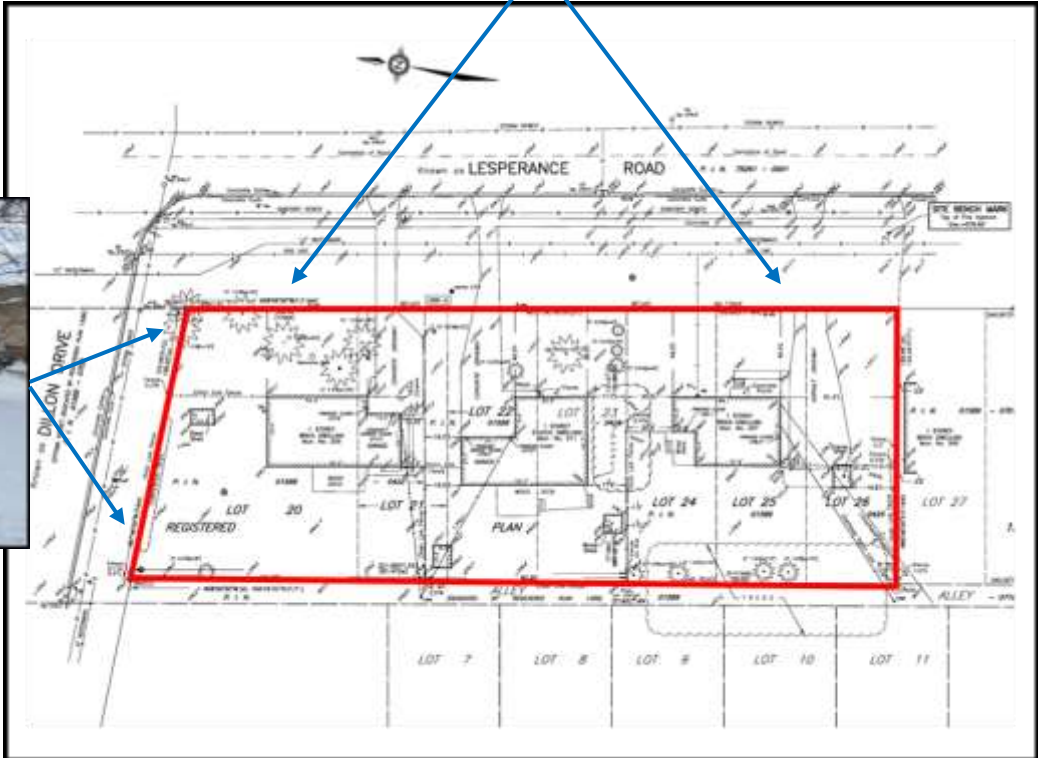
SUBJECT LANDS & SURROUNDING AREA

- Located at north end of Town of Tecumseh
- SW corner of intersection of Lesperance Road & Dillon Drive
- Commercial node to the north
- Residential uses abutting to the west and south; further across Lesperance Road & Dillon Drive
- Open Space/recreational uses within walking distance



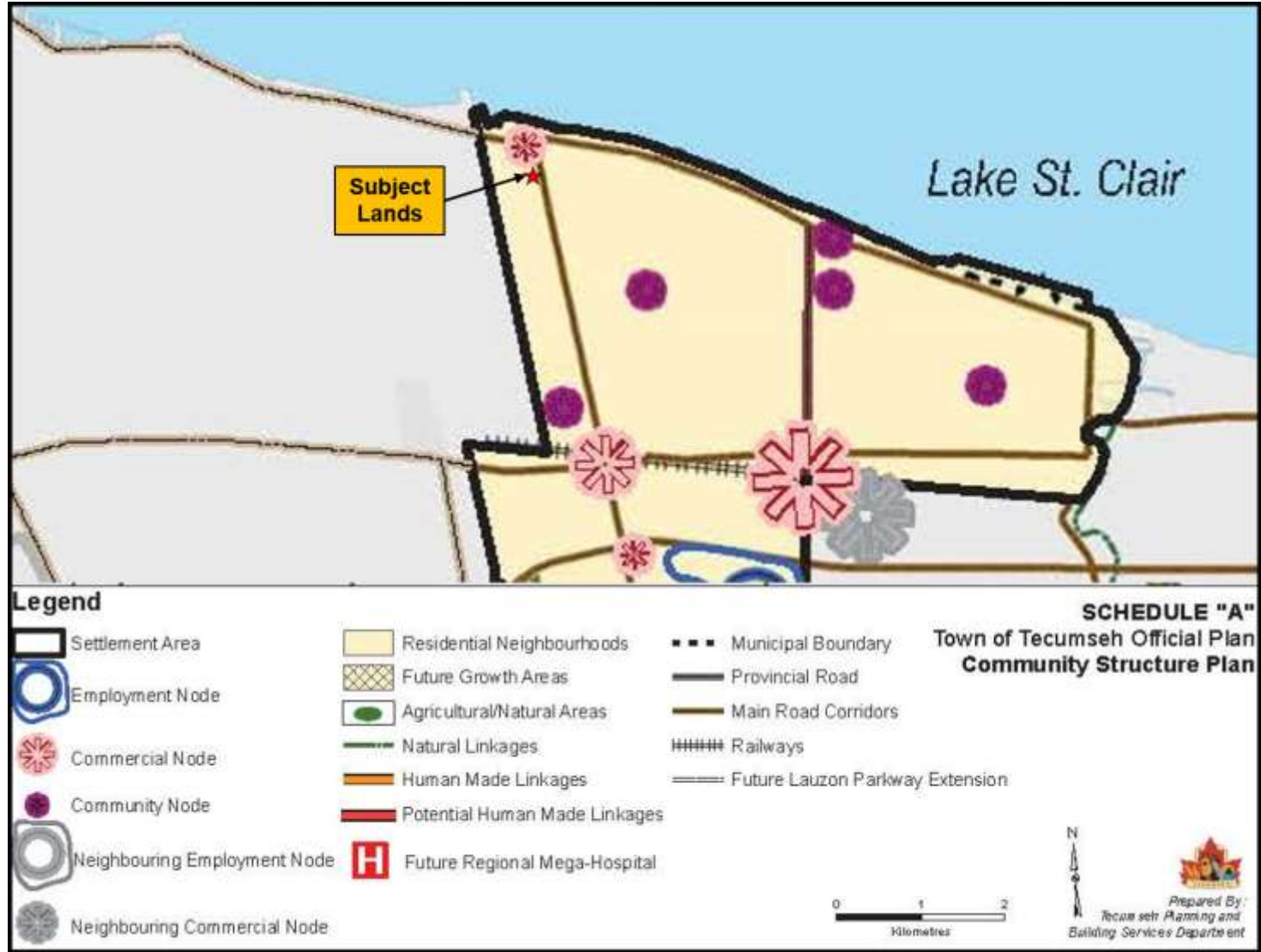
SUBJECT LANDS

- 3 individual properties with a total area of 0.38 ha/0.94 ac
- Frontage and access along Lesperance Rd & Dillon Drive
- 3 stand-alone, single-detached dwellings (to be demolished)



TOWN OF TECUMSEH OFFICIAL PLAN – COMMUNITY STRUCTURE PLAN

- Subject lands are within Town Settlement Boundary and designated Residential Neighbourhoods
- Urban Area is the focus of growth, public/private investment, and all significant development



Legend

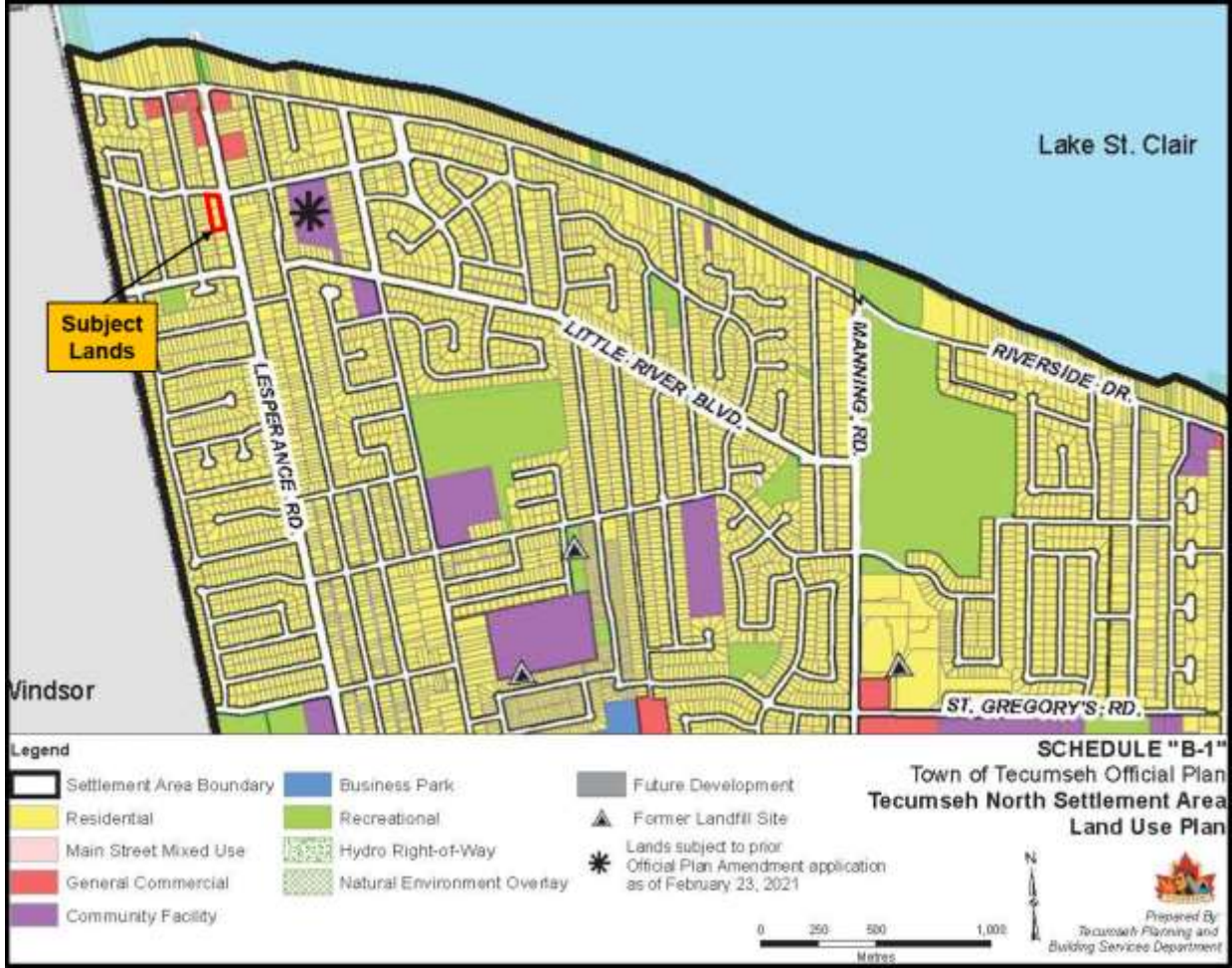
- | | | |
|------------------------------|-------------------------------|---------------------------------|
| Settlement Area | Residential Neighbourhoods | Municipal Boundary |
| Employment Node | Future Growth Areas | Provincial Road |
| Commercial Node | Agricultural/Natural Areas | Main Road Corridors |
| Community Node | Natural Linkages | Railways |
| Neighbouring Employment Node | Human Made Linkages | Future Lauzon Parkway Extension |
| Neighbouring Commercial Node | Potential Human Made Linkages | |
| | Future Regional Mega-Hospital | |

SCHEDULE "A" Town of Tecumseh Official Plan Community Structure Plan

Prepared By:
Tecumseh Planning and
Building Services Department

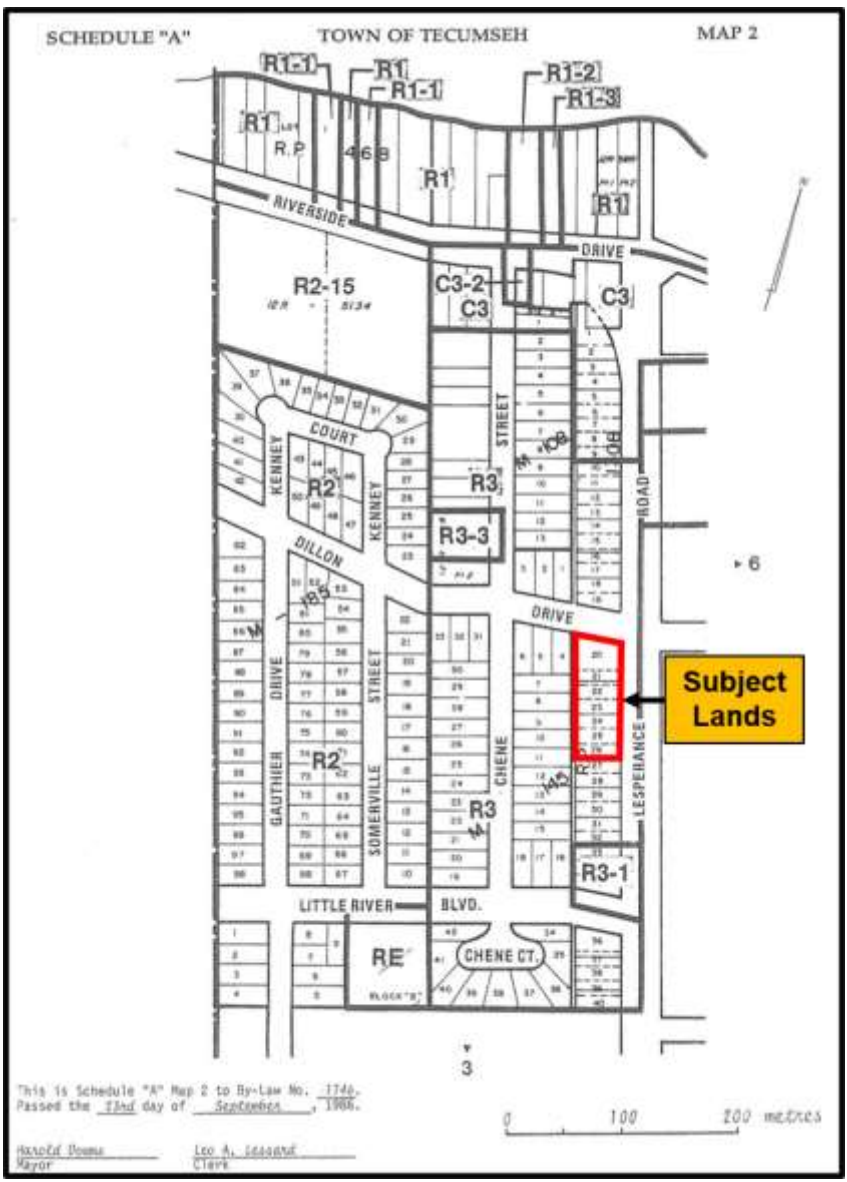
TOWN OF TECUMSEH OFFICIAL PLAN – NORTH SETTLEMENT AREA LAND USE PLAN

- Subject lands designated Residential in the North Settlement Area Land Use Plan
- Proposed form of housing (six-unit dwelling) and density is consistent with the types of housing that are considered appropriate within the High Density Residential policies
- New uses within high density residential areas:
 - Located along existing public transit route and in close proximity (1 km) to community parks and open spaces
 - Provide adequate outdoor amenity areas, on-site parking
 - Close proximity to an Arterial Road or Commercial Main Street/commercial area
 - Protect adjacent low density residential from adverse effects



TOWN OF TECUMSEH ZONING BY-LAW

- Subject lands zoned Residential Zone 3 (R3)
- Wide range of residential uses permitted (single-detached, semi-detached, duplex, triplex, townhouse/row house)
- Maximum residential density permitted: 30 units per hectare
- Maximum height: 10.6 metres



PROPOSED SITE PLAN

- Four, 2.5 storey, 6-unit dwellings (24 total dwelling units)
- Front entrances facing Lesperance Road; direct pedestrian access to each building from public sidewalk
- Single site access from Dillon Drive
- Total of 37 parking spaces
- Shared outdoor amenity space (sheltered); 35% landscaped open space proposed
- Residential density: 63 units per hectare
- Building Height: 9.75 m





BUILDING RENDERINGS – FACING SW TOWARDS LESPERANCE ROAD



BUILDING RENDERINGS – FACING SW TOWARDS LESPERANCE ROAD



BUILDING RENDERINGS – FACING SE TOWARDS REAR OF BUILDINGS



OUTDOOR AMENITY SPACE – FACING SW



OUTDOOR AMENITY SPACE – FACING EAST



PROPOSED ZONING BY-LAW AMENDMENT

- **Include six-dwelling residential uses and accessory uses as the only permitted use** (whereas six-dwelling residential uses are currently not permitted);
- **Include a maximum of 4 six-unit dwellings and accessory buildings and structures as the only permitted buildings** (whereas six-unit dwellings are not currently permitted);
- **Permit a maximum lot coverage of 35%** (whereas a maximum of 30% is permitted);
- **Permit the following site-specific yard setbacks:**
 - **Front (north) yard: 3.0 m**
 - **Rear (south) yard: 6.0 m**
 - **Interior (west) yard: 15.0 m**
 - **Exterior (east) yard: 3.0 m;**
- **Permit a maximum residential density of 63 units per hectare** (whereas a maximum of 30 units per hectare is permitted);
- **Exempt the proposed development from the minimum distance between buildings requirement, as per Section 8.1.14 of the Zoning By-law.**

PLANNING RATIONALE

- The proposed site-specific zone regulations promote appropriate development standards to support increased residential density and promote intensification on the subject lands in accordance with the policies of the Residential designation. Adverse impacts are not anticipated on adjacent residential and commercial land uses; and existing residential uses are adequately separated from the subject lands.
- The proposed amendments are consistent with the PPS that encourages a range and mix of land uses to support development, redevelopment, and intensification in settlement areas; as well as make efficient use of municipal infrastructure.
- The County OP and the Town OP contemplate the proposed form of development at appropriate locations. Both Plans encourage development, redevelopment, and intensification in serviced settlement areas. The proposed development fulfills a need within Tecumseh that can accommodate existing residents, as well as attract new residents to the Community.
- The proposed exception zones are consistent with the PPS and in conformity with the County and Town Official Plans.
- Proposed development subject to Site Plan Approval, where matters relating to compatibility with abutting uses can be addressed in more detail.
- Based on the above, the proposed Zoning By-law Amendment is appropriate and represents sound land use planning principles.

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