# Tecumseh Hamlet Secondary Plan

# Agenda:

| Time | Item |
|---|---|
| **5:00 p.m.** | Introduction and Process Overview (Town) |
| **5:15 p.m.** | Hamlet Secondary Plan: Plan Highlights (DIALOG) |
| **5:35 p.m.** | Servicing + Transportation Update (Dillon) |
| **5:45 p.m.** | Questions |
| **5:55 p.m.** | Closing + Next Steps (Town) |

# Project Team:

**Town of Tecumseh**
led by Department of Development and Planning Services

**DIALOG**
planning, consultation, and urban design project lead

**Dillon**
Servicing and Transportation

# Process Overview

# Study Area

The scope of work includes preparing a Secondary Plan for the Tecumseh Hamlet. The Secondary Plan Area is a composite of **primarily large undeveloped lands** (see Key Map) that are currently farmed. In addition, there are a number of natural heritage landscapes and existing homes. The scope of work will consider the **broader Settlement Area** (see Key Map) to carefully integrate key municipal infrastructure elements between the Secondary Plan Area Lands and existing built-up areas of the Hamlet.



Key Map

Legend

Settlement Area Boundary (Tecumseh Hamlet)

Secondary Plan Area Lands
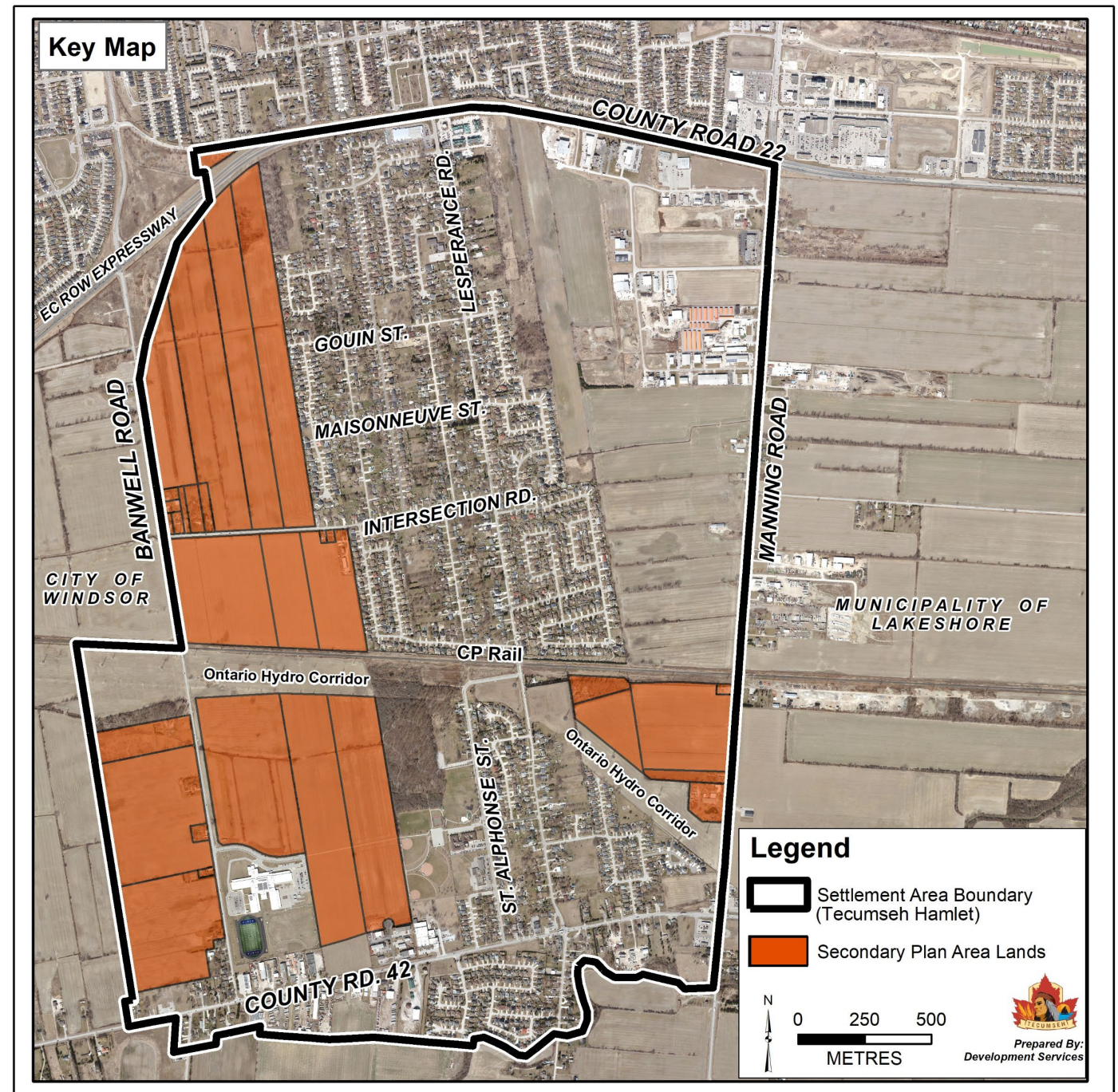
Prepared By: Development Services

# Community Consultation

**Key Landowners Workshop** | October 13, 2022



**Public Information Centre** | December 7, 2022

# Plan Highlights

# Design Vision:

a **complete community** characterized by interesting and **walkable** places to live, work, study, shop locally, and enjoy nature. A **neighbourhood main street** supports its different forms of housing. A **natural and green environment**, where parks, trails and a diversity of outdoor meeting spaces enhance the quality of life.

# Statistics:

**Residential Units:**                      **3,765** units
**Population:**                                     **8,625** people

**Net Land Areas**

| | |
|---|---|
| Residential: | 108 ha/ 60.2% |
| Anchor Commercial: | 1.6 ha/ 0.9% |
| Plaza Commercial: | 0.8 ha/ 0.4% |
| Main Street Commercial: | 3.2 ha/ 1.8% |
| Institutional | 17 ha/ 9.5% |
| Parks | 17.4 ha/ 9.7% |
| Open Space/Stormwater Areas | 20.1 ha/ 11.3% |
| Woodlot | 11 ha/ 6.2% |

# Frameworks

# 1. Built Form

- Create a coherent and appropriate built form strategy
- Provide a diversity of housing options
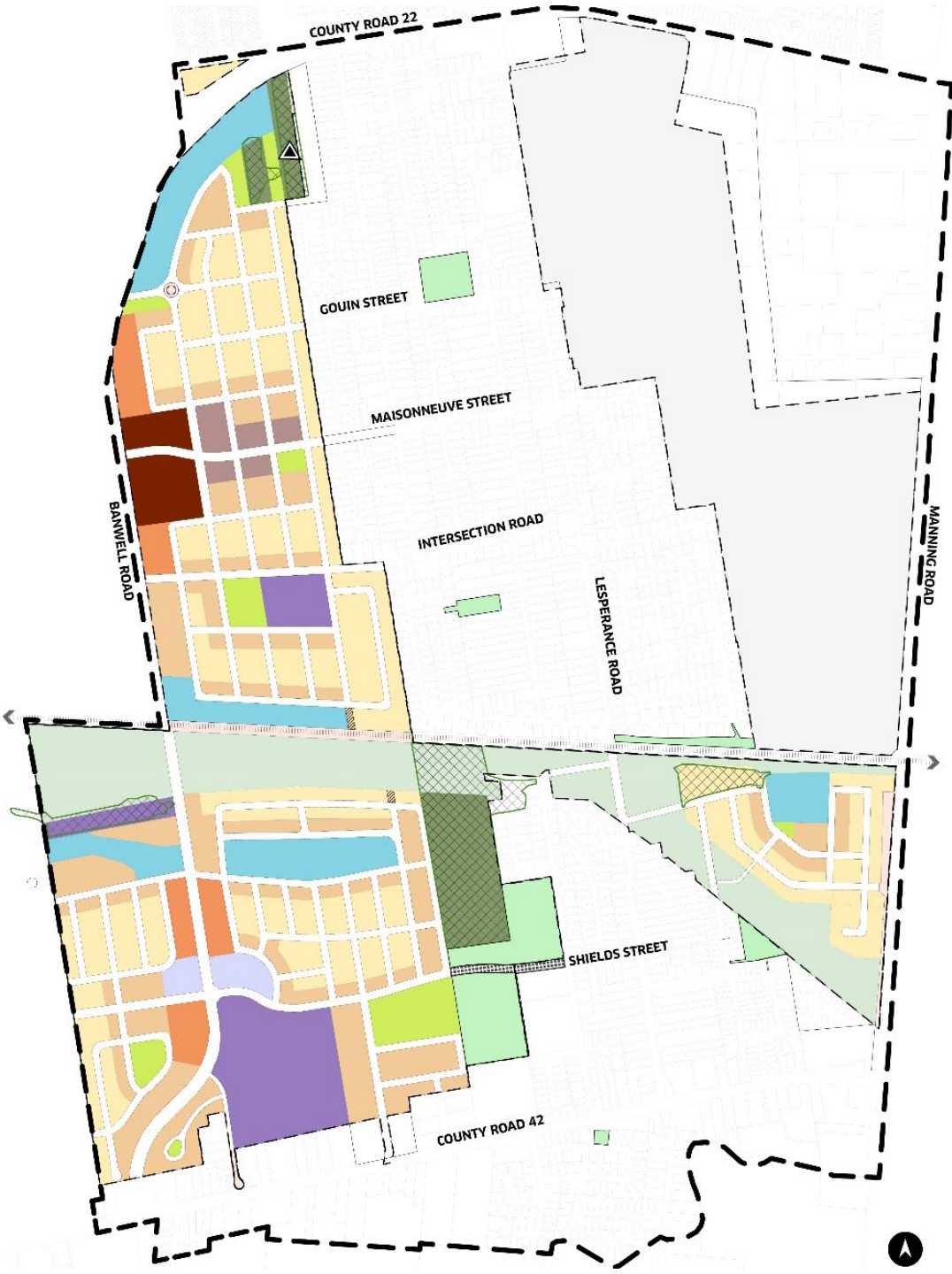- Provide community amenity nodes

# Built Form Structure
## (Land Use)

**Legend:**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Anchor Commercial
- Main Street Commercial
- Plaza Commercial
- Institutional
- Hydro
- **Open Space**: Public Park
- **Open Space**: Stormwater Facility
- **Open Space**: Natural Heritage
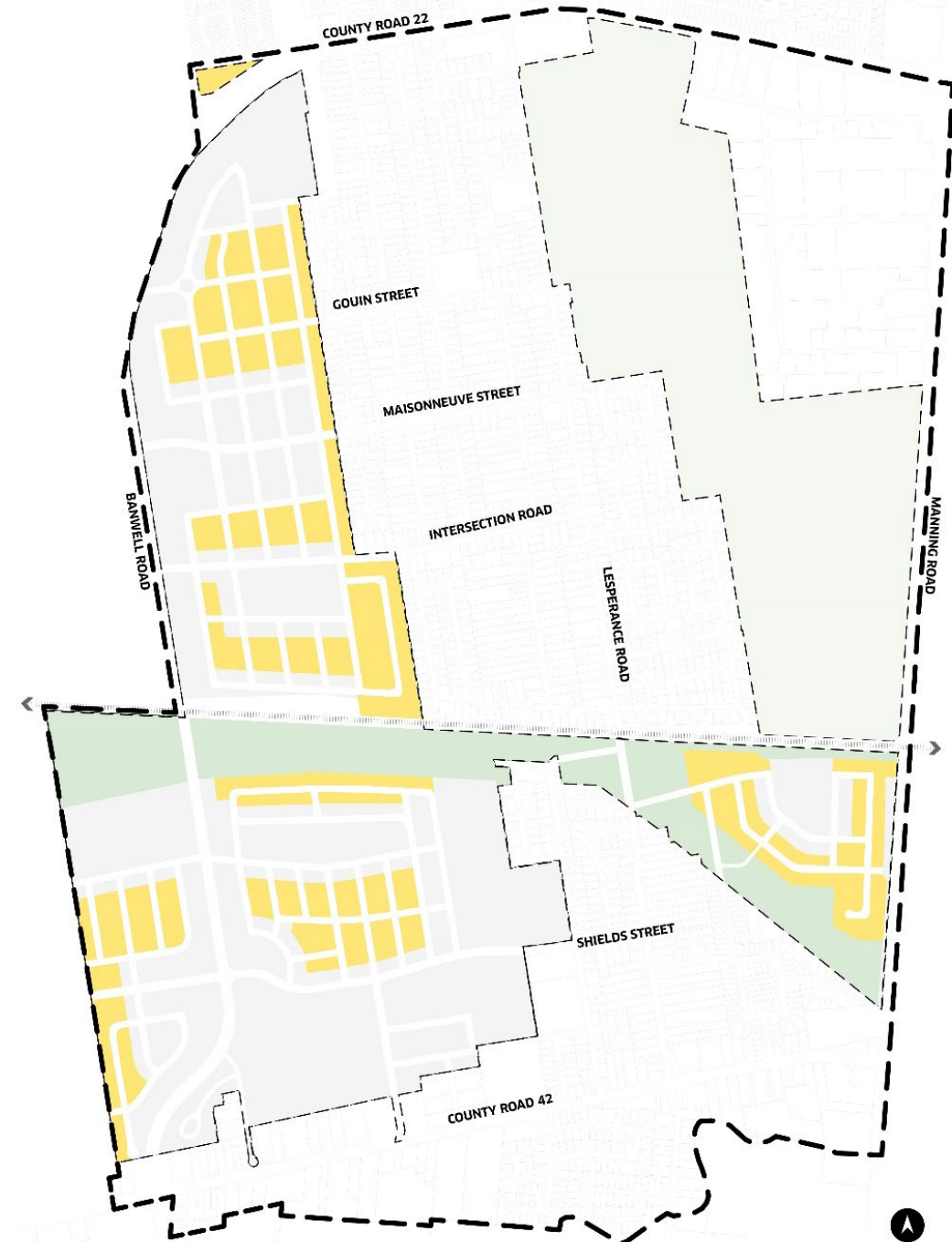- **Open Space**: Environmental Overlay

# Low Density Residential

# Low Density Residential

**Statistics:**

- NLA: 57.3 ha

**Zoning:**

- Up to 2 – 2.5 storeys
- Singles and Semis, Duplex Buildings
- Permitted density up to 20 units/ha
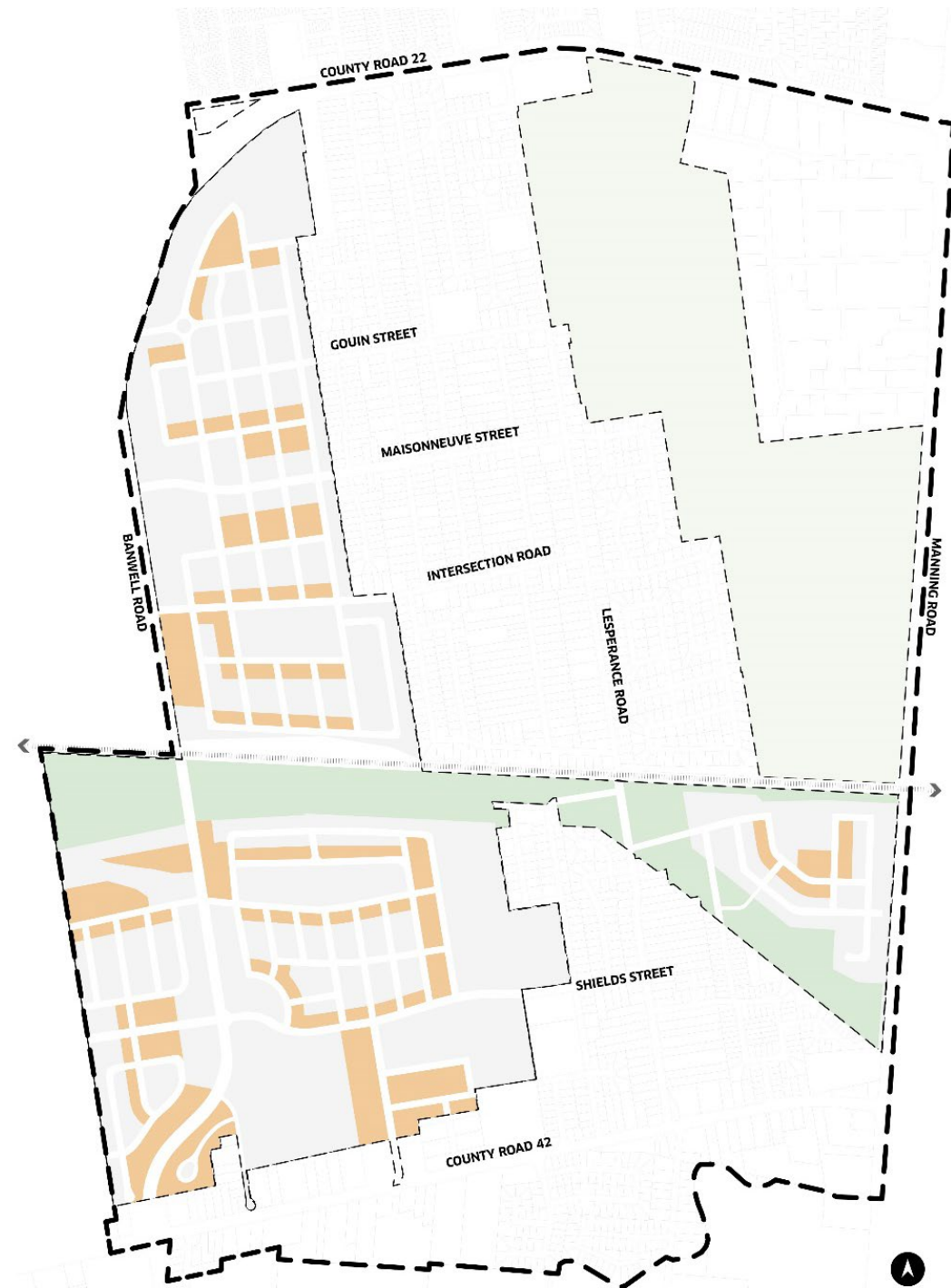
# Medium Density Residential

# Medium Density Residential

**Statistics:**

- NLA: 42.3 ha

**Zoning:**

- Up to 4 storeys
- Towns, Stacked Towns, Row House, Walk Ups or Small-Scale Apartments, Mixed Use Buildings with Commercial on the Ground Floor
- Permitted density of 20-50 units/ha

# High Density Residential

# High Density Residential

**Statistics:**

- NLA: 8.1 ha

**Zoning:**

- Up to 6 storeys
- Apartments, Nursing Homes, Rest Homes and Retirement Home with Opportunities for Retail at Grade
- Permitted density of Over 50 units/ha

# Main Street Commercial

# Main Street Commercial

**Statistics:**

- NLA: 3.2 ha

**Zoning:**

- 3 storey mixed-use (retail/residential)
- Permitted density of up to 100 units/ha

Anchor/Plaza Commercial

# Anchor/Plaza Commercial

**Anchor Commercial:**
- GFA: 16,267 sq.m.
- 2 storey medium format retail
- Permitted density of 35% coverage

**Plaza Commercial**
- GFA: 7,888 sq.m.
- 2 storey plaza retail
- Permitted density of 60% coverage

# Community Amenity Nodes

*To provide destination areas within the Hamlet with a range of community amenities such as commercial units, community facilities, civic spaces and parks.*
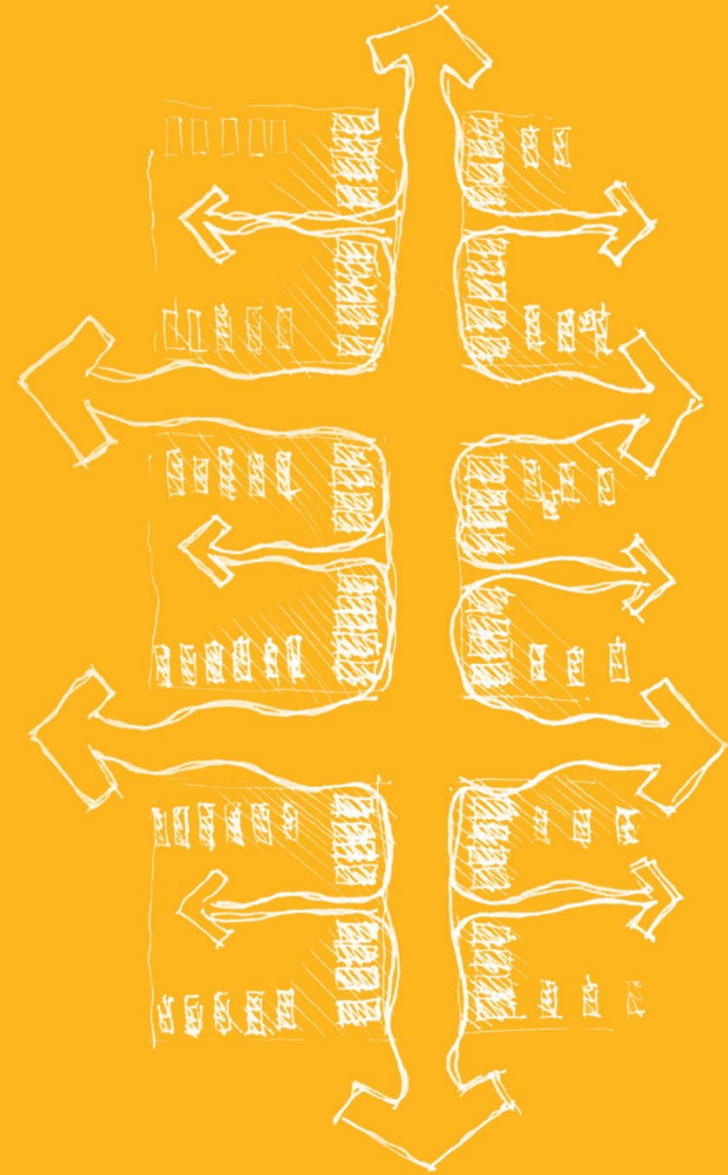
## Hamlet Town Centre Demonstration Plan



Hamlet Town Centre

COUNTY ROAD 22

GOUIN STREET

MAISONNEUVE STREET

INTERSECTION ROAD

BANWELL ROAD

LESPERANCE ROAD

MANNING ROAD

SHIELDS STREET

COUNTY ROAD 42

# 2. Movement

- Create a connected network of streets and blocks
- Extend Shields from St. Alphonse to Banwell Rd.
- Provide active transportation opportunities.

# Connected Street Network

***Intent:*** *To Create an accessible block pattern with connected streets and shorter blocks with improved circulation to encourage walking and cycling*



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# Road Hierarchy

The following road hierarchy used in this Plan is in keeping with the road classification system established in the Essex County Wide Active Transportation Master Plan 2010

**─── County/Windsor Regional Road**

**─── Minor Arterial**

**─── Collector/Freeway Ramp**

**─── Collector - Urban**

**─── Collector - Rural**

**─── Proposed Secondary Plan Roads**
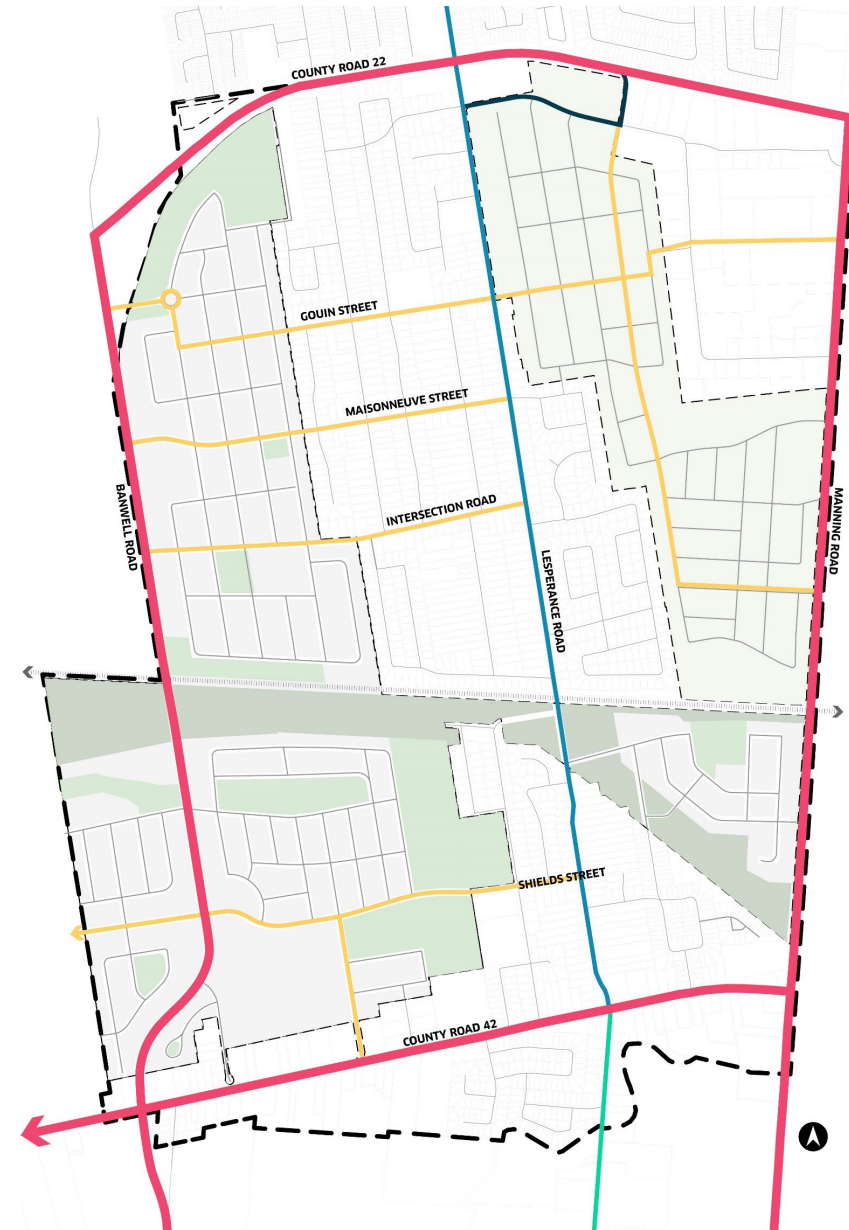
# Pedestrian Network

The Tecumseh Hamlet will be linked by an accessible, safe, convenient, and comfortable pedestrian network. Pedestrians will be able to safely travel to and from each neighbourhood and through the Hamlet, enjoying strong links to adjacent communities.

**—— Sidewalks**

**—— Existing Trails**

**--- Planned Trails**

**--- Trails Opportunities**

**⟷ Mid-Block Connections**

# Cycling Network

A cycling network that benefits from trail opportunities and a safe network of proposed cycling facilities and is aligned with the Town's Transportation Master Plan.

| | |
|---|---|
| – – – – | **Trail opportunity** |
| ——— | **Existing trails** |
| – – – – | **Off-Road** |
| –·–·– | **On-Road Shared** |
| –·–·– | **Off or On-Road** |
| ········ | **On and Off-Road** |
| ——— | **CWATS On-Road Route** |
| – – – – | **CWATS Off-Road Route** |
| ········ | **CWATS On and Off Road** |
| ○ | **Key Crossings** |

# Transit

Exploring opportunities to expand the planned transit
network to serve the Hamlet.

—— **Long-term Routes**

---- **Potential Future Expansion**

# Extend Shields Street to Banwell Road

Beautify Shields Street with an enhanced streetscape and boulevard with cycling and a multiuse pathway connecting St. Alphonse to Banwell Rd.



**Public ROW**
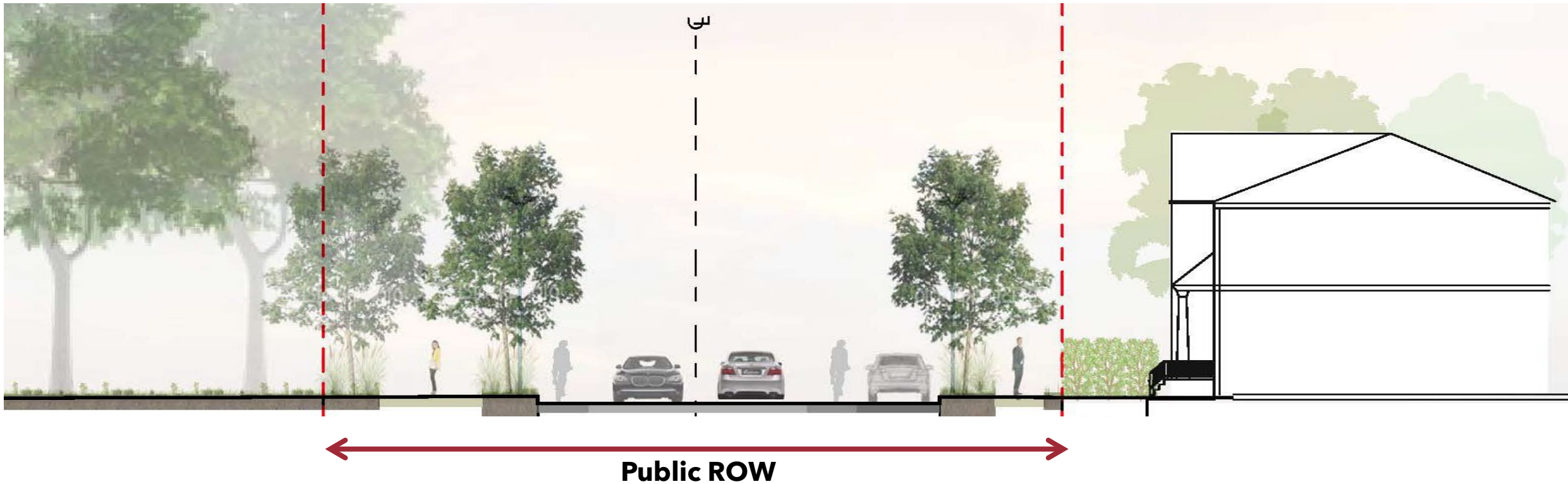
# Extend Shields Street to Banwell Road

Provide **enhanced and landscaped pedestrian connections** for safe movement between existing seniors residence, future parking areas, and the park.

# Extend Shields Street to Banwell Road

Provide a **pedestrian-oriented streetscape** through the **McAuliffe Park** area for improved pedestrian safety and traffic slowing.

# Extend Shields Street to Banwell Road

Provide a **double row of trees** along the Tecumseh
Vista Academy side south, and front the north side
with residential development



Public Boulevard

Planting Zone | Multiuse Path | Planting Zone | Cycling lane
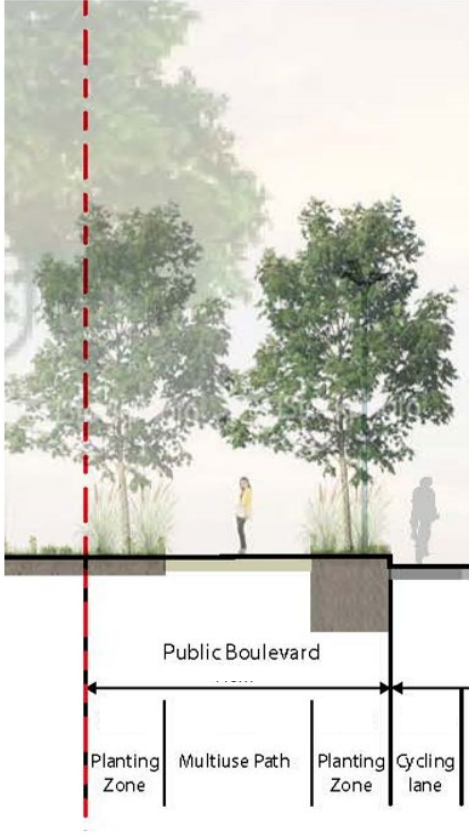
# 3. Open Space Framework

- Create a network of neighbourhood parks and open spaces
- Expand McAuliffe Park Westerly
- Create a connected path and trail network

# Open Space Structure

**Open Space**: Proposed Public Park

**Open Space**: Existing Public Park

**Open Space**: Stormwater Facility

**Open Space**: Natural Heritage

**Open Space**: Hydro Corridor

Green Street

Existing School

Potential Future School
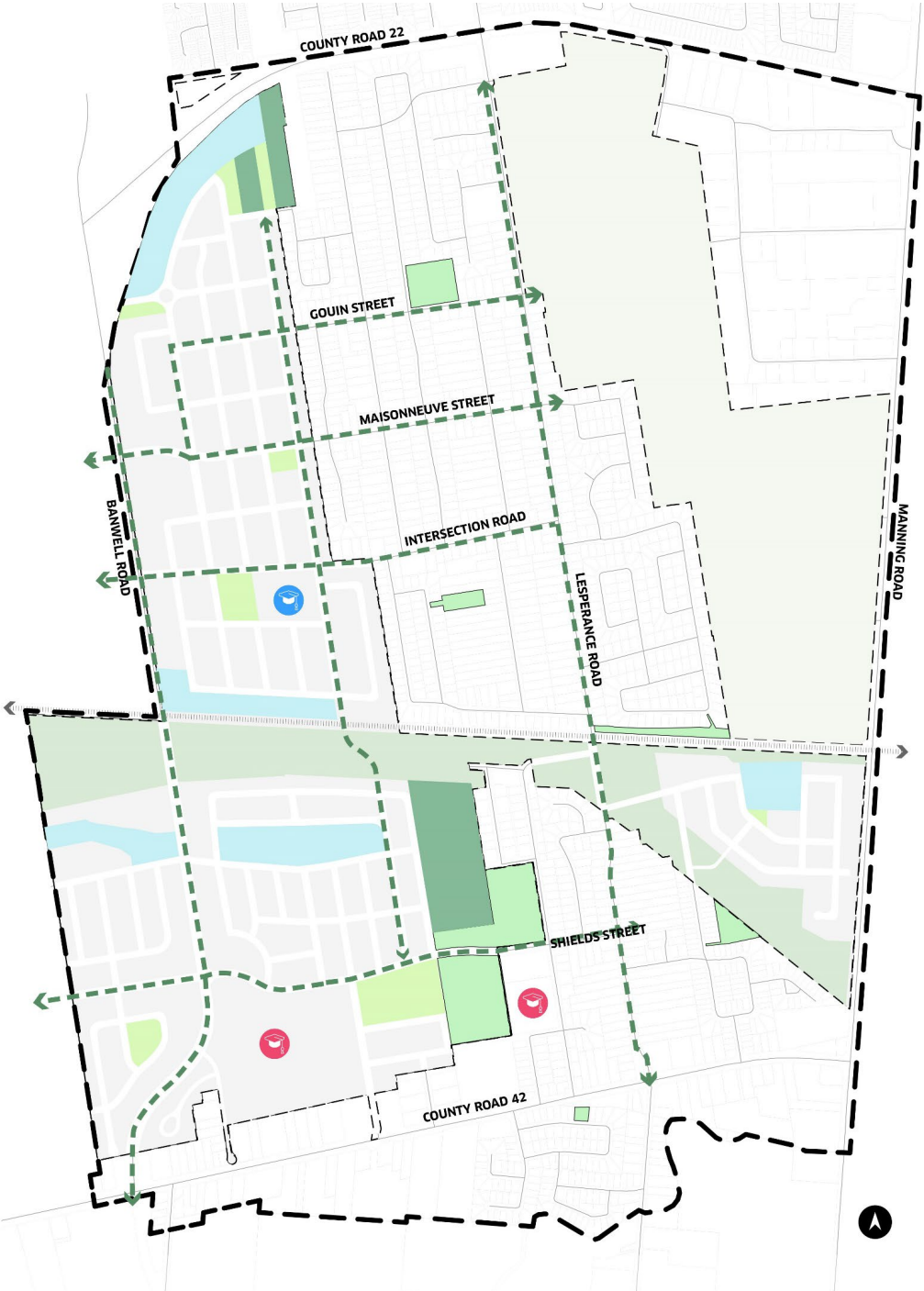
# Neighbourhood Parks

A network of neighbourhood parks within 15-minute walking distance of each neighbourhood

# Civic Commons

A civic commons for the Hamlet Town Centre

# Stormwater Management Ponds
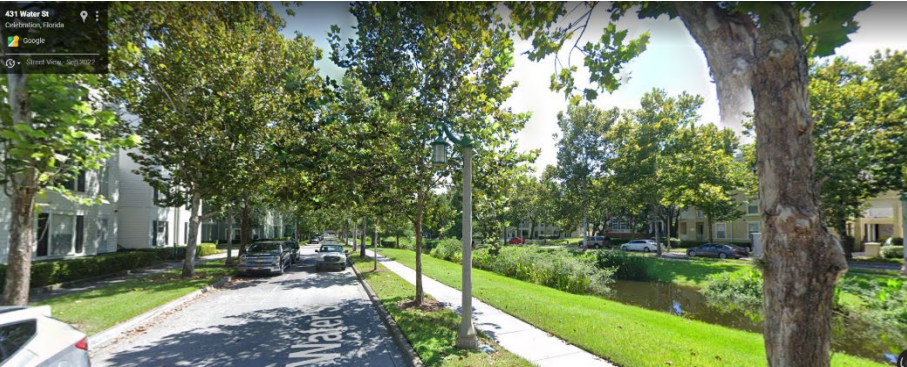
Stormwater facilities as community amenities, well integrated into open space network

# Expand McAuliffe Park Westerly

Expansion of McAuliffe Park westerly



Shields Street



COUNTY ROAD 22

GOUIN STREET

MAISONNEUVE STREET

INTERSECTION ROAD

BANWELL ROAD

LESPERANCE ROAD

MANNING ROAD

SHIELDS STREET

COUNTY ROAD 42

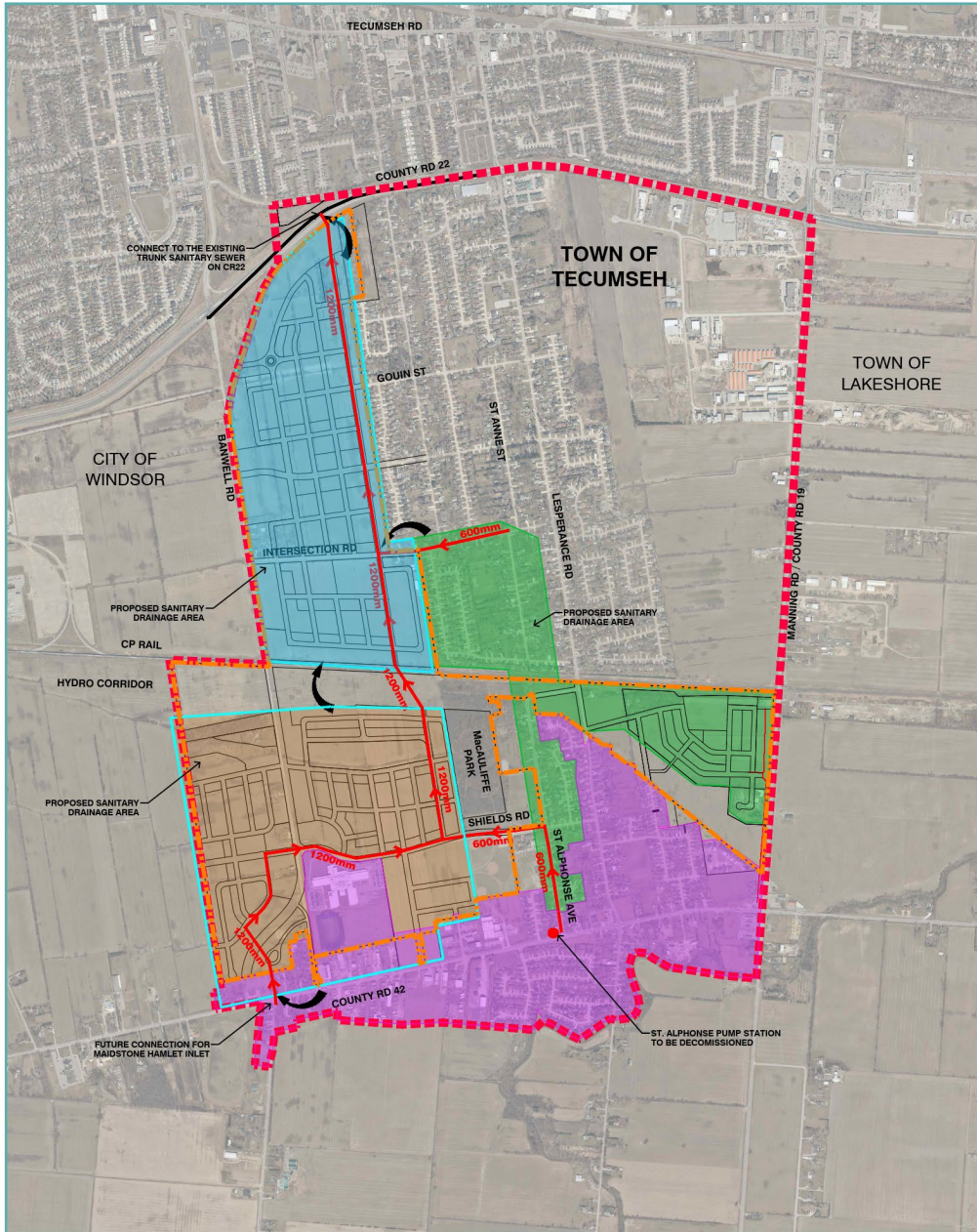# Servicing Considerations

# Servicing Considerations

Confirming servicing needs to meet revised population growth projections: and develop a plan that can be implemented and serviceable.

Refining servicing strategies for:

- ***Wastewater collection and water distribution network;***

- ***Stormwater management; and***

- ***Transportation.***

# Wastewater Servicing



- Refinements to Town's 2018 Water and Wastewater Master Plan recommendations.

- Confirm servicing requirements for revised population estimates.

- Wastewater Infrastructure:
  - West Hamlet Sanitary Trunk (CR22 to CR42)
  - Intersection Rd. Diversion Sanitary Sewer

# Water Servicing
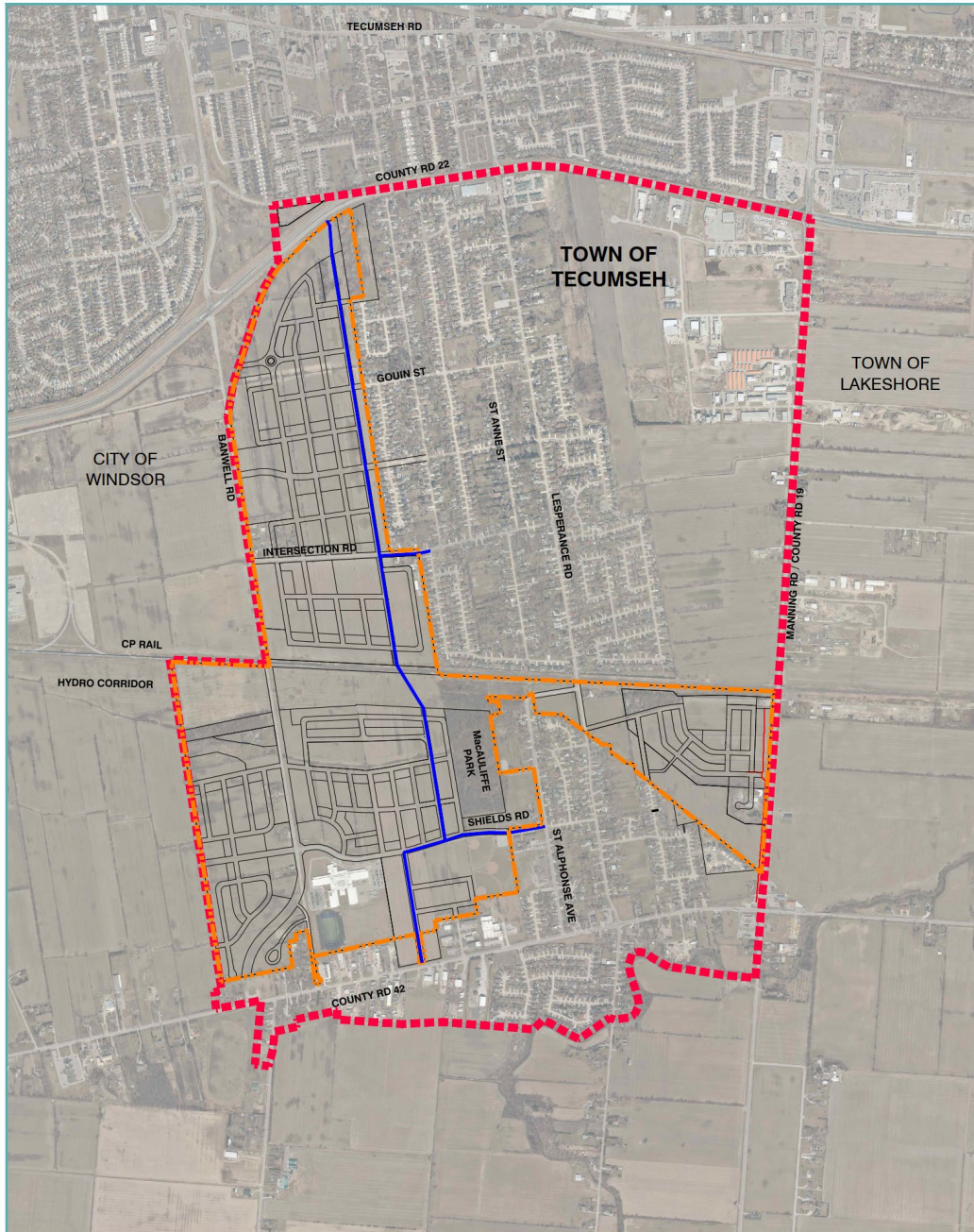


- Refinements to Town's 2018 Water and Wastewater Master Plan recommendations.

- Water Infrastructure:
  - West Hamlet Watermain (CR22 to CR42)
  - Interconnections to the Existing System

# Stormwater Management

## West Hamlet
Upper Little River Watershed Master Drainage Plan and Stormwater Management Class EA (Stantec, 2023) established the stormwater control strategy for the:

- Gouin Drain
- Lachance Drain
- Desjardins Drain

## Southeast Hamlet
Currently drains to the East Townline Drain via the Antaya Drain.

Similarly, Stormwater Management of runoff will need to be implemented prior to discharge downstream.
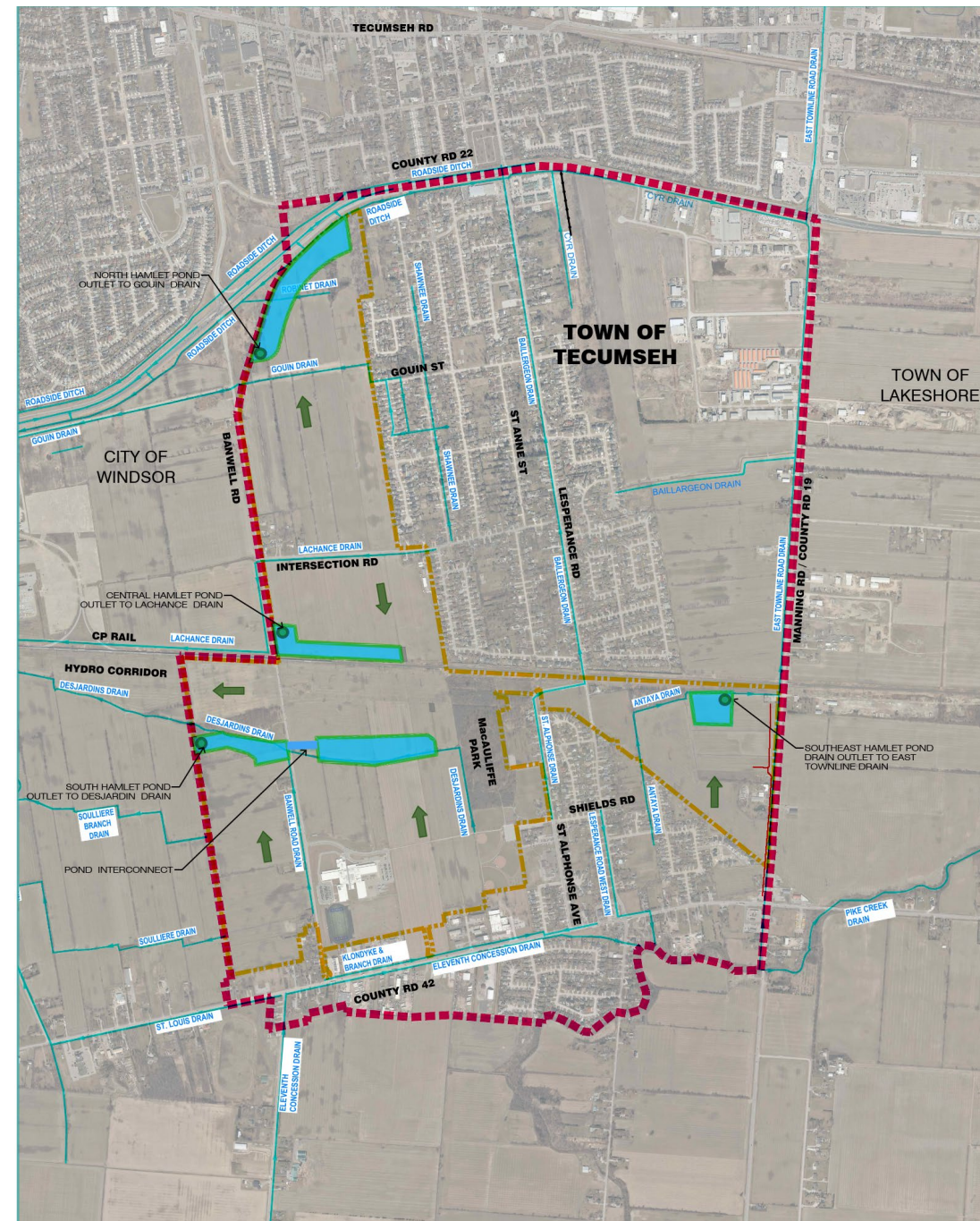
# Stormwater Management

Stormwater Management Facilities
- Provide runoff quality and quantity control prior to discharge downstream into existing municipal drainage system.
- Stormwater Pumping Stations are required at each outlet.
- Consider inflows from existing development areas.
- Provides outlet for overland flow systems.

Storm Sewer System
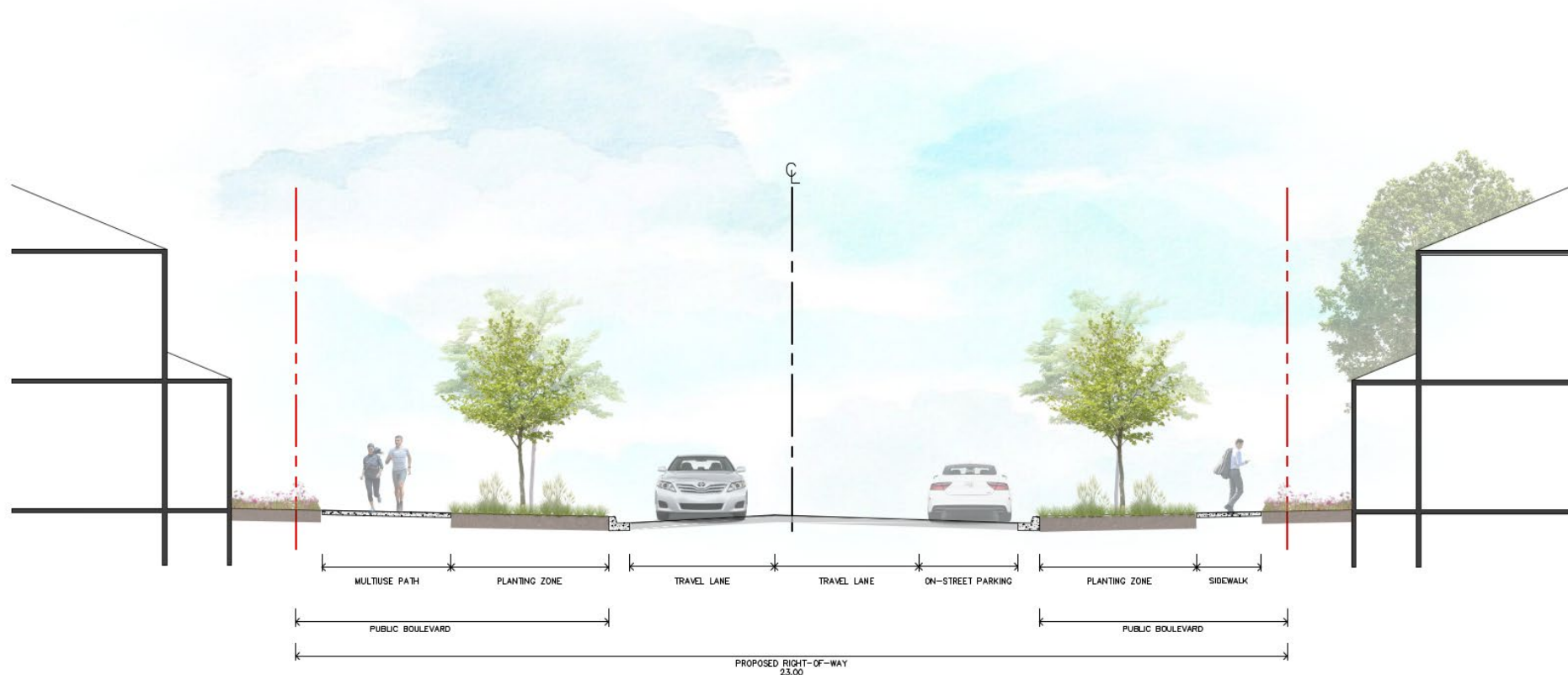- Trunk storm sewers convey stormwater flow to ponds.
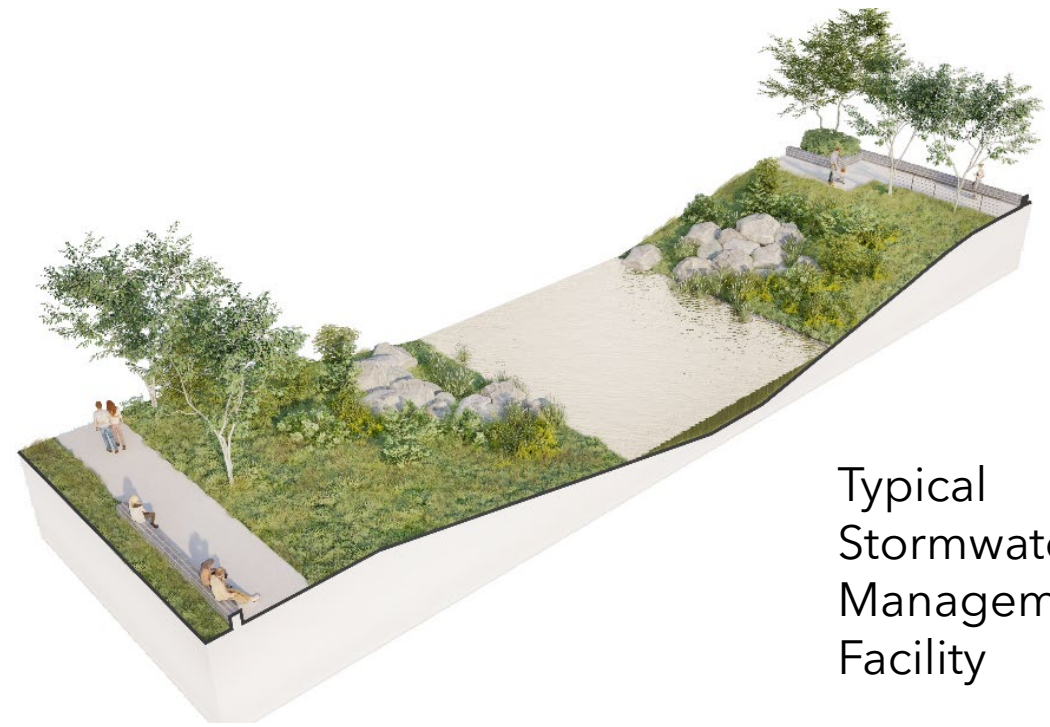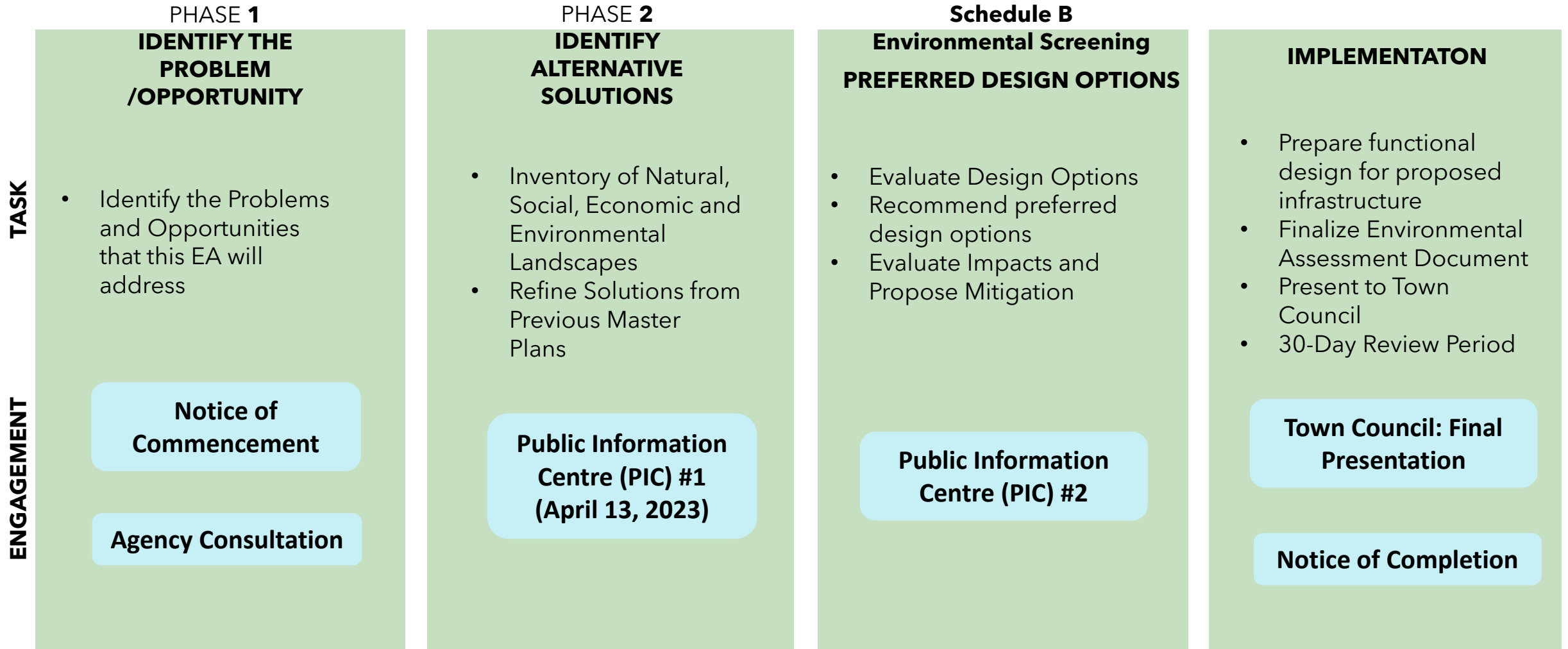


Typical Stormwater Management Facility

## Northwest Road Network

- Roadways will include elements such as lanes, walkways, cycling facilities, streetlighting and municipal servicing.

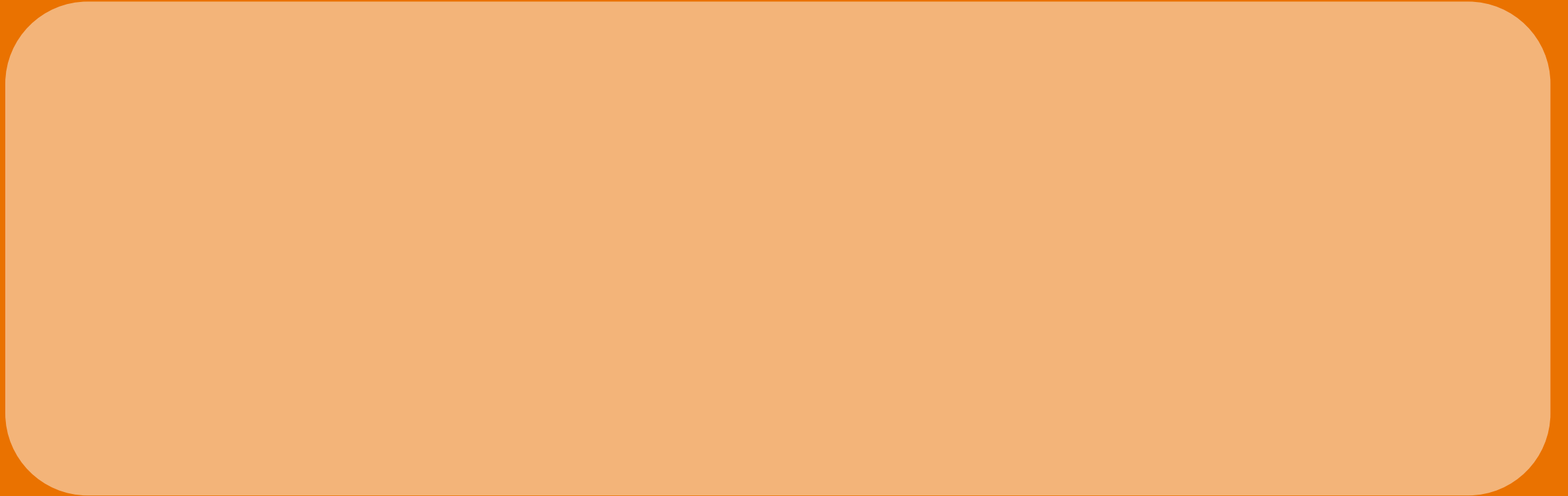- Integrate new and existing transportation networks.

# Municipal Class Environmental Assessment

| | PHASE **1**<br>**IDENTIFY THE PROBLEM /OPPORTUNITY** | PHASE **2**<br>**IDENTIFY ALTERNATIVE SOLUTIONS** | **Schedule B**<br>**Environmental Screening**<br>**PREFERRED DESIGN OPTIONS** | **IMPLEMENTATON** |
|---|---|---|---|---|
| **TASK** | • Identify the Problems and Opportunities that this EA will address | • Inventory of Natural, Social, Economic and Environmental Landscapes<br>• Refine Solutions from Previous Master Plans | • Evaluate Design Options<br>• Recommend preferred design options<br>• Evaluate Impacts and Propose Mitigation | • Prepare functional design for proposed infrastructure<br>• Finalize Environmental Assessment Document<br>• Present to Town Council<br>• 30-Day Review Period |
| **ENGAGEMENT** | **Notice of Commencement**<br><br>**Agency Consultation** | **Public Information Centre (PIC) #1 (April 13, 2023)** | **Public Information Centre (PIC) #2** | **Town Council: Final Presentation**<br><br>**Notice of Completion** |

*We are here!*

# Next Steps

# Questions?