

Tecumseh Hamlet Secondary Plan

Agenda:

- | | |
|------------------|---|
| 5:30 p.m. | Introduction and Process Overview (Town) |
| 5:35 p.m. | Hamlet Secondary Plan: Plan Highlights (DIALOG) |
| 6:00 p.m. | Servicing + Transportation Update (Dillon) |
| 6:10 p.m. | Questions |
| 6:55 p.m. | Closing + Next Steps (Town) |

Project Team:



DIALOG™



Town of Tecumseh

Led by Development Services and Public Works & Engineering Services

DIALOG

Urban Planning, Urban Design and Engagement

Dillon

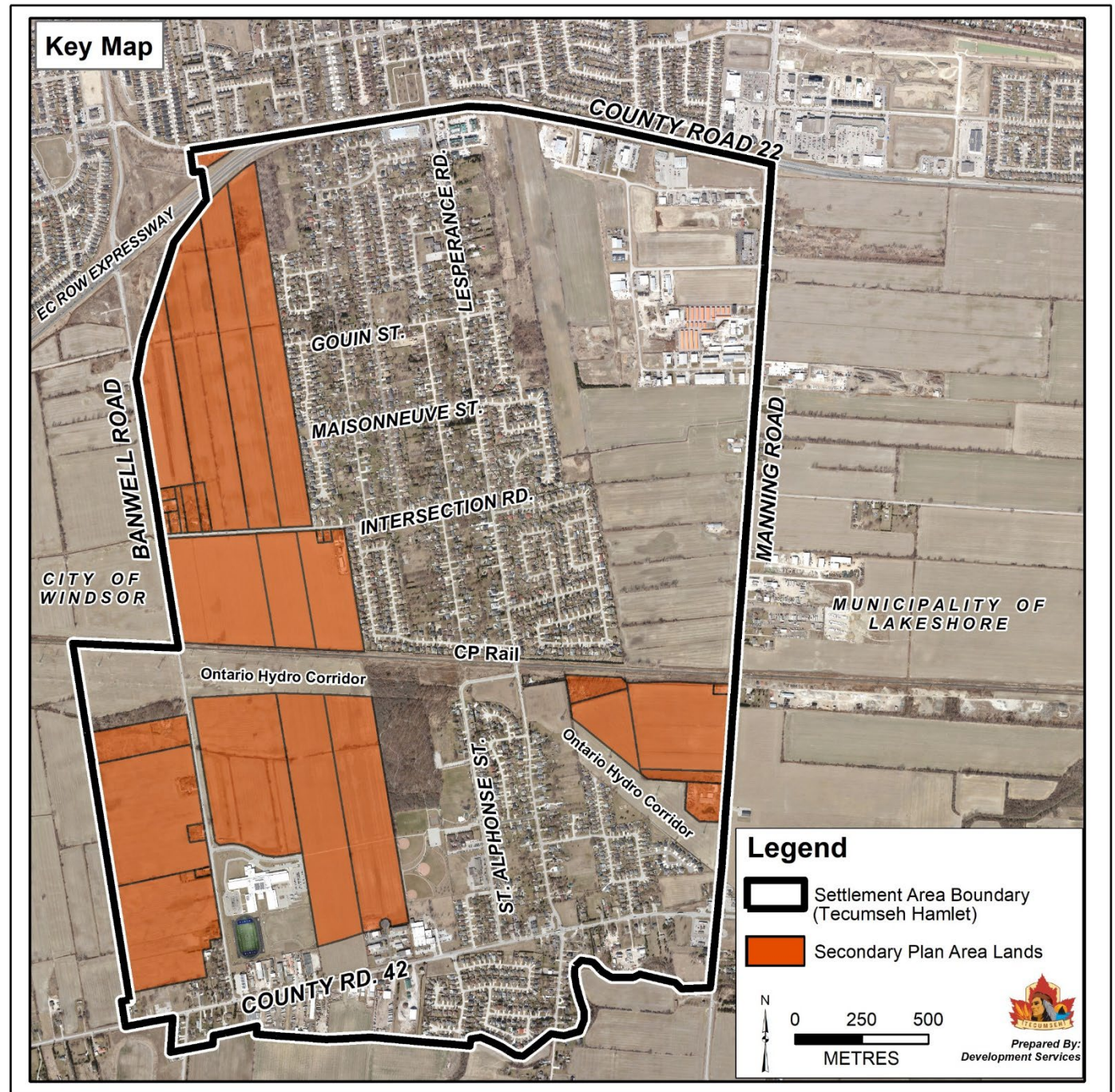
Servicing and Transportation

Process Overview

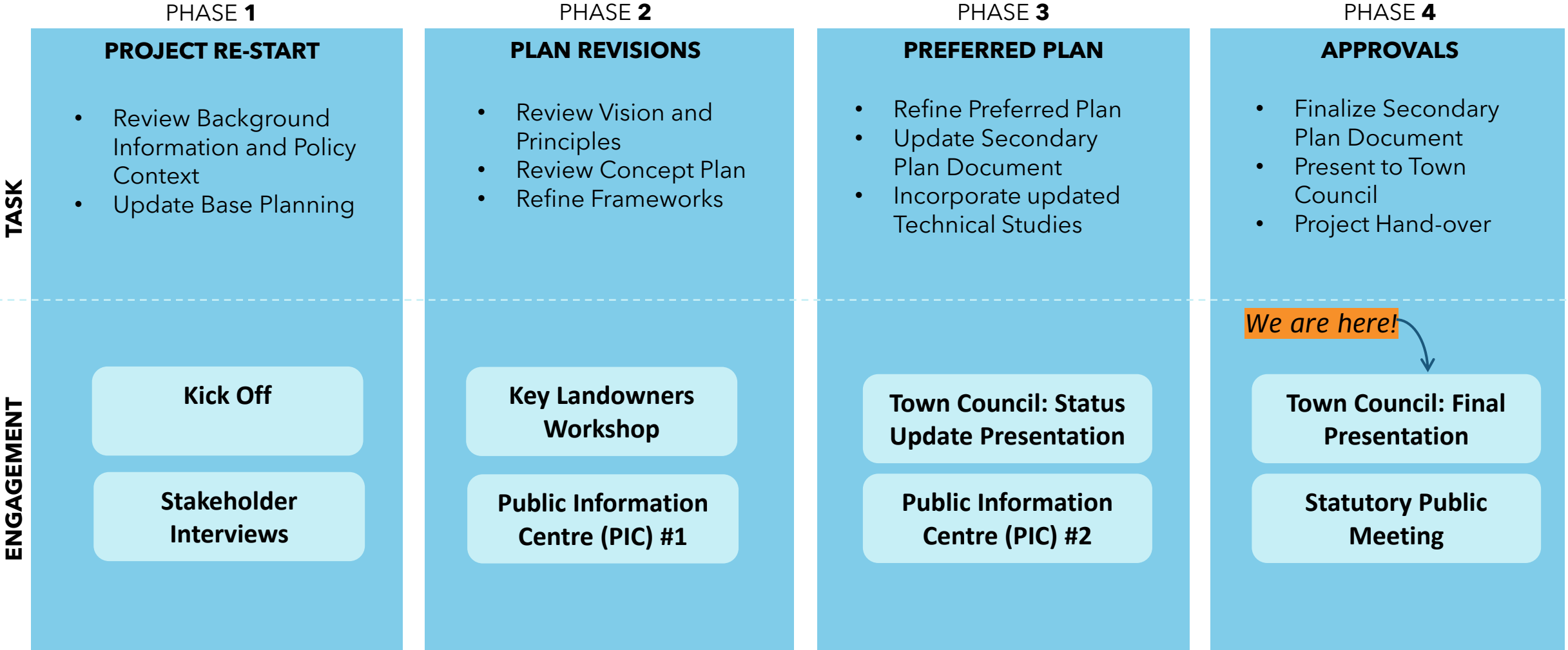


Study Area

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.



Scope of Work: Where We Are in the Process



Engagement Summary

Oct 2022

- Stakeholder **Interviews** with Key Landowners

Oct 2022

- **Key Landowners** Workshop

Dec 2022

- Project Re-initiation **Open House**

Dec 2022

- Meeting with Greater Essex County **School Board**

Apr 2023

- Public Information Centre (**PIC #1**)

July 2023 & Sep 2023

- Workshop with **McAuliffe Park Sports Group**

Nov 2023

- Public information Centre (**PIC#2**)

Jan-July 2024

- Meetings with **COTTFN**, **City of Windsor**, Essex **County**, **ERCA**, Property Owners, Community Members



Plan Highlights

Design Vision:

a **complete community** characterized by interesting and **walkable** places to live, work, play, shop locally and enjoy **nature**. The Vision reflects an appropriate level of residential and commercial intensification, **mix of uses**, and connectivity to support a more **sustainable, vibrant, and self-sufficient community**.



Guiding Principles:

1



Create a vibrant, complete, mixed-use community

2



Create a unique identity and quality of place

3



Provide opportunities for all to live in the Hamlet

4



Create lively and viable commercial nodes

5



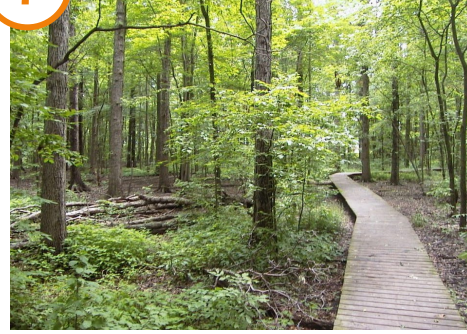
Create walkable neighbourhoods

6



Provide high quality open spaces

7



Protect and enhance heritage resources




8

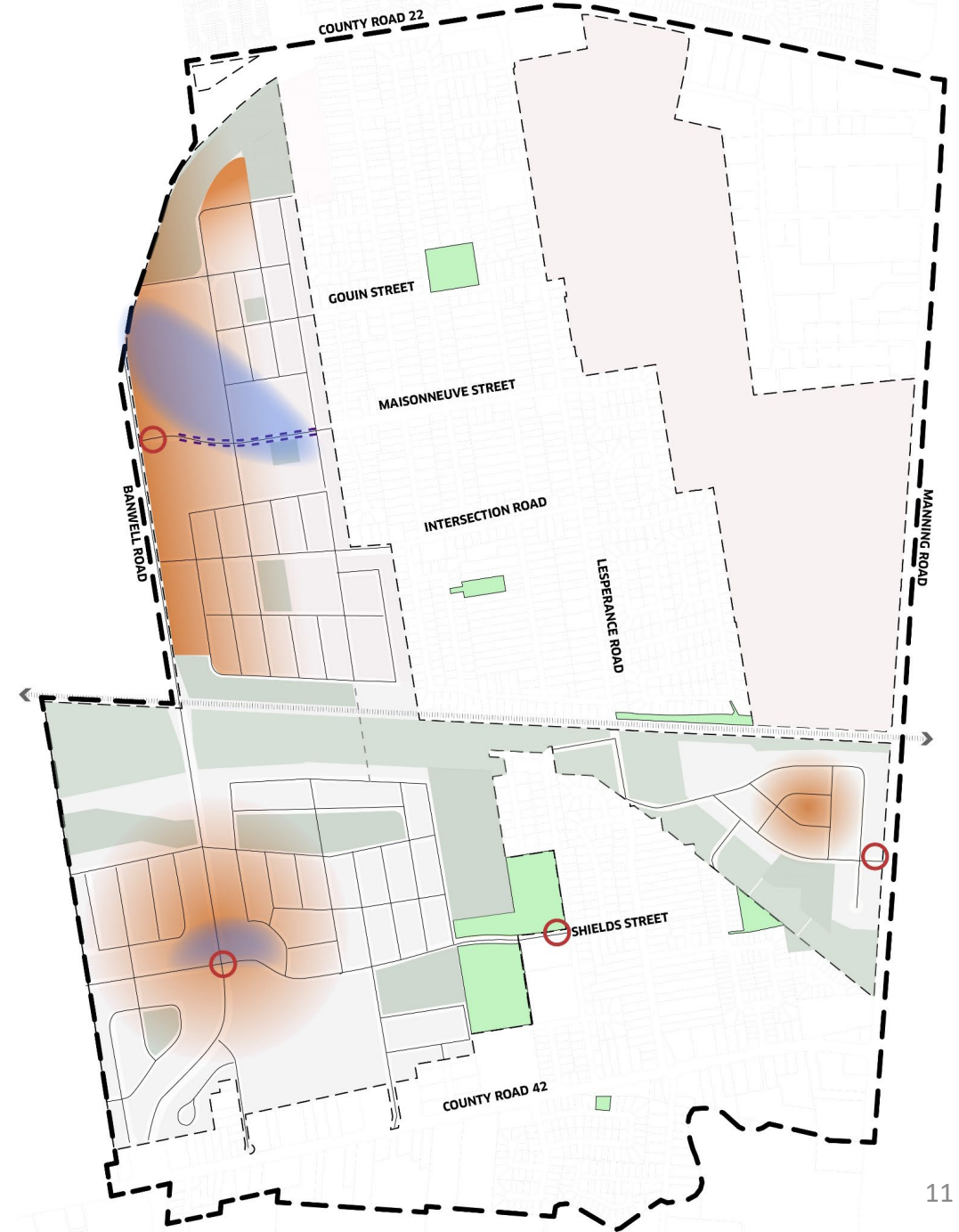


Create a supportive transportation network

Structure Map

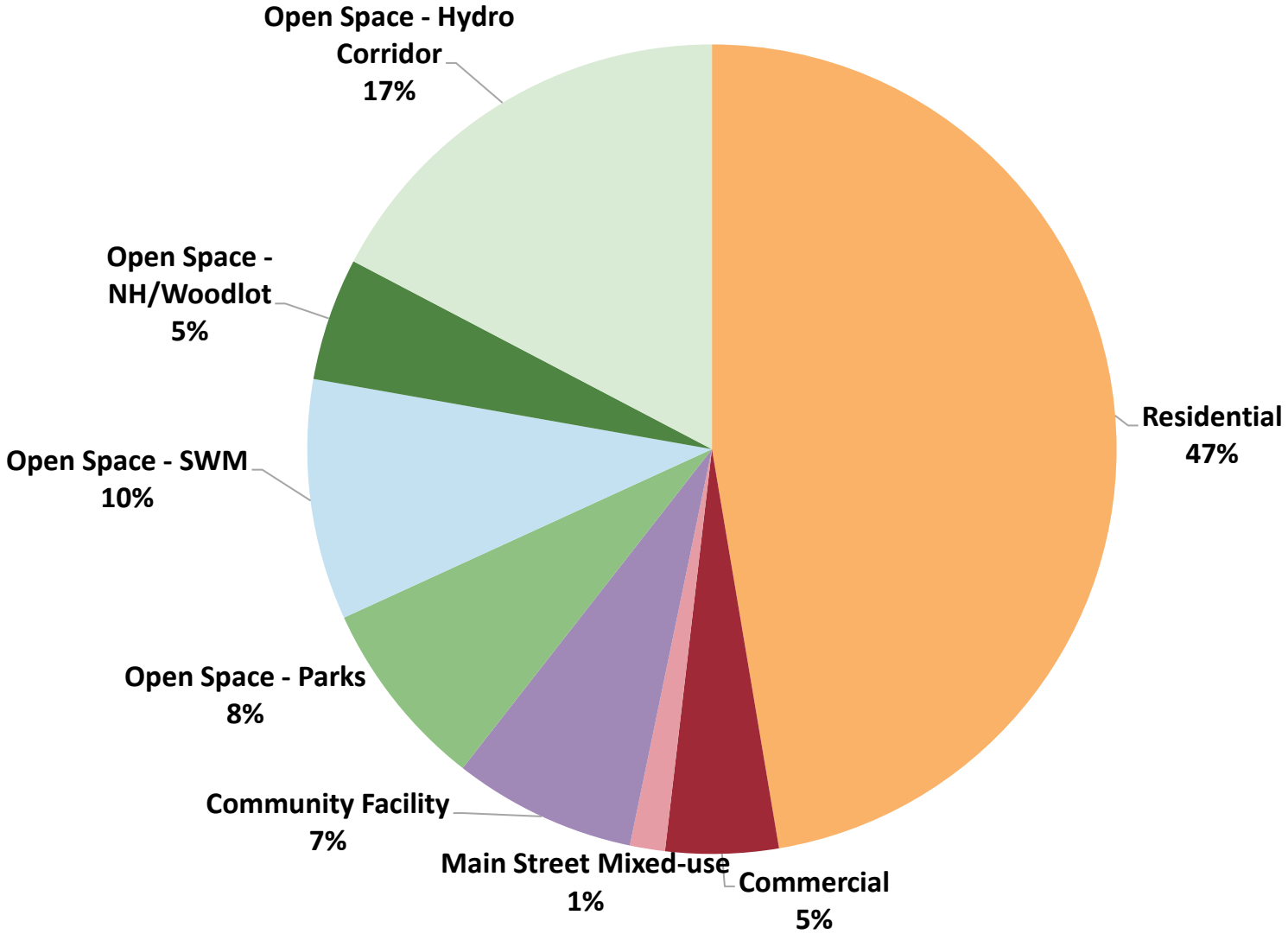
(Big Moves)

-  **Distribution of Residential Density**
-  **Open Space Network**
-  **Commercial Nodes**
-  **Road Network**
-  **Main Street**
-  **Gateway Features**



Statistics:

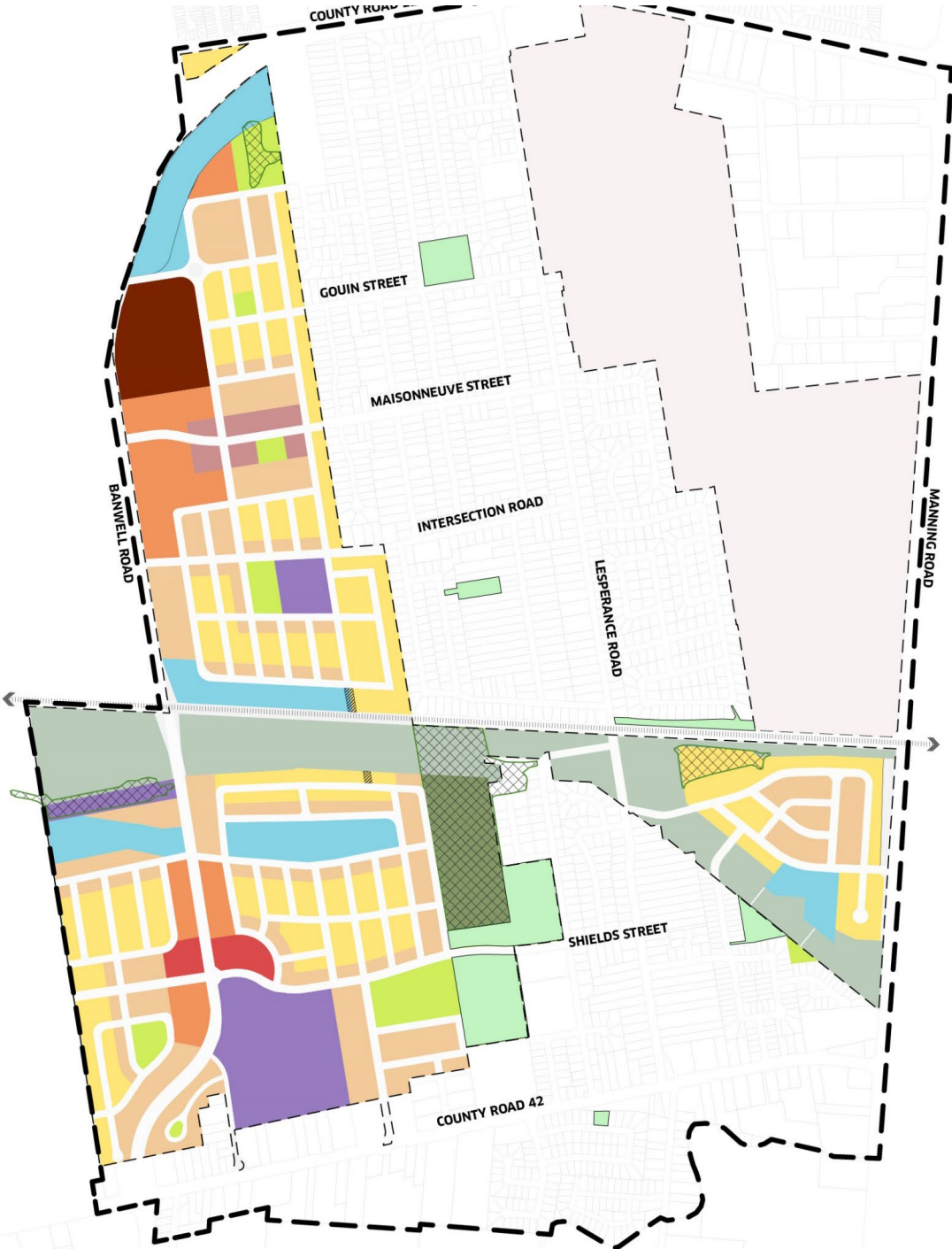
~4,300 units
~8,800 people
~40% open space



Land Use Plan

Land Use Plan

- Low Density Residential**
- Medium Density Residential**
- High Density Residential**
- Anchor Commercial**
- Main Street Commercial**
- Neighbourhood Commercial**
- Community Facility**
- Hydro Corridor**
- Recreational**
- Stormwater Management Ponds**
- Natural Environment**
- Natural Environmental Overlay**
- Major Infrastructure Corridor**



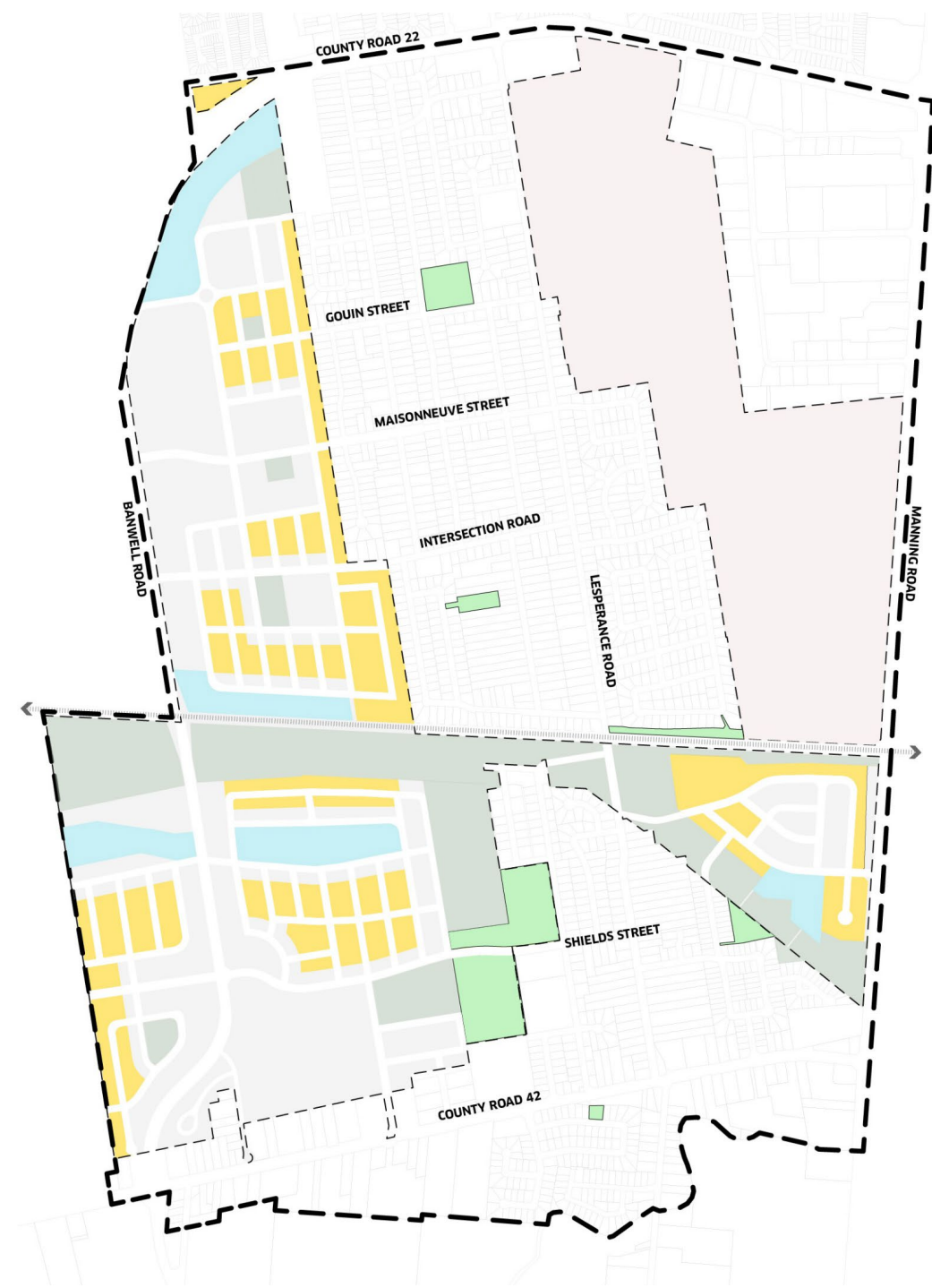


Low Density Residential

Low Density Residential

Permissions:

- Up to 2 - 2.5 storeys
- Singles and Semis, Duplex Buildings
- Permitted density up to 20 units/ha



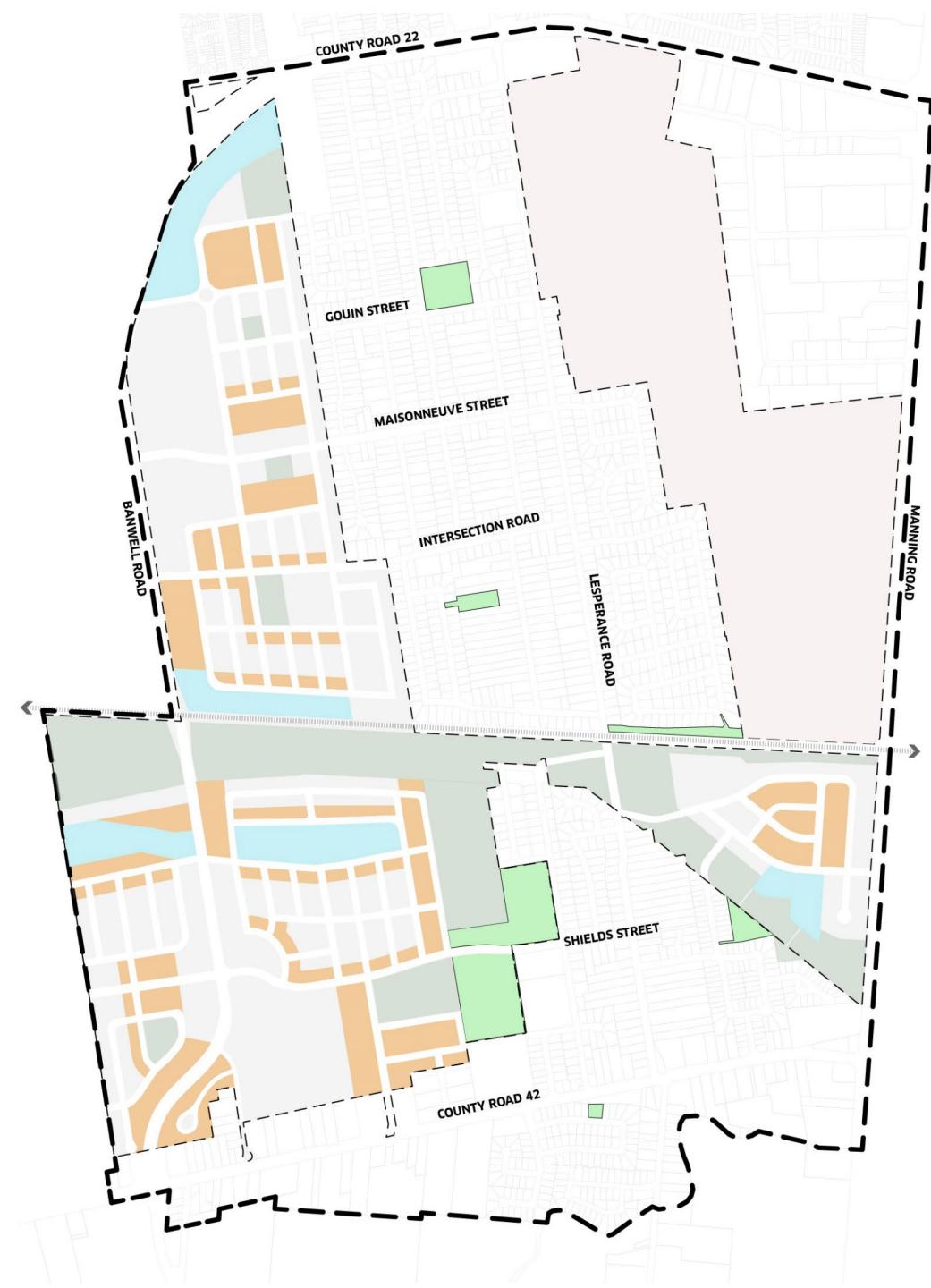


Medium Density Residential

Medium Density Residential

Permissions:

- Up to 4 storeys
- Towns, Stacked Towns, Row House, Walk Ups or Small-Scale Apartments
- Permitted density of 20-50 units/ha



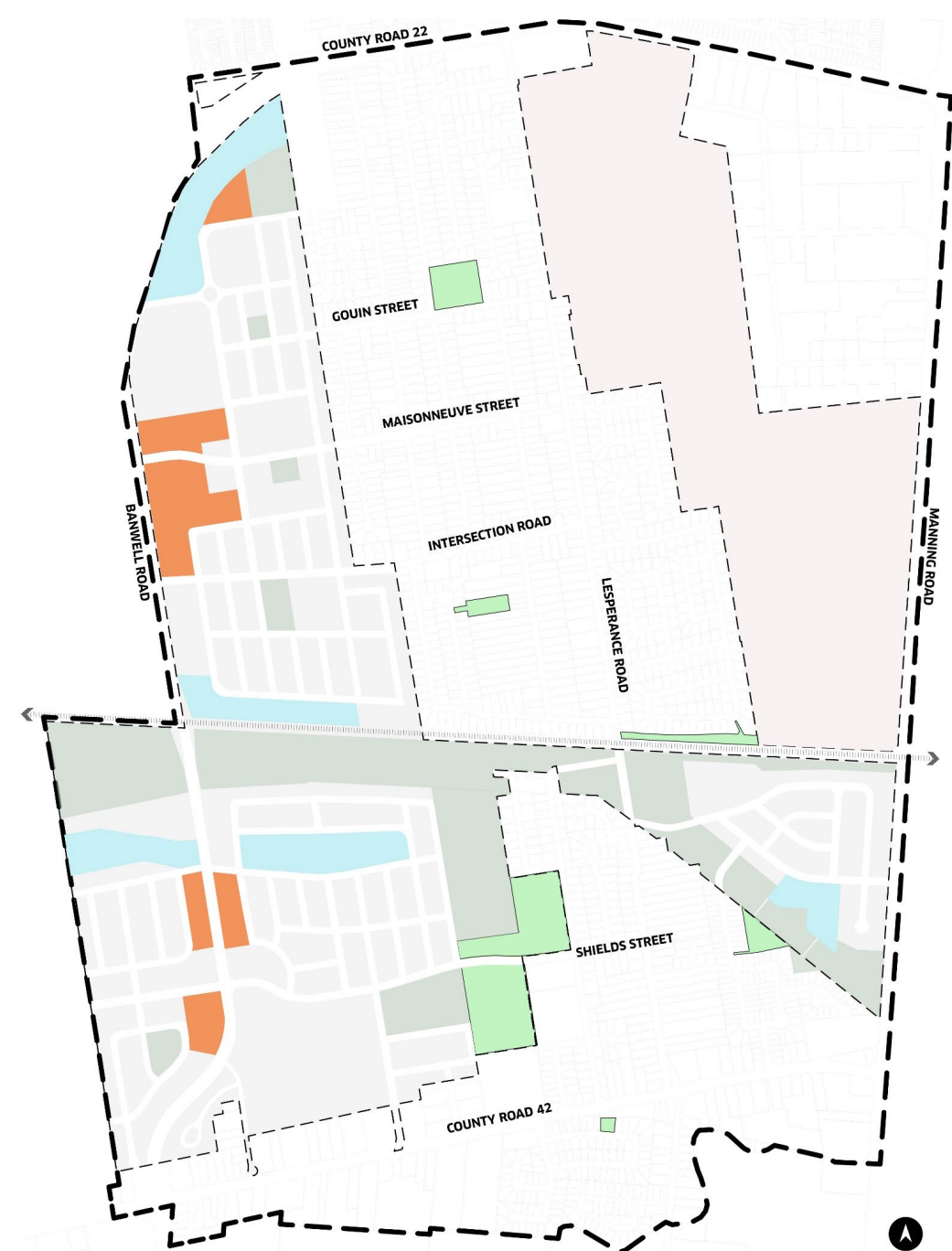


High Density Residential

High Density Residential

Permissions:

- Up to 6 storeys
- Apartments, Nursing Homes, Rest Homes and Retirement Home
- Permitted density of Over 50 units/ha



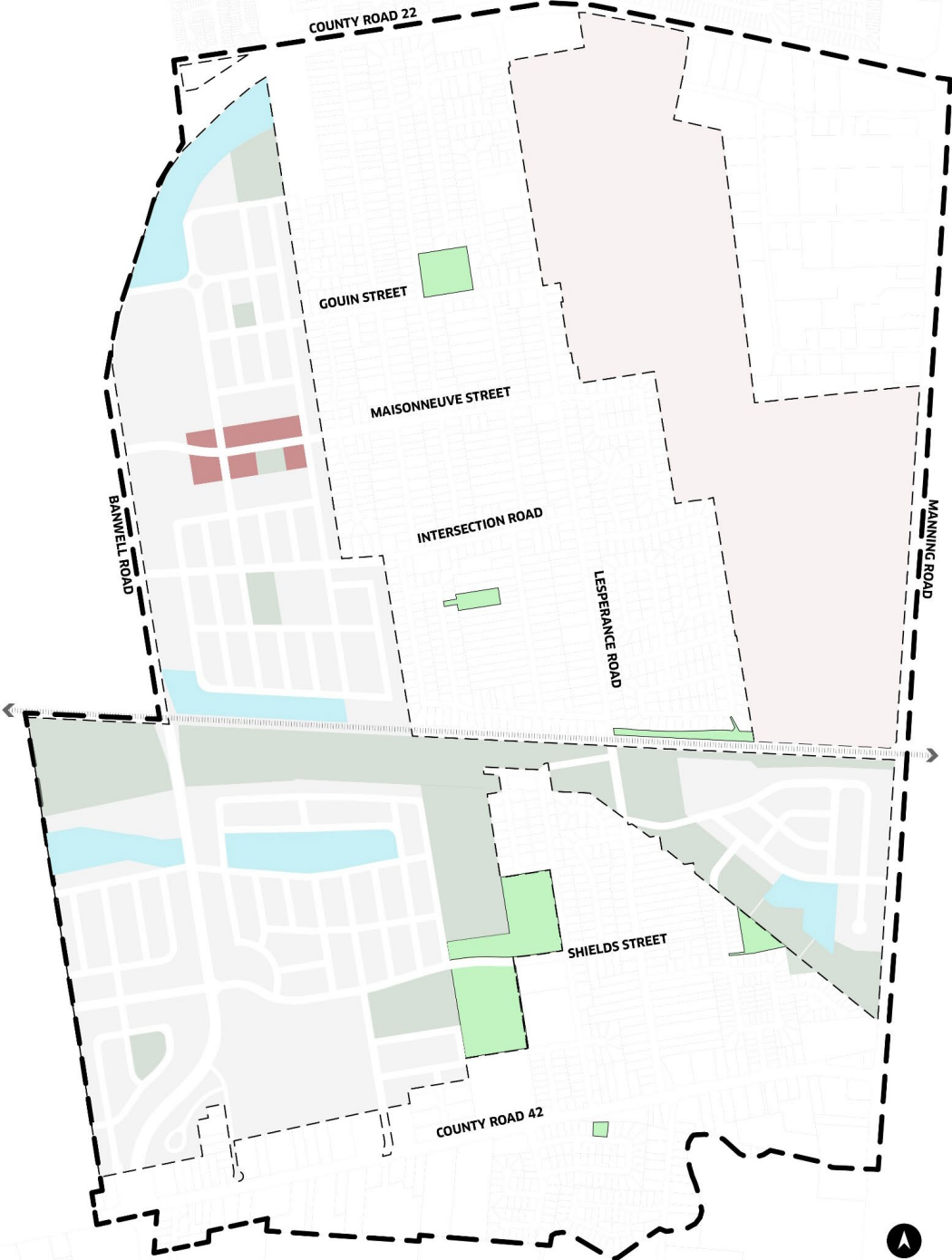


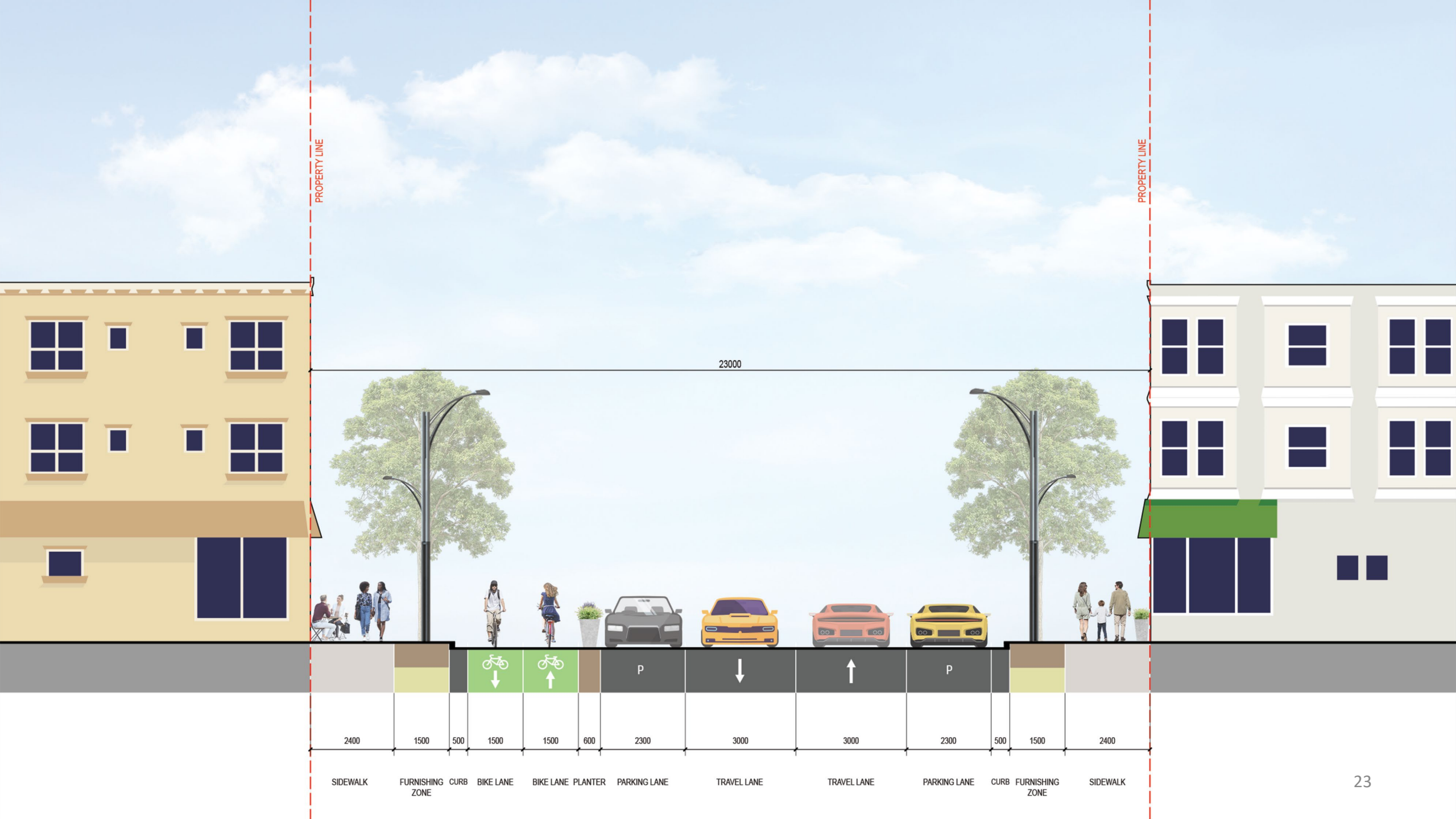
**Mixed Use
Main Street**

Mixed Use-Main Street

Permissions:

- 3 storey mixed-use (retail at grade /residential above)

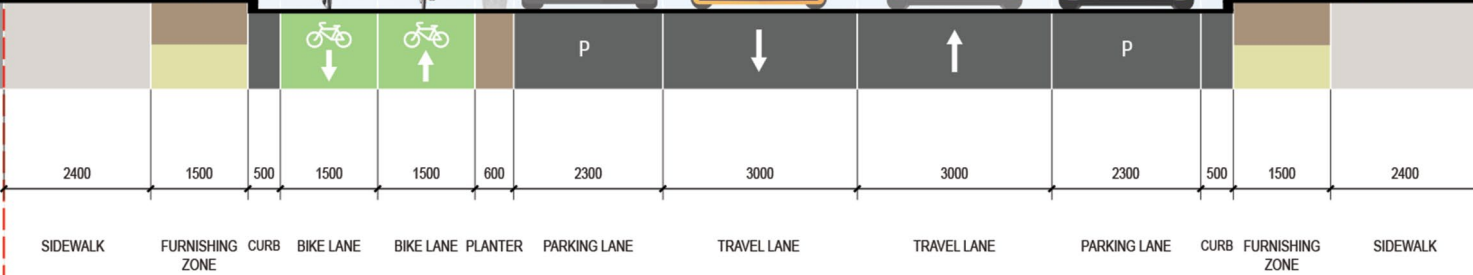




PROPERTY LINE

PROPERTY LINE

23000





Anchor/Neighbourhood Commercial

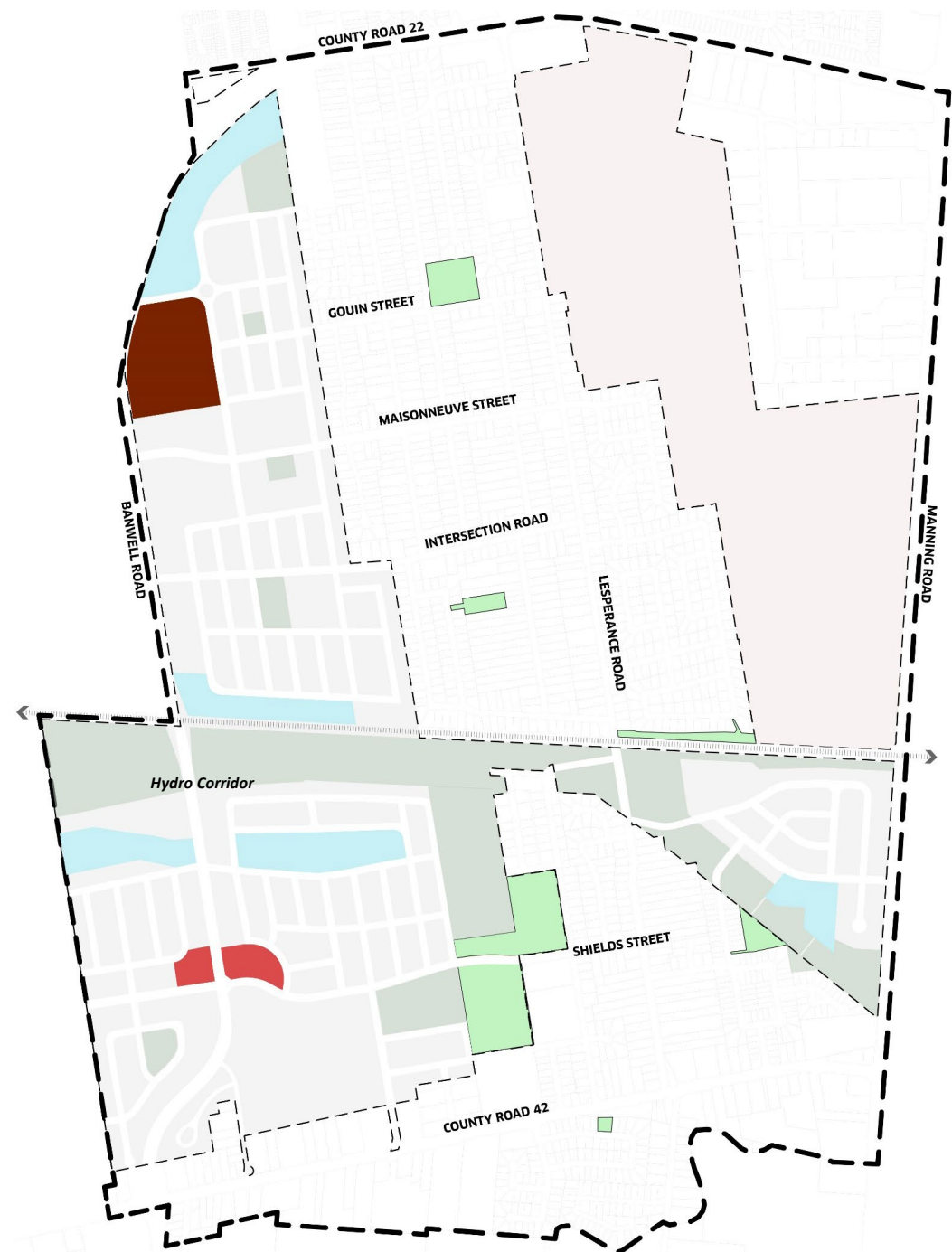
Anchor Commercial & Neighbourhood Commercial

Anchor Commercial:

- GFA: ~22,000 sq.m.
- 1 storey large format retail

Neighbourhood Commercial

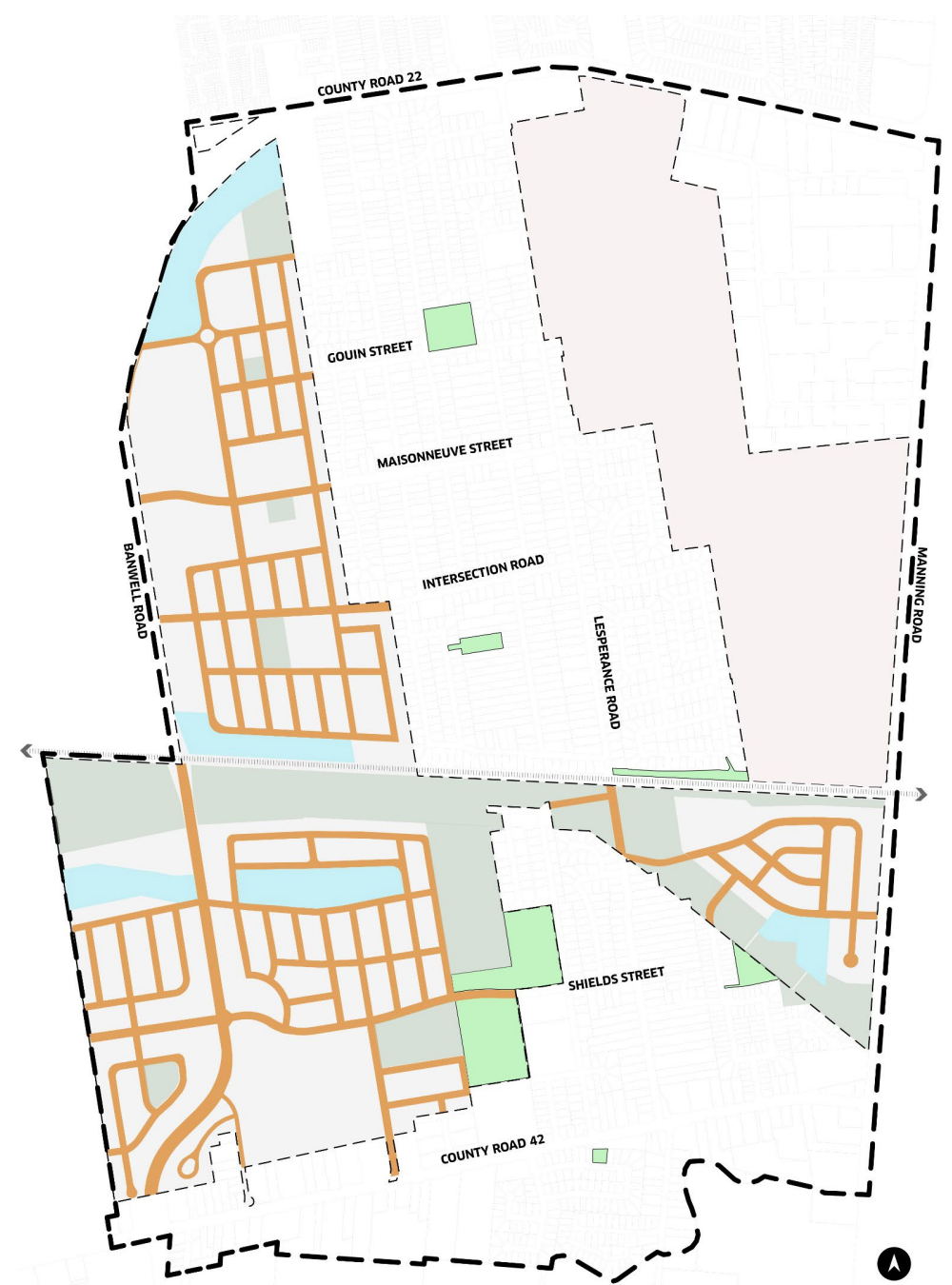
- GFA: ~15,000 sq.m.
- 1-2 storey commercial



Movement Framework






Connected Street Network

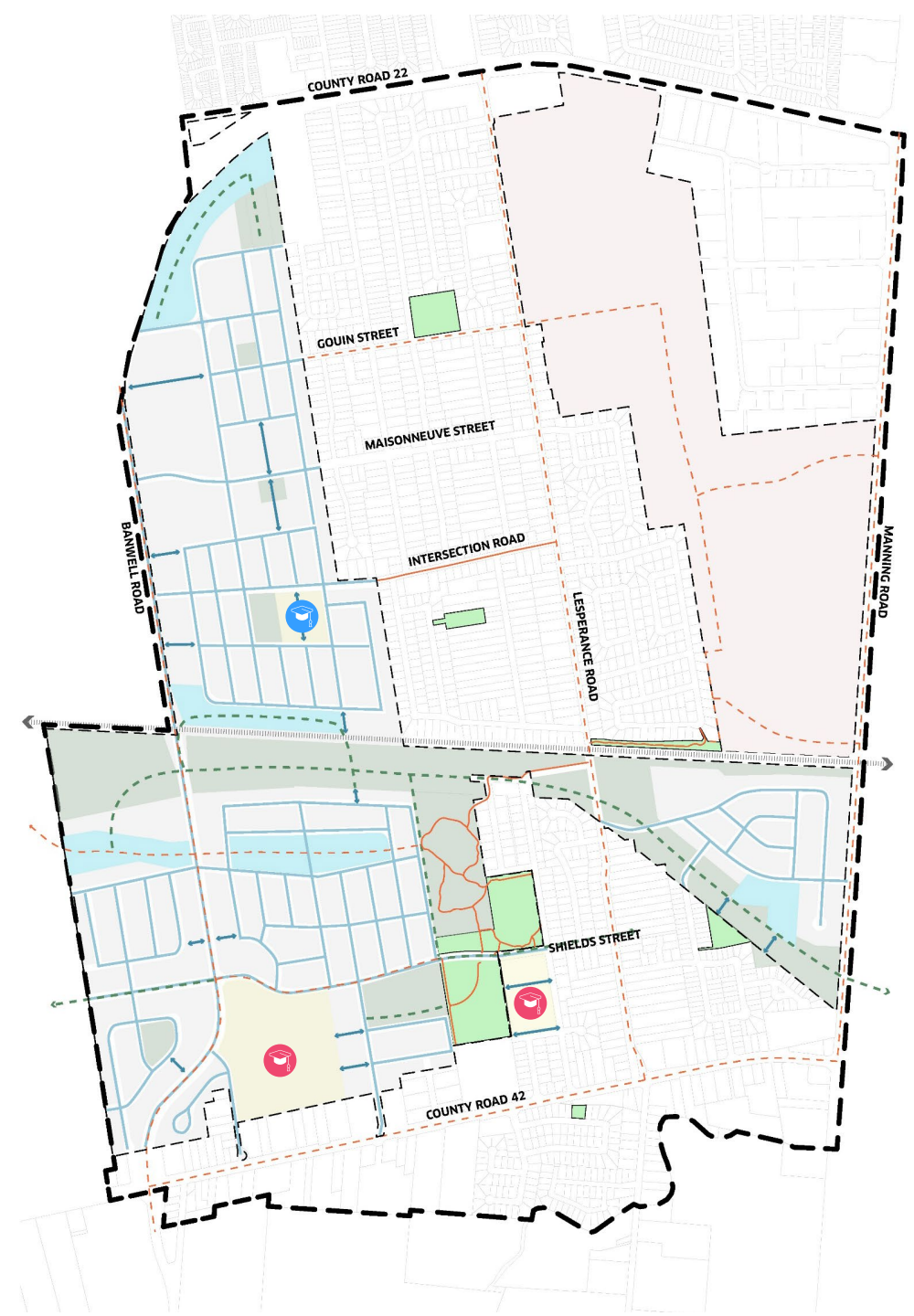
Intent: To Create an accessible block pattern with connected streets and shorter blocks with improved circulation to encourage walking and cycling



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.

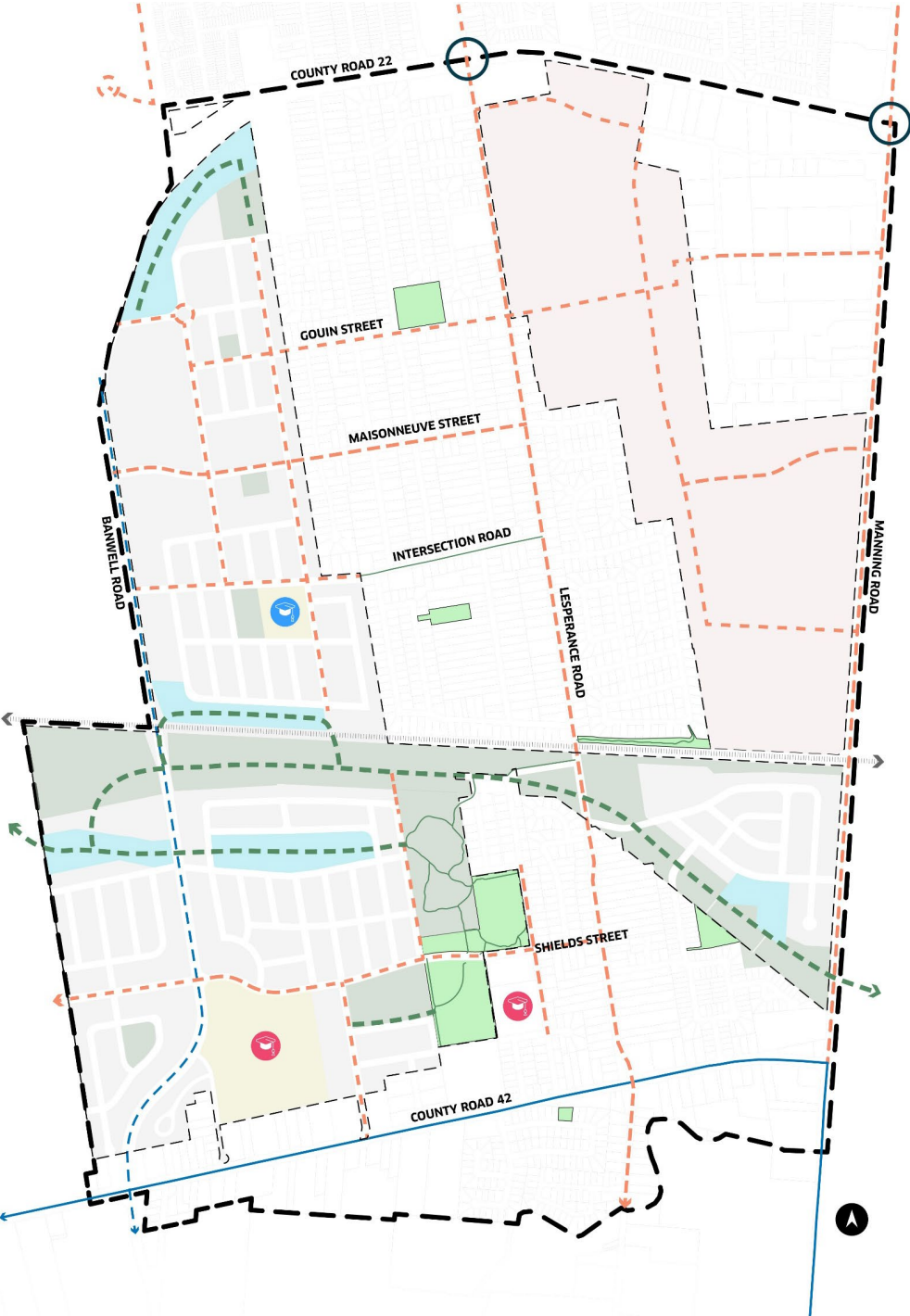
-  **Sidewalks**
-  **Existing Trails**
-  **Planned Trails**
-  **Proposed Trails**
-  **Mid-Block Connections**



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.

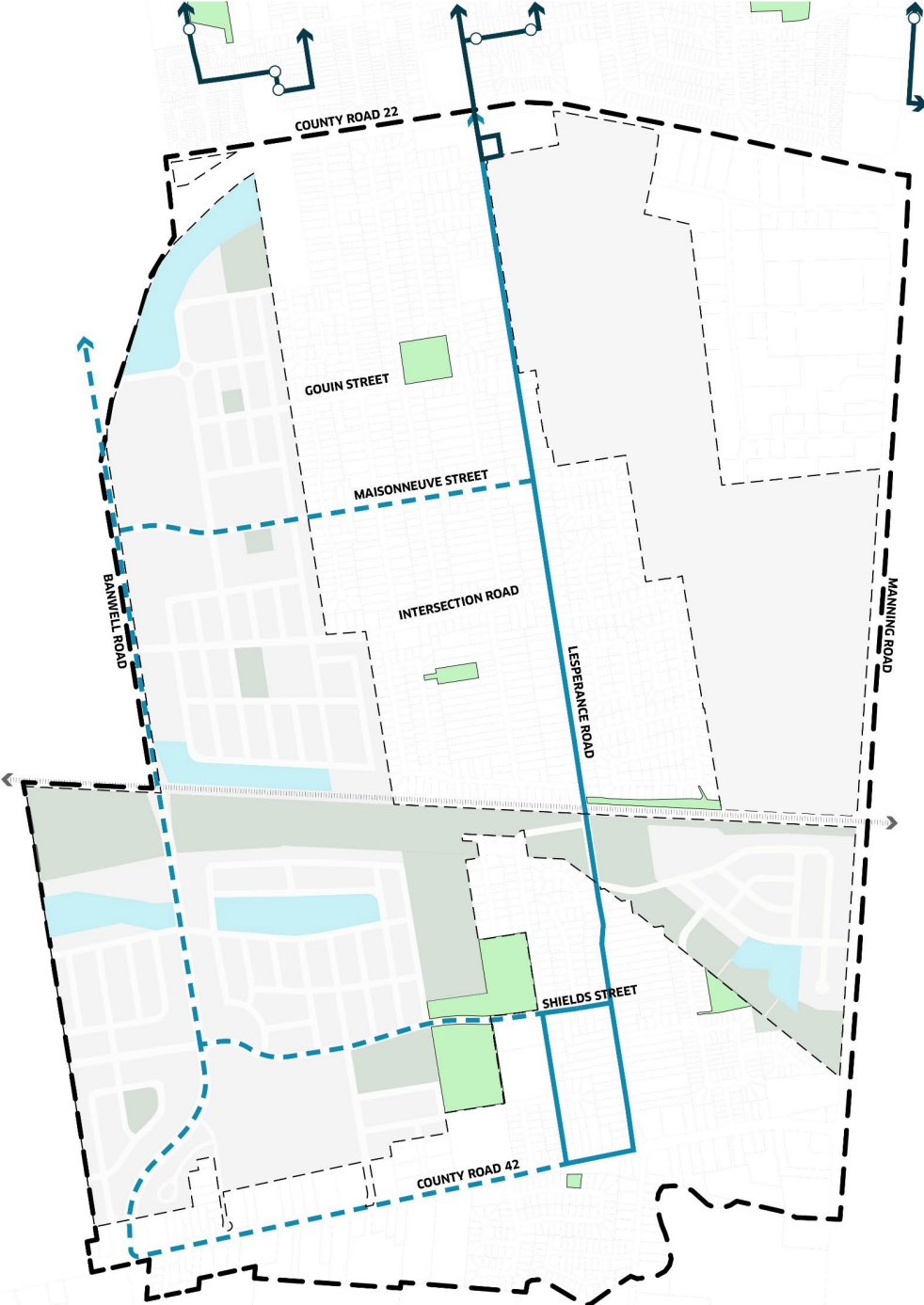
- Proposed Trails**
- Existing trails**
- Cycling Path (On or Off-Road)**
- CWATS On-Road Routes**
- CWATS Off-Road Routes**



Transit

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

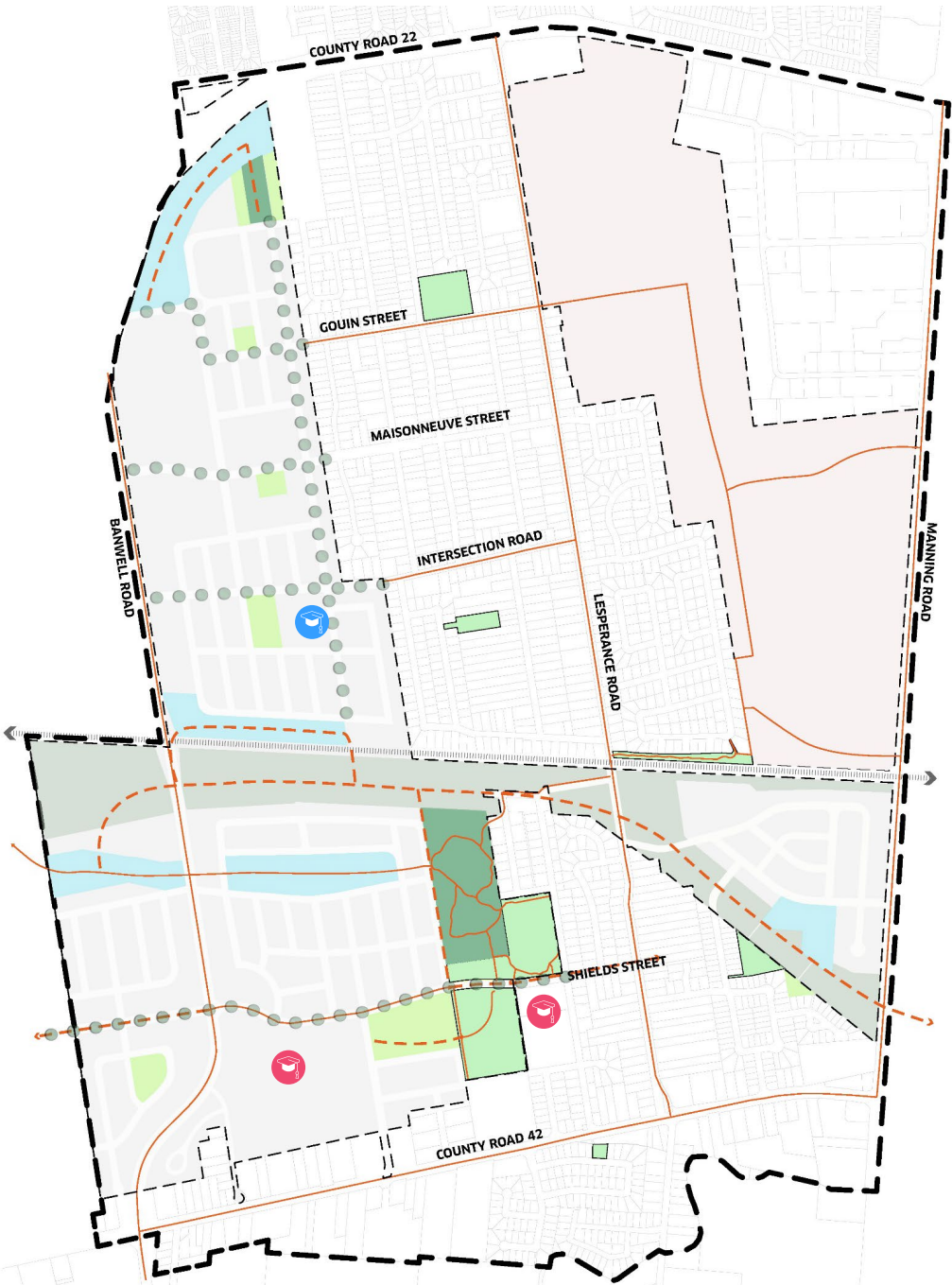
- Long-term Routes
- - - Potential Future Expansion



Open Space Framework

Open Space Framework

- Open Space:** Proposed Public Park
- Open Space:** Existing Public Park
- Open Space:** Stormwater Management Pond
- Open Space:** Natural Features/Woodlot
- Open Space:** Hydro Corridor
- Proposed Trail
- Existing and Planned Trail
- Green Streets
- ⌂ Existing School
- ⌂ Potential Future School

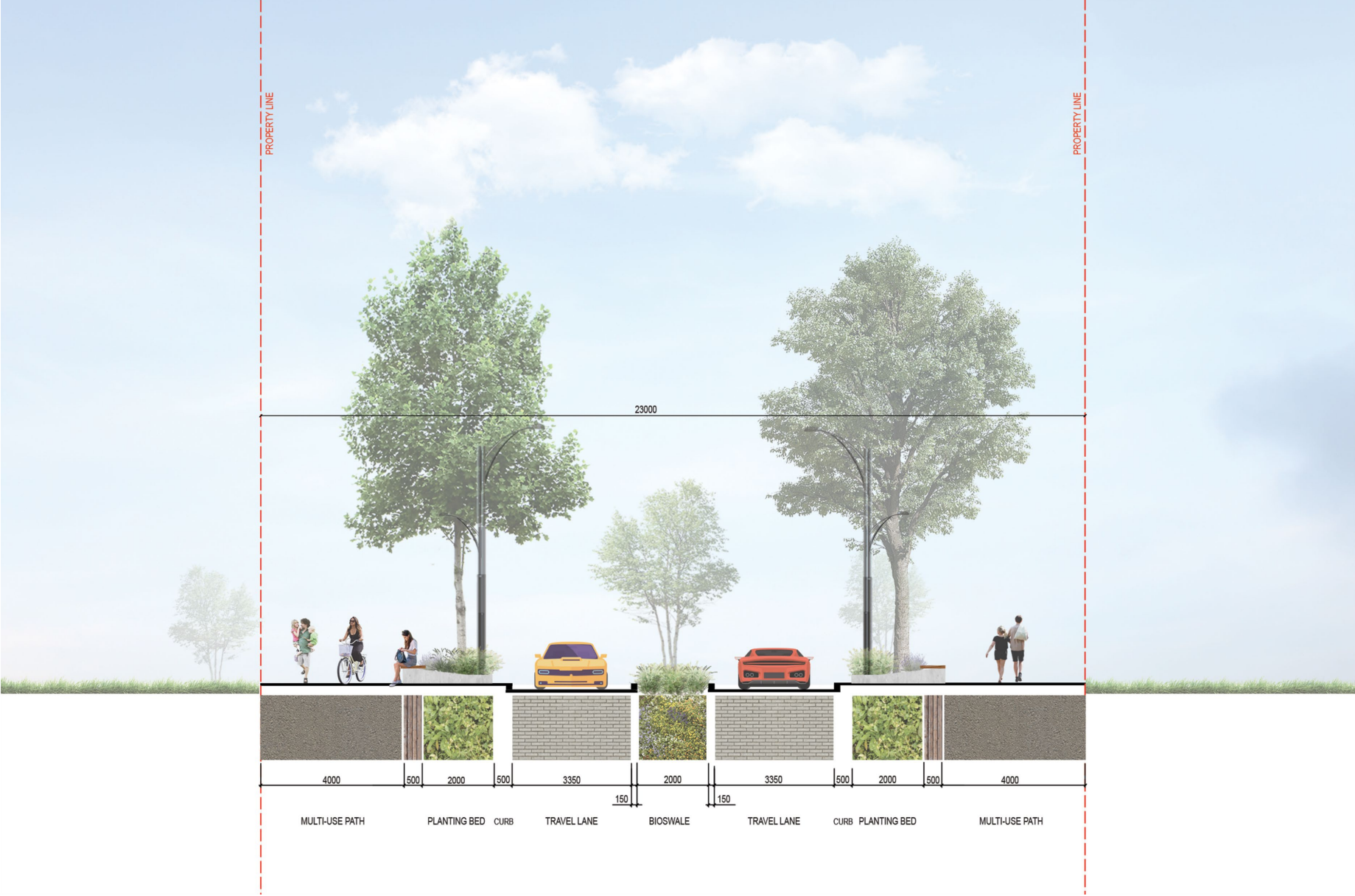




Engagement Outcome

(what we heard)

Shields Extension - Looking Southwest



Shields Extension - Looking Southwest



Existing

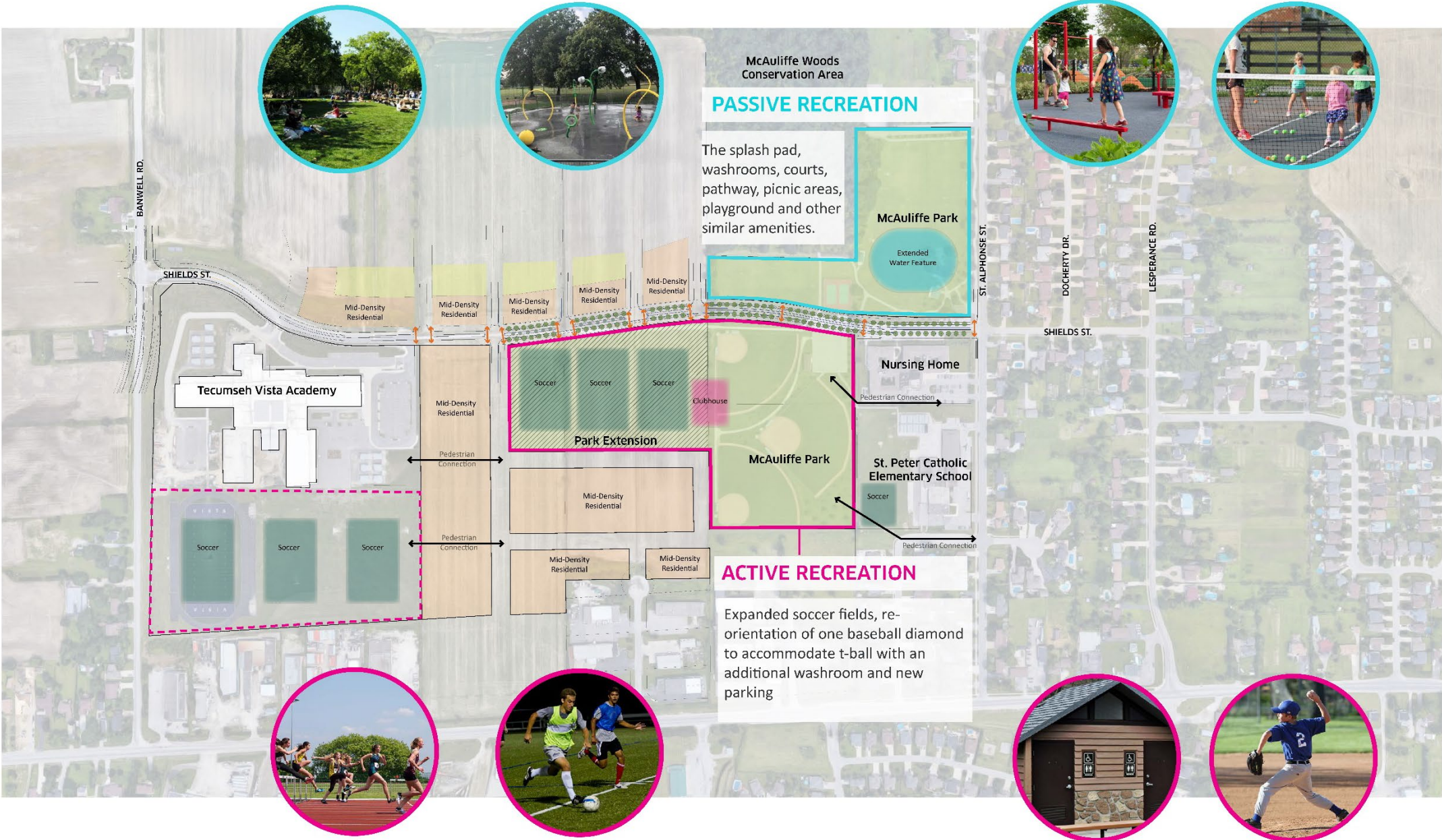


Conceptual Rendering - Potential Future of Shields.

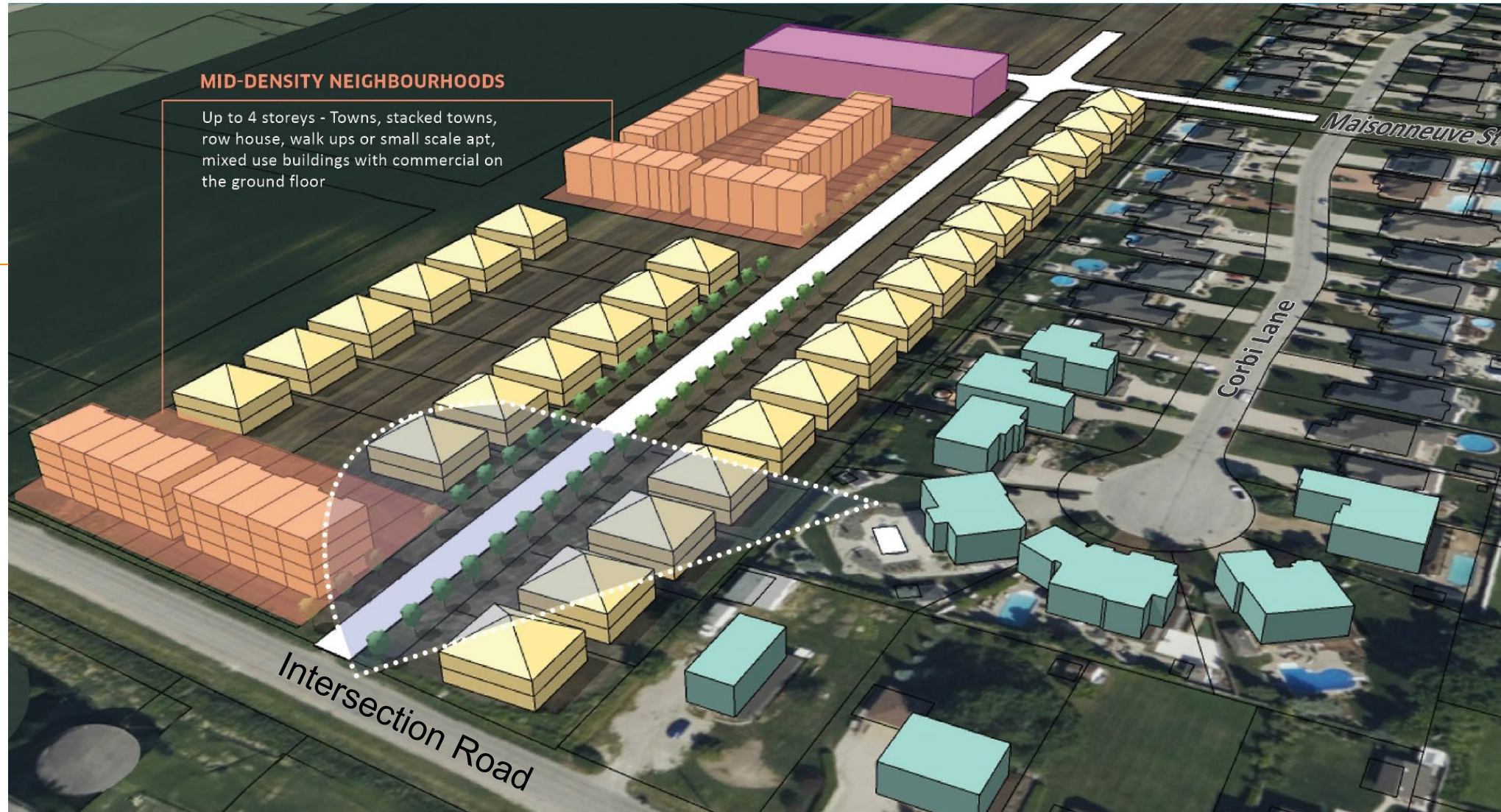
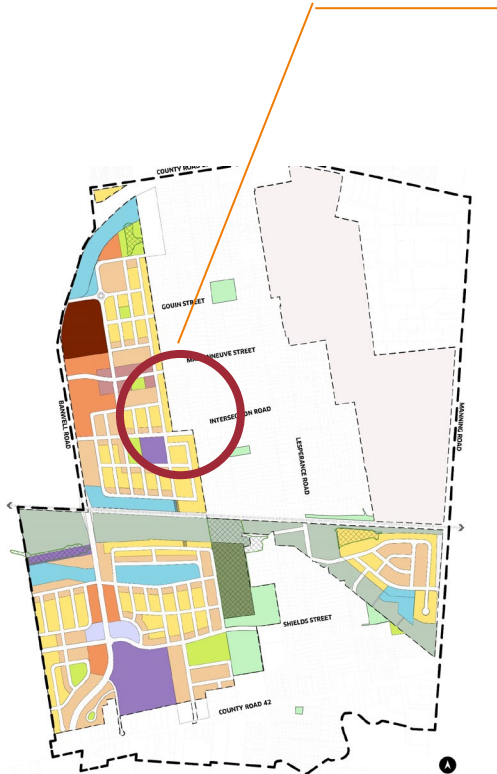


Conceptual Rendering - Potential Future of Shields.

Expand McAuliffe Park Westerly - What we heard



Transition to Existing Neighbourhoods



Transition to Existing Neighbourhoods

View from a 4-storey Mid-Density Residential Building



TWO STOREY LOW DENSITY BACKING ONTO EXISTING RESIDENTIAL
4-STOREY MID-DENSITY THAT IS LOCATED A BLOCK OVER, IS NOT VISIBLE.

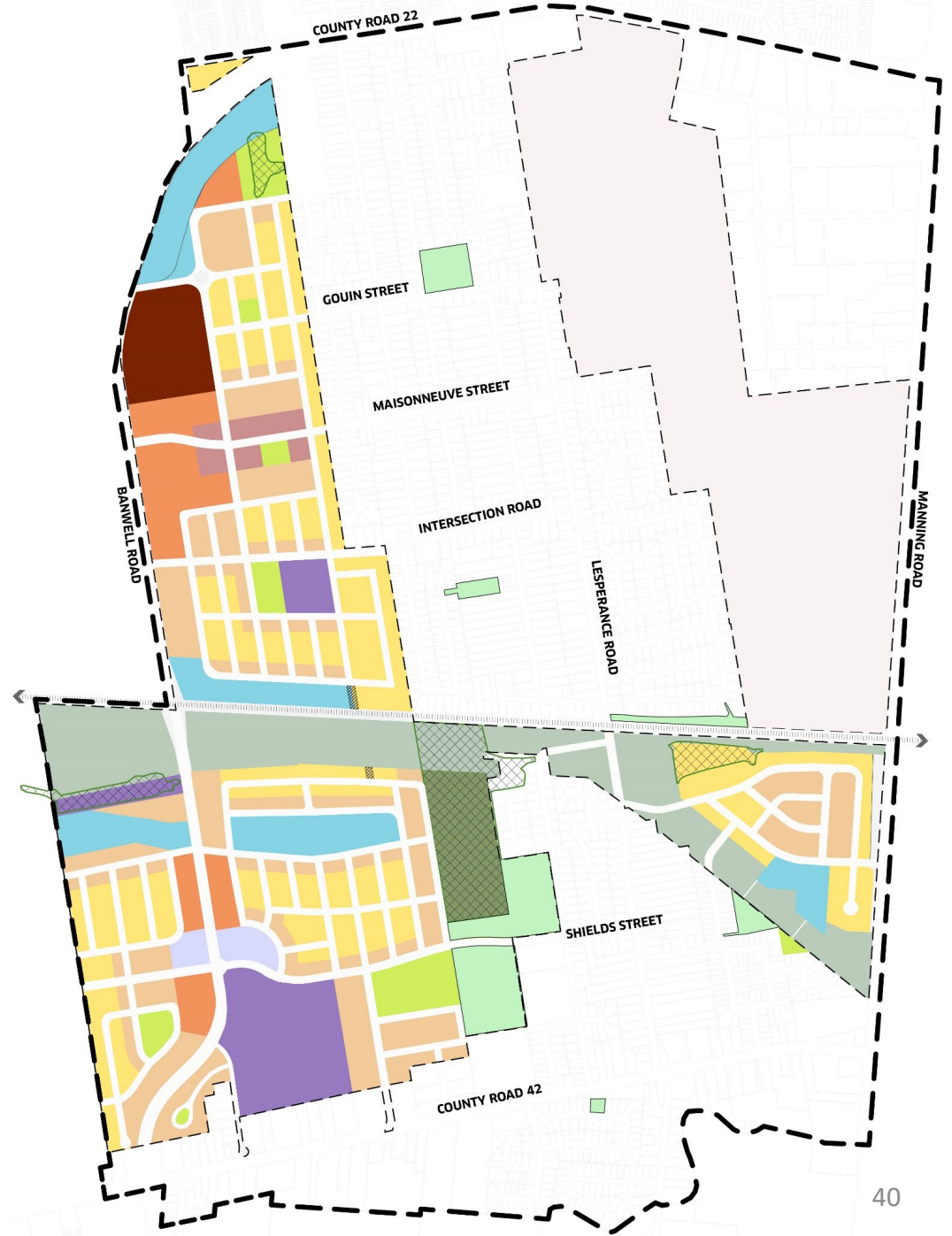


SINGLE STOREY LOW DENSITY BACKING ONTO EXISTING RESIDENTIAL
4-STOREY MID-DENSITY THAT IS LOCATED A BLOCK OVER, IS SLIGHTLY VISIBLE.



SINGLE STOREY LOW DENSITY BACKING ONTO EXISTING RESIDENTIAL
3STOREY MID-DENSITY THAT IS LOCATED A BLOCK OVER, IS NOT VISIBLE.

Successful Collaboration



Servicing Considerations

TECUMSEH HAMLET SECONDARY PLAN AREA INFRASTRUCTURE IMPROVEMENTS



MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT AND FUNCTIONAL DESIGN

MUNICIPAL SERVICING OVERVIEW
SEPTEMBER 24, 2024



TECUMSEH HAMLET INFRASTRUCTURE IMPROVEMENTS

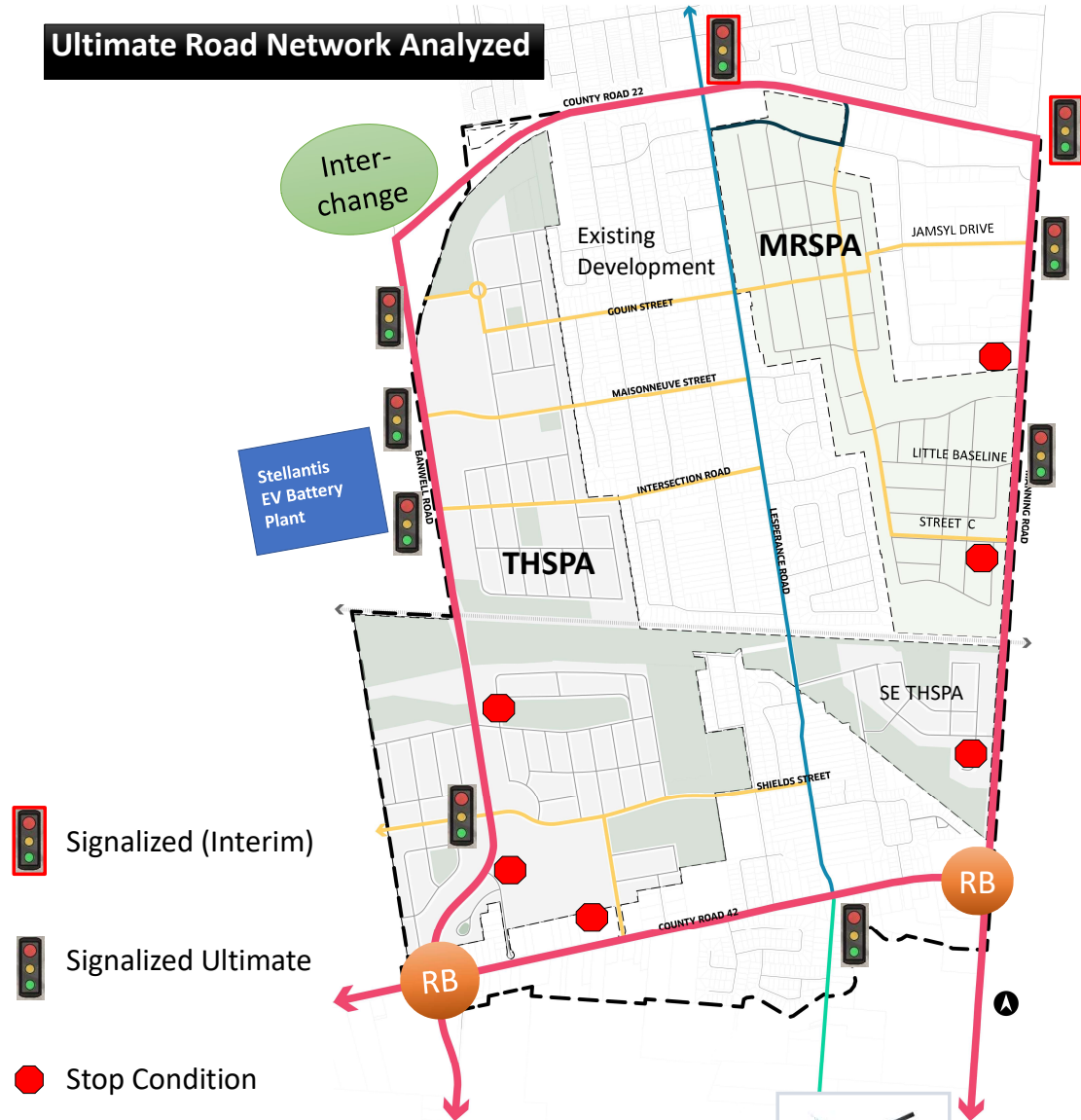
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT & FUNCTIONAL DESIGN



Transportation

- ✓ Provide a comprehensive, interconnected road network to support development.
- ✓ Strategically spaced collector roads will improve network connectivity.
- ✓ Identified road right-of-way will accommodate facilities for all ages and abilities.
- ✓ Road corridors can accommodate shared municipal servicing infrastructure.
- ✓ The arterial network will support development of the Tecumseh Hamlet (THSPA) and Manning Road (MRPSA) Secondary Plan Areas.
- ✓ Facilitate interconnects to existing or proposed Active Transportation facilities, such as the multi-use paths along Lesperance Road, County Road 43, and Banwell Road, etc.

Ultimate Road Network Analyzed



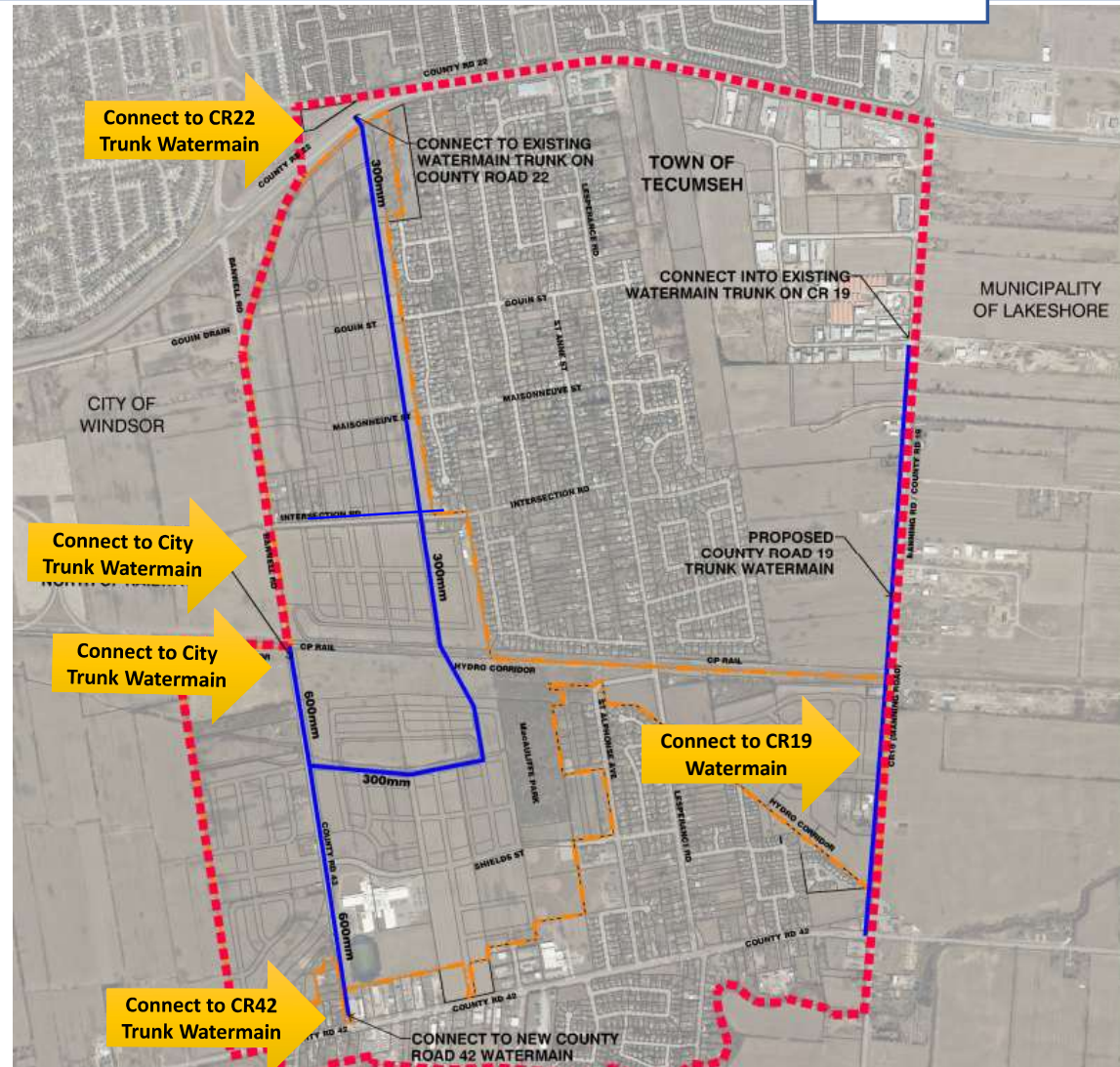
TECUMSEH HAMLET INFRASTRUCTURE IMPROVEMENTS

MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT & FUNCTIONAL DESIGN



Water Servicing

- ✓ Provide water service for future development area.
- ✓ New interconnection with the City of Windsor's Trunk watermain on County Road 43 and at Intersection Road.
- ✓ Improve water circulation and servicing capabilities for existing and future areas to satisfy the Water and Wastewater Master Plan.



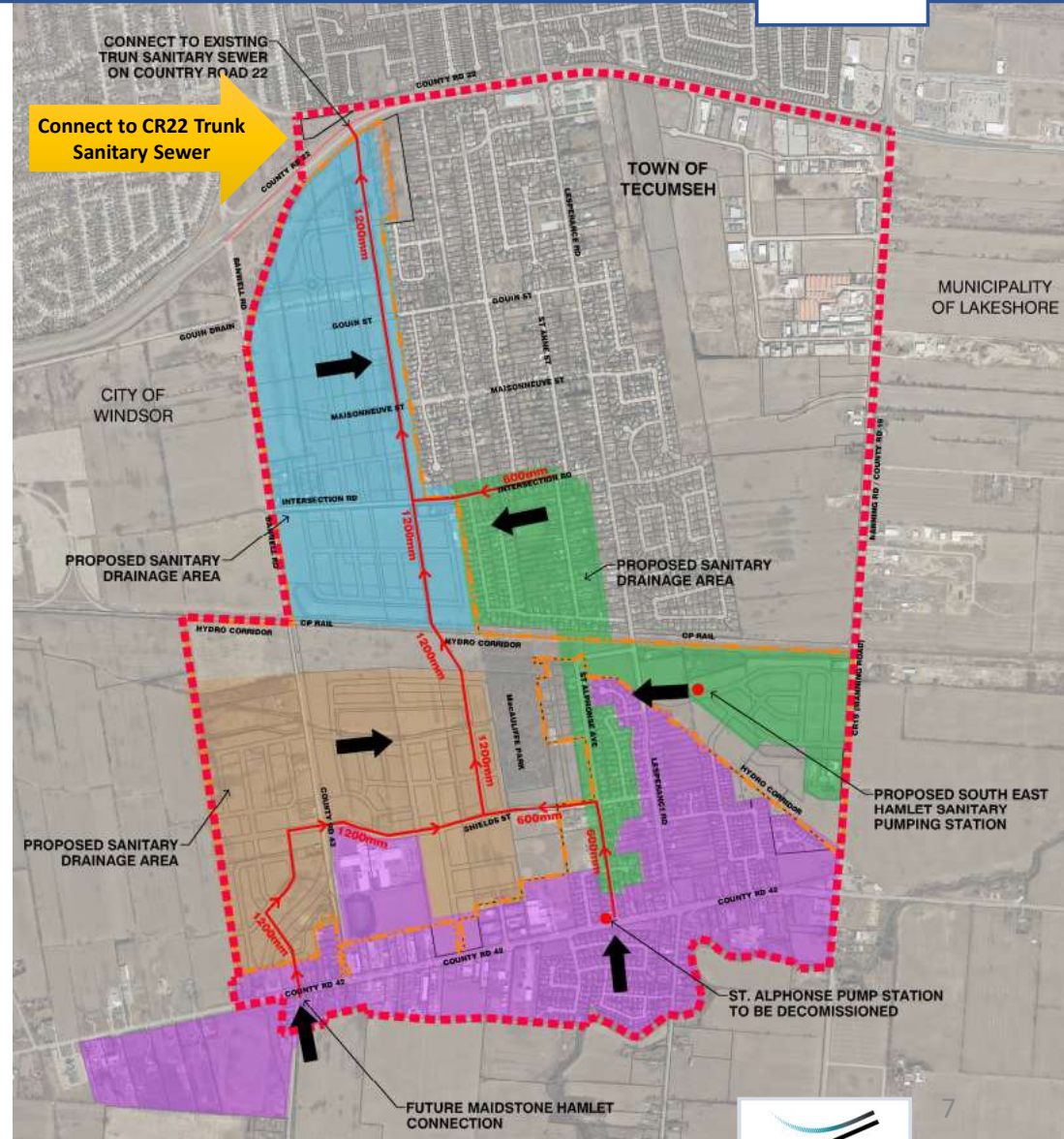
TECUMSEH HAMLET INFRASTRUCTURE IMPROVEMENTS

MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT & FUNCTIONAL DESIGN



Wastewater Servicing

- ✓ Provide wastewater service for future development area.
- ✓ Redistribute wastewater flows to provide relief for the existing development areas.
- ✓ Part of the Town's strategy to mitigate basement flood risk.
- ✓ Utilize updated design criteria and population densities that considers impacts of wet weather on the system.



LEGEND	
	URBAN AREA BOUNDARY
	TECUMSEH HAMLET STUDY AREA BOUNDARY
	PREFERRED SANITARY TRUNK ALIGNMENT
	EXISTING TRUNK SANITARY SEWER
	SANITARY PUMP STATION
	SEWAGE FLOW CONTRIBUTION
	INTERSECTION ROAD DIVERSION SEWER SERVICING DRAINAGE AREA
	NORTH TECUMSEH HAMLET SANITARY SERVICING DRAINAGE AREA
	SOUTH TECUMSEH HAMLET SANITARY SERVICING DRAINAGE AREA
	ST. ALPHONSE SANITARY SERVICING DRAINAGE AREA



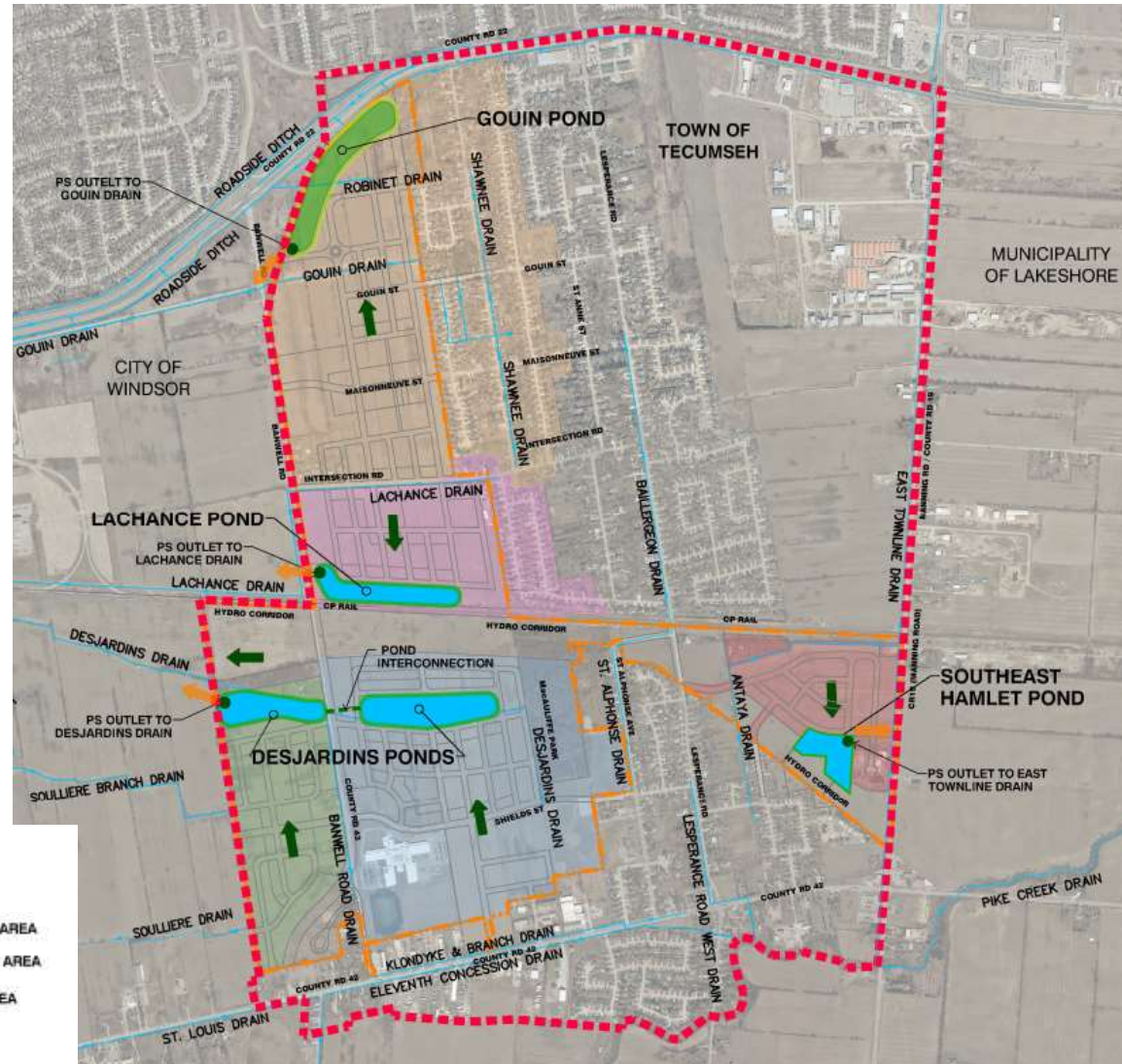
TECUMSEH HAMLET INFRASTRUCTURE IMPROVEMENTS

MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT & FUNCTIONAL DESIGN



Stormwater Management

- ✓ Provide quality and quantity control of runoff to protect the upper reaches of the Little River drain and East Townline drain.
- ✓ Require four (4) controlled outlets to existing drains to mitigate downstream impacts.
- ✓ Incorporate flexibility to accommodate Climate Change.
- ✓ Accommodate capacity to improve storm sewer systems upstream along existing residential streets (i.e. Shawnee, Hebert).



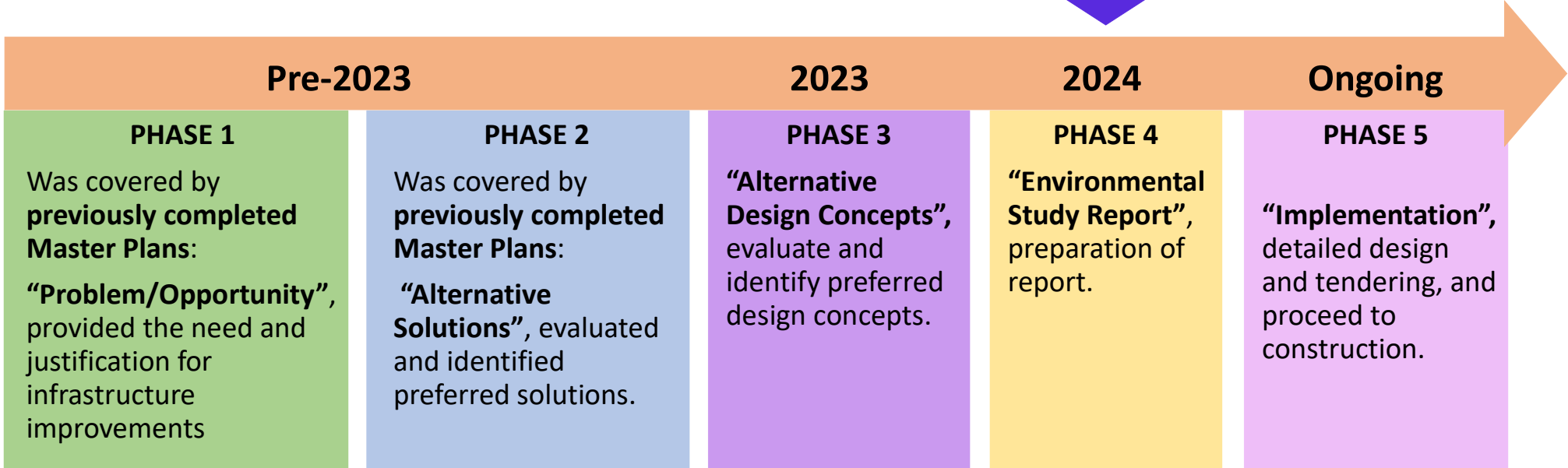
TECUMSEH HAMLET INFRASTRUCTURE IMPROVEMENTS

MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT & FUNCTIONAL DESIGN



Municipal Class EA Process and Next Steps

WE ARE HERE



Upon completion of the Environmental Assessment a Notice of Completion will be distributed to the public for review and comment.



Questions?