

September 23, 2024

The Corporation of the Town of Tecumseh
917 Lesperance Road
Tecumseh, ON, N8N 1W9

Attention: Mr. Robert Auger, Director Legislative Services & Clerk

RE: Draft Tecumseh Hamlet Secondary Plan - Valente Comments

Dear Mr. Auger,

This letter is being sent by the Valente Group (“Valente”) in support of the Town's initiative to move forward with the Tecumseh Hamlet Secondary Plan. Valente is a stakeholder owning property within the Tecumseh Hamlet Secondary Plan Area (land west of Corbi Lane owned by 2034053 Ontario Ltd. and land north of Odessa Drive owned by 2041235 Ontario Ltd.).

As a stakeholder and interested party, Valente would like to provide its support on working collaboratively with the Municipality, the various landowners, planners, engineers and other stakeholders to move this development area forward. Given the current and forecasted housing demand, the scale of the development area and the proximity to the new Battery Plant, EC Row Expressway and other primary community centers, we believe that this area will be a prime location to support the needs of the community.

Specific to the Valente lands, we would like to take this opportunity to express our concerns and corresponding input to the Secondary Plan document. We have previously provided comments and input as it relates to this Secondary Plan and would like to reiterate the following.

1) Land Use and Density

- Valente would request that its land be considered for higher density residential use.
- More specifically, the Valente land near Tecumseh Vista school and adjacent to the park, recreational and Natural Environment areas (currently shown as medium density) should be designated high density.

2) Road Right of Ways (ROWs) and Lot Layout

- Several areas show single sided servicing along the road ROW. This design will be considerably more expensive than a double-sided servicing development as it relates to the cost per lot. In addition, the Road ROWs also need to account for lot dimensions depending on final design and proposed use.
- Although these details are typically finalized as part of the Plan of Subdivision approval process, it should be noted to allow for this flexibility in the Secondary Plan.
- Moreover, lot and/or block dimensions as well as specific developer land area needs to be factored. In some instances, road ROWs do not account for different landowners with different interests and timing constraints.
- Specific to the Valente land, the road ROWs adjacent to the park, recreational and Natural Environment Overlay areas should be removed since it is inefficient and cost prohibitive.
- Notwithstanding this, the road layout and corresponding lot dimensions should be optimized during the design process to ensure the design is cost efficient while still maintaining the goals of the development.

3) Stormwater Management (SWM) and Parkland Dedication

- If SWM and parkland will be centralized, Valente requests that the land values be considered for fair market value at the time of conveyance and mutually agreed by the parties.

4) Business/Commercial Use off Odessa Drive

- As much of the development area is focused on residential development, Valente would like the Town to consider a small light industrial/commercial business park node immediately adjacent to the existing commercial node off Odessa Drive.
- Valente would like the Town to consider an option for a future Light Industrial/Business Park or Mid-Density residential up to the east west road row.
- This would round off the existing business park off Odessa Drive.
- If Odessa was considered for Light Industrial/Business Park, a cul de sac could be considered to eliminate residential traffic through the current business park.
- In the Land Use Schedule and other incidental Schedules, the Secondary Plan Area at Odessa Drive appears to exclude two small land parcels on the south limit. These areas should be included as they are part of the undeveloped Valente land.

5) Flexibility/Adaptability

- Given the scale of the development area and long-term planning horizon, Valente would like the Town to consider offering some flexibility in the secondary plan area.
- This would allow developers to adjust to an ever-changing market in both residential, commercial and mixed-use development.
- For example, medium density residential uses allow for a range of designs and so, the final road configuration and servicing arrangements for each parcel should be optimized during the site plan or plan of subdivision approval process.

With this, Valente would like the opportunity to review the current concept plan and comments noted above with the Town in effort to work together in this exciting development area.

Sincerely,



Steven Valente
President

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c.c. Brian Hillman, Tecumseh - Director of Development Services
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