



The Corporation of the Town of Tecumseh

Planning & Building Services

To: Mayor and Members of Council

From: Brian Hillman, Director Planning & Building Services

Date to Council: May 14, 2019

Report Number: PBS-2019-12

Subject: James Sylvestre Developments Ltd./Jamsyl Group Inc.
Land Conveyance to Town for Future Sylvestre Drive/Westlake Drive
Extension
Parts 5, 6 and 7, Plan 12R-20993
OUR FILE: L07 SYL

Recommendations

It is recommended:

1. **That** a by-law authorizing the execution of the agreement of purchase and sale between James Sylvestre Developments Ltd./Jamsyl Group Inc. and the Corporation of the Town of Tecumseh, for the conveyance of Parts 5, 6 and 7 on Plan 12R-20993, **be adopted**, subject to the Owner's execution of the agreement of purchase and sale.
2. **And that** the execution of such further documents as are called for by the agreement of purchase and sale approved above, by the Mayor and Clerk, **be authorized**.

Background

James Sylvestre Developments Ltd./Jamsyl Group Inc. "the Owner", owns an irregular-shaped 4.77-hectare (11.78-acre) vacant parcel of land located on both the north and south sides of Sylvestre Drive at its intersection with the Sylvestre Fly-off within the Sylvestre Business Park. The western terminus of Sylvestre Drive currently abuts the subject property in the form of a cul-de-sac. A 773 square metre (8,321 square foot) portion of the subject property abutting the cul-de-sac has been identified as part of the future westerly extension of Sylvestre Drive (see Attachment 1). This land area has a width of 20.1 metres (66 feet) and a length of approximately 36.5 metres (120 feet). This portion of the subject property is legally described as Parts 5, 6 and 7 on Plan 12R-20993.

In April of 2019, the Owner approached Town Administration formally offering, at no cost, a transfer to the Town of Parts 5, 6 and 7 on 12R-20993 for use as a future right-of-way for the westerly extension of Sylvestre Drive. This extension would ultimately connect to the current terminus of Westlake Drive further to the west. This conveyance would result in a natural land severance, resulting in the creation of two separate vacant lots - one to the north of the conveyed parcel and one to the south (see Attachment 1). Both of the proposed lots would comply with the current Highway and Service Commercial (C3) Zone that applies to the property.

Comments

Proposed Land Conveyance

Town Administration and the Town Solicitor have reviewed the proposed land conveyance and believe that it is appropriate to accept, as it offers the following benefits (see Attachment 2):

- i) it provides land that the Town and County of Essex will require for the future westerly extension of Sylvestre Drive. This extension provides an important connection to the future road network that has been identified in the Manning Road Secondary Plan area. More specifically, it facilitates the connection of Sylvestre Drive to Westlake Drive, which is not only an important transportation corridor but also a vital servicing corridor essential to the future development of lands in the Manning Road Secondary Plan Area;
- ii) it is of a width and alignment consistent with the Town's needs, as more specifically identified in the Tecumseh Transportation Master Plan, dated June 2017; and
- iii) it facilitates the County's proposed interim and permanent improvements to the Sylvestre Drive fly-off and its extension/connection to the Westlake Drive/Lesperance Road intersection farther to the west. This extension/connection is identified in the County Road 19/County Road 22 Improvements Environmental Assessment.

The County Engineering Department has reviewed the proposed land transfer and has no concerns at this time. The County has noted, however, that additional land may be needed to accommodate any potential modifications to the alignment or width of the future road right-of-way that will eventually connect to Westlake Drive. The potential need for additional lands will be identified as part of a detailed design exercise which the County anticipates undertaking this year. The County further advises that it is currently projecting the construction of the interim improvements to the Sylvestre Fly-off and extension of Sylvestre Drive to Westlake Drive in 2020.

Agreement of Purchase and Sale

To facilitate the proposed land conveyance, an agreement of purchase and sale has been prepared by the Town Solicitor (see Attachment 3). All costs incurred for the transfer (including costs for the preparation of the agreement) are to be paid by the Owner.

Summary

In summary, it is the opinion of the writer, along with Town Administration and Town Solicitor, that the proposed land conveyance is appropriate at this time and will provide the ability to extend Sylvestre Drive westerly with the final goal of connecting it to Westlake Drive. This connection has been contemplated by both the Manning Road Secondary Plan and the County Road 19/County Road 22 Improvements Environmental Assessment and is based on sound land use planning principles.

Town Administration has reviewed the proposed agreement of purchase and sale and is prepared to recommend approval of the document as prepared by the Town Solicitor, subject to the Owner executing the proposed agreement.

Consultations

Planning & Building Services
Public Works & Environmental Services
Corporate Services & Clerk
Town Solicitor
County of Essex Engineering Department

Financial Implications

None

Link to Strategic Priorities

Applicable	2017-18 Strategic Priorities
<input type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.
<input type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable ☒

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Enrico DeCecco, BA (Hons), MCIP, RPP
Junior Planner

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Planning & Building Services

Reviewed by:

Phil Bartnik, P.Eng.
Director Public Works & Environmental Services

Reviewed by:

Laura Moy, Dipl. M.M., CMMIII HR Professional
Director Corporate Services & Clerk

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Subject Property Map
2	Roadway Connection Detail Map
3	Draft Agreement of Purchase and Sale



