

Minutes of the Public Meeting of  
The Council of the Town of Tecumseh

Tecumseh Council meets in public session on Tuesday, June 25, 2019, in the Council Chambers, 917 Lesperance Road, Tecumseh, Ontario at 6:00 pm.

**1. Call to Order**

The Mayor calls the meeting to order at 6:00 pm.

**2. Roll Call**

Present:

Mayor

Deputy Mayor

Councillor

Councillor

Councillor

Councillor

Councillor

Gary McNamara

Joe Bachetti

Bill Altenhof

Andrew Dowie

Brian Houston

Tania Jobin

Rick Tonial

Also Present:

Chief Administrative Officer

Director Public Works & Environmental Services

Director Planning & Building Services

Director Corporate Services & Clerk

Director Fire Services & Fire Chief

Deputy Clerk & Manager Legislative Services

Manager Planning Services

Margaret Misk-Evans

Phil Bartnik

Brian Hillman

Laura Moy

Doug Pitre

Jennifer Alexander

Chad Jeffery

**3. Disclosure of Pecuniary Interest**

There is no pecuniary interest declared by a Member of Council.

**4. Introduction and Purpose of Meeting**

The purpose of the meeting is to hear public comment on the applications for Official Plan and Zoning By-law amendments to permit a 97-unit apartment building on a 1.08-hectare (2.68 acre) parcel of land situated at the northeast corner of the Tecumseh Road/Southfield Drive intersection (11870 Tecumseh Road). The subject property is designated "Commercial" in the Tecumseh Official Plan. The "Commercial" designation contemplates apartment buildings of this nature; however, the policies establish that they may only proceed after a site-specific amendment to the Official Plan is approved.

Accordingly, the proposed Official Plan amendment introduces a new site-specific policy in the "General Commercial" designation to facilitate the subject development.

The corresponding zoning by-law amendment would change the zoning on the subject property from "General Commercial Zone (C3)" to a site-specific "General Commercial Zone (C3-15)". The proposed C3-15 zone would facilitate the proposed development and establish appropriate lot and yard provisions such as maximum lot density, building height and yard setbacks.

**5. Delegations**

The Manager Planning Services gives an overview of Report No. PBS-2019-11 D19 VALTEC, Proposed OPA and ZBA, 11870 Tecumseh Road and description of the surroundings.

Director Financial Services & Chief Financial Officer, Tom Kitsos, arrives at the meeting at 6:14 pm.

The applicant, Peter Valente of Valente Development Corporation, and his architect, Stephen Berrill of ADA Architects, advises that they are excited to be developing in the subject area and are looking forward to making this location attractive for residents and businesses. Mr. Valente advises that this opportunity was brought to his attention through his participation in the Community Improvement Plan.

In response to an inquiry, Mr. Valente advises he is not able to confirm at this time whether the condominium units will be offered for purchase, lease, or providing a mixture of the two. He is hopeful to have the development started by early 2020.

Mr. Berrill explains the outdoor amenity spaces of the building including green spaces. The building does not have a roof top patio space to be able to accommodate a garden. It would be challenging to amend the design to add this feature based on the current design presented. Residents will have the use of the parkette at the front of the building.

There is positive feedback provided by the Members on the proposed development. The modern design of the building will improve the area and may attract commercial development while offering affordable housing options to residents.

The Mayor opens the floor for delegations from the audience.

#### **Tamra Teno, 12420 Little River Road**

Ms. Tamra Teno speaks to how she likes the development and how it will enhance the area. She inquires on how this development application affects infilling and intensification targets outlined in the County's Official Plan. The Manager Planning Services advises that intensification of development is a positive step for the municipality and should be promoted, even once the target is met.

She inquires about the rationale for the 3-story set back from the 6-storey in the building design. The Manager Planning Services advises that the Tecumseh Main Street Program calls for 4-storeys and that this proposal was designed in keeping with the Program.

## **6. Communications**

### **1. Notice of Public Meeting**

Re: Zoning By-Law Amendment for Southfield Drive Intersection

#### **Motion: PCM - 34/19**

Moved By Councillor Brian Houston

Seconded By Councillor Tania Jobin

**That** Communications - For Information item A as listed on the Tuesday, June 25, 2019 Public Council Meeting Agenda are received.

Carried

**7. Reports**

**1. PBS-2019-11 D19 VALTEC, Proposed OPA and ZBA, 11870 Tecumseh Road**

**Motion: PCM - 35/19**

Moved By Councillor Andrew Dowie

Seconded By Councillor Rick Tonial

That Report PCM-2019-11 D19 VALTEC, Proposed OPA and ZBA 11870 Tecumseh Road be received.

Carried

**8. Adjournment**

**Motion: PCM - 36/19**

Moved By Councillor Bill Altenhof

Seconded By Deputy Mayor Joe Bachetti

**That** there being no further business, the Tuesday, June 25, 2019 meeting of the Public Council Meeting now adjourn at 6:33 pm.

Carried

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Gary McNamara, Mayor

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Laura Moy, Clerk