



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: July 23, 2019

Report Number: PBS-2019-22

Subject: Results from Public Meeting and Final Recommendation
Proposed Official Plan and Zoning By-Law Amendments
Gateway Tower Inc. (Valente Development Corp.)
11870 Tecumseh Road
Proposed Six-Storey, 97-Unit Apartment Building
OUR FILE: D19 VALTEC

Recommendations

It is recommended:

That a by-law having the effect of amending the Tecumseh Official Plan land use designation for 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), by establishing a new site-specific policy in the “General Commercial” designation, in order to facilitate the development of the lands for a six-storey apartment building consisting of 97 residential dwelling units and in keeping with PBS-2019-11 and PBS-2019-22, **be adopted**;

And that a by-law having the effect of amending the Tecumseh Zoning By-law 1746 for 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), from “General Commercial Zone (C3)” to a new site-specific “General Commercial Zone (C3-15)”, in order to facilitate the development of the lands for a six-storey apartment building consisting of 97 residential dwelling units and in keeping with PBS-2019-11 and PBS-2019-22, **be adopted**.

Background

On June 25, 2019, Council held a public meeting in accordance with *The Planning Act* to hear comments on proposed applications to amend the Tecumseh Official Plan and Zoning By-law to permit the development of 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 proposed development consists of a six-storey apartment building containing 97 residential dwelling units (see Attachments 1).

The proposed L-shaped apartment building would have a three and six storey component. The southern portion fronting/overlooking Tecumseh Road will be three storeys in height with floors 4-6 being tiered back from Tecumseh Road to reduce building massing along the street and to minimize the impact of the height on the associated pedestrian realm (see Attachment 2).

The subject applications are summarized as follows:

1. Proposed Official Plan Amendment

The purpose of the application is to establish a new site-specific policy in the “General Commercial” designation to facilitate the development of the lands for a six-storey apartment building consisting of 97 residential dwelling units with a total lot density of 90 units per hectare and establish a maximum height of three storeys for that portion of the building fronting/overlooking Tecumseh Road.

2. Proposed Zoning By-law Amendment

The purpose of the application is to rezone the subject property from “General Commercial (C3)” to a site-specific “General Commercial Zone (C3-15)” to permit the proposed six-storey, 97-unit apartment building (with a maximum height of three storeys for that portion fronting/overlooking Tecumseh Road) and to establish site-specific lot, building and yard provisions.

The purpose of this Report is to summarize the nature of the comments received and recommend a course of action with respect to the proposed Official Plan and Zoning By-law amendment applications.

Comments

Comments Received Through Public Consultation Process and Public Meeting

No comments were received in advance of the public meeting. At the public meeting, one resident asked questions related to residential intensification targets and expressed support for

the subject development. Based on the foregoing, no concerns have been identified with the proposed development.

Planning Analysis

A detailed planning analysis addressing the policies contained within the Provincial Policy Statement, the County of Essex Official Plan and the Tecumseh Official Plan was provided by way of PBS-2019-11. This Report was received and reviewed by Council at its May 28, 2019 Regular Council Meeting and at the subsequent Public Meeting on June 25, 2019.

A summary of the aforementioned planning analysis is provided below:

Provincial Policy Statement (PPS)

The PPS encourages and supports development on lands identified for urban growth in settlement areas. It also establishes that the Town should be supporting and promoting residential infill development that results in compact built form and makes more efficient use of existing services while offering a range of housing forms/types/tenures to meet expected demands such as those of the growing senior cohort of the Town's population.

The proposed residential development is consistent with the foregoing policies. It provides an alternative form of housing type and at a density that provides for a more compact built form. The proposed development is also a means of achieving intensification in accordance with the definition contained in the PPS. Based on the foregoing, it is the opinion of the writer that the applications for the proposed residential development are consistent with the PPS.

County of Essex Official Plan

Any amendment to a local official plan must be in conformity with the policy direction contained in the County of Essex Official Plan (County OP). The subject lands are within an identified settlement area of the County OP. The goals and policies of the County OP encourage a range of residential development within identified settlement areas such as the fully serviced urban areas of the Town of Tecumseh.

Accordingly, the proposed development conforms to the goals and policies of the County OP.

Tecumseh Official Plan

The Tecumseh Official Plan contemplates multiple storey apartment residential uses in the General Commercial area subject to the review, evaluation and public/stakeholder consultation process that would be undertaken as part of the required Official Plan Amendment process. The Plan also encourages a variety and varying densities of residential uses that can be appropriately integrated with the existing and proposed development pattern.

PBS-2019-11 reviewed, in detail, the range of issues to be considered as part of an OPA/ZBA process (i.e. traffic, servicing, compatibility, etc.) and concluded that this proposal adequately addresses the relevant policy considerations of the Official Plan.

Tecumseh Road Main Street Community Improvement Plan

The subject property is within the Tecumseh Road Main Street Community Improvement Plan (CIP). The CIP identifies the importance of additional residential development in order to facilitate the rejuvenation of the entire CIP area. The CIP encourages the development of higher density residential uses within the CIP area, including apartment dwellings.

Furthermore, the CIP has identified ten “Big Moves” that will form the basis for the proposed Urban Design Guidelines and Implementation Strategies. These “Big Moves” are the key design elements that will support the Vision and Guiding Principles, and define the CIP Concept. One of these “Big Moves” includes the creation of:

“higher density residential neighbourhoods north and south of main street with integrated public and private open spaces, road access, and pedestrian linkages.”

The proposal is generally consistent with the land use and urban design policy standards of the CIP. It is believed that it will be a critical development towards achieving some of the important overarching, broad-based objectives for the area pertaining to encouraging higher density residential uses and increasing the residential population. Moreover, the subject proposal will assist in the strengthening of the CIP area by introducing additional residents to the area who will work/live/play/shop.

Site Plan Control/Plan of Condominium

As detailed in PBS-2019-11, the subject property is subject to Site Plan Control. Council approval of a site plan control agreement will be required prior to any development occurring. In addition, the Owner will be required to obtain Draft Plan of Condominium Approval from the County of Essex if the development proceeds in the form of condominium-ownership. The applicant has been advised of these requirements. Further Council involvement will be required for these approval processes by way of subsequent Planning Reports.

Conclusion

In summary, it is the opinion of the writer, along with Town Administration, based on the results of the public consultation process, that the proposed Official Plan and Zoning By-law applications are supportable. Detailed site design issues will be addressed through the required Site Plan Control agreement that will be finalized and recommended for execution by Council at a future date.

On the basis of the foregoing, it is the opinion of the writer that the proposed Official Plan and Zoning By-law Amendments to allow the proposed residential development are consistent with the Provincial Policy Statement, conform to the County Official Plan and Tecumseh Official Plan policies and will result in appropriate development that is in keeping with the character of the surrounding lands and is based on sound land use planning principles.

Accordingly, Town Administration recommends that Council pass by-laws amending the Tecumseh Official Plan and the Tecumseh Zoning By-law 1746 permitting the development of the subject property for a six-storey apartment building consisting of 97 residential dwelling units in keeping with PBS-2019-11 and PBS-2019-22.

Consultations

None

Financial Implications

None

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" 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 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 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:

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Reviewed by:

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Manager Planning Services

Reviewed by:

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

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Subject Property Map
2	Architectural Renderings





View from Tecumseh Road Facing Northeast



View from Tecumseh Road Facing Northwest



Prepared By:
Tecumseh Planning and
Building Services Department

Attachment 2
Official Plan and Zoning By-law Amendments
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11870 Tecumseh Road
Architectural Renderings