

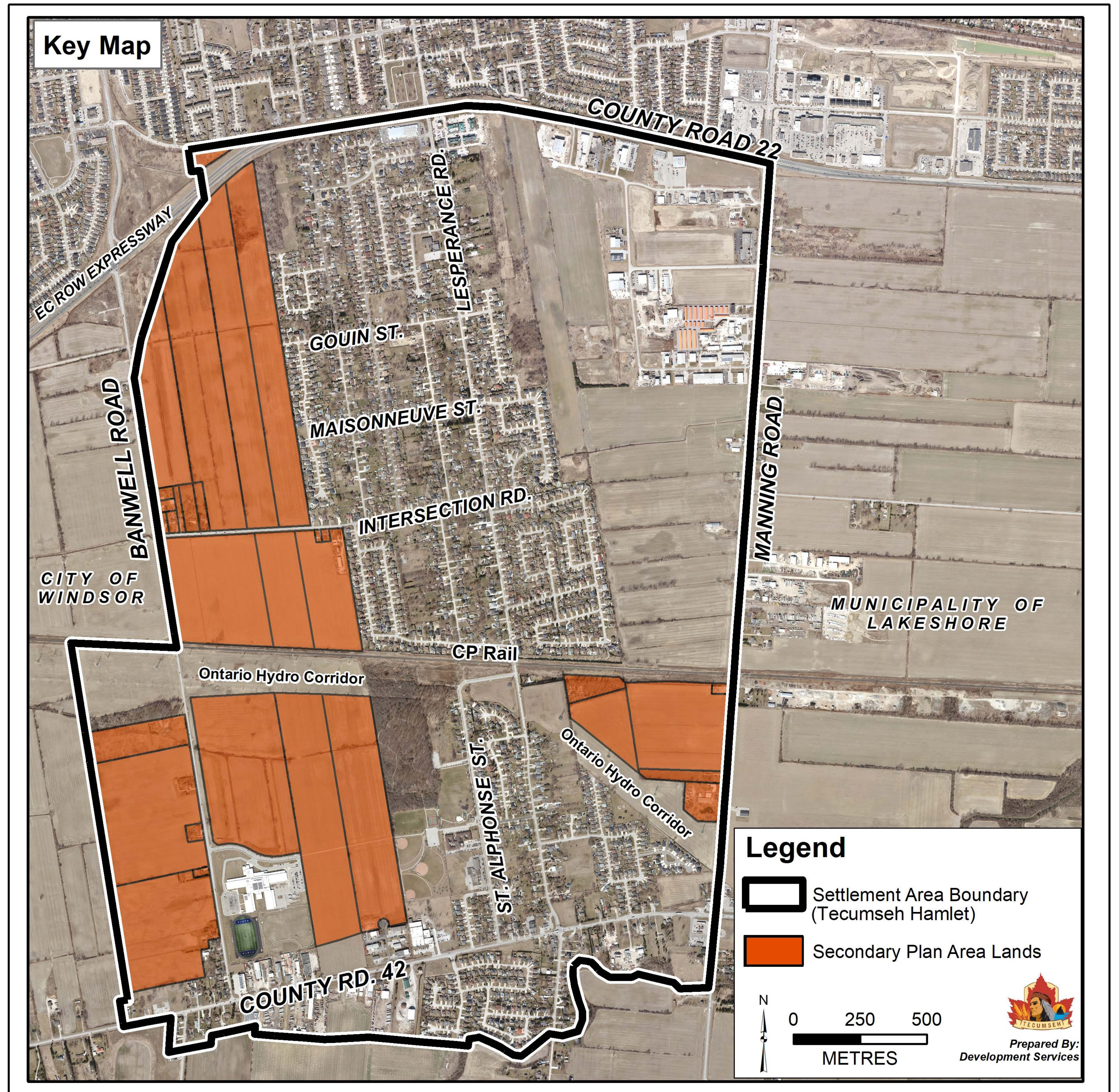
## About the Study

The Tecumseh Hamlet Settlement Area (see Key Map) is situated south of County Road 22 and is generally delineated by County Road 19/Manning Road to the east, County Road 42 to the south and Banwell Road to the west.

The Tecumseh Hamlet 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. These key infrastructure elements include the extension of roads, trails, and underground services. A broader focus will ensure a holistic approach to the evolution of the Settlement Area and ensure that the boundary satisfies the requirements of future class EA and Master Plan study.

The Secondary Plan will address the integration of existing and new development, land use distribution, and related infrastructure requirements. It will seek to strengthen mobility and street network connectivity; build an interconnected network of public open space; identify the location and distribution of community facilities; and identify the future development intensity and scope. One of the main goals of the Plan will be to deliver a complete, walkable and diverse community, comprising sustainable neighbourhoods through the provision of a wide variety of land uses and building types, supported and enhanced by quality private development and public spaces and amenities.

### Estimated Timeline



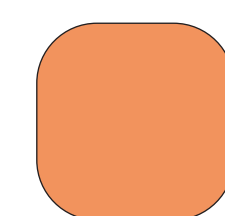


## PROPOSED LAND USE PLAN



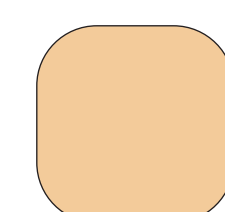
### Hamlet Town Centre

The community amenity nodes are the commercial destinations within the Hamlet that support commercial uses, community facilities, civic spaces and parks.



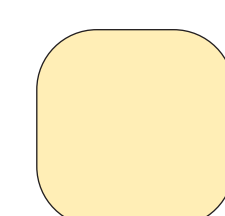
### High Density Neighbourhoods

- Up to 6 storeys - Apartments, nursing homes, rest homes and retirement homes with opportunities for retail at grade
- Permitted density over 50 units/ha



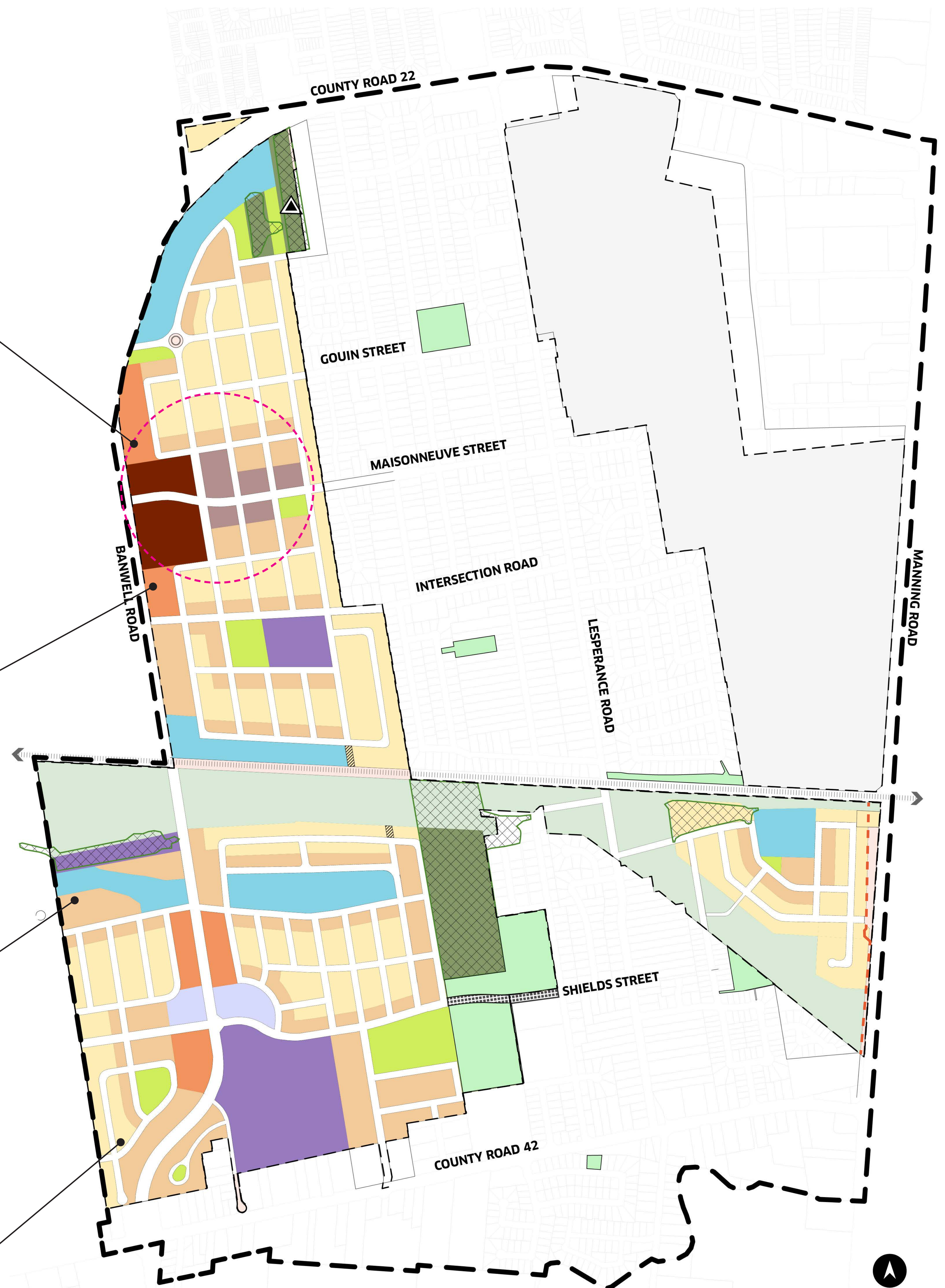
### Mid Density Neighbourhoods

- Up to 4 storeys - Towns, stacked towns, row house, walk ups or small scale apt, mixed use buildings with commercial on the ground floor
- Permitted density 20-50 units/ha



### Low Density Neighbourhoods

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

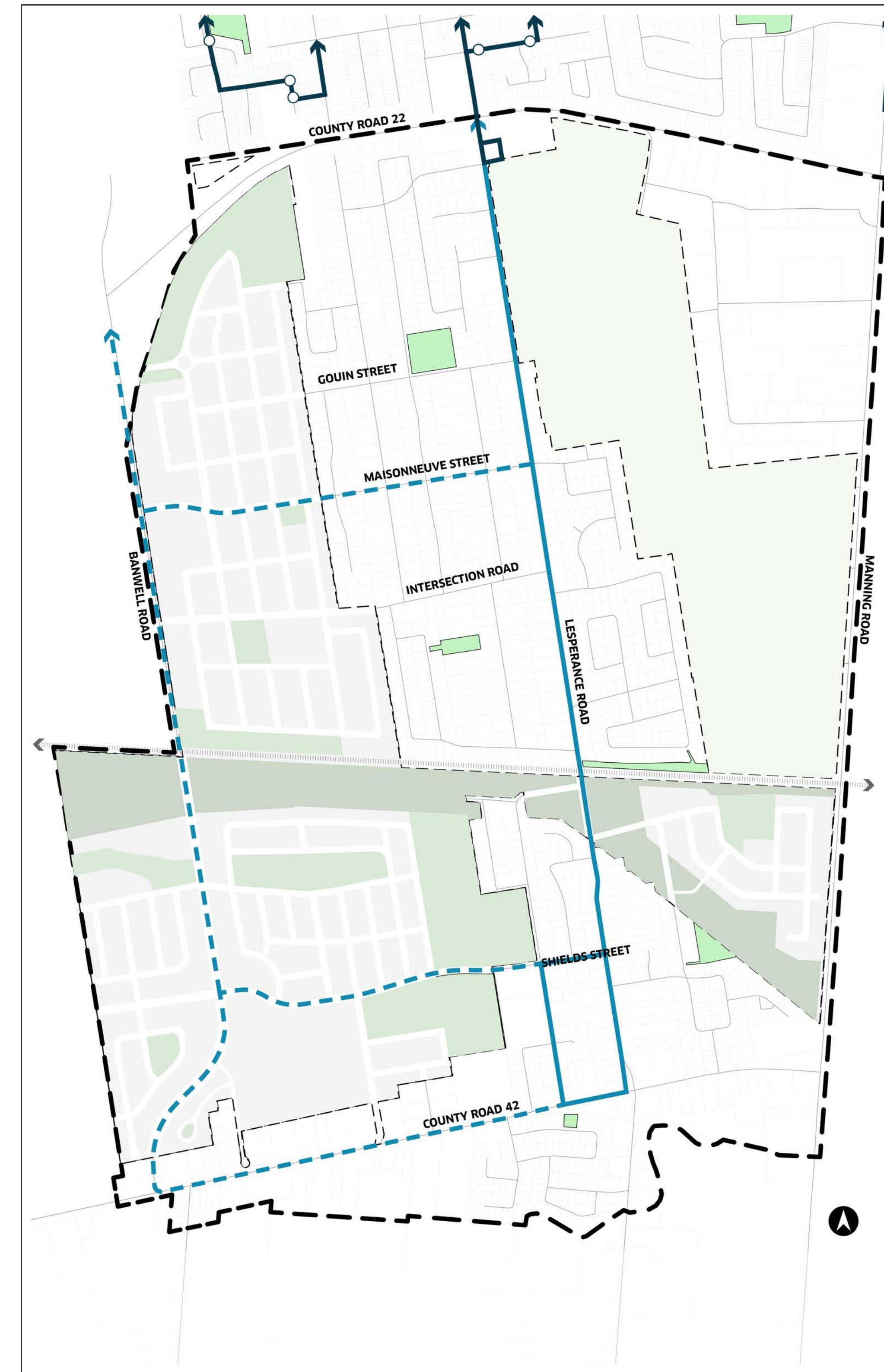
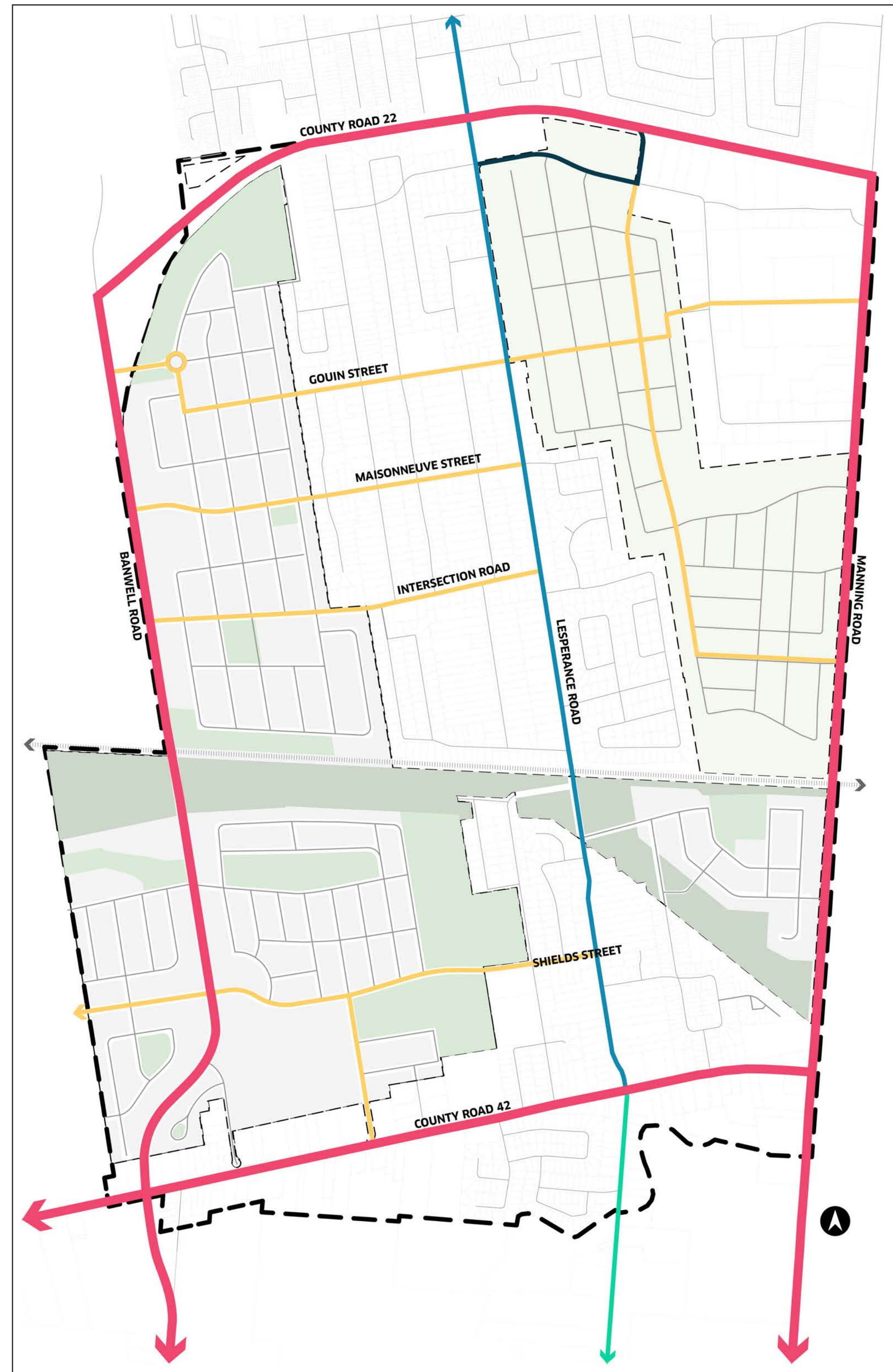


TECUMSEH HAMLET SP BOUNDARY	HIGH DENSITY RES.	MAIN STREET COMMERCIAL	STORMWATER BLOCK	FORMER LANDFILL
MANNING ROAD SP BOUNDARY	ANCHOR COMMERCIAL	NATURAL AREA/WOODLOT	EXISTING OPEN SPACE	MAJOR INFRASTRUCTURE CORRIDOR
LOW DENSITY RES.	PLAZA COMMERCIAL	PUBLIC PARK	NATURAL ENV. OVERLAY	ACCOMMODATION FOR GRADE SEPARATION OVER RAILWAY
MEDIUM DENSITY RES.	INSTITUTIONAL	HYDRO	CHARACTER ROAD	





## MOVEMENT FRAMEWORK



**1 Road Hierarchy**  
An interconnected road network in keeping with the County wide road classification system

**2 Pedestrian Network**  
An accessible, safe, convenient, and comfortable pedestrian network

**3 Transit**  
Opportunity to invest in public transit to support the increased density

**4 Cycling Network**  
A comprehensive and connected neighbourhood fabric that encourage cycling

- COUNTY/WINDSOR REGIONAL ROAD
- MINOR ARTERIAL
- COLLECTOR - URBAN
- COLLECTOR - RURAL
- PROPOSED SP ROADS

- SIDEWALKS
- EXISTING TRAILS
- - - PLANNED TRAILS
- - - TRAILS OPPORTUNITIES
- ↔ MID-BLOCK CONNECTIONS

- EXISTING ROUTES
- - - POTENTIAL FUTURE EXPANSION

- EXISTING TRAILS
- - - TRAILS OPPORTUNITIES
- - - OFF-ROAD
- - - - ON-ROAD SHARED
- - - - OFF OR ON-ROAD
- - - - ON AND OFF-ROAD
- CWATS ON-ROAD ROUTE
- - - CWATS OFF-ROAD ROUTE
- - - - CWATS ON AND OFF ROAD



## OPEN SPACE FRAMEWORK



**1**  
**Neighbourhood Parks**  
A network of neighbourhood parks within 15-minute walking distance of each neighbourhood



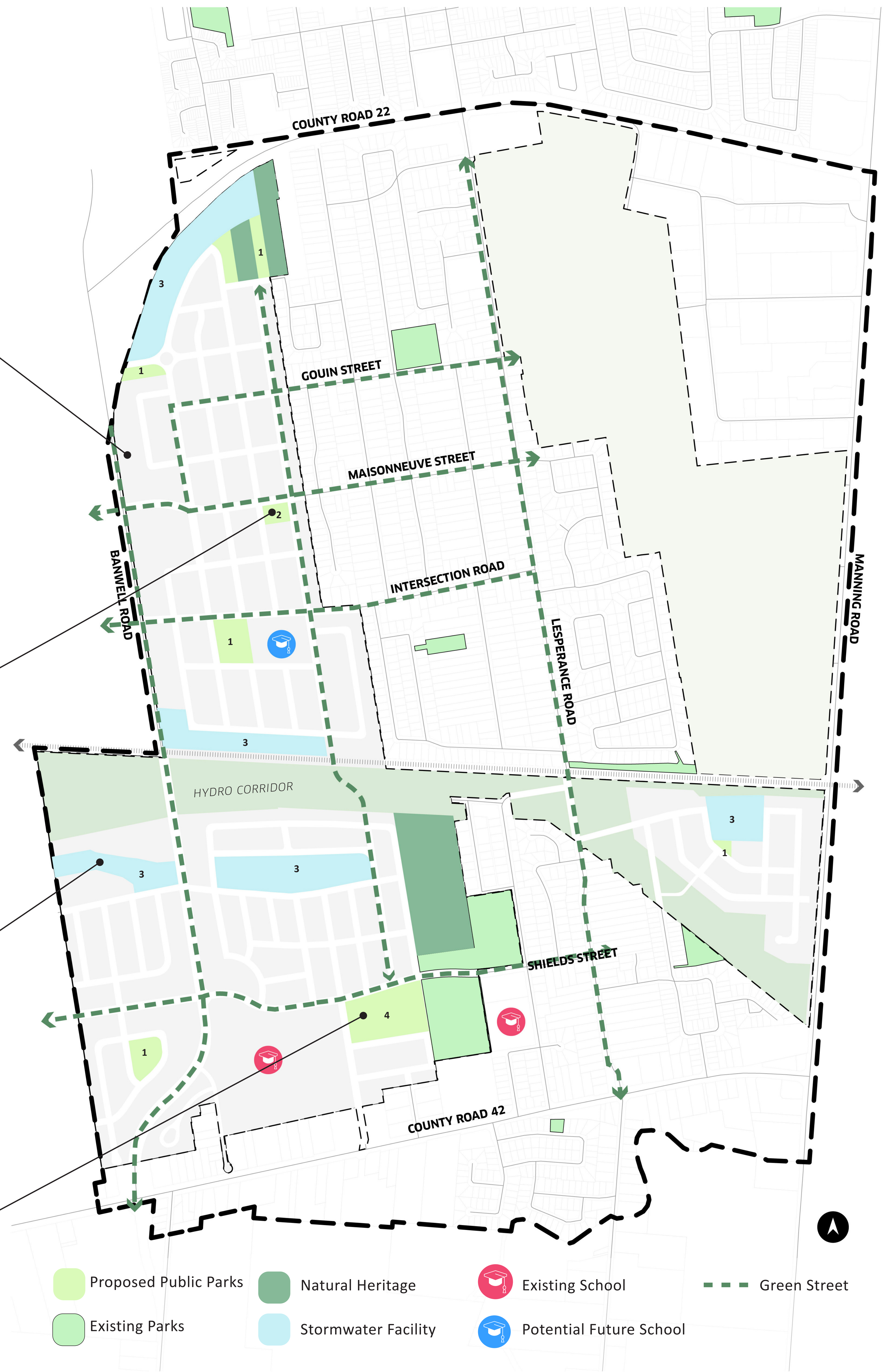
**2**  
**Civic Commons**  
• A civic commons for the Hamlet Town Centre



**3**  
**Stormwater Management Ponds**  
• Stormwater facilities as community amenities, well integrated into open space network

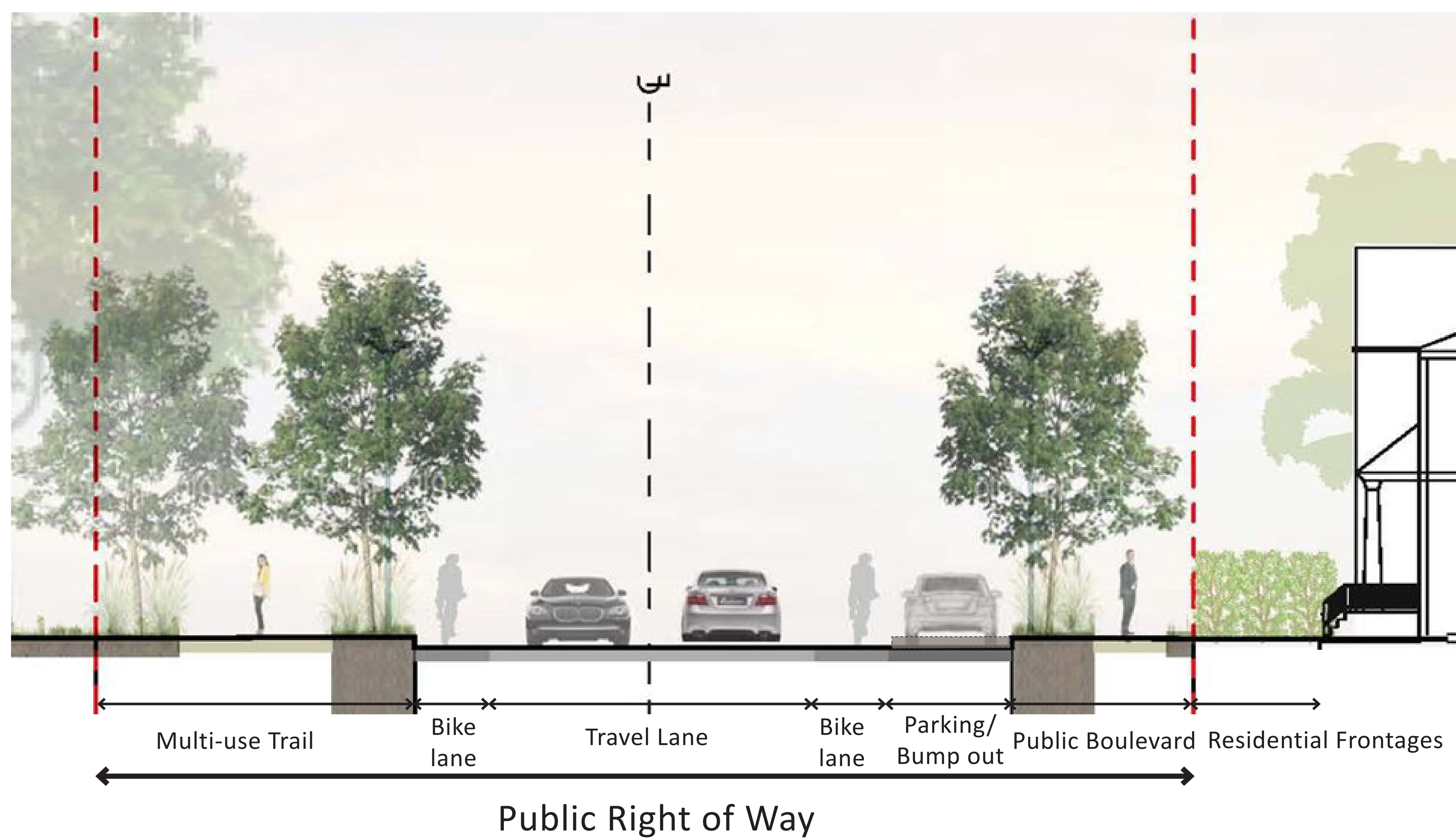


**4**  
**McAulliffe Park Extension**  
• Expansion of McAulliffe Park westerly





## SHIELDS EXTENSION



### Shields Street Extension

- Enhanced Scenic drive, connecting Banwell Road to Lesperance
- A unique street that integrates the school, the new neighbourhood park, commercial node, and residential development
- A green scenic drive that support medium density residential development and multi-modal transportation
- Enhanced streetscape for safe pedestrian movement, street beautification, and traffic calming

Add your comments

