

Tecumseh Road Main Street Detailed Streetscape Design

Lanoue Residents Meeting

February 19, 2020

Re:New
Re:Build
Re:Vitalize
Main Street

Tecumseh Road
Streetscape Design



DIALOG



Overview

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Project Update

2

The CIP Plan + Policies

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Legion Alley Access + Lanoue Street

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Questions & Answers

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Next Steps



1

Project Update

What has happened since 2017

EVENTS + TASKS



COUNCIL ENGAGEMENT



PUBLIC ENGAGEMENT AND EVENTS



MEETINGS WITH AGENCIES



FOCUSED PLAN DEVELOPMENT AND ASSESSMENTS



UPDATED STREETScape DESIGN

Engagement Events to Date

- April 04, 2016 Stakeholder Interviews
- May 10, 2016 Council Presentation
- May 11, 2016 Brewery Pop-up Event and Jane's Walk
- March 28, 2017 Council Presentation
- April 20, 2017 Night Market Event
- May 10, 2017 Presentation to Property Owners
- June 13, 14, 2017 Property Owner Meetings
- October 24, 2017 Council Meeting
- January 11, 2018 Property Owner Workshop
- April 12, 2018 Property Owner Meeting
- April 25, 2018 Council Presentation
- April 04, 2019 Council Presentation
- February 19, 2020 Lanoue Residents Meeting
- February 20, 2020 Community PIC Event ← We are here!

Engagement Design Direction

- Create a quality streetscape and 24/7 all season community destination that encourages a small town/village feel, respects the heritage character and assets, and is pedestrian oriented.
- Design to be sustainable with proper infrastructure choices and maintenance practices.
- Animate the public realm by designing for all seasons and creating opportunities that attract people to the area.
- Design for "quality downtown traffic" instead of "commuter traffic".
- Bury the overhead wires.
- Design to create a safe and comfortable pedestrian environment (24/7).
- Establish a clear identity for Tecumseh Road, a unique balance between traditional and contemporary.
- Design the street to accommodate different modes of transportation that explores opportunities for improving the pedestrian experience, transit and bicycle infrastructure.
- Consider a role for the BIA in implementing/managing the streetscape.

Streetscape Plan Development Since 2017

- Driveway Closures and Shared Laneway Design
- Reciprocal Access Plan
- Transportation Analysis
- Utilities Coordination and Design
- VIA Rail Coordination and Rail Crossing Design
- Lighting Assessment and Alignment
- Curb and Streetscape Design Refinement
- Ongoing Consultation with Property Owners
- Transportation Model Simulation



POP-UP EVENT



JANE'S WALK



NIGHT MARKET EVENT



LANDOWNER MEETINGS

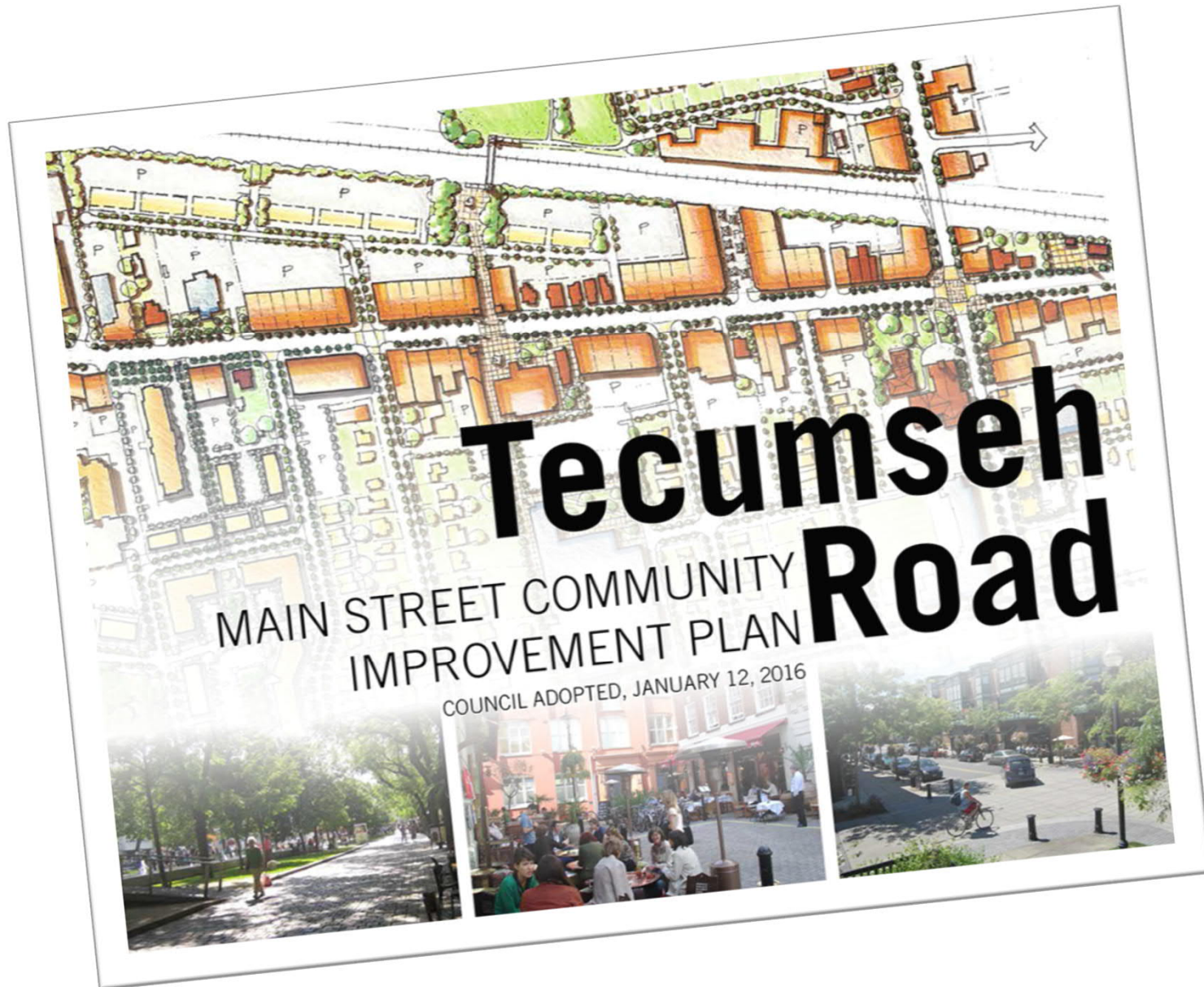




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The CIP Plan + Policies

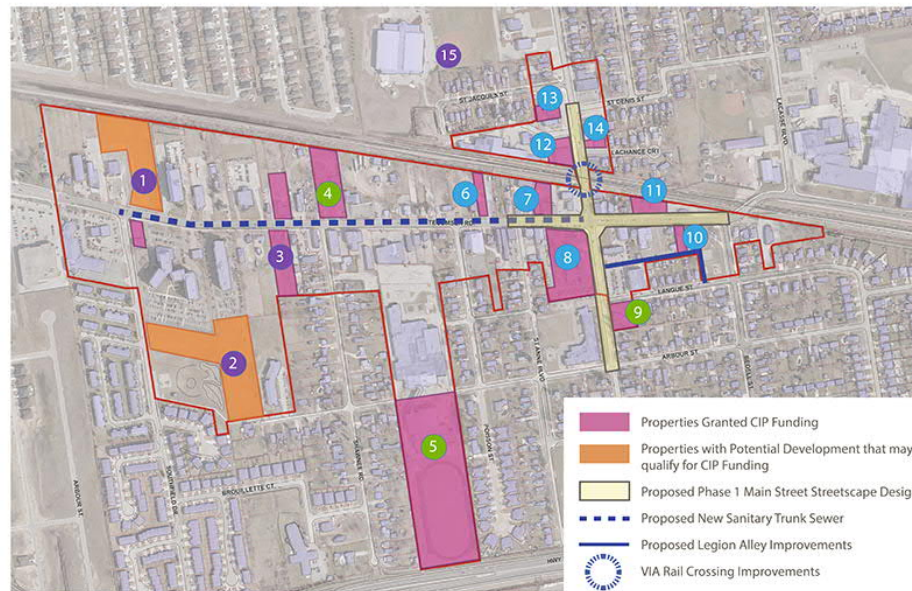
The CIP Plan: Adopted in 2016



The CIP is Unfolding! Revitalization is happening



....14 properties granted CIP Funding



1 Proposed Development - Multi-Storey Residential



2 Proposed Development - Multi-Storey Residential



3 Proposed Development - Ryegate Place Condominium



4 New Development - Frank Brewery Company



5 New Development - Carmelita Court Subdivision



6 Building and Site Improvements - Goran Realty



7 Building and Site Improvements - Buckingham Realty



8 Building and Site Improvements - St. Anne Church Restoration



9 New Development - St. Anne Arms Apartments



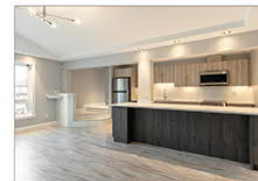
10 Building and Site Improvements - Bosley Hair Salon



11 Building and Site Improvements - Tecumseh Historical Society



12 Building and Site Improvements - Lesperance Plaza



13 Building and Site Improvements - Lesperance Square



14 Building and Site Improvements - Azar Development



15 Proposed Development - Tecumseh Sports Complex



The CIP Plan: A People Oriented Place



...a main street that **prioritizes pedestrian and cycling movement.**

The CIP Plan: A Vibrant, Animated Main Street

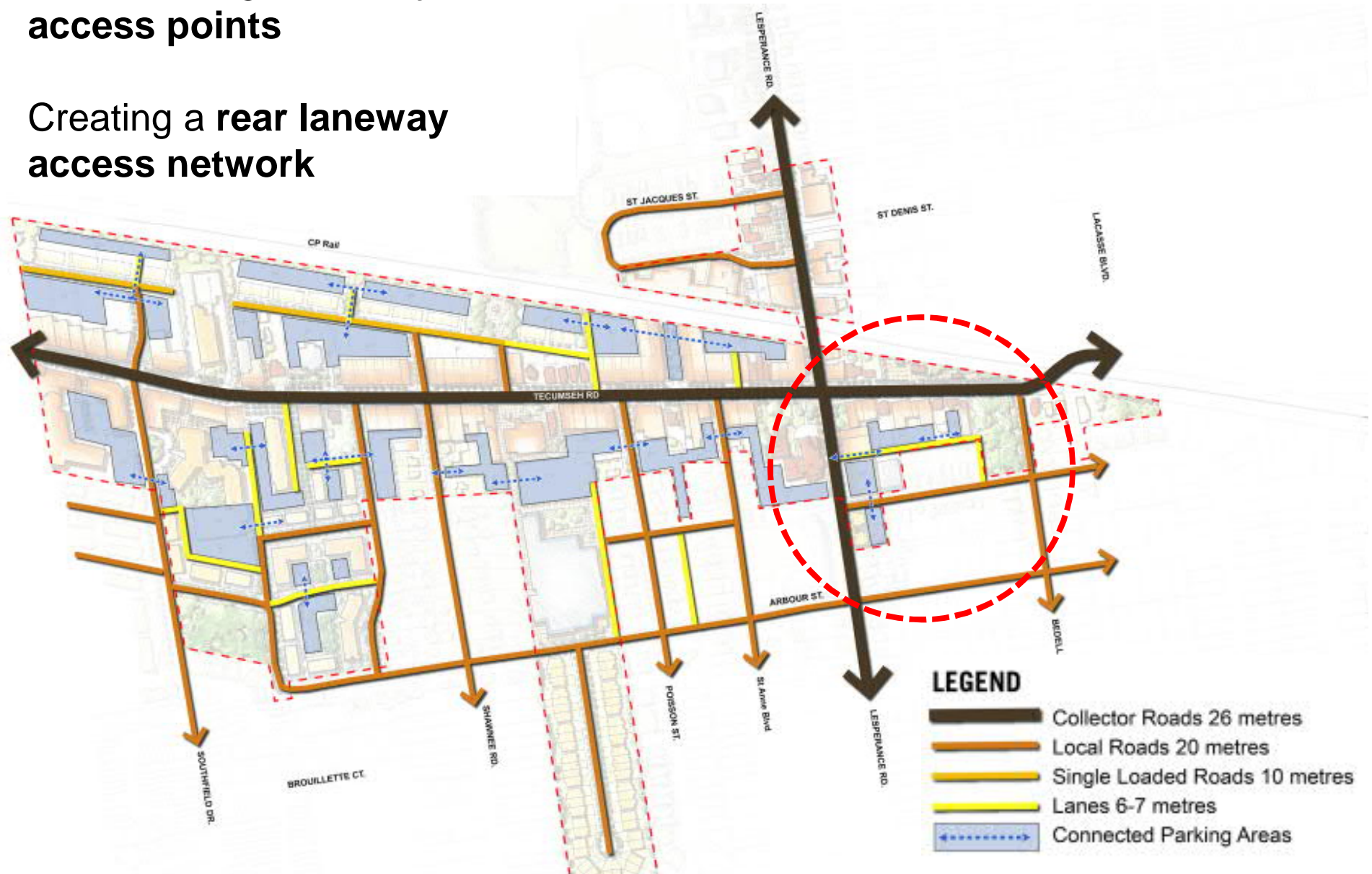


...a main street that attracts **new businesses** and provides the **day-to-day services and amenities** for the community.

The CIP Plan: Key Policies

Consolidating **driveways and access points**

Creating a **rear laneway access network**





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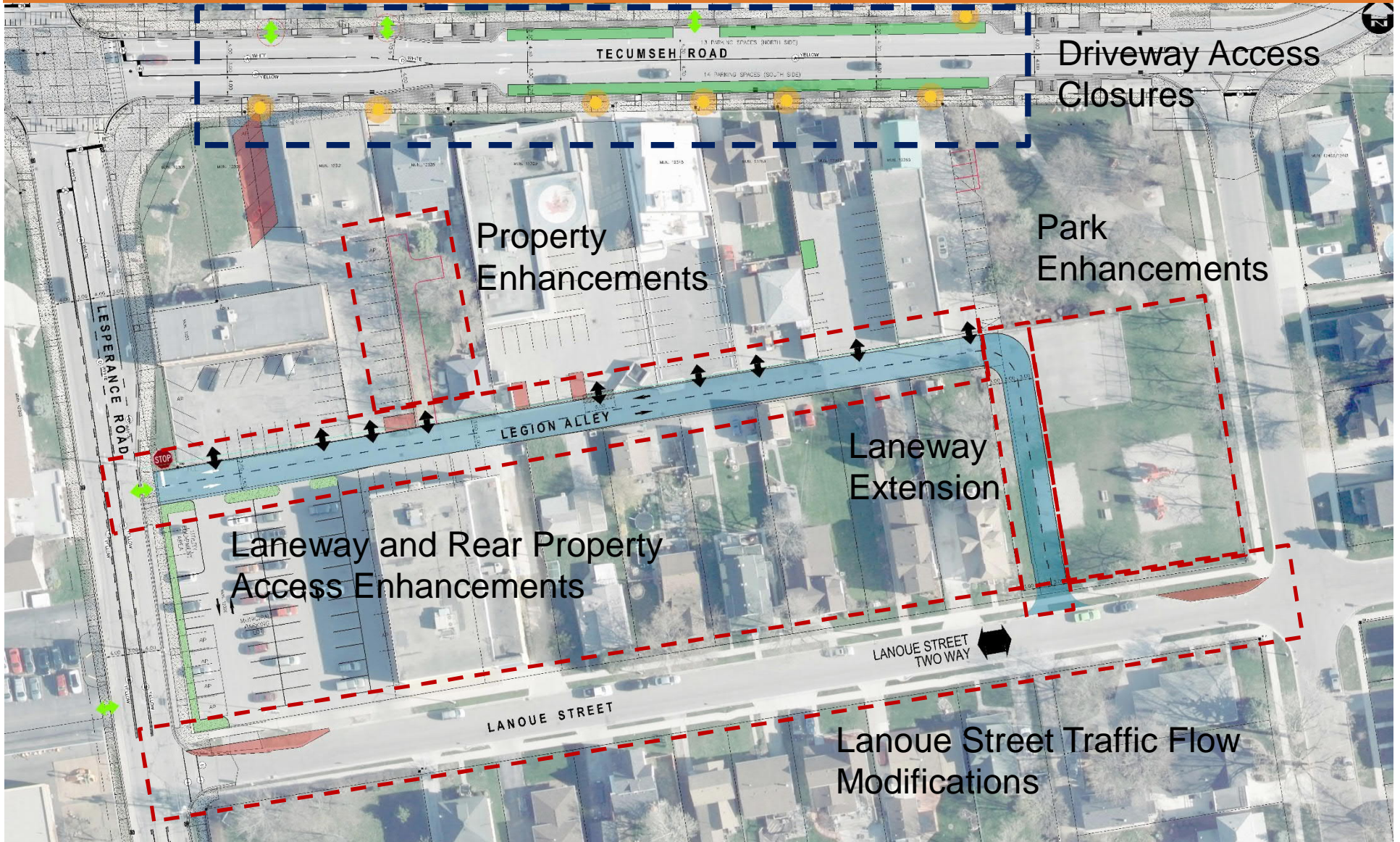
Legion Alley Access + Lanoue Street

Driveways and Access Points



- Completed a thorough driveway closure and land acquisition review
- Prepared drawings to facilitate rear laneways and revised parking configurations
- Met with property owners to discuss impacts

Driveways and Access Points: South East Area



Legend

- Opportunity for Parking
- Reconfigured Parking Space

- AP Accessible Parking Space
- Proposed Laneway
- Existing Access to Remain or Consolidated Driveway

- Opportunity to Remove Access Point
- Driveway to Remain, Potential for Future Closure

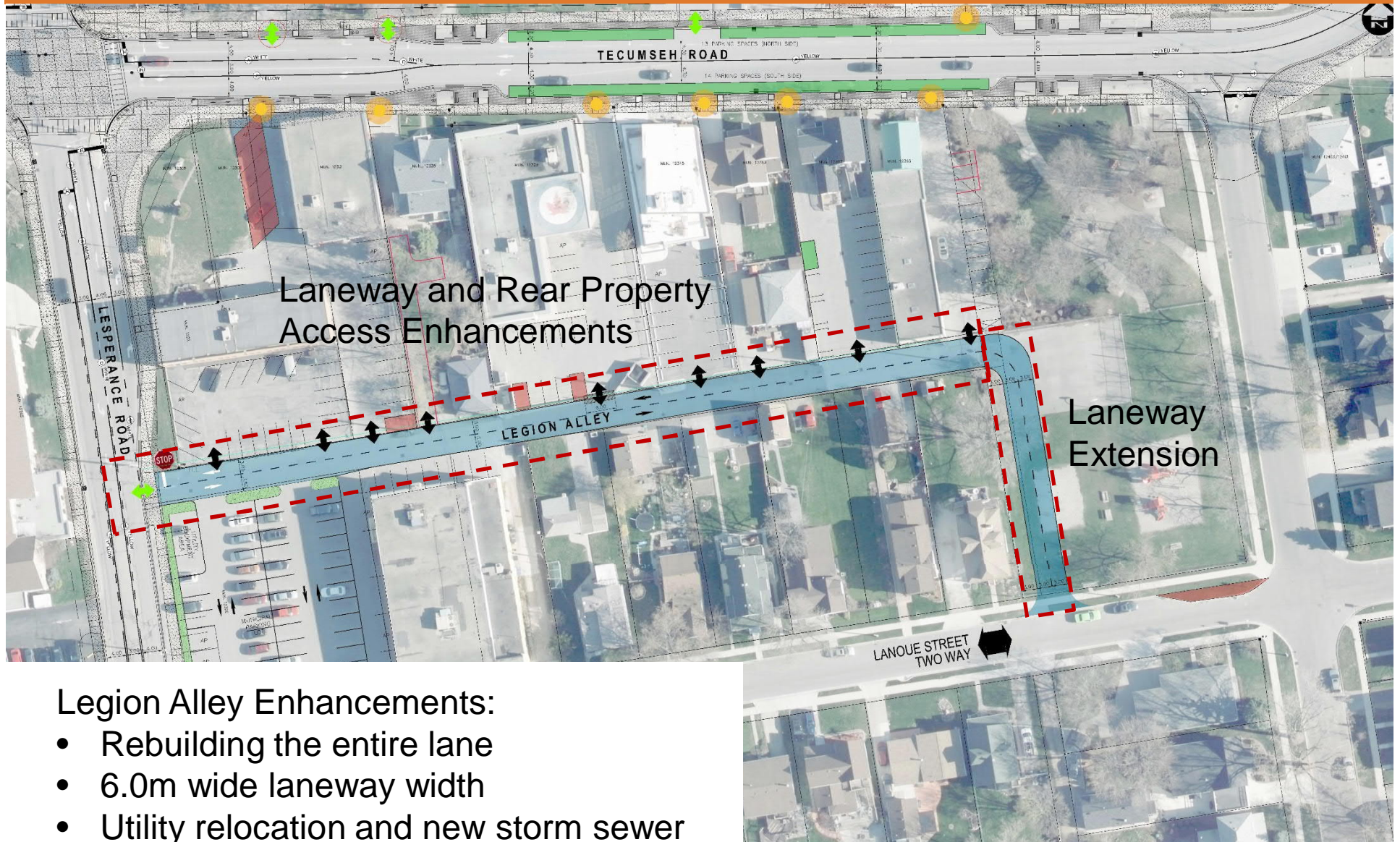
Driveways and Access Points: Legion Alley



Legion Alley – West Facing

- Reviewed the Legion Alley lane access in detail
- Developed a proposed design for the enhancement of the laneway, access and wayfinding, traffic flow, and utilities

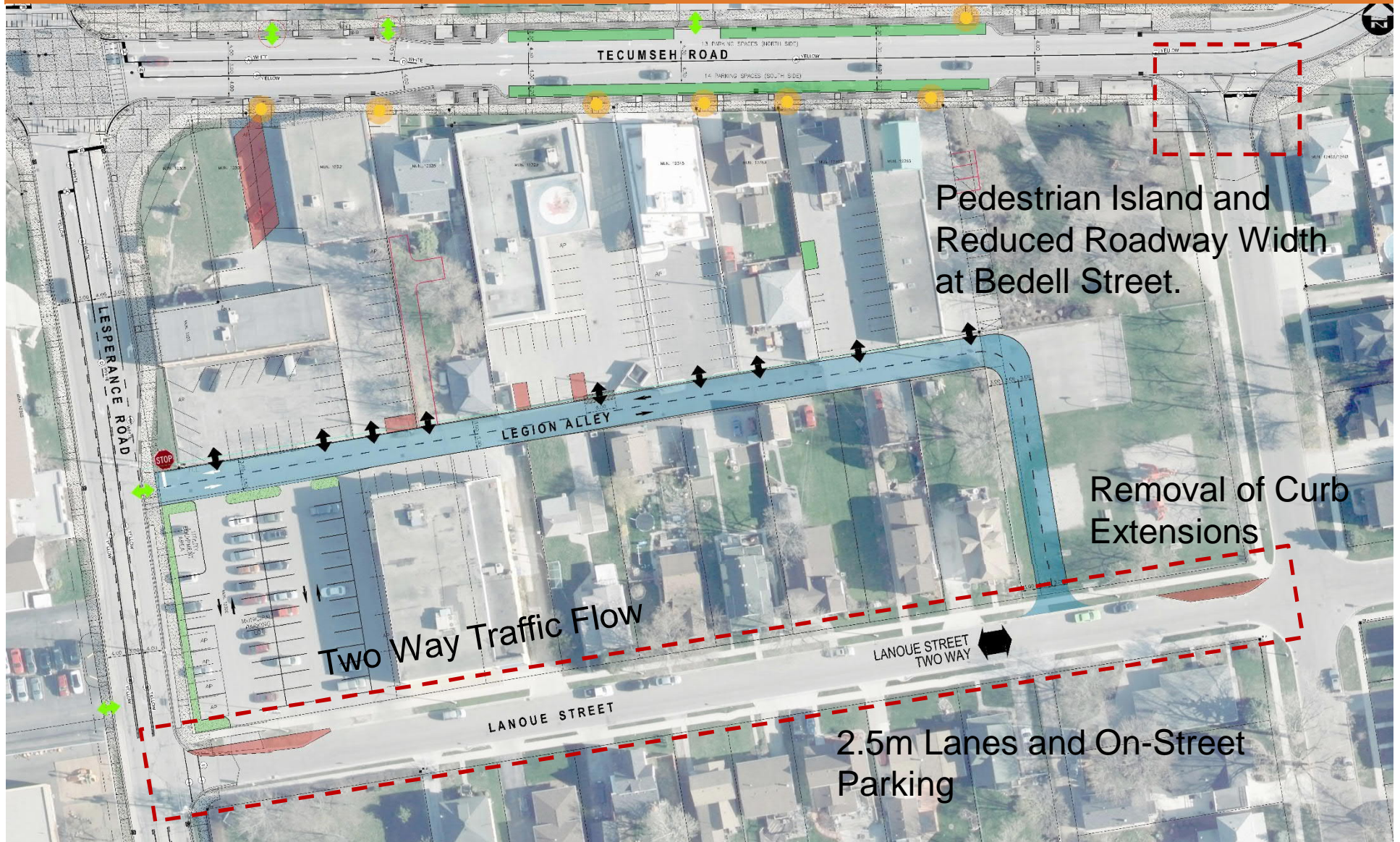
Legion Alley Improvements and Extension



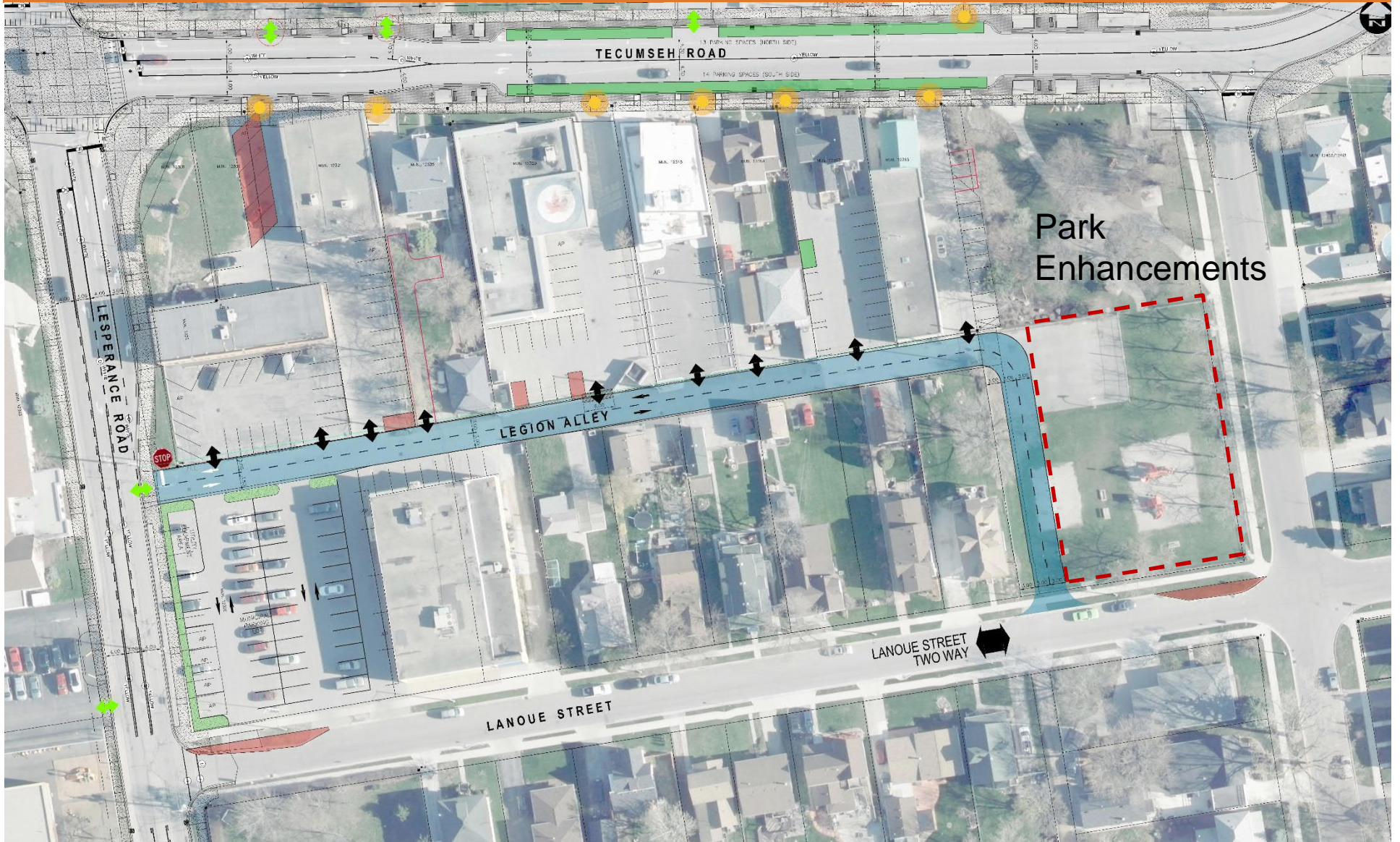
Legion Alley Enhancements:

- Rebuilding the entire lane
- 6.0m wide laneway width
- Utility relocation and new storm sewer
- Improved grading for drainage
- Providing a new point of access/egress

Lanoue Street Modifications



Ticonderoga Park Enhancements



Park Enhancements

TECUMSEH ROAD

LEGION ALLEY

LANOUE STREET

LANOUE STREET
TWO WAY

LESPERANCE ROAD

STOP

13 PARKING SPACES (NORTH SIDE)

14 PARKING SPACES (SOUTH SIDE)

Ticonderoga Park Enhancements

Landscape
buffer adjacent
to residence

New decorative
fence adjacent
to the park

Legion Alley
laneway extension
(legal easement
shifted east)

New path
connection to
laneway and
landscaping

Relocation of
basketball
courts and
swings east





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Questions & Answers



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Next Steps

Next Steps

- Public Information Centre (PIC):
 - Phase 1 Tecumseh Road and Lesperance Road Detailed Streetscape Design
 - Tomorrow, February 20th, 3:00pm – 7:00pm
 - Tecumseh Arena, Horwood Room
- Finalizing the Streetscape Design Spring 2020.
- Private Property Design – Laneways, Lanoue Street, Ticonderoga Park Spring 2020.
- Tecumseh Road Sanitary Sewer Construction
 - Between Southfield Drive – Lesperance Road
 - Construction Spring/Summer 2020
- Via Rail and Lesperance Grade Crossing Improvements
 - Design 2020, Construction 2021 (Tentative)
- Construction Phase 1A and Phase 1B
 - Pending Funding

Thank You!

Lanoue Residents Meeting

February 19, 2020

