



**THE CORPORATION OF THE
TOWN OF TECUMSEH**

**Chief Administrative Officer
Report No. 07/13**

K.10

PRESENTED TO
REGULAR COUNCIL:
OCTOBER 8, 2013

TO: Mayor and Members of Council

FROM: Tony Haddad, Chief Administrative Officer
Brian Hillman, Director Planning and Building Services
Dan Piescic, Director Public Works and Environmental Services
Luc Gagnon, Director Financial Services/Treasurer

DATE: October 1, 2013

SUBJECT: Status of Current Development Proposals and Various Studies

RECOMMENDATIONS:

It is recommended that:

1. CAO Report No. 7/13, *Status of Current Development Proposals and Various Studies* in follow-up to Council's 2013-14 Strategic Planning & Priorities Session **be received.**

BACKGROUND:

For the last number of years, the Town's approved Strategic Priorities have included similarly worded versions of the following strategy:

"Strategically prepare lands for diverse development opportunities."

This strategy was re-iterated in February of this year during the 2013-2014 Strategic Planning Session attended by members of Town Council, the Senior Management Team and a facilitator.

The purpose of this Report is to provide Council with the progress being made with respect to the foregoing strategy. At the time Council formally adopted the 2013-2014 Strategic Priorities in April of this year it was advised that a progress report would be provided in October.

COMMENTS:

In 2011, the CAO established a Capital Infrastructure Projects – Oversight Committee comprising the majority of the senior management team. The mandate of the Committee was to meet regularly as an oversight of the major municipal inter-departmental projects that were occurring and to ensure their alignment with the approved strategic priorities of the Town. In addition, the Committee was to focus on overseeing the timing and coordination of various studies and projects with an objective of preparing lands for development opportunities.

This Report proposes to summarize some of the major studies and capital projects that have been undertaken in this regard and to update Council on development proposals that are anticipated to be realized in the short to mid-term.

Contextual Setting

Preparing lands for development requires the coordination of numerous elements including planning, water, wastewater, storm water and roads. These elements then must be coordinated with a variety of stakeholders such as Federal, Provincial and Municipal Governments, ratepayers, landowners, service providers, adjacent municipalities, etc.

The Town, since its inception in 1999, has been moving strategically and methodically towards preparing itself for enhanced and sustainable growth opportunities. A key move in achieving this objective was realized with the signing of the Water and Wastewater Agreement between the Town and the City of Windsor in 2004. After decades of uncertainty, a solution to the long term water and wastewater needs of the growth areas of the Town was achieved. Subsequently, a plan was developed and implemented that was intended to guide the introduction of the major infrastructure necessary to connect the Town to the new water supply and waste water treatment facilities.

As a function of the intended decommissioning of what had been the Town-owned water treatment facility, priority was set on constructing the necessary water mains and connection valves required to introduce a new source of potable water in a seamless and manageable manner.

This was followed by the construction of certain sanitary trunks and works intended to provide new outlets in the northern (primarily Tecumseh Hamlet) and southern (primarily Oldcastle Hamlet) areas of the Town. The plan for construction of these trunks was modified when Federal and Provincial grant funding became available through a joint program with the City of Windsor. Fundamentally, the timing of the deep sewer from E.C. Row at Banwell Road to Oldcastle at the 8th Concession Road and County Road 46 was constructed within a two year period rather than over a 20 year period as had originally been contemplated. The advancement of this large capital project over a very short period of time has had the effect of depleting the Town's sanitary sewer reserve.

In summary, the various water and waste water works that were constructed are intended to provide expanded opportunities for new development, intensification, infill and the enhancement of existing service levels.

Recent Capital Infrastructure Investments

The public capital investment and effort required to prepare new lands for future development is considerable. It is Administration's belief that the investments and efforts of Council and staff over the past number of years are about to be realized in the form of new development opportunities coming forward in the very short term. It is also believed that these development opportunities can be implemented in such a manner that the high quality of life enjoyed by residents and business owners in Tecumseh can continue to be realized.

The following table is a summary of the major and relatively recent capital wastewater (sanitary and storm) infrastructure investments made in the Town in order to support future development opportunities. Considerable funds were also spent on water and roadway infrastructure.

We can see that the total dollars spent on wastewater infrastructure over the past ten years is almost \$39.0M. Of this total, the Town was successful in obtaining \$17.7M of funding from senior levels of government. These amounts do not include regular ongoing system repairs and maintenance costs.

Table 1 Recent Capital Wastewater (Sanitary & Storm) Infrastructure Investments			
	Total Cost	Grant	Tecumseh Share
<i>Sewage Treatment & Conveyance Capacity Purchases from the City of Windsor</i>			
Capacity purchase Lou Romano Wastewater Reclamation Plant	\$6.10 M		\$6.10 M
Northeast Windsor Trunk Sewer, Forest Glade to Little River	\$5.40M		\$5.40 M
Northeast Windsor Trunk Sewer, Banwell to 8 th Concession	\$12.60 M	\$8.40 M	\$4.20 M
<i>Wastewater Infrastructure Improvements</i>			
Diversion Sewer on Lesperance Road from West Lake to CR 22	\$0.24M		\$0.24 M
North Talbot Road Trunk Sewer	\$5.89M	\$3.17M	\$3.10 M
St. Alphonse Pumping Station upgrades	\$0.24M		\$0.24 M
Sanitary Sewer on Halford Street	\$0.56M		\$0.56 M
Inflow & Infiltration Removal	\$0.66M		\$0.66 M
<i>Stormwater Infrastructure</i>			
East Townline Drain Pumping Station Improvements	\$7.20 M	\$6.13 M	\$1.07 M
Total	\$38.89M	\$17.70M	\$21.19M

Current Development Proposals

Table 2 represents a summary of the development opportunities that are in various stages of planning and servicing discussions with the Town. It is representative of the lands currently under discussion/review between the respective owners and the Town. Various matters are being considered in the context of Provincial Policy, Official Plan and Zoning, servicing capacity and transportation opportunities and constraints.

The timelines are estimates based on our current understanding of the issues and in no manner should the information in the table undermine the integrity of the legislated planning and engineering processes that must be undertaken with respect to the noted proposals. Various agencies, the public and Council will be involved in the decision-making process as determined by the appropriate legislation. Please note that a map identifying the location of the various properties listed in Table 2 is presented in Attachment 1.

**Table 2
 Current Development Proposals
 as of October 2013**

AREA	CURRENT OWNER(S)	LOCATION	LAND AREA (ac)	NATURE OF DEVELOPMENT	NO. OF UNITS	ANTICIPATED DEVELOPMENT COMMENCEMENT*
1	Sumatara Investments	South Side of Christy Lane	2.5	Residential	10	Development in progress
2	Sumatara Investments	South-Eastern portion of Lakewood Golf Club Lands	23.5	Residential	99	2014
3	James Sylvestre Development Ltd.	East of Wildberry Crescent, North of County Road 42	5.6	Residential	19	Late 2013
4	Roman Catholic Episcopal London Diocese	Former St. Anne's High School (South Campus)	13.1	Residential (if similar to abutting Poisson)	55	2014
5	5A: 860831 Ontario Limited (M. Valente)	Manning Road Secondary Plan Area	22	Residential	71	2014
	5B: R. Zohil	Manning Road Secondary Plan Area	2.3	Residential	22	2014
	5C: James Sylvestre Development Ltd.	Manning Road Secondary Plan Area	70	Residential & Institutional	176+	2014-2015
6	Gridlock Solutions Inc. (D. Petretta)	200 Manning Road	3.5	Residential	59 est. Proposing additional 5-story condo (Total units unresolved)	2014
TOTALS			142		511	

* This summary is intended to provide an estimation of timing, recognizing the various legislative processes, public and agency input and Council considerations that will be required and could affect matters to various degrees.

As indicated in the foregoing table, it is estimated that approximately 400 - 500 residential lots/units could become available over the next two years.

Current Planning and Servicing Studies

In addition to the ongoing review of the foregoing development proposals, Table 3 lists the major studies that are or will be taking place with respect to facilitating development opportunities on additional lands (see Attachment 1 for location of the study areas):

Table 3 Major Studies Underway and/or Proposed 2013-2014	
Study	Proposed Council Consideration
Manning Road Secondary Plan Area – Area Specific Development Charge and Park Levy	October 22, 2013
Tecumseh Hamlet Secondary Plan and Related Traffic Impact Study	November, 2013
Tecumseh Hamlet Secondary Plan Area - Functional Servicing Design Study and Related Municipal Class EA	April, 2013
Tecumseh Hamlet Secondary Plan Area - Area Specific Development Charge and Park Levy	3 rd quarter 2014
Upper Little River Stormwater Management Study	December, 2013
Proposed Additional Employment Land (part of New Official Plan)	1 st Quarter 2014
Tecumseh Road/Main Street Community Improvement Plan	November, 2013
Town-wide Development Charge Review	September, 2014

A number of the foregoing studies are nearing completion that has, due to the complexity of the issues, expanded beyond the scope of their original terms of reference or timelines.

For example, the Tecumseh Hamlet Traffic Impact Study has required considerably more analysis with respect to impacts on Banwell Road north of the CP Rail as this portion is in the City of Windsor and there are a number of operational and jurisdictional issues that have surfaced. These studies are an example of the preparation work required to support additional lands becoming available for mid to long-term growth in the Town.

CONSULTATIONS:

Chief Administrative Officer
 Planning and Building Services
 Public Works and Environmental Services
 Financial Services

FINANCIAL IMPLICATIONS:

The foregoing generally represents new public investment required to support residential, commercial and industrial growth while maintaining current infrastructure and managing other municipal services. It is considered an investment in the future that is done in a financially responsible manner, balancing the need for growth while maintaining affordability and quality of life for the present.

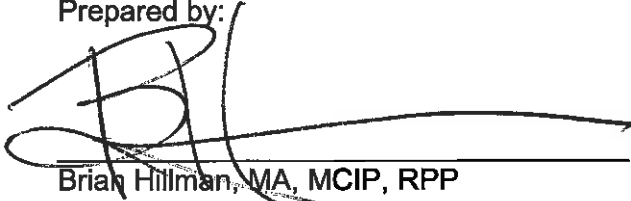
LINK TO STRATEGIC PRIORITIES:

The following strategic priorities are noted in relation to this Report:

- 1) strategically prepare lands for diverse development opportunities;
- 2) advance infrastructure investment and related initiatives;
- 3) proactively communicate the attributes of the Town internally and externally; and
- 4) support increased growth in economic development.

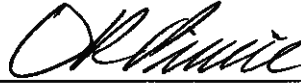
This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:




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

Prepared by:



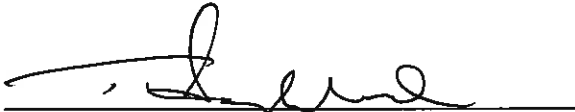
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Prepared by:



Luc Gagnon, CPA, CA, BMath
Director Financial Services/Treasurer

Prepared and Recommended by:



Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

Attachment(s): 1. Location of Current Development Proposals and Various Studies

File Name (R:\General Planning Reports\Development and Planning Activities\09-13 Status of Development Proposals Various Studies October 2013 V5.docx

