

# Tecumseh Hamlet Secondary Plan

# Agenda:

- |                  |   |
|------------------|---|
| <b>4:00 p.m.</b> | Introduction and Process Overview (Town)        |
| <b>4:15 p.m.</b> | Hamlet Secondary Plan: Plan Highlights (DIALOG) |
| <b>4:35 p.m.</b> | Servicing + Transportation Update (Dillon)      |
| <b>4:40 p.m.</b> | Questions                                       |
| <b>4:55 p.m.</b> | Closing + Next Steps (Town)                     |

# Project Team:



**DIALOG™**



## **Town of Tecumseh**

Led by Development Services and Public Works & Engineering Services

## **DIALOG**

Urban Planning, Urban Design and Engagement

## **Dillon**

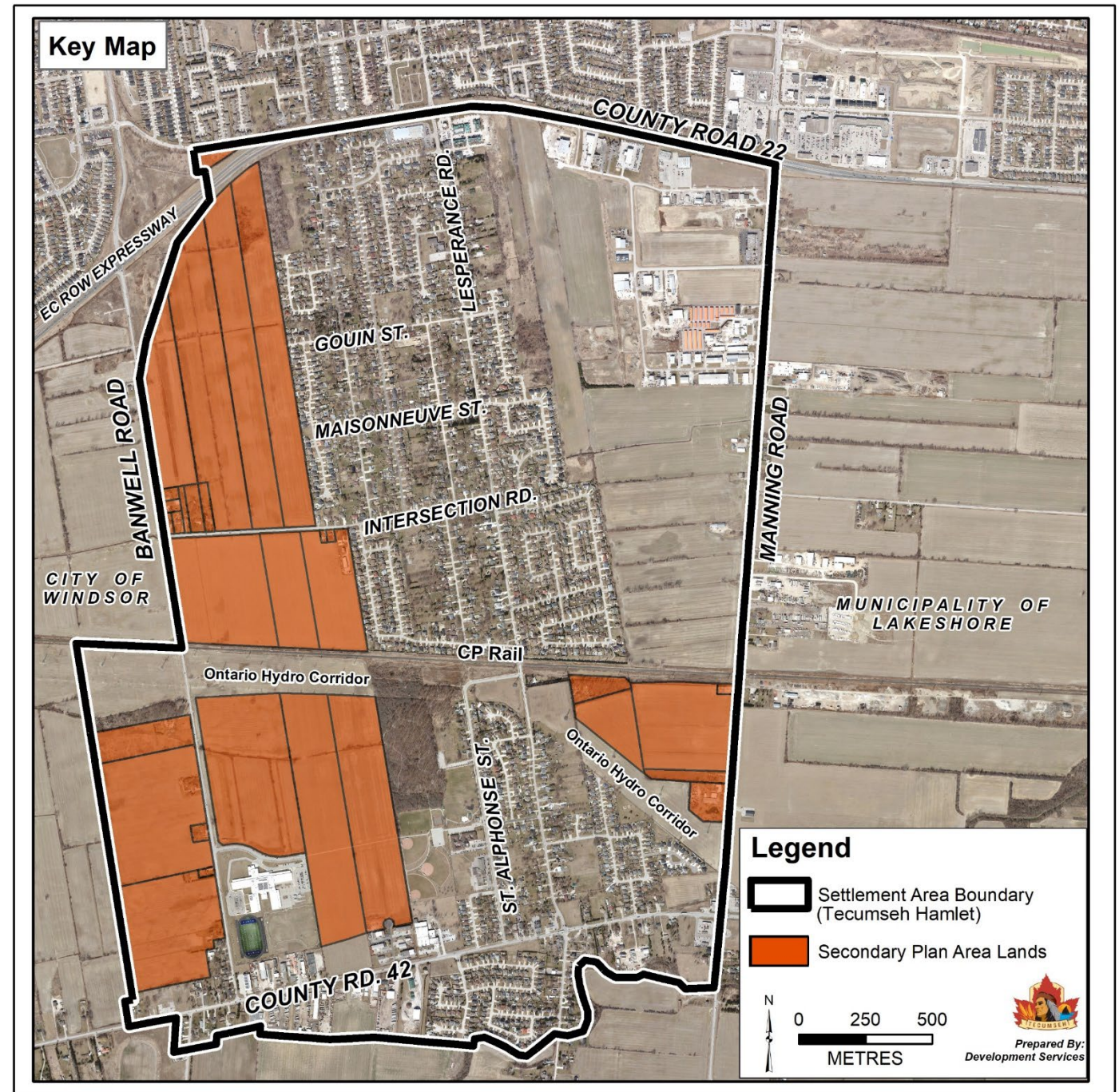
Servicing and Transportation

# Process Overview

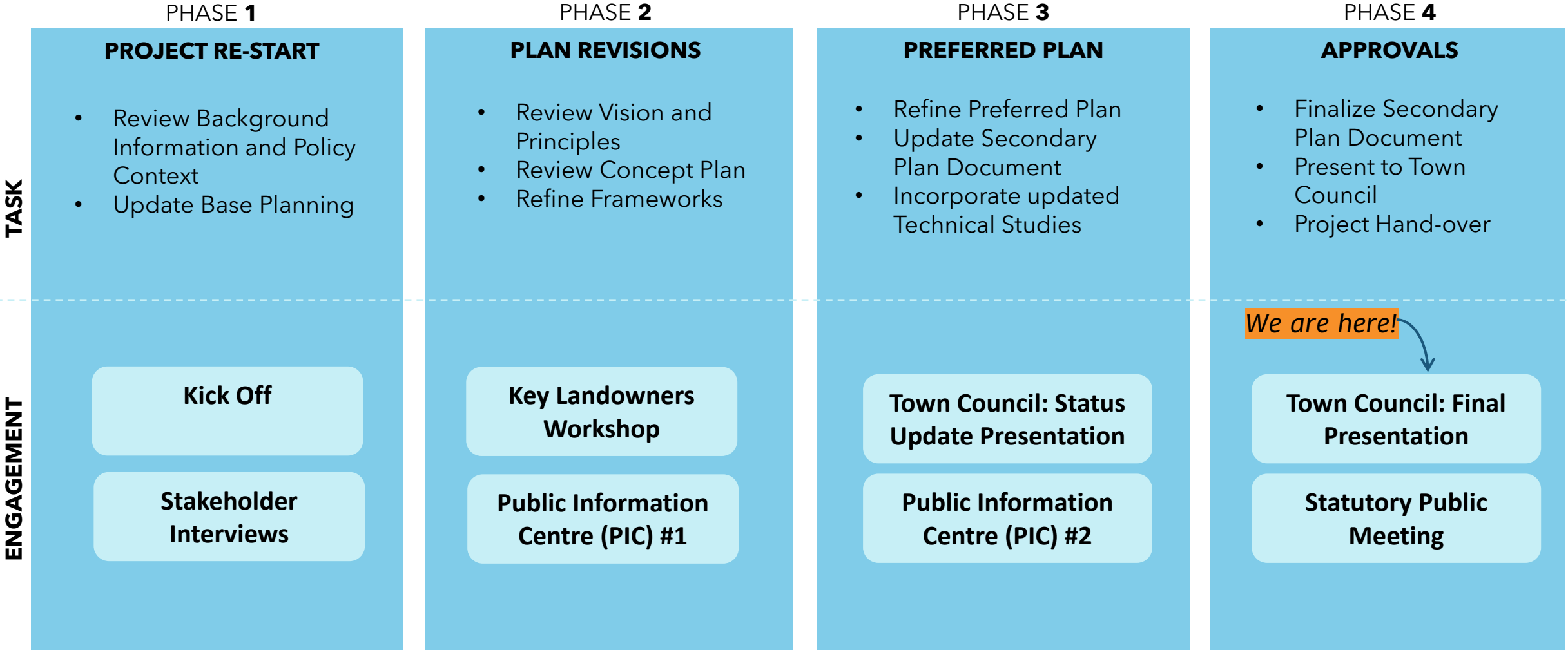


# Study Area

The scope of work includes preparing a Secondary Plan for the Tecumseh Hamlet. The 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.



# Scope of Work: Where We Are in the Process



# Engagement Summary

Oct 2022

- Stakeholder **Interviews** with Key Landowners

Oct 2022

- **Key Landowners** Workshop

Dec 2022

- Project Re-initiation **Open House**

Dec 2022

- Meeting with Greater Essex County **School Board**

Apr 2023

- Public Information Centre (**PIC #1**)

July 2023 & Sep 2023

- Workshop with **McAuliffe Park Sports Group**

Nov 2023

- Public information Centre (**PIC#2**)

Jan-July 2024

- Meetings with **COTTFN**, **City of Windsor**, Essex **County**, **ERCA**, Property Owners, Community Members



# Plan Highlights



## Design Vision:

a **complete community** characterized by interesting and **walkable** places to live, work, play, shop locally and enjoy **nature**. The Vision reflects an appropriate level of residential and commercial intensification, **mix of uses**, and connectivity to support a more **sustainable, vibrant, and self-sufficient community**.



# Guiding Principles:

1



Create a vibrant, complete, mixed-use community

2



Create a unique identity and quality of place

3



Provide opportunities for all to live in the Hamlet

4



Create lively and viable commercial nodes

5



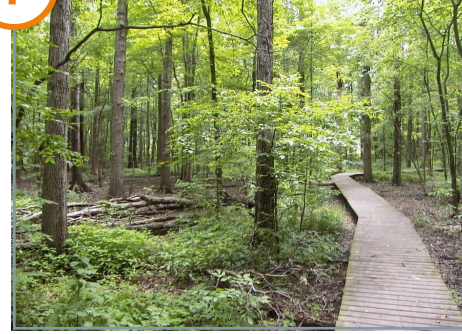
Create walkable neighbourhoods

6



Provide high quality open spaces

7











Protect and enhance heritage resources

8



Create a supportive transportation network

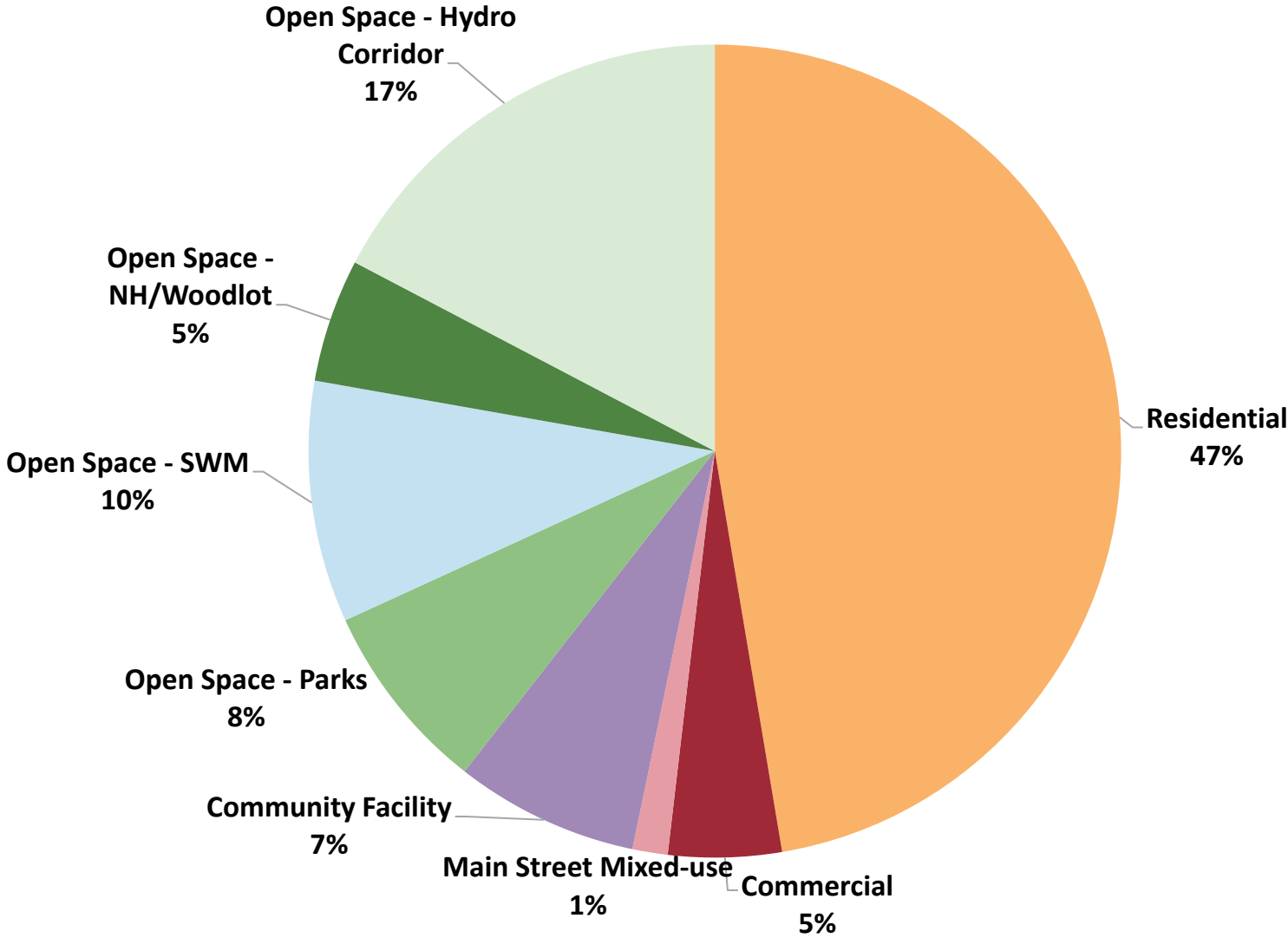
# Structure Map (Big Moves)

-  Settlement Area Boundary (Tecumseh Hamlet)
-  Tecumseh Hamlet Secondary Plan Area (THSPA)
-  Manning Road Secondary Plan Area (MRSPA)
-  Distribution of Residential Density
-  Open Space Network
-  Road Network
-  Main Street
-  Commercial Nodes
-  Gateway Features



# Statistics:

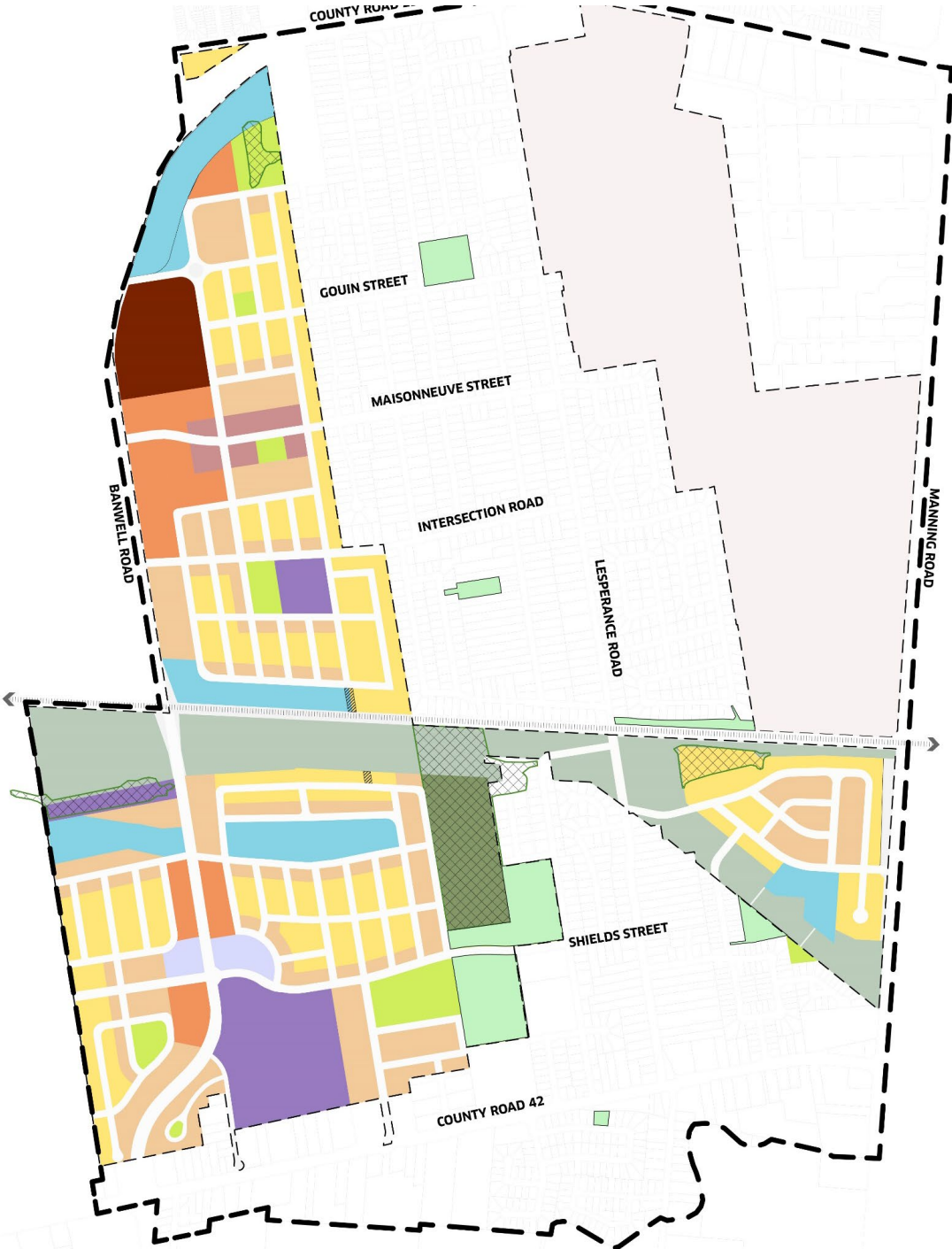
**~4,300 units**  
**~8,800 people**  
**~40% open space**



# Land Use Plan

# Land Use Plan

- Low Density Residential**
- Medium Density Residential**
- High Density Residential**
- Anchor Commercial**
- Main Street Commercial**
- Plaza Commercial**
- Community Facility**
- Hydro**
- Recreational**
- Stormwater Management Ponds**
- Natural Environment**
- Natural Environmental Overlay**
- Major Infrastructure Corridor**



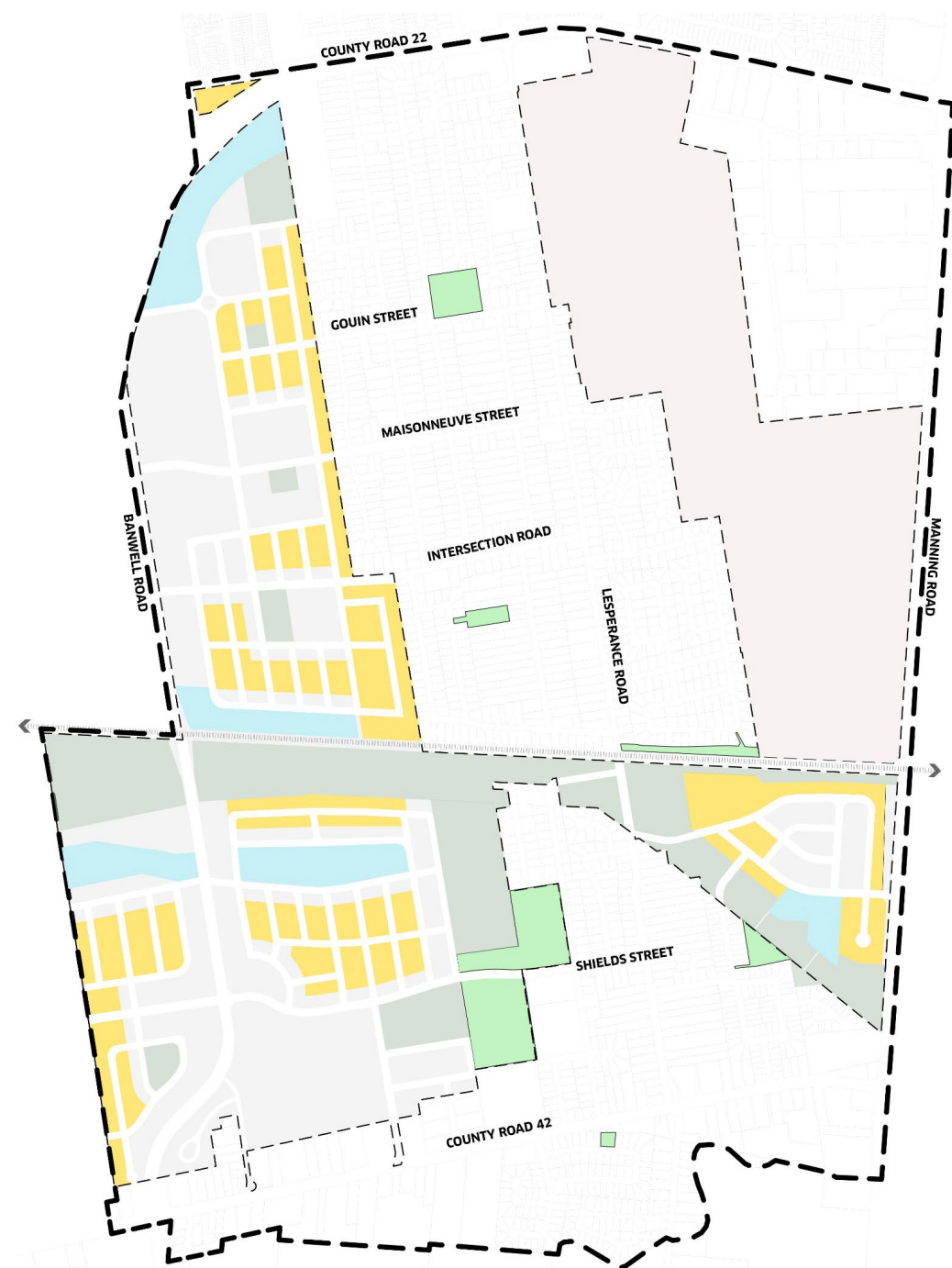


# Low Density Residential

# Low Density Residential

## Permissions:

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





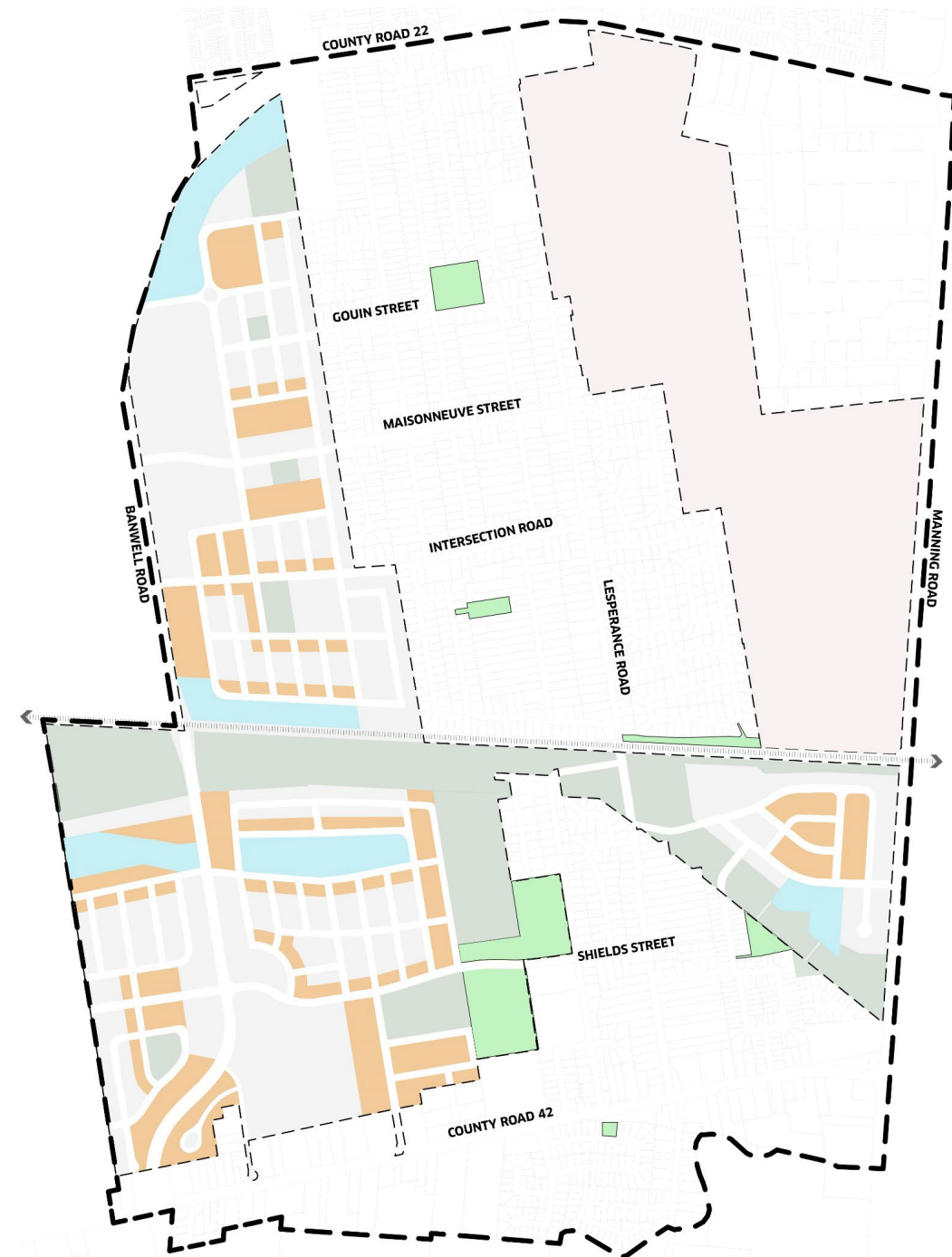


# Medium Density Residential

# Medium Density Residential

## Permissions:

- Up to 4 storeys
- Towns, Stacked Towns, Row House, Walk Ups or Small-Scale Apartments
- Permitted density of 20-50 units/ha



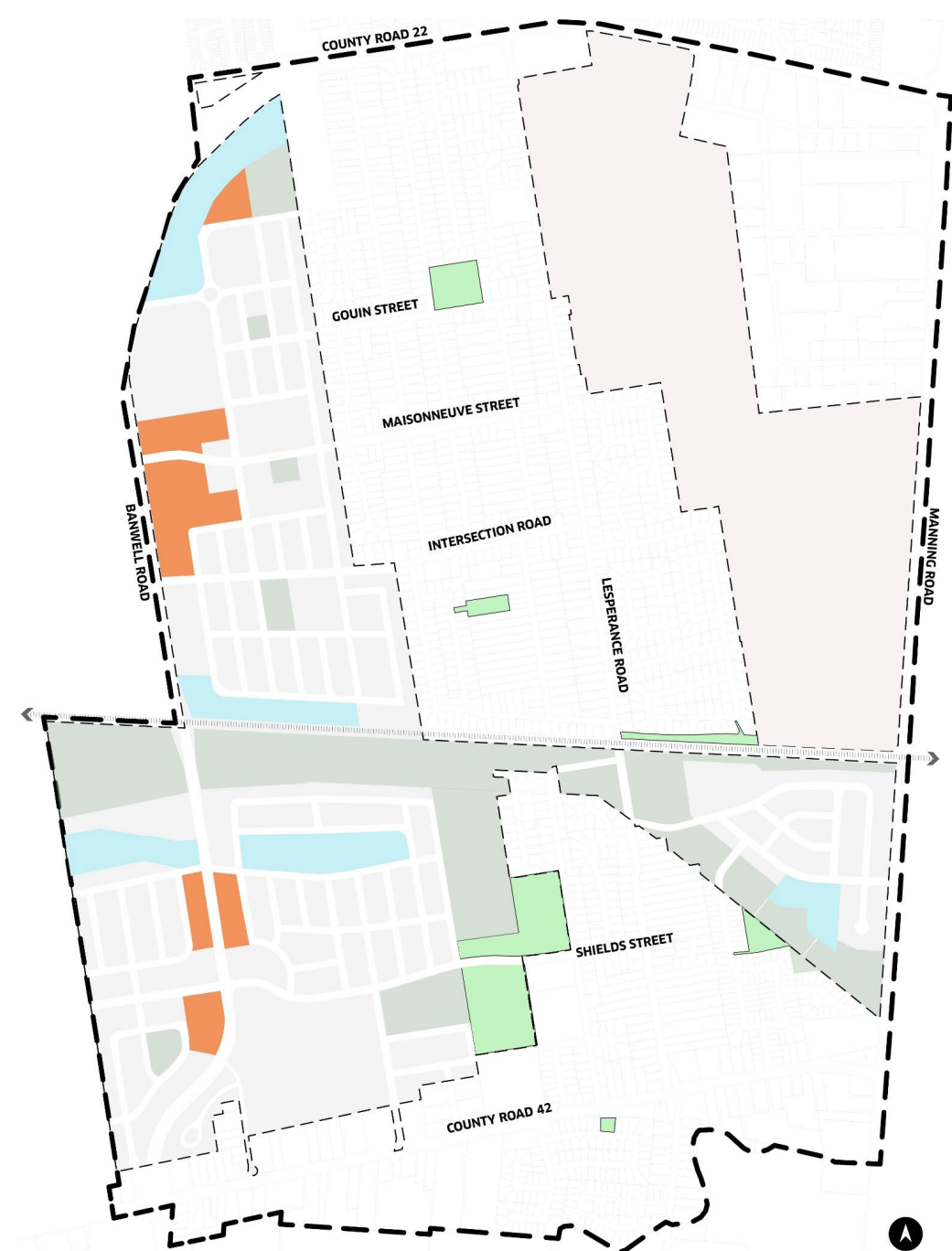


# High Density Residential

# High Density Residential

## Permissions:

- Up to 6 storeys
- Apartments, Nursing Homes, Rest Homes and Retirement Home
- Permitted density of Over 50 units/ha





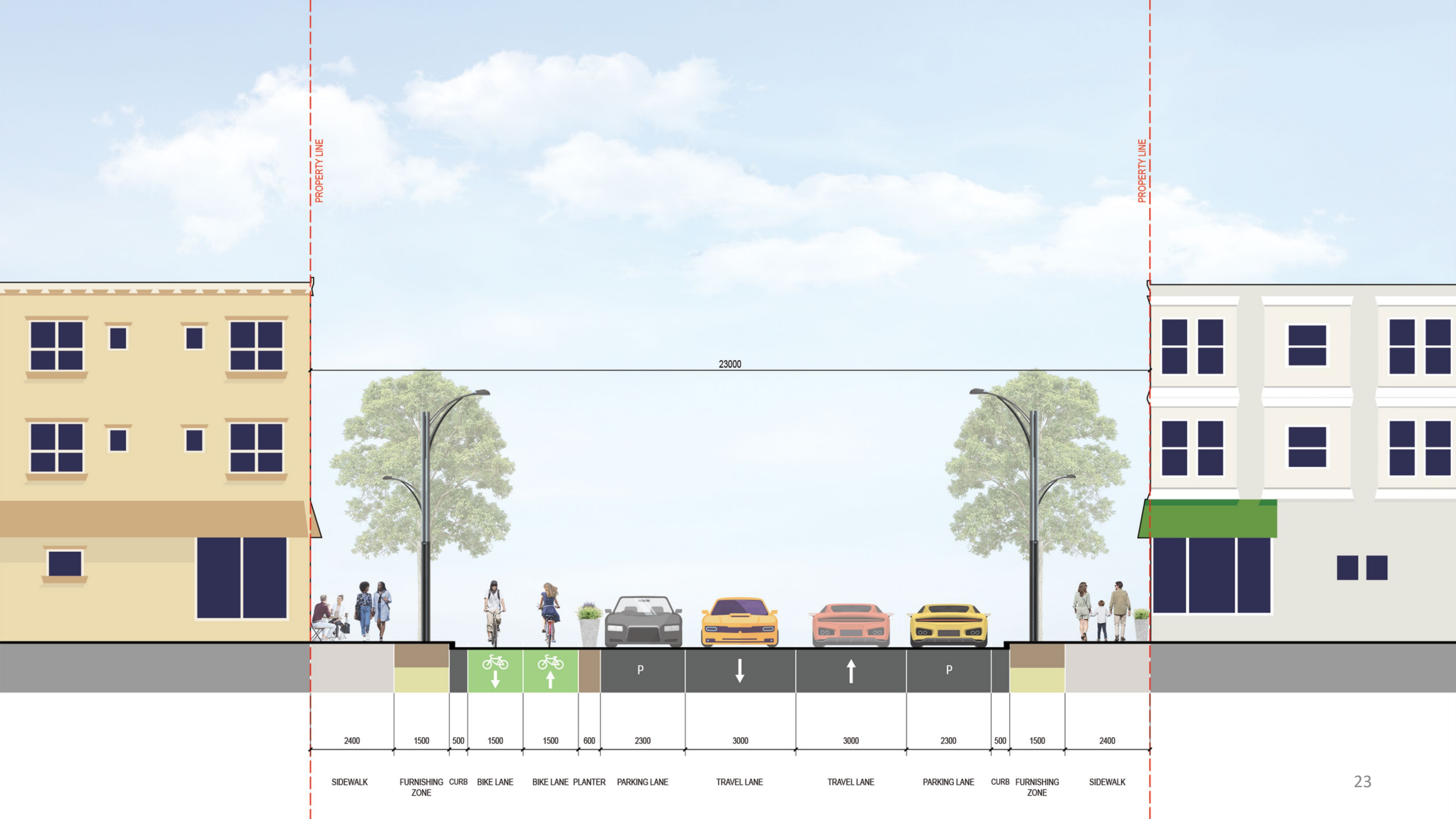
# Main Street Commercial

# Main Street Commercial

**Permissions:**

- 3 storey mixed-use (retail at grade /residential above)
- Permitted density of up to 100 units/ha





PROPERTY LINE

PROPERTY LINE

23000

2400

1500

500

1500

1500

600

2300

3000

3000

2300

500

1500

2400

SIDEWALK

FURNISHING  
ZONE

CURB

BIKE LANE

BIKE LANE

PLANTER

PARKING LANE

TRAVEL LANE

TRAVEL LANE

PARKING LANE

CURB

FURNISHING  
ZONE

SIDEWALK



# Anchor/Neighbourhood Commercial



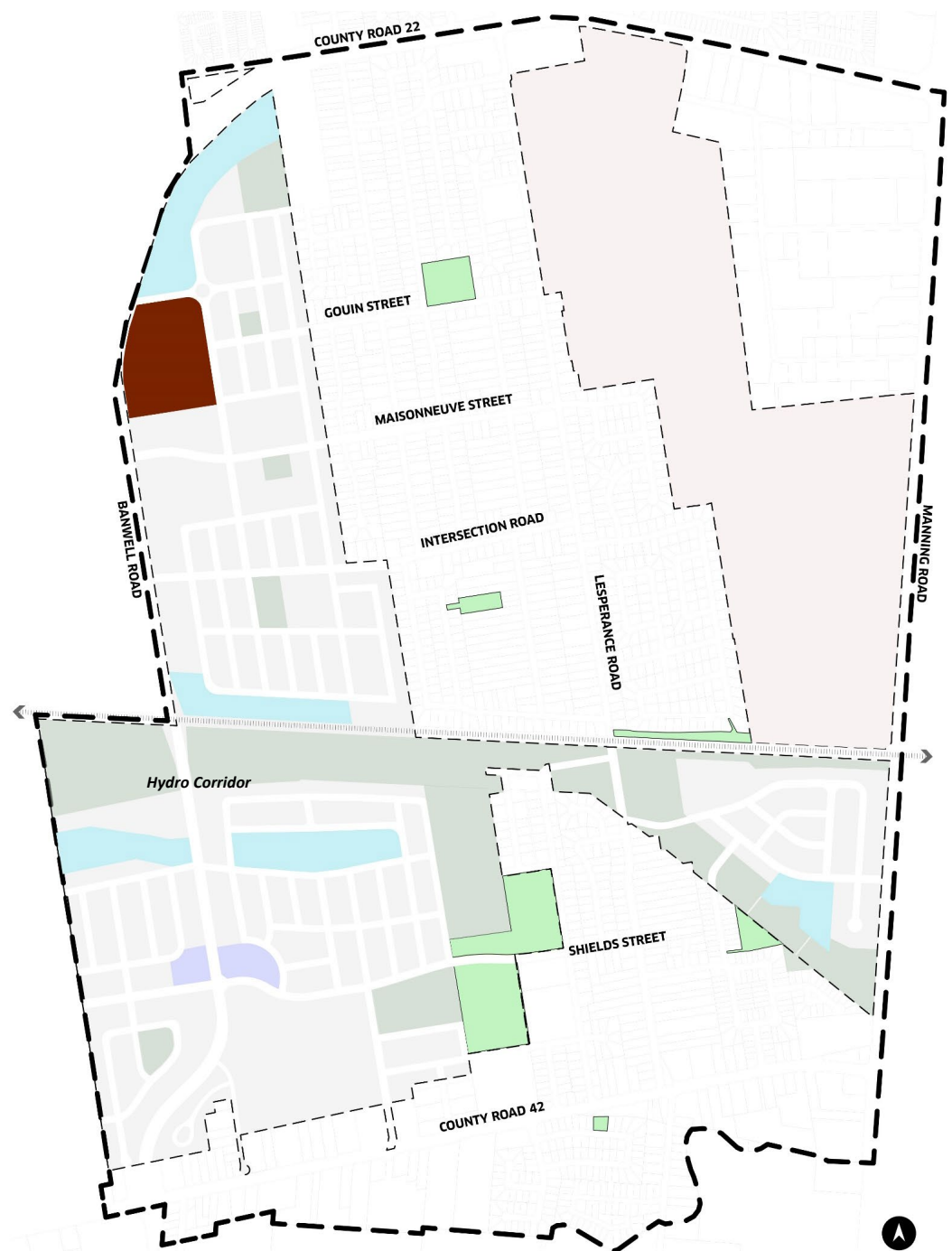
# Anchor Commercial & Neighbourhood Commercial

## Anchor Commercial:

- GFA: ~22,000 sq.m.
- 1 storey large format retail

## Neighbourhood Commercial

- GFA: ~15,000 sq.m.
- 1-2 storey plaza commercial



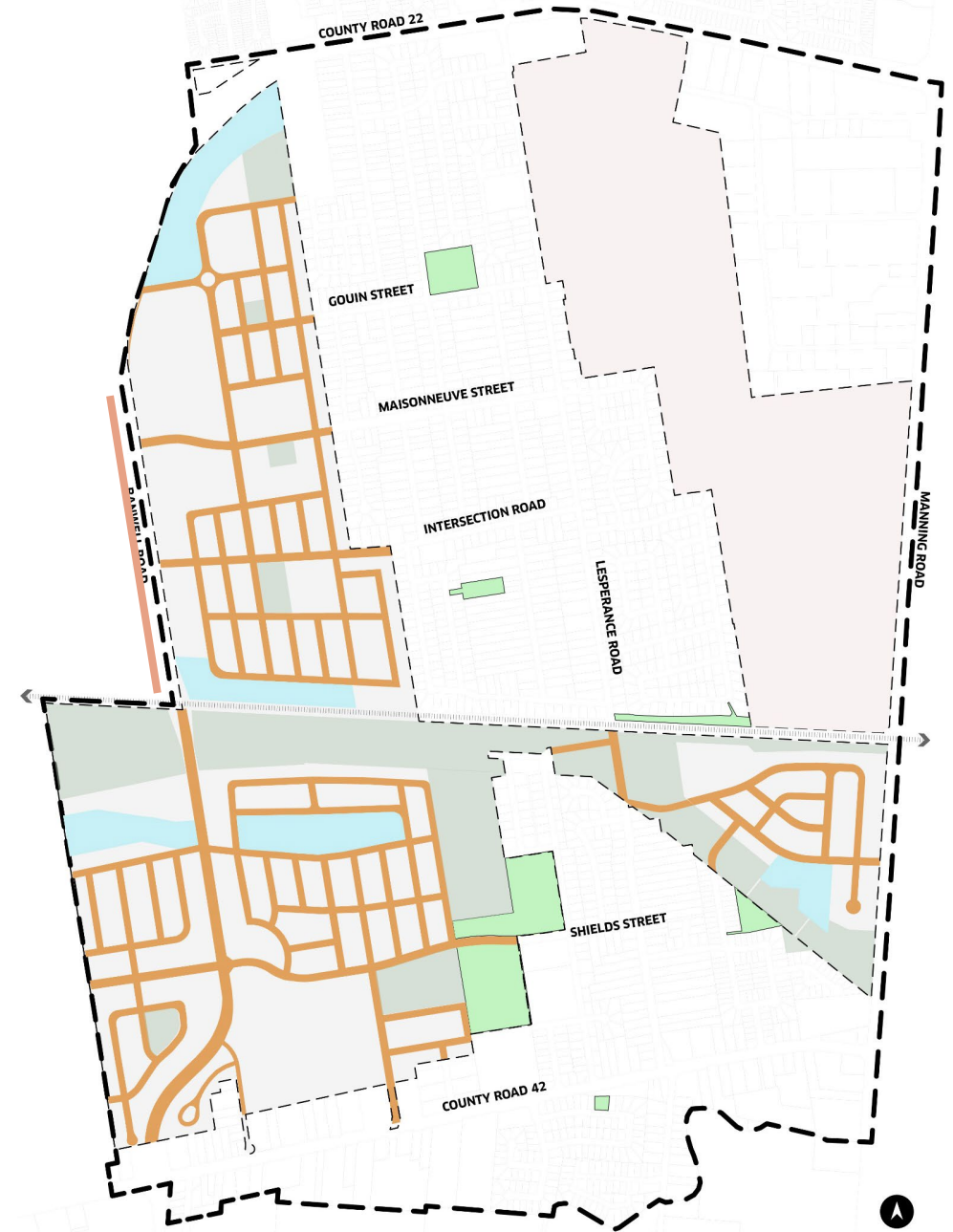
# Movement Framework

# Connected Street Network

**Intent:** To Create an accessible block pattern with connected streets and shorter blocks with improved circulation to encourage walking and cycling








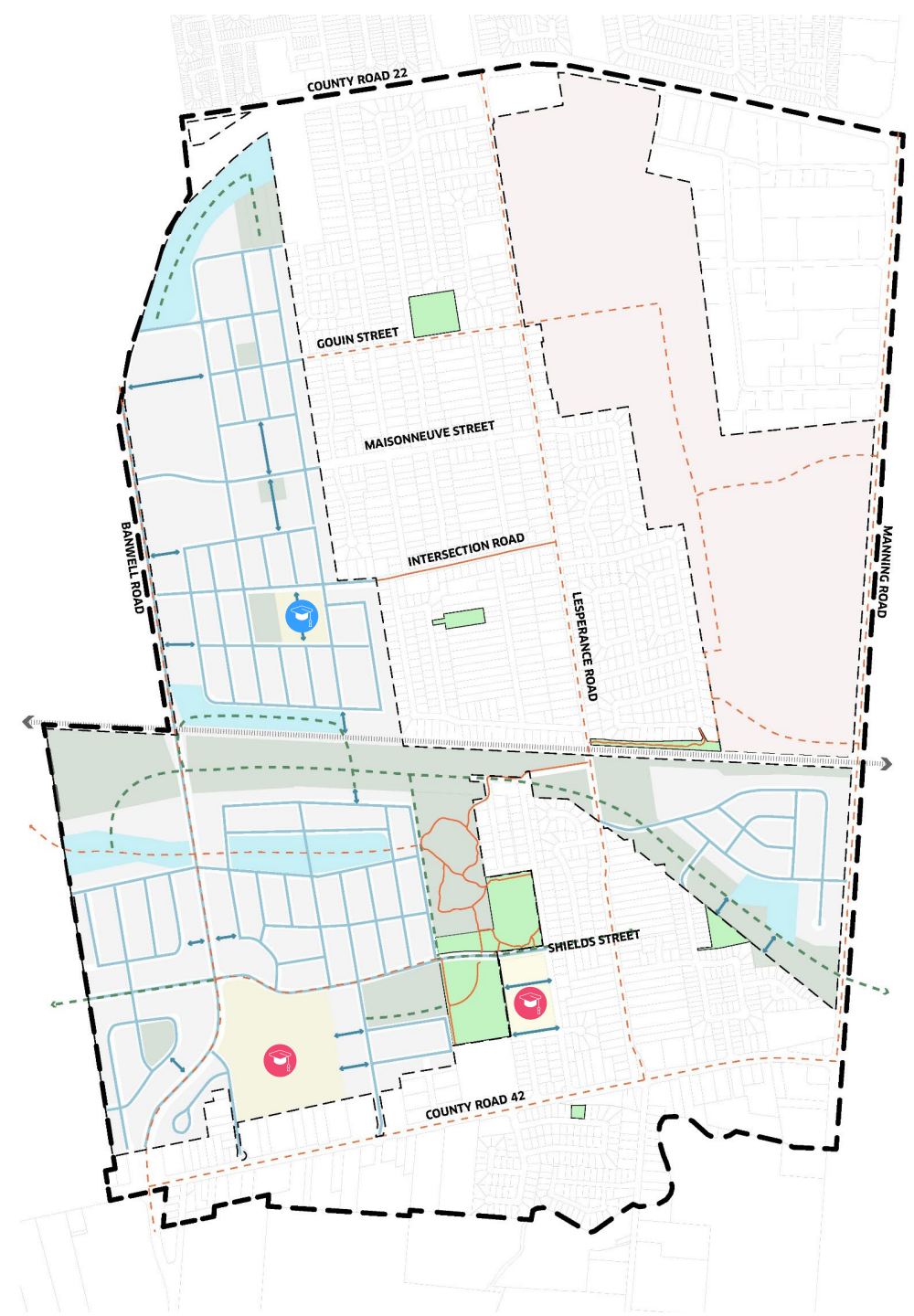
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# Pedestrian Network

The Tecumseh Hamlet will be linked by an accessible, safe, convenient, and comfortable pedestrian network. Pedestrians will be able to safely travel to and from each neighbourhood and through the Hamlet, enjoying strong links to adjacent communities.

-  **Sidewalks**
-  **Existing Trails**
-  **Planned Trails**
-  **Proposed Trails**
-  **Mid-Block Connections**



# Cycling Network

A cycling network that benefits from trail opportunities and a safe network of proposed cycling facilities and is aligned with the Town's Transportation Master Plan.

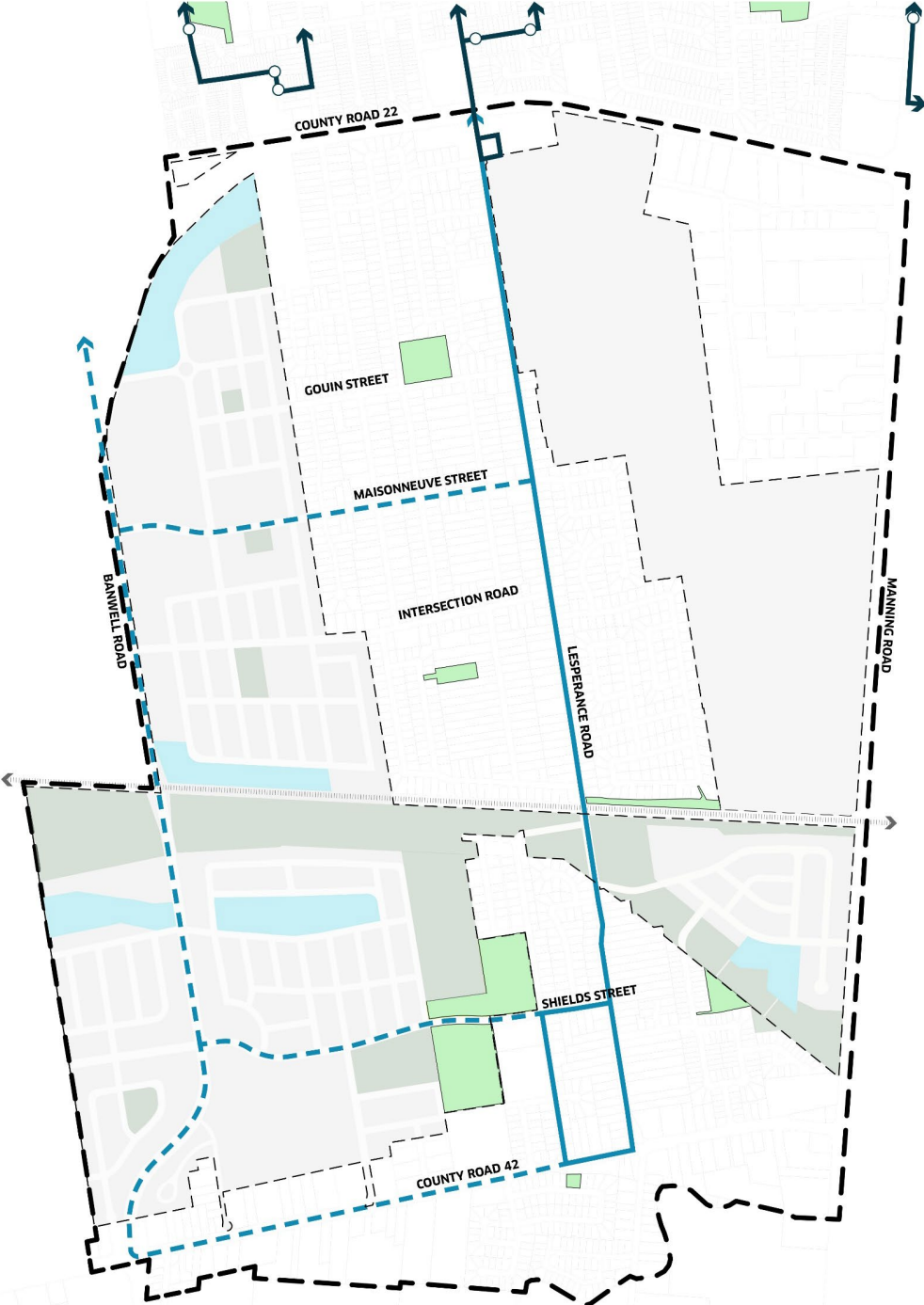
- Proposed Trails** (dashed green line)
- Existing trails** (solid green line)
- Cycling Path (On or Off-Road)** (dashed orange line)
- CWATS On-Road Routes** (dashed blue line)
- CWATS Off-Road Routes** (solid blue line)



# Transit











Exploring opportunities to expand the planned transit network to serve the Hamlet.

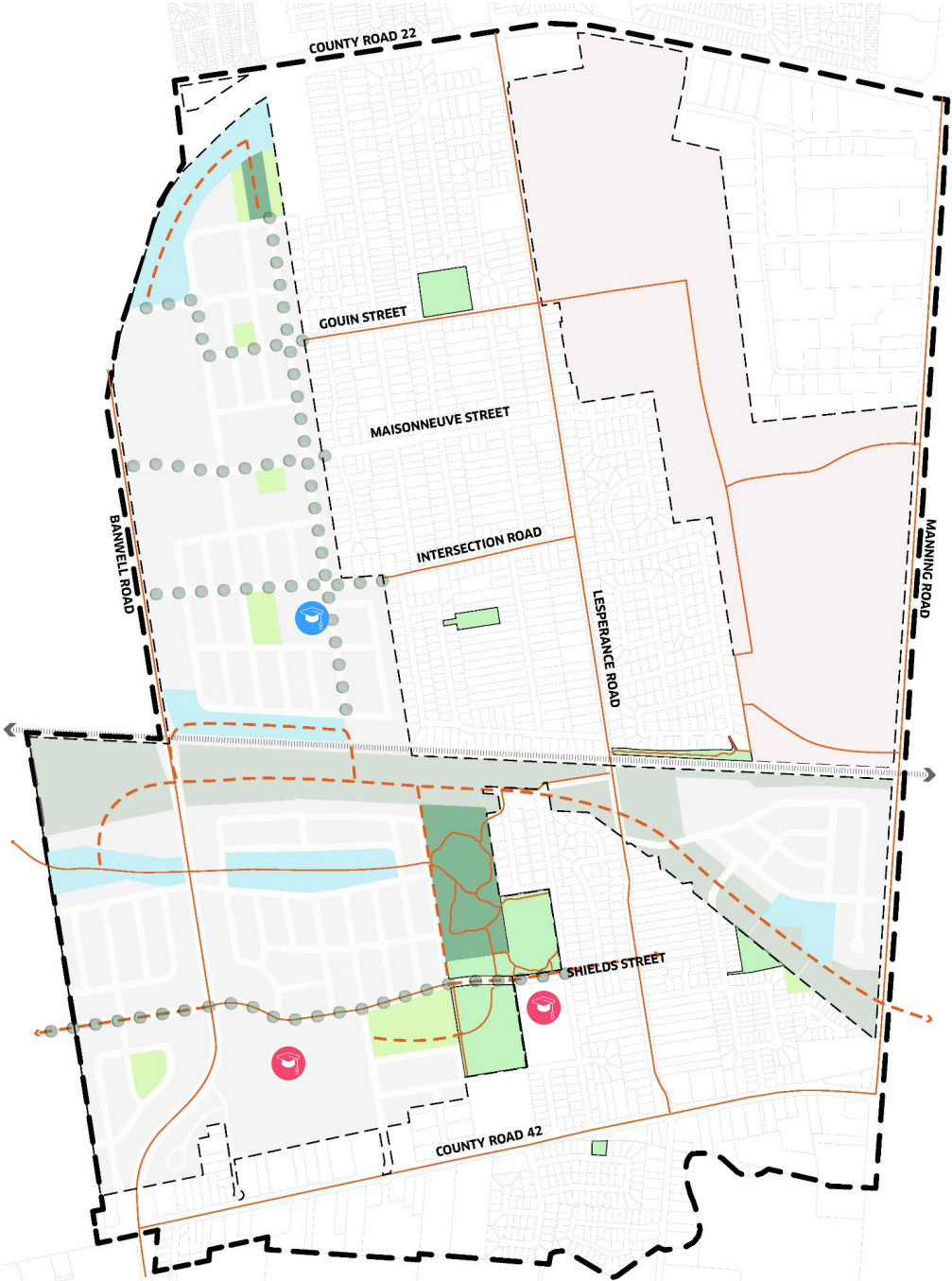
- Long-term Routes
- - - Potential Future Expansion



# Open Space Framework

# Open Space Framework

-  **Open Space:** Proposed Public Park
-  **Open Space:** Existing Public Park
-  **Open Space:** Stormwater Management Pond
-  **Open Space:** Natural Heritage
-  **Open Space:** Hydro Corridor
-  Proposed Trail
-  Existing and Planned Trail
-  Green Streets
-  Existing School
-  Potential Future School

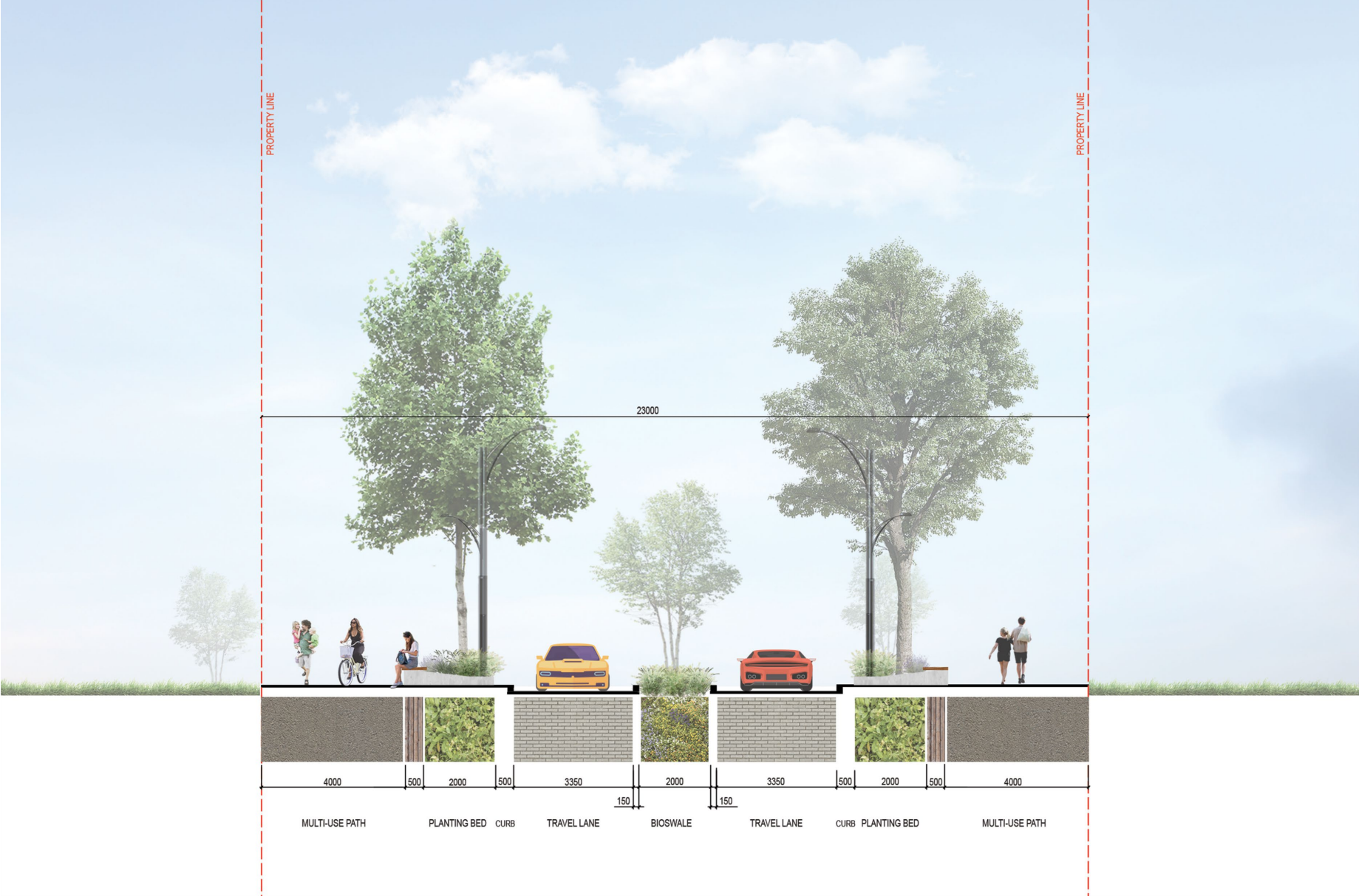






# **Engagement Outcome** (what we heard)

# Shields Extension - Looking Southwest



# Shields Extension - Looking Southwest



Existing



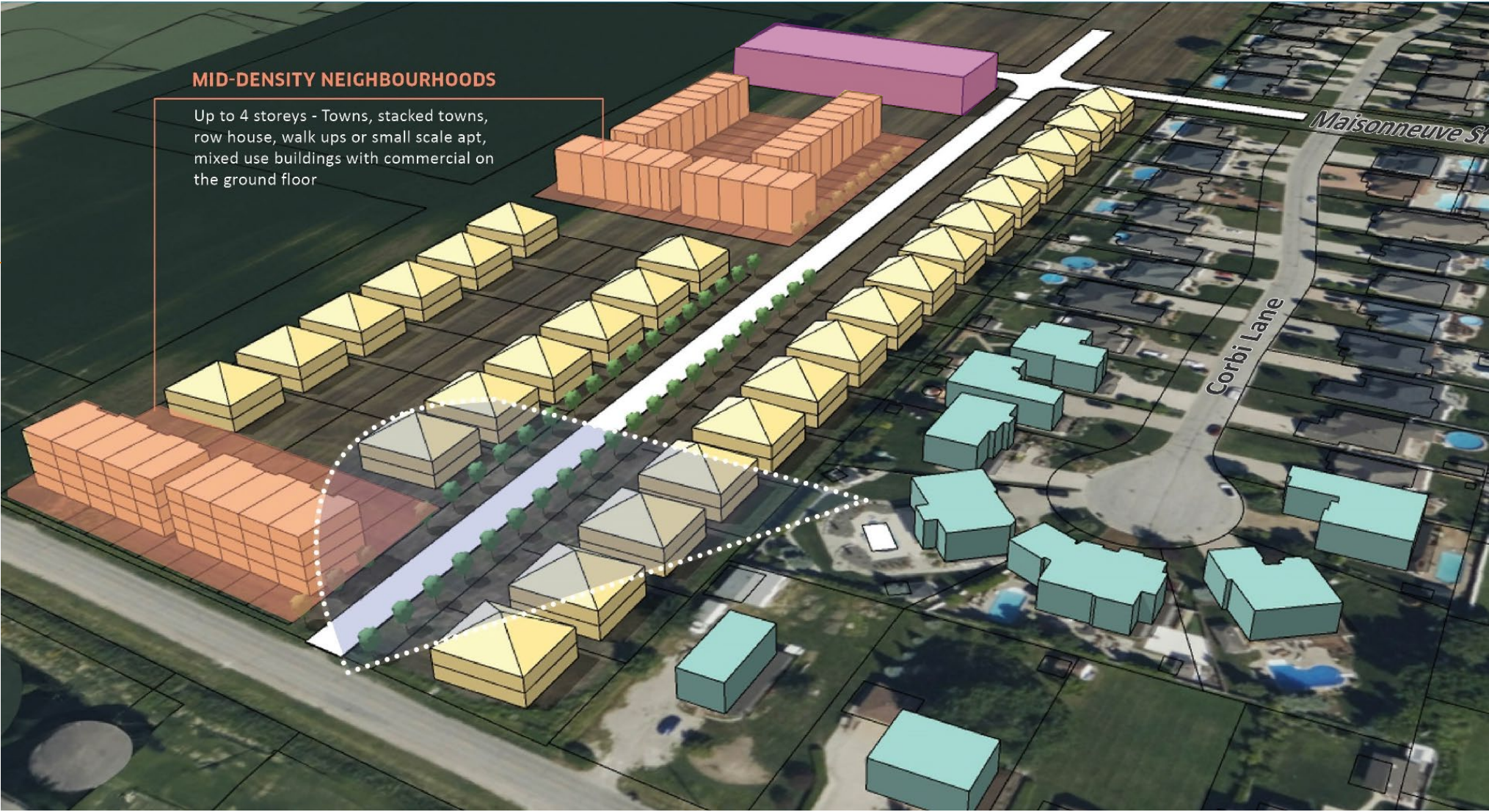
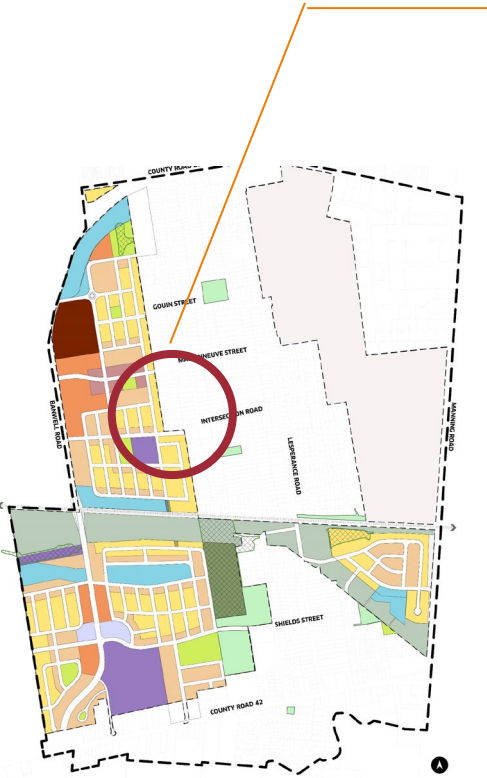
Conceptual Rendering - Potential Future of Shields.



Conceptual Rendering - Potential Future of Shields.



# Transition to Existing Neighbourhoods



# Transition to Existing Neighbourhoods

View from a 4-storey Mid-Density Residential Building



**TWO STOREY LOW DENSITY BACKING ONTO EXISTING RESIDENTIAL**  
4-STOREY MID-DENSITY THAT IS LOCATED A BLOCK OVER, IS NOT VISIBLE.

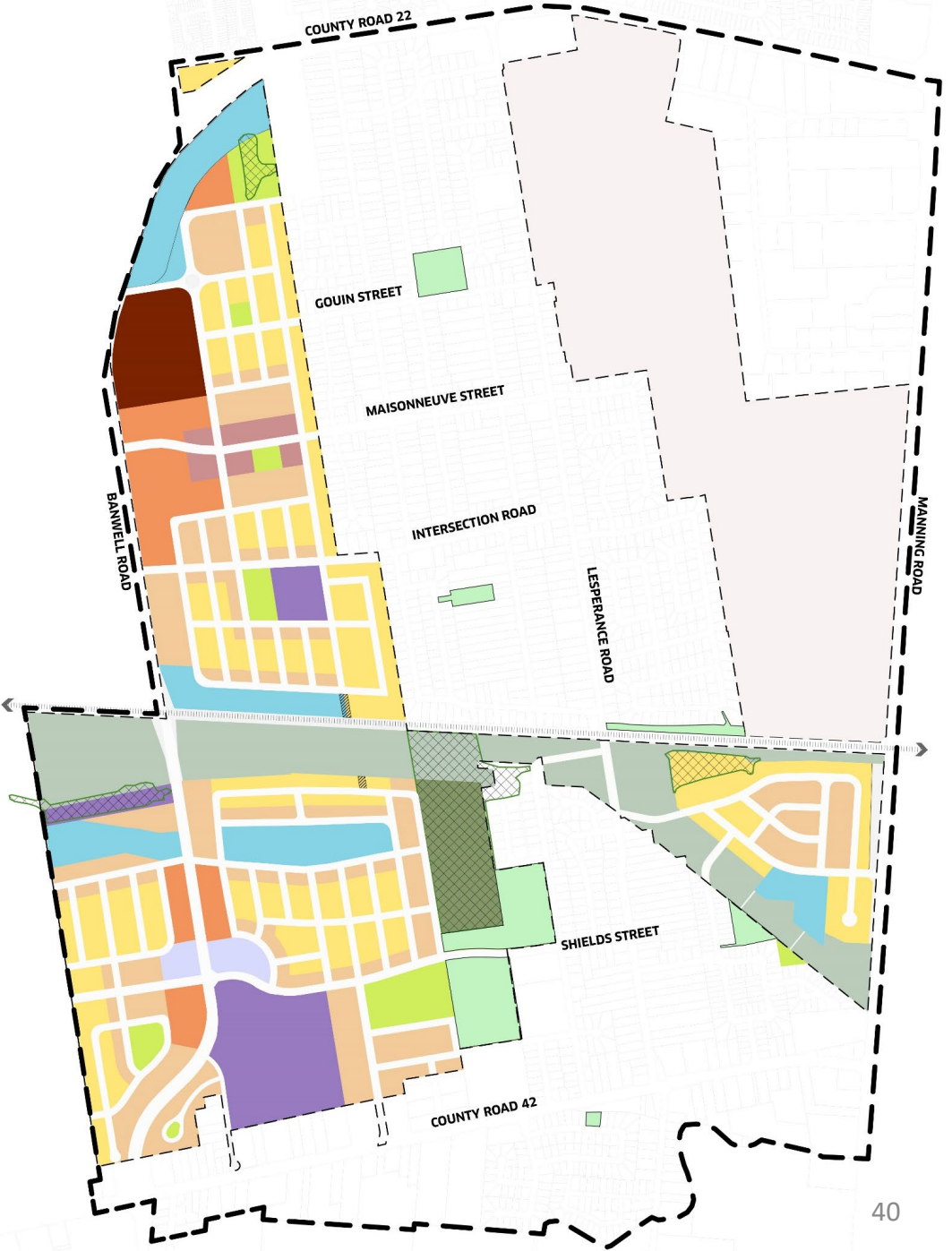


**SINGLE STOREY LOW DENSITY BACKING ONTO EXISTING RESIDENTIAL**  
4-STOREY MID-DENSITY THAT IS LOCATED A BLOCK OVER, IS SLIGHTLY VISIBLE.



**SINGLE STOREY LOW DENSITY BACKING ONTO EXISTING RESIDENTIAL**  
3-STOREY MID-DENSITY THAT IS LOCATED A BLOCK OVER, IS NOT VISIBLE.

# Successful Collaboration





# **Servicing Considerations**

# TECUMSEH HAMLET SECONDARY PLAN AREA INFRASTRUCTURE IMPROVEMENTS

## MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT AND FUNCTIONAL DESIGN

MUNICIPAL SERVICING OVERVIEW

AUGUST 13, 2024



# TECUMSEH HAMLET INFRASTRUCTURE IMPROVEMENTS

## MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT & FUNCTIONAL DESIGN



### Transportation

A Transportation Analysis was completed to confirm road network requirements.

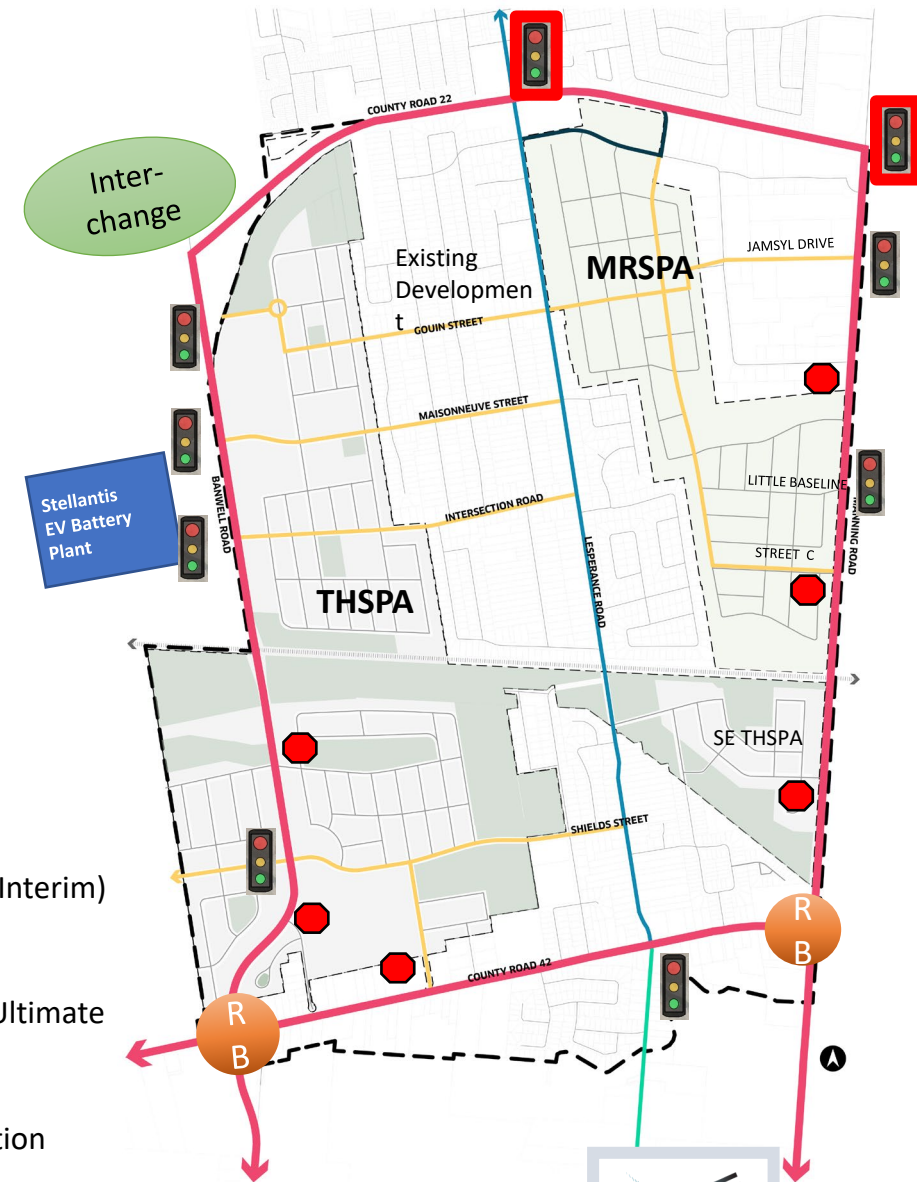
#### Considerations:

- Full Buildout of growth areas THSPA and MRSPA
- Full buildout of Stellantis EV Battery Plant
- Applied General Traffic Growth (Windsor, Tecumseh and Lakeshore)
- Arterial Road Network Improvements

*Arterial networks will support development of the Tecumseh Hamlet (THSPA) and Manning Road (MRPSA) Secondary Plan Areas.*

#### Transportation Network Integration

- Coordinating road design with arterial road network improvements.
- Interconnect to the Lesperance Multi-use Pathway, currently underway.
- Route to new AT facilities along the Arterial road network.



# TECUMSEH HAMLET INFRASTRUCTURE IMPROVEMENTS

## MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT & FUNCTIONAL DESIGN

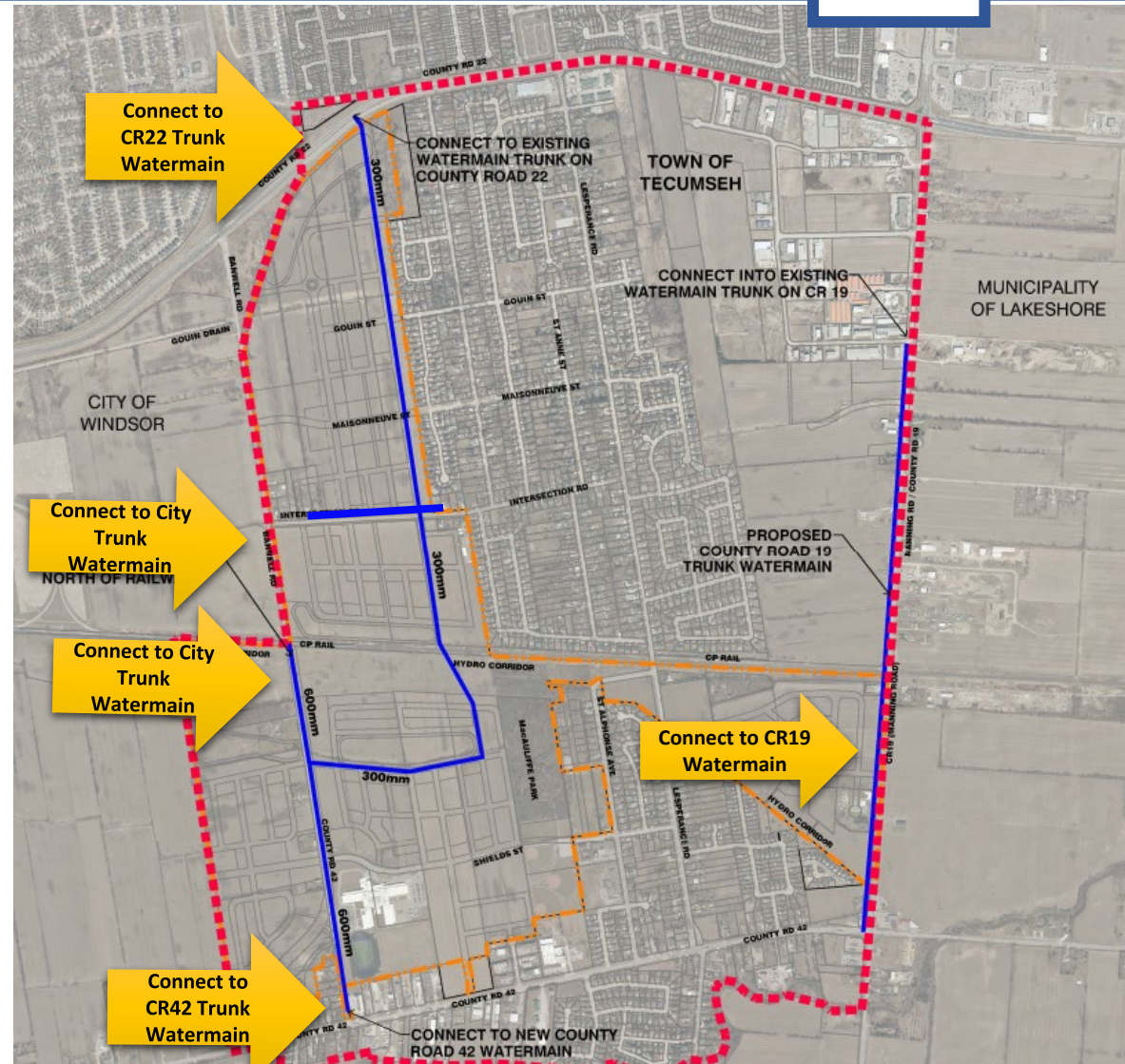


### Water Servicing

- ✓ Provide water service for future development area.
- ✓ New interconnection with the City of Windsor's Trunk watermain on County Road 43 and at Intersection Road.
- ✓ Improved water circulation and servicing capabilities for existing and future areas to satisfy the Water and Wastewater Master Plan.

#### LEGEND

- URBAN AREA BOUNDARY
- - - - - TECUMSEH HAMLET STUDY AREA BOUNDARY
- PREFERRED DESIGN CONCEPT



# TECUMSEH HAMLET INFRASTRUCTURE IMPROVEMENTS

## MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT & FUNCTIONAL DESIGN

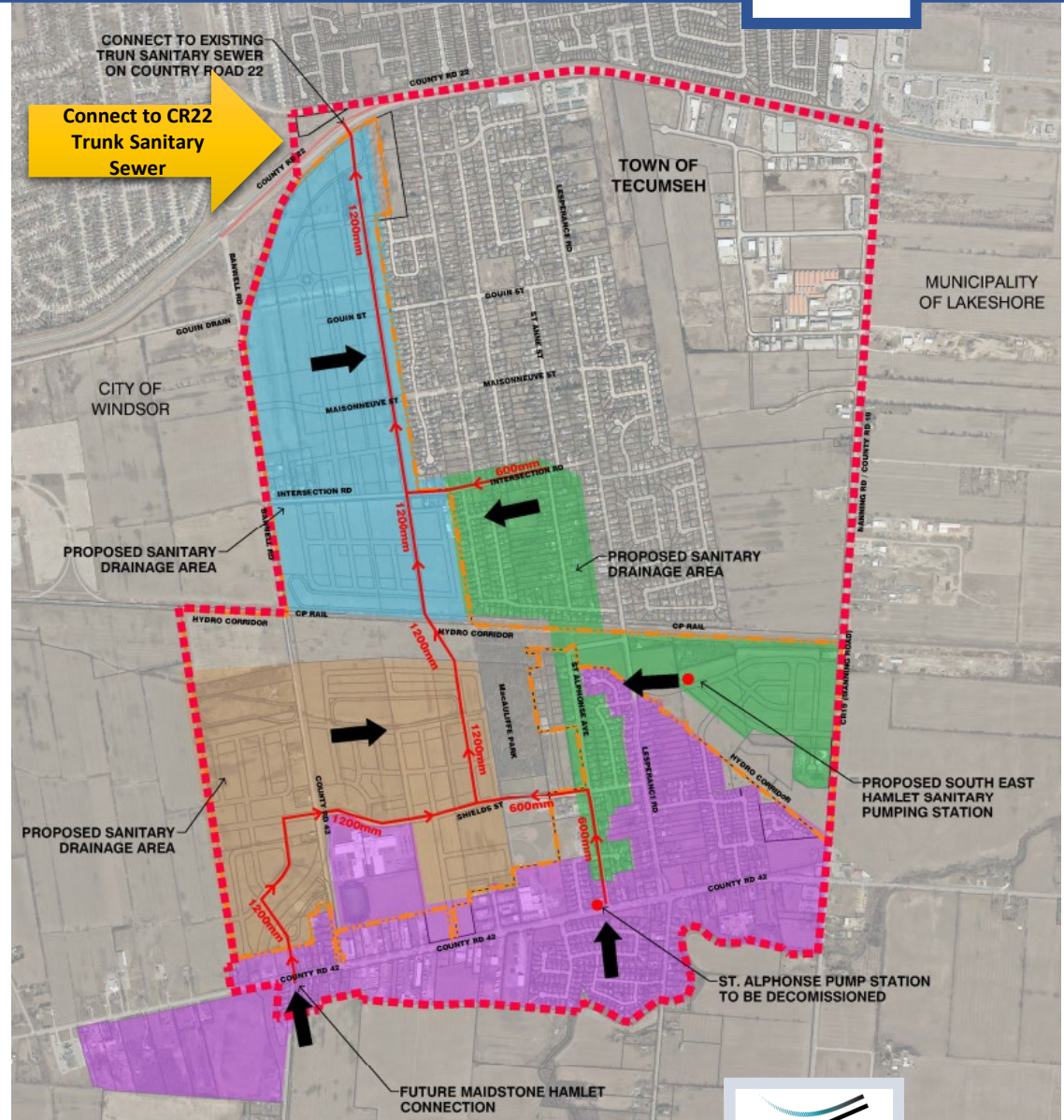


### Wastewater Servicing

- ✓ Provide wastewater service for future development area.
- ✓ Redistribute wastewater flows to provide relief for the existing development areas.
- ✓ Part of the Town's strategy to mitigate basement flood risk.
- ✓ Utilize updated design criteria and population densities that considers impacts of wet weather on the system.

#### LEGEND

- |   |   |
|---|---|
|  URBAN AREA BOUNDARY                 |  INTERSECTION ROAD DIVERSION SEWER SERVICING DRAINAGE AREA |
|  TECUMSEH HAMLET STUDY AREA BOUNDARY |  NORTH TECUMSEH HAMLET SANITARY SERVICING DRAINAGE AREA    |
|  PREFERRED SANITARY TRUNK ALIGNMENT  |  SOUTH TECUMSEH HAMLET SANITARY SERVICING DRAINAGE AREA    |
|  EXISTING TRUNK SANITARY SEWER       |  ST. ALPHONSE SANITARY SERVICING DRAINAGE AREA             |
|  SANITARY PUMP STATION               |   |
|  SEWAGE FLOW CONTRIBUTION            |   |



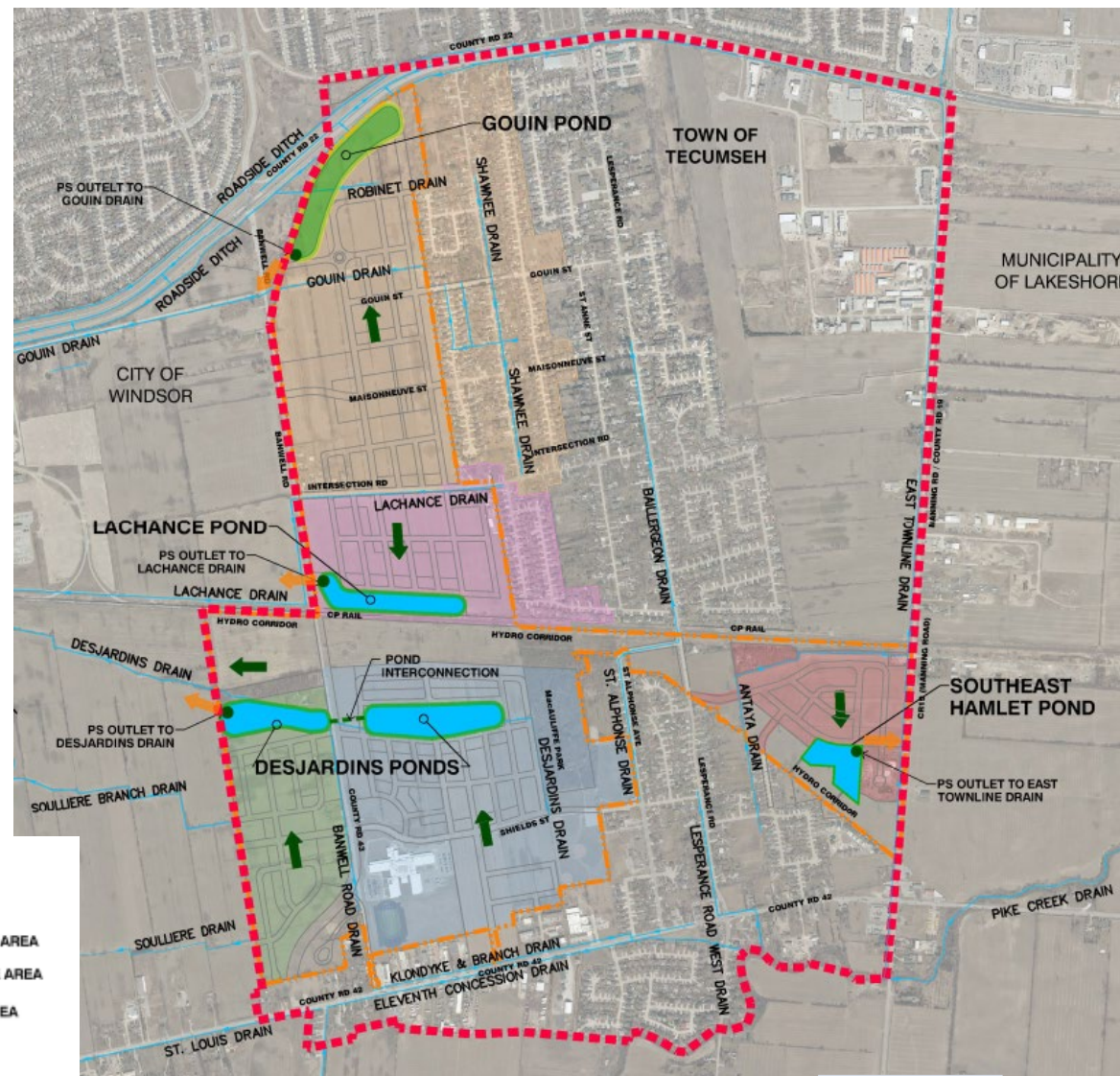
# TECUMSEH HAMLET INFRASTRUCTURE IMPROVEMENTS

## MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT & FUNCTIONAL DESIGN



### Stormwater Management

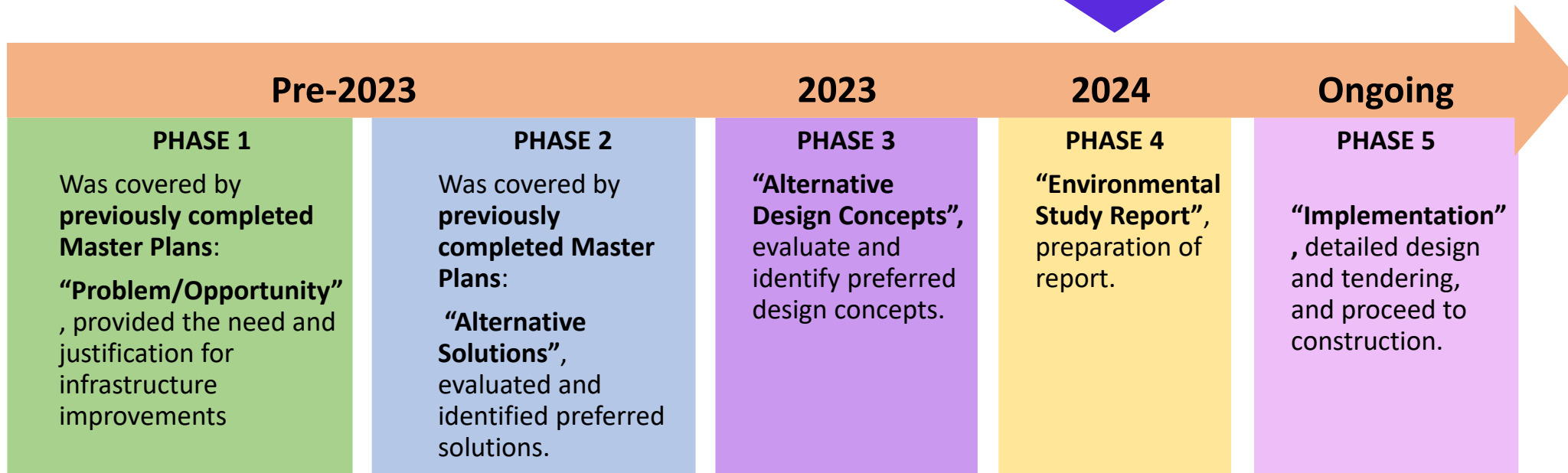
- ✓ Provide quality and quantity control of runoff to protect the upper reaches of the Little River drain and East Townline drain.
- ✓ Require four (4) controlled outlets to existing drains to mitigate downstream impacts.
- ✓ Incorporate flexibility to accommodate Climate Change.
- ✓ Accommodate capacity to improve storm sewer systems upstream along existing residential streets (i.e. Shawnee, Hebert).





### Municipal Class EA Process and Next Steps

WE ARE HERE



- Preferred Design Concepts were presented at PIC # 2 in November 2023.
- Environmental Assessment Notice of Completion - Fall 2024

# Questions?