

# Public Open House

## Special Planning Study **Manning/Tecumseh District** HAF Initiative 3

### **Date:**

Thursday, February 20, 2025

### **Time:**

4:00 – 7:00 pm

### **Location:**

Council Chambers, Town  
Hall

917 Lesperance Road,  
Tecumseh, ON



## Welcome!



# Purpose of the Study

## Manning/ Tecumseh




The Town has initiated a Special Planning Study for the Manning/Tecumseh District (the “Study Area”).

The Study implements Initiative 3 of the Town’s Housing Action Plan.

The purpose of the Study is to explore opportunities to revise the land use planning framework for the Study Area in the Town’s Official Plan and Zoning By-law to allow for more housing options in the District.

### Legend

 Study Area

Manning/Tecumseh District Study  
Study Area





# Existing Conditions

**Manning/  
Tecumseh**

The Study Area currently forms one of the key commercial nodes of the Town, with a variety of low-rise commercial uses, including two grocery stores (Zehrs and Food Basics), and large amounts of surface parking.

Most buildings in the Study Area are single-storey and set back far from the street, with surface parking in front.



## Legend

- Existing Building Footprint
- Existing Multiunit Development (5/6 Storeys)



There are existing five- to six-storey multiunit residential buildings and townhouse developments to the north and east of the Study Area.

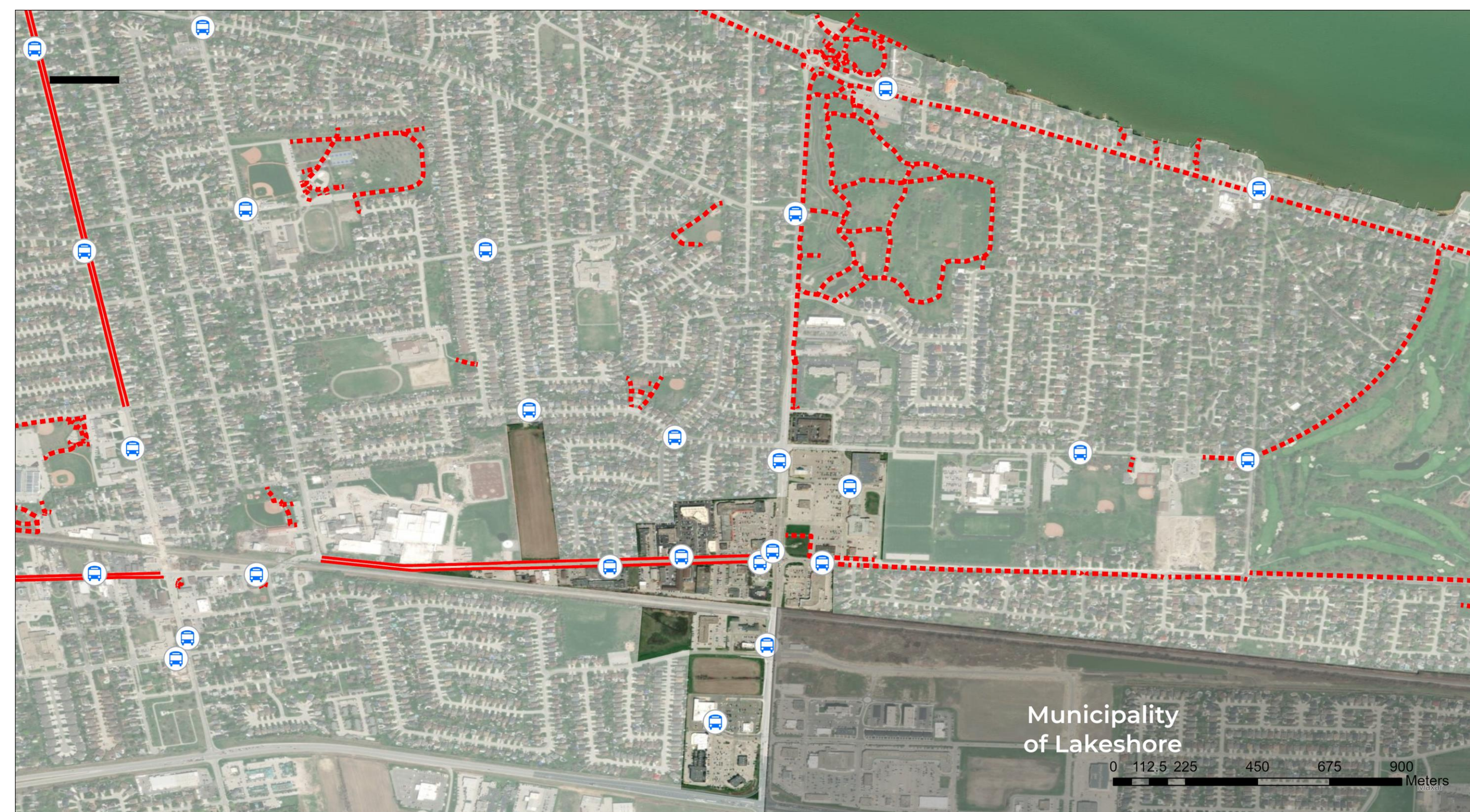




# Existing Conditions

## Manning/ Tecumseh

The Study Area is located close to a variety of parks, open spaces, and community facilities, including Lakewood Park, the Tecumseh Soccer Fields, Optimist Park, several schools, and the Cada Branch of the County Library.



**Legend**

- Transit Bus Stops
- Trails
- Designated Bike Lanes
- Lakeshore Municipal Boundary

Manning/Tecumseh District Study  
**Active Transportation and Transit**



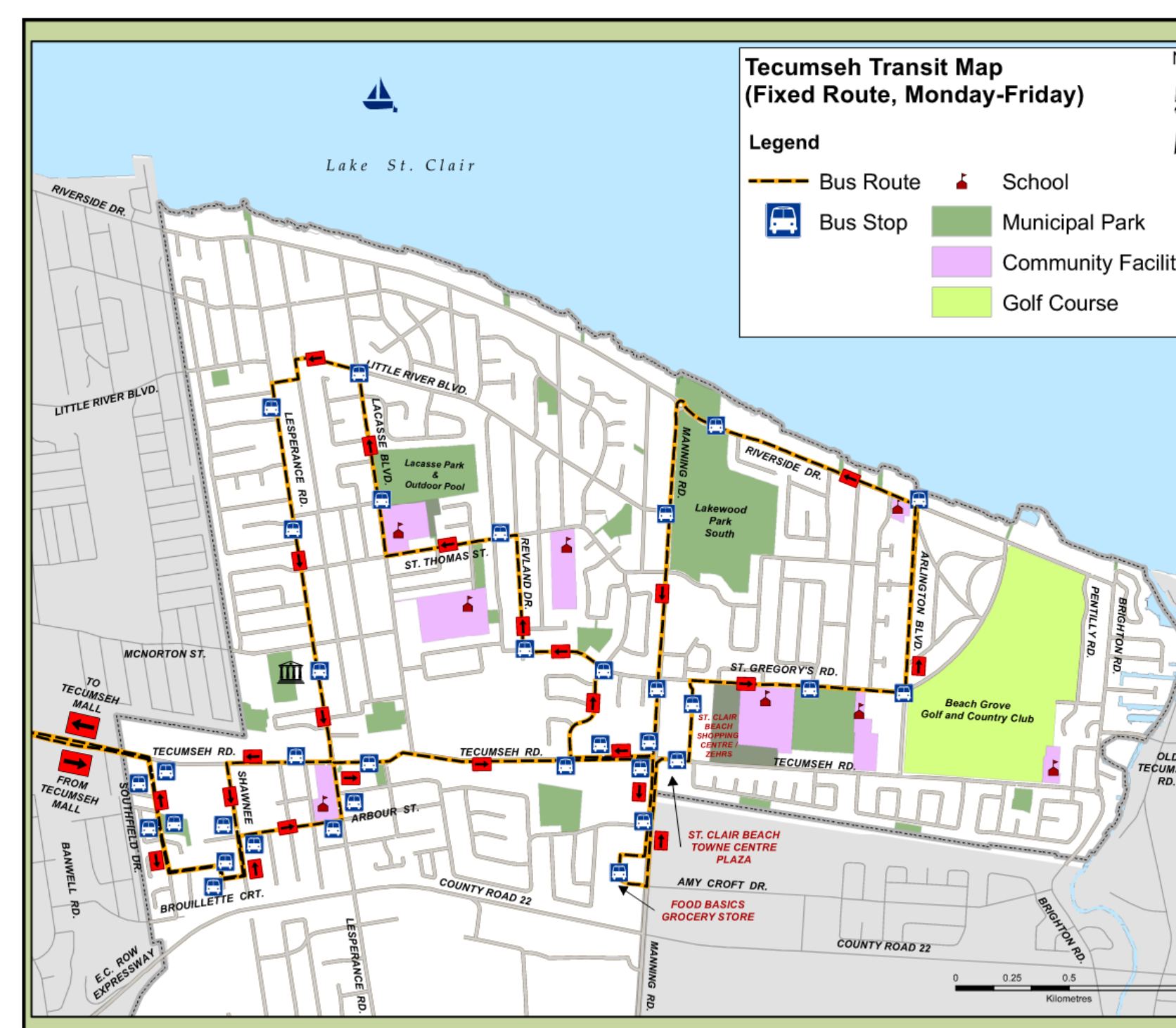
The Study Area is also well-connected to the Town's transit system and its network of multi-use trails and bike lanes.



**Legend**

- Primary School
- Secondary School
- Parking
- Town Facilities
- Property Parcels
- Tecumseh
- Study Area
- North Character Area
- South Character Area
- Municipality of Lakeshore

Manning/Tecumseh District Study  
**Community Facilities and Parkland**



**TOWN OF Tecumseh**  
ONTARIO - CANADA  
**TRANSIT SERVICE INFORMATION**



*A Community proud of the past, confident in the future.*

The Corporation of the Town of Tecumseh 917  
Lesperance Road  
Tecumseh, Ontario, Canada, N8N 1W9  
For service information please call:  
Town of Tecumseh - (519) 735-2184  
8:30 AM to 4:30 PM, Monday to Friday  
or  
On-demand Transit (Saturday only)-  
(519) 956-0041  
First Student Canada - (519) 969-0184  
6:00 AM to 6:00 PM, Monday to Saturday



Transit Schedules and Maps  
are also available  
at Town Hall and online  
on the Town's website.  
[www.tecumseh.ca](http://www.tecumseh.ca)





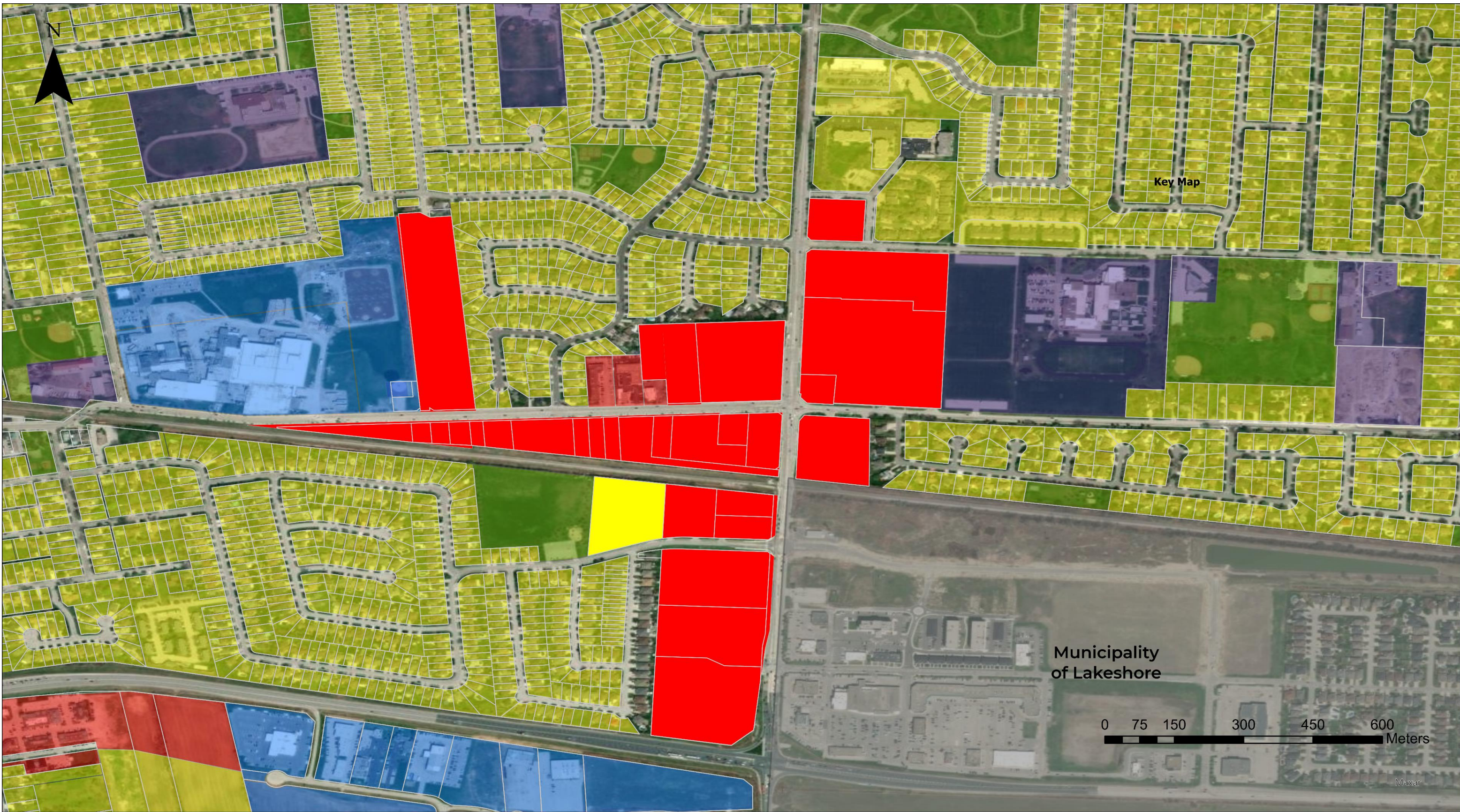
# Current Official Plan and Zoning

The Study Area is identified in Section 2.1 of the Town’s OP as a Point/Cluster and on Schedule A (Community Structure Plan) as a **Commercial Node**.

Most lands in the Study Area are currently designated General Commercial in the Town’s Official Plan, which as noted in Section 2 of this report, permits a variety of commercial uses, including retail and office uses.

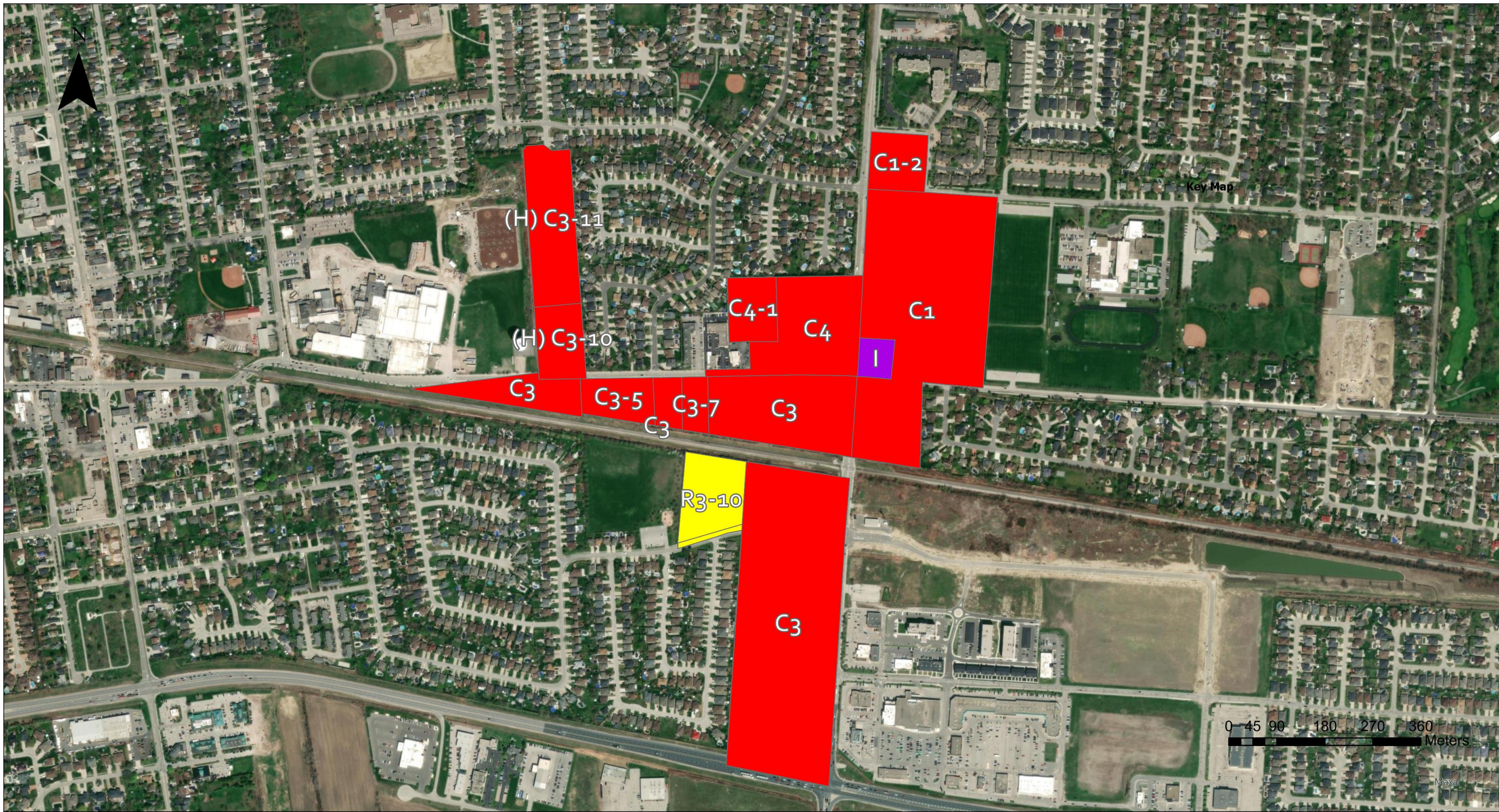
The existing zoning in the Study Area is mostly commercial, permitting a broad range of retail and service uses. These commercial zones do not permit standalone or multiunit residential uses.

Two parcels are currently zoned for institutional uses and for higher-density residential uses.



Legend  
Business Park  
General Commercial  
Institutional  
Residential  
Recreational

Manning/Tecumseh District Study  
Official Plan Map



Legend  
Zoning  
COMMERCIAL  
INSTITUTIONAL  
RESIDENTIAL

Manning/Tecumseh District Study  
Zoning Map





# Vision and Guiding Principles

## Vision

The Manning/Tecumseh District will develop at residential densities that support transit and active transportation, but which are in harmony with the surrounding low-density areas. The various parts of the District will be connected with each other and adjacent neighbourhoods by complete streets that support active transportation.

The District will include safe, walkable and inter-connected streets, vibrant public and private spaces, and a public realm framed by attractive buildings and streetscaping.

### Guiding Principle #1

Increase housing supply and options in Tecumseh, contribute to the Town's intensification target, and create a built environment where residents of all ages feel safe walking and cycling to meet their daily needs.

### Guiding Principle #2

Enhance the critical commercial role of the District for the Town, by maintaining and even expanding the total commercial GFA in the District over time.

### Guiding Principle #3

Improve walkability and connectivity between various uses in the District, by increasing mid-block connections and improving streetscapes.

### Guiding Principle #4

Buildings in the District should be street-oriented, with parking and loading areas situated to the rear of buildings wherever possible.

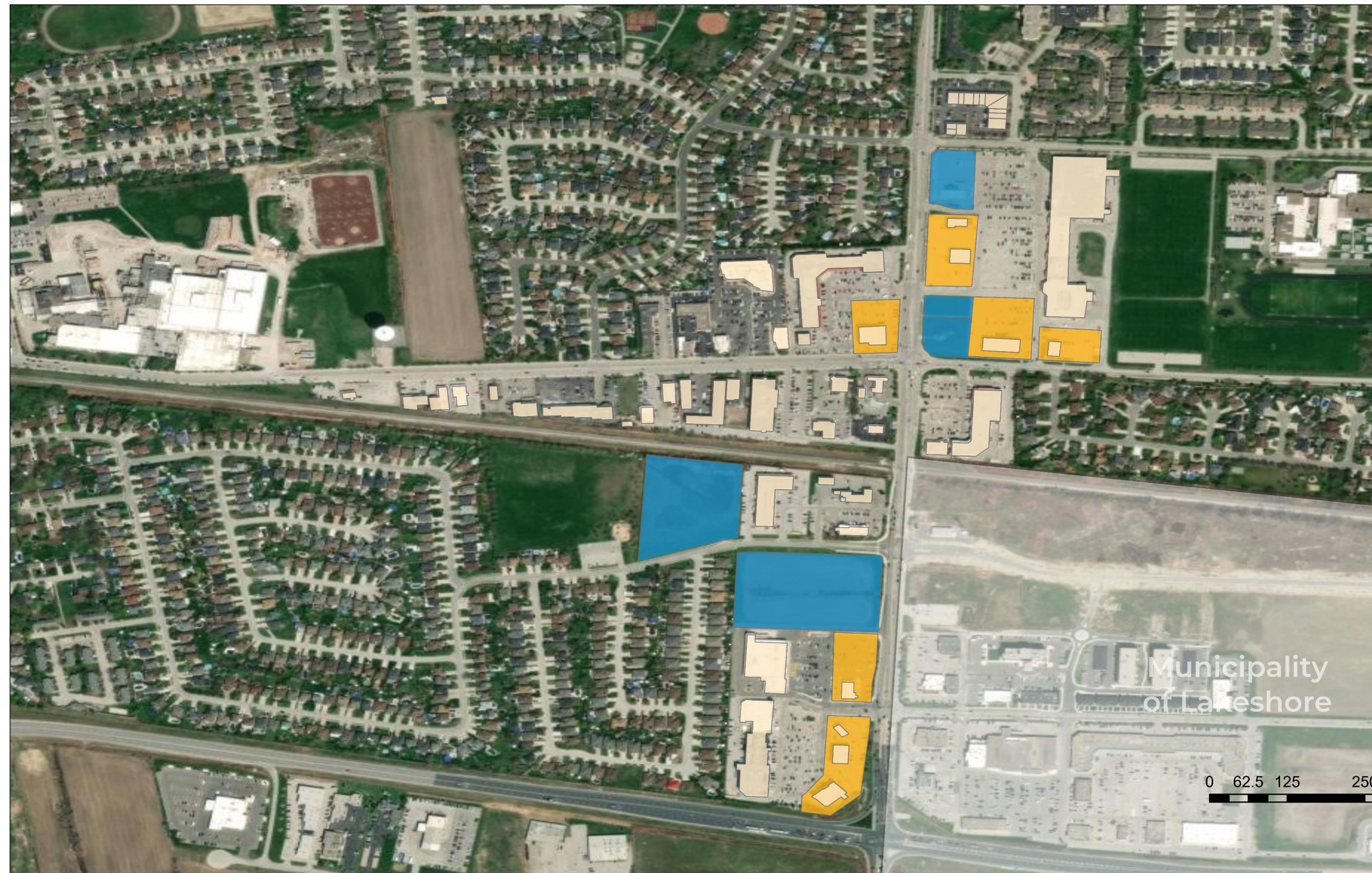
### Guiding Principle #5

Development in the District should be sensitive to its surrounding context and enhance transition and connections to adjacent uses and neighbourhoods, as well as avoiding issues of land use incompatibility.



# Phase 1 Concept

**Manning/  
Tecumseh**



The Phase 1 concept identifies the near-term to medium-term infill or redevelopment opportunities in the Study Area.

**Vacant Lands:** Sites which are either fully vacant or are part of a larger parking area and could be utilized for infill mixed-use development with residential components.

**Redevelopment Opportunities:** Sites which are the location of existing outbuildings of the larger retail plazas in the District, and which could be redeveloped for mixed-use development with residential components.

## Legend

- Existing Building Footprint
- Redevelopment Opportunity
- Vacant Land Opportunity

Manning/Tecumseh District Study  
**Phase 1 Concept**



# Implementation Next Steps

## Uses

Permit multi-unit residential and/or mixed-use development in the Phase 1 Concept lands (in addition to the currently permitted commercial uses).

## Existing Commercial

New development will be required to maintain access to existing stores and businesses.

## Parking

The Town is currently undertaking a separate study to consider reduced parking requirements.

## Buildings

Permit stand alone residential and/or mixed use residential/commercial buildings up to 6 storeys in the Phase 1 Concept lands.

## Public Realm

New buildings should front onto Manning, Tecumseh, or Lanoue and support an improved public realm.

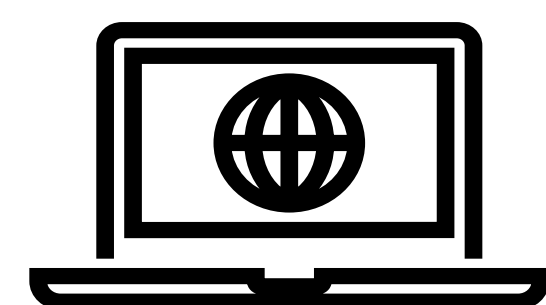
## Future

Development should support the achievement of the full Vision and Guiding Principles for the District in later years.

Official Plan  
Amendment

Zoning By-law  
Amendment

The implementing Official Plan Amendment and Zoning By-law Amendment will be brought to Council for a Public Meeting on **March 11, 2025**.



Read the Background Report on the  
Town's PlaceSpeak website!

Provide comments or ask questions!

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