

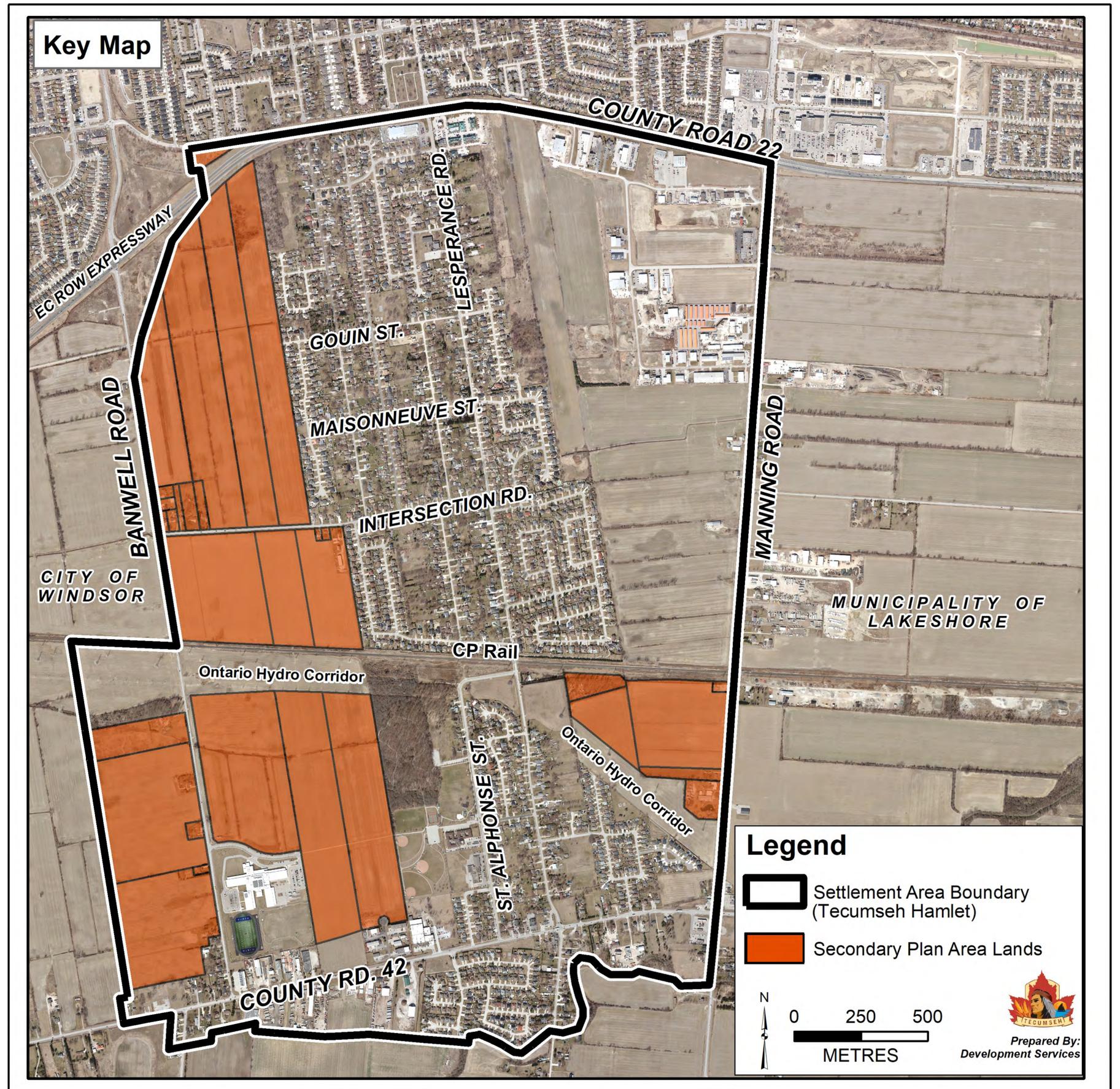
About the Study

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



Vision

“The Tecumseh Hamlet is a complete community characterized by interesting and walkable places to live, work, play, shop locally, and enjoy nature. A neighbourhood main street supports its different forms of housing. It is a green environment where parks, trails, and a diversity of outdoor meeting spaces enhance the quality of life for all.”

Guiding Principles

- Create a Vibrant, Complete, Mixed Use Community
- Foster a Quality of Place and Design Excellence
- Provide the Opportunity for All to Live in the Hamlet
- Create Unique Commercial Nodes and a Realistic Commercial Plan
- Create Walkable Neighbourhoods
- Provide High Quality Open Spaces
- Protect Heritage Resources
- Create a Supportive Transportation Network

THE TECUMSEH HAMLET VISION 2012

Residential Community Development

- based on creating unique mixed-use neighbourhoods with a diversity of housing options
- low to mid density residential (singles, duplexes, townhouses, apartment walkups, residential above retail)
- low density single family transition to existing low density residential east
- higher density within the mixed-use commercial nodes, surrounding or adjacent to parks, and adjacent to Banwell Road and the Hydro Corridor

North Neighbourhood

- low to mid density residential
- a new neighbourhood park surrounded by townhouses
- semi-detached units north of County Road 22

Hamlet Town Centre: The Gouin Street Commercial Village

- Pedestrian scaled “main street” related commercial along Gouin Main Street as the main gateway into the Hamlet
- anchor commercial development at the Banwell Road and Gouin Main Street gateway
- new civic park (Gouin Common) as the terminus to main street
- new community facility along main street, adjacent to a unique linear open space pedestrian connection that links to the new neighbourhoods north and south

Intersection Drive Neighbourhood

- low to mid density residential
- mid density residential fronting Banwell Road, Intersection Road, and surrounding a new neighbourhood park, and stormwater management / open space facility adjacent to the rail corridor
- new neighbourhood park south surrounded by medium density residential

Hamlet Hydro Corridor

- east-west pedestrian/cycling trails linking to the Windsor Trail Systems east and west

Tecumseh-Windsor Greenway

- new stormwater management ponds along the Desjardin drainage corridor east and west of Banwell Road - incorporated as a major open space feature and trail corridor

Vista Academy Gateway Node

- new south community destination catering primarily to residential development east and west of Banwell including the west Windsor residential development, the school, and the south businesses
- “four corners” gateway development at the intersection, defined by pedestrian oriented plaza commercial, new garden style apartments, and the Vista Academy

Banwell West Neighbourhood

- low to mid density residential
- mid density residential along Banwell Road including townhouses and low-rise garden style apartments
- new neighbourhood park
- Shields Street Extension through neighbourhood

- Integrated parks and neighbourhood community amenity, within a five to ten minute walking distance
- all new parks have frontages all around
- residential development is based on a connected street grid linking existing streets to new roadways and to major collectors

Commercial Development:

- Banwell Road as the easterly limit for big box retail
- mixed commercial/retail to create unique community destinations that are walkable and accessible; create gateways; and provide neighbourhood amenities
- pedestrian oriented street related commercial with residential above where applicable

MaCauliffe Park West Neighbourhood

- low to mid density residential development focused around new open spaces and the Hydro Corridor



Banwell Road

- a more pedestrian oriented, urban cross-section for Banwell Road with four lanes, a green centre median, and a landscaped multi-use pedestrian and bicycle trail development oriented to front along Banwell Road with front doors and street addresses

County Road 42 Mixed-Use Gateway Node

- new townhouse development facing the school and fronting onto a generous treed pedestrian and cycling path linkage to Shields Street and the new neighbourhoods
- street related mixed commercial/residential gateway and new street connection into the Hamlet south
- low-rise walk-up apartments along the new street, transitioning to townhouse and single family development, and a new neighbourhood park

MaCauliffe Park Expansion West

- expansion of the existing sport fields and neighbourhood park activities
- MaCauliffe Woods Park to include additional playing field space and neighbourhood park amenities
- townhouses fronting onto the park with an accessible pedestrian and bicycle pathway/service lane
- east-west pedestrian and bicycle trail connection south of the fields



Townhouses fronting onto green space



Architectural variation



A diversity of housing types



Active civic spaces



Garden apartments



Active main street

East Neighbourhood Development

- low density development with a new neighbourhood park
- new road connections to Lesperance Road and surrounding neighbourhoods
- single family residential - triangle block

Shields Street Extension

- new cross-section for Shields Street as a pedestrian-scaled green scenic drive with sidewalks and enhanced landscaping - green boulevard, multiuse path, and bike lanes
- expansion west of Banwell Road connecting new Hamlet and Windsor residential development
- expansion through MaCauliffe Park as a pedestrian priority zone with enhanced paving and gateway treatment

Vision 2022



This Board reviews the vision and guiding principles that were developed for the Hamlet in 2012, through consultation with key property owners, the community, school boards and other stakeholders. Please confirm if the vision and principles are still relevant today and if there is anything else that needs to be added.

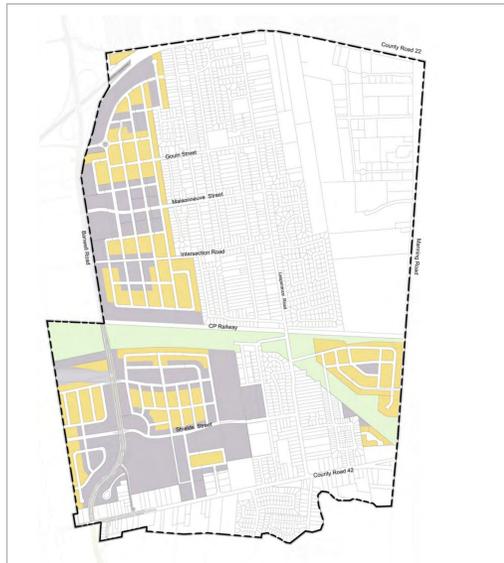
LAND USE PLAN (2012)

This Board depicts the Draft Land Use Plan prepared for the Hamlet in 2012.



Hamlet Town Centre

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



Low Density Residential

- Up to 2-2.5 storeys - singles and semi-detached dwellings
- Permitted density of 15 units/ha

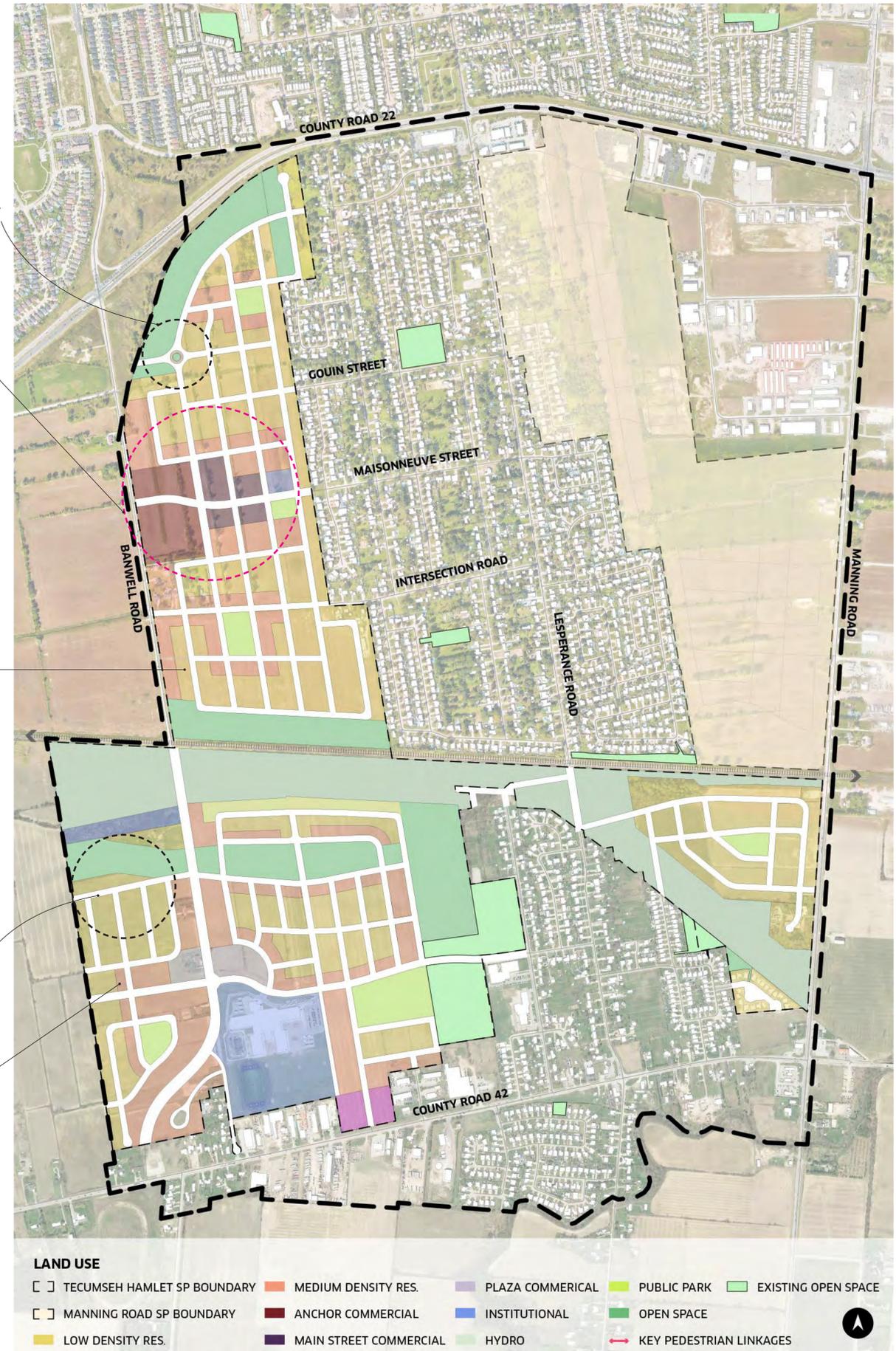


Medium Density Residential

- Up to 3 storeys - multi-residential (townhouses and garden style apartments)
- Permitted density of 35 units/ha

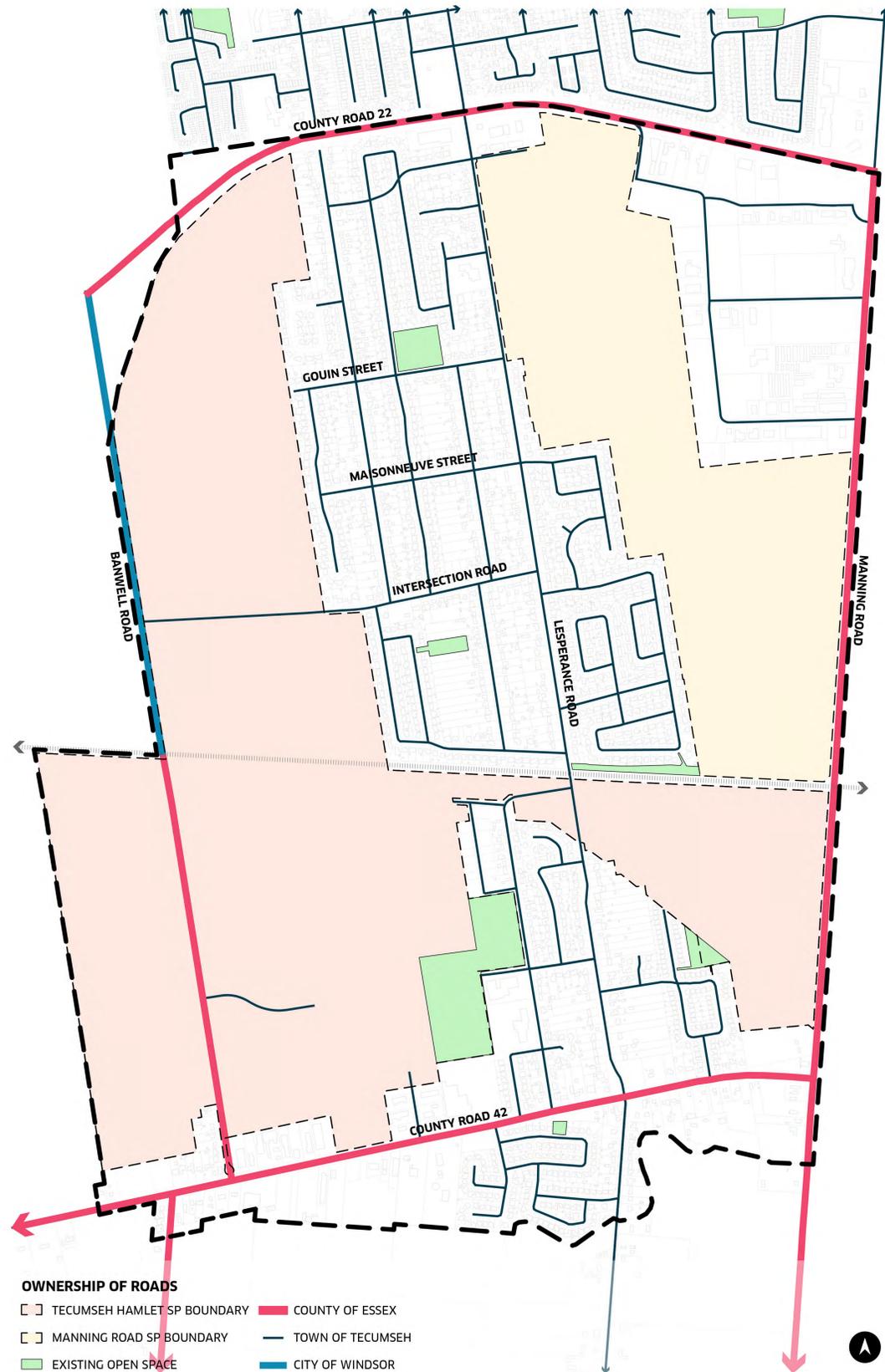
Note the roundabout! It may be different from the last time you saw this plan.

Note the street alignment! It may be different from the last time you saw this plan.

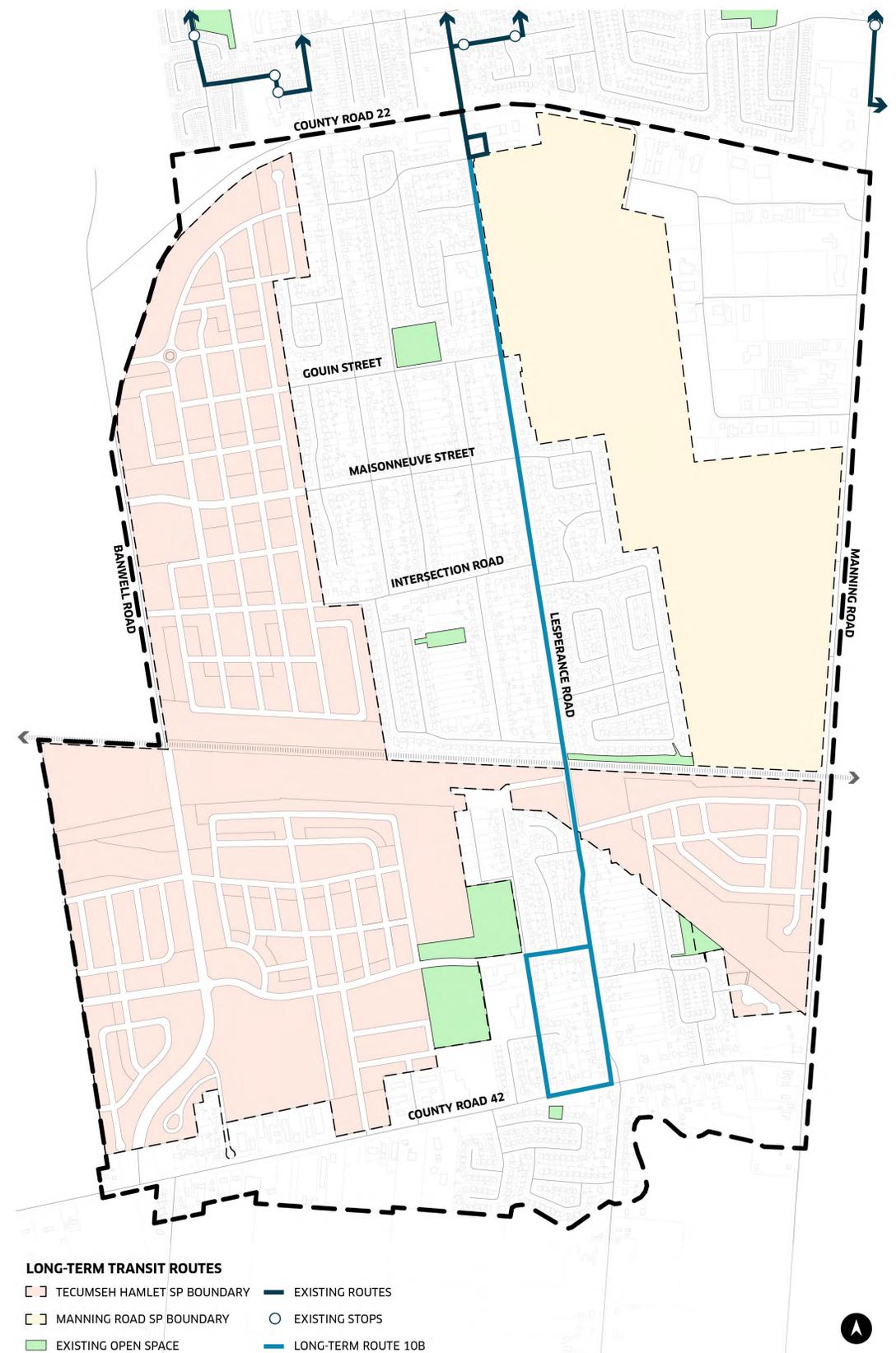


LAND USE			
[]	TECUMSEH HAMLET SP BOUNDARY	[]	MEDIUM DENSITY RES.
[]	MANNING ROAD SP BOUNDARY	[]	ANCHOR COMMERCIAL
[]	LOW DENSITY RES.	[]	MAIN STREET COMMERCIAL
[]	PLAZA COMMERCIAL	[]	INSTITUTIONAL
[]	PUBLIC PARK	[]	HYDRO
[]	EXISTING OPEN SPACE	[]	OPEN SPACE
[]	KEY PEDESTRIAN LINKAGES		

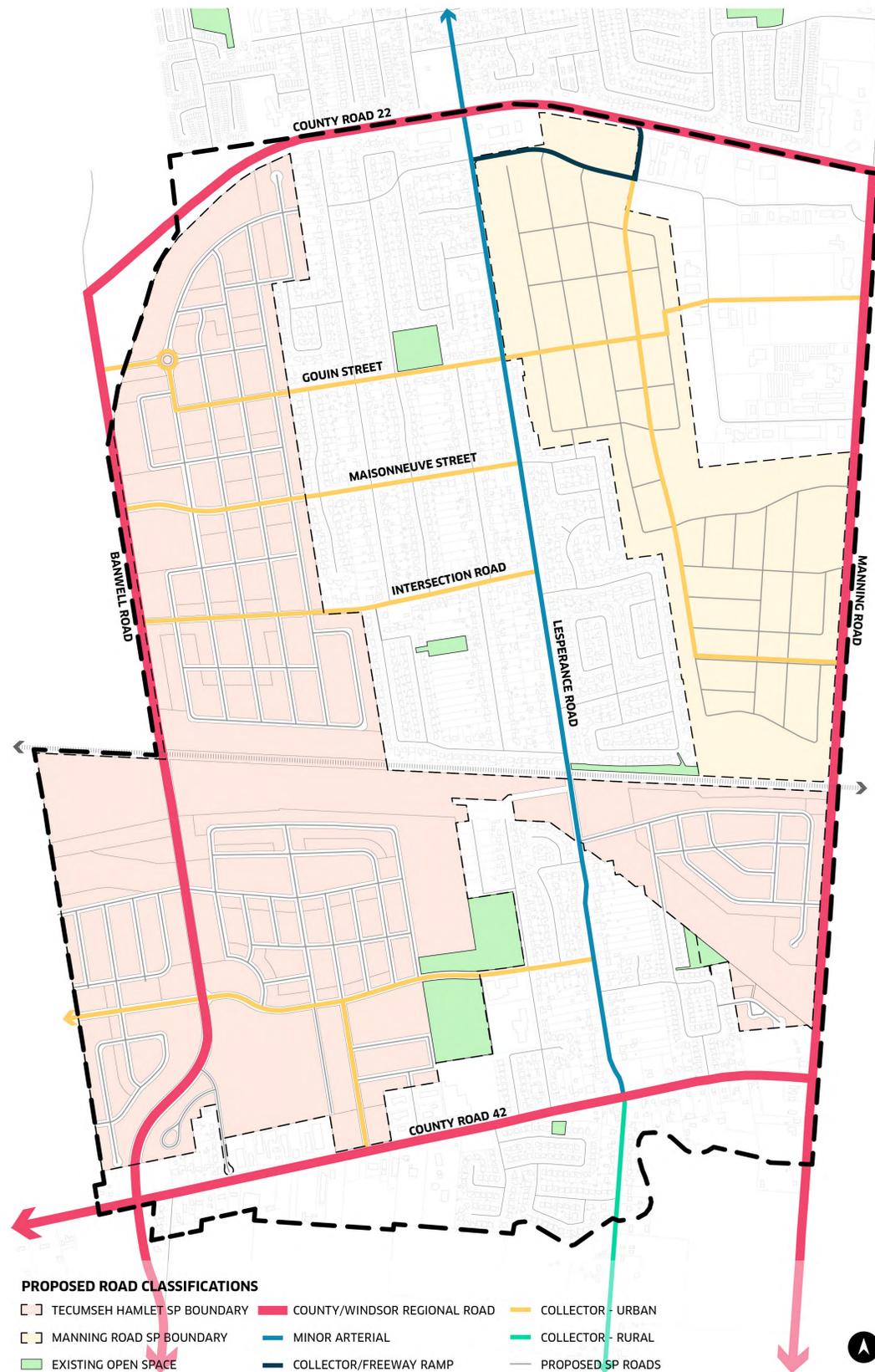
OWNERSHIP OF ROADS (EXISTING)



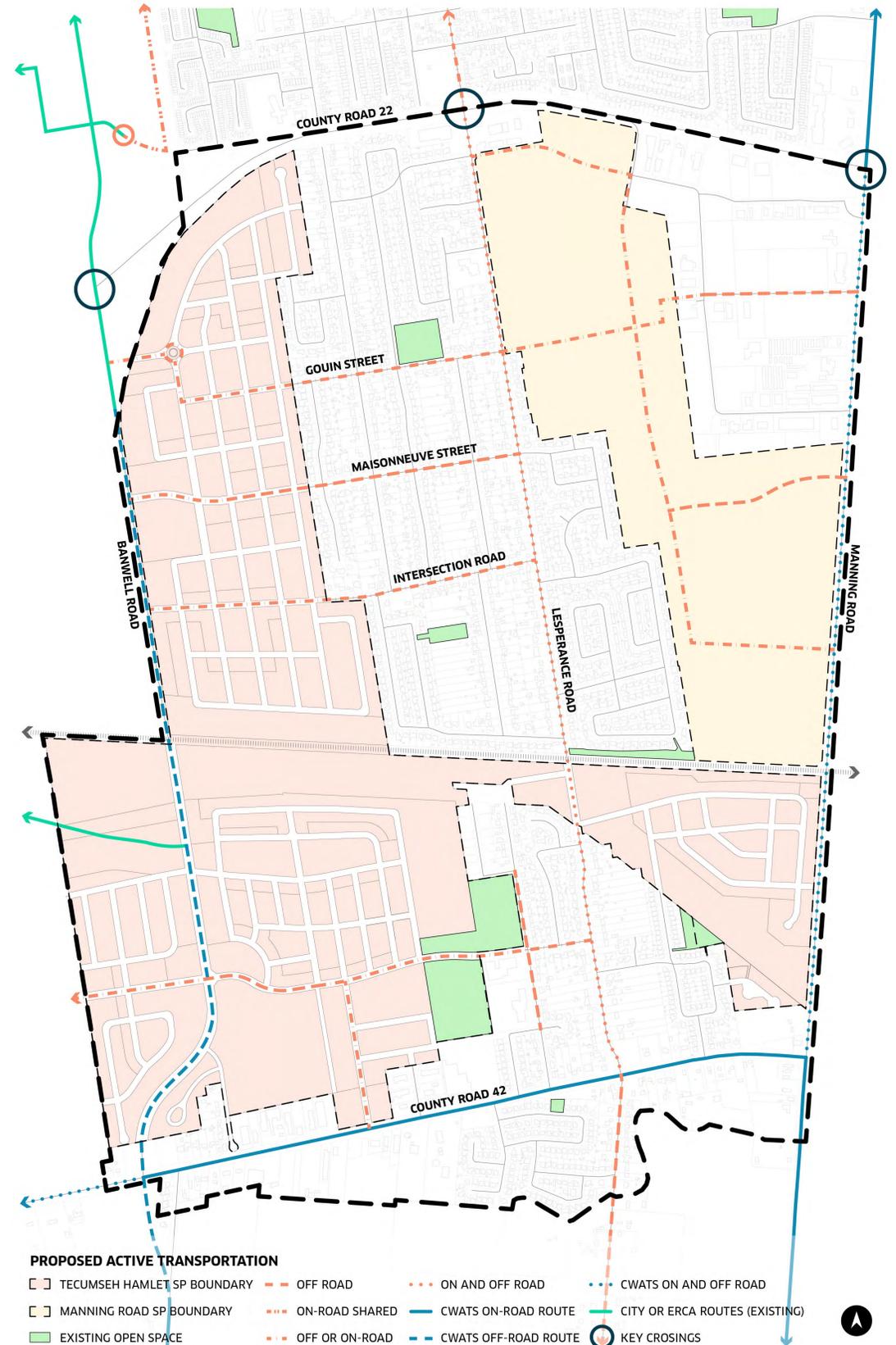
LONG TERM TRANSIT ROUTES (Tecumseh TMP)



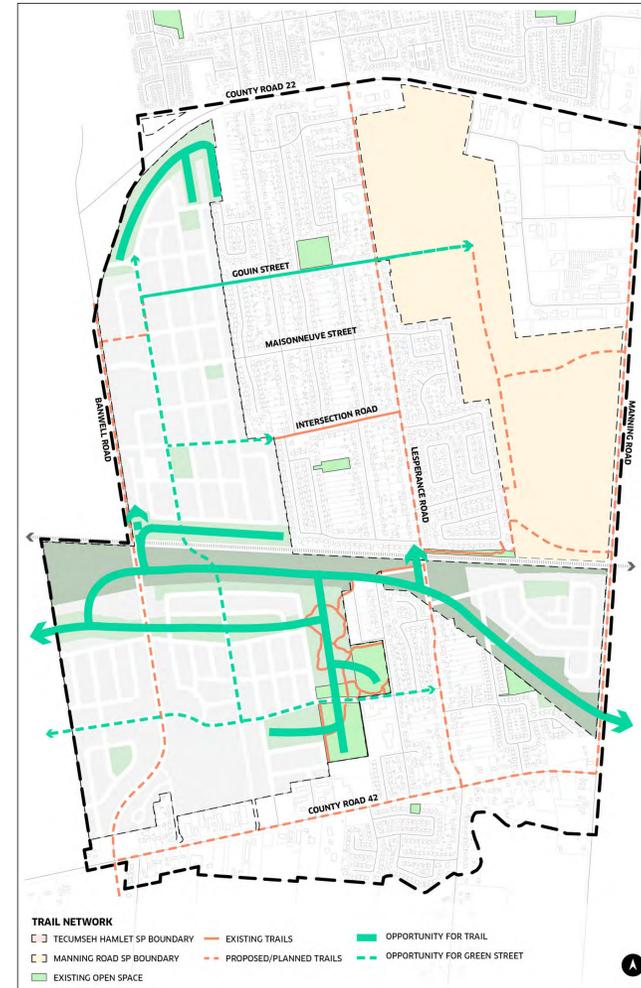
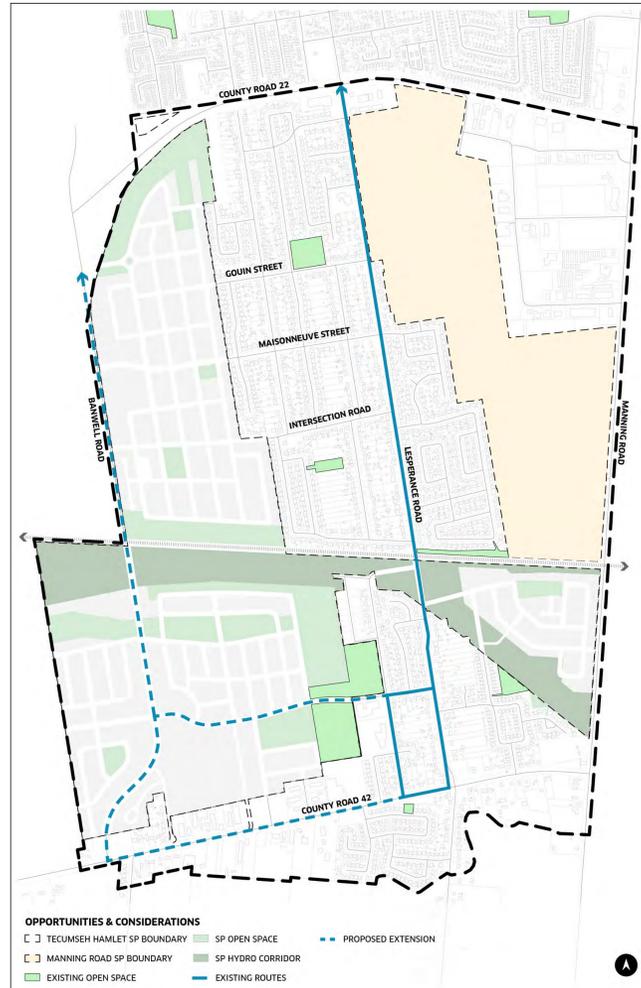
PROPOSED ROAD CLASSIFICATION (2012 SP)



PROPOSED ACTIVE TRANSPORTATION (2012 SP)



OPPORTUNITIES FOR THE HAMLET TODAY:



1 Capitalize on the Battery Plant adjacency and strategically locate increased density around commercial nodes.

2 Expand long-term bus route to South Hamlet Node and Banwell Road

3 Connect all of the open spaces + Hydro corridor with trails and active spaces

4 Strategically locate Stormwater Management Ponds (size to be confirmed)



PROPOSED LAND USE PLAN 2022



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



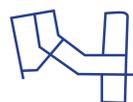
Mid Density Neighbourhoods

- 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



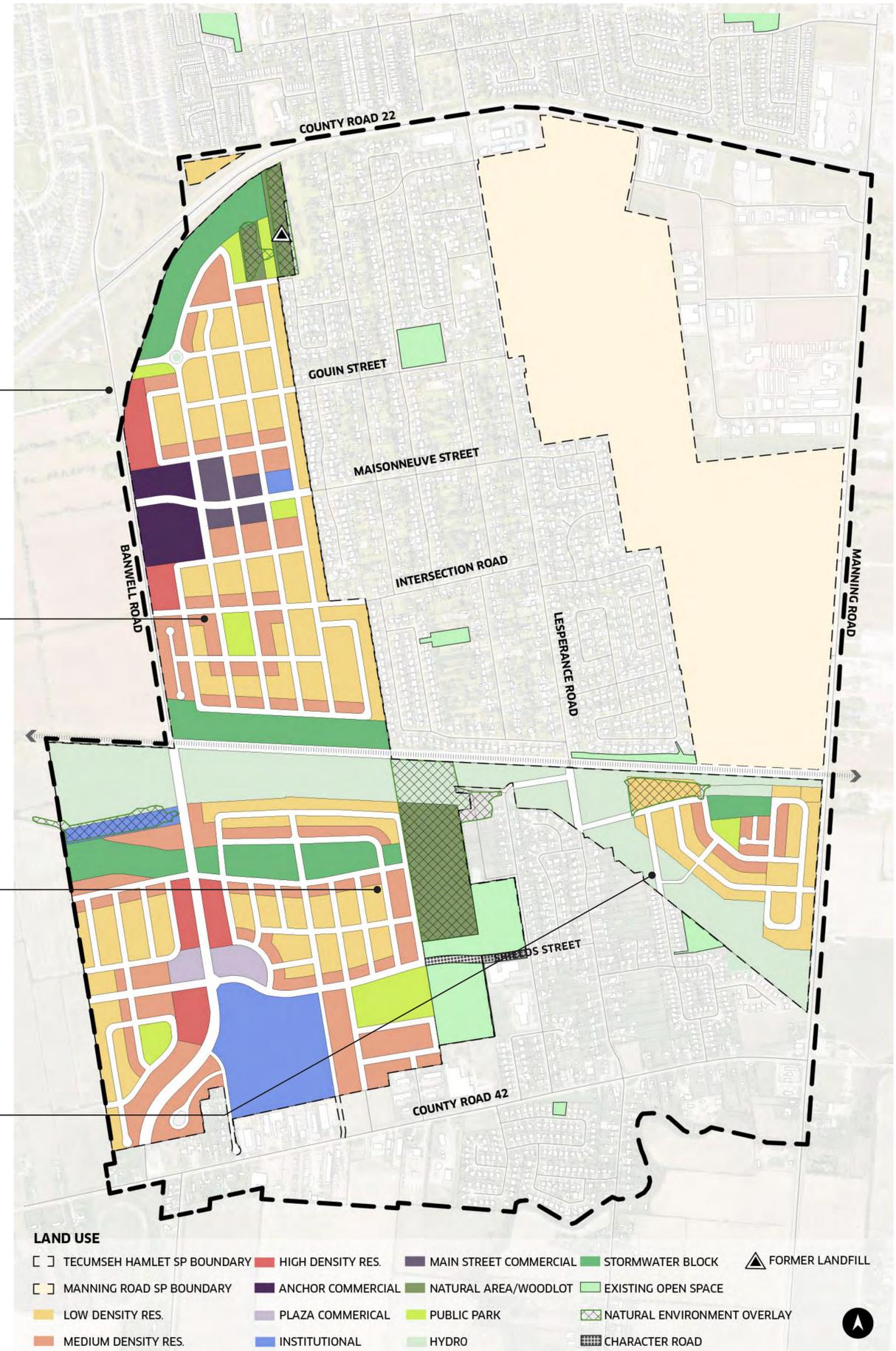
Low Density Neighbourhoods

- Up to 2-2.5 storeys - singles and semi-detached dwellings
- Permitted density up to 20 units/ha

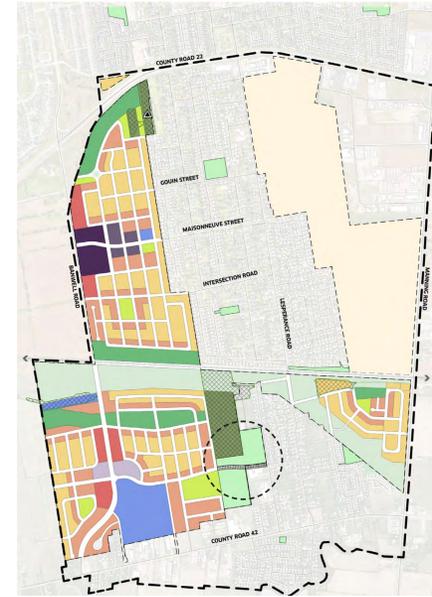
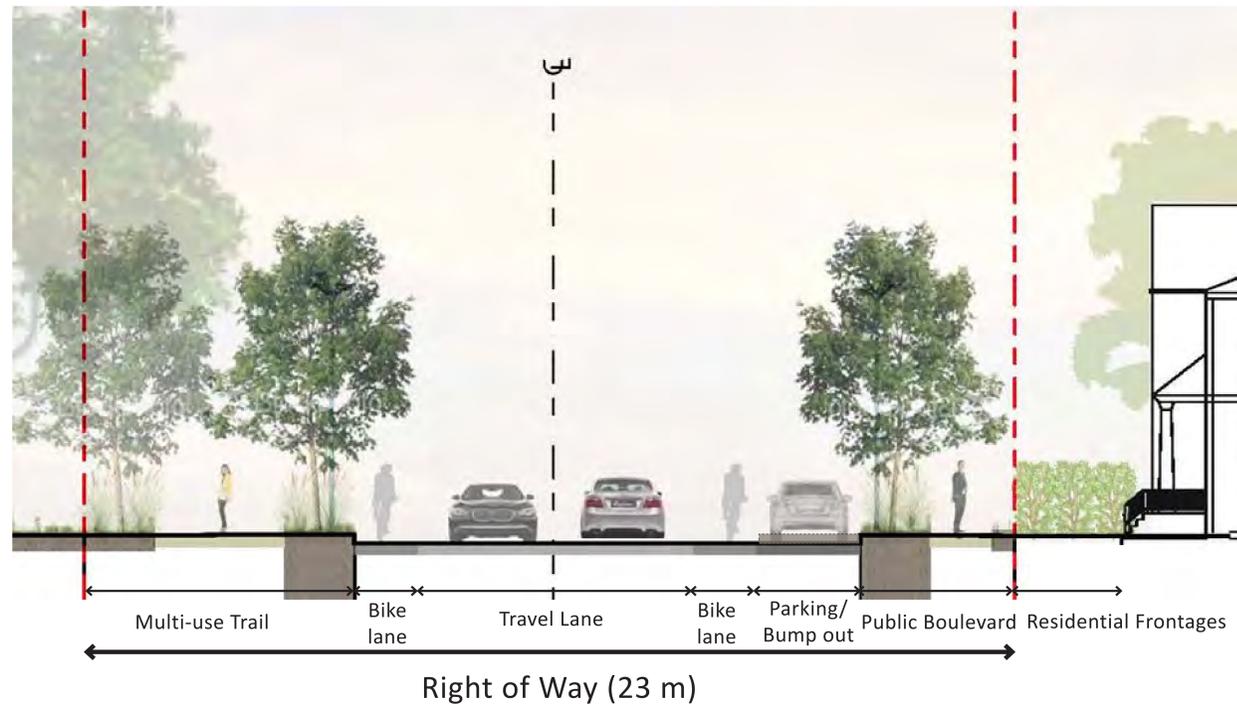


South East Neighbourhood

- Road connection to Manning Road
- New road connections to Lesperance Road and surrounding neighbourhoods
- Naturalized stormwater management pond and neighbourhood park (0.6 ha)
- Low-density neighbourhood with medium density residential (townhouses) fronting the park.



SHIELDS EXTENSION



Shields Street Extension

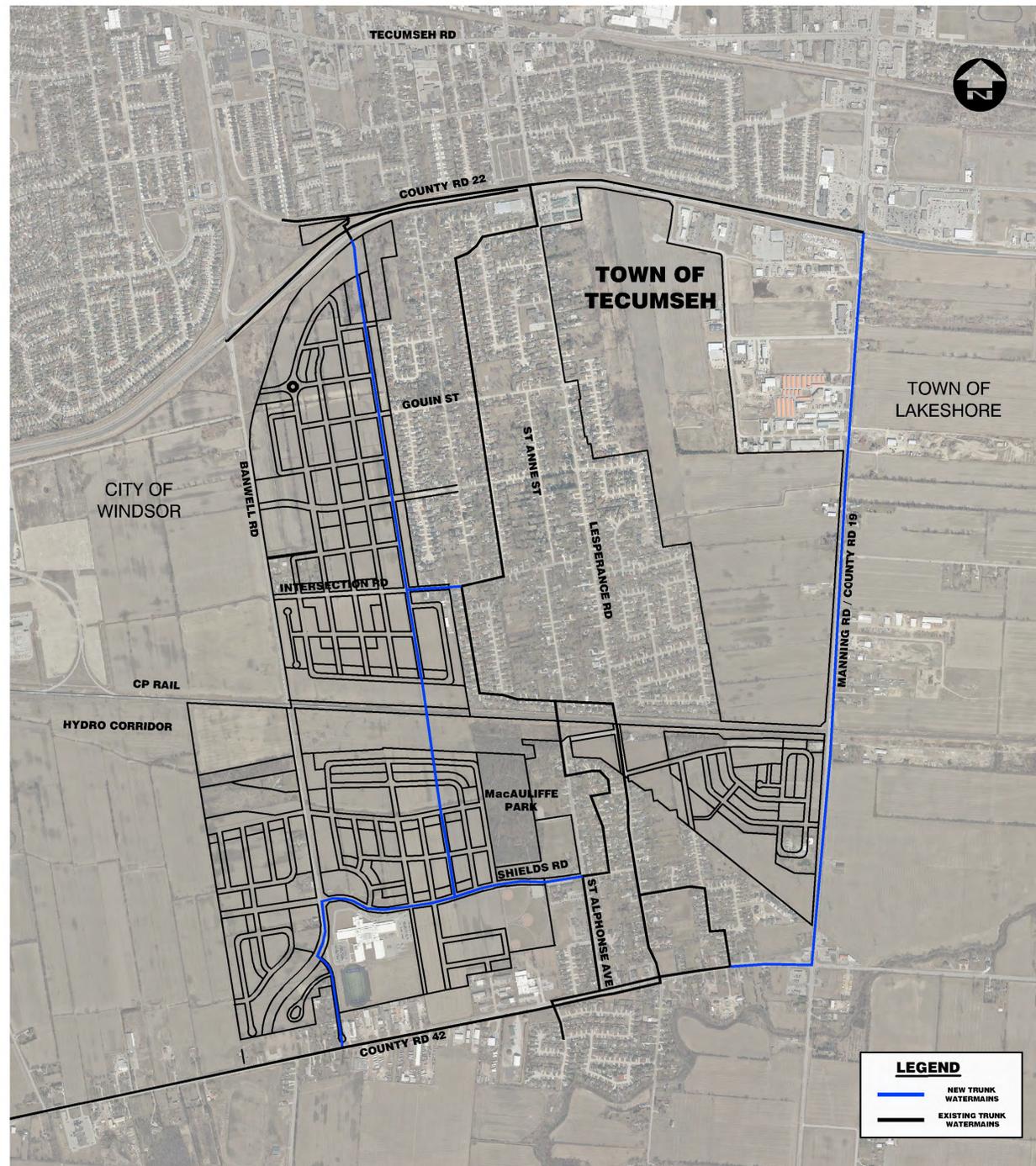
- Enhanced Scenic drive, connecting Banwell Road to Lesperance
- A unique street that integrates the school, the new neighbourhood park, commercial node, and residential development
- A green scenic drive that support medium density residential development and multi-modal transportation
- Enhanced streetscape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

Add your comments

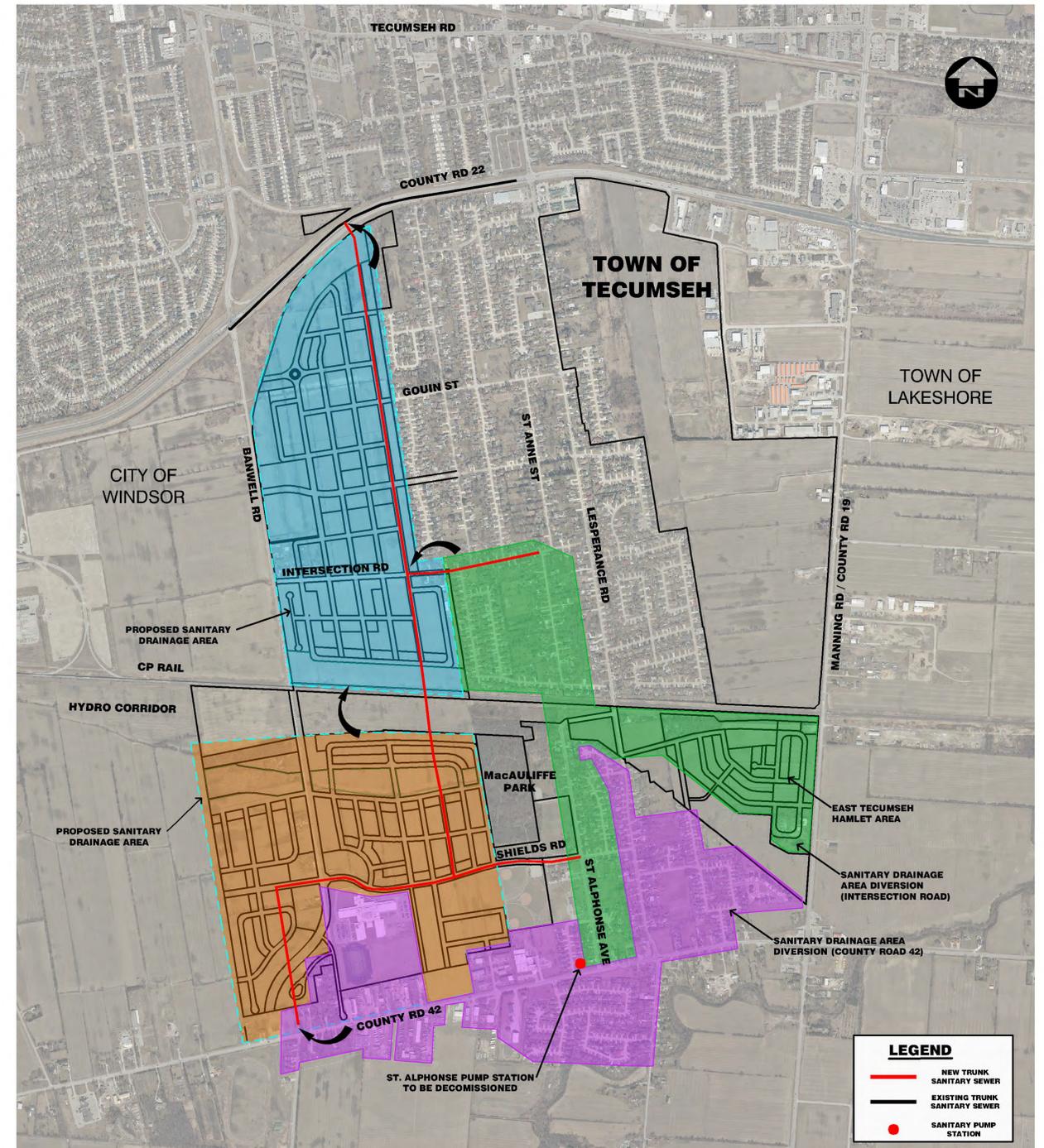


WATER AND WASTEWATER SERVICING STRATEGY

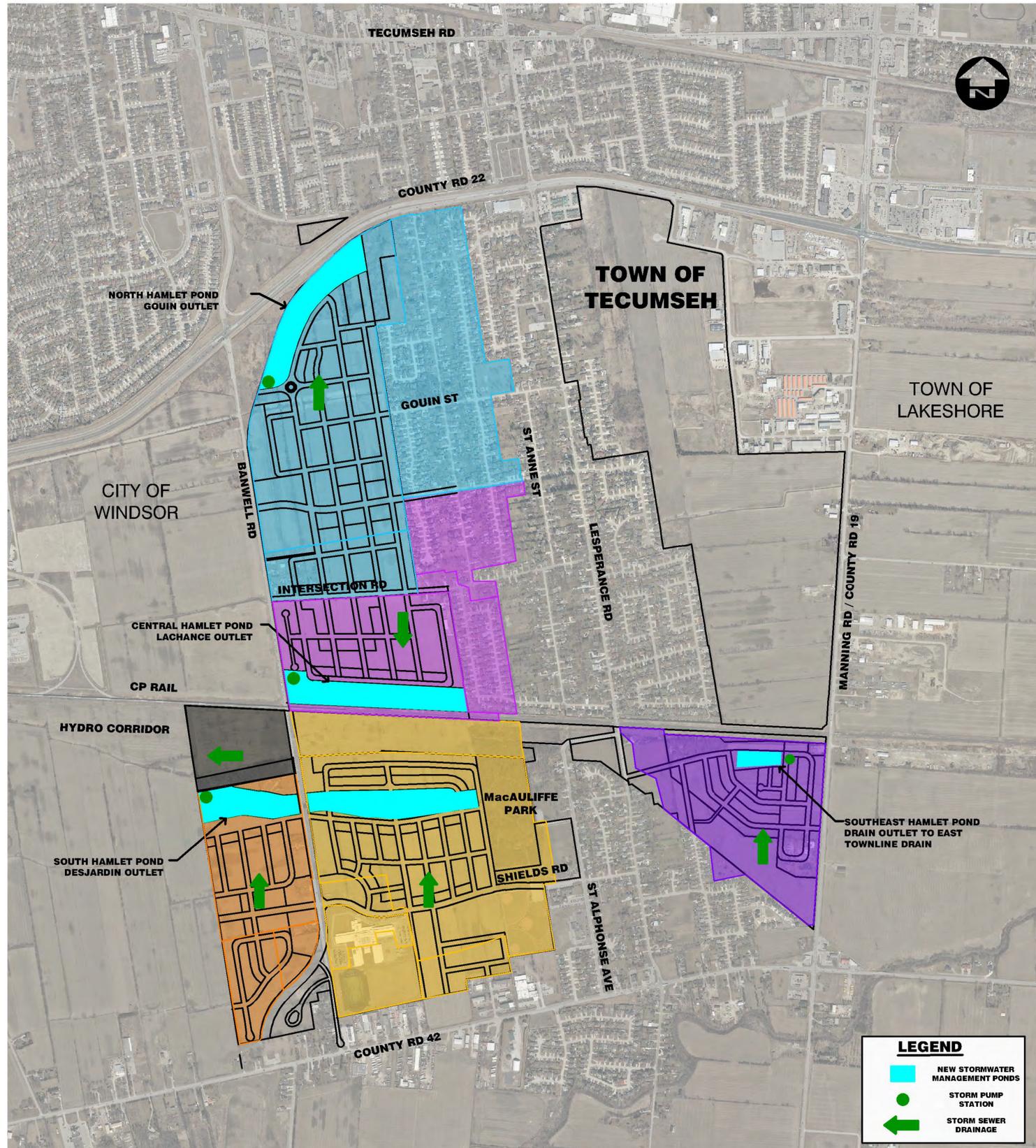
NEW TRUNK WATERMAINS



NEW TRUNK SANITARY SEWERS



STORMWATER MANAGEMENT STRATEGY



PRECEDENT PHOTOS

Residential Uses Fronting Onto Linear Stormwater Management Ponds



Celebration, Florida, United States

Stormwater Management Ponds Integrated with Parks and Trails



Hillside Eco-Park, China



Jiading Shigangmentang Wetland Park, China



Sidney Park, Australia