

## 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

Detailed Design Phase 1  
(Water & Waste Water from CR22 to CP Rail)

Fall  
2023

Secondary Plan Complete

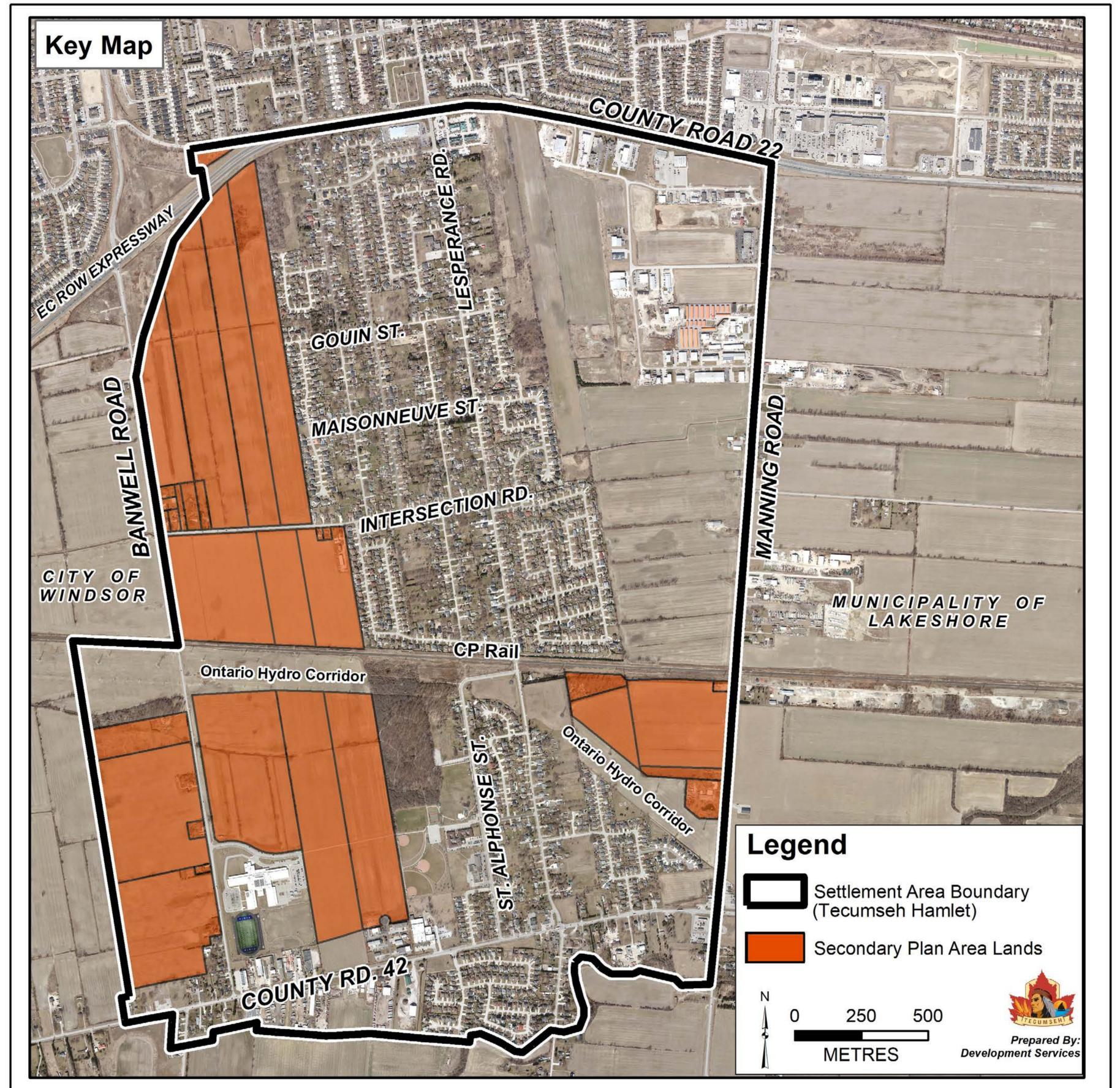
Early  
2024

Functional Servicing Study Complete

Early  
2024

Servicing Construction Target

Early  
2024





## PROPOSED LAND USE PLAN



### 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



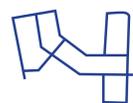
### Mid Density Neighbourhoods

- 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



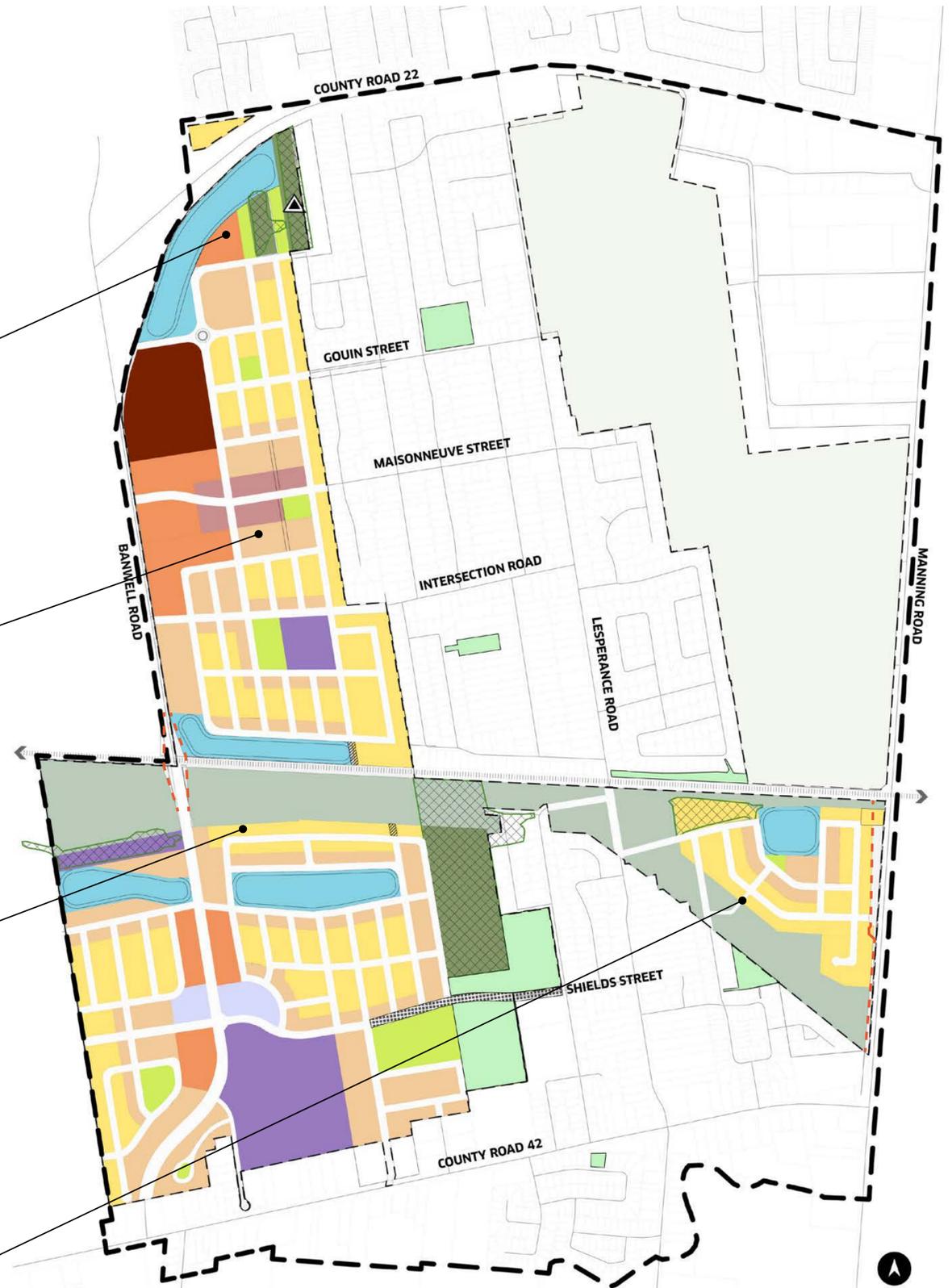
### Low Density Neighbourhoods

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



### South East neighbourhood

- Acceptable alternative layout, subject to Hydro One approval

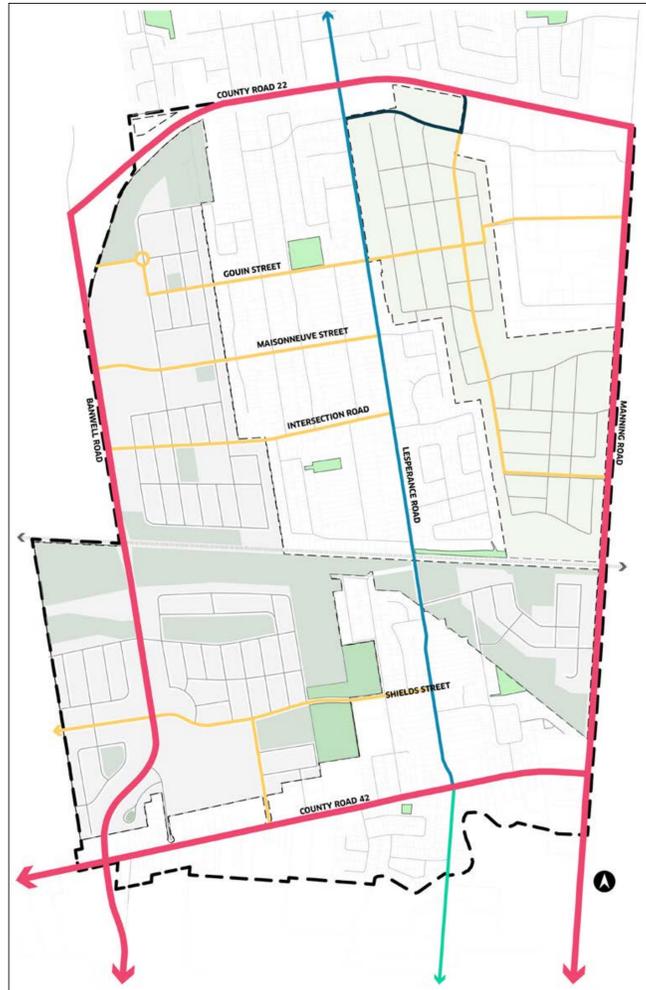


#### LAND USE

TECUMSEH HAMLET SP BOUNDARY	HIGH DENSITY RES.	MAIN STREET COMMERCIAL	STORMWATER BLOCK	FORMER LANDFILL
MANNING ROAD SP BOUNDARY	ANCHOR COMMERCIAL	NATURAL AREA/WOODLOT	EXISTING OPEN SPACE	MAJOR INFRASTRUCTURE CORRIDOR
LOW DENSITY RES.	PLAZA COMMERCIAL	PUBLIC PARK	NATURAL ENV. OVERLAY	ACCOMMODATION FOR GRADE SEPARATION OVER RAILWAY
MEDIUM DENSITY RES.	INSTITUTIONAL	HYDRO	CHARACTER ROAD	



## MOVEMENT FRAMEWORK



**1 Road Hierarchy**  
An interconnected road network in keeping with the County wide road classification system

**2 Pedestrian Network**  
An accessible, safe, convenient, and comfortable pedestrian network

**3 Transit**  
Opportunity to invest in public transit to support the increased density

**4 Cycling Network**  
A comprehensive and connected neighbourhood fabric that encourage cycling

- COUNTY/WINDSOR REGIONAL ROAD
- MINOR ARTERIAL
- COLLECTOR - URBAN
- COLLECTOR - RURAL
- - - PROPOSED SP ROADS

- SIDEWALKS
- - - EXISTING TRAILS
- . . . PLANNED TRAILS (EXISTING MASTERPLANS)
- . . . PROPOSED TRAILS
- ↔ MID-BLOCK CONNECTIONS

- PLANNED ROUTES
- . . . POTENTIAL FUTURE EXPANSION

- EXISTING TRAILS
- . . . PROPOSED TRAILS
- . . . OFF-ROAD
- - - ON-ROAD SHARED
- . . . ON AND OFF-ROAD



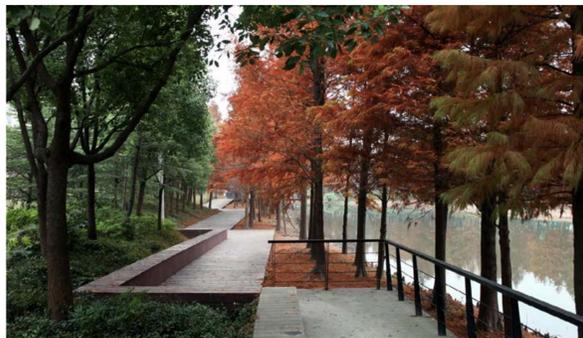
## OPEN SPACE FRAMEWORK



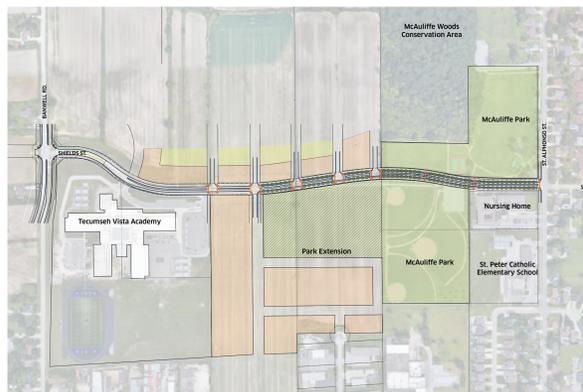
**1**  
**Neighbourhood Parks**  
A network of neighbourhood parks within walking distance of each neighbourhood



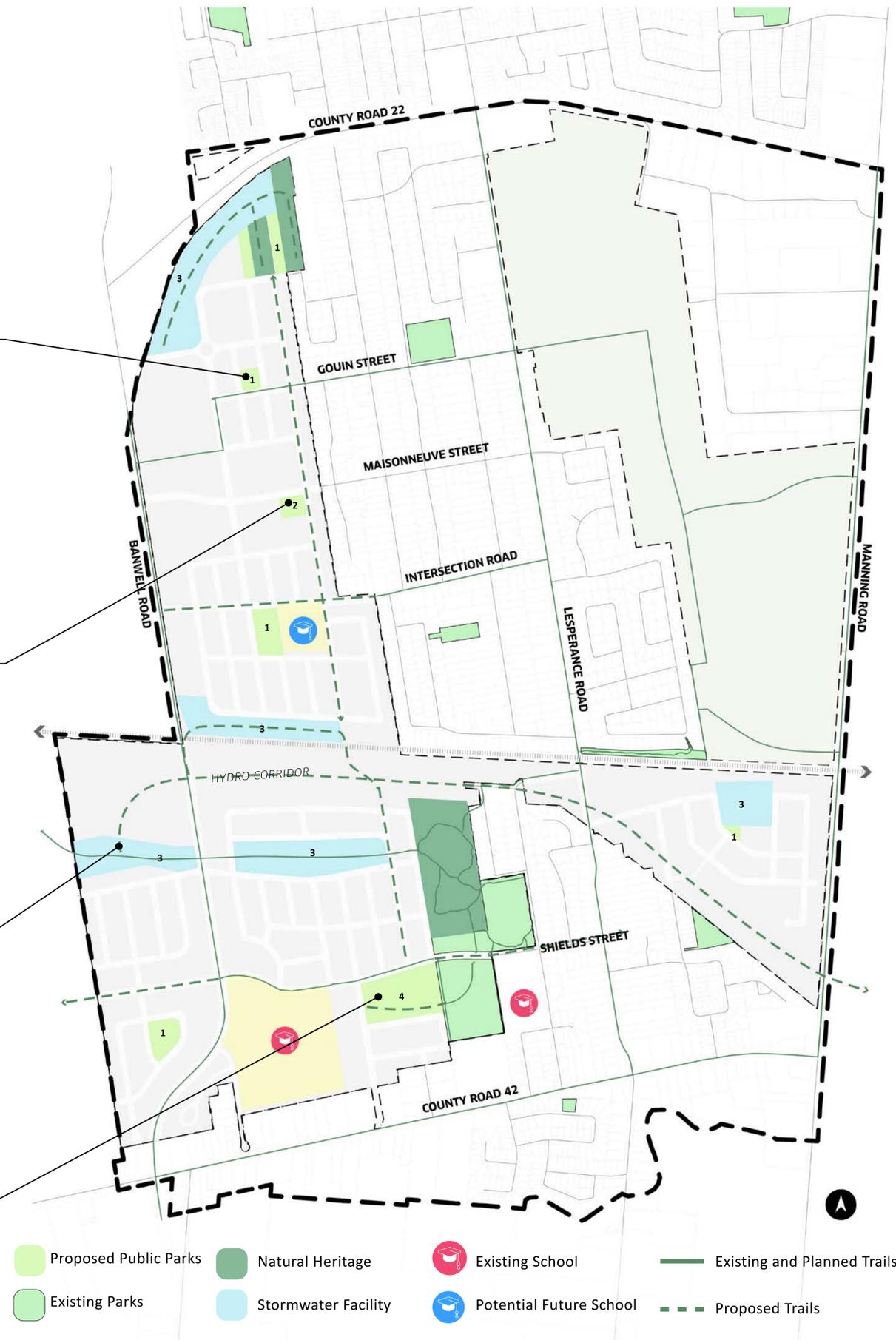
**2**  
**Civic Commons**  
• A civic commons for the Hamlet Town Centre



**3**  
**Stormwater Management Ponds**  
• Stormwater facilities as community amenities, well integrated into open space network



**4**  
**McAulliffe Regional Park**  
• Expansion of McAulliffe Park westerly



## DESIGN WORKSHOP WITH MCAULIFFE SPORTS GROUPS - JULY 10, 2023

### WHAT WE HEARD

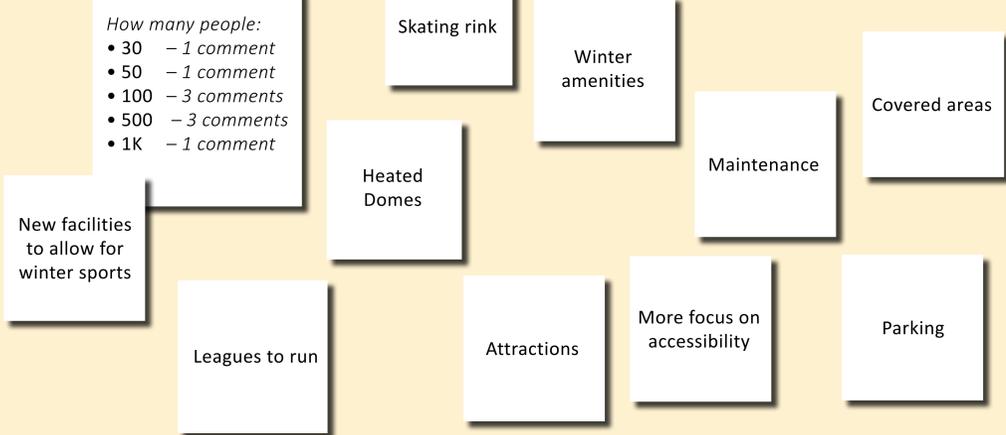
#### 1 Assumptions

What are your assumptions about McAuliffe Park?



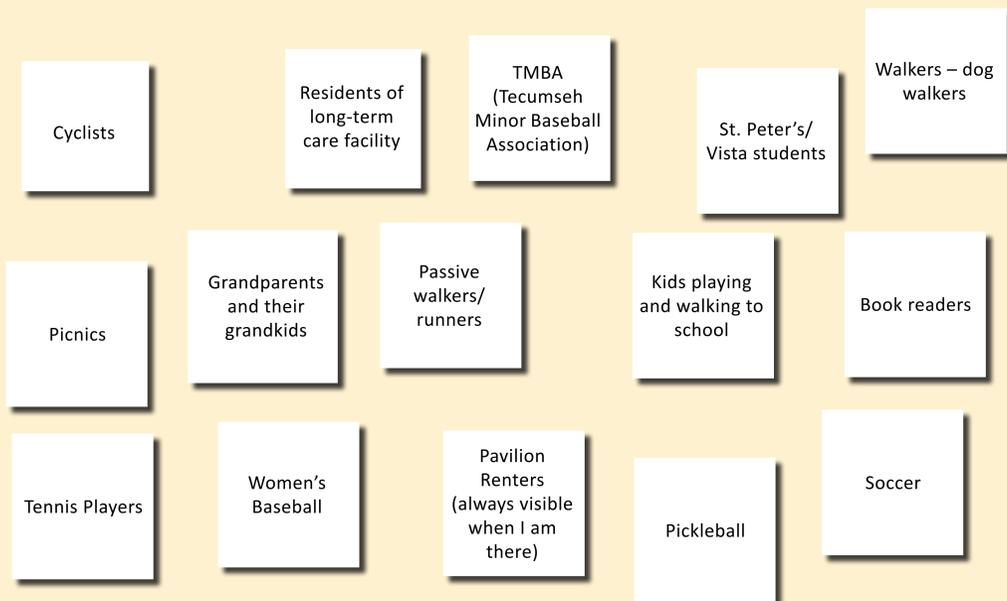
#### 3 Winter Activities

Imagine a winter day in February – how many people would you want to see in McAuliffe Park and what would need to be true for those people to be in the park?



#### 2 Uses

In a re-designed park, who might be the user/user interests in McAuliffe Park?



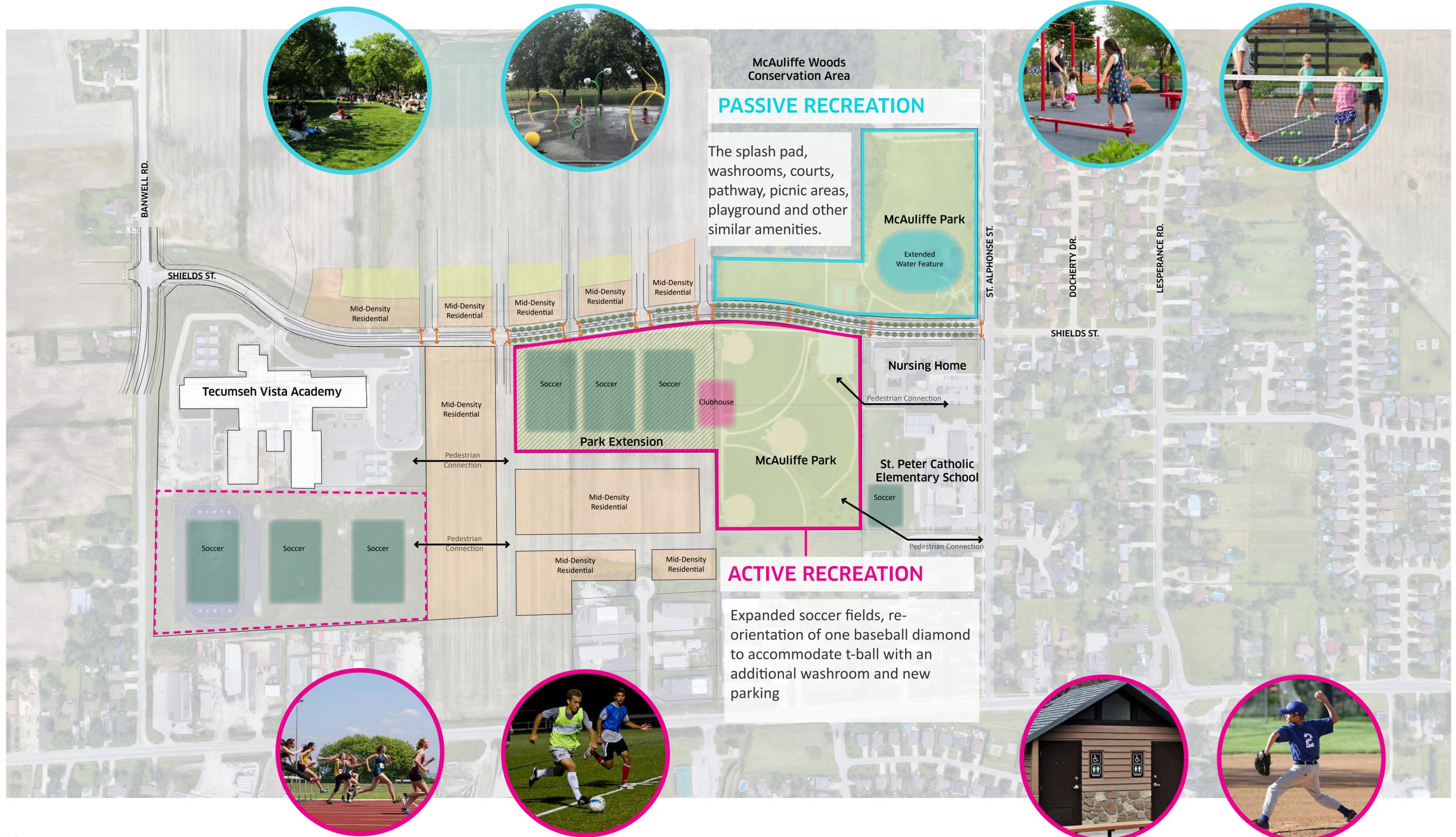
#### 4 Summer Activities

Imagine a summer day in July – how many people would you want to see in the park and what would need to be true for those people to be in the park?



## DESIGN WORKSHOP WITH MCAULIFFE SPORTS GROUPS - JULY 10, 2023

### WHAT WE HEARD





## SHIELDS EXTENSION - LOOKING SOUTHWEST



Existing



Conceptual Rendering - Potential Future of Shields.



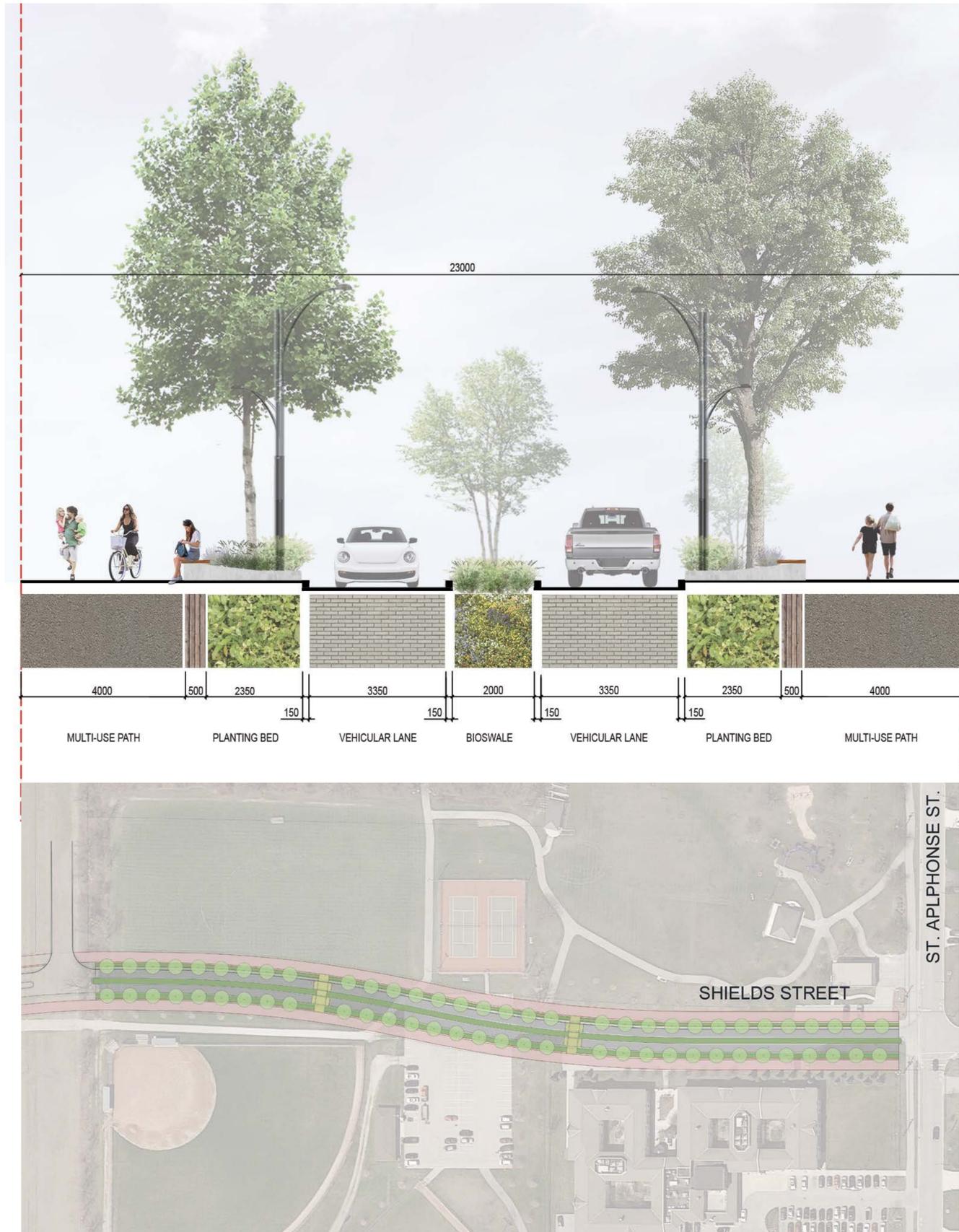
Conceptual Rendering - Potential Future of Shields.





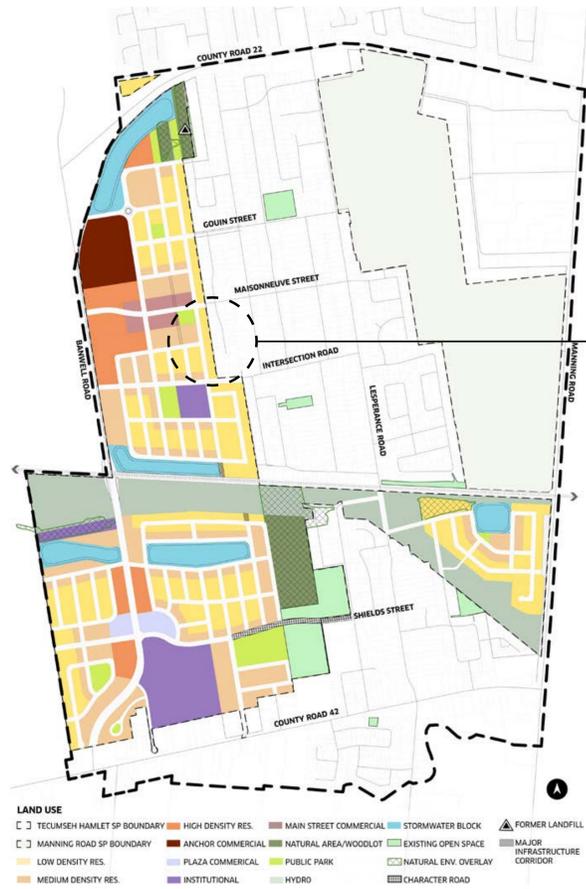
## SHIELDS EXTENSION - CROSS SECTION + PLAN

Add your comments





## TRANSITION TO EXISTING NEIGHBOURHOODS



**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**  
3STOREY MID-DENSITY THAT IS LOCATED A BLOCK OVER, IS NOT VISIBLE.

