

# Tecumseh Hamlet Secondary Plan Area Infrastructure Improvements



Municipal Class Environmental  
Assessment and Functional Design

Public Information Centre #2  
November 27, 2023

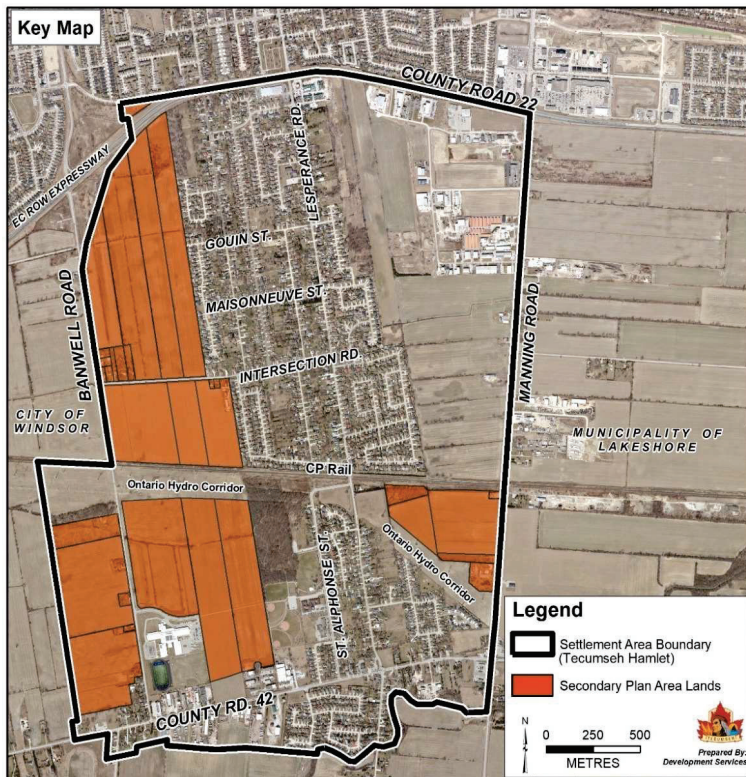


# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



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### Study Purpose

Recommend municipal infrastructure improvements needed to serve future development in the Secondary Plan Area.

### Study Objectives

- ✓ Support development
- ✓ Develop a comprehensive Servicing Plan
- ✓ Projects identified as **recommended** will be approved to proceed with design and construction

### Purpose of PIC #2

To provide opportunity for the public and stakeholders to review and comment on the preliminary preferred design concepts. Assist the Town with finalizing the servicing strategy and proceeding with necessary projects.

### Proposed infrastructure improvements include:

-  Transportation
-  Water
-  Wastewater
-  Stormwater Management



# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



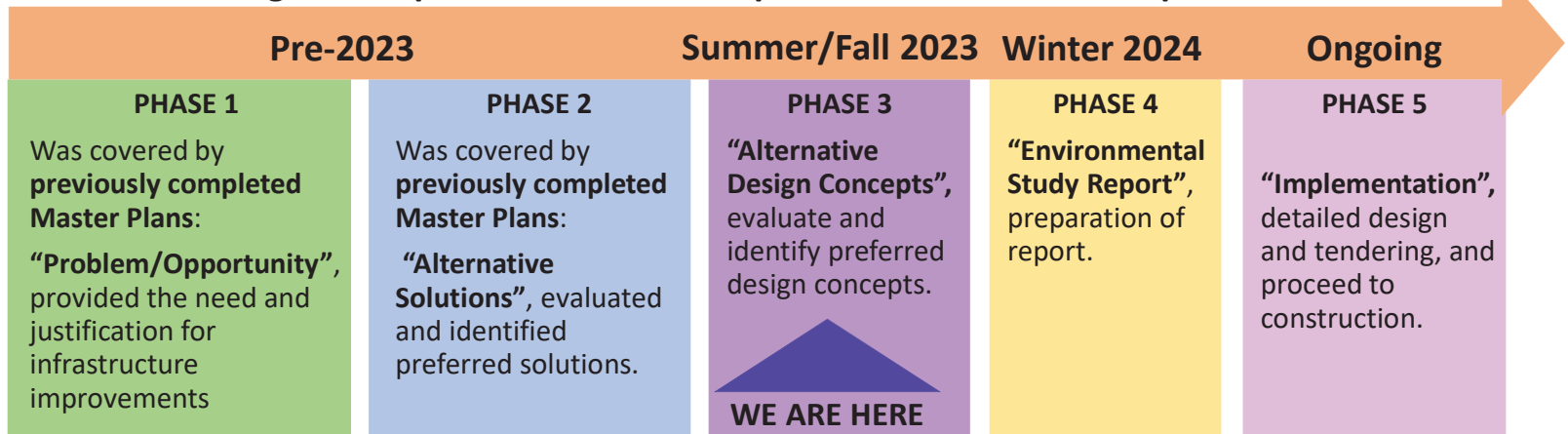
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### Municipal Class EA Process

The **Municipal Class Environmental Assessment (MCEA)** is an approved planning and design process used to ensure that municipal infrastructure projects meet the requirements of the Ontario Environmental Assessment Act.

The Schedule C process is being followed. Phases 1 and 2 of the MCEA were covered by the previously completed Master Plans. This study will address Phases 3 and 4.

**Design Concept Alternatives were presented at PIC # 1 on April 13, 2023.**



**To avoid or minimize adverse impacts, Phase 3 involves:**

- The development and evaluation of Design Concepts to determine the preferred solution;
- The preparation of a detail inventory of the potentially affected environment and impact assessment of the Design Concepts;
- The selection of the preliminary preferred concepts; and
- Public and agency consultation and the selection of the preferred concept.



# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



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### Problem / Opportunity Statement

***Municipal infrastructure including road, water, wastewater and stormwater infrastructure, are required to service new development in the Tecumseh Hamlet Secondary Plan Area.***

***The facilities will be planned and designed to mitigate impacts on the natural heritage environment, water resources, cultural resources and existing municipal infrastructure.***

### Background Studies

#### Site Investigations Completed

- Stage 1 Archaeological Assessment
- Cultural Heritage Assessment
- MTO Landfill - Methane Gas Investigation
- Environmental Condition Assessment

#### Engineering Analysis

- Transportation Impact Study Update
- Stormwater Management Analysis
- Sanitary System Capacity Assessment

### Previously Completed Master Plans:

#### Transportation

- Town of Tecumseh Transportation Master Plan (2017)
- City of Windsor Banwell Road Environmental Assessment (2016)
- County Road 42 and 43 Environmental Assessment (2009)
- County Road 22/19 Environmental Assessment (2009)

#### Water and Wastewater

- Water and Wastewater Master Plan (2019)

#### Stormwater

- Upper Litter River Watershed Drainage and Stormwater Management (SWM) Master Plan (2023)
- Tecumseh Drainage Master Plan (2019)



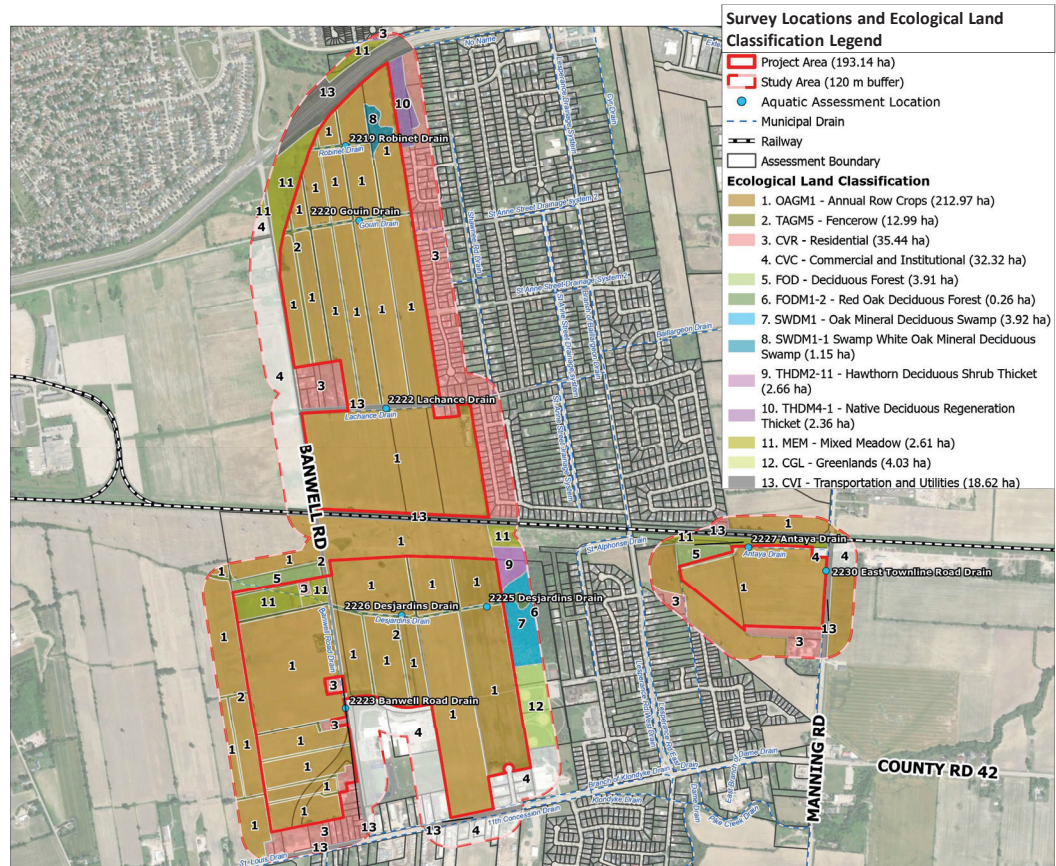
# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



### Natural Environment

- A total of 7 natural communities and 5 cultural communities exist within the Study Area.
- The majority of the Study Area consists of developed cultural communities, most of which are active agricultural lands with annual row crops.
- Based on the existing conditions documented, a total of 15 Species at Risk (SAR) have the potential to occur in the general vicinity of the Study Area including bats, snakes, and vegetation.
- 19 species were incidentally observed within the Study Area during the field surveys undertaken in March 2023, all considered Secure (S5) or Apparently Secure (S4) in the province.



# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



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### Cultural Environment

#### Stage 1 Archaeological Assessment

##### (Fisher Archaeological Consulting, April 2013)

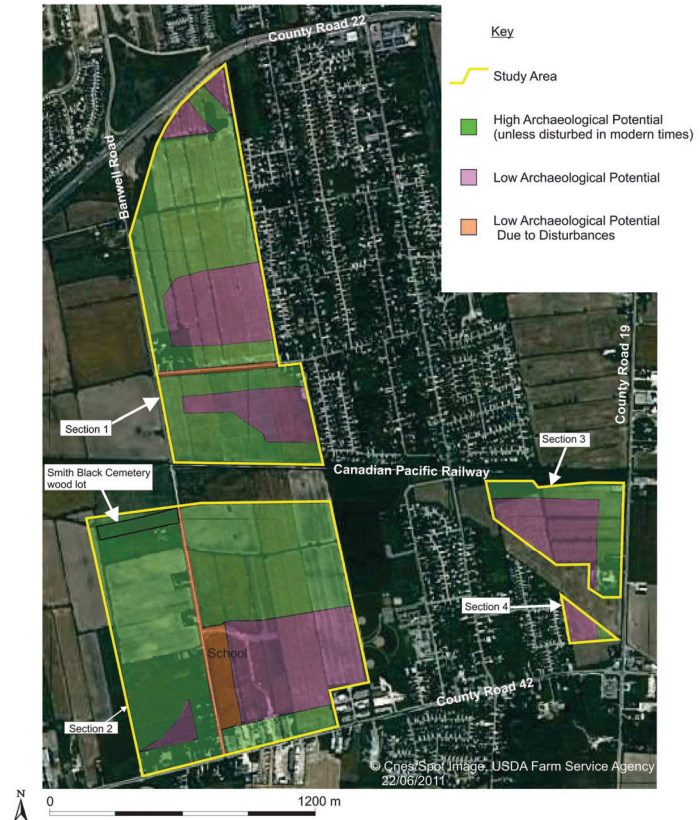
- High potential for archaeological significant resources, including historic Aboriginal, refugee slave Euro-Canadian settlements and the presence of the Smith Black Cemetery on Banwell Road.
- Stage 2 Archaeological Assessment(s) (AA) are required prior to the construction and the development of infrastructure on lands noted within the Stage 1 AA Report.

#### Cultural Heritage Assessment (ASI, August 2023):

##### Built Heritage Resources (BHR) and Cultural Heritage Landscape (CHL) Assessment

A total of 1 known CHL, 3 potential CHLs, 1 potential BHR, and 1 commemorative feature (CF) were identified within the study area as part of the August 2023 study.

- The known CHL is designated under Part IV of The Ontario Heritage Act.
- The study provides a detailed analysis of the potential impacts and proposed mitigation measures for protecting the identified CHLs, BHR, and CF.



# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design

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### Socio-Economic Environment

- This Servicing Plan is being done in conjunction with the **Town's Tecumseh Hamlet Secondary Plan**, Official Plan Amendment.

#### Existing Land Uses, Tecumseh Hamlet

- The Hamlet's existing population is about 5,300
- Land uses consist primarily of single detached residences and some commercial uses, community facilities and parks

#### Provincial Policy Statement (PPS)

- "Settlement Areas" shall be the focus of growth and development
- Full municipal services are the preferred form of servicing
- Municipalities shall consider the wise use and management of natural heritage, water and cultural heritage resources when planning for infrastructure

#### County of Essex and

#### Town of Tecumseh Official Plans

- Both plans direct all non-agricultural development to "Settlement Areas", including the Tecumseh Hamlet, designated for "Future Development"
- The Town's plan projects a population of 32,050, an increase of 8,750 people by 2045
- The County's Official Plan Update projects that the Town's population will be between 35,300 and 42,300 by 2051, significantly higher than previous projections
- Full municipal services are required in "Settlement Areas"

#### Tecumseh Hamlet Secondary Plan

- The Secondary Plan will address the integration of existing and new development, land use distribution, and related infrastructure requirements.
- The plan projects that 1,500 residential units will be built in the Hamlet over the next 10 years, potentially adding more than 3,500 people to this area.

# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



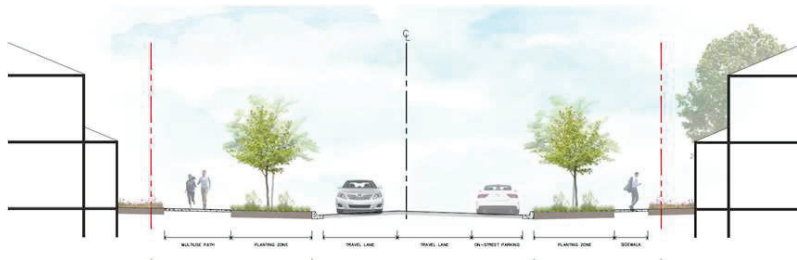
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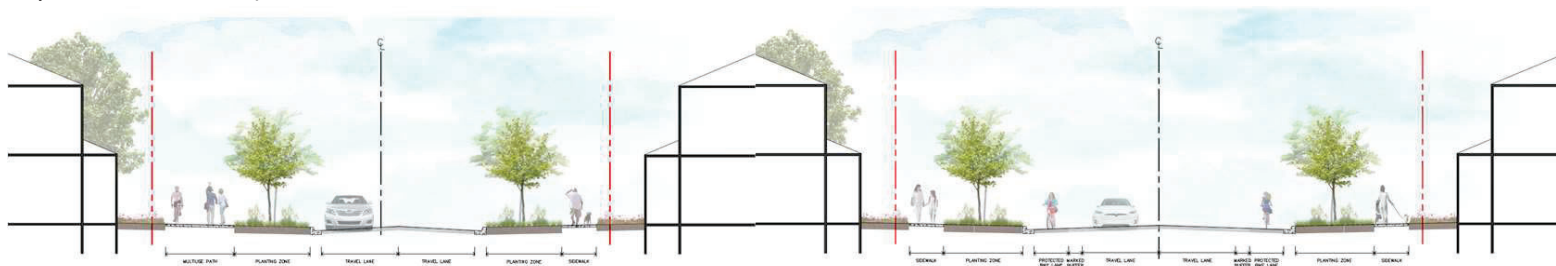
### Transportation

To support the internal road network, accommodate growth and promote connectivity, three Urban Collectors are required north of the CPR Rail Corridor at:

- Gouin Street;
  - Maisonneuve Street; and
  - Intersection Road.
- ✓ Provide 23.0m (75.5ft) right-of-way for future Urban Collector Roads.
  - ✓ Improve existing roadways and provide linkage to Lesperance Road.
  - ✓ Introduce Active Transportation Corridors (pathways for bike and pedestrian traffic).



**Alternative 1: Includes Off-Street Cycling Facilities (Multi-Use Path) and On-street Parking**



**Alternative 2: Includes Off-Street Cycling Facilities (Multi-Use Path) and No Parking**

**Alternative 3: Includes On-Street Cycling Facilities and No Parking**



# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



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### Transportation

Typical Urban Collectors Cross Section:

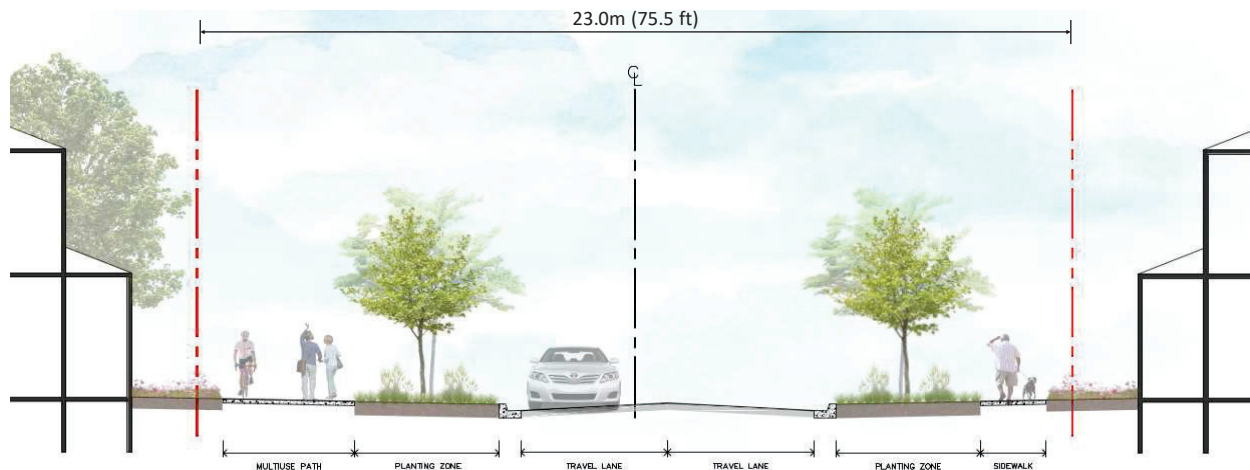
- Commercial Main Street Area shall include provisions for on street parking.

Preliminary Preferred Design Concept



### Preliminary Preferred Design Concept

#### Alternative 2: Includes Off-Street Cycling Facilities (Multi-Use Path) and No On Street Parking



Alternative Design Concepts – Gouin, Maisonneuve and Intersection Collector			
Evaluation Criteria	Design Concept #1 OFF-STREET CYCLING FACILITIES (MUP) AND ON-STREET PARKING	Design Concept #2 OFF-STREET CYCLING FACILITIES (MUP) AND NO PARKING	Design Concept #3 ON-STREET CYCLING FACILITIES AND NO PARKING
Natural Environment	●	●	●
Socio-Cultural Environment	◐	◐	◐
Financial Factors	◑	●	◑
Technical Factors	◐	◑	◐
OVERALL SUMMARY	Least Preferred	Most Preferred	Somewhat Preferred

● Most Preferred

◐ More Preferred

◑ Somewhat Preferred

○ Less Preferred

○ Least Preferred

# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design

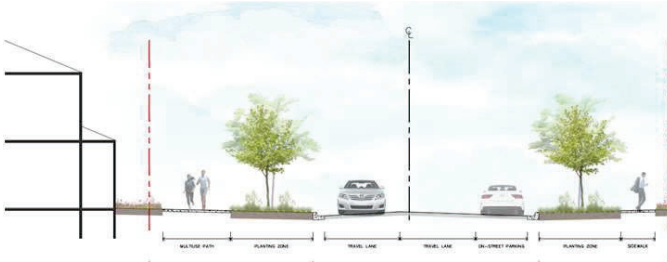


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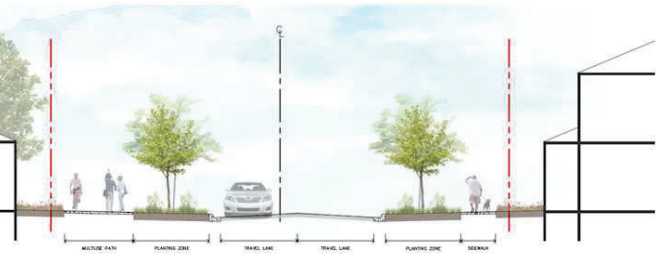


### Transportation - Shields Street (Collector)

To support the internal road network, a 23.0m (75.5ft) wide Urban Collector is required south of the CPR Rail Corridor at Shields Street.



**Alternative 1: Includes Off-Street Cycling Facilities (Multi-Use Path) and On-street Parking**



**Alternative 2: Includes Off-Street Cycling Facilities (Multi-Use Path) and No Parking**



**Alternative 3: Includes On-Street Cycling Facilities and No Parking**



**Alternative 4: Includes Off-Street Cycling Facilities (Multi-Use Path), No Parking, and Bio Swale Median**

# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design

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### Transportation - Shields Street (Collector)

- ✓ Roadway will be integrated into the enhanced McAuliffe Regional Park Improvements.
- ✓ Designated Pedestrian Crossover signals will be used.
- ✓ Raised planters and wayfinding signage will be used to assist movement of pedestrians and cyclists.
- ✓ Refer to the Secondary Plan PIC #3 for more details.

Preliminary Preferred Design Concept



**Preliminary Preferred Design Concept**  
**Alternative 4: Includes Off-Street Cycling Facilities**  
**(Multi-Use Path), No Parking, and Bio Swale Median**



Evaluation Criteria	Alternative Design Concepts – Shields Street Collector			
	Design Concept #1 Off-Street Cycling Facilities and On-street Parking	Design Concept #2 Off-Street Cycling Facilities and No Parking	Design Concept #3 On-Street Cycling Facilities and No Parking	Design Concept #4 Off-Street Cycling Facilities, No Parking, and Bio Swale Median
Natural Environment	●	●	●	●
Socio-Cultural Environment	●	●	●	●
Financial Factors	●	●	●	●
Technical Factors	●	●	●	●
OVERALL SUMMARY	Least Preferred	More Preferred	Somewhat Preferred	Most Preferred
● Most Preferred	● More Preferred	● Somewhat Preferred	● Less Preferred	○ Least Preferred

# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



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### Water Servicing

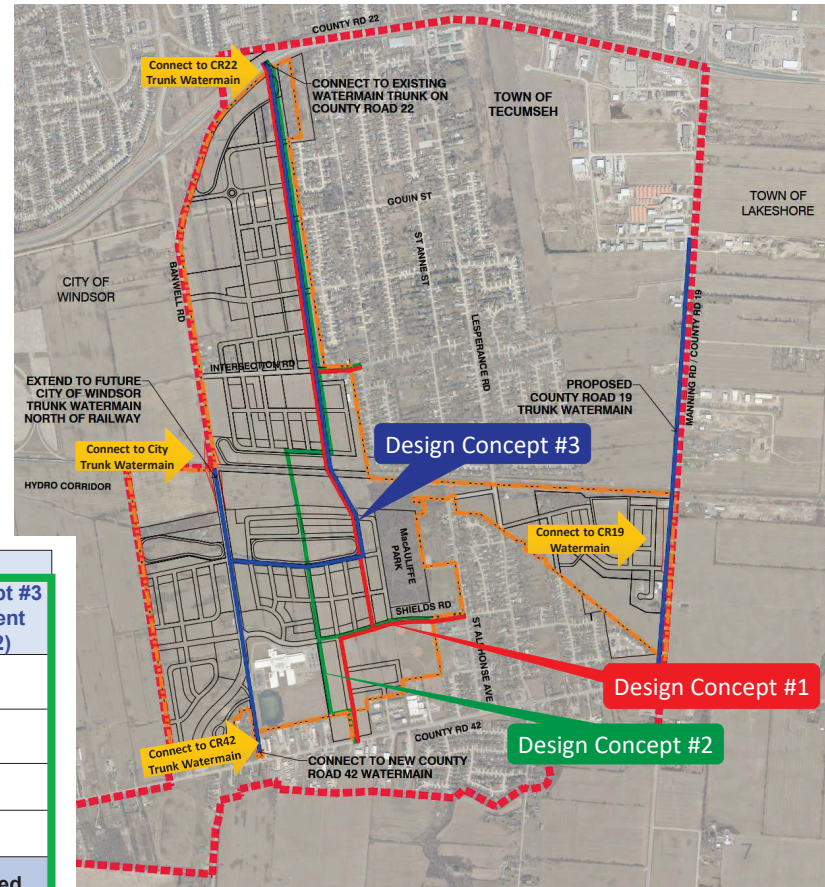
- ✓ Provide water service for future development area.
- ✓ New interconnection with the City of Windsor's Trunk watermain on Banwell Road.
- ✓ Improved water circulation and servicing capabilities for existing and future areas to satisfy the Water and Wastewater Master Plan.

Preliminary Preferred  
Design Concept



- Most Preferred
- ◐ More Preferred
- ◑ Somewhat Preferred
- ◒ Less Preferred
- Least Preferred

Evaluation Criteria	Alternative Design Concepts		
	Design Concept #1 East alignment (Odessa/CR42)	Design Concept #2 Center Alignment (Odessa/CR42)	Design Concept #3 West Alignment (CR43/CR42)
Natural Environment	◑	◐	◐
Socio-Cultural Environment	◑	◑	◑
Financial Factors	◑	◑	◐
Technical Factors	◑	◑	●
OVERALL SUMMARY	Less Preferred	Least Preferred	Most Preferred





# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design

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### Wastewater Servicing

- ✓ Provide wastewater service for future development area.
- ✓ Redistribute wastewater flows to provide relief for the existing developed areas.
- ✓ Utilize updated design criteria and population densities that considers impacts of wet weather on the system.

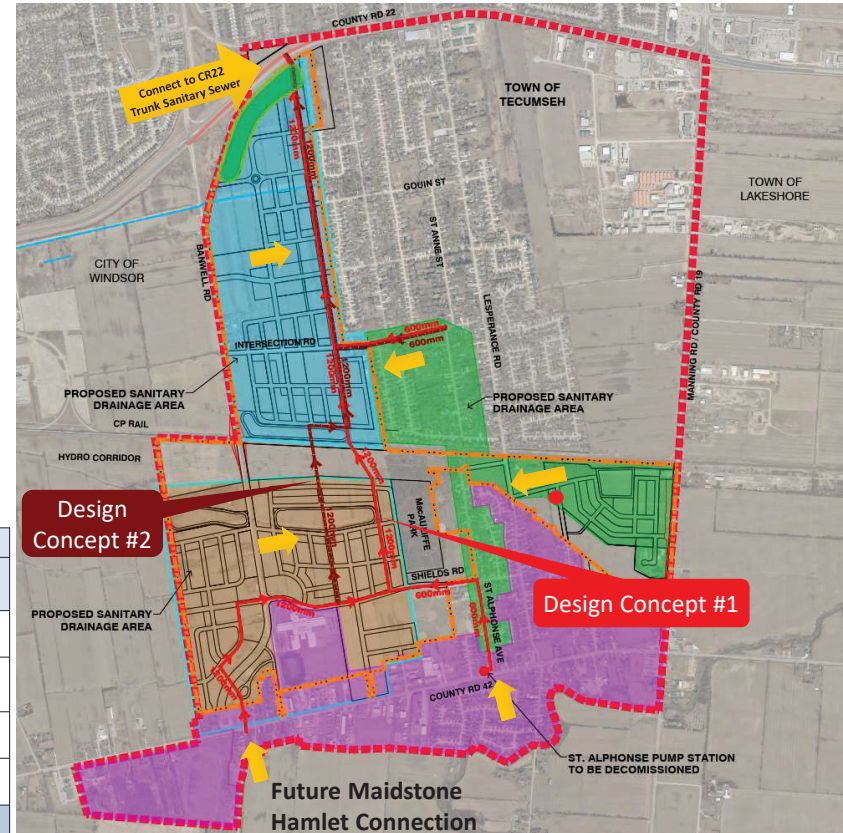
#### LEGEND

- URBAN AREA BOUNDARY
- TECUMSEH HAMLET STUDY AREA BOUNDARY
- NEW TRUNK SANITARY SEWER DESIGN CONCEPT #1
- NEW TRUNK SANITARY SEWER DESIGN CONCEPT #2
- EXISTING TRUNK SANITARY SEWER
- SANITARY PUMP STATION
- Sewage Flow Contribution

Evaluation Criteria	Alternative Design Concepts	
	Design Concept #1 Central Alignment	Design Concept #2 West Alignment
Natural Environment	●	●
Socio-Cultural Environment	●	●
Financial Factors	●	●
Technical Factors	●	●
OVERALL SUMMARY	Most Preferred	Least Preferred

**Preliminary Preferred Design Concept**

● Most Preferred    ● More Preferred    ○ Somewhat Preferred    ○ Less Preferred    ○ Least Preferred



# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



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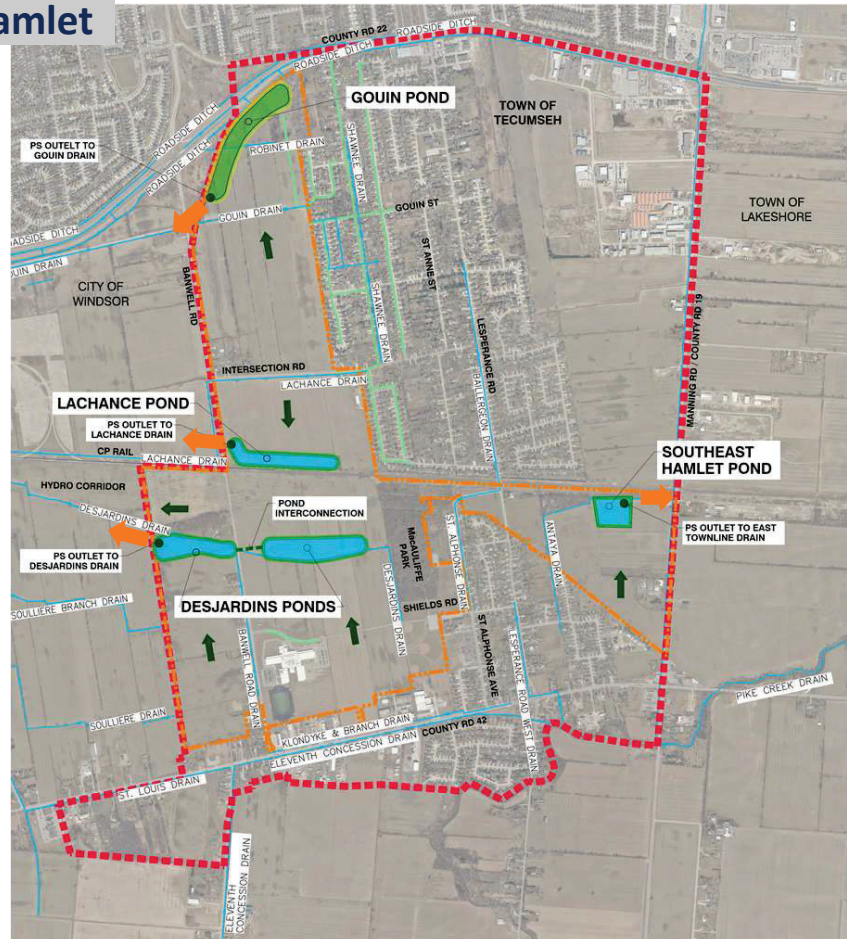
### Stormwater Management West Hamlet

In accordance with the Upper Little River Stormwater Management Environmental Assessment, the recommended solution includes implementation of stormwater management facilities that will;

- ✓ Provide quality and quantity control of runoff to protect the upper reaches of the Little River drain.
- ✓ Require three (3) 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).

#### LEGEND

- URBAN AREA BOUNDARY
- TECUMSEH HAMLET STUDY AREA BOUNDARY
- WET STORMWATER MANAGEMENT POND
- STORM PUMP STATION
- ← STORM SEWER DRAINAGE
- DRY STORMWATER MANAGEMENT POND
- ← CONTROLLED OUTLET



# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



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### Stormwater Management West Hamlet

#### Wet Pond

- ✓ Provide water quality control and quality control, to mitigate the need for upstream quality control measures which are costly and difficult to maintain to ensure proper effectiveness.
- ✓ Can be incorporated into natural spaces and provide natural environment linkages.
- ✓ Meets SWM Regional and provincial guidelines.
- ✓ Must consist of features to mitigate waterfowl due to proximity with the Airport.

#### Dry Pond

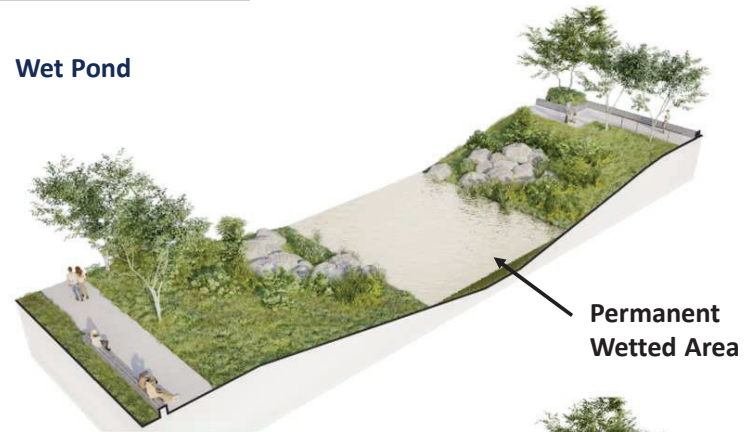
Gouin Pond is within the Windsor Airport Runway Approach Zone, therefore a Dry Pond is recommended to discourage the presence of waterfowl. Upstream quality control measures shall be accommodated accordingly.

Both dry and wet facilities would have similar footprints and both will include natural features, waterfowl mitigation measures and sediment and erosion control.

Preliminary Preferred  
Design Concept



Wet Pond



Dry Pond





# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



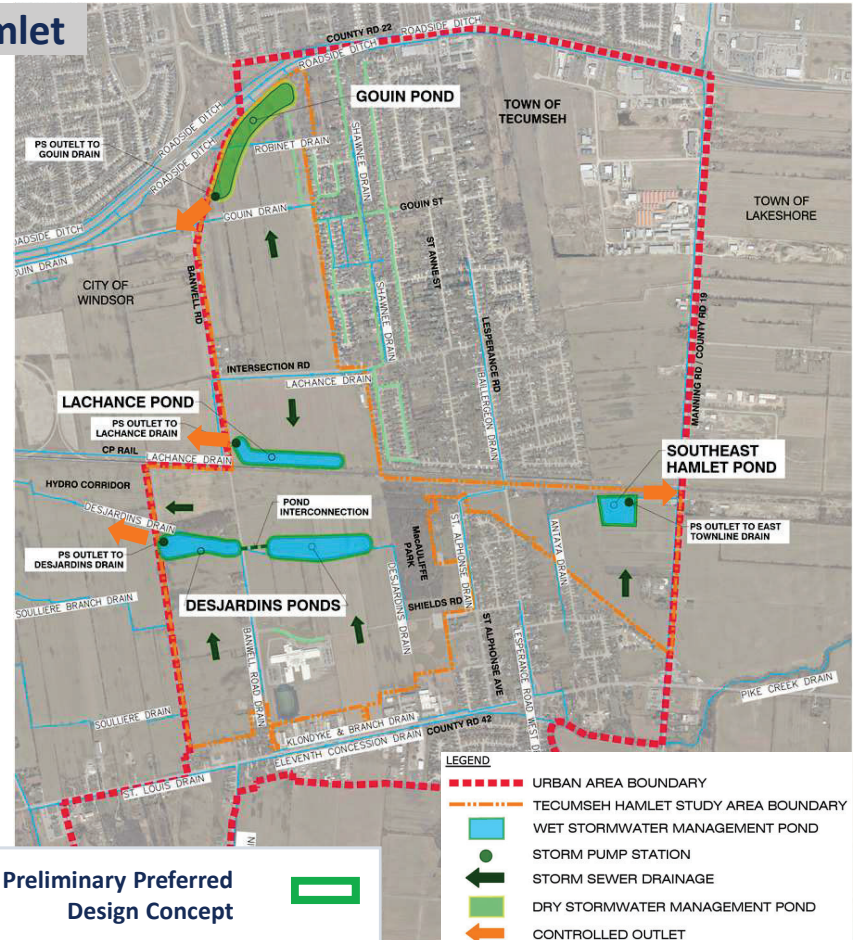
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### Stormwater Management West Hamlet

Alternative Design Concepts – LaChance and Desjardins Stormwater Management Facility		
Evaluation Criteria	Design Concept #1 Wet Stormwater Management Facility	Design Concept #2 Dry Stormwater Management Facility
Natural Environment	☐	●
Socio-Cultural Environment	☐	●
Financial Factors	●	☐
Technical Factors	☐	●
OVERALL SUMMARY	Most Preferred	Least Preferred

Alternative Design Concepts – Gouin Stormwater Management Facility		
Evaluation Criteria	Design Concept #1 Wet Stormwater Management Facility	Design Concept #2 Dry Stormwater Management Facility
Natural Environment	☐	●
Socio-Cultural Environment	☐	●
Financial Factors	☐	●
Technical Factors	☐	●
OVERALL SUMMARY	Least Preferred	Most Preferred





# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



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### Stormwater Servicing Southeast Hamlet

- ✓ The preferred stormwater management solution is to implement a Stormwater Management Facility that also serves the Antaya Drainage area.
- ✓ A wet pond is recommended.
- ✓ Incorporate flexibility to accommodate Climate Change.
- ✓ One (1) controlled outlet to the existing municipal drain along CR19, East Townline Drain.
- ✓ The area shall outlet to the East Townline Line drain. Under ultimate conditions, the East Townline Drain is planned to be redirected south to the Pike Creek Drain (CR19/CR22 EA).

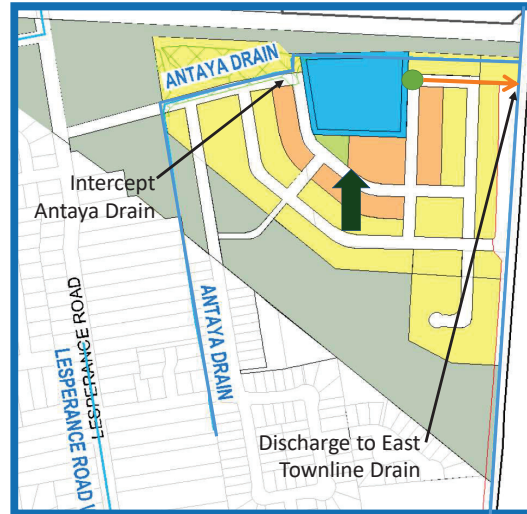
#### LEGEND

- WET STORMWATER MANAGEMENT POND
- STORM PUMP STATION
- STORM SEWER DRAINAGE
- CONTROLLED OUTLET

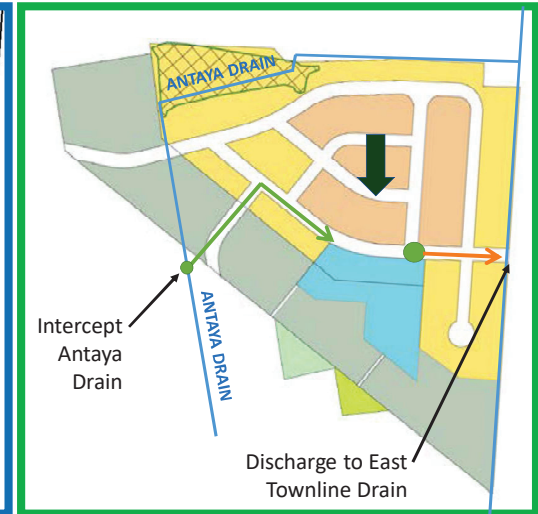
Preliminary Preferred Design Concept



Design Concept # 1



Design Concept # 2



Alternative Design Concepts – Southeast Hamlet Stormwater Management Facility

Evaluation Criteria	Design Concept #1 North SWMF, South of CPR Corridor	Design Concept #2 South SWMF, Partially in Hydro Corridor
Natural Environment	☐	☐
Socio-Cultural Environment	☐	☐
Financial Factors	☐	☐
Technical Factors	☐	☐
OVERALL SUMMARY	Less Preferred	More Preferred

● Most Preferred

● More Preferred

● Somewhat Preferred

● Less Preferred

○ Least Preferred

# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



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### Potential Impacts and Mitigation

Potential Impact	Proposed Mitigation
Impacts to Surrounding Lands	<ul style="list-style-type: none"> <li>• Windsor Airport Safety - Design stormwater management ponds to include provisions for waterfowl mitigation and natural features.</li> <li>• Existing Road Network – Incorporate Traffic Calming, where warranted, restore disturbed areas.</li> <li>• Municipal Servicing –Proposed infrastructure considers needs of the existing servicing areas.</li> </ul>
Construction & Maintenance	<ul style="list-style-type: none"> <li>• Inform property owners about upcoming construction.</li> <li>• Use construction best management practices to minimize disruption, such as sediment and erosion control, controlling dust and following noise by-laws.</li> <li>• Implement necessary detours and signage.</li> <li>• Regular maintenance of ponds and pump stations, regular monitoring of waterfowl and natural features.</li> </ul>
Property Impacts	<ul style="list-style-type: none"> <li>• Avoid property impacts where possible, acquire property or easements, where necessary.</li> <li>• Compensation based on independently completed appraisal based on market values.</li> <li>• Consultation with effected landowners. Regular updates on the timing of progress on projects.</li> </ul>
Archaeological and Cultural Heritage Resources	<ul style="list-style-type: none"> <li>• Complete Stage 2 archaeological assessments prior to construction, and Stage 3 and 4 assessments, as required.</li> <li>• Engage indigenous communities during the planning and construction.</li> <li>• Notify appropriate agencies should unexpected resources be recovered during construction.</li> <li>• Establishing no-go zones with fencing and issue instructions to construction crews to avoid identified heritage resources.</li> <li>• Complete a resource-specific Heritage Impact Assessment (HIA) by a qualified heritage professional.</li> </ul>
Natural Environment	<ul style="list-style-type: none"> <li>• Minimize tree removal and replace any trees removed.</li> <li>• Protect existing natural environmental significant areas.</li> <li>• Development of mitigation plans to protect terrestrial and aquatic habitat. Prohibit construction during spawning and nesting seasons.</li> <li>• Obtain necessary regulatory permits.</li> <li>• Recommend necessary setbacks and barriers in the vicinity of the landfill site.</li> </ul>

# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design

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### Implementation/ Projects



The Town will continue to work with Developers to implement municipal servicing proposed herein.

  
Transportation

#### Collector Road Improvements

- Intersection Road Reconstruction (Lesperance Rd. to Shawnee Rd.) (2024)
- Intersection Road Reconstruction (Shawnee Rd. to Banwell Rd.)
- Gouin Street Extension
- Maisonneuve Street Extension
- Shields Street Extension and McAuliffe Park Expansion
- Shields Drive Interim Safety Improvements

#### Arterial Road Improvements (By Others)

- Banwell/CR22 Interchange Improvements (City of Windsor) (Design 2023/2024)
- County Road 43 Diversion (County of Essex) (2025)
- County Road 42 Improvements – Ongoing (County of Essex)

  
Watermain

- Banwell Road and County Road 43 Trunk Watermain (City and County) (Underway)
- West Hamlet Trunk Watermain CR22 to Intersection Road (2024)
- West Hamlet Trunk Watermain Intersection Road to Hydro Corridor (2025)
- West Hamlet Trunk Watermain - Hydro Corridor to County Road 43

  
Wastewater

- West Hamlet Trunk Sanitary Sewer - CR22 to Intersection Road (2024)
- West Hamlet Trunk Sanitary Sewer- Intersection Road to Hydro Corridor (2025)
- West Hamlet Trunk Sanitary Sewer - Hydro Corridor to County Road 42
- Intersection Road Sanitary Relief Sewer (2024)

  
Stormwater  
Management

- Four (4) Stormwater Management Ponds, Four (4) Pump Stations and outlets
- Upstream Trunk Storm Sewer Infrastructure.
- Municipal Drainage Improvements

# Tecumseh Hamlet Infrastructure Improvements

## Municipal Class Environmental Assessment & Functional Design



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### Next Steps and Timelines

#### Fall 2023

Review Feedback from PIC # 2 and  
Select and Finalize Preferred Concept Design

#### Fall 2023

Prepare Environmental Study Report (ESR) and  
Functional Design Report (FSR)

#### Early 2024

Issue Notice of Completion to  
public and agencies

ESR available for public/agency  
review for 30 days

#### Early 2024

Address any concerns received during review period

#### Ongoing

Implement Regional Infrastructure

### Provide your input!

To provide comments on this project or request further information, please fill out a PIC form, contact one of the project team members listed below or visit the Town's website ([www.Tecumseh.ca](http://www.Tecumseh.ca)) for more information

**Please provide your comments by January 5, 2024.**

**Shane McVitty, P.Eng.**  
Development Engineer

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Information collected for this study will be used in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.





## 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

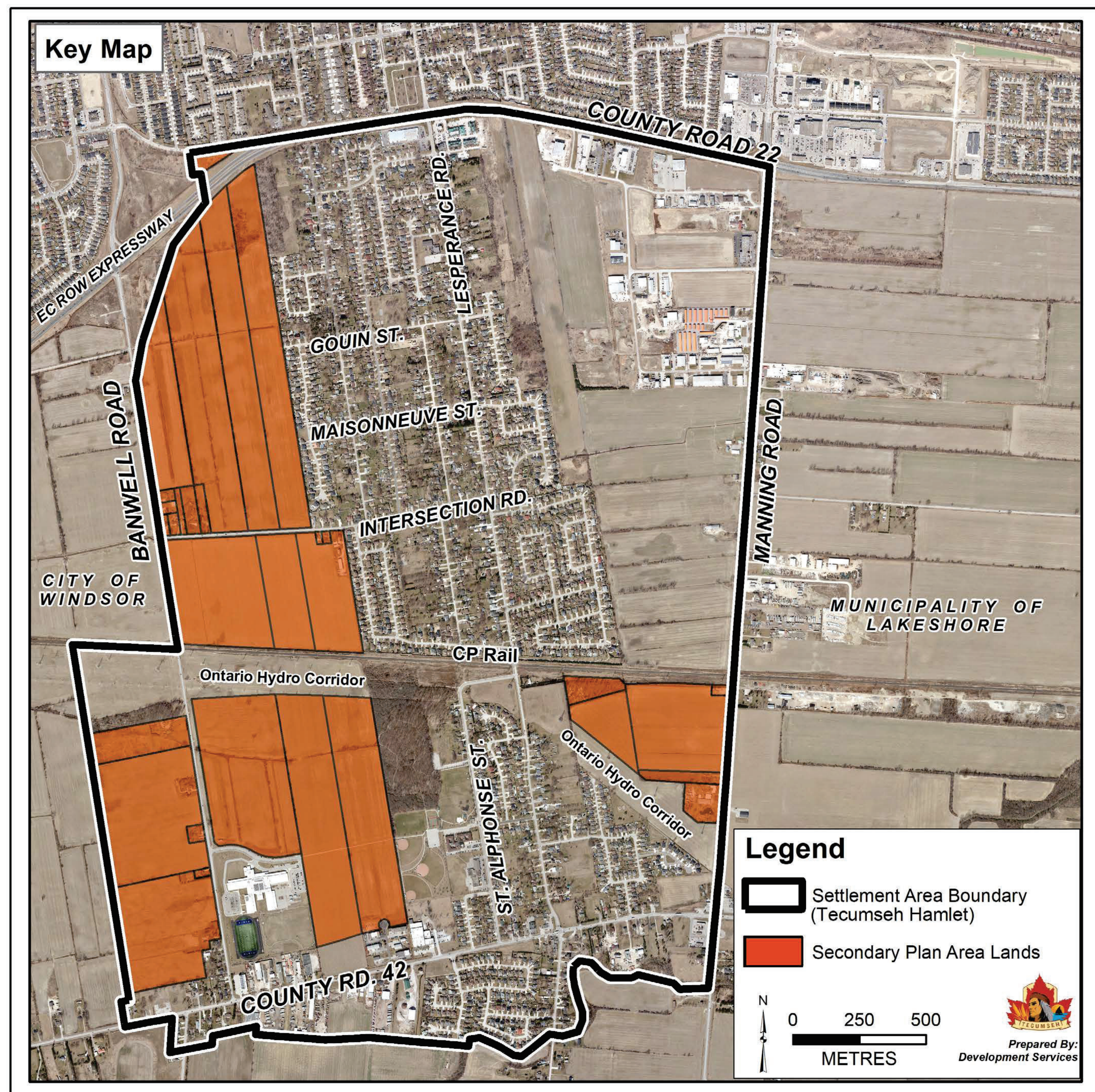
Early  
2024

Functional Servicing Study Complete

Early  
2024

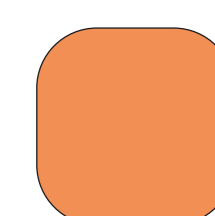
Servicing Construction Target

Early  
2024



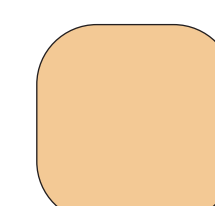


## PROPOSED LAND USE PLAN



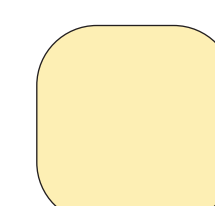
### High Density Neighbourhoods

- Up to 6 storeys - Apartments, nursing homes, rest homes and retirement homes with opportunities for retail at grade
- Permitted density over 50 units/ha



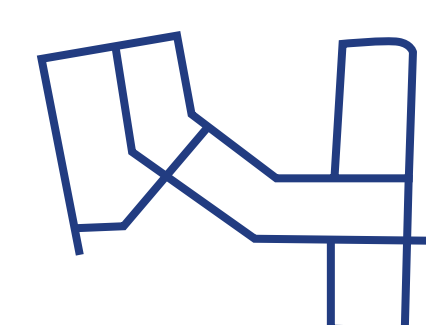
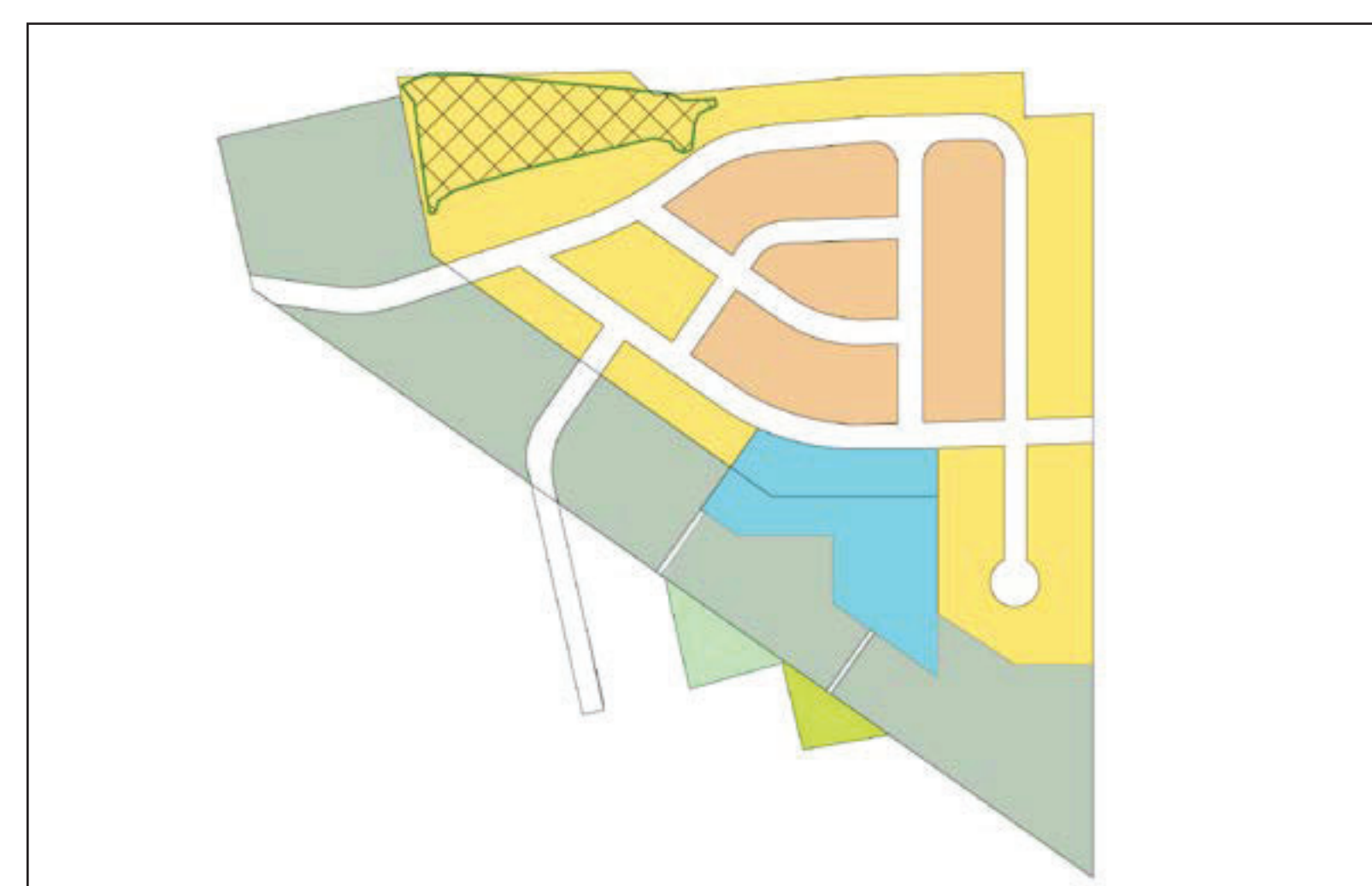
### Mid Density Neighbourhoods

- 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



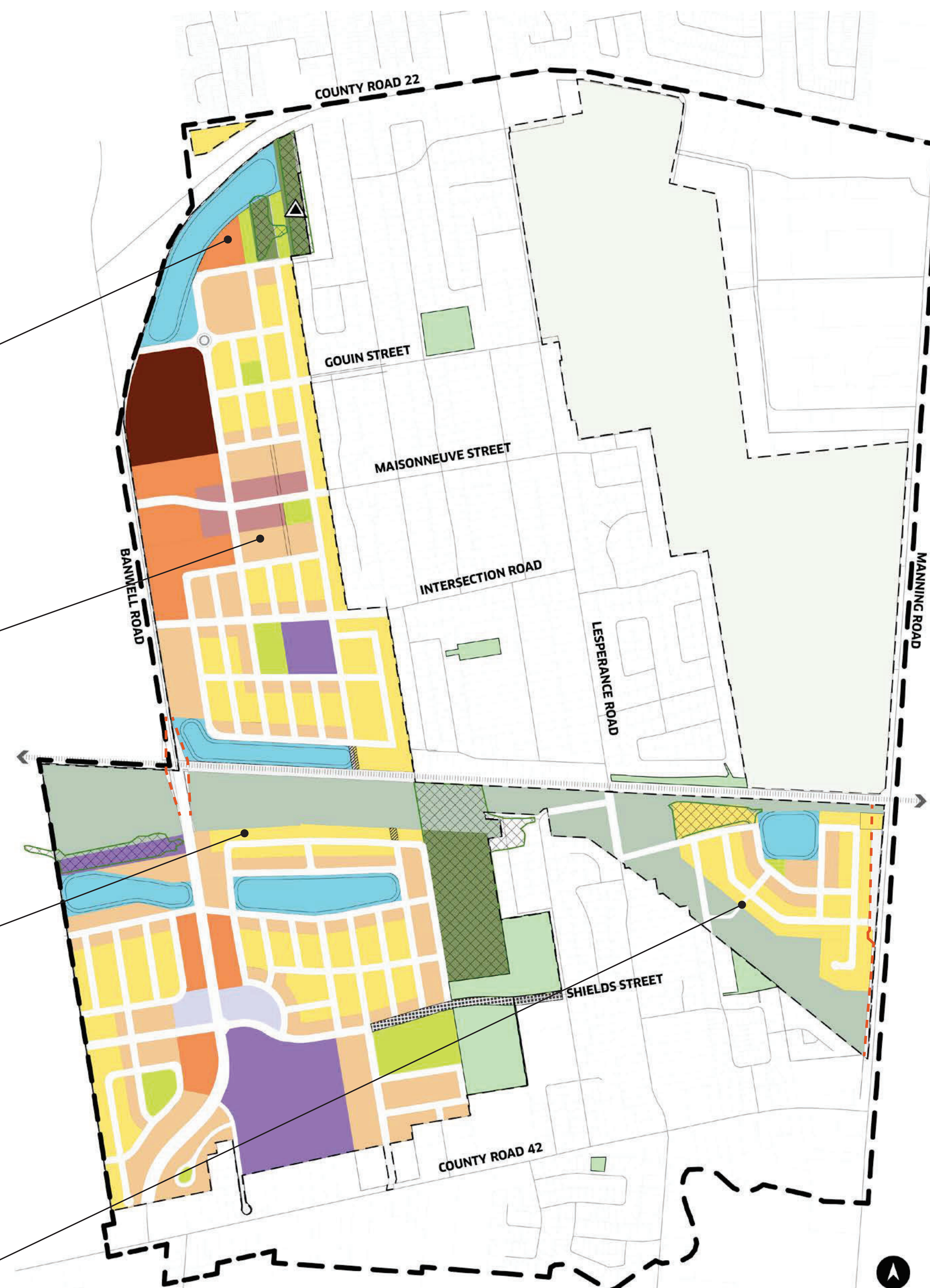
### Low Density Neighbourhoods

- 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

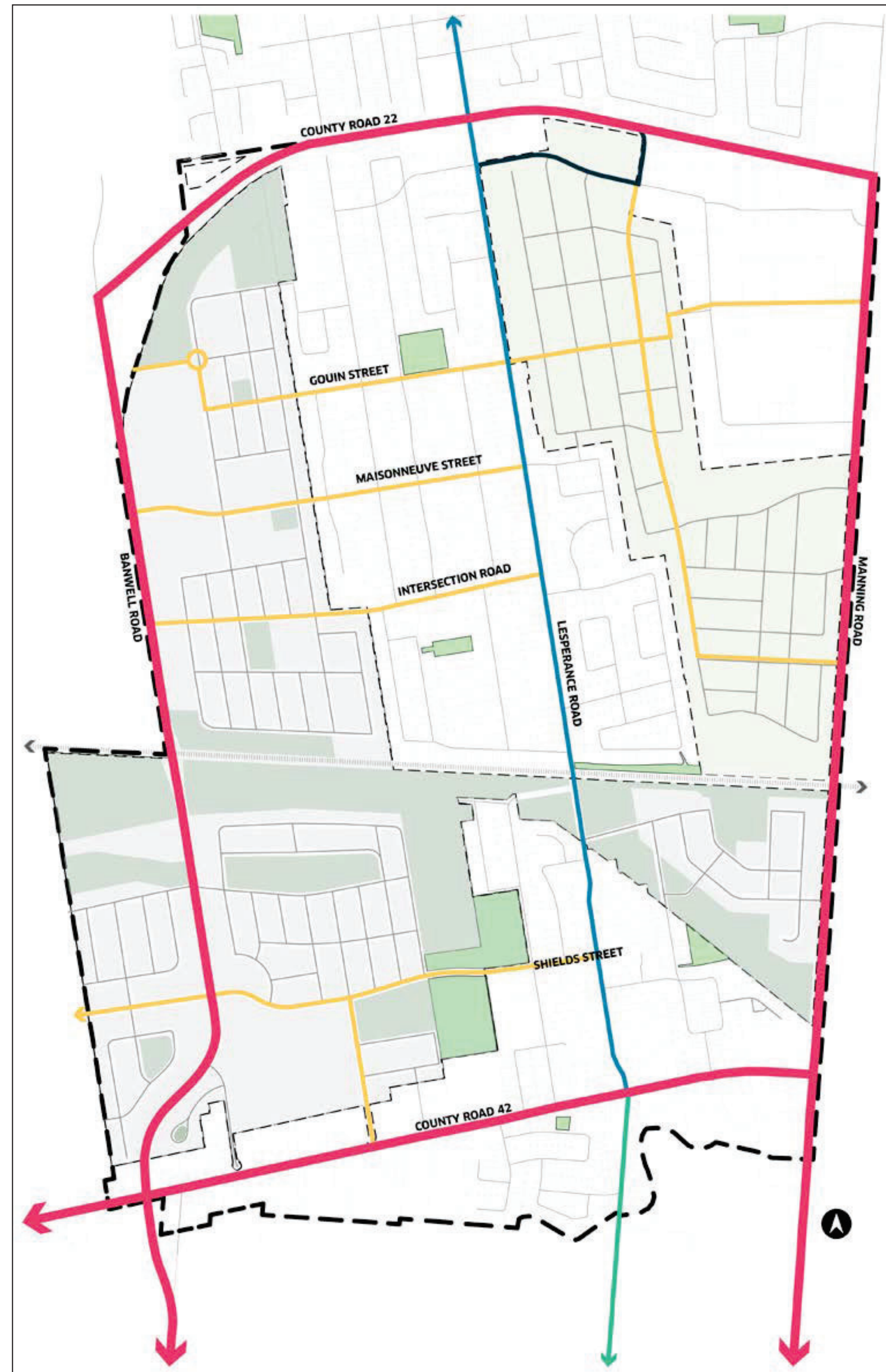


#### LAND USE

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*

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

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

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

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

- PLANNED ROUTES
- POTENTIAL FUTURE EXPANSION

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

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



## OPEN SPACE FRAMEWORK



1

### Neighbourhood Parks

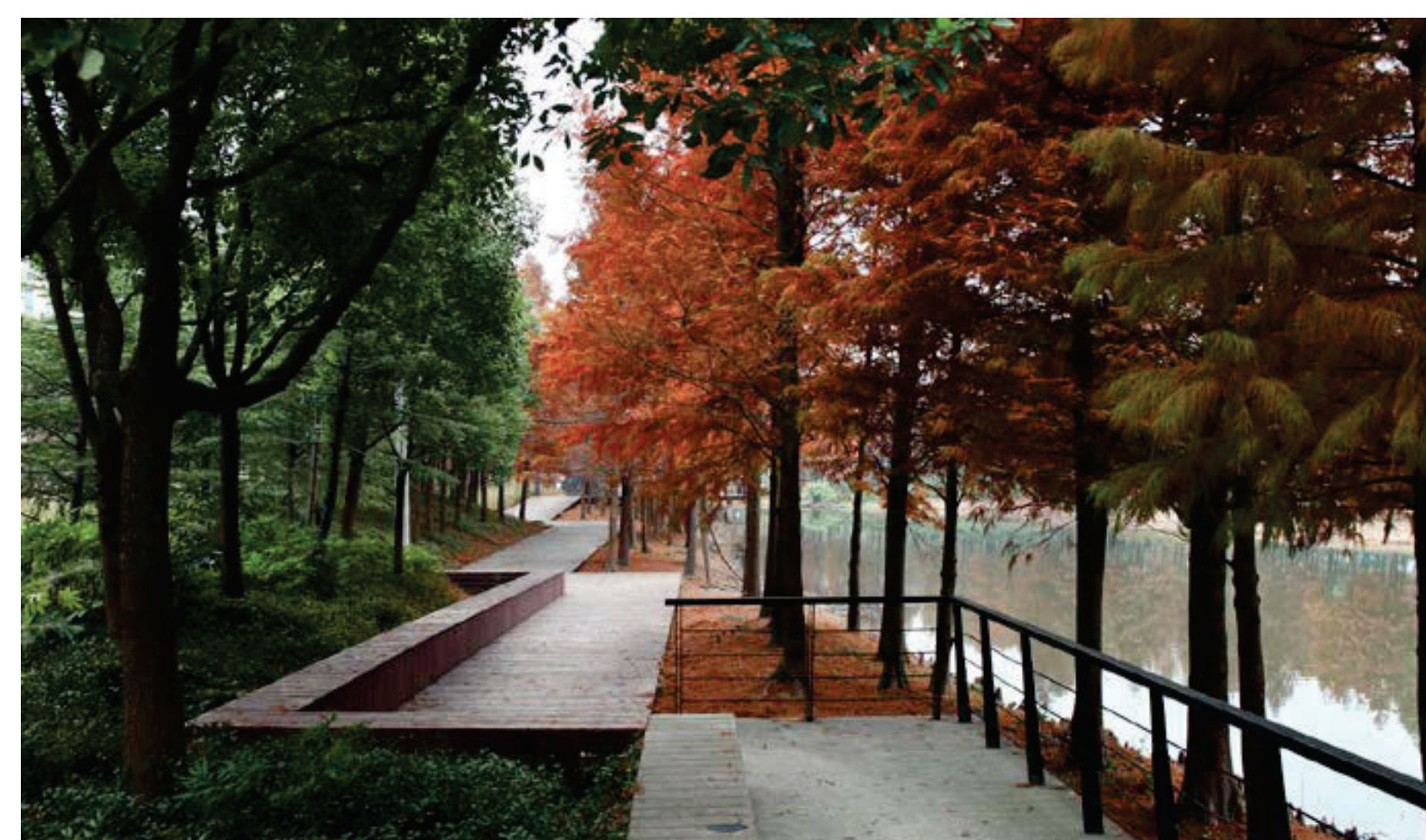
A network of neighbourhood parks within walking distance of each neighbourhood



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

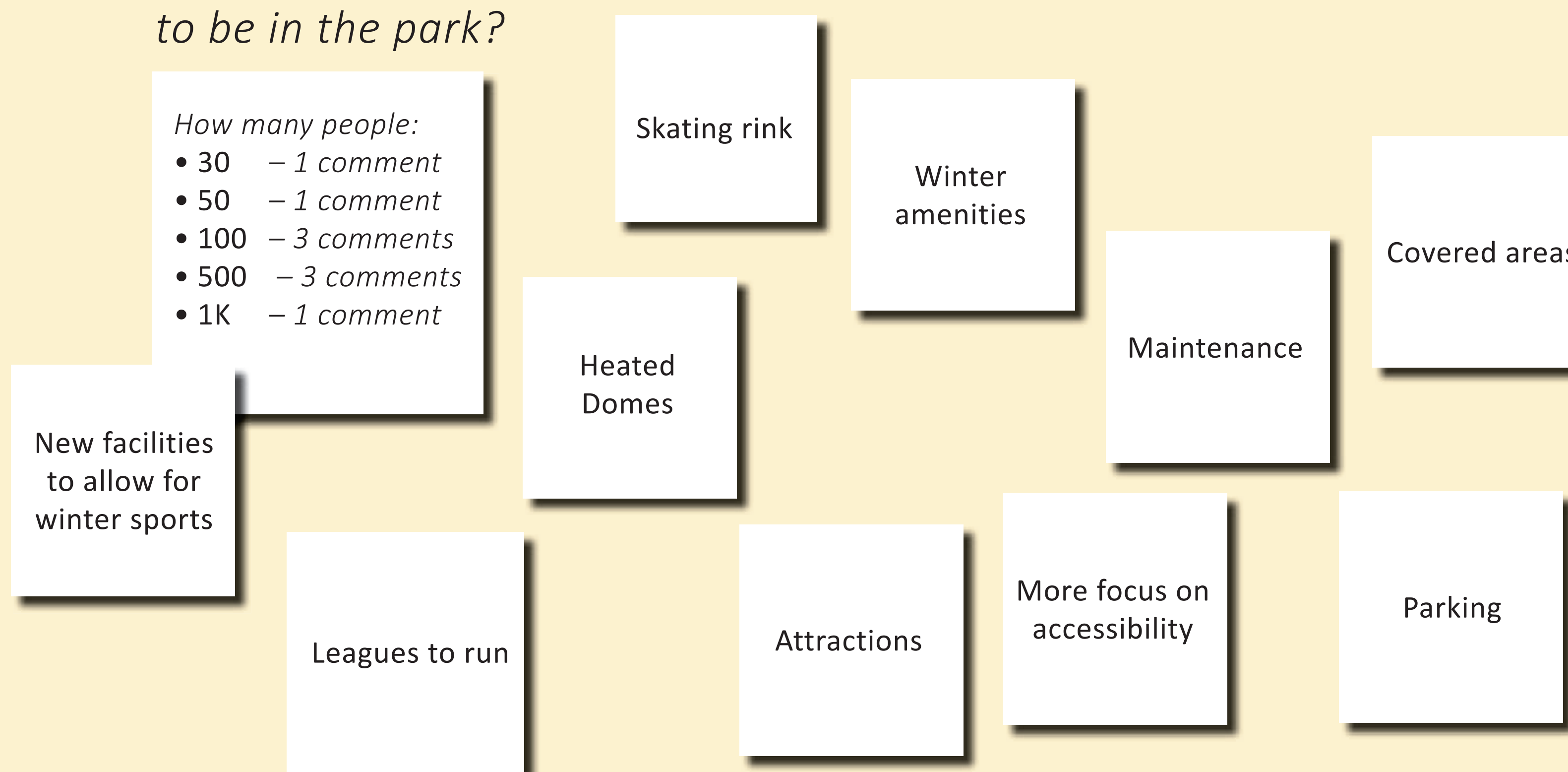
#### 1 Assumptions

*What are your assumptions about McAuliffe Park?*



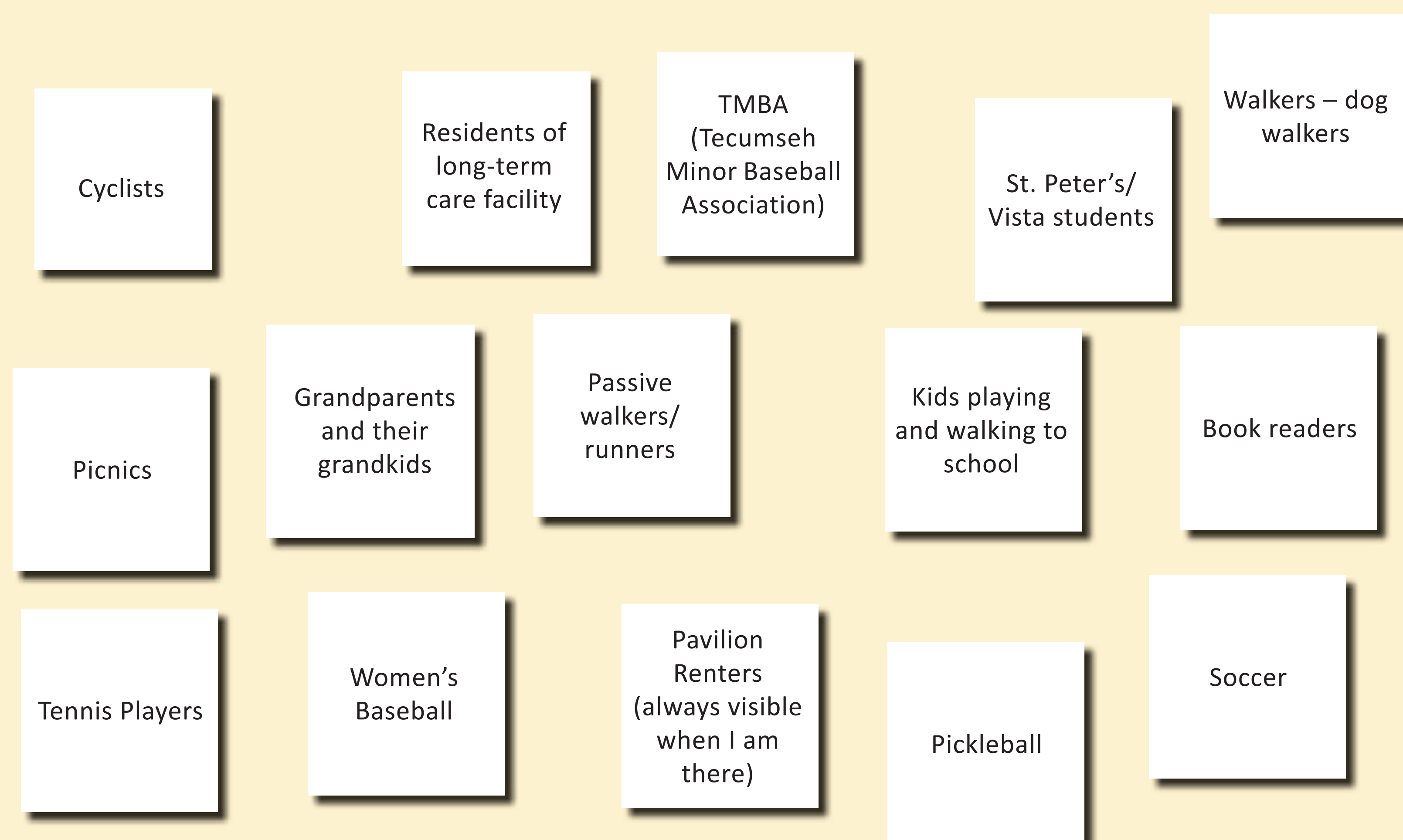
#### 3 Winter Activities

*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?*



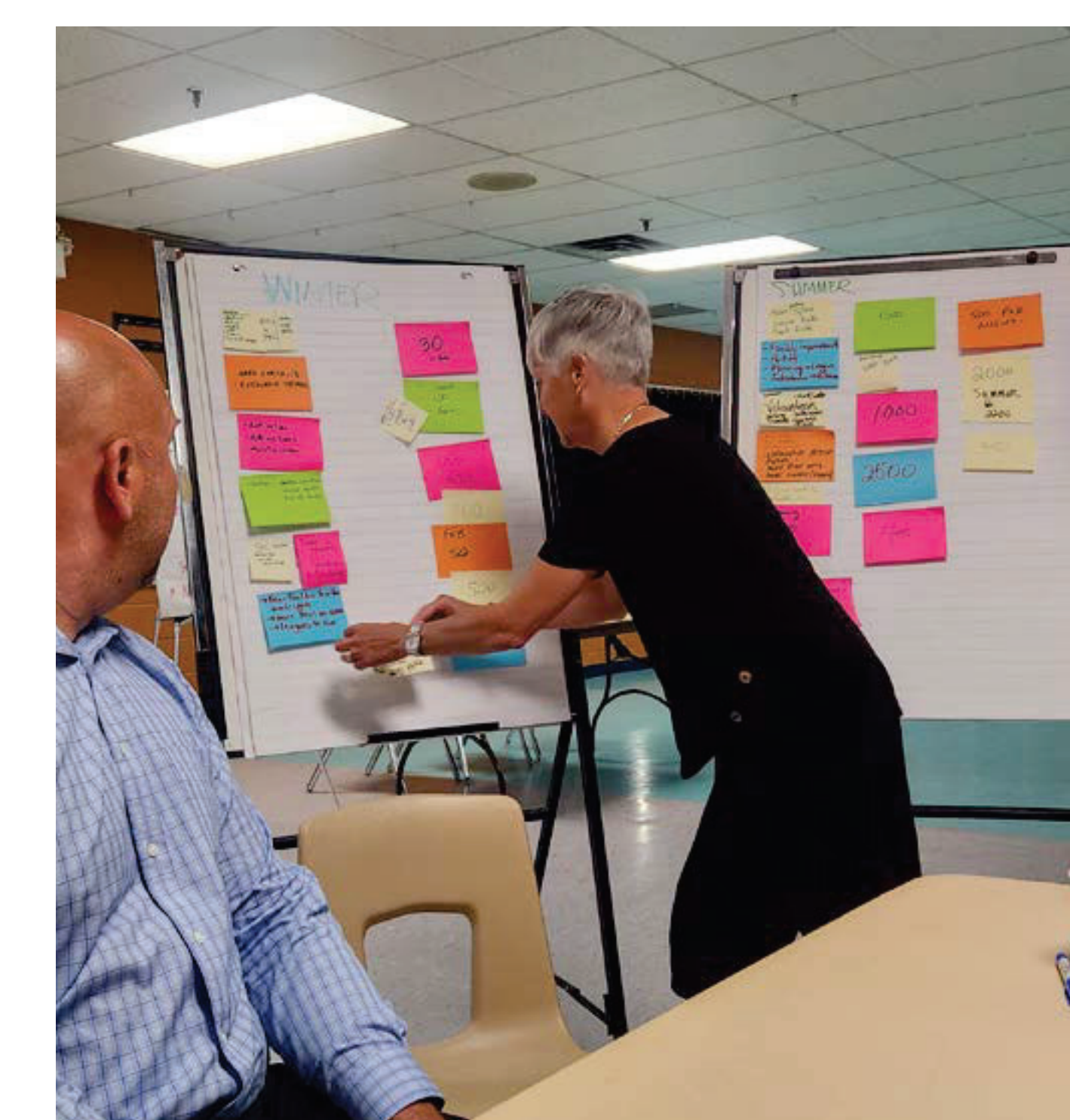
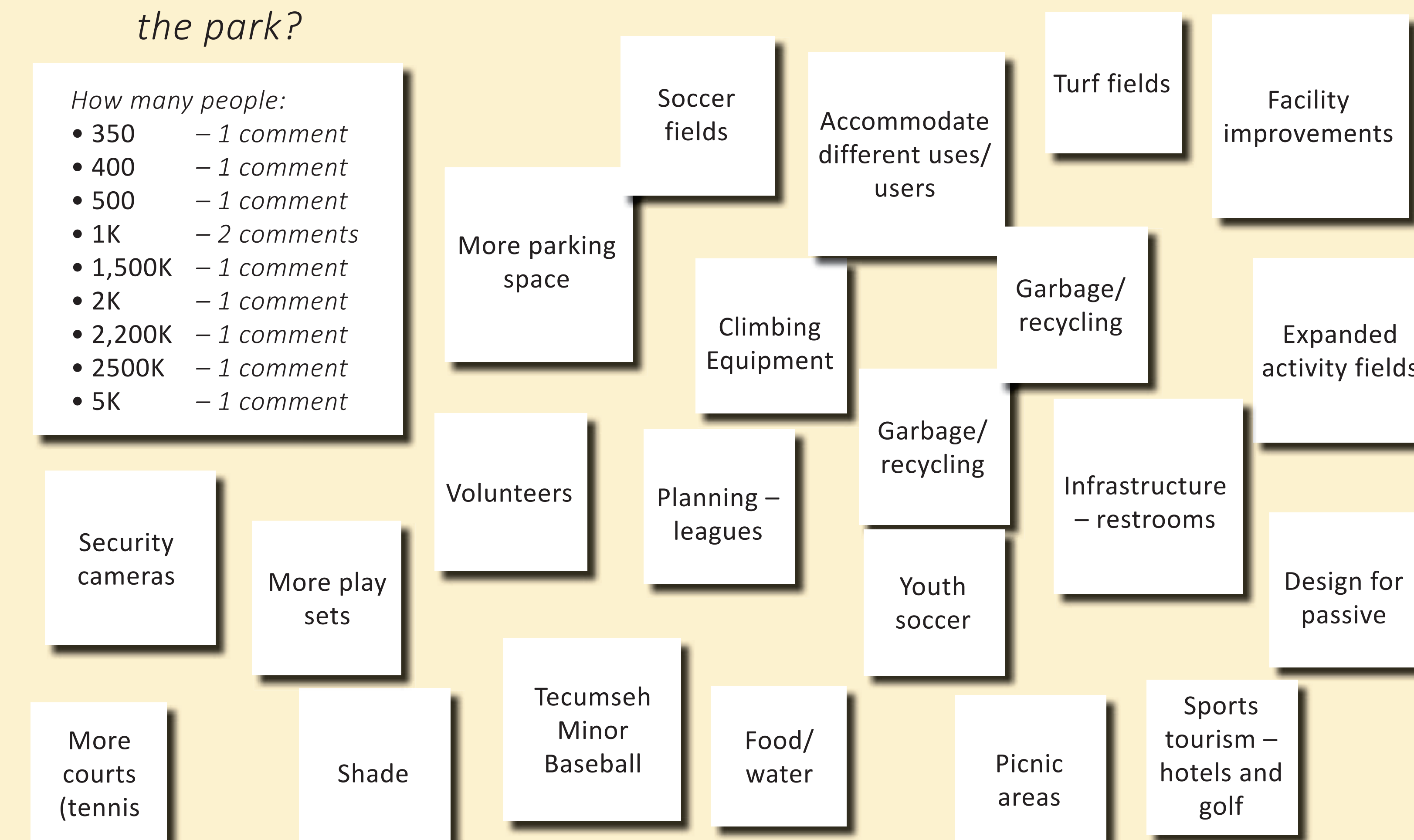
#### 2 Uses

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



#### 4 Summer Activities

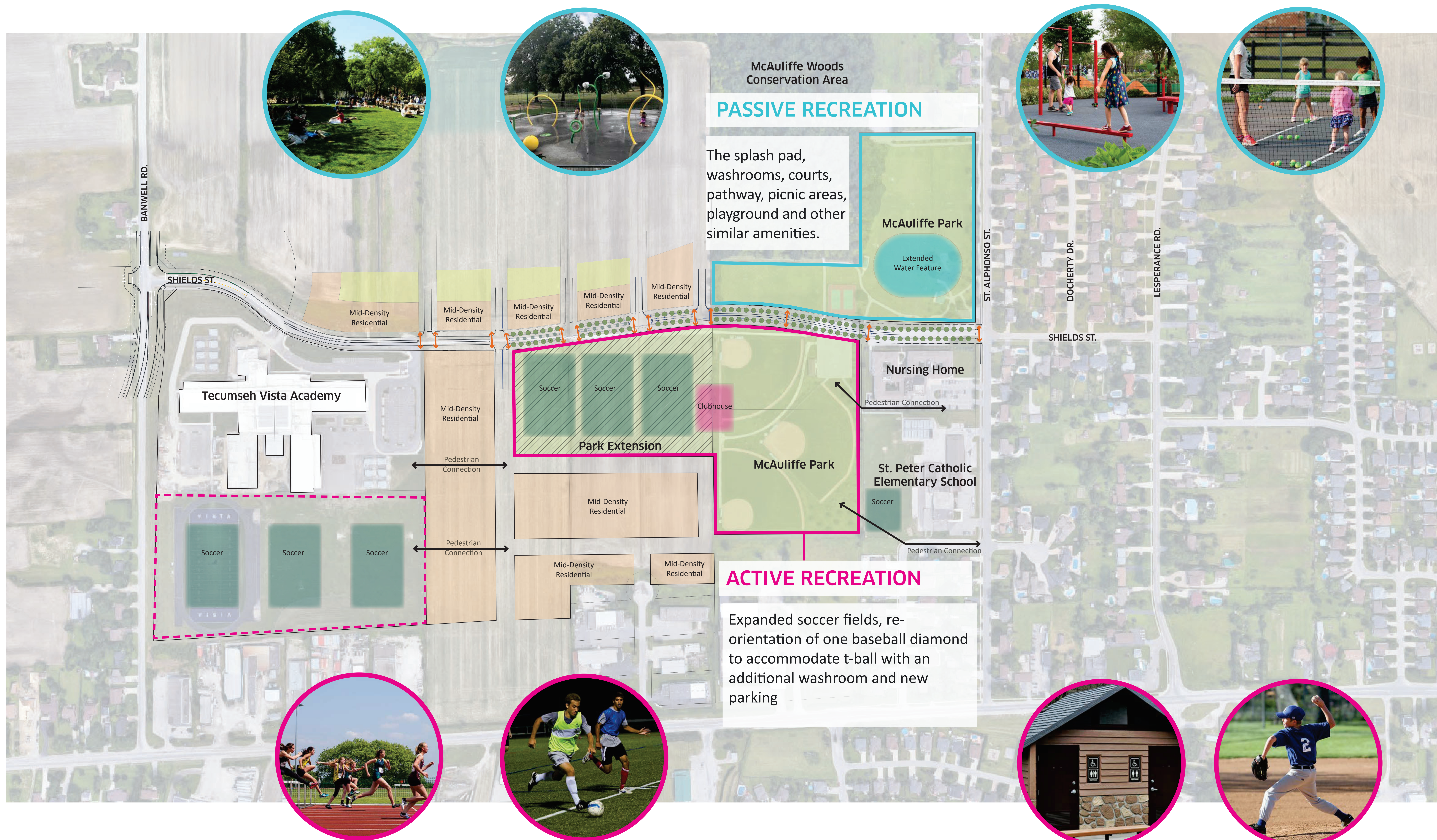
*Imagine a summer day in July – how many people would you want to see in the park and what would need to be true for those people to be in the park?*





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

## WHAT WE HEARD







## SHIELDS EXTENSION - LOOKING SOUTHWEST



Existing



Conceptual Rendering - Potential Future of Shields.

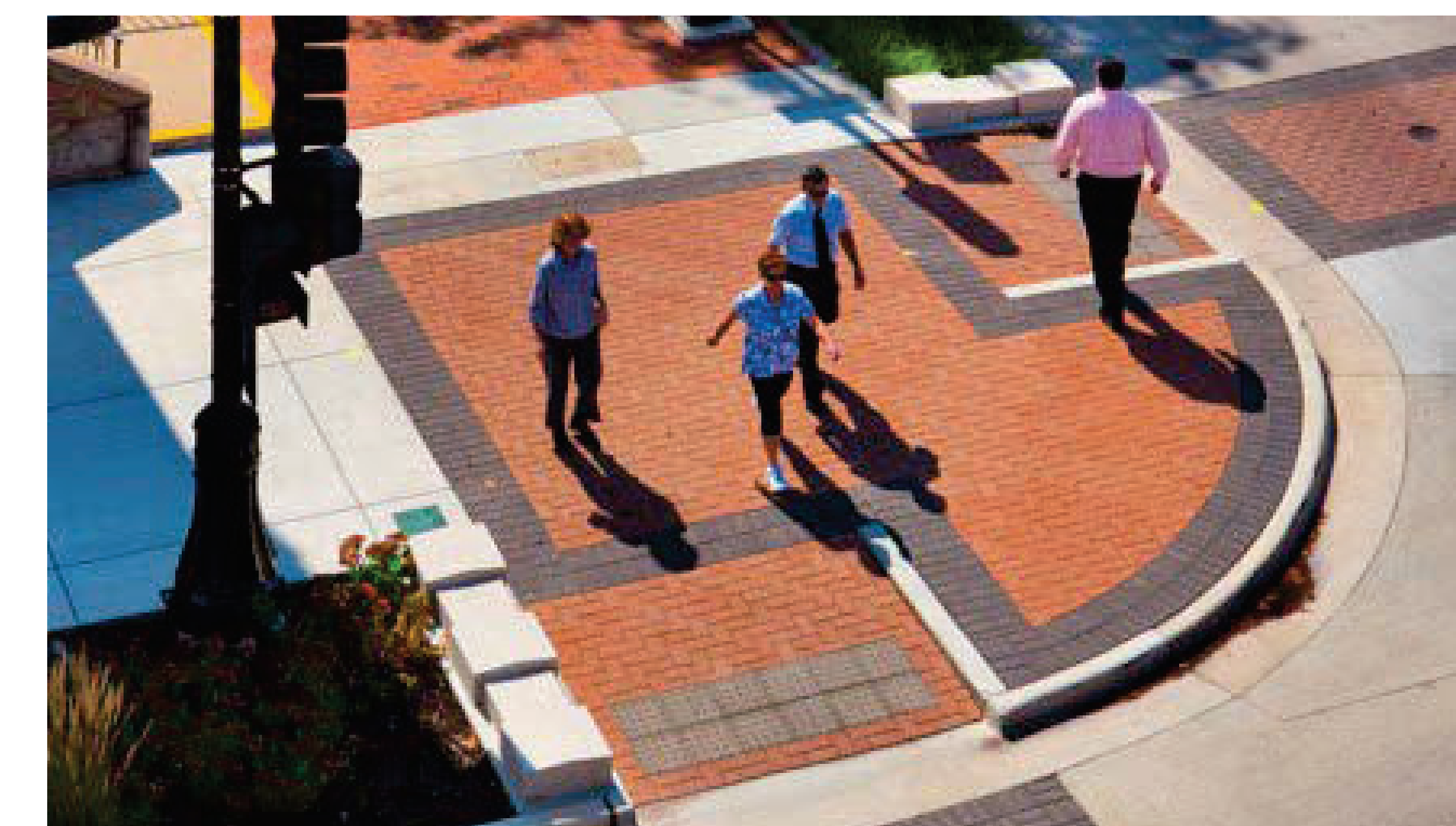
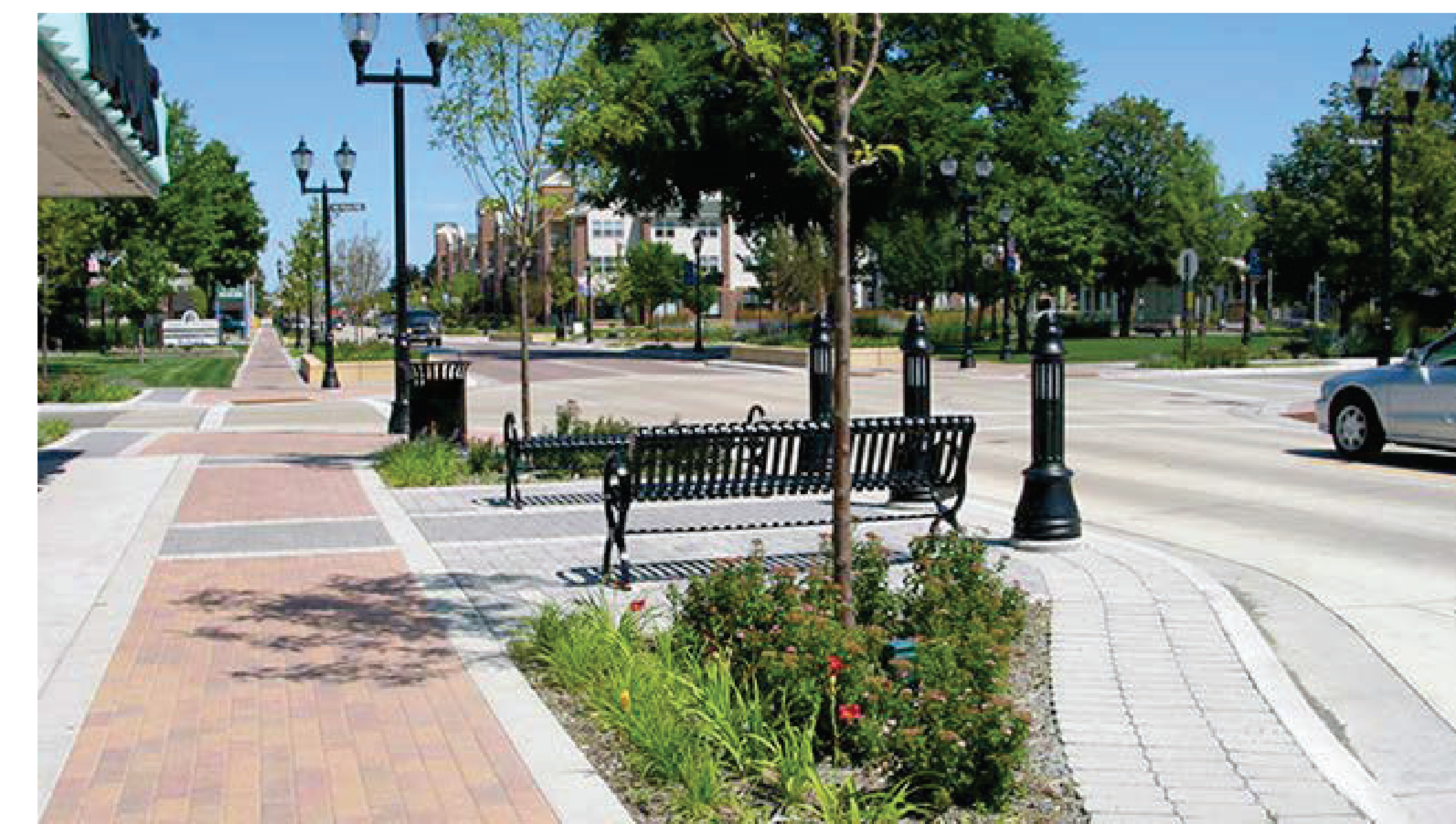
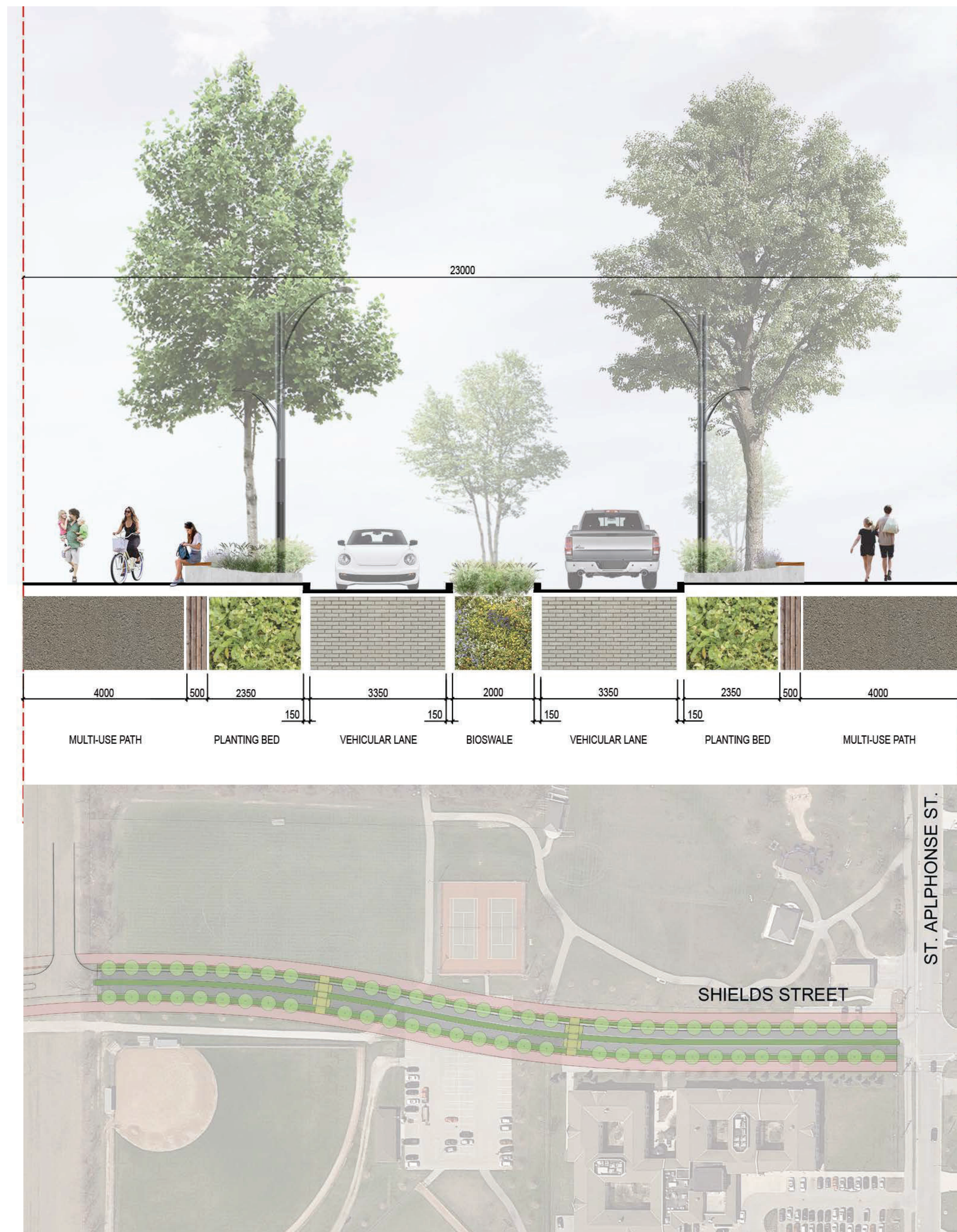


Conceptual Rendering - Potential Future of Shields.





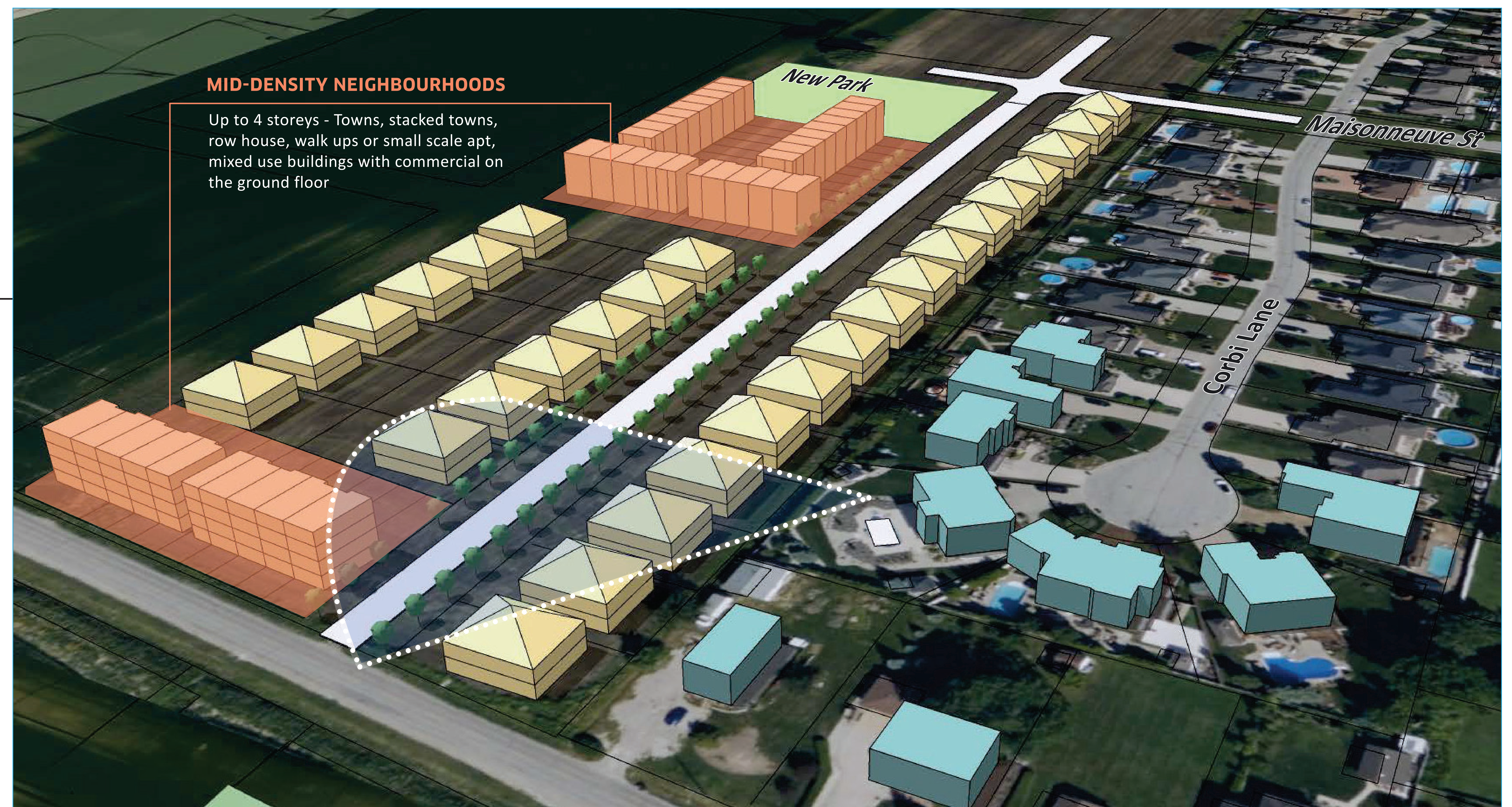
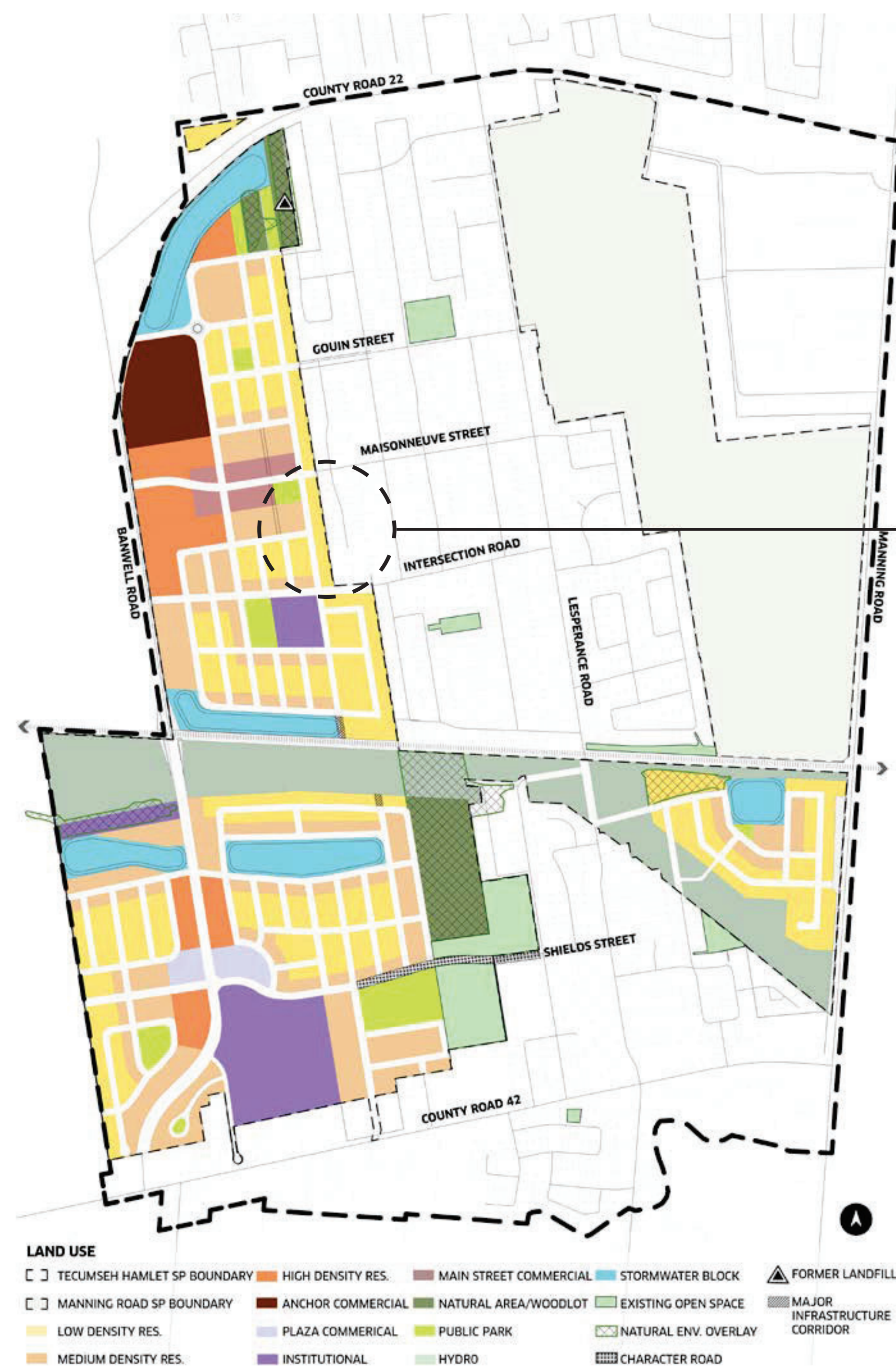
## SHIELDS EXTENSION - CROSS SECTION + PLAN



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.