

# Municipality of Lakeshore – Report to Council

Chief Administrative Officer

Economic and Intergovernmental Affairs



**To:** Mayor & Members of Council  
**From:** Ryan Donally, Division Leader, Economic Development  
**Date:** November 17, 2023  
**Subject:** 7340 Tecumseh Road Development Potential

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## Recommendation

Direct the Chief Financial Officer to allocate \$10,000 from the Economic Development Reserve to begin early feasibility studies for the redevelopment of 7340 Tecumseh Road in partnership with the Windsor Essex Community Housing Corporation, as presented at the December 12, 2023 Council meeting.

## Background

At the November 9, 2021, Meeting of Council, in question period, Council unanimously supported the following motion, 385-11-2021: Direct Administration to look, through the Stoney Point Park Planning Process, at a centre through which various community services, including library services could be offered.

7340 Tecumseh Road, formerly the Stoney Point Tavern, had been identified as an ideal location for the future home of the Stoney Point Community Hub and for pedestrian access to the Stoney Point Community Park.

In Q3, 2022 Council began the process to purchase 7340 Tecumseh Road in Stoney Point, formerly home of the Stoney Point Tavern. The purchase closed in Q1, 2023.

In Q3, 2023, the derelict building on the property was demolished. The property in question is currently vacant.

## Comments

As noted in previous Council Reports and media releases, 7340 Tecumseh Road is intended to serve multiple purposes for both Stoney Point Park and to the greater community. In both concepts identified on the Municipality's Stoney Point Park Community Visioning Page, the property is identified as parking and park access in the short term, with a potential community hub location in the longer term. This plan is also identified in the Council Report related to the Stoney Point Park Plan heard by Council on the evening of December 12, 2023.

As identified in the Lakeshore Housing Action Plan and as understood by the collective general awareness of the general population, additional housing needs to be created in the Municipality and region. Moreover, this housing needs to be diversified in the type of housing stock and affordability/attainability (condos, apartments, semis, towns, and singles). Residents who have been living and aging in our communities, are being forced to look elsewhere for desired living styles as capabilities of maintenance, and expectation of community tend to change.

Recognizing the initial intended goal of the property and the potential demands of the Stoney Point Community, an initial meeting was coordinated between Lakeshore and the Windsor Essex Community Housing Corporation (WECHC) to determine if there is a potential partnership that could be formed to satisfy multiple goals.

WECHC's mission is to provide well-maintained, safe and affordable community housing in a respectful and fair manner. It is a leader in the housing sector and contributes to the development and support of strong inclusive communities in the City of Windsor and County of Essex. WECHC owns and manages over 4,700 units of housing, in over 732 buildings. Its portfolio includes all types of housing stock with multiple different intended users.

The potential shared vision for 7240 Tecumseh Road is to create a four to six storey mixed-use building with a ground floor commercial/community space and upper floor residential units. This property could also serve as a potential gateway to the Stoney Point Park.

WECHC has identified an initial estimated cost of \$23,500 to complete early works related to a zoning and massing plan, a Class E cost estimate, and the completion of appropriate survey and site reviews.

WECHC has requested \$10,000 from the Municipality to begin exploration of the viability of the project and to complete the works.

## **Constraints**

There are two initial constraints to be considered before this project can move forward. First, there exists no sanitary treatment capacity in the Stoney Point treatment area. Prior to any formal partnerships being formed and actual plans executed, the treatment capacity must be expanded. Although there were some fixtures present in the Stoney Point Tavern, the expected flows from this site far exceed the allocated amount from previously existing structures.

Second, the site itself is quite small for the intended use. To develop a multi-unit, multi-story building, the entire site would likely be required. This creates concerns around lot coverage, parking, and greenspace. It is expected that an initial review of the property will identify that additional space is needed to execute the intended vision.

## Planning/ Zoning Considerations

7340 Tecumseh Road, Stoney Point, is located in the Central Area (CA) Mixed Use zone and is designated as CA in the Official Plan. This zone allows for all types of residential uses including townhouse and apartment units. The CA zone allows for 80% lot coverage with appropriate setbacks. A maximum height of 10.5 metres (3 stories) is defined in the Lakeshore Zoning Bylaw for the CA Zone. To achieve a height of 4 of more stories, a Site-Specific Zoning Amendment would need to be completed.

The Lakeshore Official Plan does permit high-density residential in the CA zone designation; however, there are multiple criteria to be considered for higher density to be allowed. These considerations include compatibility with adjacent uses in both height and character. Depending on final designs, an Official Plan Amendment or a Council Resolution may be required to approve the proposed building.

## Next Steps

If funding is approved, WECHC will undertake the early works as described. Once completed, a subsequent report will come back to Council as an update and for future direction.

It is understood by both WECHC and Administration that this is not a short-term project and that any development would need to line up with appropriate servicing.

## Others Consulted

Windsor Essex Community Housing Corporation.

## Financial Impacts

There is no financial or partnership commitment beyond the initial support of funding.

Initial staff time related to this project is relatively minimal.

## Report Approval Details

Document Title:	7340 Tecumseh Road Development Potential.docx
Attachments:	
Final Approval Date:	Dec 6, 2023

This report and all of its attachments were approved and signed as outlined below:

Prepared by Ryan Donally

Approved by Justin Rousseau and Truper McBride