



The Corporation of the City of Cornwall
Regular Meeting of Council
Report

Department: Planning, Development and Recreation
Division: Planning
Report Number: [Report Number]
Prepared By: Karl Doyle, Senior Planner
Meeting Date: October 15, 2019
Subject: PAC Report No. 1 - Application for a Draft Plan of Subdivision
- Review and Rezoning Application for St. Antoine Subdivision
(Agent - Bob Clark/Clark Consulting Services) (Subdivision #
04T-2018-03, Folder 303, and PAC File# Z-03-18).

Purpose

To request approval from Council for the proposed Draft Plan of Subdivision prepared by K.L Stidwill O.L.S., Professional Engineers and Ontario Land Surveyor., dated July 28th, 2018, on the lands located at East 1/2 of Lot 6, Concession 2, and comprising approximately of 11.5 Ha (28 acres) of land, referred to as the St. Antoine Subdivision and associated Rezoning application.

Recommendation

That Council give Draft Plan Approval to the request received from Clark Consulting Services subject to the following:

(a) This Draft Plan Approval will be subject to the satisfaction of City, that the conditions contained in Appendix "A" including the additional Condition #27 have been completed and, furthermore that the Mayor and Clerk are hereby authorized to sign the final version of the Registered Plan upon satisfactory completion of the Subdivider's Agreement and the Draft Plan Conditions.



(b) That Block F, as identified on the Draft Plan of Subdivision, be rezoned from Residential 20 (RES 20) to Residential 30 (RES 30); subject to Section 34(21) of the Planning Act, 1990 if no objections are received, or subject to receiving the approval of the Local Planning Appeal Tribunal (LPAT), if any objections are received. and;

(c) That Blocks A, B & C be rezoned from Residential 20 (RES 20) to Residential 20 (RES 20) with site specific exceptions to Permitted Uses (Section 02-2-2Bi,ii.) Minimum Frontage, the following will apply;

- Block A, Minimum Frontage = 31 metres
- Block B, Minimum Frontage = 24.8 metres
- Block C, Minimum Frontage = 28.9 metres.

Subject to Section 34(21) of the Planning Act, 1990 if no objections are received, or subject to receiving the approval of the Local Planning Appeal Tribunal (LPAT), if any objections are received.

Background / Discussion

An application for approval of a Draft Residential Plan of Subdivision and Rezoning has been submitted by Clark Consulting Services for a plan consisting of 115 single family dwelling units, 28 semi-detached units, 20 linear townhouse units and 1 (21 unit) apartment building on approximately 11.5 hectares of land. The subdivision proposal is located to the east of McConnell Avenue, west of the City's Industrial Park, south of Tollgate Road east and north of the CN Rail corridor. There is an associated rezoning application requesting a zone change for Block F from Residential 20 (RES 20) to Residential 30 (RES 30) to accommodate a proposed 21 unit apartment building along with site specific exceptions to the Residential 20 (RES 20) zoning for reduced lot frontages to accommodate 3 linear townhouses on Blocks A, B, and C.

The Draft Plan of Subdivision will be a phased residential mixed use development. The first phase will start at the south limit of the lands and subsequently proceed with Phases 2 and 3 to the north.

Planning Division staff has reviewed the Subdivision application and the associated Rezoning application and all supporting documentation to facilitate this Residential Plan of Subdivision and is supportive of the phased development concept. A project of this nature maximizes the use of services, includes appropriate low/medium density residential land uses, is well integrated with natural features, and adheres to such general principles of sustainable land use planning, as promoted in the Cornwall O.P. and P.P.S. documents.



Many residents who reside in the neighbourhood were present at the meeting and expressed frustrations with respect to the large influx of residential units that would be added to the existing neighbourhood. There was a number of questions and concerns expressed during the meeting, ranging from residential land uses, noise and vibration, stormwater management, existing infrastructure, phasing, traffic volumes and the existing road network outletting onto McConnell Avenue. There was significant discussion between the public, City staff, consultants and PAC members.

The main concern received from the public is related to additional traffic volumes that will be generated by the proposed Phased Subdivision and how it will further aggravate the long standing traffic issues at the McConnell Avenue intersection.

After a lengthy debate about whether or not PAC should approve the proposed Draft Plan of Subdivision without first addressing the traffic concerns, it was concluded that an evaluation of the McConnell Avenue corridor intersection west of the proposed residential development be further evaluated by City staff and the Consultant. The purpose of the evaluation is to develop an acceptable solution to the long standing traffic issues expressed at the Planning Advisory & Hearing Committee meeting and they agreed that this could be achieved through the addition of a Draft Plan condition.

At the PAC meeting of September 16, 2019, the following motion was made seconded and carried:

(a) That Draft Plan of Subdivision approval be given to the draft plan prepared by K.L Stidwill O.L.S., Professional Engineers and Ontario Land Surveyor., dated July 28th, 2018, on the lands located at East 1/2 of Lot 6, Concession 2, and comprising approximately of 11.5 Ha (28 acres) of land, referred to as the St. Antoine Subdivision (see Attachment 3). This phased plan will provide for 115 Single Family detached dwelling lots, 14 Semi-Detached lots (28 units), Townhouse Buildings (20 units) on Blocks A, B, C, D & E, 1 Apartment Building (21 units), Blocks H, I & J will accommodate easement accesses and Block G will be dedicated for a Stormwater Management Pond. This Draft Plan will be subject to the fulfilment of the Draft Plan Conditions as shown in Appendix A, and associated Rezoning coming into effect, and will also include the addition of a Draft Plan Condition # 27 which will ask that City Staff and the Consultant work to evaluate and resolve the St. Antoine Street and McConnell Avenue intersection prior to registration of Phase 1 (Attachment 1); and



(b) That Block F, as identified on the Draft Plan of Subdivision, be rezoned from Residential 20 (RES 20) to Residential 30 (RES 30); subject to Section 34(21) of the Planning Act, 1990 if no objections are received, or subject to receiving the approval of the Local Planning Appeal Tribunal (LPAT), if any objections are received; and

(c) That Blocks A, B & C be rezoned from Residential 20 (RES 20) to Residential 20 (RES 20) with site specific exceptions to Permitted Uses (Section 02-2-2Bi,ii.) Minimum Frontage, the following will apply;

- Block A, Minimum Frontage = 31 metres
- Block B, Minimum Frontage = 24.8 metres
- Block C, Minimum Frontage = 28.9 metres.

Subject to Section 34(21) of the Planning Act, 1990 if no objections are received, or subject to receiving the approval of the Local Planning Appeal Tribunal (LPAT), if any objections are received.

Moved By: Carilyne Hébert, Councillor

Seconded By: Bernadette Clément, Mayor

Motion Carried

Document Title:	PAC Report No. 1 - St.docx
Attachments:	- TranPlan Associates - Traffic Impact Assessment -.pdf - St Antoine Modified Draft Plan Conditions September2019.pdf
Final Approval Date:	Oct 7, 2019

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

Mary Joyce-Smith - Oct 4, 2019 - 9:17 AM

Mark A. Boileau - Oct 4, 2019 - 11:14 AM

Maureen Adams - Oct 7, 2019 - 8:53 AM