



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

Department: Infrastructure and Municipal Works
Division: Infrastructure Planning
Report Number: 2020-319-Infrastructure and Municipal Works
Prepared By: Enrique Kamm, Transportation Engineer
Meeting Date: June 22, 2020
Subject: St. Antoine Subdivision – Vehicular Ingress and Egress Solutions

Purpose

To provide Council an update on Draft Plan condition #27, “City Staff and the Consultant work to evaluate and resolve the St. Antoine and McConnell intersection prior to the registration of Phase 1”, of St. Antoine Draft Residential Plan of Subdivision and associated Rezoning application.

Recommendation

That Council endorse the proposed additional traffic measures, discussed in this report and included in the attached Traffic Impact Assessment, as fulfilment of Draft Plan condition #27, of Phase 1, of the St. Antoine Draft Residential Plan of Subdivision and associated Rezoning application, submitted by Clark Consulting Services at the September 16th, 2019 Planning Advisory Committee (PAC) meeting.

The St. Antoine Draft Residential Plan of Subdivision and associated Rezoning application submitted by Clark Consulting Services was presented at the September 16th, 2019 Planning Advisory Committee (PAC) meeting. The plan consists 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 east of McConnell Avenue, west of the City's Industrial Park, south of Tollgate Road east and north of the CN Rail corridor.

The Draft Plan of Subdivision will be a phased residential development. The first phase will consist of 21 Single Family units including Small Lot Singles, 8 Semi-Detached units, 20 Linear Townhouse units, for a total of 49 units. Phase 1 will start at the south limit of the lands.

Many residents were present at the PAC meeting and expressed concerns with respect to the large influx of residential units that would be added to the existing neighbourhood. There were discussions between the public, City staff, consultants, and PAC members and 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 out letting onto McConnell Avenue.

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 potentially entail traffic issues at the McConnell Avenue intersection.

After a debate about PAC approving the proposed Draft Plan, without first addressing the traffic concerns, it was concluded that an evaluation of the McConnell Avenue intersection west of the proposed residential development be further reviewed by City staff and the Consultant. The purpose of the evaluation is to develop an acceptable solution to the traffic issues expressed at the PAC meeting and they agreed that this could be achieved through the addition of Draft Plan condition #27, which reads as follows; City Staff and the Consultant work to evaluate and resolve the St. Antoine and McConnell intersection prior to the registration of Phase 1.

St. Antoine Subdivision was subsequently presented to Council on October 15th, 2019 and obtained Draft Plan Approval. A resolve to Condition 27 of the Draft Plan Conditions remained as an Unfinished Business Council item.

The proponent of the St. Antoine subdivision submitted an additional Traffic Impact Assessment, (TIA) for phase 1 of the subdivision, which includes additional countermeasures to address resident's concerns, regarding ingress and egress from St. Antoine Street, from and to McConnell Ave., safely and conveniently, with the addition of Phase 1 of the proposed new subdivision.

The full TIA is attached to this report. Some of the main findings and recommendations of the TIA are as follows:

By 2030, the additional traffic from the new subdivision, would increase delays on St. Antoine St., at McConnell Ave., by approximately 6 seconds, for a total of 31 seconds, only at the morning and afternoon peak hours. This is considered a very modest increase.

In order to mitigate the above, the developer proposed the addition of a northbound left turn lane (NBLT), on Old McConnell Avenue, at its junction with St. Antoine Street North (which connects to McConnell Ave). The attached Figure 1, illustrates the proposed additional lane. The NBLT lane will provide additional storage for the queue, eventually spilling onto Old McConnell Avenue, thus permitting the free flow of northbound traffic along Old McConnell Avenue for those vehicles intending to proceed north on McConnell Avenue. Therefore, by providing this additional lane, this will address concerns related to delays to ingress and egress at St. Antoine Street and McConnell Avenue, since it will split the traffic proceeding north, from traffic proceeding south at the intersection of McConnell Avenue and St. Antoine Street North.

Additionally, the developer is proposing additional warning signs, to enhance the safety of vehicles egressing from St. Antoine Street. The type and proposed location of those signs are depicted on the attached Figure 2.

The devices, are traffic warning signs, with flashers, that are included in the Ontario Traffic Manual (OTM). The intent of the flashers and signs for the approaching traffic on McConnell Avenue would be to warn motorist about an intersection ahead.

A five year collision statistic review, reveals that no incidents were recorded at the intersection of McConnell Avenue and St. Antoine Street North. Therefore, this intersection is considered to have a very good safety record. This safety record is not expected to significantly change, even with the additional traffic from the new proposed subdivision Phase 1, with the additional proposed traffic measures.



Notice to St. Antoine residents

During the September 16th, 2019, PAC meeting, a commitment was made by PAC members, that the affected residents would be notified of the proposed solution to address the traffic issues.

On May 28th, 2020, Notices were circulated to the residents, describing the additional measures, to address their traffic related concerns, proposed by the developer and reviewed by City staff.

From the 90 notices delivered, three comments were received. Those comments are attached to this report.

Considering all the above, it can be concluded that the proposed traffic countermeasures will effectively address the concerns from the residents regarding ingress and egress from St. Antoine Street, from and to McConnell Avenue.

As such, it is recommended that council endorses the proposed additional traffic measures discussed in this report and included in the Traffic Impact Assessment, as fulfilment of Draft Plan condition #27, of Phase 1, of the St. Antoine Draft Residential Plan of Subdivision and associated Rezoning application, submitted by Clark Consulting Services at the September 16th, 2019 Planning Advisory Committee (PAC) meeting.