

Notice

This Notice is a follow up for an application for consideration of a Draft Plan of Subdivision.

Subject: The City of Cornwall Planning Advisory and Hearing Committee (PAC) held a Public meeting on **Monday, September 16th, 2019**. The purpose of the meeting was to consider the application for a Draft Plan of Subdivision and Zoning By-law amendment for the land described as East ½ of Lot 6, Concession 2. Subsequent to the meeting, additional studies and information with regard to potential traffic issues will be provided to City Council and the affected residents.

Background:

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 meeting. 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 (see Fig. 3).

Many residents from the neighbourhood were present at the meeting and expressed concerns with respect to the large influx of residential units that would be added to the existing neighbourhood, and the 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.

During PAC discussions, a commitment was made by the City that the residents included in the Public Notice circulation would be notified of the accepted solution to resolve the standing traffic issues.

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 the Plan Conditions remains as an Unfinished Business Council item.

Traffic Impact Analysis

In order to address Condition 27, the proponent of the St. Antoine subdivision submitted a 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 the proposed new subdivision. The full

TIA can be found at this link www.Cornwall.ca/stantoineTIA (hard copies can also be provided upon request).

The main findings and recommendations 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, at its intersection with St. Antoine 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, thus permitting the free flow of northbound traffic along Old McConnell for those vehicles intending to proceed north on McConnell Ave. Therefore, by providing this additional lane, this will address concerns related to delays to ingress and egress at St. Antoine and McConnell Ave., since it will split the traffic proceeding north, from those proceeding south at the intersection of McConnell Ave. and St. Antoine North.

Additionally, the developer is proposing additional warning signs, to enhance the safety of vehicles egressing from the Antoine St., and area. 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. Ave would be to warn motorist about an intersection ahead.

A five-year collision statistics review, reveal that no incidents were recorded at the intersection of McConnell and St. Antoine North. Therefore, this intersection is considered to have a very good safety record, which is not expected to significantly change, even with the additional traffic from the proposed new subdivision.

Considering all the above, administration will recommend city council to approve the proposed traffic countermeasures, which will fulfill Condition 27, and effectively address resident's concerns regarding ingress and egress from St. Antoine Street, from and to McConnell Ave.

If you wish to provide comments in respect to the subject, you can contact us via mail, email, fax, or fill the online survey by June 8, 2020:

Enrique Kamm P.Eng.
Transportation Engineer
1225 Ontario St., Cornwall, K6H 4E1
ekamm@cornwall.ca
Fax: 613 9338567
Online Survey: www.Cornwall.ca/stantoinecomments

Dated this 27th day of May, 2020.