



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

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2020-390-Planning, Development and Recreation
Prepared By: Mary Joyce-Smith, Division Manager
Meeting Date: October 26, 2020
Subject: PAC Report No.1 – An application to rezone lands located at 822 Marlborough Street (former St. Matthew Secondary School) from Residential 20 (RES 20) to Residential 40 (RES 40) to establish a multi-residential development. The site is legally described a

Purpose

To request approval from Council for the proposed changes to the City of Cornwall Comprehensive Zoning By-Law (No. 751-1969) as amended.

Recommendation

That Council approve the following:

- (a) That the subject lands, legally described as Part of Lots 1 and 2, South Side of Ninth Street; as shown on Part 1, Plan 52R-7131, and municipally located at 822 Marlborough Street be rezoned from Residential 20 (RES 20) to Residential 40 (RES 40) to allow for the establishment of a multi-residential development; and
- (b) That the property be subject to Site Plan Approval; and
- (c) That an Archeological Stage 2 assessment be prepared if the undisturbed area of the subject lands is disturbed as part of the redevelopment of the site.

Background / Discussion

The proposed rezoning from Residential 20 (RES 20) to Residential 40 (RES 40) to allow for the establishment of a multi-residential development located at 822 Marlborough Street (St. Matthew Secondary School) was reviewed by the Planning Advisory & Hearing Committee on September 21, 2020.

The proponent, Mr. Naeem Malik purchased 822 Marlborough Street in July 2020 when the former Secondary School was being offered for sale by the Catholic District School Board of Eastern Ontario (CDSBEO). School Board trustees voted to close the school in June 2019, and then listed the property as surplus to the school board's needs. St. Matthew Secondary School has since moved to Augustus Street.

The 1.33-acre parcel fronts on Marlborough Street (arterial). The subject site is bounded by low/medium residential land uses to the north, south and west which consist mainly of single family/semi-detached and duplex dwellings. Directly across Marlborough Street fronting the subject site sit two multi-residential development sites.

The September 21st, 2020 Planning Advisory & Hearing Committee Meeting was attended by two abutting landowners with fencing and parking concerns regarding the southwest limit of the property. There was also a discussion concerning the potential further expansion on the property. Planning staff advised that the items brought forth by the public have been documented and will be addressed via a Site Plan exercise. The City would also ensure that any additional development would be sympathetic to existing land uses.

All site design matters will be concluded through the City's Site Plan Control process and is overseen by Planning staff. Given the various departmental input and support regarding the proposed development, staff will ensure existing access location, fencing, lighting, parking, etc., will be thoroughly analysed to ensure the future development is efficient and functional.

Conclusion

The Planning Division supports this application to rezone the subject site to Residential (RES 40) largely based on the long history of an institutional land use associated with the building. The conversion of the school will accommodate a new multi-residential development.



PAC recommendations as presented:

Moved By: Glen Grant, Councillor

Seconded By: Ron Symington, Lay Member

MOTION CARRIED

Document Title:	PAC Report 1 - 822 Marlborough Street - 2020-390-PDR.docx
Attachments:	- PAC Report 2020-16 - 822 Marlborough St.pdf
Final Approval Date:	Oct 21, 2020

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

Mary Joyce-Smith - Oct 21, 2020 - 11:10 AM

Mark A. Boileau - Oct 21, 2020 - 11:57 AM

Maureen Adams - Oct 21, 2020 - 12:53 PM