



**The Corporation of the City of Cornwall
Planning Advisory and Hearing Committee**

File Number:

Applicant:

Department: Planning, Development and Recreation

Division: Planning

Report Number: 2021-79-Planning, Development and Recreation

Prepared By: Alex Gatien, Development Planner

Meeting Date: May 17, 2021

Subject: Weaving Baskets Group Inc. (Agent – Tom Hughes) – Review of an application for a Zoning By-law Amendment from Residential 20 (RES 20) to Residential 30 with Exceptions (RES 30 EXC) to permit a multi-residential development on lands located on Part Lot 9,

PURPOSE

To consider the proposed Rezoning of 1335 Reneal Street from Residential 20 (RES 20) to Residential 30 with Exceptions (RES 30 EXC).

RECOMMENDATION

Based on the proceeding discussion, it is recommended:

(a) That 1335 Reneal Street be rezoned from Residential 20 (RES 20) to Residential 30 with Exceptions (RES 30 EXC) on Part Lot 9, Concession 2 on Registered Plan 242, municipally known at 1335 Reneal Street, Cornwall, Ontario.

(b) That the following site-specific exemptions be approved:



- i. A reduced side yard setback of 3.5 metres on the east side.
- ii. A maximum permitted lot occupancy of 47%.

(c) That the proposed development be subject to the Site Plan approval process.

BACKGROUND

The applicant is proposing to rezone the property at 1335 Reneal Street to permit the repurposing of the former St. Gabriel's Catholic Elementary School into a multi-residential development. The School was erected in 1956 and the 2-storey building has a ground floor area of 1,006 sq. m. (10,820 sq. ft.) with approximately 1702 sq. m. (18,320 sq. ft) of floor area. The Institutional Use has been in place since construction and is a Permitted Use under the current zoning, specifically (02-2-2 i) School.

The new owner met with City staff in December 2020 to discuss the repurposing of the former elementary school into a multi-residential development. City staff identified requirements for the Zoning By-Law amendment and Site Plan control applications, as well as a future Consent application for the southern part of the subject site.

SITE CHARACTERISTICS

Location

Part Lot 9, Concession 2, on Registered Plan 242.

Municipal Address

1335 Reneal Street, Cornwall, Ontario.

Size

Frontage:

- Approximately 92.5 metres (303.5 feet) (along Sunnyside Avenue)
- Approximately 61 metres (200 feet) on Reneal Street
- Approximately 61 metres (200 feet) on Nelson Street.

Depth:



- Approximately 61 metres (200 feet)

Lot Area:

- Approximately 0.56 hectares (1.38 acres)

Surrounding Land Use

North: Low Density Residential; Cedar Rapids Corridor

South: Low Density Residential; Medical Centre

East: Low Density Residential; Optimist Park

West: Low Density Residential with Duplexes; Pitt Street Commercial

Official Plan

Urban Residential (U. RES) Designation - No Change.

Zoning

Existing: Residential 20 (RES 20)

Proposed: Residential 30 with Exceptions (RES 30 EXC)

COMMENTS FROM OTHER DEPARTMENTS / AGENCIES

Municipal Works:

No objections

Building Division:

No objections. Compliance with Barrier-Free requirements of Article 3.8.2.1. shall be verified as part of the building permit review process, more specifically Sentences (5)(6)(7) and (8) where appropriate.

Transportation Division:

No objections

Engineering Division:

- There are no grading plans or site servicing plans provided. Please provide.



- A catch basin with a quality control filter insert should be provided in the parking lot.
- Please confirm if new site services will be installed or the existing will be reused?
- If the existing services are to be reused, a review of their condition will need to be completed by the Applicant. Please provide a CCTV video inspection of the sanitary and storm sewer laterals.
- Any City sidewalks, etc., through the removed and new driveway entrances will need to be replaced.
- Civil construction drawings and details are required for the site.

Transit Division:

No objections

Social Housing Services:

No objections

Municipal Assessor:

No objections

Cornwall Police Service:

No objections

Economic Development:

No objections

Raisin Region Conservation Authority (RRCA):

The RRCA has reviewed the circulation and does not have any adverse comments or concerns with the proposed Zoning By-law Amendment. No natural hazards or natural heritage concerns have been flagged.

Ministry of the Environment and Climate Change (MOECC):

The MOECC has no comments regarding this item.

EVALUATION

1) The Planning Division has reviewed the subject application to allow for the change in zoning to Residential 30 with exceptions (RES 30 EXC) and is supportive of the request based on the following:

- The existing building on the proposed lot will cover 45% of the site. As the asphalt paving at the front of the building will be removed and converted to greenspace, it will lead to a reduction in the impermeable area on the site. Parking will be provided through the existing parking lot on the south side of the current building.
- The subject site is immediately surrounded by 1 and 2-storey detached housing, but higher density housing, such as townhouses and a small apartment building, can be found within 150 metres. Numerous duplexes are located along Reneal Street. As the proposed development is the adaptive re-use of an existing building that was constructed in 1956 with additions in 1958 and 1960, it will not result in a significant change to the neighbourhood fabric as the building envelope will be maintained except for new balconies on the second floor and small patios on the first floor.
- The property is fully serviced, and the building was solely used for an Institutional type of use for the St. Gabriel's Catholic Elementary School.

2) Provincial Policy Statement 2020 (PPS):

The Provincial Policy Statement (PPS) directs municipalities to consider development which adhere to its policies; the following apply to the proposed development and are applied to this analysis:

Section 1.1.3 Settlement Area

1.1.3.2 a, b) calls for municipalities to efficiently use land and resources and develop land use patterns that are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomic expansion;

- The repurposing of the existing approximately 1,702 sq. m. building and reconfiguration of the lands to accommodate functional vehicular and pedestrian movements on and to the subject site will integrate well with the abutting residential land uses, especially with the proposed vegetative buffers.

1.1.3.3 The Provincial Planning Policy Statement also calls for a focus on Intensification and Redevelopment within built-up areas. The Statement directs that Planning authorities should "identify and promote intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas and utilizing the existing infrastructure".

1.1.3.4 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas.

- With the redevelopment of the old school into new multi-residential development, the intended residential use repurposes old building stock that is currently unoccupied. Furthermore, the parcel is located near a transit route and in close proximity to major arterials that promote a transit-supportive development.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market.

- The rental apartment conversion will provide for 17 residential units ranging from single to double occupancies.

3) Relevant Official Plan Policies:

2.6.3.1 - Encourage the infilling and consolidation of existing urban development areas and promote the efficient utilization of existing municipal services.

- The proposed development will adaptively reuse an existing building in an established neighbourhood that is fully serviced.

2.6.3.9 - Promote energy conservation through land use planning.

- As the proposed development reuses an existing building, it will require fewer building materials than the construction of a new apartment building. Additionally, construction will be less time-consuming and disruptive than a new structure.

3.2.1. - That infilling and consolidation of existing urban development areas are to be actively encouraged, and given priority, such that a minimum target of 20% of new residential development occur through redevelopment or intensification.

- The proposed development represents intensification in an existing neighbourhood by repurposing a currently vacant school building.

4.3.1 The policies of the Official Plan for an Urban Residential (U. RES) designation provide for all densities of residential development such as singles, semi-detached on through to high rise apartment buildings.

- The proposed development represents an increase in density and is comparable in size to recent redevelopments of surplus school buildings.

4.3.3.7 Determine locations for medium and high-density housing and evaluate applications on the basis of conformity to the following criteria:

a) locations near or within the Business Districts (B.D.), General Commercial (G.C.) areas, community facilities and major focal points;

- The property is located approximately 200 metres from nearby General Commercial along Pitt St. It is approximately 800 metres from the nearest grocery store. There are three parks and a recreational trail located within 400 metres.

b) on select and suitable redevelopment sites in older neighbourhoods;

- The subject site is located in an established residential neighborhood and would constitute an infill development that will compliment the established area once redeveloped. The existing building was constructed in 1956 and no substantial changes to the building size are proposed.

d) access to arterial or collector roads and locations near the periphery of the neighbourhood in order to provide suitable accessibility, to minimize traffic penetration through lower density housing areas, and to have proximity to public transit;

- The subject site is located in close proximity to arterial streets. There are four bus stops within 300 metres of the site. It is in a low-density area, but the proposed development will generate a lower volume of traffic over a longer time period than the previous school use.

f) sites of adequate size and shape;

- The parcel for rezoning is 0.56 hectares (1.38 acres) in size, the existing building occupies 45% of the site.

4. The Housing Goals of the City of Cornwall Official Plan are to:

4.2.3.1. Ensure that the diverse housing needs of the population are satisfied and provide housing for all lifestyles, income levels and tenure.

5.2.5 Ensure that all residential development is suitably located and that future medium and high-density housing projects are developed at a high standard of site development and design and reflect the projected increase in demand for medium and high density, and accessible housing;

- The developer is proposing to partially clad the building in wood, as well as installing balconies on the second floor and small patios on the first floor. Larger windows will also be added. These features will create a more residential feel to the building. The proposed development will also reduce the amount of impermeable, paved surface through the addition of a landscaped amenity area in front of the building. (Attachment 2)

4) The change from Residential 20 (RES 20) to Residential 30 with exceptions (RES 30 EXC) will permit the construction of the multi-residential development. The Residential 30 (RES 30) zoning makes provisions for apartment buildings whereas Residential 20 (RES 20) only permits rowhouse, triplex and quadplex developments.

The first exception being sought is a reduction in setback from the required 6 metres to the current 3.5 metres on Nelson Street. The second exception is to permit 47% lot coverage instead of the 33% permitted in the bylaw. The current building covers 45% of the site and the additional 2% coverage is intended to provide an allowance for an accessory structure.

5) It is the opinion of the Planning Division that no further Zoning Amendments will be required to facilitate this redevelopment. Following the rezoning, the applicant intends to seek a consent to sever the rezoned portion of the parcel. There are currently no development plans for the southern portion of the site that will remain at RES 20. Planning would comment that the remainder of the site is part of the Laframboise Subdivision Plan 242.

6) The Planning Division continues to maintain that this change to the Zoning on the site is appropriate from an Urban Residential Land Use Planning perspective. There are existing multi-residential land uses in proximity to this development. As the building has existed in the neighbourhood for almost 65 years, the proposed development will not significantly alter the fabric of the neighbourhood.

While the proposed development is not adjacent to existing apartments or townhouses, there are comparable densities within 150 metres along Lemay St. in the form of a small apartment building and townhouses. Numerous duplexes can be found on Reneal Street adjacent to the proposed development.

7) PAC File Z-02-21 was mailed out to a 400' radius and advertised in the Standard Freeholder on Saturday, April 24, 2021. The Planning Division received 3 calls and 1 email from nearby residents regarding the proposal. A neighbourhood resident also spoke to the Planner as he was documenting the site. Some of the questions and concerns pertained to:

- The form of tenure. One resident expressed support for market-rate rentals as opposed to condos and highlighted her family's difficulty in finding decent rental accommodations upon moving to Cornwall.
- If adequate parking would be available.
- Whether the development would be affordable housing.
- The scale and the nature of the development, particularly the southern portion located outside of the proposed rezoning.

One resident stated opposition to the development but did not provide a rationale.

Planning Staff provided an overview of the proposal, and confirmed the following:

- The re-purposing of the existing building will include 17 residential units consisting of 1 and 2-bedroom apartments.
- The applicant intends to seek a consent to sever the lot once the rezoning is approved. There are currently no development plans for the southern portion of the lot.
- That parking would be entirely contained within the existing parking lot to the south of the building and that traffic volumes would be lower and more dispersed than the previous school use.
- The proposed development is a market-rate, rental apartment building.

8) Related site issues such as fencing, lighting, and snow clearance will be addressed during the Site Plan Approval process. The development's attributes will be cognizant of the residential character of the area.

The Stage 1 archeological assessment indicated archeological potential, which necessitated a Stage 2 archeological assessment. The Stage 2 assessment conducted sample pits every 5 m. on two areas of the site. The first was a 341 sq. m. rectangle on the northwest corner of the site. The second was 2,468 sq. m. rectangle in the southern portion of the site that is reserved for future development. The Stage 2 assessment found nothing of archeological concern. (Attachment 4)

A Phase 1 Environmental Assessment of the Site was conducted and found no environmental concerns. (Attachment 2)

CONCLUSION

The Planning Division supports this application to rezone the subject site to Residential 30 with Exceptions (RES 30 EXC) based on the long history of an institutional land use. The repurposing of the building to accommodate a new



multi-residential development promotes intensification and adaptive reuse of existing structures, in accordance with the Provincial Policy Statement and Official Plan Policy. The proposal will be subject to Site Plan Approval to ensure proper design.

ATTACHEMENTS

Attachment I – ESA Phase 1 Executive Summary

Attachment II – Floor Plan and Renderings

Attachment III – Site Plan

Attachment IV – Stage 2 Archeological Assessment Exec. Summary



Report Approval Details

Document Title:	1335 Reneal Street - Zoning Bylaw Amendment - PAC Z-02-21 - 2021-79-PDR.docx
Attachments:	<ul style="list-style-type: none">- 1335 Reneal - ESA Phase 1 Exec Summary.pdf- 1335 Reneal - Floor Plans and Concept Renderings.pdf- 1335 Reneal - Site Plan.pdf- 1335 Reneal - Stage 2 Archeological Exec Summary.pdf
Final Approval Date:	May 12, 2021

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

Mary Joyce-Smith - May 10, 2021 - 12:55 PM

Mark A. Boileau - May 12, 2021 - 2:27 PM

Maureen Adams - May 12, 2021 - 3:19 PM