

REPORT TO: PLANNING ADVISORY AND HEARING COMMITTEE

FROM: Ken Bedford, Senior Planner

DATE: April 29, 1996

SUBJECT: CITY-INITIATED - Review of an application for a Zoning Bylaw Amendment from Residential 20 (RES 20) to Residential 10 (RES 10) zone to permit only single family residential development on Part of Lot 1, Concession 1, City of Cornwall. (P.A.C. File #240).

A.) **PROPOSAL:**

The Municipality proposes to sell, by public tender, 32 single family residential lots along the future extensions of Marguerite D'Youville Street and Easton Avenue. The property is currently zoned Residential 20, which allows a greater density of development including semi-detached units, triplexes, quadruplexes and townhouses. A site specific Amendment to Residential 10 zoning will ensure that only single family units will be constructed on the proposed lots. This represents a pre-condition of sale as proposed by staff and, subsequently, supported by Council.

B.) **SITE CHARACTERISTICS:**

1. **Location:**

- Part of Lot 1, Concession 1
- more specifically Parts 1 to 32, Reference Plan 52R-5198
- situated along the future extensions of Marguerite D'Youville Street and Easton Avenue.

2. **Size:**

Frontage: variable along future roadways up to 18 metres
 Depth: variable up to 36 metres;
 Lot Area: approximately 16,258 sq. metres (\pm 4 acres).

3. **Existing Land Use:**

- vacant residential land

4. **Surrounding Land Uses:**

North: Low Density Residential, Cornwall Non-Profit Housing Development
 South: vacant, East Front Public School, Glen-Stor-Dun Lodge
 East: vacant, T.C.T.I.
 West: vacant Residential, Low Density Residential

C.) **OFFICIAL PLAN:**

Existing: Urban Residential (U.RES)
Proposed: Urban Residential (U.RES)

D.) **ZONING:**

Existing: Residential 20 (RES 20)
Proposed: Residential 10 (RES 10)

E.) **COMMENTS RECEIVED FROM OTHER CITY DEPARTMENTS:**

1. **Building Department -**

2. **Engineering Department** - Sanitary sewer, storm sewer, watermain and road facilities will require extension to accommodate development, however, it is possible to extend these services. Trunk facilities have been designed for RES 20 land use and reducing population density to RES 10 uses will not have a negative impact on municipal services.

3. **Department of Public Works -**

4. **Department of Economic Development -**

F.) **EVALUATION:**

The Planning Department has reviewed the subject application to rezone surplus Municipal lands to Residential 10 and is supportive of the proposal based on the following:

1. At its April 22, 1996 Regular Meeting, Council passed Bylaw No. 058, 1996, which is a Bylaw to declare certain real property surplus to the needs of the Municipality. Those lands consist of Parts 1 to 32, Reference Plan 52R-5198 and total approximately 4 acres of developable property. The existing reference plan identifies 32 lots intended for single family dwellings. A resultant density would be approximately 8 units per acre.
2. **Schedule Three: Land Use** of the Official Plan designates this area as Urban Residential (U.RES). The policies in the U.RES designation allows for all forms of residential development including single family lots as proposed. A balance of low, medium and high density categories should be considered throughout the City (Section 4.3.3.1, pg. 28 of O.P.). These categories should be articulated through the various Residential zones in the Comprehensive Zoning Bylaw.
3. Two extensions of existing municipal roadways (Marguerite D'Youville Street and Easton Avenue) will result from a sale of the 4 acre property and, effectively, will complete the physical vehicular/pedestrian connection from Walton Street to Easton Avenue. As well, underground services will be installed creating a looped system. The road and subsequent lot layout have been greatly influenced by relatively recent residential development, with the creation of the Logement La Nativité Townhouse project in 1992. This cluster Townhouse development is considered medium density with a 60 unit cluster Townhouse project sitting on a 4.6 acre site. This translates to a density of ± 13 units per acre.

Another cluster townhouse project of comparable size is within a block of these lands and fronts onto Walton Street. To the South are an elementary school and large Institutional-type use being the Glen-Stor-Dun Lodge. To the west lie older low density residential neighbourhoods, including an undeveloped single family subdivision (Registered Plan 348).

4. The creation of the street extensions will represent a traditional infilling phenomenon which is becoming more prevalent in the Municipality. Since the number of proposed lots (32) is the equivalent of a small subdivision, it is important to anticipate its impact on both existing and potential development in the vicinity. Four vacant residential parcels will remain once this subject property is built on. They are the Anderson Estate to the South (zoned RES 20), Golden Estates Ltd. (Mrs. Orsi) property to the immediate west (zoned RES 20), City lands at the east end of Easton Avenue (zoned INS 10) and lands owned by T.C.T.I. immediately east of Logement La Nativité (zoned INS 10, RES 10 and RES 20). All these properties represent reasonable infilling opportunities. Many of these sites could theoretically be used for more Townhouse units or Multiple-unit blocks (Triplexes and Quadruplexes). Until serious plans come forward to develop these properties (excluding the Orsi property known as Plan 348), the best analysis is through what the present zoning and servicing permits.
5. With evidence of an increasing imbalance of residential types and resultant densities of development occurring in the area, an opportunity now exists to achieve some "balance" of Residential activity.

The City has secondly played a large role in guiding how design and land use compatibility is achieved with the selling of land to two Non-Profit Housing Corporations, the creation of the Street "B" (Ivan) extension and now the sale of lands along Marguerite D'Youville and Easton Avenue. From a Planning perspective, the Municipality can ensure that acceptable design and land use compatibility standards are adhered to, including the balance and proper transition of housing types in neighbourhoods.

This rezoning results from the culmination of many items that have taken place over the last couple of years, beginning when there was potential for sale of land to the Cornwall Non-Profit Housing Corporation for an Apartment Building. This land sale did not occur due to the withdrawal of Provincial funding. Other important factors remain today, however, including a registered Reference Plan with single family lots including some small lot singles, a modified subdivision agreement ready for execution should an acceptable bid be made on the property, and a Council approved pre-condition of sale to rezone to Residential 10 (RES 10) zone.

In short, the protection of the integrity of this evolving neighbourhood is a fundamental premise for promoting a mix of Residential zoning types, including the lowest density zone known as Residential 10 (RES 10).

6. It may be argued by some that the single family residential market is not where the present building activity exists. In the short-term, this may be true but the Municipality has always been a predominantly single family dwelling community. To remove this component entirely from the development scheme of a neighbourhood threatens its sustainability as a comprehensive place to live. Some examples in Cornwall of exclusively medium density development (i.e. Tollgate Road West, Glengarry Boulevard) show signs of ongoing high levels of absentee ownership, lack of a sense of place and poor maintenance. These problems are largely attributed to the residential design/density and mix of housing.

G.) **CONCLUSIONS**

The nature of this rezoning is consistent with past Planning practice, whereby a specific density of development is identified (i.e. single family dwellings) through the creation of a Registered or Reference Plan. The most appropriate zone is subsequently applied to ensure it is developed as originally planned.

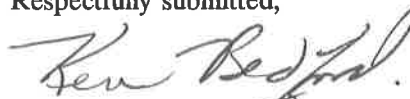
The Residential 10 zone being proposed will reflect the City's intent to have only single family units built in this specific area.

The opportunity for a balancing of residential density in this area away from all townhouse or multiple-unit structures is possible, with the sale of these surplus City lands.

H.) **RECOMMENDATIONS:**

THAT the subject property be rezoned from Residential 20 (RES 20) zone to Residential 10 (RES 10) zone.

Respectfully submitted,



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