



822 MARLBOROUGH St. Re-Zoning Application

Prepared for 9421-3691 Quebec Inc.

JOB#: 20034 | 16.07.2020

SUBMITTED BY: EVB Engineering

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Table of Contents

1	INTRODUCTION	3
2	EXISTING SITE CONDITIONS	3
2.1	SITE AND SURROUNDING AREA	3
2.2	EXISTING BUILDING	3
2.3	SERVICING	3
3	PLANNING POLICY REVIEW	4
3.1	CITY OF CORNWALL OFFICIAL PLAN, 2018	4
3.2	CITY OF CORNWALL ZONING BY-LAW	4
4	IMPACTS	5
4.1	ENVIRONMENTAL	5
4.2	TRAFFIC	5
5	SUMMARY	6

List of Tables

TABLE 1: CONFORMANCE WITH THE RES 40 BY-LAW.....	5
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1 Introduction

This Zoning Assessment has been prepared by EVB Engineering on behalf of 9421-3691 Quebec Inc. in support of the zoning amendment application for the formerly known St. Mathew's Secondary School, located at 822 Marlborough Street North, in the City of Cornwall. The purpose of this report is to assess the appropriateness of a proposed zoning amendment for the site from Residential 20 to Residential 40.

2 Existing Site Conditions

2.1 Site and Surrounding Area

This development is located on a 5,200 m² parcel of land, at 822 Marlborough Street North, City of Cornwall (and Geographic Township of Cornwall), south of Ninth Street, which is legally described as parts of Lot 1 and Lot 2, North side of Eighth Street, and Lot 1 and Lot 2, South Side of Ninth Street, within the Town Plot of Cornwall, historic Stormont County, now within the City of Cornwall, Province of Ontario.

Previously, the site was occupied by St. Mathews Secondary School before being moved to a new location in 2018. It is intended to convert the existing building, formerly used as the school, to a new apartment complex.

The site is surrounded by residential housing along the west side of Marlborough Street. Across the street, at 805 Marlborough Street is an apartment complex named "Marlborough Street Apartments". The property adjacent to this complex, at 813 Marlborough Street, also contains a three-building apartment complex.

2.2 Existing Building

The existing building has an approximate footprint of a 585 m² and is located in the north east side of the property. There is one portable building that is 152 m² located behind the main building. Access to the site is through a paved driveway from Marlborough Street at the south east side of the property. The driveway connects to an existing paved parking lot, that covers approximately 2,240 m² of the property. The site features and setbacks from property line can be seen on Figure 1.

2.3 Servicing

The proposed development will be serviced with municipal storm, sanitary and water services, all of which are available on Marlborough Street and a description of which is as follows:

Watermain

There is a 150 mm diameter watermain along the west side of Marlborough Street and a 600 mm diameter CPP watermain along the east side.

A fire hydrant, located in front of the development, is connected to the 150 mm diameter watermain.

Sanitary

A 200 mm diameter sanitary sewer, constructed in 1970, runs along the west side of Marlborough Street and a 250 mm diameter sanitary sewer, constructed in 1970, runs under the sidewalk along the east side of Marlborough Street. These two sanitary sewers flow to the north.

A new 250 mm diameter PVC sanitary sewer, constructed in 2015, runs along the center of the northbound lane on Marlborough Street.

Storm Sewer

A 525 mm diameter reinforced concrete storm pipe, constructed in 1975, runs along the center of Marlborough Street and flows to the north.

The existing building is currently serviced, and the existing service laterals may be of sufficient size to support the proposed development. This will be further investigated during the Site Plan Control and Building Permit Application process, when the proposed building upgrade design is further advanced.

3 Planning Policy Review

The following is an overview of the City of Cornwall Official Plan and the City of Cornwall Zoning By-Law. The policies have been reviewed in reference to the proposed development.

3.1 City of Cornwall Official Plan, 2018

The Official Plan designates the site as “Urban Residential” under Schedule 1 – Landuse. This designation encompasses a large area surrounding the new development, allowing for all forms of dwellings such as singles, semi-detached, duplexes, triplexes, quadruplexes, senior citizen apartments, high-rise apartments, and condominiums. As such, the proposed development is consistent with the purpose of the Official Plan designation.

The City of Cornwall’s Official Plan contains major goals with respect to Urban Residential developments. These goals set forward a framework that strives to create a housing need for various lifestyles, income levels and tenure. The development is to be created in a logical pattern, and direct medium density housing projects into suitable locations. As such, the proposed development is consistent with the purpose of the Official Plan’s major goals.

3.2 City of Cornwall Zoning By-Law

The City of Cornwall By-law designates the property as Residential 20 (RES 20). It is intended to have the zoning designation amended to Residential 40 for the new development.

This zone permits a variety of residential types, as well as some complementary uses such as a multiple family dwelling, including an apartment house and row house, a home occupation, an office or consulting room of a physician or dentist when located in his or her residence, school, church,

hospital, community center, a private senior’s residence. The proposed development is consistent with the City of Cornwall Zoning By-law for Residential 40 (RES 40).

Section 02-4-3 provides the following building and lot requirements for main buildings in a RES 40 zone. Subsection (a) General Provisions, section (ii) states that all uses, other than Row Houses, shall conform to the standards listed in Table 1 and below.

Table 1: Conformance with the RES 40 By-Law

PROVISION	REQUIRED		PROPOSED	COMPLIANCE
	APARTMENT HOUSES	OTHER USES		
Minimum Front Yard	6m	6m	7.9m	YES
Minimum Side Yard	4.5m	Equal to the height of the building	6.4m	YES
Minimum Rear Yard	7.6m	10.6m	65.9m	YES
Maximum Lot Occupancy (Main Buildings)	N/A	40%	11%	YES

Subsection (g) of 02-4-3 states that the gross floor area of any apartment building shall not exceed twice the area of the lot. The existing building has a current footprint of 585 m² and is two storeys, which would provide a gross floor area of 1,170 m², or 22.5% of the total lot area. As such, the corresponding minimum open space, as a percent of the lot area, is 30%. Currently, there is 4,159 m² of open space on the site between the paved and unpaved areas, which accounts for approximately 80% of the lot area.

Subsection (h) requires a lot occupied by a multiple-family dwelling to have not less than 35% of the required open space reserved for landscaping. The paved section of the lot covers 2,200 m², which accounts for 52% of the open space, leaving 48% for landscaping. If the three portable buildings are removed from the site, an additional 456 m² can be allocated for landscaping.

4 Impacts

4.1 Environmental

The site has 1,959 m² of green space available in the rear yard. Trees are located along the property line of the site, following the fence line, with three large maple trees located inside the site’s boundary. Additionally, three small trees are planted in the front of the building between the sidewalk and road. The proposed development and zoning amendment for the site do not consist of work that would require the removal of trees, as such there will be no environmental impact at the site.

4.2 Traffic

The site has good access to Marlborough Street from the existing driveway located on the south side of the site. The site has access to Ninth Street, a main City Arterial Road, from Marlborough Street. The traffic generation for the proposed development is expected to be the same or less than the traffic generated from the previous use as a school, as such there will be no impact on the traffic.

5 Summary

Our review of the Official Plan designation and Zoning By-law designation for the existing property indicate that the existing property meets the criteria set out for a Residential 40 Zoning designation.

We recommend that the proposed development be approved to have the zoning designation amended from a Residential 20 Zone to a Residential 40 Zone for the purpose of converting the former St. Mathews Secondary School building to a new apartment complex.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Adam Poapst', written over a light grey rectangular background.

Adam Poapst, E.I.T.
Municipal Engineering Intern
EVB Engineering

M:\2020\20034 - St. Matthew School Zoning Amendment\3.0 Design\3.1 Resources\Client\20034-FIG-1.dwg Aug 13, 2020 3:28pm BY:(Adam.Poapst)



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CLIENT:

9421 - 3691 QUEBEC INC.

PROJECT:

ST. MATTHEW'S SCHOOL
 ZONING AMENDMENT

TITLE:

SITE PLAN

SCALE: 1:500	JOB NO: 20034
DESIGNED BY: R.L.	DATE: 2020/03/11
DRAWN BY: R.L.	DRAWING NO.
CHECKED BY: J.E.	FIG.1