St. Clair College Planning Area – Evaluation of Alternative Concepts

The Recommended Concept Plan will result from a combination of the best elements from each Alternative Concept that most appropriately address the environmental, land use and infrastructure issues within the Planning Area.

Based on your review of the Alternative Concepts presented today, please provide your opinion on which Concept best addresses the following issues:

**Environment**

1. Assuming that public resources are available to acquire the ESA, which concept reflects your preferred land use for the natural area?
   
   **Circle your preferred choice:**
   
   Concept 1 – All Open Space (park).
   
   Concept 2 – Open Space with medium density development in the south.
   
   Concept 3 – Mostly single detached homes on large lots with some minor additions to the existing open space.

2. Which concept provides for the best transitions between uses?
   
   **Circle your preferred choice:**
   
   Concept 1 – Mixture of medium profile (3 storeys) and semi-detached homes.
   
   Concept 2 – Mixture of medium profile (3-6 storey) and townhomes and institutional uses.
   
   Concept 3 – Mixture of single detached and town homes.

3. Which concept best addresses potential land use conflicts with the St. Clair College campus?
   
   **Circle your preferred choice:**
   
   Concept 1 – Mixture of medium profile (3 storeys) and semi-detached homes.
   
   Concept 2 – Mixture of medium profile (3-6 storey) and townhomes and institutional uses.
   
   Concept 3 – Mixture of single detached and town homes.

4. Which concept provides the best range of housing opportunities?
   
   **Circle your preferred choice:**
   
   Concept 1 – Mixture of medium profile (3 storeys) and semi-detached homes.
   
   Concept 2 – Mixture of medium profile (3-6 storey) and townhomes and institutional uses.
   
   Concept 3 – Mixture of single detached and town homes.

**Land Use**

1. Which concept is most compatible with existing uses?
   
   **Circle your preferred choice:**
   
   Concept 1 – Mixture of medium profile (3 storeys) and semi-detached homes.
   
   Concept 2 – Mixture of medium profile (3-6 storey) and townhomes and institutional uses.
   
   Concept 3 – Mixture of single detached and town homes.

2. Which concept provides for the safest and most convenient vehicular movement outside the Planning Area?
   
   **Circle your preferred choice:**
   
   Concept 1 – No additional east-west connections and Cousineau Road connection.
   
   Concept 2 – No additional east-west or north-south connections.
   
   Concept 3 – Additional east-west access (Ora Street) to the signalized intersection.

3. Which concept best addresses potential land development conflicts with the St. Clair College campus?
   
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   Concept 3 – Mixture of single detached and town homes.

**Access**

1. Which concept provides for the safest and most convenient vehicular movement within the Planning Area?
   
   **Circle your preferred choice:**
   
   Concept 1 – No additional east-west connections and Cousineau Road connection.
   
   Concept 2 – No additional east-west or north-south connections.
   
   Concept 3 – Additional east-west access (Ora Street) to the signalized intersection.

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   Concept 3 – Additional east-west access (Ora Street) to the signalized intersection.

**Please provide additional comments**

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**Keep in Touch…**

Please provide your name and address if you would like to receive project updates.

**To contact the consulting team…**

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Thank-you for your participation!
**Concept Overview**
- Development of low and medium profile residential units have been proposed for the St. Clair College environmentally sensitive area (ESA) (46 single detached homes and 300 medium profile units).
- Three accesses presently exist on plans of subdivision dating from the early 1920s that have accesses from the ESA to Highway 3.
- City owns a portion of the ESA and lands abutting the Lennon Drain for park purposes.
- Lands north of the College Campus are largely vacant.
- College entrance from Highway No. 3 is not signalized.

**Advantages**
- facilitates development transition along Cabana Road.
- Significant natural features and functions are conserved.
- Additional College access reduces pressure on existing Highway 3 access.
- Tax revenue from new development would be in the order of $750,000 per year.

**Disadvantages**
- Lack of interconnections between land use blocks.
- Public acquisition costs of the ESA are estimated at $1,000,000 to $1,600,000 and there will be no resulting tax revenues for this area.
- Additional access may lead to increased traffic infiltration of College.

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**Concept Overview**
- No development is proposed within the St. Clair College ESA.
- Residential uses north of College Campus include 242 medium profile units (3 storey) and 40 low profile units (semi-detached).
- Secondary access to Cabana Road.
- Improved access at Highway 3 and College entrance.
- Additional College entrance at Cousineau Road.

**Advantages**
- Compatible integration of uses.
- Facilitates development transition along Cabana Road.
- Conserves the most significant natural features and functions of the ESA.
- Tax revenue from new development would be in the order of $1,500,000.

**Disadvantages**
- Creates isolated ESA development parcel with only access via the College ring-road.
- Public acquisition costs of the ESA are estimated at $500,000 to $800,000.
- Lacks external road connectivity.

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**Concept Overview**
- Development of the southeastern portion of St. Clair College ESA to permit 379 medium profile residential units (3 to 6 storey). Development is integrated with the campus ring-road.
- Residential and Institutional development in the north of the College campus to include 168 medium profile units (3 to 7 storey), 46 townhouses and 1.45 hectares of institutional space.
- Improved intersection at Highway 3 and College entrance.

**Advantages**
- Proposed similar types of housing development.
- Larger lots in ESA assist with conservation objectives.
- Facilitates good internal and external road connectivity.
- Tax revenue from new development would be in the order of $500,000.

**Disadvantages**
- ESA development requires two drain crossings.
- ESA may provide representation of conditions but not retain same physical conditions.
- Reduced opportunity for a range of housing forms.