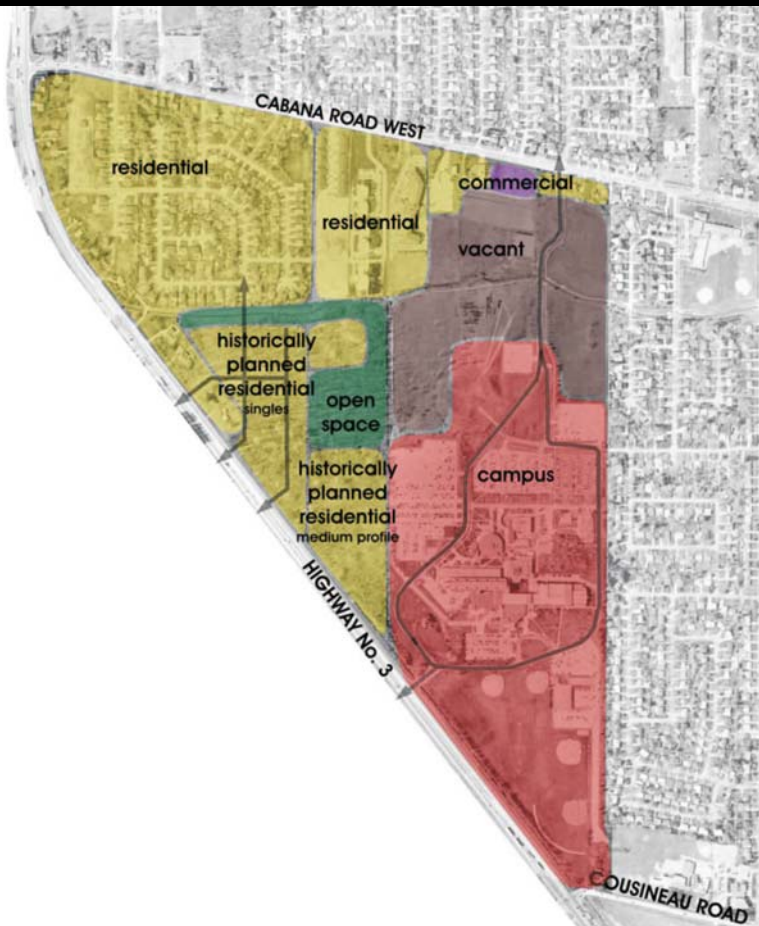


Current Status



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.

Alternative Concept #1



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.

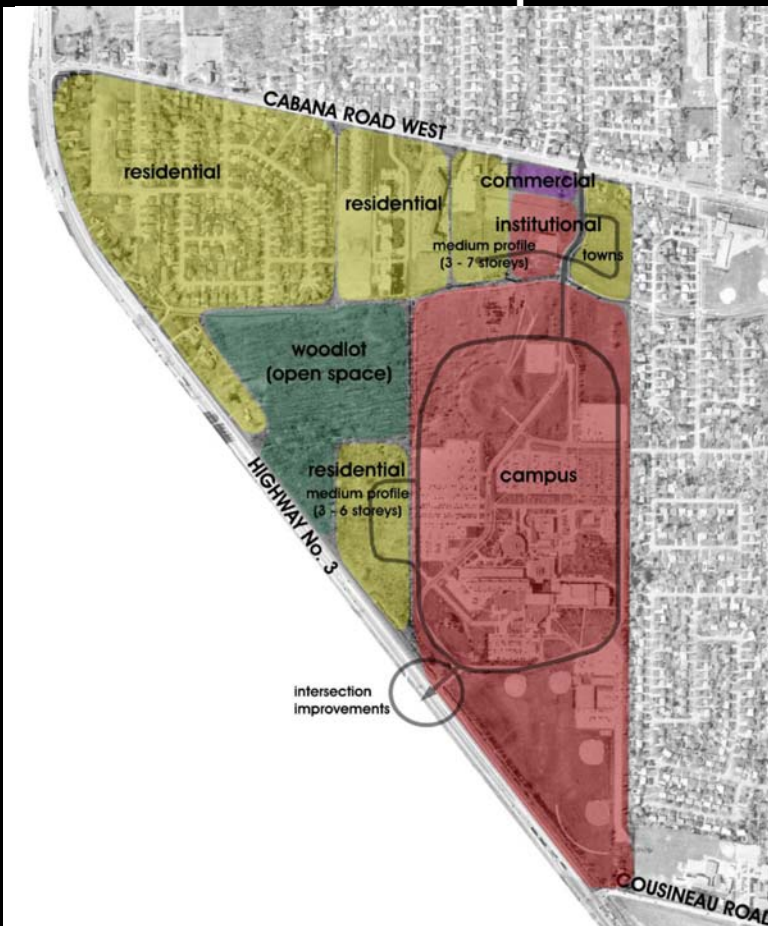
Advantages

- 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.

Alternative Concept #2



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.

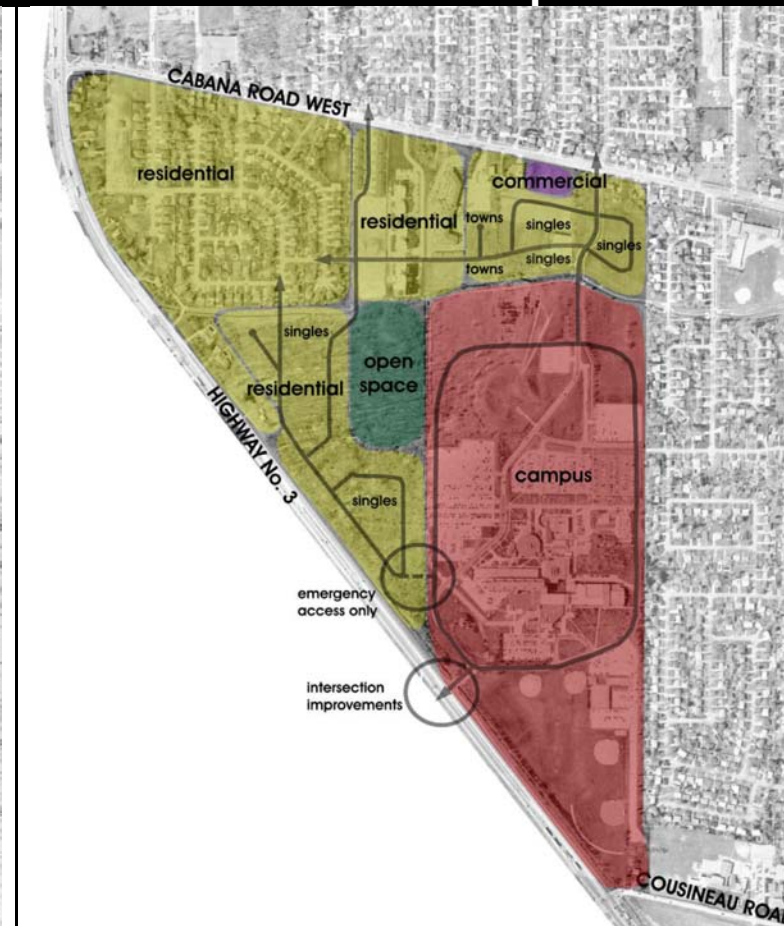
Advantages

- 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.

Alternative Concept #3



Concept Overview

- Development of the majority of the St. Clair College ESA to permit low profile residential uses (58 single detached units on 30m x 35m lots).
- Residential development north of the College campus to permit low profile residential units (52 singles and 25 townhouses).
- New east-west road (Ora Street extension), providing a secondary access to Cabana Road.
- Improved intersection at Highway No. 3 and College entrance.

Advantages

- Proposes 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.