



The Corporation of The Town of Cobourg

Public Planning Meeting

MINUTES

November 9, 2020, 5:00 p.m.

Electronic Participation

Members Present: Mayor John Henderson
Deputy Mayor Suzanne Séguin
Councillor Nicole Beatty
Councillor Aaron Burchat
Councillor Adam Bureau
Councillor Emily Chorley
Councillor Brian Darling

Staff Present: Tracey Vaughan, Chief Administrative Officer
Glenn McGlashon, Director of Planning and Development
Brent Larmer, Municipal Clerk/Manager of Legislative Services
Krystal Christopher, Deputy Clerk

1. CALL TO ORDER

Chair, Councillor Beatty, called the Meeting to Order at 5:02 P.M.

2. INTRODUCTION

Chair, Councillor Beatty, explains the general purpose of the Public Meeting, which is to hear submissions regarding the proposed Zoning By-law Amendment for the re-development of the 0.80 ha site known municipally as 265-327 Elgin Street East, Cobourg (see Key Map on reverse). The re-zoning would facilitate the phased re-development of the existing 9 semi-detached buildings into 4, two-storey 10-plex buildings, resulting in an increase from 18 to 40 units, with 28 units being subsidized (a net increase of 10 subsidized units) and 12 units at market rent. The Subject Lands are currently designated Residential Area in the Town of Cobourg's Official Plan (2017) and Residential Type Three (R3) Zone in the Town of Cobourg's Comprehensive Zoning By-law No. 85-2003.

3. DECLARATION OF PECUNIARY INTREST

There were no Declarations of Pecuniary Interest declared by Members.

4. NOTIFICATION PROCEDURE

The Municipal Clerk advised that the Notice was published in the local newspaper, posted on the Municipal Website www.cobourg.ca and circulated to neighboring property owners in accordance with the provisions of *the Planning Act*. In addition, notice in the form of an Application Notice Sign was installed on the Elgin Street East and D'Arcy Street frontages in accordance with Council's procedures.

5. ZONING BY-LAW AMENDMENT 265-327 ELGIN STREET EAST – ELGIN PARK RE-DEVELOPMENT

5.1 Rebecca Carmen, Housing Services Manager, Northumberland County and Nick Swerdfeger, Barry Bryan Associates, to provide background and an explanation of application for Zoning By-Law Amendment 265-327 Elgin Street East – Elgin Park Redevelopment

R. Carmen and N. Swerdfeger provided an overview of the application for Zoning By-law Amendment 265-327 Elgin Street East and spoke to the current status of access to affordable housing in Northumberland County. The presentation highlighted the site plan design, design phasing, accessibility, amenities, parking, sustainability, tenant engagement and next steps.

Members of Council raised questions regarding the proposed application, to which R. Carmen and N. Swerdfeger responded.

5.2 Memo from the Manager of Planning, Notice of Complete Application for Zoning By-Law Amendment 265-327 Elgin Street East – Elgin Park Re-development, Northumberland County Housing Corp., Barry Bryan Associates

Glenn McGlashon, Director of Planning and Development, briefly spoke to the Application for Zoning By-Law Amendment 265-327 Elgin Street East – Elgin Park Re-development and provided details on the status of the application.

G. McGlashon noted that additional background information associated with the application may be found by accessing the following Planning & Development webpage link: <https://www.cobourg.ca/en/business-and-development/Planning-Applications.aspx>

6. PUBLIC SUBMISSIONS

Chair, Councillor Beatty, Coordinator of Planning and Development Services, explained the order of public submissions and requested all persons addressing the public meeting to state their name and address for the official record of the public meeting

The Town of Cobourg received the following Public Submissions:

Dan Bulger, Cobourg Resident Submission (Elgin Street East, Cobourg)

Dan Bulger provided comments regarding the reason the site plan location was selected and the impact of the roadways for properties located north of the project site.

Miriam Mutton, Cobourg Resident Submission- Attachment 'A' (George Street, Cobourg)

Miriam Mutton provided comments in support of the zoning by-law amendment and spoke to intensification, sustainability and the project improving the quality of living for residents. Ms. Mutton raised concerns with the demolishing of all existing homes, the design of the homes , parking and the quality of outdoor living space for residents. Ms. Mutton provided suggestions regarding laundry facilities, outdoor space, landscaping and usage of all available space.

Gil Brocaneir, Cobourg Resident Submission (Westwood Drive, Cobourg)

Gill Brocaneir provided comments in support of the zoning by-law amendment and provided reasons the site was selected for the application. Mr. Brocaneir spoke to identifying the needs of residents to apply to new developments, Cobourg's transit system, intensification and utilization of the current property.

WRITTEN COMMENTS/SUBMISSIONS RECEIVED BY THE MUNICIPAL CLERK AS OF PRINTING OF AGENDA

Brent Larmer, Municipal Clerk noted written submissions were received from Miriam Mutton which is attached to the agenda.

WRITTEN SUBMISSIONS RECIEVED FROM COMMENTING AGENCIES

Glenn McGlashon, Director of Planning and Development Services, advised that no formal comments or objections were received for the application.

7. FURTHER NOTICE

Chair, Councillor Beatty, Coordinator of Planning and Development Services, advised that persons requiring notice of passage of the proposed approval of the

Zoning By-law Amendment are to advise the Municipal Clerk of their name and address to ensure receipt of notice.

8. **ADJOURNMENT**

Moved by Councillor Adam Bureau

THAT the meeting be Adjourned (6:19 P.M.)

Carried