



**The Corporation of The Town of Cobourg
Heritage Advisory Committee**

Wednesday, November 4, 2020

4:00 P.M.

Electronic Participation

Admin Meeting is inviting you to a scheduled Zoom meeting.

Topic: Heritage Advisory Committee

Time: Nov 4, 2020 04:00 PM Eastern Time (US and Canada)

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Pages

1. **CALL TO ORDER**
2. **APPROVAL/ADDITIONS TO THE AGENDA**

Action Recommended:

THAT the Agenda dated Wednesday November 4, 2020 be approved as presented/amended.

3.	<u>DECLARATIONS OF INTEREST BY MEMBERS</u>	
4.	<u>ADOPTION OF MINUTES</u>	
	N/A	
5.	<u>DELEGATIONS/PRESENTATIONS</u>	3
	93 Albert Street- Al LeBlanc / Mike Clark	
6.	<u>COMMUNICATIONS/CORRESPONDENCE</u>	63
	Notice of Hearing - 105 Havelock Street	
	Letter of Opinion	
7.	<u>HERITAGE PERMIT APPLICATIONS</u>	
8.	<u>NEW BUSINESS</u>	
9.	<u>UNFINISHED BUSINESS</u>	
	9.1 CHIA Terms of Reference Review	
	9.2 Heritage District Mail Out	
	9.3 Vacant Committee Positions	
	9.4 22 King Street Historical Report	
	9.5 144 King Street Tour of Building	
	9.6 Certo Building Repairs	
10.	<u>STAFF APPROVAL SUMMARY LISTS</u>	92
11.	<u>ADJOURNMENT</u>	
12.	<u>NEXT MEETING</u>	
	Wednesday November 25, 2020 at 4:00PM	

CULTURAL HERITAGE IMPACT ASSESSMENT

93 ALBERT STREET

Cobourg, Ontario

September 11, 2020



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TABLE OF CONTENTS

1.0	INTRODUCTION TO DEVELOPMENT SITE.....	1
1.1	DESCRIPTION OF PROPERTY	1
1.2	SURROUNDING LAND USES.....	1
1.3	PLANNING CONTEXT	1
1.4	HERITAGE CONTEXT	1
1.5	OWNER'S CONTACT INFORMATION	2
2.0	HISTORY OF THE TOWN AND THE SUBJECT PROPERTY	3
2.1	BRIEF HISTORY OF COBOURG	3
2.2	HISTORY OF THE SITE (PREVIOUS OWNERS)	4
3.0	BUILDING CONDITION	9
3.1	EXTERIOR	9
3.2	INTERIOR	9
4.0	HERITAGE SIGNIFICANCE OF ALBERT STREET	10
5.0	HERITAGE SIGNIFICANCE OF THE SUBJECT PROPERTY	12
6.0	PROPOSED DEMOLITION/RECONSTRUCTION OF THE BUILDING	13
7.0	POTENTIAL ALTERNATIVES AND MITIGATION STRATEGIES	14
8.0	CONCLUSIONS AND RECOMMENDATIONS	15

APPENDIX 'A' - LIST OF SOURCES

APPENDIX 'B' - TITLE SEARCH

APPENDIX 'C' - BUILDING REPORT PREPARED BY DOBRI ENGINEERING

FIGURES

- 1 – LOCATION MAP
- 2 – HERITAGE CONSERVATION DISTRICTS
- 3 – SURVEY
- 4 – HISTORICAL IMAGES
- 5 – PHOTOGRAPHS OF THE SURROUNDING AREA
- 6 – EXTERIOR PHOTOGRAPHS OF THE BUILDING
- 7 – INTERIOR PHOTOGRAPHS OF THE BUILDING

1.0 Introduction to Development Site

1.1 Description of Property

The subject property is located on the south side of Albert St., approximately a block and a half west of Division St. between Third St. and Hibernia St. It has a frontage of 20.12 m on Albert St., an average depth of 43.59 m and an area of approximately 877 m². It is occupied by a Victorian-era brick 1 ½ storey vacant dwelling built between 1844 and 1858, located at the northwest corner of the property. The site is generally flat and there are a few mature trees in the rear yard.

1.2 Surrounding Land Uses

From the south, east and west are detached dwellings, most of which appear to be dating to the late 19th century, and to the south is the King George Inn, a small boutique hotel that was converted from the former Cobourg Jail. (A history of the jail can be found in section 2.2 of this report.) South of the Inn is a 3-storey condominium complex fronting onto the harbour.

1.3 Planning Context

The subject property is located within the “Main Central Area” designation on the Town of Cobourg Official Plan. It is also designated “Residential/Office Area” on the Harbour Area Secondary Plan which covers the area south of the downtown. Permitted uses within this designation are existing low-rise housing forms (detached, semi-detached, duplexes, triplexes and quadraplexes) or conversions to office uses, either wholly or partially.

1.4 Heritage Context

The subject property is located within the Commercial Core Heritage Conservation District, as shown on Figure 2. The Town of Cobourg’s Heritage Master Plan vision for the town is to conserve and enhance its cultural heritage resources and to manage change so that growth is in keeping with the heritage character of Cobourg and preserves its “small-town feel”.

Properties on Albert St. that are located within the Heritage District include nos. 77, 86, 87, 88, 90, 93, 94, 98, 99, 100, 101, 012, 106, 107, 108 and 109. There are also 3 properties on Albert St. that are listed but not designated – nos. 10, 219 and 235. Immediately to the southwest of the subject property is the Cobourg Jail (77 Albert St.) while Victoria Hall (55 King St. W. – opened in 1860) and the Market Building (built in 1850) are in close proximity.

Section 2.2 of the District Plan, the Statement of District Significance, describes in detail the origin of settlement in the district and the heritage characteristics of the buildings in the area, pointing out the fact that many of the early frame buildings were destroyed by fires, resulting in a predominantly brick street wall by the year 1900. In the 19th century, the commercial core was much more residential in nature, as many shop owners lived above their businesses. The District Plan also notes the presence of a small number of residential buildings outside of the King St. commercial area, including 93 Albert St., which are defined as generally low-profile single-detached structures, mostly of vernacular design.

Section 2.3 lists the heritage attributes of the district and section 2.4 provides the goals and objectives of designation. The heritage goals are stated as follows:

- *to protect and enhance the existing 19th century commercial street wall of the Commercial Core Heritage Conservation District.*
- *to conserve the Commercial Core's heritage attributes by allowing only those changes that are compatible with the built form and consistent with the cultural heritage value of the District;*
- *to encourage decision-making that is consistent with the cultural heritage value of the Commercial Core Heritage Conservation District.*
- *to manage change through the review and approval of heritage permit applications.*

Section 2.4.2, Conservation Objectives, includes the following objectives that are relevant to the subject property:

- c) to discourage the demolition of existing heritage buildings and their replacement by new development.
- d) to maintain the commercial and residential environment within the District and to discourage the establishment of land uses which would be incompatible with or have adverse effects upon the predominantly commercial character of the District.
- e) to accommodate new development only where it respects or otherwise complements the prevailing low profile (two or three storey) and heritage character of existing buildings and structures within the District and does not adversely affect the cultural heritage character of the District.
- g) to support existing uses and adaptive re-use wherever feasible within the existing heritage building stock.
- h) to ensure the protection and retention of the heritage character of the existing roads and streetscapes within the District.

1.5 Owner's contact information

The registered owner of the site is 2744845 Ontario Inc., carrying on business as LeBlanc Enterprises. The contact person is Mike Clark who can be reached at [mike@leblanchomes.com] or 905-396-0957.

2.0 History of the Town and the Subject Property

2.1 Brief History of Cobourg

The land occupied by present-day Cobourg was previously the territory of the Anishinaabe peoples (the Mississaugas).

European settlers first started arriving in the area around Cobourg in the 1780's. The town, originally several smaller villages, including Amherst and Hardscrabble, was founded in 1798 by United Empire Loyalists and was later named Hamilton. Following the War of 1812, a number of influential men moved to Upper Canada with a vision of growth and prosperity, working to create a leading centre of commerce and developing roads, the harbour, and connections to the interior to facilitate trade. The town was renamed Cobourg in 1818 in recognition of the marriage of Princess Charlotte Augusta of Wales to Prince Leopold of Saxe-Coburg-Saalfeld, and on July 1st, 1837 was officially incorporated.

By the 1830s Cobourg had become a regional centre due to its harbour on Lake Ontario, followed by the town's zenith as a political, religious, economic, and social centre in the period from the 1840s to the 1860s, when Cobourg had become one of the largest towns in the province and its future seemed bright, possibly even as the Upper Canada capital. A mania of growth led to the community overextending itself in investments and infrastructure, including the ill-fated Cobourg and Peterborough Railway and building the new town hall. (The hall, called Victoria Hall and officially opened in 1860 by the Prince of Wales, was declared a national historic site in 1959.) An economic depression in the 1860s and early 1870s then led to a drop in population and prospects.

However, the development of the harbour, the short-lived railway and the resulting trade in iron ore with the U.S. that it promoted led to many Americans discovering the delights of summering in Cobourg. From 1874, Cobourg rose to become the most popular and fashionable summer resort and was for many years the most popular resort for American military men and veterans, who stayed in the six summer hotels and hundreds of cottages and houses rented or built, including some very large mansions. In addition, from 1907 to 1952, a ferry service connected Cobourg and Rochester, New York, allowing Americans to reach Cobourg more readily. Men of Canada (1896) describes Cobourg's appeal to American visitors:

A factor which speaks volumes in favor of Cobourg is that southern visitors who came here fifteen or twenty years ago, and for the first time enjoyed the pure and invigorating ozone of this locality, have returned every year since...while Lake Ontario, stretching to the southward, affords a tempting opportunity for boating and sailing, its merry, rippling waters, dancing in sun or moonlight, being usually speckled with craft of all kinds.

Though visitors came annually from all over the United States, this started to decline by the 1920s. During WWI Cobourg was one of the highest-contributing towns to the war effort and then during the post-WWII boom, several large industries located in Cobourg, including the No. 26 Ordnance Depot, Canadian General Electric, and General Foods. From the 1870s to the 1950s the population remained stable at approximately 5000 permanent residents, but by the middle of the 20th century, social change and economic expansion after World War II resulted in the population more than tripling to over 18,000 residents.

After several decades of coal and oil shipments in and out of the harbour, a decline in demand for coal and other changes led to an ambitious plan to rethink and redevelop Cobourg's waterfront into a boating and recreational centre. Throughout the late 1980s and early 1990s, the town invested heavily in purchasing property along the waterfront and beautifying the area. A boardwalk was developed to connect the harbour and large sandy beach while further pathways were created to encompass Victoria Park and the historic downtown. Because of this renewal and revitalization, many community activities now revolve in and around these spaces.

The Town of Cobourg is now the largest municipality in Northumberland County, an upper tier level of municipal government that includes seven municipalities.

2.2 History of the Site (Previous Owners)

The previous owners of the site are outlined on the Title Search (Appendix 'A' to this report). A description of each follows.

2.2.1 Early lot owners (1806 – 1867)

A Crown Patent for 240 acres, including the lot on which 93 Albert St. now stands, was granted on Jan. 29, 1806 to Nathaniel Herriman, one of the area's first settlers. Over the next decades, the land was continuously subdivided. In November, 1824, Ebenezer Perry (1788-1876), a well-known local merchant, mill owner, senator and brother to Peter Perry, for whom Port Perry is named, sold lot no. 20 to James Gray Bethune (1793-1841), businessman, lieutenant-colonel of the militia, justice of the peace, and agent of the local branch of the Family Compact-connected Bank of Upper Canada – also the town's first Postmaster in 1817, like William Sykes half a century later.

In 1859, William Roberts transferred the land to contractors William and David Burnett, the builders of Cobourg's landmark Victoria Hall (1860).

2.2.2 John Barr (Estate) (1868)

In 1867, William F. Harper and James O'Neill, acting as executors for John Barr (or possibly De Barr), sold the land to Hugh Gordon for \$800. The Barr family was well-known in Cobourg, and William Edward "Bud" Barr (1921-2009) indicated in a 2005 interview that his great-grandfather settled in the area in 1844, so this may have been John Barr.

No records have been found for the construction date of the house. A number of early maps and plans of the downtown Cobourg area are of questionable use in determining an exact date of construction for the property, but it seems likely that it was built between 1844 and 1858, when it appears on the 1858 Hannaford and Lloyd plan of Cobourg.

2.2.3 Hugh Gordon (1868–1897)

According to Robert Mikel, the house and lot was bought by Hugh Gordon (?-1903), who was described in the deed as "hotelkeeper". However it appears that the home was occupied by Patrick Gordon and his family for most of the period that Hugh owned it.

He had a son named Patrick Hugh so his name may also have been Patrick Hugh Gordon. Also, there was a Hugh Gordon born 1834 who may have been a relation (and seems much better off), who bought the house and rented it to Patrick.

In J. C. Connor's 1871 Northumberland County Directory, Patrick Gordon is listed as a labourer living on Albert Street, in the same general location between the Barbers and Delanys that the Sykes did ten years later, which suggests the same house. Patrick Gordon died in 1885 and his wife Mary McCann Gordon died in 1897; her residence is listed as Albert Street. This is the same year the house was sold to John Ruse. The information from the Town of Cobourg states that the owner of the property, Mr. Gordon, rented the property out to William Sykes (the postmaster), his wife, and four children.

2.2.4 William Sykes (1811–1900)

William Sykes and his family apparently resided in the property for many years. Sykes was born in England and emigrated to Canada in 1837, eventually becoming a cabinetmaker, then farmer, in Northumberland County before Sykes served as Cobourg's Postmaster from July, 1873 to June, 1896. Northumberland County before his appointment as Postmaster. The 1861 and 1871 censuses show the Sykes in Hamilton Township; William's occupation is listed as farmer. The Sykes family likely moved to 93 Albert from Hamilton Township in 1873 after his appointment as Cobourg's Postmaster. The 1881 Census lists William as Postmaster, living in Cobourg with his wife Jane and eldest daughter, Jane Julia. The Tax Assessment rolls for 1885 show William Sykes as a tenant on Albert St. with his wife and two (later four, or possibly six) children and Hugh Gordon as the owner/ Sykes served as Postmaster from July 1, 1865 to June 18, 1896, though apparently his youngest daughter, Amelia, acted as his assistant and surrogate for many of his later years as his health declined.

Though his record in the role was exemplary, and he continued to serve into his 85th year, he was approached by the newly elected member of parliament and former mayor George Guillet and his business partner, John W. Bickell, the collector of inland revenue for Cobourg, who wished him to resign. When he refused, they apparently paid him \$1000 for his resignation, and immediately instated Guillet's own brother Charles in this high-status role. In October of that year, a federal inquiry was commissioned into this scandalous affair, the details of which were given front-page coverage in the local papers, but no records could be located of the inquiry's outcome.

Regardless, Charles Guillet was evidently unsuited to the position, as he served as postmaster for only eight months after which he left town.

Interestingly, Edwin C. Guillet (September 29, 1898 – 26 June 1975), George's nephew, published over 150 books on historical topics, including a popular history of Cobourg, and many papers on Canadian trials.

William Sykes' daughter Eliza married Stuart Goode Hayward, the son of Captain Alfred and Caroline Bartlett Hayward. Caroline Hayward was an author and poet in Canada, and wrote *The Battles of The Crimea*, published in 1855. Two of Stuart's brothers became famous painters: Alfred—who lived mainly in England—painted landscapes and still lifes; Gerald Sinclair Hayward (1845–1926) abandoned farming to become a renowned painter of miniature portraits, one of the foremost painters of miniatures at the turn of the 20th century. His miniatures still hang in many major art galleries, and some say he was the artist who popularized the revival of miniature portraits at that time.

2.2.5 1897–1950 — John Charles Ruse (1859–1950), Catherine Jane Ruse (née Stiles) (1860–1948), and Wilfred J. Ruse

John Ruse was chief of the Cobourg police service, as well as chief of fire services, from 1898–1936. Ruse joined the fire brigade in 1883, and then the police, becoming chief in 1897 at a salary of \$400 per year.

Chief Ruse made his rounds on an old bicycle and kept his office a short 1 ½ blocks away in the west wing of Victoria Hall. His motto was “prosecute not persecute”, and it was said that those who were apprehended knew that their punishment was well-deserved.

It appears that John Charles Ruse, along with his wife, son Wilfred J. Ruse, daughter Verna Harcourt (née Ruse), and son-in-law Clifford Duncan Harcourt all resided together.

In 1917, a John C. Ruse died in Cobourg. This is likely to be either the father of owner John Ruse or grandchild of John and Catherine Ruse.

2.2.6 1950–1953 — Verna May Harcourt (née Ruse) (1889–1984)

Verna Harcourt was married to Clifford Duncan Harcourt (1884–1944). It is likely that Mrs. Harcourt inherited the house at 93 Albert Street upon her father’s death, with the ownership transfer being assisted by Wilfred Ruse.

2.2.7 Wallace George Payne and Bruce Charles Payne (1953–1968)

In 1962, ownership was transferred to Wallace Payne alone, leading to the suspicion that Bruce Payne was either deceased at that time, or had moved away.

2.2.8 Dennis Dial Hutt and Barbara Ann Hutt - 1968–1969

Dennis and Barbara Hutt are currently Belleville residents. They have a son, Martin Hutt. They lived at 93 Albert Street for less than one year.

2.2.9 Willard Arnold Cochrane and Margaret Mary Cochrane (1969–1998)

Willard (1931–2009) and Margaret were married in 1955 and had two daughters (Deborah and Catherine).

Willard died at the Community Nursing Home in Port Hope. Margaret founded the Beyond The Blue Box (a non-profit), “one of Canada's longest standing and most successful community based waste reduction and reuse centres.”

Margaret also founded The Book Nook, a used book store in Cobourg, in 1994. As of 2019, at the age of 91, Margaret was still very active in both ventures, as she has been for over 25 years.

2.2.10 James Ward Hoffman (ended in foreclosure) (1998–1999)

Mr. Hoffman was a developer who is known for his extensive work in cleaning up the Cobourg waterfront with the intent to foster new buildings in the immediate vicinity. The era in which he did most of his work (the 1980s–1990s) is regarded as “The Hoffman Years” because of how much change he enacted in that area during that time. Mr. Hoffman is generally well regarded in the legacy he has left in the form of Cobourg’s waterfront community. He died in 2006 in Cobourg. Because of his quick ownership (and subsequent loss) of the 93 Albert property, it is unknown what his intentions were in regards to the property itself or whether he physically resided there.

2.2.11 Helmut Heinz Dostal and Caroline Tapp-McDougall (1999–2007)

Dostal and Tapp-McDougall are co-owners of HomeFront magazine, a “Canadian print magazine at the forefront of interior design, jet-setting, dining, golf, spa & automotive trends” established in 1994. A BCS Group publication” the magazine is under the corporate BCS umbrella, and cites Dostal as publisher/advertiser, while Tapp-McDougall is listed as editor-in-chief. The magazine is currently run out of 255 Duncan Mill Rd, in Toronto.

Dostal and Tapp-McDougall also run the BCS group, a marketing agency aimed at promoting businesses.

Tapp-McDougall also runs and operates the Canadian Abilities Foundation (among many other offshoots), which is another online magazine portal marketing company that also operates out of the BCS office.

2.2.12 Laurel Barbara Clarry (ended in foreclosure) (2007–2020)

On March 10, 2020, under power of sale: Laurel Barbara Clarry defaulted on the mortgage and the property was foreclosed upon. She is a restaurateur, having owned MacAllisters Grill and Tavern (Cobourg), Winchester Arms (Orangeville), The Cat and Fiddle (Cobourg), and The Winchester Arms (Port Hope).

In 2018, Ms. Clarry (with business partner John Lee) spoke to Cobourg city council as a delegate in regards to 77 Albert Street and 38 Albert Street (what appears to be two small take out restaurants nearby her residence at the time), asking council to reconsider their decision to exclude these properties from the 2017 Downtown Cobourg Vitalization Plan.

Clarry and Lee apparently also owned 77 and 87 Albert Street (which both adjoin 93 Albert Street), and in 2016 had planned to build townhouses on the properties (which never came to fruition). 77 Albert Street is a historic home that was formerly the Cobourg jail (circa 1906). On the Commercial Core Walking Tour site, the jail is described as follows:

“This was the site of the Cobourg Rink from 1893 to 1906. The jail, built in 1906, was designed by Power & Son, Kingston architects. It also contained quarters for a governor. The jail was one of the biggest of its time in Upper Canada, holding up to one hundred inmates. Over 92 years of operation, the structure remained much the same, except for the replacement of the old brick wall with a taller 17-foot concrete wall. The doors were closed in 1998. Now several businesses operate out of it, as well as the Old Cobourg Jail Museum.”

Locals apparently gave the jail sarcastic nicknames based on the governor or the day, e.g. “Snelgrove’s Palace”, etc.

3.0 Building Condition

3.1 Exterior

The existing building at 93 Albert Street, Cobourg is a two storey brick exterior with multiple wood frame additions at the back. The front (north side) of the building is brick veneer with wood windows. Mortar is missing from some bricks, and joints are not consistent. The front entrance wood sill is damaged and the concrete front porch surface is rough and not level. The east elevation brick face is cracked and spalling due to freeze/thaw cycle. The west side of the building is not accessible due to overgrowth of plants and trees. The overall roof ridge line is sagging in the middle from east to west.

The rear of the building has had various wood frame additions with horizontal exterior siding. Roof shingles are in poor condition and moss is growing on top of the roof causing water damage. The gutter is hanging off the edge of the roof. Dormer roofs at the second floor are made of unfinished exposed wood sheathing, not protected from the weather.

3.2 Interior

At the main floor, there are no existing finishes: minimal insulation, no vapour barrier and no drywall to protect the home from the elements. Interior is mostly exposed wood studs and joists which have been water damaged. Flooring is a combination of wood floor and damaged wood sheathing.

The second floor is similar to the main, with all exposed wood studs and rafters. Exposed roof sheathing is stained due to water damage. There is no interior roof insulation.

The basement consists of stone rubble foundation walls and wood columns and beams which are not fastened properly and are rotting due to water damage. Stone foundation walls are cracking.

In our opinion, the existing building is in deteriorating, and has not been protected from the weather. Materials and structure are in poor condition. We recommend that the building be demolished and be replaced with a new building in harmony with the surrounding buildings.

4.0 Heritage Significance of Albert Street

Albert St. still features several of the downtown's earliest properties, many of which are on the town's heritage register, including the 15 that form part of the Commercial Core Heritage Conservation District. The property is therefore contextually important as a member of this cluster of early homes on Albert St. It has been described by Rob Mikel in this manner:

The house at 93 Albert St. is a good example of a mid-19th century vernacular cottage. It is an anchor building in a cluster of houses located between Third St. and Hibernia St. that are significant for their early age, which dates from c.1840 to the c.1860's, and their relationship to each other. While a number of these structures such as Albert St. are individually significant, as a group they form a unique and important streetscape of early buildings that have survived close to the downtown core and are rare examples of early structures in the area historically known as Kerrytown.

The neighbouring properties between Third and Hibernia are important to this neighbourhood and the story of Cobourg in the mid-eighteenth to mid-nineteenth century. For example, Mr. Mikel points out that 87 and 109 Albert St. are very early houses, i.e. 87 Albert could date to as early as the late 1830's to the early 1840's. This property appears on the 1858 map of Cobourg. Both 87 and 109 have very handsome "carpenter" or vernacular neo-classical doorcases which were used in Cobourg into the early 1840's. Both houses are representative of the Georgian/neo-Classical style, and the doorcase on 87 Albert is particularly fine.

The houses at 86 and 107 Albert St. date to the early 1900s. 86 Albert is a classic "Jackson House", a design used by noted Cobourg builder Reuben Jackson from the early 1900s to the 1940s. This house appears to date to around 1910. It was occupied from the late 1930s into the 1940s by George and Stella Rothwell. George was the manager of Douglas-Pectin Ltd., later General Foods.

Though superficially altered, the properties at 90, 94 (or 96), and 98-100 Albert St. date to pre-1858 and appear on the Cobourg map of 1858. They appear to be very early cottages and could date to the 1830s or 1840s. Their scale and form are an important part of the streetscape.

The three-bay house with returning eaves at 99-101 Albert St. started life as a single-detached clapboard house and was converted sometime in the late 19th century into a semi-detached. It appears on the 1858 map of Cobourg, and is similar to the Barber house, though the original front door was much simpler. The original single door head is still visible on the façade.

106-108 Albert St., a handsome semi-detached house with buff brick window heads, could be the house located in this spot on the 1858 map. It appears to have been clapboard but at some point was bricked over. Number 106 was long owned by William Titford, a liquor merchant. Number 108 was later owned by Titford's daughter Muriel and her husband Robert Fitzgibbon. Fitzgibbon was for many years Cobourg's assistant Fire Chief, then was promoted to Fire Chief. This indicates that this short block sheltered two fire chiefs and two postmasters over the town's history. Whether the house was built as a semi-detached or if it was a converted single-detached house needs more investigation.

No. 109 Albert St., a well-proportioned 3-bay house, has returning eaves and an early doorcase indicative of an early date, and also appears on the 1858 map of Cobourg. The house was owned from the late 1860s by a prominent Cobourg family, the Barbers. James Barber resided here until his death in 1885 and his widow Frances continued to live in the house. James Barber was the Superintendent or General Manager of the Cobourg, Peterborough & Marmora Railway and Mining Company until his death.

Albert St. forms an important part of the Commercial Core Heritage Conservation District, the home of many early merchants and municipal employees who would have appreciated this location convenient to Victoria Hall and the downtown.

As well, the street constitutes a northern boundary of the Kerrytown area, an historic Irish settlement extending from approximately Second St. to Durham, centred on Hibernia St., and distinct from Corktown in the east end of Cobourg. Kerrytown embodies the legacy of the many hundreds of Irish immigrants who landed on Cobourg's shores in the mid-1800s and who helped the community grow and prosper in those boom years when Cobourg was a large, thriving centre of trade, education and commerce.

5.0 Heritage Significance of the Subject Property

Built in the mid-1800s, 93 Albert St. is a typical red brick, modest Victorian-style home with a large central gable overtop of a semi-circular window. It features a prominent front door with recessed sidelights on either side and a transom above. A single brick chimney is located towards the back of the east side of the house.

There is a one-storey addition on the rear and a basement which extends under the main part of the house. The eaves are boxed and project several inches over the walls, while the soffits are sloped.

It should be pointed out that the original windows and doors have all been replaced and the prominent enclosed front porch, clearly seen in the 1905 photos in Figure 4 of this report, has been removed. The seemingly authentic or original nature of the front façade is belied by the fact that the interior of the house has been virtually gutted, having been unoccupied for several months.

The dwelling certainly has historical, contextual and architectural significance and would appear on the surface to qualify for designation under Part IV of the Heritage Act, but because it is already designated under Part V, an individual designation would be redundant in the circumstances.

6.0 Proposed Demolition/Reconstruction of the Building

As explained in section 3 of this report, the building has been allowed to deteriorate over the years to the point where its structural integrity is questionable. Regretfully, we would concur with the owner's assessment, based on a recent engineering report (Dobri Engineering, May 2020) that it would be appropriate to remove the dwelling and build a new one in the same architectural style. As Mr. Dobri has indicated, *"in my opinion, the structural repairs which need to be completed are excessive and it would be best to demolish the building."* However, in accordance with the intent of the goals and objectives of the Heritage Conservation District Plan, and particular section 2.4.2 (h), any new building on the site must maintain the heritage character of the streetscape.

7.0 Potential Alternatives and Mitigation Strategies

The alternative to demolishing and rebuilding is to restore the building to its original state. However, given the precarious state of the interior and the lack of structural integrity, this does not appear to be a realistic option in the circumstances.

It would be appropriate, however, to commemorate the new building with some kind of a plaque noting that the original dwelling was erected between 1844 and 1858. Measured drawings of the building should be undertaken so that the Town has a permanent record of it.

8.0 Conclusions and Recommendations

Our research has revealed that there is a rich history behind the development of this part of Cobourg, particularly the Albert St. streetscape that forms part of the Commercial Core heritage conservation district. A number of prominent citizens of Cobourg owned and/or inhabited 93 Albert St. in the past, so the dwelling has both historical and associative/contextual value. At the same time, it must be remembered that much of the original architectural character of the house, i.e. the windows and the enclosed front porch, have been lost.

The request to demolish the house and rebuild in the same architectural style stems from the questionable structural integrity of the building, particularly the foundations and footings, as outlined in the engineer's report. We would submit that the proposal is in keeping with the intent of the goals and objectives of the district, and would not detract from the character of the district or of Albert St., in that the end result would be a dwelling that would appear from the outside to be almost exactly the same as it appears today. We generally do not support the substitution of a "replica" building for an existing historical one, but in this particular case are reluctantly concurring with this approach.

In conclusion, we would recommend that a heritage permit be granted to demolish 93 Albert St. on the condition that it is replaced by a structure having the same architectural style, front yard setback and height as the existing dwelling, subject to the approval of the Town's heritage staff and committee. We would also suggest that consideration be given to installing a suitable plaque on the replacement dwelling and that measured drawings be taken to ensure that a permanent record of the existing structure is maintained.

Respectfully submitted,



Robert A. Martindale, MCIP, RPP, CAHP
Martindale Planning Services



D.L. Bryan, P. Eng., OAA, MRAIC, CAHP
Barry Bryan Associates

APPENDIX 'A' - List of Sources

Sources Consulted

Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present*, Fitzhenry and Whiteside, 1990.

Connor, J. C., *Northumberland County Directory*, 1871.

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Henderson, George F., *Federal Royal Commissions in Canada 1867–1966: A Checklist*. University of Toronto Press, Dec. 15, 1967.

Hopkins, J. Castell (John Castell), Editor. *The Canadian Album: Men of Canada; Or, Success by Example, In Religion, Patriotism, Business, Law, Medicine, Education And Agriculture; Containing Portraits of Some of Canada's Chief Business Men, Statesmen, Farmers, Men of the Learned Professions, And Others. Also, an Authentic Sketch of Their Lives, Vol. 5*. Brantford, Ont.: Bradley, Garretson & Co., 1896.

"Important Notes in Cobourg's History, 1837–1937," Newspaper supplement. Undated (1937?).

Liu, Kai, "The History of Policing in Cobourg," in *Historical Review*, The Cobourg and District Historical Society, September 2013, page 4.

McAlester, Virginia Savage, *A Field Guide to American Houses*, second edition. Knopf, 2013

Mikel, Robert, *Cobourg: The Spirit of the Place*. Cobourg: Lighthouse Press, 2017.

Mikel, Robert, Interview, e-mails, Aug–Sept 2020.

Town of Cobourg, *Commercial Core Heritage District Bylaw*, 1991.

Town of Cobourg, *Heritage Master Plan*, 2016.

Web sites

Archeion.ca/alfred-hayward-family-fonds

Cobourghistory.ca

Cobourg.news.halinet.on.ca

Cobourgpolicesservice.com/our-history

Cobourg Public Library: www.cobourg.ca/en/Library.aspx

CDHS.ca/images/reviews/Historical-Review-32.pdf

HeritageTrust.on.ca

Library and Archives Canada: www.bac-lac.gc.ca/eng

Northumberland County Archives and Museum: archives@northumberlandcounty.ca

Northumberlandnews.com/news-story

OntarioArchitecture.com

Ourontario.ca

Town of Cobourg web site: www.cobourg.ca

APPENDIX 'B' - Title Search

TITLE SEARCH RECORD (CHAIN OF TITLE)

Municipal Address: 93 Albert Street, Town of Cobourg, County of Northumberland

Legal Description: Pt. Lot 20 Block C Pl. Caddy {Formerly Lot 17 Con. B Township of Hamilton} Town of Cobourg; PIN:51093-0071{LT}

Date of Search: July 27, 2020

Instrument No.	Date	Grantor	Grantee
CU52	10 Jan 1868	BARR, John-ESTATE	GORDON, Hugh
CG4530	13 Jan 1897	GORDON, Hugh	RUSE, John
CG5108	4 Mar 1901	RUSE, John C.	RUSE, Catherine
CG16530	31 Mar 1950	RUSE, Wilfred J.	HARCOURT, Verna J.
CG18334	14 Aug 1953	HARCOURT, Verna Mike	PAYNE, Wallace G. & Bruce C.
CB34420	29 June 1962	PAYNE, Wallace George & Bruce Charles	PAYNE, Wallace George
CB50066	12 Sept 1968	PAYNE, Wallace George	HUTT, Dennis Dail & Barbara Ann
CB51618	17 Mar 1969	HUTT, Dennis Dail & Barbara Ann	COCHRANE, William Arnold & Margaret Mary
NC267646	30 Apr 1998	COCHRANE, William Arnold & Margaret Mary	HOFFMAN, James Ward
NC279945 {Power of Sale in NC267647}	28 May 1999	BANK OF MONTREAL	DOSTAL, Helmut Heinz; TAPP-MCDOUGALL, Caroline
ND11148	23 Aug 2007	DOSTAL, Helmut Heinz; TAPP-MCDOUGALL, Catherine	CLARRY, Laurel Barbara
ND195185{Power of Sale in ND12398}	10 Mar 2020	THE TORONTO-DOMINION BANK	2744845 ONTARIO INC.

APPENDIX 'C' - Building Report Prepared by Dobri Engineering

**BUILDING REPORT
93 ALBERT STREET
TOWN OF COBOURG**

Dobri Engineering Ltd.
PO Box 441
Port Hope, Ontario
L1A 3Z3
Phone No. 905-885-2881
E-mail dobrieng@bellnet.ca

MAY 25, 2020

BUILDING REPORT

Dobri Engineering Ltd. has been retained by LeBlanc Enterprises to complete a structural assessment of the residential home located at 93 Albert Street in the Town of Cobourg.

On April 3, 2020 Mr. Bruno Dobri attended the property with Mr. Mike Clark to visually inspect the vacant building. Photos of the building interior were taken on April 3 and the building exterior on May 20. The photos are included in the Appendix.

Original Home

The original building is a two (2) storey wood frame, approximately 30' x 40'. The exterior walls are 2x6 with a brick veneer. The roof was constructed using 2x6 rafters, board sheathing and asphalt shingles. The building foundation is limestone rubble.

The previous property owner has started renovations on the residence. The entire interior has been stripped of all lath, plaster, and insulation, exposing all the framing and interior walls, ceilings and roof structure. The windows and doors on the original home have all been replaced, prior to the present construction work.

Numerous structural supports have been added throughout the basement over the years. These included wood and steel columns, wood beams and short sections of stud wall. Framing on the first floor has commenced. New floor joists for a portion of the second storey have been installed, in addition to the construction of interior walls. Three (3) dormers have been added to the rear of the home. One of the upper bedrooms has been partially insulated and drywalled.

Building Addition(s)

The single storey building addition(s) at the rear (south side) is approximately 16' x 40', wood frame. The roof is 2x4 rafters, board sheathing and asphalt shingles. The foundation is a poured concrete wall. The aluminum siding may have been added in the 1960's.

Observations

Building Exterior

- The brick exterior appears to have been repaired in areas. The bricks and mortar joints are not consistent throughout. The brick under the window on the west side has a vertical crack and bricks on the east wall are spalling.
- The concrete foundation under the addition is deteriorating and a section has been parged.
- A section of the roof over the addition has partially collapsed.

May 25, 2020

Building Interior

- The limestone rubble wall is deteriorating and water is seeping into the basement. Foundation repairs are necessary.
- The first floor structure is in poor condition. The main wood floor beams, wood columns, floor joists and perimeter beams are all deteriorating. The entire structure would need replacement, including new footings for any proposed interior columns.
- The second floor joists are also deteriorated, and a number are split. The past owner has repaired a section of the floor. There is also visible water damage throughout the roof boards on the entire building and overtop the top wall plates of the original building.

In my opinion, the structural repairs which need to be completed are excessive and it would be best to demolish the building. A new building can be constructed on the property, to be in compliance with the Ontario Building Code, while still incorporating architectural features that the town desires for a building in this area.

Bruno Dobri
Dobri Engineering Ltd.
205 Peter Street
PO Box 441
Port Hope, Ontario
L1A 3Z3



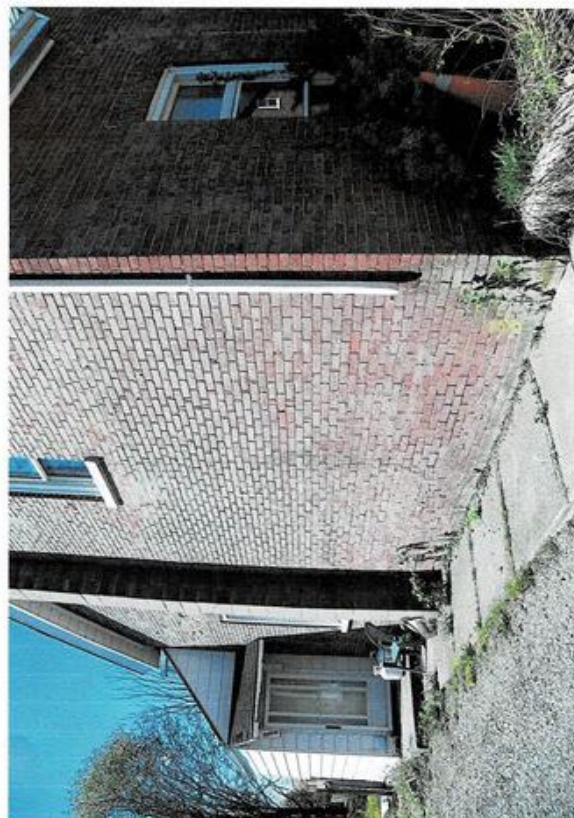
APPENDIX PHOTOS



Top left – Exterior west wall.
See old window with deteriorating frame, and cracked brick under the window. Brick repairs have been made in the past.

Bottom left – Exterior east wall.
It appears that some brick repairs have been made in the past. See difference in the colour of the brick at the corner, and the difference in mortar joints.

Bottom right – North window on east wall of upper floor.
See spalling brick, difference in brick colours and difference in mortar joints.



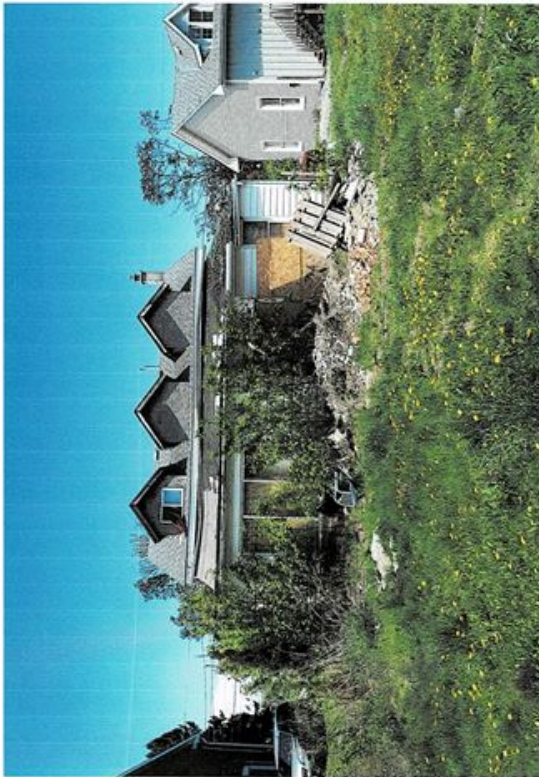


Top left – East side of rear addition
See deteriorating foundation wall.

Bottom left – South window on east wall of upper floor
See spalding brick.

Bottom right – Southeast side of rear addition
See deteriorating and partially parged foundation wall.





Top left – Building addition at rear of residence
See new dormers (3) on original building and partial roof collapse on the corner of the addition.

Bottom left – Wood joist for second floor
See split and deteriorated wood joist and 'sistered' joist and hanger.

Bottom right – Southeast corner of building addition
See deteriorated corner at roof.





Top left – Foundation corner
See deteriorating rubble wall.

Bottom left – Interior rubble foundation wall
See wood posts added adjacent the foundation wall, damp floor at the bottom of the wall, water damage to added posts and deterioration of floor joists.

Bottom right – West wall foundation
See fallen parging on rubble foundation.





Top left – Perimeter wood beam
See deteriorated beam over foundation wall and water damage of floor boards.

Bottom left – Foundation wall
See deteriorated wood perimeter beam.

Bottom right – Foundation wall, beam and joists
See added supports under joists/beam and deteriorated joists and beams.





Top left – Foundation wall and joists
See deteriorated wood perimeter beam and joists.

Bottom left – Wood beam

See deteriorated wood beam and joists, and added supports for the floor.

Floor joists over foundation wall

See deteriorated wood joists.





Top left – Roof over addition
See new 2x4 rafters supporting roof in rear addition and water damage to roof boards.

Bottom left – Wood beam
See deteriorated wood beam over foundation wall.

Bottom right – Top of building wall and roof rafters
See wall top plates and water damage.
See roof rafters and recently added dormer.

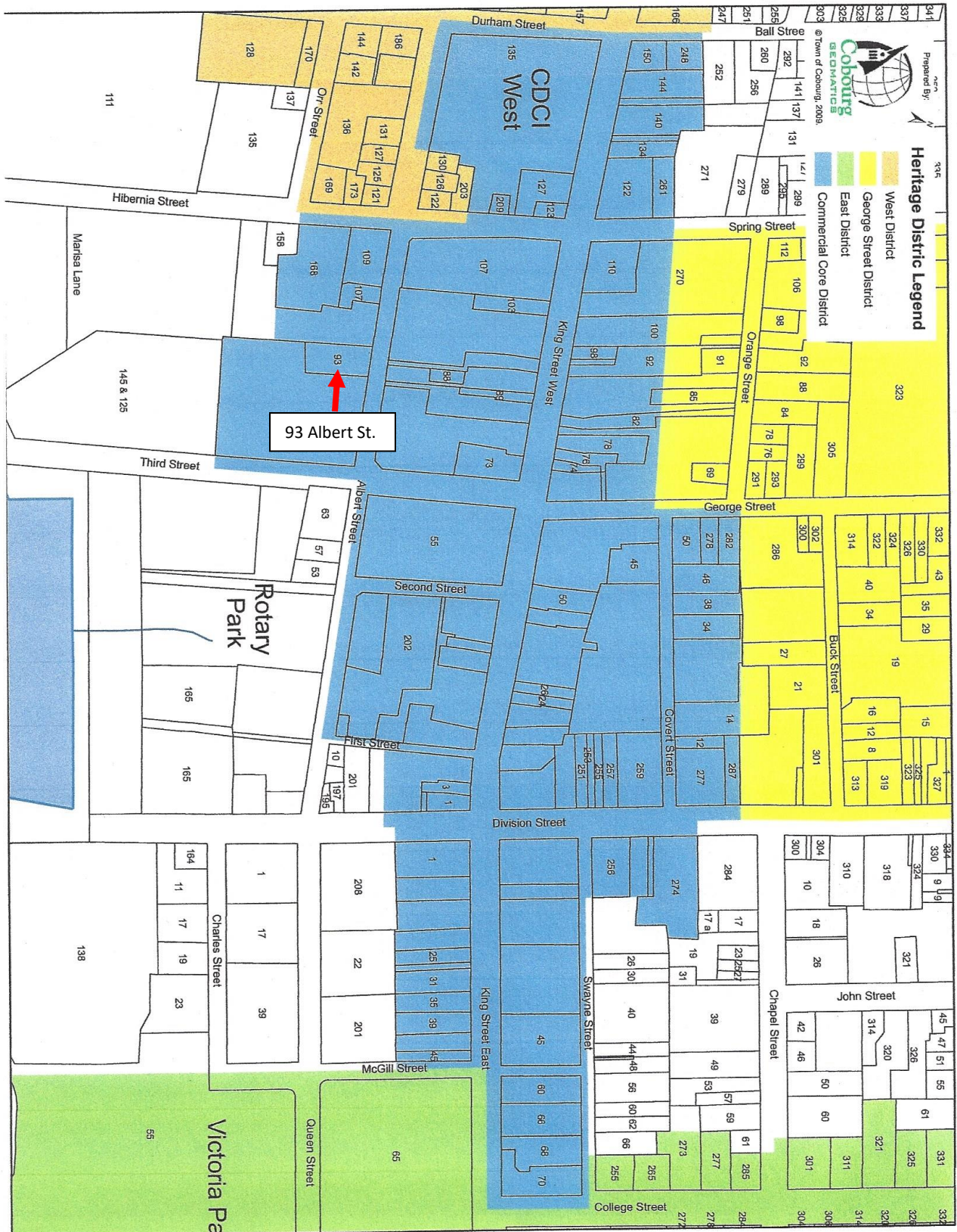


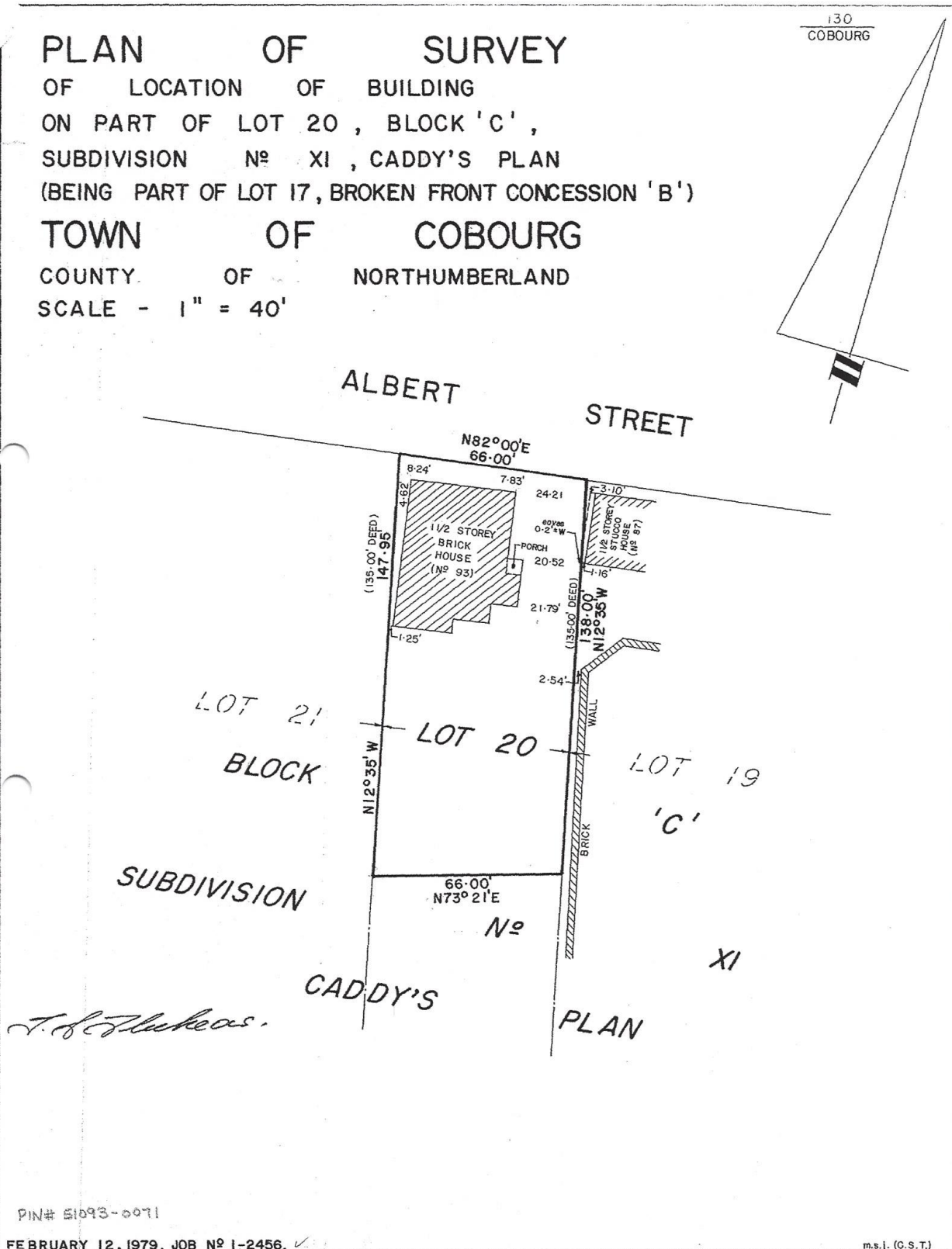
FIGURES

1 – Location Map



2 – Heritage Conservation Districts

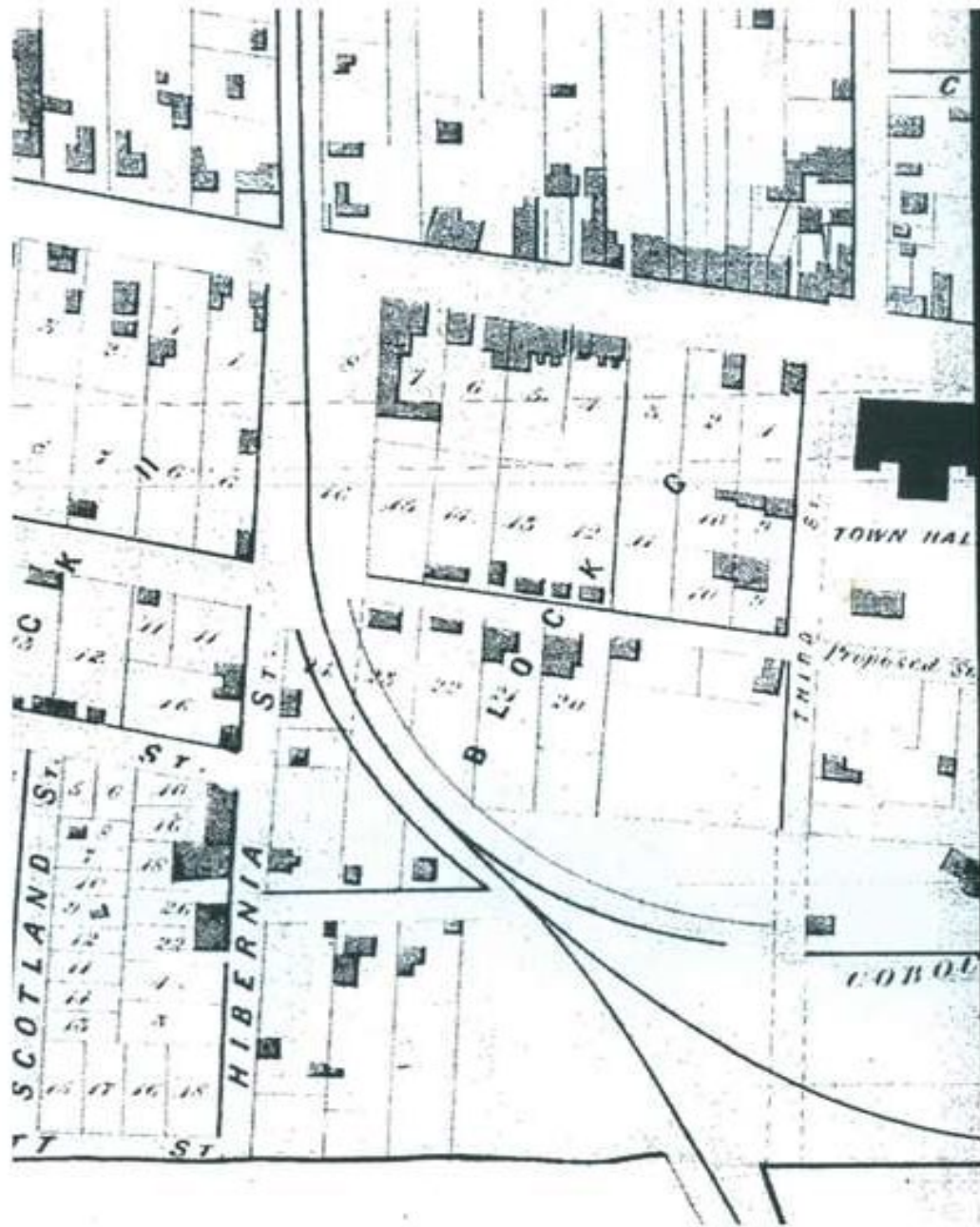




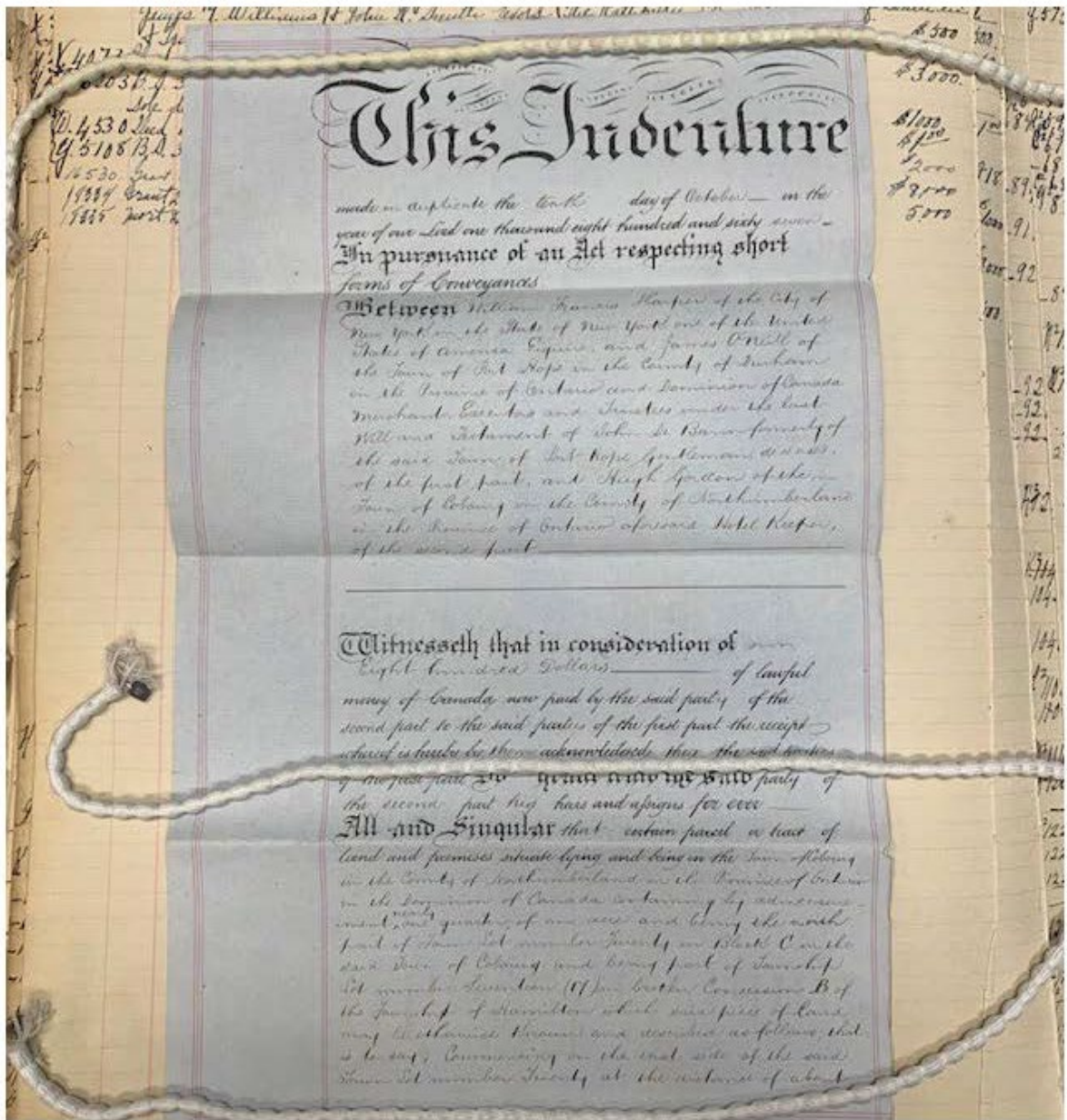
4 – Historical Images

93 Albert Street, Cobourg, Ontario

Historical Images



Detail of the Hannaford and Lloyd 1858 plan of Cobourg, showing a structure on lot 20.



Deed transferring 93 Albert St. from John (De) Barr's estate to Hugh Gordon, 1867.

WILLIAM SYKES, Postmaster, Cobourg, Ont., was born Sept. 22nd, 1811, in London, England. His father was Robert S. Sykes, a leading foreign merchant of Manchester, England, while his mother's maiden name was Sarah Gilloe. On both sides of the house Mr. Sykes is descended from old and distinguished English families. He was educated at Lymm, Cheshire, and at Col. Stirrup's private school, Matfield Green, Brenchley, Kent County, Eng. In 1823 he went into a merchant's office, and after the great bank failures of 1824-25 he left London with his father and located

in Manchester; afterwards commenced business on his own account, which he continued until 1837. In that year he came to Canada and started cabinet-making. Three years later he entered into contract to supply the steamboats on Lake Ontario with fuel. In 1846 he purchased a wild 200-acre lot in Hamilton Township, Northumberland County, and began the pursuit of agriculture. He became a well-known man in this regard, and continued his farming operations until 1873, when he was appointed postmaster of Cobourg by Sir Alexander Campbell. He has since discharged the duties of this important office with

recognized ability and great satisfaction to the public, the post-office of Cobourg being known as one of the best conducted in all its branches of any similar office in the Dominion. He can look back upon his long life with the consciousness that success has come to him as the reward of that honorable exertion and integrity which have always characterized his career. In politics Mr. Sykes has always been a staunch Conservative, figuring prominently in the political history of Canada for many years, and was one of the earliest advocates of the Canadian Pacific Railway. He was married in 1832, in England, to Miss Jane Hewitt, of Gorton, near Manchester, who was connected with a noted family of agriculturists. Mrs. Sykes died Dec. 24th, 1886. He has had a family of six children, two sons and four daughters, one of the former now deceased.





Cobourg Post Office on July 1, 1927. (National Archives.) The original Cobourg Post Office Building was built sometime before 1856 on the southeast corner of Division and King Street, only a little over a block from 93 Albert. In that year Ebenezer Perry sold it to the Bank of Montreal; in 1881 it was conveyed to W. D. Burn who sold it to the Crown in December, 1882. However, it housed the Post Office from 1856 until 1960, when it was demolished and replaced by a new building at Queen and Charles.



Grave marker for William Sykes, in St. Peter's Anglican Church Cemetery, Cobourg.



John C. Ruse, from Edwin C. Guillet's *Cobourg 1798-1948*



Family group on the front stoop of 93 Albert, c. 1905. John C. Ruse is on the left. The two women beside him may be his wife on the right and his daughter Verna in the middle.



93 Albert St., c. 1905.



The Cobourg Fire Dept., c. 1913. John Ruse, Chief, is seated at centre.

CHIEF JOHN C. RUSE
(MURRAY B. SMITH)

Associated intimately with the town of Cobourg for 59 years is John C. Ruse, now retired from the service of the town. During that time "the Chief", as he is still called, lived through and helped make the history of the town, and to his commonsense administration of the Police Department is due the fact that Cobourg has had a particularly fine record from the standpoint of law observance.

The Chief became a member of the old volunteer Fire Brigade in 1887. Times were changing, and the volunteers, effective fire-fighters in the earlier times, were proving ineffective. Fires had been breaking out all over town, and even firemen were suspected of lighting them for the fun of putting them out! The Town Council finally decided that a regular Fire Department should be formed, and in 1897 John Ruse took charge as Fire Chief.

In the same year he was appointed Chief of Police and served in that capacity until 1937. Wrongdoers knew that it was his policy to temper justice with mercy. "Prosecute not persecute" was his motto, and anyone who was punished knew that it was well-deserved. Those who came into close contact with the Chief of Police found that he had a kind heart as well as the gruff manner necessary in his position, and many a poor unfortunate whose offence had been the result of circumstances rather than intent to do wrong benefited by his kindness. Chief Ruse built up a province-wide reputation as a competent and reliable police officer. We wish him many more years of life in the old town in which he was long so prominent.

John Ruse bio, from E. C. Guillet's *Cobourg 1798-1948*.



Grave marker for John C. Ruse, also in St. Peter's Anglican Church Cemetery, Cobourg.

5 – Photographs of the Surrounding Area

Current Photos



Victoria Hall, south elevation, from Third and Albert Sts.



Market Building, corner of Third and Albert Sts.



77 Albert St., Old Cobourg Jail and Governor's Residence



77 Albert St., Old Cobourg Jail and Governor's Residence



Left: Cobourg Jail entrance; below: Governor's residence





87-109 Albert St. (south side streetscape)



87 and 93 Albert St.



87 Albert St.



93, 99-101, 107, and 109 Alfred St.



93 Albert, yard to south of house.



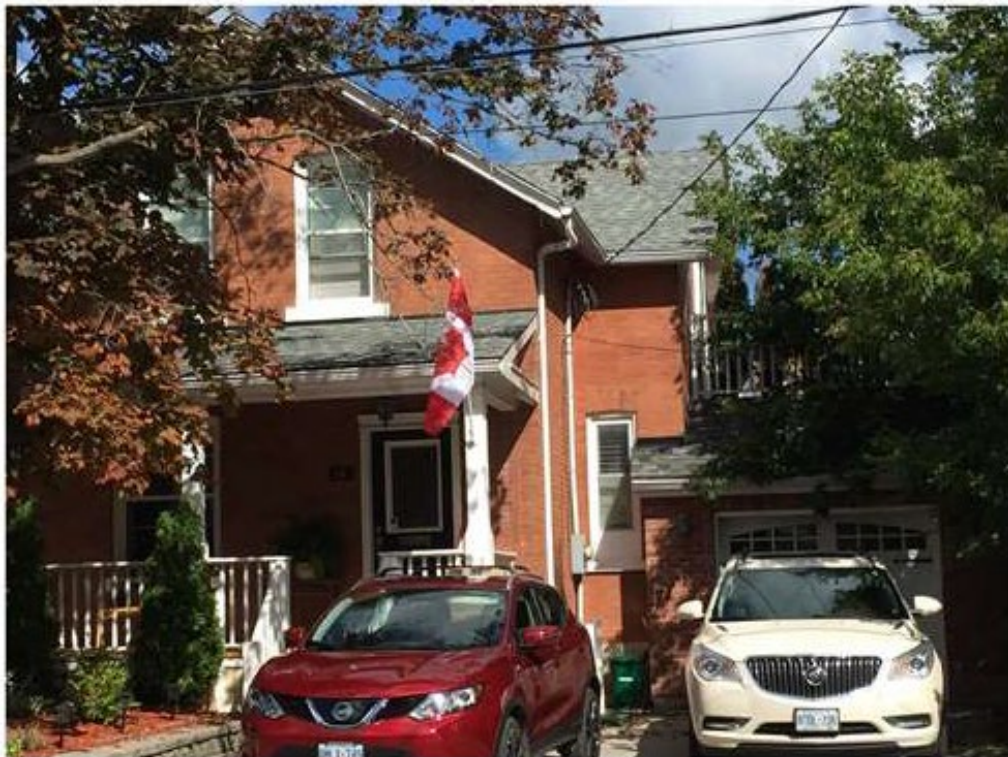
99-101 and 107 Albert St.



109 Albert St. (Barber House)



86–108 Albert St. (north side streetscape)



86 Albert St., "Jackson House"



98-100 Albert St.



106-108 Albert St.

93 Albert Street, Cobourg: Surrounding Properties





6 – Exterior Photographs of the Building





93 Albert St. Top left: Detail of round-headed window in peak; top right: rear (south) elevation showing unfinished new dormer additions; bottom: east elevation.

7 – Interior Photographs of the Building







Martindale Planning Services

**Urban Planning, Heritage
& Development Consultants**

23 Elizabeth Street
Ajax, Ontario
Canada L1T 2X1

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www.martindaleplanning.ca

April 13, 2020

Shawn Legere
Senior Planner
RFA Planning Consultant Inc.
211 Dundas St. E., Ste. 202
Belleville, ON K8N 1E2

Dear Shawn:

**Re: Letter of Opinion
Proposed Severance Application
105 Havelock St., Cobourg**

I am a land use planner, certified by the Canadian Institute of Planners and the Ontario Professional Planning Institute, with a specialty in heritage planning. As a member of the Canadian Association of Heritage Planners, I have been qualified to give evidence as a heritage planner by the Ontario Municipal Board (now Local Planning Appeal Board) on several occasions.

On April 2 I was retained by Gordon Rees, owner of the above-noted lot located at the southeast corner of Havelock St. and Spring St., to provide a heritage letter of opinion with respect to the proposed 1.6 m side yards resulting from the intended severance. I understand that this letter was requested by the Town of Cobourg in view of the fact that the property is located within the George Street Heritage Conservation District.

For the purposes of this assignment, I inspected the subject property and the surrounding lots on April 8 and reviewed the applicable provisions of the District Plan. My observations are as follows:

(a) Description of Neighbourhood

The District is located several blocks north of downtown Cobourg, west of Division Street, as outlined on the attached map. It illustrates the incremental growth of residential development in Cobourg from the 1830's onwards from south to north. This settlement pattern results in a varied character which includes several architectural styles, including Neoclassical, Regency, Classical Revival, Gothic Revival, Italianate, Ontario Cottage Vernacular, Queen Anne Revival, Arts and Crafts, Edwardian Classical, Georgian Revival, Dutch Colonial and Tudor Revival.

Quoting from the District Plan (p. 10), *"Despite the variety in architectural styles, materials and lot sizes, the predominant residential character results in a sense of visual coherence ...*

Generally consistent setbacks from the street and a lack of front yard fencing provide consistency in streetscape that links the residential buildings to the street grid patterns that were part of the original plans of subdivision."

The George Street District is predominantly residential, although it has contained other uses over time. The prevailing character of the neighbourhood consists of one to two ½ storey residential buildings with typical gable and hip roof types, featuring predominantly red brick cladding, typical patterns of two and three bay facades and varied setbacks from the street.

(b) Applicable District Plan provisions

There are four conservation goals set out in the District Plan, all aimed at protecting and enhancing the existing 19th century residential character of the District by allowing only changes that are compatible with the built form and are consistent with the cultural heritage value of the District.

In this regard, dwellings in the neighbourhood generally have ample yards which reflect the generous lots on which they are placed. However, it should be noted that the subject property is at the edge of the District and the homes in its immediate environs are typically more modest than those further to the east. A separation of 3.2 m between the existing structure and the proposed one would not, in our opinion, detract from the character of the District. The design of the new dwelling and its setback from Havelock Street would be more important influences in this regard. While the porch of the existing home encroaches slightly into the road allowance and the front wall is set back only 0.5 m, the new dwelling could be set back further and possibly have an indentation towards the rear, thereby minimizing any adverse effect of the proposed side yards.

There are 11 conservation objectives outlined in the District Plan, building on the general goals and providing more detailed direction for implementing the Plan. One of these, in section 2.4.2 of the Plan, states as follows:

"f) to accommodate new development only where it respects or otherwise complements the prevailing low profile (one to two and one-half storey) and heritage character of existing buildings and structures within the District and does not adversely affect the cultural heritage character of the District."

As stated above, the intended separation between the existing and proposed dwellings is only one of many criteria that would define compatibility, and is not considered a major factor in this discussion. It is suggested that the design, massing and materiality of the new home are more significant criteria for evaluating impact. In this respect, we are not privy to the footprint, height, bulk or building materials proposed for the new house.

Finally, section 7.0 of the Plan provides seven specific design guidelines for infill development projects. Policy a) states that *"new freestanding construction will be required to be compatible with the heritage character and attributes of adjacent heritage properties and the cultural heritage value of the District."* The remaining guidelines elaborate on this policy by listing specific architectural features that will be required for infill construction, including heights, massing, setback, building scale, roof pitches, exterior materials, facades, roof forms, windows and entrance doors and views. In

addition, policy b) states that *"new construction shall be a product of its time and not pretend to be historic by incorporating historic detail that is inappropriate in contemporary construction"*.

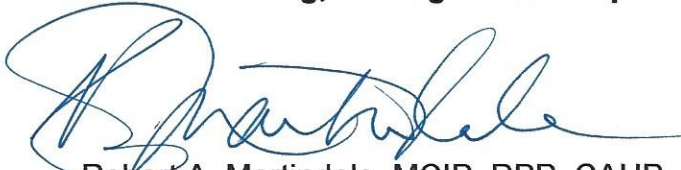
It is noted that setbacks are mentioned as only one consideration in a long list of design attributes that new construction should incorporate. Notwithstanding that the intended side yards are no doubt less than the average in the District, the compatibility of the new dwelling can be ensured by paying close attention to the rest of the factors outlined above.

c) Conclusion

In the absence of a proposed site plan and elevations for the new dwelling, I have reviewed the proposed side yards resulting from the severance in light of the character of the immediately surrounding neighbourhood (most of which is located outside the Heritage District) and the relevant provisions of the George Street Heritage Conservation District Plan. It is my conclusion that the proposed 3.2 m separation between dwellings will not detract from the heritage attributes of the District or violate any of the goals, objectives or design guidelines contained in the Plan. Through careful attention to design details such as height, massing, bulk and materiality, any adverse impacts can be avoided so that the new dwelling fits in well with its surroundings.

Yours very truly,

MARTINDALE PLANNING SERVICES
Urban Planning, Heritage & Development Consultants

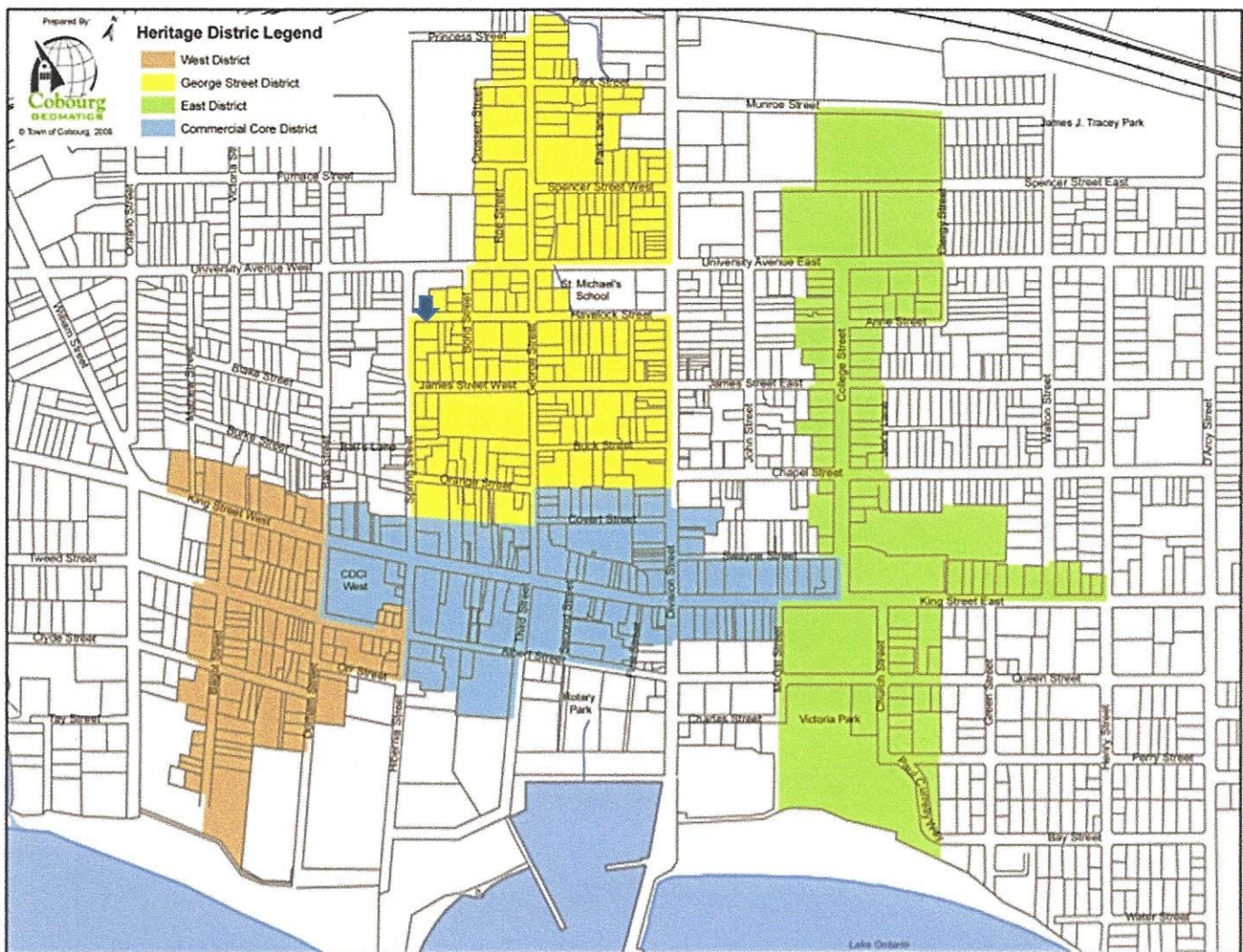


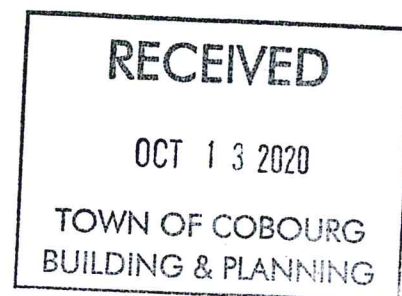
Robert A. Martindale, MCIP, RPP, CAHP
Principal

Town of Cobourg

Heritage Conservation Districts

(George Street HCD shown in yellow,
subject property indicated with blue arrow)





Planning Rationale

To: Rob Franklin, MCIP, RPP, Manager of Planning Services
From: RFA Planning Consultant Inc.
Cc: 2471366 Ontario Inc., Owner/Applicant
Date: September 23, 2020
Re: Applications for Consent and Minor Variance – 105 Havelock Street,
Town of Cobourg, County of Northumberland (2471366 Ontario Inc.,
Owner/Applicant)

Applications for Consent and Minor Variance have been filed with the Town of Cobourg Planning & Development Department to request a single-lot consent and site-specific relief from certain R3 Zone provisions, respectively. We have reviewed the Provincial Policy Statement (PPS), Growth Plan, the County of Northumberland Official Plan, Town of Cobourg Official Plan, have assessed the applicable Zoning By-law provisions, and offer the following planning opinion in support of the applications. Below is a summary of our analysis.

BACKGROUND

RFA Planning Consultant Inc. was retained in October, 2019 by the owner/applicant, 2471366 Ontario Inc., to undertake consent and minor variance applications for the subject property. The land is municipally known as 105 Havelock Street and legally described as Part of Lots 2 and 3, Block B, South Side of University Avenue and West Side of George Street, Caddy Plan (Formerly Lot 17, Concession A, Township of Hamilton), Town of Cobourg, County of Northumberland. The subject property has an area of 837 square metres (9,009 square feet) with 34.6 metres (113.5 feet) of frontage on the south side of Havelock Street and 25.6 metres (84.0 feet) of frontage on the east side of Spring Street. The subject lands currently consist of a 137-square-metre, 1.5-storey single-detached dwelling, a 59-square-metre detached garage and a 21-square-metre shed. The dwelling (No. 105) is currently serviced by municipal water and sanitary services.

211 Dundas Street East, Suite 202, Belleville, Ontario K8N 1E2

613.966.9070 www.rfaplanningconsultant.ca

The subject property is designated “Residential Area” on Schedule ‘A’ Land Use Plan of the Town of Cobourg Official Plan, and is within the “Built Boundary” and “Neighbourhood Planning Area 1” on Schedule ‘C’ Neighbourhood Planning Area. Spring Street is designated “Existing Collector” and “Transit Routes” on Schedule ‘E’ Transportation Plan. The site is within the “Residential 3 (R3) Zone” on Schedule A – Map 2 of the Town of Cobourg Zoning By-law No. 85-2003, as amended. The surrounding land uses along the portions of Spring Street, Havelock Street, Bond Street and James Street West are predominantly residential. Further to the north and south are other commercial uses (“Speedy Glass” and “Ready Print,” respectively).

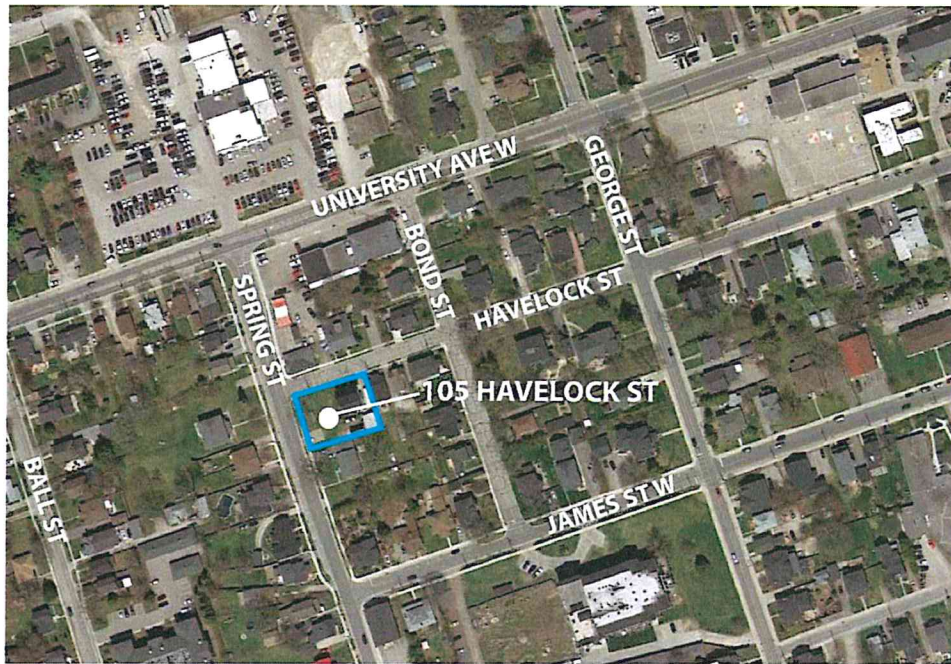
The site is also within the George Street Heritage Conservation District. This generally extends north of the site to Princess Street, south to Orange Street, west of George Street to Spring Street and east to Division Street, excluding St. Michael’s School.

A summary of the subject lands is provided in Table 1, below:

TABLE 1: BACKGROUND SUMMARY

PIN 51094-0262	
Legal Description	Part of Lots 2 and 3, Block B, South Side of University Avenue and West Side of George Street, Caddy Plan (Formerly Lot 17, Concession A, Township of Hamilton), Town of Cobourg, County of Northumberland
Civic Address	105 Havelock Street
Lot Area	837 square metres (9,009 square feet)
Lot Frontage	34.6 metres (113.5 feet) – Havelock Street; 25.6 metres (84.0 feet) – Spring Street
Access	Havelock Street and Spring Street
Official Plan Designation	Residential Area (Schedule ‘A’ Land Use Plan)
Zoning	Residential 3 (R3) Zone (Schedule A – Map 2)

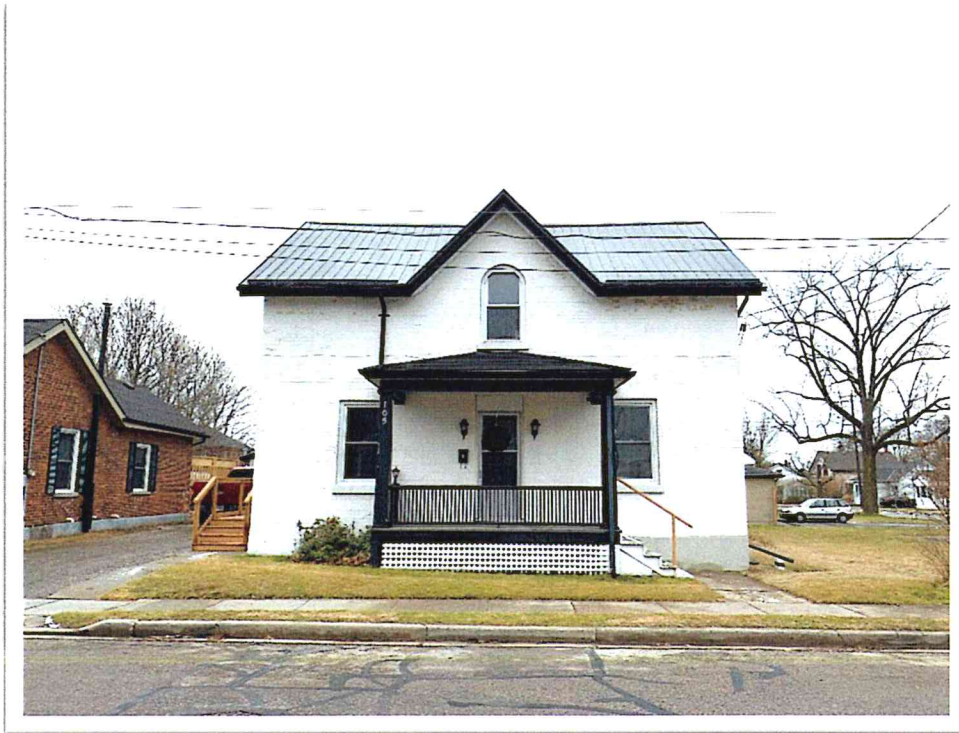
The following images and photographs depict the existing conditions of the subject lands:



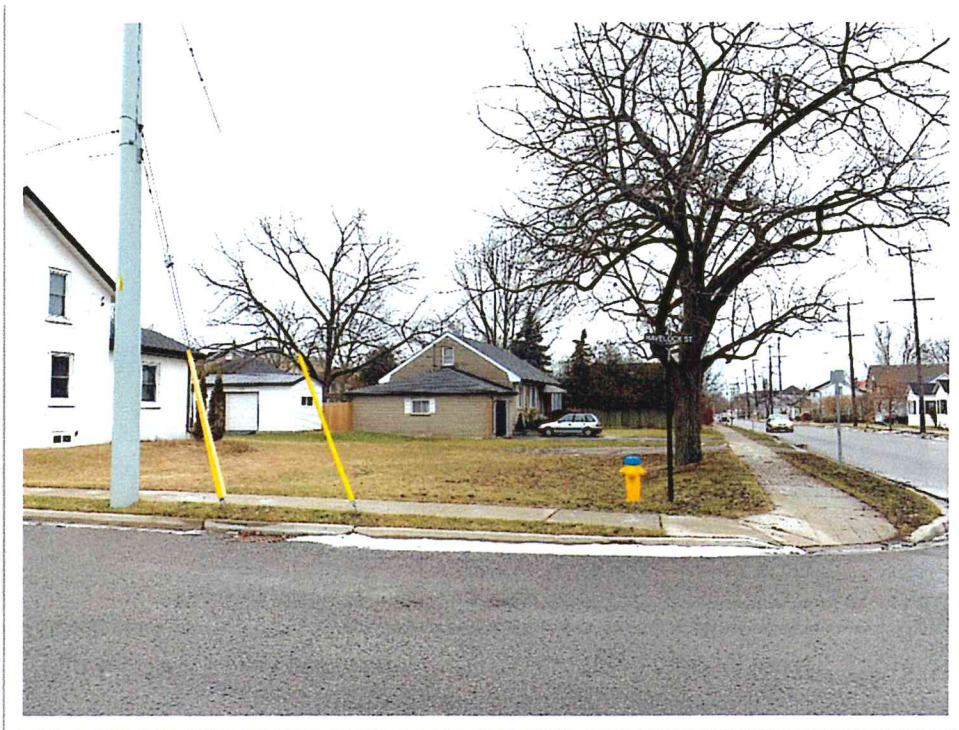
Subject Property – Outlined in blue.



105 Havelock Street – View of Retained Lot interior side yard looking south. Detached garage in background.



105 Havelock Street – View of Havelock streetscape looking south.



Severed Lot – View from the Havelock Street and Spring Street intersection looking south.



Severed Lot – View looking east. No. 105 in background.



Severed Lot – View of exterior side yard looking east from Spring Street. No. 105 in background.



Severed Lot – View of rear yard looking east from Spring Street. No. 105 and shed in background.

APPLICATION FOR CONSENT

The nature of the consent application is for a single-lot severance, with the intent of creating one new residential lot. The Severed Lot will have an area of 367 square metres (3,950 square feet) with 14.8 metres (48.6 feet) of lot frontage on the south side of Havelock Street and 20.6 metres (67.6 feet) on the east side of Spring Street. It is the intent of the owner to divest of the Severed Lot. The Retained Lot will have an area of 470 square metres (5,059 square feet) with 18.2 metres (59.7 feet) of lot frontage on the south side of Havelock Street. Havelock Street and Spring Street are public roads maintained year-round and will provide access to the severed and retained lots. Further to pre-consultation with Town planning staff, a 1.5-metre road widening has been provided as well as a 5-metre sight triangle.

APPLICATION FOR MINOR VARIANCE

The extent of the minor variance is to request site-specific relief from certain Residential 3 (R3) Zone provisions for both the Severed and Retained Lots. The nature of the minor variance is to request:

Severed Lot:

Lot Area (minimum) – from 370m² to 367m²

Lot Coverage (maximum) – from 40% to 45%

Exterior Side Yard (minimum) – from 6m to 4.5m

Retained Lot:

Lot Coverage (maximum) – from 40% to 50%

Detached Accessory Building Interior Side Yard (minimum) – from 1m to 0.6m

For the Severed Lot, flexibility is needed to facilitate the construction of decks, porches, sheds, etc. and negate the need for a future minor variance. In addition, the proposed exterior side yard setback is intended to account for the required 1.5-metre Spring Street road widening, to both mimic the setback of No. 350 Spring Street abutting to the south and negate the need for a future minor variance application by creating a more flexible building envelope. This is deemed appropriate, as access to the Severed Lot is ideal from Havelock Street, being a local road, versus Spring Street, a collector. Access from Spring Street is considered undesirable, as a driveway and potential garage would occupy what is intended to be the private rear yard amenity area, affecting the amount of landscaped open space. For the Retained Lot, the higher lot coverage is a result of the severance application and the existing interior side yard setback for accessory buildings is to be recognized. All other provisions of the R3 Zone can be met.

CONFORMITY TO THE PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (PPS) has applied to all planning applications since May 1, 2020. It provides direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters “shall be consistent with” the PPS. The consent and minor variance applications for 2471366 Ontario Inc. are consistent with the 2020 PPS.

PPS POLICIES		PLANNING ANALYSIS
1 BUILDING STRONG HEALTHY COMMUNITIES		
1.1 MANAGING AND DIRECTING LAND USE TO ACHIEVE EFFICIENT AND RESILIENT DEVELOPMENT AND LAND USE PATTERNS		
1.1.3 Settlement Areas		
1.1.3.1	<i>Settlement areas shall be the focus of growth and development.</i>	The subject property is within the Town of Cobourg built boundary, a designated settlement area within the Growth Plan.
1.1.3.2	<i>Land use patterns within settlement areas, land use patterns shall be based on densities and a mix of land uses which: a) efficiently use land and resources; b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; c) minimize negative impacts to air quality and climate change, and promote energy efficiency; e) support active transportation; f) are transit-supportive, where transit is planned, exists or may be developed;</i>	The subject property is already serviced by available municipal water and sanitary systems. The proposed development is considered residential infill intensification. On this basis, land and resources are being used efficiently along with existing infrastructure and public service facilities. Due to the central location of the subject property and considering the proposed development as residential infill, negative impacts to air quality and climate change are anticipated to be negligible. The Severed Lot is within 95 metres of University Avenue West (a designated pedestrian/bicycle path) and a transit stop. On this basis, the proposed development will support active transportation and be transit supportive, respectively.

PPS POLICIES	PLANNING ANALYSIS
<p><i>1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</i></p>	<p>The proposed residential infill development is considered appropriate and compact and is encouraged within Growth Plan settlement areas. The building envelope on the Severed Lot is limited, and it is intended to consist of a single-detached dwelling. A heritage letter of opinion has been completed in support of the subject applications assessing the proposed development within the George Street Heritage Conservation District in order to consider it appropriateness. It concluded that the 3.2-metre separation of the existing and prospective dwellings will not detract from the heritage attributes of the District or violate the goals, objectives or design guidelines. The site is serviced by municipal water and sanitary and there are no apparent risks to public health and safety.</p>
1.6 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES	
<p><i>1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.</i></p>	<p>The site is already serviced by municipal sewage and water and the proposed development will optimize its use.</p>
<p><i>1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.</i></p>	<p>The central location of the subject property, proximity to a school (St. Michael's School – 285 metres) and other commercial uses and proximity to a pedestrian/bicycle path and transit stop will facilitate minimizing the length and number of vehicle trips as the public can make use of the existing active transportation infrastructure.</p>

PPS POLICIES		PLANNING ANALYSIS
2.6 CULTURAL HERITAGE AND ARCHAEOLOGY		
<p><i>2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</i></p> <p><i>2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</i></p>		<p>The subject property is within the George Street Heritage Conservation District. The intent of the of the George Street Heritage Conservation District is to protect and enhance its existing 19th century residential character through allowing changes that are compatible with the cultural heritage value of the District.</p> <p>On this basis, and further to pre-consultation with Town planning staff, a heritage letter of opinion has been prepared in support of the subject applications. It concluded that the 3.2-metre separation of the existing and prospective dwellings will not detract from the heritage attributes of the District or violate the goals, objectives or design guidelines. It is presumed that further approval of a Heritage Permit is required once building plans are known.</p>

CONFORMITY TO THE GROWTH PLAN (2019)

A Place to Grow: Growth plan for the Greater Golden Horseshoe (Growth Plan) has been applied to all planning applications since May, 2019. It provides policy direction on matters related to land use planning and development within the Greater Golden Horseshoe. All decisions related to land use planning matters “shall be consistent with” the Growth Plan. In reviewing the 2019 Growth Plan, it was found that the intent of the relevant policies has been maintained and the applications for 2471366 Ontario Inc. are consistent with the Plan.

GROWTH PLAN POLICIES		PLANNING ANALYSIS
2 WHERE AND HOW TO GROW		
2.2 POLICIES FOR WHERE AND HOW TO GROW		
2.2.2 Delineated Built-up Areas		
<p>1. By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:</p> <p>b) The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will, through the next municipal comprehensive review, each establish the minimum percentage of all residential development occurring annually that will be within the delineated built-up area, based on maintaining or improving upon the minimum intensification target contained in the applicable upper- or single-tier official plan.</p>		<p>The County of Northumberland Official Plan provides further direction on this Section 2.2.2.1.b). See Conformity of the County of Northumberland Official Plan planning analysis below.</p>

GROWTH PLAN POLICIES	PLANNING ANALYSIS
<p>2. <i>Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.</i></p>	<p>See Conformity of the County of Northumberland Official Plan planning analysis below.</p>
<p>3. <i>All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:</i></p> <ul style="list-style-type: none"> a) <i>identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;</i> b) <i>identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;</i> c) <i>encourage intensification generally throughout the delineated built-up area;</i> d) <i>ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;</i> e) <i>prioritize planning and investment in infrastructure and public service facilities that will support intensification; and</i> f) <i>be implemented through official plan policies and designations, updated zoning and other supporting documents.</i> 	<p>The Town of Cobourg does not have a specific intensification plan. This said, the proposed development is considered appropriate residential infill within an established neighbourhood, which is generally encouraged by the Plan.</p>

CONFORMITY TO THE COUNTY OF NORTHUMBERLAND OFFICIAL PLAN (2016)

The County of Northumberland Official Plan was approved by the OMB on November 23, 2016. The lands are designated “Urban Area” on Schedule ‘A’ – Land Use Plan of the County of Northumberland Official Plan. A full range of uses are permitted with Urban Areas (C1.4). The Applications for Consent and Minor Variance conform to the policies of the County Official Plan. The policies of the County Official Plan have incorporated relevant policies of the Growth Plan.

Sections B, C and E provide policies that apply to consents and residential development within urban areas.

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
B GROWTH MANAGEMENT	
B1 URBAN AREAS/RURAL SETTLEMENT AREAS	
<i>Urban areas and rural settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.</i>	The proposed development is located within the Cobourg Urban Area, which shall be the focus of growth.
B9 MINIMUM INTENSIFICATION TARGET	
<i>The Cobourg Urban Area has a minimum intensification target of 39% of the projected population growth for the County of Northumberland in the form of intensification (Table 1 Minimum Intensification Target in Planning Period).</i>	The proposed development will assist the County in achieving their minimum intensification target.
C LAND USE DESIGNATIONS	
C1 URBAN AREAS/RURAL SETTLEMENT AREAS	
C1.2 GENERAL LAND USE OBJECTIVES FOR URBAN AREAS	
C1.2.1 Residential Areas	
<i>It is the objective of this Plan to:</i> a) Maintain and enhance the character and identity of existing residential areas;	The character of the existing residential area will be maintained through the proposed building envelope.

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
b) <i>Promote the efficient use of existing and planned infrastructure and public service facilities by supporting opportunities for various forms of residential intensification, where appropriate;</i>	The Severed Lot will further optimize existing infrastructure and public services facilities through residential infill intensification.
c) <i>Encourage increases in density in new development areas to maximize the use of infrastructure and minimize the amount of land required for new development;</i>	The subject Application for Minor Variance is requesting to increase the maximum lot coverages to 45% and 50% and decrease the minimum Severed Lot area to 367 square metres, respectively, in order to allow for appropriate and desirable development, and effectively permit the proposed lot configuration.
d) <i>Encourage a high standard of urban design for development and redevelopment;</i>	The Severed Lot is within the George Street Heritage Conservation District and will be subject to a Heritage Permit. This will ensure a high standard of urban design for the new dwelling.
e) <i>Encourage local municipalities to establish comprehensive design guidelines and policies to foster the establishment of communities that are safe, functional and attractive; and,</i>	Cobourg has Urban and Landscape Design Guidelines. These will be reviewed during Heritage Permit process.
E GENERAL DEVELOPMENT POLICIES	
E1 SUBDIVISION OF LAND	
E1.5 NEW LOTS BY CONSENT	
E1.5.1 General Criteria	
a) <i>Fronts on and will be directly accessed by a public road that is maintained on a year-round basis unless otherwise permitted in the local Plan;</i>	The Severed Lot will have dual frontage onto Spring Street and Havelock Street and direct access by a public road that is maintained on a year-round basis.

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
c) <i>Will not cause a traffic hazard;</i>	There is an existing curb cut on Spring Street where the Severed Lot may gain access. Otherwise, access may be from Havelock Street. A site visit indicates no apparent traffic hazards of limited sight lines, curves or grades.
d) <i>Has adequate size and frontage for the proposed use in accordance with the local zoning by-law;</i>	A review of available mapping indicated the Severed Lot is similar in size and frontage to the Retained Lot and other lots within the block and in the immediate vicinity. A Minor Variance has been submitted concurrently with the Application for Consent to request relief for lot area, lot coverage, exterior side yard and detached accessory building interior side yard, which are either existing, a result of the application or a result of the required Spring Street road widening.
e) <i>Notwithstanding d) above, where a zoning by-law amendment or minor variance is required, approval of such amendment or variance shall be included as a condition of the approval of the consent;</i>	This is a typical condition of consent approval and the applicant agrees. An Application for Minor Variance application has been confirmed with Town planning staff and has been filed concurrently with the Application for Consent.
f) <i>Can be serviced with an appropriate water supply and means of sewage disposal, provided there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services;</i>	The subject property is currently serviced with municipal water supply and sewage disposal. The Severed Lot is proposed to be serviced with municipal water and sewage disposal. Further to pre-consultation with Town planning staff, we are not aware of any municipal service constraints within the vicinity of the subject property.

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<i>g) Will not have a negative impact on the drainage patterns in the area;</i>	Appropriate drawings will be required at the time of building permit that will demonstrate the proposed drainage pattern will not have a negative impact in the area, post development.
<i>h) Will not restrict the development of the retained lands or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan;</i>	The Retained Lot is already developed and its access will not be affected by the Severed Lot.
<i>m) Conforms with the local Official Plan;</i>	See Conformity to the Town of Cobourg Official Plan planning analysis below.

CONFORMITY TO THE TOWN OF COBOURG OFFICIAL PLAN (2017)

The Town of Cobourg Official Plan was approved by the Ministry of Municipal Affairs and Housing (MMAH) in May, 2017. The subject lands are designated "Residential Area" on Schedule 'A' Land Use Plan of the Town's Official Plan. The subject lands are also designated "Built Boundary" and "Neighbourhood Planning Area 1" on Schedule 'C' Neighbourhood Planning Area. Spring Street is designated "Existing Collector" and "Transit Routes" on Schedule 'E' Transportation Plan.

The table below demonstrates how the proposal is consistent with the Cobourg Official Plan land use policies.

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
3. LAND USE STRATEGY	
3.4 RESIDENTIAL AREA	
3.4.2 Permitted Uses, Buildings and Structures	
<i>The permitted uses, buildings and structures are:</i> <i>i) low density residential including single detached, semi-detached and duplex dwellings; and,</i>	While building plans are not known at this time, the building envelope is limited and it is intended that a single-detached dwelling will be built on the Severed Lot.

TOWN OF COBOURG OFFICIAL PLAN POLICIES		PLANNING ANALYSIS
<i>ii) medium density residential including townhouse dwellings, low rise apartments and stacked townhouses.</i>		
3.4.3 Land Use Policies		
3.4.3.1 Stable Residential Areas		
<i>i) scale of development with respect to the height, massing and density of adjacent buildings and is appropriate for the site;</i>	Only two storeys has been contemplated as the impact on the building envelop was considered too great for a three-storey dwelling. The proposed low-density is consistent with the surrounding residential density and is appropriate for the site. The available building envelope will ensure massing is consistent with the Retained Lot.	
<i>ii) respects the nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to buildings;</i>	The proposed front yard setback and exterior side yard setback is consistent with those along Havelock Street and Spring Street. A Heritage Permit will be required in order to ensure the dwelling that is constructed respects the nature of the streetscape.	
<i>iii) respects the relationship between the rear wall of buildings and rear yard open spaces;</i>	In accordance with the Zoning By-law, the front lot line is considered the Havelock Street frontage. Therefore, the rear yard of the Severed Lot is opposite of Havelock Street along the south property line. Despite the existing curb cut on Spring Street, it is presumed the driveway and primary entrance to the dwelling will be on Havelock Street. It is intended that the south yard area illustrated on the Survey Plan to consist of the traditional and private rear yard amenity space, maximizing landscaped open space for the Severed Lot.	

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<i>iv) siting of buildings in relation to abutting properties ensures that there will be no significant negative impacts with respect to privacy and shadowing and appropriate buffering can be provided;</i>	The proposal will be a continuation of the current abutting property relationship, where the rear yard of the Severed Lot will interface with the interior side yard of No. 350 Spring Street. Given that the minimum rear yard setback is being provided and that it will about a garage to the south, negative impacts appear to be negligible for the property to the south. Fencing already exists along the south property line, providing an appropriate buffer for this low-density residential context.
<i>v) conforms with density provisions of the Section 3.4.3.3;</i>	See response below.
<i>vii) respects the residential lotting pattern in the immediate surrounding area;</i>	In review of the available mapping, the proposed lot configuration is consistent with the lotting pattern both within the block the subject property is located and those immediately to the west.
<i>ix) development has direct access from a public or condominium road;</i>	The lots will gain access from Havelock Street, which is publicly maintained on a year-round basis. The Severed Lot may gain access from Spring Street, which is also publicly maintained on a year-round basis.
<i>xii) protection of trees and other natural features identified as significant by the Town in consultation with the Ministry of Natural Resources and/or the Conservation Authority;</i>	The protection of trees does not appear necessary. There is one street tree located near the intersection of Spring Street and Havelock Street and a second near the southwestern corner of the site, both within the road allowance and under the jurisdiction of the Town. The subject property otherwise includes no trees.

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<i>iii) does not hamper or prevent orderly development of adjacent properties;</i>	The proposed development is considered residential infill and is within an existing built-up neighbourhood. In review of available mapping, there does not appear to be opportunities for further lot creation within the immediate area and the proposed development does not appear to hamper or prevent orderly development of adjacent properties.
<i>xiv) garages are designed so that they are not the dominant feature in the streetscape;</i>	A Heritage Permit is required, which will ensure a garage is designed to not be the dominant feature of the streetscape.
<i>xvi) is in accordance with the Town's Urban and Landscape Design Guidelines.</i>	A Heritage Permit will ensure the new dwelling will conform to the Town's Urban and Landscape Design Guidelines.
In addition, regard shall be had to the policies of Section 5, and particularly in areas of historical or architectural interest to the	
<i>For the purposes of this policy, the immediate surrounding residential area shall be defined by: ii) the existing lotting pattern;</i>	In review of available mapping the proposed lot configuration is consistent with that of the block the subject property is located and other lots in the immediate area. The heritage letter of opinion concludes that the Severed Lot may afford sufficient setbacks to the dwelling on the Retained Lot.
<i>iv) the prevailing building type including any special built form features; and,</i>	The prevailing housing type in the immediate area is single-detached. A single-detached dwelling is intended for the Severed Lot.
3.4.3.3 Density	
<i>The density ranges for residential development shall be: i) Low Density a) 12 units per net hectare (5 units per net acre) minimum</i>	The density of the proposed development is 21 units per net hectare, which is in the higher range of low density and lower range of medium density.

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p>b) 20 units per net hectare (8 units per net acre) maximum</p> <p>ii) Medium Density</p> <p>a) 20 units per net hectare (8 units per net acre) minimum</p> <p>b) 50 units per net hectare (20 units per net acre) maximum.</p>	

The table below demonstrates how the proposal conforms with the Cobourg Official Plan relevant general design policies.

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
5. COMMUNITY DESIGN AND IMPROVEMENT	
5.2 GENERAL DESIGN POLICIES	
5.2.3 Areas of Heritage, Interest or Significance	
<p>i) Designated Heritage Conservation Districts and properties shall be subject to the provisions of the Ontario Heritage Act and the Heritage District Guidelines where applicable. However, there are other areas in the Town which can be regarded as having heritage value, interest or significance, including areas identified in consultation with the Municipal Heritage Committee (Heritage Cobourg), which the Town may establish as requiring special consideration with respect to the review of development applications. In those areas:</p> <p>a) the scale and massing of new construction shall be consistent with surrounding buildings to ensure a visual connection; and,</p> <p>b) the general design and style of new construction shall be considered on an individual basis through the site plan approval process recognizing that contemporary styles may be more</p>	<p>a) The available building envelope on the Severed Lot limits the potential dwelling footprint to that similar to the other dwellings along Havelock Street, ensuring a similar scale and massing for the new construction.</p> <p>b) A Heritage Permit will be required as the new construction is within the George Street Heritage Conservation District.</p>

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<i>appropriate in certain cases than emulating turn of the century designs.</i>	
The table below demonstrates how the proposal conforms with the Cobourg Official Plan consent policies.	
TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
9. IMPLEMENTATION	
9.5 CONSENTS	
<p><i>1)a) a plan of subdivision is not required to ensure the proper and orderly development of the lands, which shall generally be where more than five lots are being created;</i></p> <p><i>b) the proposed consents will not adversely affect the financial status of the Town;</i></p> <p><i>c) the proposed use is compatible with adjacent land uses;</i></p> <p><i>d) the proposed lot fronts on an improved public road which is maintained on a year-round basis and which is of a reasonable standard of construction;</i></p> <p><i>e) the access to the proposed lot shall not create a traffic hazard or serve to increase an existing traffic hazard as a result of limited sight lines, curves or grades;</i></p> <p><i>f) the additional lots do not extend or create a strip of development nor limit the potential for development of the remaining lands and a consent shall be given favourable consideration if it has the effect of infilling; and,</i></p>	<p>a) The proposal is for a single-lot severance.</p> <p>b) The proposed development will increase the tax base for the Town and further optimize use of municipal services.</p> <p>c) It is intended to construct a single-detached dwelling on the Severed Lot, which is consistent with predominant housing type in the immediate vicinity and is compatible on this basis.</p> <p>d) The Severed Lot fronts on Havelock Street and Spring Street, improved public roads, which are maintained on a year-round basis.</p> <p>e) There is an existing curb cut on Spring Street where the Severed Lot may gain access. Otherwise, access may be from Havelock Street. A site visit indicates no apparent traffic hazards of limited sight lines, curves or grades.</p> <p>f) The proposed severance is considered residential infill within a built-up area. There is no potential for further</p>

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
	development of the remaining lands, as the Retained Lot is already developed, and there is no potential for further lot creation on either proposed lot.
<i>iv) A consent to a land severance shall generally be denied where the effect is to create a lot of disproportionate depth and width. For the purposes of this Plan the depth of a lot should generally not be greater than three times the frontage.</i>	The proposed lot depths are approximately 1.5 times the frontage and within the lot ratio criteria.

PLANNING OPINION AND CONCLUSION

The subject property is located within the Residential Area designation of the Town of Cobourg Official Plan and is within George Street Heritage Conservation District. It is also designated as a Delineated Built-up Area within the Growth Plan and designated Urban Area within the County of Northumberland Official Plan. The subject property currently consists of a 138-square-metre, 1.5-storey single-detached dwelling, municipally known as No. 105 Havelock Street. The existing dwelling is currently serviced with municipal water and sanitary. The site also includes detached garage and shed accessory buildings. The subject property has frontage on both Havelock Street and Spring Street.

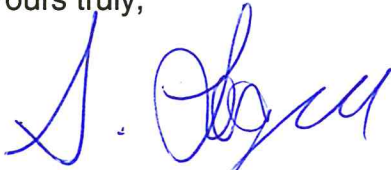
It is proposed to create one new building lot as a single-lot severance. The requested Minor Variance will recognize the proposed 367-square-metre lot area, 45% lot coverage and 4.5-metre exterior side yard for the Severed Lot. The variance will also recognize the proposed 50% lot coverage and existing 0.6-metre detached accessory building interior side yard for the Retained Lot, resulting from the consent and an existing condition, respectively. The proposed development will optimize use of existing infrastructure and public service facilities and is considered residential infill intensification. The Cobourg urban area shall be the focus of growth and intensification is encouraged. The Severed Lot is within 95 metres of University Avenue West (a designated pedestrian/bicycle path) and a transit stop, facilitating active transportation and supporting transit.

The Residential Area, design and consent policies of the Cobourg Official Plan that set out criteria to be considered when developing within this area and have guided the planning process for the project. As the proposed building envelope is limited and single-detached dwelling intended for construction, there will be negligible change to character of the area. The prospective new dwelling will be subject to a Heritage Permit that will review conformity to the George Street Heritage Conservation District and the Cobourg Urban Design and Landscape Guidelines. On this basis, it is our professional planning opinion that there are sufficient controls to ensure that the proposed development will be compatible with surrounding land uses and that its character is appropriate. The proposal maintains the general intent and purpose of the Official Plan.

It is our professional planning opinion that the Applications for Consent and Minor Variance for the subject property are consistent with the policies of the Provincial Policy Statement and Growth Plan and conform to the County and Cobourg Official Plans. Aside from the requested special provisions for lot area, lot coverage, exterior side yard and detached accessory building interior side yard, the proposed development will comply with all other R3 Zone provisions and general provisions of Zoning By-law No. 85-2003, and represents good planning.

If you have any questions about this information, please do not hesitate to contact our office at 613-966-9070.

Yours truly,



Shawn Legere, MCIP, RPP
Senior Planner
RFA Planning Consultant Inc.



/ Encl.



The Corporation of the Town of Cobourg

NOTICE OF HEARING OF
THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 105 Havelock Street

FILE NO: A-05/20
B-06/20

The Town of Cobourg Committee of Adjustment has received an application from Shawn Legere of RFA Planning Consultant Inc. on behalf of 2471366 Ontario Inc. for a Consent for Severance – New Lot and a Minor Variance from Comprehensive Zoning By-law No. 85-2003 on lands known municipally as 105 Havelock Street in accordance with Sections 53 and 45 of the Planning Act, R.S.O. 1990, c.P.13, as amended. Please see the Key Map below.

The proposed Consent – New Lot will sever the vacant area of land to the west of the existing dwelling at the corner of Spring and Havelock Streets (105 Havelock Street) for a residential building lot having a frontage of 14.8 m on Havelock Street and a lot area of 367 m² (the “Severed Lands”). The “Retained Lands” occupied by the existing dwelling would have a frontage of 18.2 m on Havelock Street and a lot area of 470 m² under this proposal.

A number of Variances to the Zoning By-law have been requested on the **Severed Lands**: to reduce the lot area from 370 m² to 367 m²; to increase the maximum permitted lot coverage from 40% to 45% and; to decrease the required exterior side yard setback from 6.0 m to 4.5 m where there is no established side yard. The applicant is also requesting a variance to increase the lot coverage on the **Retained Lands** from 40% to 50% and to recognize the existing detached accessory building setback of 0.6 m (a reduction of 0.4 m from the required 1.0 m).

A Hearing of the subject application, pursuant to *Planning Act* requirements, will be held by the Committee of Adjustment on **Tuesday, November 17th 2020** via Zoom Video Conference at **4:00 p.m.** Please note if a party who is notified does not attend the hearing or make written submissions prior to the Hearing, the Committee can proceed and the party is not entitled to any further notice.

NOTE TO THE PUBLIC:

Due to the COVID-19 Pandemic, Committee of Adjustment Hearings will be conducted through Zoom Video Conference Applications. If you wish to be a Participant at the Video Hearing, **you should register** with Brent Larmer, Municipal Clerk, via e-mail at clerk@cobourg.ca or by phone at (905)372-4301 no later than **12:00 pm (noon) on November 16th**. Please ensure that you have a computer or tablet with good internet access to enable you to participate in the Public Meeting electronically. If you do not wish to participate by video, or do not have the necessary technology, you may use a telephone and call in to participate. Alternatively, written submissions to the Municipal Clerk, 55 King Street West, Cobourg, Ontario, K9A 2M2 in advance of the Video Hearing are encouraged and will be made available to any interested person at the Hearing.

The details for participating in the Hearing are as follows:

Web: <https://us02web.zoom.us/j/87173414333?pwd=REtSTW42aDRpa1E1THhSaDhmS0NsQT09>

Phone: +1 647 374 4685 or 1 647 558 0588 Canada

Meeting ID: 871 7341 4333

Password: 878720

Citizens may tune into the LIVE YouTube feed to watch the Hearing at www.youtube.com/towncobourg.

Additional information which will enable the public to understand the proposed application is available upon request by contacting the Town's Planning Department, c/o Rob Franklin, Manager - Planning, Victoria Hall, 55 King Street West, Cobourg, K9A 2M2, via e-mail at rfranklin@cobourg.ca or by phone at 905-372-1005 during regular office hours.

DATED at Cobourg this 29th day of October, 2020

ZONE: Residential Type 3 (R3) Zone

Adriane Miller, Secretary-Treasurer


Committee of Adjustment

amiller@cobourg.ca

(905)372-1005

KEY MAP



	THE CORPORATION OF THE TOWN OF COBOURG
	COBOURG HERITAGE ADVISORY COMMITTEE MEMORANDUM
TO:	Cobourg Heritage Advisory Committee
FROM:	Dave Johnson, Planner 1 - Heritage
SUBJECT:	Summary of Heritage Permit Applications – Staff Approvals
DATE:	October 30, 2020

ORIGIN

The following is a summary of Heritage Permits approved by staff by delegation between October 9, 2020 and October 30, 2020.

**1. HP-2020-029 19 Spencer St. W.
New basement egress window for accessory dwelling unit
Private Residence**

Heritage approval was given for a new front 48"x45¾" basement egress window on a modern building within the District, a new man door for a garage in white and a new steel front storm door on the main house in white, consistent with Cobourg Heritage Permit By-law #97-2009 on October 23rd, 2020.