

**APPENDIX "II"**

**TOWN OF COBOURG MUNICIPAL LAND INVENTORY TABLE – SHORT-LIST (SEPT, 2021)**

AREA A	Property Description	Municipal Address	Land Area (ha)	Zone Category	Road Frontage/ Services*	General Notes/Commentary**
<b>A10</b>	Westwood Park	665 Carlisle Street	3.13	Open Space	Yes	Westwood Park is a large athletic park consisting of a rugby field, playground equipment, parking area and rugby clubhouse trailer. The south-east limit of the park is low-lying and unmaintained. Some infill potential exists along the Carlisle Street frontage with minor displacement of park facilities. <i>NOTE: Further assessment of sanitary sewer capacity, grading, drainage area and SWM requirements is required to determine development feasibility. An impact analysis on the reduction of public parkland in the neighbourhood/community should be conducted.</i>
<b>AREA B</b>						
<b>B1</b>	Morley Cane Park	67 Ballantine Street	1.9	Open Space	Yes	Morley Cane Park is a leisure/athletic park that contains a baseball field, playground, parking area and landscaping. A pedestrian walkway links the park to the neighbourhood to the south and west. Some infill potential exists along the road frontage without displacing existing facilities. <i>NOTE: Further assessment of sanitary sewer capacity, grading, drainage area and SWM requirements will be required to determine development feasibility. An impact analysis on the reduction of public parkland in the neighbourhood/community should be conducted.</i>
<b>AREA C</b>						
<b>C11</b>	Peter Delanty Park	29 Coverdale Avenue	2.6	Open Space	Yes	Peter Delanty Park is an active leisure/athletic park comprised of tennis courts, ball field, playground equipment, parking, an outbuilding, a pedestrian connection and landscaping. There is infill potential in the north 1/3 of the site without displacing existing facilities, subject to examination of the existing drainage ditch (which will need to be maintained). Further assessment of sanitary sewer capacity and SWM requirements will be required.
<b>C18</b>	Tracey Park	196 Spencer Street East	1.97	Open Space	Yes (Spencer Street East)	Tracey Park is an active leisure park containing a number of facilities, including a ball field, playground, community gardens, pedestrian pathways and landscaping. The northern half is restricted for residential development by the railway, community garden and ball field, however the south-eastern section has potential for modest infill without displacing existing facilities. An opportunity exists with the adjacent Columbus Community Centre property to explore an innovative development partnership and maximize potential unit yield. <i>NOTE: Further assessment of sanitary sewer services/capacity and SWM requirements will be required depending on the nature and extent of development. A possible partnership with Knights of Columbus to the east could be explored to achieve a creative site design and maximize development potential. The reduction of public parkland in the south-east section of the park should not have an adverse impact on recreational space or programming needs.</i>
<b>C22</b>	Charles Street Parking Lot	17 Charles Street	0.05	Main Central Commercial	Yes	This small, 26 m wide parcel was acquired by the Town a number of years ago, the former building demolished and the site improved as an 18 space surface parking lot. A modest residential infill project is possible here (depending on the nature and extent of the design using creative infill techniques) however, as with all of the municipal parking lots, the loss of limited downtown parking supply is possible and could be problematic once existing leased municipal parking facilities in the downtown become developed. Additional parking demand would also be generated by new development. Incorporating underground parking to accommodate additional public parking on-site is very expensive (~\$30,000 - \$50,000 per space) and an affordable housing project alone may not be feasible.

\* Preliminary review of service availability – confirmation is required based on further detailed study of capacity and other engineering constraints/parameters

\*\* High-level commentary only based on physical suitability – further detailed assessment and engagement will be required for further consideration by Council

AREA C Cont'd	Property Description	Municipal Address	Land Area (ha)	Zone Category	Road Frontage/ Services*	General Notes/Commentary**
						<i>NOTE: A parking analysis should be undertaken to assess parking supply/demand and determine whether the development of this parking lot would create an adverse impact on downtown/waterfront parking. Further assessment of sanitary sewer capacity, grading, drainage area and SWM requirements will be required to determine development feasibility.</i>
<b>C30</b>	Cobourg Police Station/Hibernia Street Parking Lot	107 King Street West	0.38	Main Central Commercial	Yes	The CPS building and parking area occupy the northern 2/3 of the site, while a municipal parking lot consisting of 31 parking spaces and solar EV charging stations occupy the balance. Similar to other municipal parking lots, a modest infill using creative design techniques could be implemented on the southern 1/3 of the property (a mixed use development would be recommended) however loss of public parking would result. <i>NOTE: A parking analysis should be undertaken to assess parking supply/demand and determine whether the development of this parking lot would create an adverse impact on downtown/waterfront parking.</i>
<b>C31</b>	Tannery Property	96 Alice Street	2.7	Mixed Use Area/General Industrial	Partial	The Tannery property was formerly occupied by a tanning operation and subsequently acquired by the Town via failed tax sale. All buildings have since been removed and the site does contain some sub-surface contamination. <i>NOTE: A comprehensive master planning exercise is underway to map out the future, long term development of the greater Tannery District. Once the Secondary Plan is adopted, this site would be a prime candidate for residential intensification, particularly affordable housing. Further assessment of sanitary sewer capacity, SWM and transportation issues will be required.</i>
<b>AREA D</b>						
<b>D3</b>	Heenan and Memorial Arenas	206 Furnace Street	1.2	Institutional	Yes	This site is currently occupied by two arenas, one of which is used by the West Northumberland Curling Club. Memorial arena is currently un-used. The site borders existing and/or zoned industrial properties on the east and west sides, and therefore there are land use compatibility issues that would need to be examined which may impact the development potential of the property and/or impose mitigation measures to minimize adverse impacts. The southern section of the property, including new development on the vacant area and/or the adaptive re-use of the existing arena, could be a good candidate for residential intensification subject to the aforementioned analysis. <i>NOTE: This property and facility are subject to an assessment by Council via an Ad Hoc Working Group/Committee to determine future opportunities for re-use/re-purposing. Additional review will be required with respect to land use compatibility, environmental soils, sanitary sewer capacity and SWM.</i>

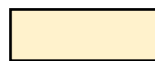
\* Preliminary review of service availability – confirmation is required based on further detailed study of capacity and other engineering constraints/parameters

\*\* High-level commentary only based on physical suitability – further detailed assessment and engagement will be required for further consideration by Council

### LEGEND



- Priority List -- Good Potential For Residential Infill Development -- Further Assessment will be Required as per the General Notes/Commentary



- Secondary List -- Fair Potential For Residential Infill Development -- Further Assessment will be Required as per the General Notes/Commentary