

**DRAFT MOTION TO COUNCIL RE THE PROPOSED OFFICIAL PLAN AND ZONING BY-LAW  
AMENDMENTS FOR THE TANNERY DISTRICT SECONDARY PLAN  
FOR CONSIDERATION AT THE SCEAC DEC 1, 2021 MEETING**

**WHEREAS** the development of the Tannery Site represents sustainable development because it is underused land in the heart of Cobourg, and because the Tannery District Secondary Plan and related Official Plan & Zoning By-Law Amendments are intended to develop this site using sustainable planning, design and building objectives; and

**WHEREAS** as a sustainable development site and given the dire climate emergency we are facing, it is important that the Official Plan and Zoning By-Law changes fully represent sustainable development; and

**WHEREAS** as a sustainable development site it is important that the development of the Tannery site proceed as quickly as possible in order to avoid further unsustainable 'green field' development of which we are seeing far too much of in Cobourg; and

**WHEREAS** if left to private developers to initiate development, the Tannery site will remain undeveloped for many more years; and

**WHEREAS** there is a desperate need for affordable rental housing in Cobourg, the cost of which makes it very difficult to impossible for non-profit housing providers to develop unless significant financial assistance is provided by the Town;

**WHEREAS** given the above, the SCEAC fully endorses all the recommendations of the Tannery District Citizens Advisory Group (TDCAG) in their response dated November 25, 2021 to Cobourg's draft Tannery District Sustainable Neighbourhood Secondary Plan;

**NOW THEREFORE BE IT RESOLVED THAT** Council direct Cobourg staff to revise the draft Tannery District Sustainable Neighbourhood Secondary Plan and related proposed Official Plan and Zoning By-Law amendments to reflect the recommendations of the TDCAG, namely, for the reasons described in the TDCAG submission that Council direct Cobourg staff to:

1. Limit the maximum building height in Medium Density planning areas to 3 stories, and the maximum building height in High Density planning areas to 4 stories.
2. Add policies to the Secondary Plan to prevent shading of solar panels (both roof mounted and ground mounted).
3. Revise the Building Energy Performance tables in Section 16.7.3.1 as follows:
  - a. The table effective 2022 be deleted.
  - b. The table effective 2026 be changed to be effective 2022
  - c. The table effective 2030 be changed to be effective 2026

4. Revise Section 16.12.2.6 iii to read as follows:

*The costs of providing roads, services and other infrastructure to facilitate development of the Tannery District, including any expansion of the waste water and water treatment facilities, should be borne by the developers of the lands, rather than the municipality in accordance with the provisions of The Development Charges Act and the financing policies of the Town of Cobourg, [added] provided that the Town of Cobourg shall bear these costs for non-profit affordable housing projects developed in the Tannery District Sustainable Neighbourhood.”; and*

**FURTHER THAT** Council direct staff to prepare a staff report addressing the recommendations of the TDCAG concerning:

- Treating as Phase 1 of the development of the Tannery District Secondary Plan the area proposed by the TDCAG to be Phase 1 since most of these lands are owned by Cobourg (except for a small piece of land owned by Thomas Motors) which gives Cobourg control over how quickly these lands can be developed;
- Cobourg funding, designing, and constructing the roads, services, parks and other public infrastructure in this Phase 1 in order to mobilize the development of the Tannery District Sustainable Neighbourhood happening as soon as possible;
- Cobourg offering part of the lands in Phase 1 that it owns to non-profit affordable housing developers at no cost, and subdividing such lands for the development of three separate affordable housing projects
- Cobourg developing the roads, services, parks and other public infrastructure in Phase 1, as well as the adjacent development of non-profit affordable housing projects, in the three stages suggested by the TDCAG; and
- Ways in which Cobourg could fund the cost of construction of the roads, services, parks and other public infrastructure in Phase 1, and offer land to non-profit affordable developers at no cost, including but not limited to government grants, development charges, property tax revenue, and loans from Infrastructure Ontario, subject to Recommendation 4 above; and