

# STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



<b>Report to:</b>	Mayor and Council Members	<b>Priority:</b>	<input type="checkbox"/> High <input checked="" type="checkbox"/> Low
<b>Submitted by:</b>	Rob Franklin, MCIP, RPP Acting Director of Planning & Development Planning & Development Division <a href="mailto:rfranklin@cobourg.ca">rfranklin@cobourg.ca</a>	<b>Meeting Type:</b>	Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>
<b>Meeting Date:</b>	December 6, 2021		
<b>Report No.:</b>	[Report Number]		
<a href="#">Submit comments to Council</a>			

**Subject/Title:** Habitat for Humanity Request for Land at Daintry Crescent

## RECOMMENDATION:

THAT Council receive this Report for information purposes; and,

FURTHER THAT Council direct staff to declare portions of the municipal lands west of 600 Daintry Crescent as surplus; and,

FURTHER THAT Council direct staff to negotiate with Habitat for Humanity Northumberland for their acquisition of the lot for affordable housing purposes after seeking a Minor Variance to permit a new single-detached dwelling.

## 1. STRATEGIC PLAN

PILLAR: People -- the Town supports and cares for the social and physical well-being of its citizens.

## 2. PUBLIC ENGAGEMENT

This Report is placed on the Committee of the Whole Agenda 10 days in advance of the meeting and will be considered by Council in open session.

### 3. PURPOSE

This Report is intended to provide Council with a summary of the issues with land specifically at Daintry Crescent, post review of the Municipal Land Inventory Ad-Hoc Working Group's recommendations.

### 4. ORIGIN AND LEGISLATION

On November 1, 2021, Council passed a Motion (454-21) to have Planning Staff investigate a request for land on Daintry Crescent following a delegation at Committee of the Whole on October 25, 2021 from Habitat for Humanity. This was to take place after Council had reviewed the Municipal Land Inventory Review.

### 5. BACKGROUND

In 2016, Municipal Council of the Town of Cobourg declared portions of land surplus (By-law 015-2016) and sold land at 600 Daintry Crescent to Habitat for Humanity in 2019 for a house moved onto the property to provide an affordable housing solution for one family.

Section 3.8.8 of the Affordable & Rental Housing CIP specifies that the Town may, in its discretion, donate, lease or sell any surplus property of the municipality at below fair market value for the purposes of redeveloping surplus lands for the purposes of affordable and/or rental housing, and that the Town may, in its discretion, guarantee borrowing, or provide for a total or partial exemption from any levy, charge or fee for the purposes of affordable and/or rental housing. This was not in place in 2016 and gives further option to Council to support affordable housing in Cobourg.

The Municipal Land Inventory Ad-Hoc Working Group presented a report earlier in November that listed this site (attached to this Report as **Appendix "I"**). This is a table spreadsheet and associated mapping consisting of data on numerous municipally-owned properties extracted from the Town's GIS system and outlined in the original Municipal Land Inventory Staff Report to Council in April, 2021. However, the high-level review did not identify land at Daintry Crescent on either the Priority or Secondary List of potential sites for additional affordable housing units. It was believed to be too close to the rail lands and/or not leave sufficient space for an adequate building envelope between

### 6. ANALYSIS

Although lands on Daintry Crescent were not included on the Priority or Secondary List of the Municipal Land Inventory Report as it was believed that the location was too close to the adjacent rail lands and the required 30 m setback would preclude their development, further investigation was undertaken. See **Appendix II**. Similar lot to the new home at 600 Daintry and other lots in the neighbourhood for setbacks and layout were then overlaid onto the survey plan to determine the general

suitability of the land for development. See **Appendix III**. However further investigation will be required with respect to infrastructure (services, stormwater management), parkland demand/impact, and noise/vibration issues from the rail line: There would also need to have a Minor Variance granted similar to the existing structure at 600 Daintry Crescent from 2019 (file A-07-19) to modify the Residential Three Exception 1 (R3-1) Zone. This originally zoned the lands for 36 townhouses and would need to be modified to permit a single detached dwelling.

Council should note that there have been a few comments received from neighbours to the site requesting the Town not permit further development of Habitat homes. Concerns were raised of loss of park space, compatibility, and land value depreciation. Firstly, this land has been designated in the Official Plan and Zoned for residential purposes. It has been added to the Parks By-law as a Leisure Park and allows for enforcement with only minimal improvements thus far. There are no active play areas/equipment, parking areas, trails, etc. improving the land. It does allow for open space and linear recreation and had been discussed to potentially be used for a community garden. A lot or lots at either end would not preclude this kind of recreation from continuing as it would still have over 300 m remaining even should lots at both ends of Daintry Crescent be considered for affordable housing. Secondly, compatibility. Planning Policies (Cobourg OP, Northumberland County OP, PPS, Places to Grow, etc.) requires a range and mix of housing forms to support a variety of residents. Compatibility for height, if that was what was meant by the concern, 1 and 2-storey dwellings co-exist throughout town. Reviewing the land at 600 Daintry Crescent, this was a donated structure that otherwise would have been flattened, and I believe fits in. Lastly land values or depreciation of perceived land values. This has been an argument for years with changes to neighbourhoods that typically ends with little basis should it be challenged at the Ontario Lands Tribunal (OLT).

### Next Steps

In accordance with Council's direction, this Report is intended to provide Council with a review of the issues regarding land on Daintry Crescent and recommendations regarding the potential sites for further development for affordable housing purposes.

## **7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS**

There are no financial implications as a result of this Report at this time, however future actions and decisions of Council for any donation of land or reduced financial return from the land may impact revenue if it assumed. Further examination of the suitability, serviceability, and Noise/Vibration given the sites location along with a Minor Variance to permit the use of the land would be borne by Habitat for Humanity.

## **8. CONCLUSION**

In accordance with Council's direction of November 1, 2021, further examination of the lands on Daintry Crescent were investigated with respect to suitability, serviceability and other physical limitations, development potential, and to consider the opportunities and impacts the neighbourhood and the greater community.

### **Report Approval Details**

Document Title:	Habitat for Humanity Request for Land at Daintry Crescent
Attachments:	<ul style="list-style-type: none"><li>- Appendix I - Municipal Land Inventory Table &amp; Map</li><li>- Appendix II – Daintry Cres Lot Setbacks</li><li>- Appendix III – Daintry Cres Concept</li></ul>
Final Approval Date:	