

Tannery District Sustainable Neighborhood Secondary Plan

Submission from the
Tannery District Citizens
Advisory Group (TDCAG)



About Us

| TDCAG |

Tannery District Citizens Advisory Group

The TDCAG is an informal group of residents and landowners in the Tannery District and advocates of sustainability and affordable housing as well as livable communities.

The TDACG has been urging Council for many years to complete the planning for a sustainable neighbourhood in the Tannery District

The proposed **Tannery District Sustainable Neighbourhood Secondary Plan** (Secondary Plan) is a positive step in completing the planning framework.

TDCAG is supportive of the direction that the secondary plan is headed in and believes there are some ways to strengthen the sustainable , affordable, and liveable mandate.

Focus of this Submission

Recommendations for the plan, the development and steps Cobourg Council should take to expedite this sustainable neighbourhood:



DEFINE –
REQUIREMENTS AND
APPROACH



DESIGN – STRATEGIES
FOR DEVELOPMENT



BUILD – CRITICAL
INFRASTRUCTURE



An aerial photograph of a residential neighborhood, likely in a suburban or rural area. The houses are arranged in a grid-like pattern, with many rooftops covered in solar panels. The image is dimmed and serves as a background for the text.

PART 1

**Recommended revisions to the
Tannery District Sustainable
Neighbourhood Secondary Plan**

Recommendation 1

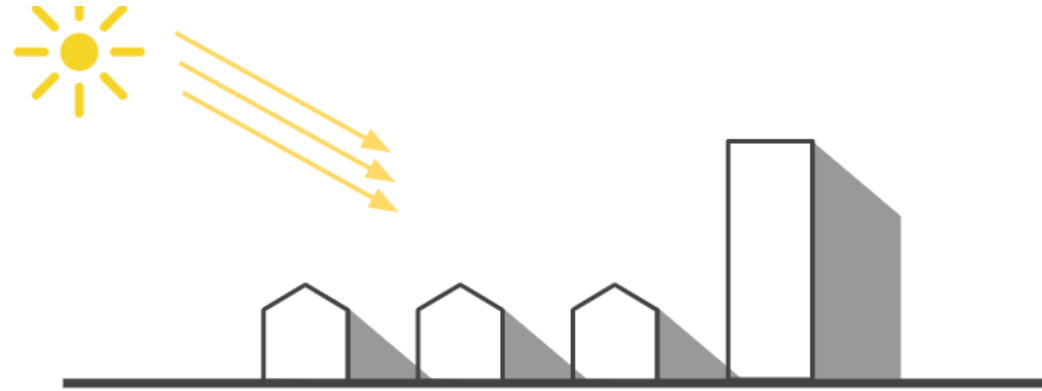
That the maximum building height in Medium Density planning areas be 3 storeys, and the maximum building height in High Density planning areas be 4 storeys.



- Needed for buildings to achieve “net zero energy” onsite
- Helps avoid shading from one building to the other
- Maintains the scale of the neighbourhood in its context

Recommendation 2

That policies be added to the Secondary Plan to prevent shading of solar panels (both roof mounted and ground mounted) and support urban vegetation.



- This policy is needed in order to maximize the amount of solar energy (solar photovoltaic and solar thermal) and optimizing edible urban greenscape available within the neighbourhood, which all requires an unobstructed view of the sun.

Recommendation 3

That the Building Energy Performance tables in Section 16.7.3.1 be amended

The proposed 2026 targets are already achievable, no need to wait!



- The Energy performance table effective 2022 be removed.
- The table effective 2026 be changed to be effective 2022
- The table effective 2030 be changed to be effective 2026

Recommendation 4

That affordable rent and purchase price should be clearly defined in Section 16.9.3.



- The term “affordable” has a number of diverse definitions.
- Cobourg should consult with Northumberland County in choosing a definition of “affordable” housing.

Recommendation 5

That Section 16.12.2.6 iii be amended to include the caveat:

provided that the Town of Cobourg shall bear these costs for non-profit affordable housing projects developed in the Tannery District Sustainable Neighborhood

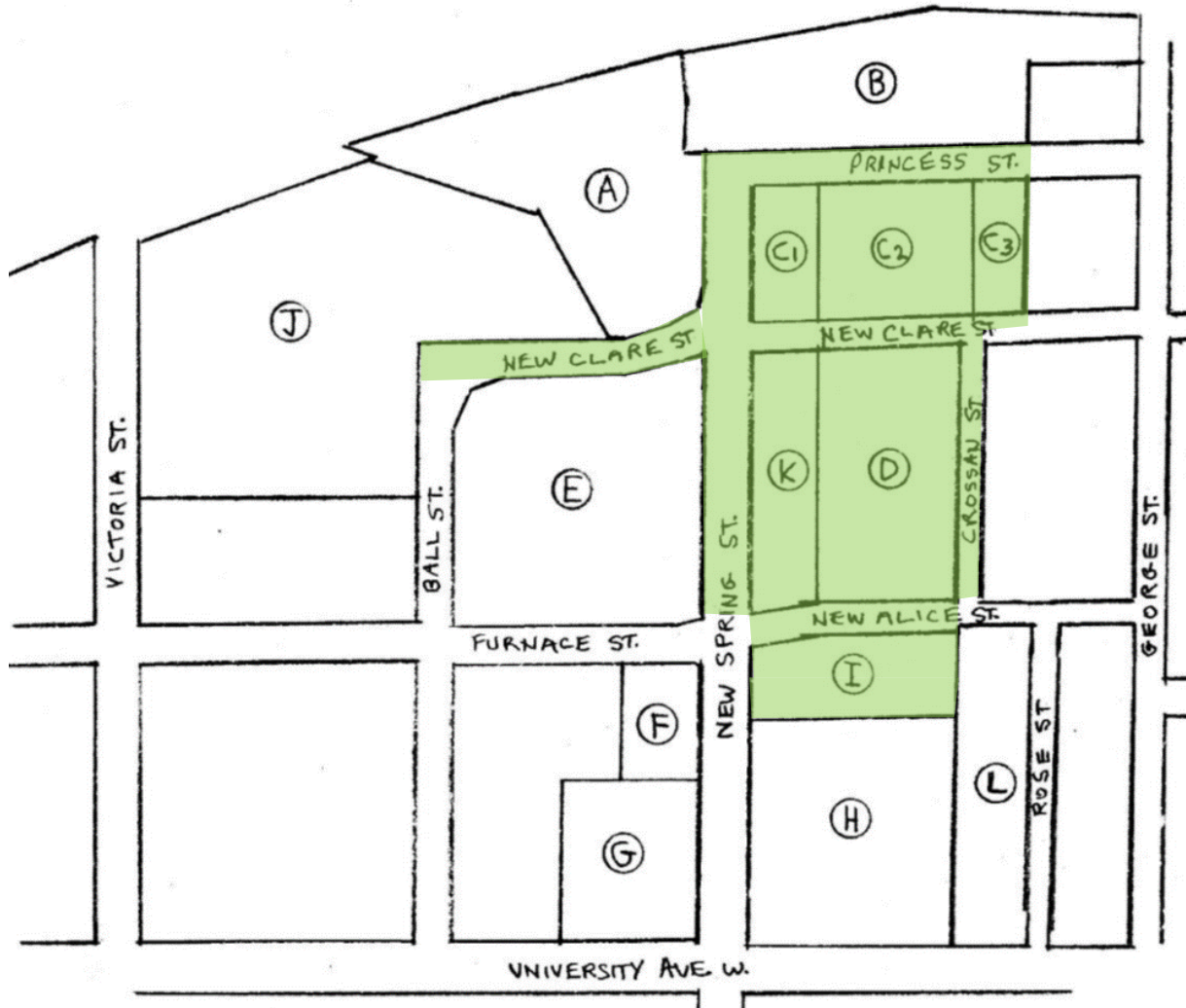


- The burden of servicing costs can make affordable housing projects unfeasible in the current economic context.
- The Town of Cobourg can encourage affordable housing development in an area walkable to many key parts of the downtown.

An aerial photograph of a residential neighborhood, likely the Tannery District, showing a mix of houses and multi-story buildings. Many of the buildings have solar panels installed on their roofs. The scene is captured from a high angle, looking down on the rooftops and streets. The overall tone is slightly muted, with a dark overlay.

PART 2

How the Town can facilitate the development of the Tannery District Sustainable Neighbourhood

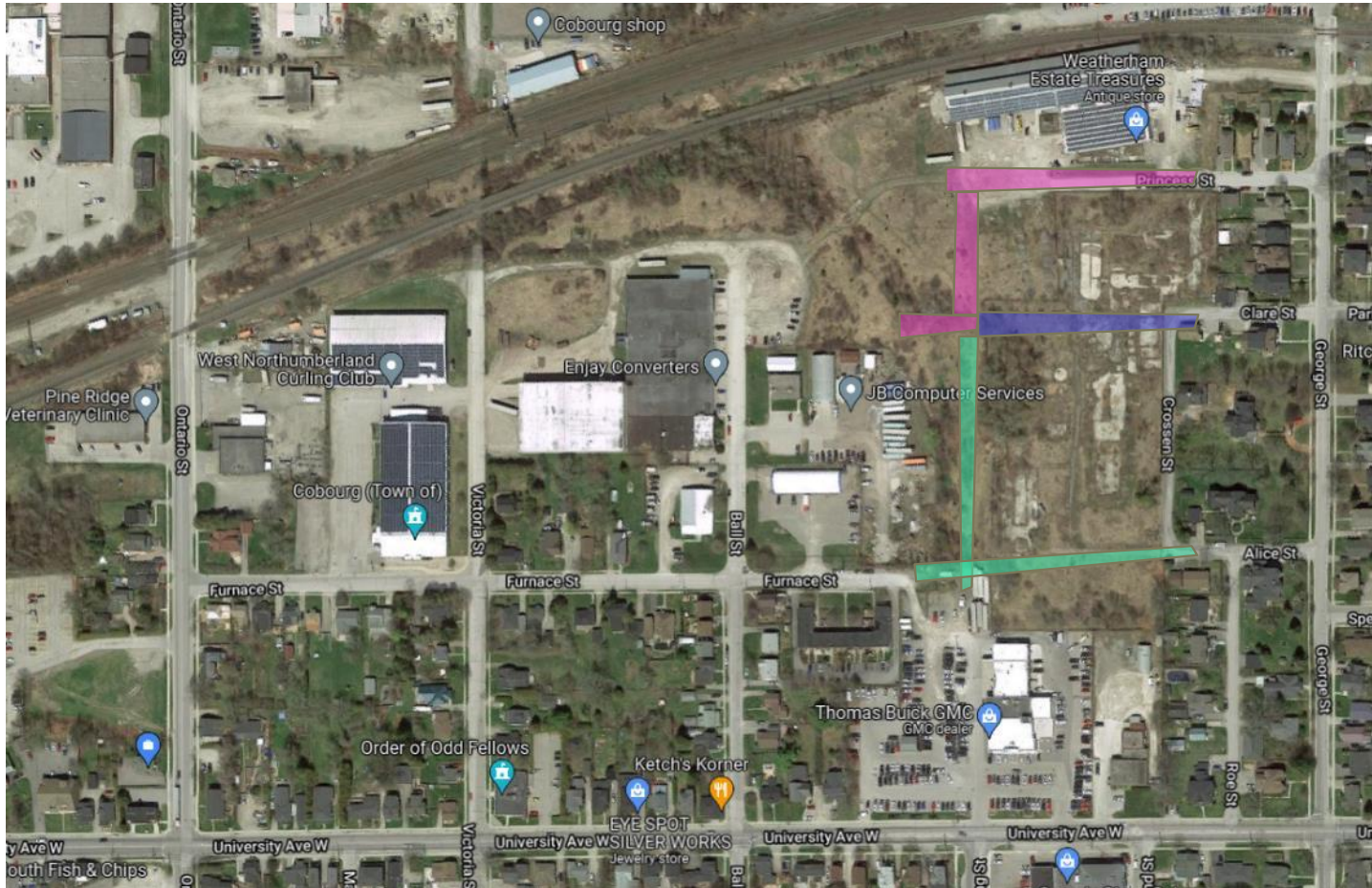


Recommendation 6

That, as a means of facilitating the development of the Tannery District Sustainable Neighbourhood,

Cobourg fund, design, and construct the roads, services, parks and other public infrastructure in Phase 1 of the neighbourhood development.

- The Town of Cobourg already owns almost all the land needed for the roads required for Phase 1



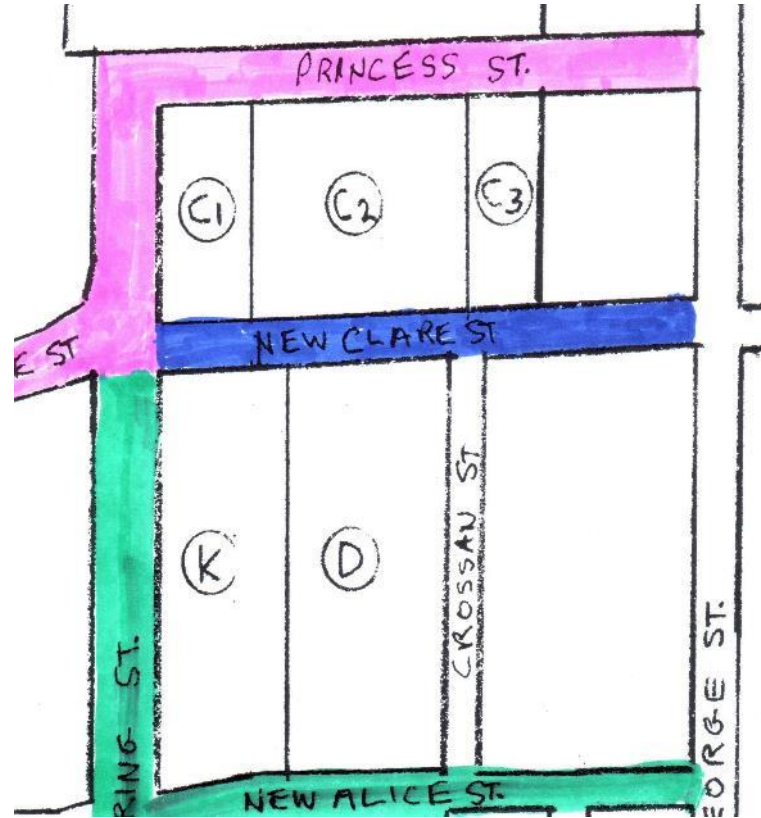
Recommendation 7

Cobourg develop a strategy for funding the cost of construction of the roads, services, parks and other public infrastructure in Phase 1, including but not limited to government grants, development charges, property tax revenue, and loans from Infrastructure Ontario.

Recommendation 8

That Cobourg offer part of the lands that it owns in the Tannery District to non-profit affordable housing developers at no cost, and

That Cobourg subdivide these lands for the development of three separate affordable housing projects.



- TDCAG anticipates three non-profit affordable housing projects can be developed on land that the Town currently owns. These include:
 - A four-storey 40-unit apartment building (Parcel C2 on drawing)
 - A four-storey 70-unit apartment building (Parcel D on drawing)
 - 8 to 10 townhouses (Parcel C3 on drawing)

Recommendation 9

That, in Phase 1 of development, Cobourg stage the development of roads, services, parks and other public infrastructure, and the adjacent development of non-profit affordable housing projects, in 3 Stages as follows:



- Stage 1: Parcel A (housing)
- Stage 2: Parcel C1 (park), C2 and C3 (non-profit affordable housing)
- Stage 3: Parcel K (park) and D (non-profit affordable housing)

Thank you

For the opportunity to share our vision for the sustainable development of the Tannery District Neighbourhood

