

November 29, 2021

To: **The Tannery District Public Meeting held before Cobourg Town Council**
From: Keith Oliver, Cobourg, Ontario,

In general:

I am in support of the recommendations made in the submission by the Tannery District Citizens Advisory Group, dated November 24, 2021, with the understanding that when conflicts occur with recommendations such as that of Recommendation 2, a compromise shall be searched for which, in this case, may involve a trade-off development of sustainable energy sources at another site.

Another example is the proposed on-site development of community gardens. In this case the proposition to locate such land-use along the southern boundary of the railway tracks may not be possible considering the requirement that a protective berm of 2.5 metre minimum height be installed along the southern border of a 30 metre required setback from the tracks.

In particular:

The development of the Tannery District by whatever means offers a unique opportunity to satisfy the following directions given in the May 1, 2020 Revised Provincial Policy Statements. To avoid describing them verbatim, I list them for reference as follows:

Chapter 1.0 “Building Strong Healthy Communities”
Section 1.1.3.3

Chapter 1.4 “Housing”
Sections: 1.4.3.b thru to 1.4.3.f

In conclusion:

Change in the built character of Cobourg and its function as an inclusive and sustainable community is now under way. Cobourg is entering a period of what will most likely be sustained growth. As Cobourg tripled in size from 1950 to the present, all the factors are now in play that will most likely make that kind of growth take place again.

In terms of housing that kind of growth can be seen in the many new developments either planned or underway. They include the 4 storey Balder Corporation apartments at the west end of University St and that of the Tribute Homes “Cobourg Trails” single family home development at the east end of Elgin St. One reflects intensification and the more efficient use of land within Cobourg’s existing boundaries, while the other reflects the suburban sprawl that followed WWII. The former enables the more efficient and less costly per dwelling delivery of municipal services as well as a well-planned, frequent and affordable public transit system, while the latter relies on septic systems and the privately owned automobile.

The development of the Tannery District is an opportunity for Town Council, with the assistance of the Planning Department, to put into place, frameworks, policies and plans that will guide the growth of Cobourg into a community that enables all to experience a high quality shared community life.