

Speaking Notes

Presentation to Cobourg Council – December 6, 2021

Introduction

My name is Jeff Solly

I represent Tribute Communities, developers of over 250 acres in the Cobourg East community at Elgin Street and Brook Rd. I am here to provide comments regarding the proposed Development Charges by-law.

Context

Since acquiring the former Rondeau lands in early 2021, Tribute has successfully launched phase 1 of its Cobourg Trails project at a new a sales centre and has commenced site works. New residents will move into their new homes in Phase 1 towards the middle of 2023.

Tribute has commenced the planning and design process for the next phases of the project. Those additional phases will trigger the implementation of the substantial infrastructure improvements that have been long planned for the Cobourg East Community.

Tribute are not the only developers active in the Cobourg East Community. We have spoken to other builder / developers who are active in the community, such as Stalwood Homes and Mistral Land Developments and there is a shared desire to ensure that the DC By-law, and the background information that forms the basis of the DC charge, is accurate, comprehensive, fair and appropriate.

Where Are We

Since the DC Background report was released on November 5, 2021, Tribute has

- reviewed the DC Background Study, prepared by Watson + Associates,
- participated in an information session hosted by the Town on November 23,

- provided a written submission that includes a comprehensive set of question and comments related to the November 5 Background Study and
- participated in a follow up meeting with staff that was also attended by other builder/developers.

We want to thank staff for making themselves available to us as we review this very lengthy and technical document.

In our written submission, and confirmed in our most recent meeting with staff and Watson, we have

- identified some suggested changes to the assumptions in the DC background study that more accurately reflect the proposed build-out of Cobourg East
- requested additional information required to support the assumptions used in the calculation of the charge and
- indicated that some of the information used to support the calculation of the charge is significantly out of date and not reflective of the reality in terms of implementation of the Council approved Cobourg East Secondary Plan

Staff have indicated that they are reviewing our submission and

- they will provide additional information as requested
- will provide an addendum to the Background Study based on the comments that have been made.

Upon receipt of that information, we will need time to review and digest this new information. Further comments or question may arise and we request staff's continued availability to assist our review and understanding of the inputs into the DC Background Study and charge.

Where Do We Go From Here?

As we have noted previously, some of the information within the DC Background study, as it relates to the Cobourg East Service Area, is out of date or is inconsistent with current municipal practices.

For example, the scope and estimated costs of the sanitary sewer works for Cobourg East are based on studies from 2004. No update to the previous study has been undertaken. It is now 2021 and the needs and requirements to service East Cobourg have changed in the intervening 17 years.

Tribute, and other developers in the Cobourg East community, are currently working with municipal staff on an update to the study that is required to implement the long-planned infrastructure improvements in the area. The recommendations within this study, including updated cost estimates, will not be available until after this current DC By-Law expires.

While we acknowledge that an Addendum is expected in response to the comments made to date, there will not be enough time between now and when the current DC By-Law expires, to properly update all of the background information. The resulting by-law – to be passed on January 4, 2022 - will already be out of date.

There is more work to do and, notwithstanding the tight time frames, we are prepared to continue the dialogue with staff.

In order to update the information that forms the basis of the proposed DC charge, it is likely that a formal amendment to the new by-law will be required in 2022 . This amendment will properly account for information that will be available after the current DC by-law expires.

Tribute, and other developers in the Cobourg East Community, are prepared to continue to work with staff to update all of the background information.

Our request of Council is

1. direct staff to continue to work with ourselves and the development community in order to update all information required to ensure the current DC calculation and by-law is accurate and complete.

2. where up-to-date and accurate information is not available for input into the DC calculation prior to the expiration of the current DC by-law, that Council direct staff to commence a formal DC addendum process with a deadline of having an updated DC Background Study and DC By-Law complete before October 2022.

I am happy to answer any questions that Council may have.

Thank you for your attention.