

Application for Site Plan Approval

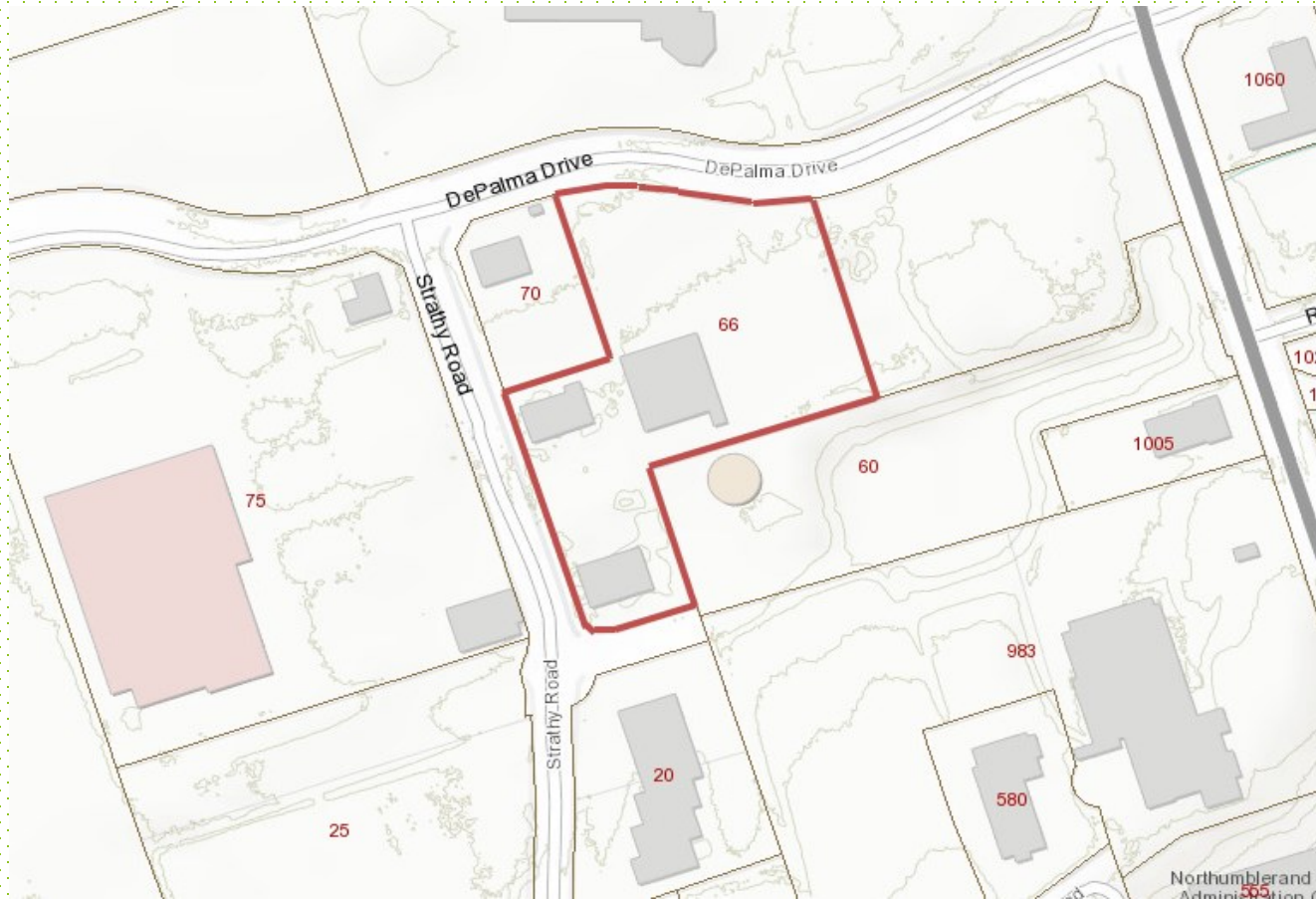
SmartCentres REIT, on behalf of Calloway REIT (Cobourg) Inc.
Commercial Expansion - 66 Strathy Road, Cobourg

Planning Staff Council Presentation - October 5, 2020



Locational Context

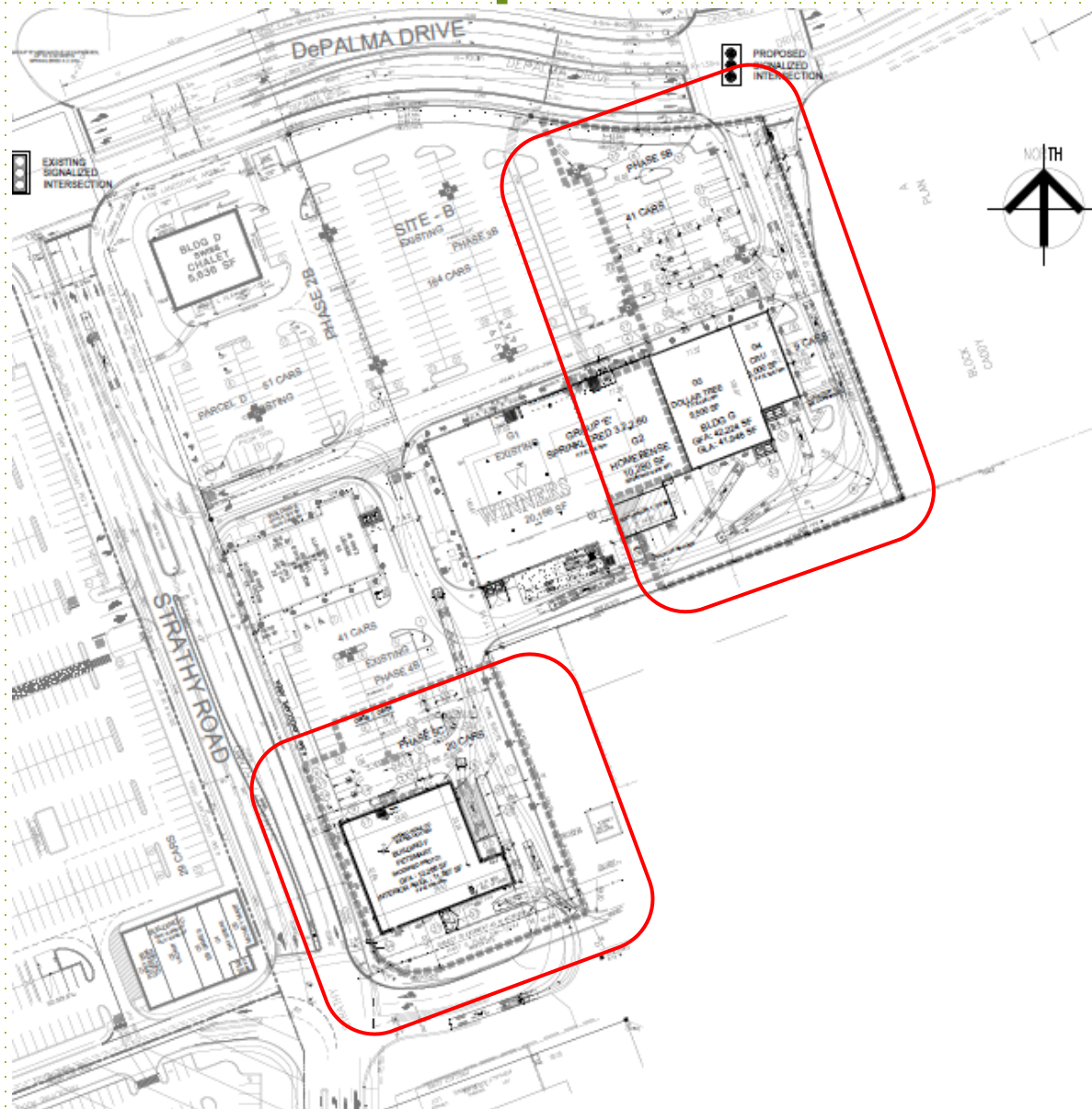
- 2.39 ha (5.9 ac) site located at the south-east corner of the Strathy Road and DePalma Drive intersection



Policy & Regulatory Context

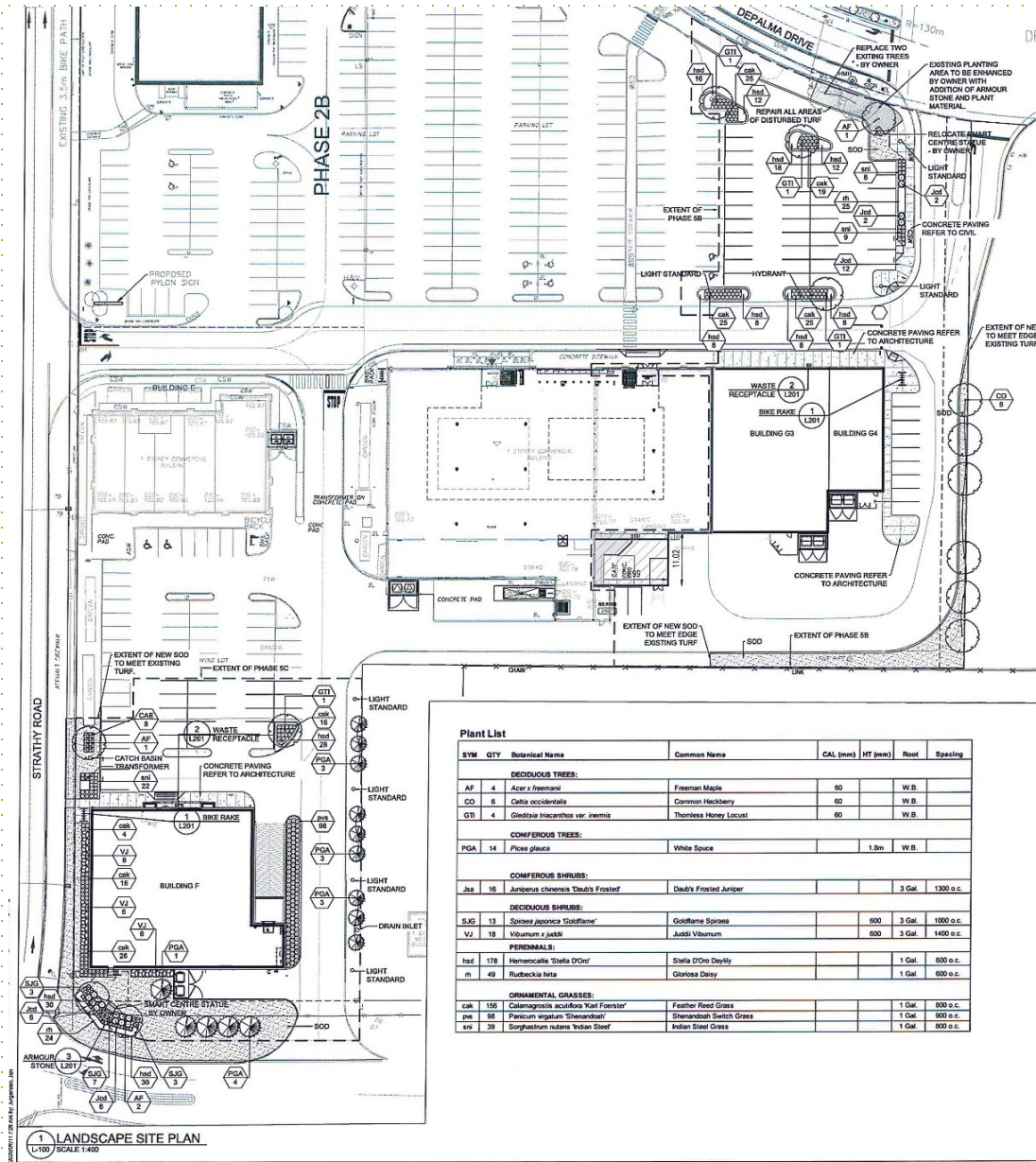
- The Site Plan Approval application was formally received by Council on August 24, 2020
- The Subject Lands are designated “Shopping Node Area” and “Special Shopping Node Area” in the Cobourg West Business Park Secondary Plan Area of the Official Plan (2017); zoned “Shopping Centre Commercial Exception 6 Holding (SC-6[H]) Zone”
- Zoned “Shopping Centre Commercial Exception 6 Holding (SC-6[H]) Zone” in the Comprehensive Zoning By-law #85-2003

Proposal



Background Review

- Comprehensive review process through DRT and external Agencies
 1. Civil Engineering Design Plans
 2. Architectural Site and Building Plans
 3. Electrical Plans
 4. Floor Plans
 5. Landscape Plans
 6. Arborist Report
 7. Sustainability Brief
 8. Accessibility Brief
 9. Stormwater Management Brief
 10. Traffic Impact Study
 11. Survey



1 LANDSCAPE SITE PLAN
L-100 SCALE 1:400

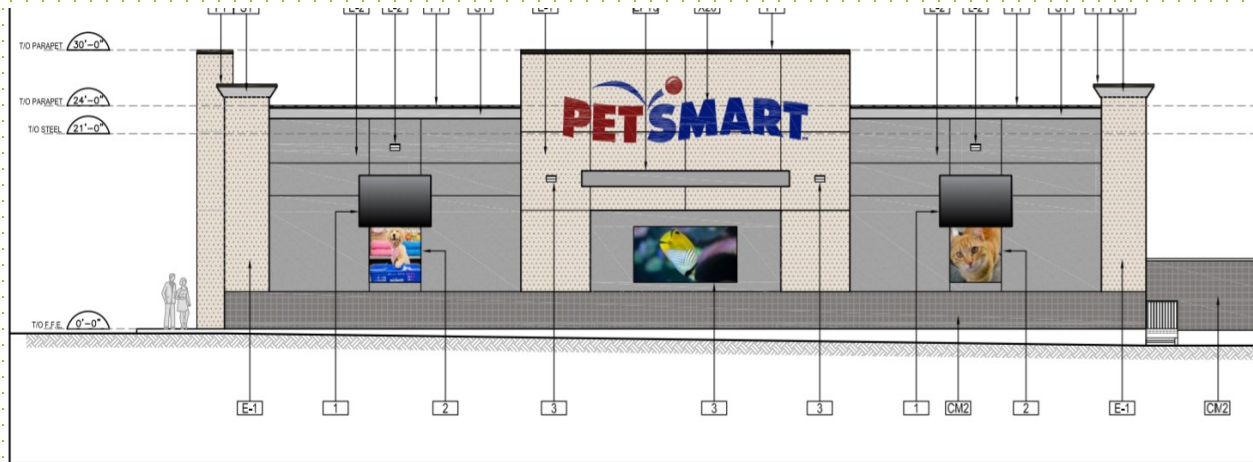
Building & Sustainable Design

- SmartCentres seeking “BOMA BEST” certification in 2020/2021
- Requires commercial property owners to develop an overall environmental plan for each property, which encompasses energy, water, air, health & wellness and waste management, among other items, and to implement long term strategies to reduce energy consumption and water use, along with increased waste diversion.

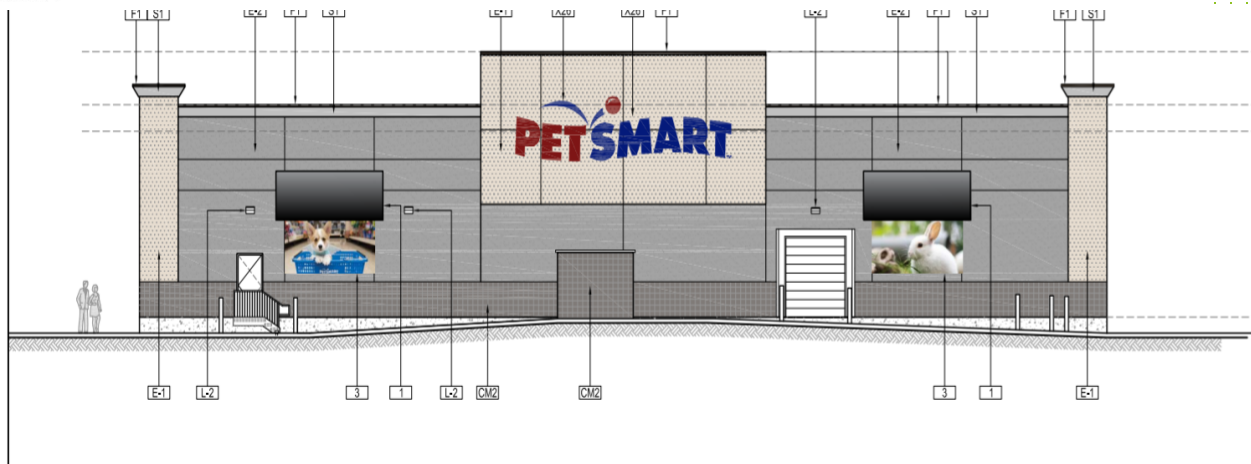
Building Design Cont'd



Building Design Cont'd



3 WEST ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"

Accessible Design

- Site design includes
 - 4 new BF parking spaces (12 in total)
 - barrier-free curb ramps complete with tactile strips
 - dedicated painted pedestrian crosswalk
 - wider (1.8 m - 3.7 m) sidewalks
 - wide 0.96 m automatic doors
 - wide 1.525m aisles to accommodate wheelchair movements,
 - universal washrooms, rooms and spaces designed to accommodate turning radius requirements of wheelchairs
 - fire alarm system with mechanisms to assist visually impaired patrons in the event of fire

Public Notification & Engagement

- Notice of complete Site Plan Approval (SPA) application provided to Council on August 24, 2020
- Information relating to the SPA application is posted on the municipal website under the Planning Applications page (Planning & Development)
- 2 SPA application notice signs posted on Strathy Rd and DePalma Drive frontages



Financial Considerations

- \$3,500.00 in application fees and deposits
- \$6 million commercial development
- \$175,000.00 in Development Charges
- \$43,000.00 in Building Permit fees

Recommendation

1. THAT the Staff Report be received by Council for information purposes; and,
2. THAT the By-law attached as **Figure 5** to the Staff Report be endorsed and be presented to Council for adoption which authorizes the Mayor and Municipal Clerk to execute an amending Development Agreement with Calloway REIT (Cobourg) Inc. and Lakefront Utility Services Inc. for the proposed development of a new 1,139 sq m (12,266 sq ft) building (Building F) along Strathy Road and the reconfiguration of the existing 'Winners/Dollar Tree' building (Building G) plus the addition of 1,233 sq m (13,273 sq ft) of new commercial space at 66 Strathy Road, Cobourg, subject to the finalization of details by municipal staff and partner review agencies; and,
3. THAT the By-law attached as **Figure 6** to the Staff Report be endorsed and be presented to Council for adoption which removes the Holding (H) Symbol from the Subject Lands.

Questions

