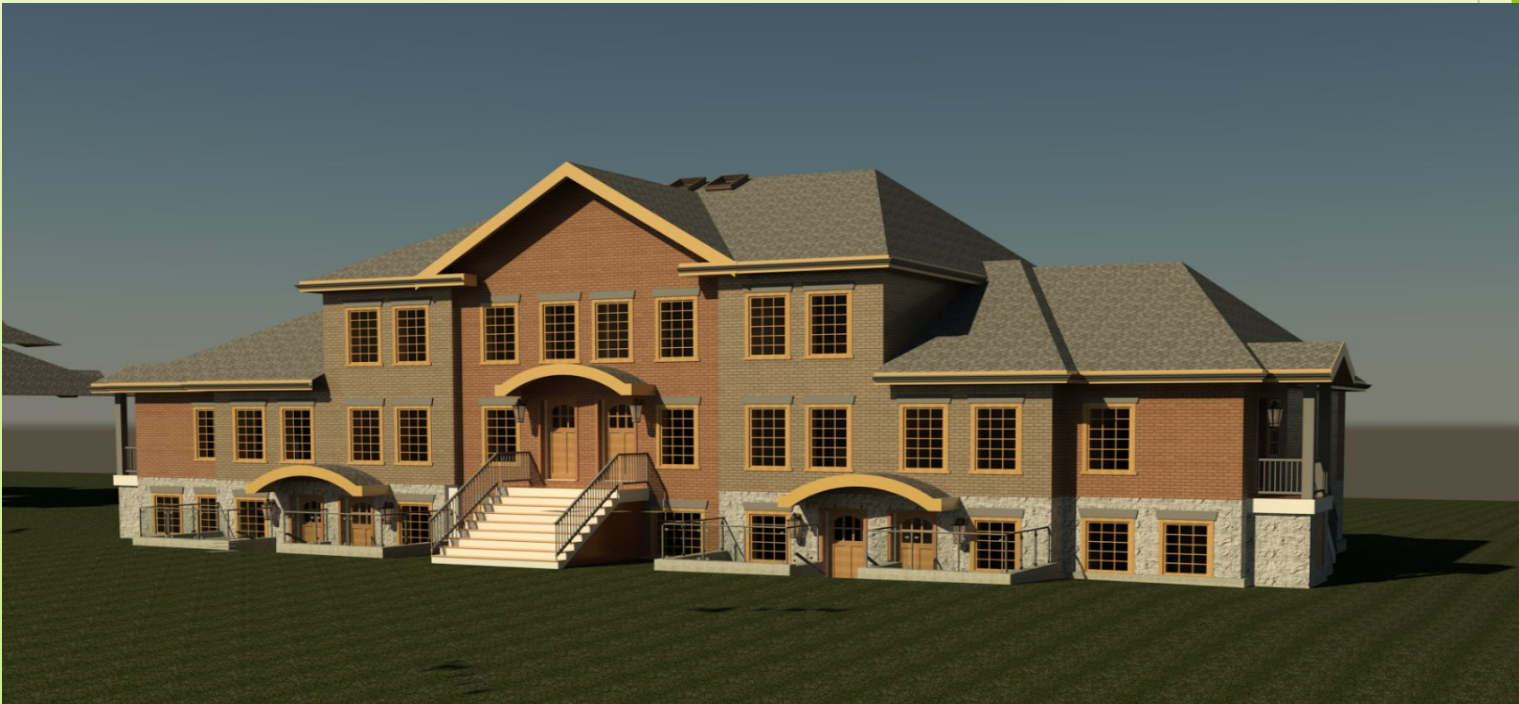


Application for Site Plan Approval

**Stalwood Homes
East Village Phase 4 10-Plex's, Cobourg**

Planning Staff Council Presentation - October 5, 2020



Locational Context

- 4,373 sq m vacant parcel on the north side of Lonsberry Drive in Phase 4 of the East Village subdivision (Block 94 and Lots 88-90 incl.)



Policy & Regulatory Context

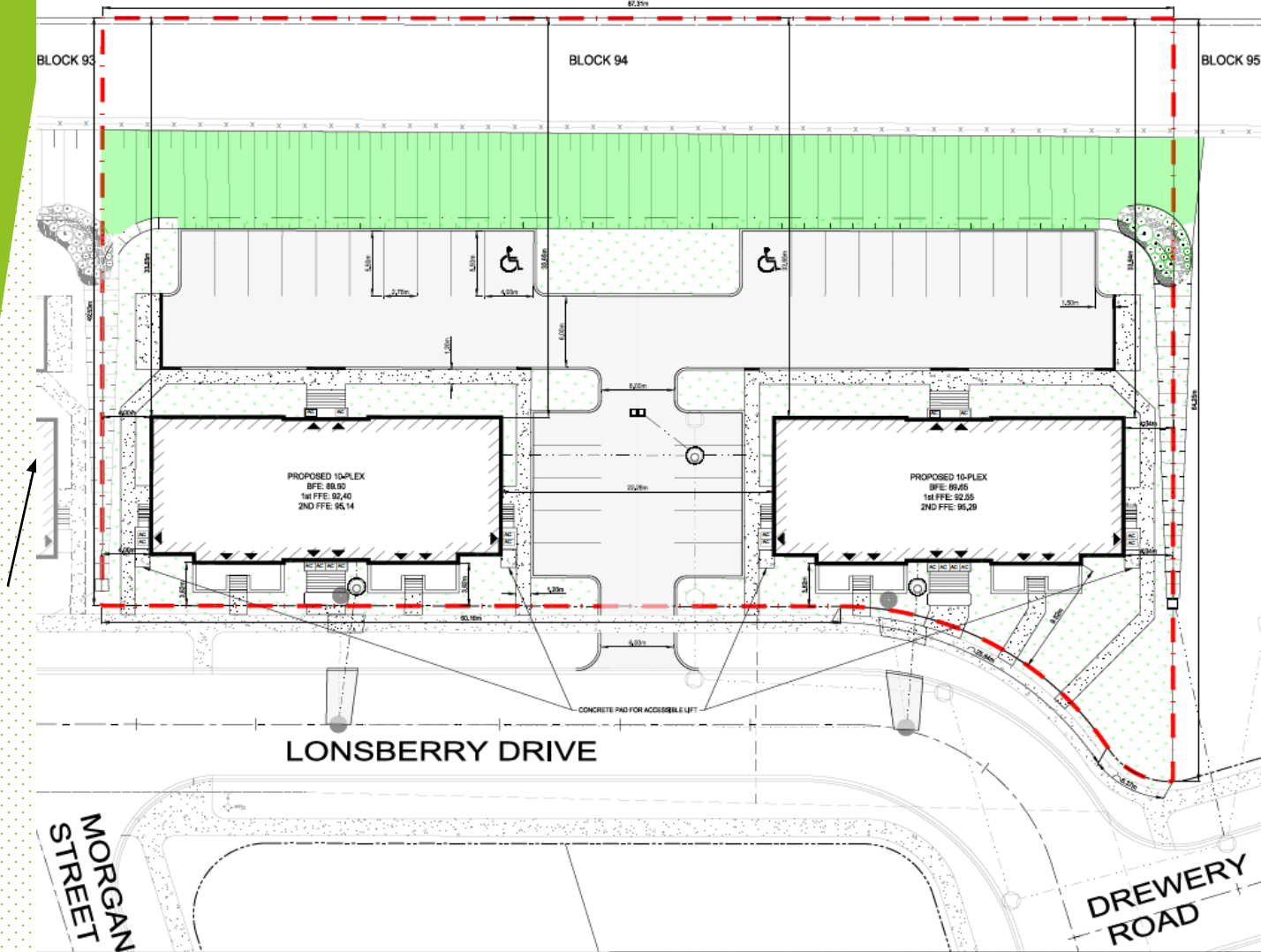
- The Site Plan Approval application was formally received by Council on August 24, 2020
- The Subject Lands are designated “Residential Area” in the Official Plan (2017)
- Zoned “Residential Type 4 Exception 26 Holding (R4-26[H]) Zone” in the Comprehensive Zoning By-law #85-2003

Background Review

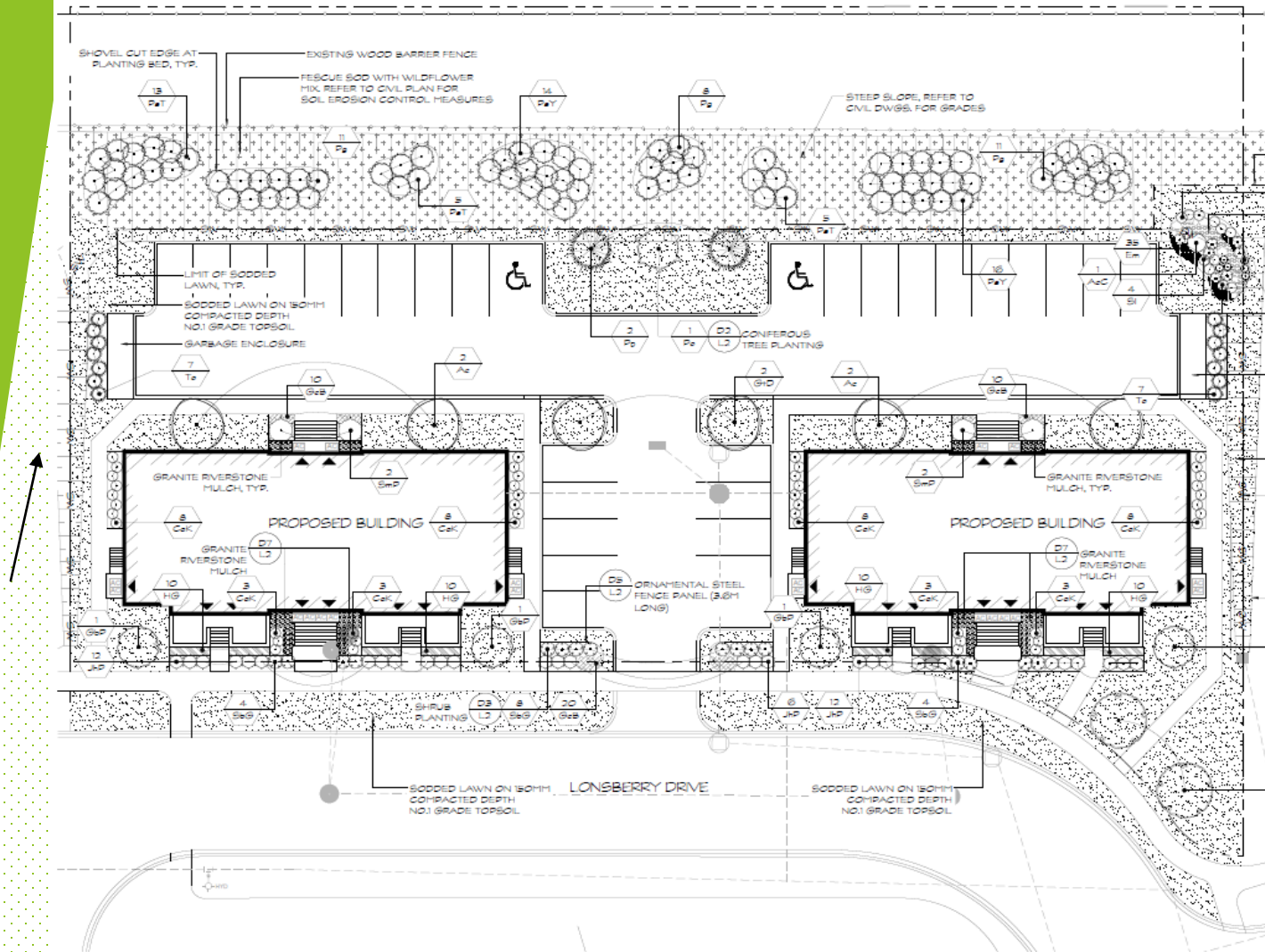
- Comprehensive review process through DRT and external Agencies
 1. Civil Engineering Plans;
 2. Architectural Site Plans;
 3. Landscape Plan
 4. Building Elevations
 5. Stormwater Management Report
 6. Architectural Plans;

Proposal

CP RAILWAY



Site & Landscape Design



Building & Sustainable Design

Stalwood Homes' Sustainability Pledge

- In February of 2020, Stalwood Homes announced a recycling initiative to divert 50% of their landfill waste within 2 years as part of their commitment to climate change
- During the global COVID-19 pandemic, Stalwood Homes has already surpassed this goal by focusing on a simple logistic ease of use disposal, using multiple storage bins to sort waste (wood, cardboard and metals)
- Stalwood's landfill diversion has reduced the volume to a $\frac{1}{4}$ of 2019 volumes and plans to continue to create efficiencies and enhanced sustainability practices in all aspects of their business.

Building & Sustainable Design Cont'd

Sustainability and energy efficiency involves the sum of a number of building and site design elements, including but not limited to:

- Compact building form and increased density
- Low Impact Development (LID)
- High-efficient HVAC and insulation systems
- Lean construction techniques
- Prefabricated building materials
- Recycled or waste product materials.

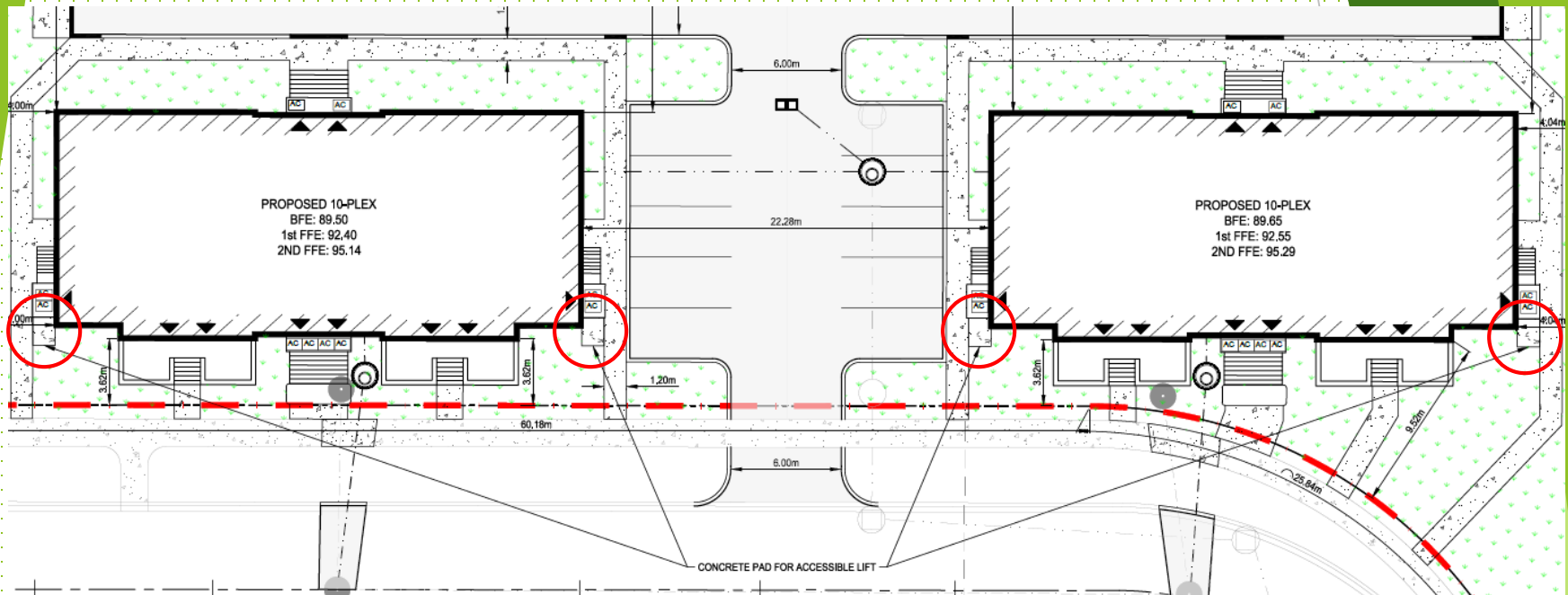
Building Design Cont'd



Accessible Design

- Two (2) end units on each building (4 units total) have been pre-designed to be accessible-ready with an option for an accessible lift to accommodate persons with disabilities and mobility challenges.
- A concrete pad and 20 Amp electrical service will be pre-installed at these entry areas to facilitate the installation of a lift, if desired by the purchaser/owner.

Accessible Design




Affordability

- Individual dwelling units were priced starting at \$279,000.00
- Pursuant to the County/Town Affordable Housing Strategies (AHS), units are considered affordable and attainable for mid-income households, first time homebuyers and those looking to downsize
- Critical elements to assist in addressing affordability across the housing continuum

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)
- A SPA application notice sign posted on property

Public Notice



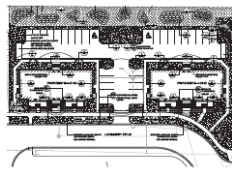
SITE PLAN APPLICATION

Applicant
Stalwood Homes


Site Location
Lonsberry Drive (Block 94)

Proposal
An application for the development of two (2), 2 ½ storey 10-plex condominium buildings has been submitted to the Town of Cobourg.


- Two (2) residential buildings
- Twenty (20) dwelling units
- Thirty (30) parking spaces




Lonsberry Drive, Cobourg



20 units



2 ½ Storeys



Residential

Learn More:

Contact a Planner
Building & Planning Department
Town of Cobourg

(905) 372-1005
planninginfo@cobourg.ca
cobourg.ca/planning

cobourg.ca

This is a technical process.
There is no Public Meeting
proposed for this application.

Financial Considerations

- \$4,250.00 in application fees and deposits
- Construction valued as \$4.5+ million
- \$150,000.00 in Development Charges
- \$30,000.00 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** be endorsed and be presented to Council for adoption which authorizes the Mayor and Municipal Clerk to execute a Development Agreement with 1141897 Ontario Ltd. and Lakefront Utility Services Inc. for a residential development consisting of two, 2½ storey 10-plex buildings at Block 94 and Lots 88-90 inclusive, Plan 39M-875, Lonsberry Drive, subject to the finalization of details by municipal staff and applicable agencies; and,
3. THAT the By-law attached as **Figure 6** be endorsed and presented to Council for adoption which removes the Holding (H) Symbol from the subject development lands.

Questions

