

# STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



<b>Report to:</b>	Mayor and Council Members	<b>Priority:</b>	<input type="checkbox"/> High <input checked="" type="checkbox"/> Low
<b>Submitted by:</b>	Lana Marcy Planner I - Development Planning and Development Services <a href="mailto:lmarcy@cobourg.ca">lmarcy@cobourg.ca</a>	<b>Meeting Type:</b>	Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>
<b>Meeting Date:</b>	July 11, 2022		
<b>Report No.:</b>	SPA-14-21		
<a href="#">Submit comments to Council</a>			

**Subject/Title: Application for Site Plan Approval – Development Agreement  
560 Thompson Street**

## RECOMMENDATION:

THAT the Staff Report be received by Council for information purposes; and  
THAT a By-law, attached as “Schedule D”, be endorsed, and be presented to Council for adoption which authorizes the Mayor and Municipal Clerk to execute a Development Agreement with Dodger Investments Inc. and Lakefront Utilities Services Inc, for a new 1,114 sq m (11,997 sq ft) single storey light industrial/office building and a 952 sq m (10,243 sq ft) single storey light industrial/office building, all at 560 Thompson Street, subject to the finalization of details by municipal staff and applicable agencies.

### 1. STRATEGIC PLAN

N/A

### 2. PUBLIC ENGAGEMENT

The Planning Act R.S.O 1990, c.P. 13, as amended does not provide any statutory public notice of engagement requirements for Site Plan Approval (SPA) applications and amendments, as these particular applications are recognized as being a detailed, technical review of matter relating to site development, including building layout, access, parking, landscaping, servicing, grading and other technical elements.

In addition, the Municipality requires that the applicant provide notice by posting a 1.2 m x 1.8 m sign on the subject lands, in an area visible from the public realm, notifying the public that an application for SPA has been submitted to the Municipality. The sign includes a contact number for the Town of Cobourg Planning Department, where plans can be made available for the public to view. One SPA Public Notice sign was erected on the corner of Thompson Street and Dodge Street.

Additionally, the Planning Department provided a written notice of complete SPA application to Council on August 30, 2021, and all SPA applications are considered by Council in open session prior to final approval. Finally, information relating to the SPA application is posted on the municipal website under the Planning Applications page (Planning & Development).

### 3. PURPOSE

The purpose of this report is to advise Council of the details of the Site Plan Approval application and provide a recommendation for Council's consideration to approve a By-law authorizing the execution of a Development Agreement.

### 4. ORIGIN AND LEGISLATION

In August 2021, the Planning Department received an application for Site Plan Approval from Richard Ziegler Architect Inc. on behalf of Dodger Investments Inc. for the construction of a phased light-industrial development at Lucas Point Industrial Park. Following a review of the application, planning staff concluded that it constituted a complete application in accordance with the provision of the *Planning Act* and the *Cobourg Official Plan*. The application submission underwent several revisions over the course of several months, and the latest plans have been reviewed by the municipal Development Review Team (DRT) subject to finalization of the technical details. If Council does not approve the application within 30 days of its receipt, the application may appeal to Ontario Land Tribunal (OLT).

### 5. BACKGROUND

The subject property at 560 Thompson Street is located on the west side of Dodge Street and north side of Thompson Street. It is currently vacant land. The subject site's technical front yard faces Dodge Street (east side facing) with the exterior side yard along Thompson Street. The property is approximately 1.19 hectares in area and has a frontage of approximately 69.05 metres. Refer to **Schedule A – Context Map** and **Schedule B – Site Plan**, attached.

The property is designated "*Employment Area*" in the Official Plan, zoned "*Light Industrial Exception One (LM-1)*" in the Town of Cobourg's Comprehensive Zoning By-law #085-2003, as amended. Additionally, the property was subject to a Minor Variance Application (A-06-22) in March 2022 requesting relief from technical requirements to comply with some Light Industrial zone provisions supported by Planning staff and was conditionally approved.

The applicant proposes two light industrial/office buildings with Building A being a 1,114 sq m (11,997 sq ft) single storey light industrial/office building and Building B being a further 952 sq m (10,243 sq ft) single storey industrial building at 560 Thompson Street. Refer to **Schedule A Context Map** and **Schedule B – Site Plan** attached. The new Building ‘A’ on the eastern portion of the subject lands is proposing twenty-eight (28) parking spaces, including two (2) barrier-free parking spaces and 2 loading spaces, while Building ‘B’ on the western portion of the site is proposing fourteen (14) parking spaces including two (2) barrier-free parking spaces and two (2) loading spaces.

## 6. ANALYSIS

The following plans and reports were submitted in support of the development:

- **Architectural Plan** prepared by Richard E. Ziegler dated May 2022;
- **Erosion Control Plan** prepared by Dobri Engineering Ltd. dated July 2021;
- **Site Grading and Servicing Plan** prepared by Dobri Engineering Ltd. dated July 2021;
- **Stormwater Management Report** prepared by Dobri Engineering Ltd. Dated May 2022;
- **Site Plan – Power** prepared by J.D. Hubbert & Associates dated October 2021;
- **Lighting Photometric Drawing** prepared by Salex Inc. received May 2022 ;
- **Geotechnical Investigation Report** prepared by Cambium Inc. dated March 2022;
- **Landscape Plan** prepared by Margaret Mackenzie Landscape Architect dated March 2022;
- **Landscape Cost Estimates** prepared by Margaret Mackenzie Landscape Architect dated February 2022;
- **Floor Plan – Plumbing** prepared by J.D.Hubbert & Associates dated February 2021;
- **Domestic cold Water & Sanitary Sewer Calculation** prepared by J.D.Hubbert & Associates dated May 2022;
- **Domestic cold Water Calculation** prepared by J.D.Hubbert & Associates dated April 2022;
- **Survey** prepared by Sylvester & Brown Land Surveying received May 2022;
- **Urban Landscape and Sustainability Design Brief** prepared by Richard E. Ziegler dated March 2022

The following attachments are included for reference purposes:

- **Schedule A – Context Map**
- **Schedule B – Site Plan**
- **Schedule C – Landscape Plan**
- **Schedule D – Agreement Authorization By-law – 560 Thompson Street**

The following are summary key points associated with the proposal:

- i. The subject property is located on the north-west corner of Thompson and Dodge Street, within the Lucas Point Industrial Park in the South-east quadrant of Cobourg. Surrounding land uses consist mainly of one-storey industrial and manufacturing facilities. It is located directly south of the newly constructed Loadstar Trailers manufacturing building on Dodge Street.
- ii. The subject property has frontage along Dodge Street with the technical side-yard on Thompson Street to the south.
- iii. A total of forty-six (46) asphalt surface parking spaces, including four (4) barrier free spaces, and four (4) loading spaces are proposed in accordance with Zoning By-law #85-2003.
- iv. The proposed building has been designed to meet the Ontario Building Code, Ontarians with Disabilities Act (2005), and the Town of Cobourg Zoning By-law, and meets municipal Accessibility Guidelines, including the provision of four (4) barrier-free parking spaces, and concrete walkway/ramp access to the primary building entrance. The Accessibility Coordinator has reviewed the plans and expressed no concerns.
- v. The site grading will incorporate a linear stormwater retention facility along the southern property limits to ensure that runoff is properly contained and treated before entering the municipal storm system. Additionally, opportunities for surface runoff infiltration will occur through swales on both the east and west sides of the site to reduce the amount of stormwater leaving the site, as well as limit demand on the stormwater sewer system.
- vi. The site was subject to a Minor Variance adjustment to increase the allowable open storage on the north and central portions of the Subject Lands similar to some other sites in Lucas Point Park. The open storage will be enclosed with a chain link fence and screened by a vegetative buffer along the south side of the site.
- vii. The property will be landscaped with both deciduous and coniferous trees as well as shrubs and grasses to provide a positive streetscape. Approximately 20% of the site will be landscaped in compliance with the Zoning By-law requirements. Refer to **Schedule C – Landscape Plan** attached.
- viii. The proposal conforms to the Cobourg Official Plan, Urban & Landscape Design Guidelines, and most provisions of the Comprehensive Zoning By-law No. 85-2003, and meets all applicable policies, guidelines, and standards of Municipal and partner review agencies. All outstanding technical requirements and documentation from municipal departments and partner agencies are being finalized and will be addressed, including

the listed parking requirements, prior to executing the Development Agreement.

## **7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS**

There are no anticipated negative financial implications imposed on the Municipality as a result of the application. The owner has submitted an applicable fee and deposit of \$2,000.00 for proposed development. As a condition of the development, the developer will be providing the Municipality with cash-in-lieu of a parkland fee of \$2,240.00 and a Tree Levy of \$6,835.00.

## **8. CONCLUSION**

It is the opinion of the Planning Department staff that the site plan application submitted by Richard Zielgler Architect Inc. to develop the vacant site at 560 Thompson Street meets all applicable policies and standards of the Official Plan, Zoning By-law and Urban and Landscape Design Guidelines, subject to finalization of details by Municipal Staff and partner review agencies, and execution of a development agreement.

## Report Approval Details

Document Title:	Council Approval Memo- Site Plan- 560 Thompson - Planning and Development-067-22.docx
Attachments:	- SCHEDULE A- Context Map.pdf - SCHEDULE B - Site Plan.pdf - SCHEDULE C - Landscape Plan.pdf - SCHEDULE D - Agreement Authorization By-law - 560 Thompson Street.docx
Final Approval Date:	Jun 30, 2022

This report and all of its attachments were approved and signed as outlined below:

**Rob Franklin - Jun 30, 2022 - 10:05 AM**

**Tracey Vaughan, Chief Administrative Officer - Jun 30, 2022 - 11:06 AM**