

# 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>	Kaveen Fernando Planner II – Development Planning and Development Department <a href="mailto:kfernando@cobourg.ca">kfernando@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-15-21		
<a href="#">Submit comments to Council</a>			

**Subject/Title: Site Plan Approval – Development Agreement – 156 Willmott Street – Industrial Development**

## RECOMMENDATION:

THAT this Staff Report be received by Council for information purposes; and

THAT Council authorize the preparation of a by-law attached as Schedule E be endorsed and presented to Council for adoption at a Regular Council Meeting to authorize the Mayor and Municipal Clerk to execute a Development Agreement with Brock Street Holding Ltd., and Lakefront Utilities Services Inc. for the proposed phased industrial development at 156 Willmott Street, Cobourg, subject to finalization of technical details by municipal staff and partner review agencies.

## 1. STRATEGIC PLAN

N/A

## 2. PUBLIC ENGAGEMENT

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

Additionally, the Planning Department provided a written notice of complete SPA application to Council on September 20, 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 application and provide a recommendation for Council's consideration to approve a By-law authorizing the Development Agreement.

### 4. ORIGIN AND LEGISLATION

In September 2021, the Planning Department received an application for Site Plan Approval (SPA) from andrewsmith building design Inc. on behalf of Brock Street Holding Ltd. for the vacant parcel on the west side of Willmott Street in the Lucas Point Industrial Lands. 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, and was formally received by Council on September 20, 2021. 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 proposed industrial development is located in the Town of Cobourg's Lucas Point Industrial Park at 156 Willmott Street. The development consists of Ready To Drink (RTD) bottling/distribution plant with a commercial component on the west side of the development facing Willmott Street. A restaurant/brew pub and a commercial retail use is intended to be used with the proposed bottling factory. The subject property is approximately 16,562 m<sup>2</sup> in area with an average frontage of 113.5 metres and average depth of 146.1 metres. Refer to **Schedule "A"** *Context Map* and **Schedule "B"** *Site Plan* attached.

The subject property is designated "Employment Area" as per the Town of Cobourg Official Plan and Zoned "Light Industrial, Exception 1 (LM-1)" in the Town of Cobourg Comprehensive Zoning By-law No. 85-2003.

The proposed industrial development will be built in two phases; first phase of the development entailing the proposed bottling and distribution facility along with the brewpub and the retail component (gift shop). The proposed uses for the second phase to be determined in the future but are proposed to be complementary to the

bottling facility. The first phase of the development consists of 3,716 m<sup>2</sup> building for the proposed uses, and total of 89 parking spaces including 6 barrier free parking spaces for both phase 1 and 2.

## 6. ANALYSIS

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

- I. Architectural Site Plan
- II. Building Elevations
- III. Landscape Plans
- IV. Geotechnical Investigation Report
- V. Grading and Servicing Plans
- VI. Stormwater Management Report
- VII. Urban, Landscape and Sustainability Design Report
- VIII. Photometric Plan

The following attachments are included for reference purposes:

- **Schedule A** – Context Map
- **Schedule B** – Site Plan
- **Schedule C** – Landscape Plan
- **Schedule D** – Building Elevations
- **Schedule E** – Agreement Authorization By-law

The following are summary Key points associated with the proposal:

- I. The subject property is located on the east side of Willmott Street in the Town of Cobourg's Lucas Point Industrial Park and the approval of site plan application is subject to entirety of the site.
- II. The subject property is currently owned by the Town of Cobourg and as a condition of the Purchase and Sale Agreement, the proponent is subject to Site Plan Approval prior to finalization of the real estate transaction. Planning staff have reviewed the file as it would any industrial development regardless of the current base land ownership.
- III. First phase of the development consists of Brock Street Brewery bottling, storage and distribution facility area of 3,253 m<sup>2</sup>, Brew pub area of 165 m<sup>2</sup>, Gift Shop area of 206 m<sup>2</sup>, and common and storage area of 208 m<sup>2</sup> to a total of 3,728 m<sup>2</sup> building. The proposed addition will be contributing to the development of Town of Cobourg's east end. Refer to **Schedule "D" Building Elevations** attached.
- IV. The second phase of the development is proposed to be a 2,214 m<sup>2</sup> building with light-industrial uses compatible with the bottling facility.
- V. The development provides 5 loading spaces, 88 parking spaces and 6 barrier free parking spaces to a total of 99 parking spaces.

- VI. Given the configuration, the site is surrounded by vegetative elements along all sides. The development proposes 31 deciduous and coniferous trees, 198 coniferous shrubs, perennials, grasses and hedges along above-mentioned yards. It provides a positive streetscape. Refer to **Schedule “C” Landscape Plan** attached.
- VII. The proposed development has been designed to be accessible by providing appropriate depressed curbs, accessible parking stalls close to the building, accessible curb ramps complete with tactile strips, mechanical doors, universal washrooms, rooms and spaces designed to accommodate turning radius requirements of wheelchairs, and dedicated pedestrian sidewalks with bollards, convenient and safe access to all units in accordance with the recommendations of the Accessibility Coordinator.
- VIII. The proposed development will incorporate various sustainable design features including LED lighting, exterior LED lighting, high efficiency HVAC system and on-site stormwater management/storage pond. Additionally, any runoff during storms greater than the 100-year storm event from the proposed development will be accommodated through the swale on to Willmott Street Stormwater infrastructure.
- IX. The proposal conforms to the Cobourg Official Plan, Urban & Landscape Design Guidelines, and 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 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. All Industrial developments are currently exempted from Planning Fees, however the owner has submitted the required deposit of \$2,000.00 for the proposed development. As a condition of approval, the developer will be providing the Municipality with a cash-in-lieu payment of parkland payment of \$3,200.00 and a Tree Levy of \$3,253.00.

## 8. CONCLUSION

It is the opinion of Planning Department staff that the site plan application submitted by Brock Street Holding Ltd. to develop the vacant industrial park, meets all applicable policies and standards, subject to finalization of details by Municipal Staff and partner review agencies, and execution of a development agreement

## Report Approval Details

Document Title:	Site Plan Approval - Council Approval Memo - 156 Willmott Street - Industrial Development.docx
Attachments:	<ul style="list-style-type: none"><li>- Schedule A - Context Map.pdf</li><li>- Schedule B - Site Plan.pdf</li><li>- Schedule C - Landscape Plan.pdf</li><li>- Scheudle D - Elevation - Phase 1.pdf</li><li>- Schedule E - Agreement Authorization By-law - 156 Willmott Street - July 2022.docx</li></ul>
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 - 10:03 AM**

**Tracey Vaughan, Chief Administrative Officer - Jun 30, 2022 - 11:10 AM**