

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



Report to:	Mayor and Council Members	Priority:	<input type="checkbox"/> High <input checked="" type="checkbox"/> Low
Submitted by:	Kaveen Fernando Planner II – Development Planning and Development Services kfernando@cobourg.ca	Meeting Type:	Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>
Meeting Date:	September 6, 2022		
Report No.:	SPA-08-21		
Submit comments to Council			

Subject/Title: Application for Site Plan Approval - 274 King Street East – Proposed Four-Plex Dwelling

RECOMMENDATION:

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

THAT the By-law, attached as **Schedule D**, be endorsed and presented to Council for adoption which authorizes the Mayor and Municipal Clerk to execute a Development Agreement with MGM Developments Inc. and Lakefront Utilities Services inc., for a new four-plex dwelling at 274 King Street East, subject to finalization of details by municipal staff and partner agencies.

1. STRATEGIC PLAN

Not Applicable.

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, 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 and grading to name a few.

However, the Municipality requires that the applicant provide notice by posting a 1 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 must include information in regard to the proposal, and a

contact number for the Town of Cobourg Planning Department, where plans can be made available for the public to view.

Additionally, the Planning Department provided a written notice of this complete SPA application to Council on June 21, 2021, and all SPA applications are considered by Council in open session prior to final approval. Finally, information relating to the SPA application was 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 SPA application and provide a recommendation for Council's consideration.

4. ORIGIN AND LEGISLATION

In June 2021, a complete application was received by the Planning Department from KBK Architects Inc. on behalf of MGM Developments Inc. for a new 4-unit residential development at 274 King Street East. On June 21, 2021, Council formally received the SPA and referred it to the Planning Department for a report. Pursuant to the provision of the Planning Act, if the Municipality fails to approve the complete application within 30 days after its receipt by Council, the Owner may appeal the application to the Ontario Land Tribunal (OLT).

5. BACKGROUND

A residential development is proposed on a vacant lot located in east Cobourg on the north side of King Street East. The subject property known as 274 King Street East is approximately 942.22 m² (0.09 hectares) in area, has a lot frontage of 15.24 metres and an irregular depth of 68.58 metres. Refer to **Schedule A** "Context Map" attached.

The proposed Residential Development is designated "Stable Residential Area" as per Schedule A of the Official Plan and zoned "Multiple Residential Four (R4) Zone" in the Comprehensive Zoning By-law #85-2003, as amended.

To facilitate the proposed development, a Minor Variance application (A-06-21) was approved to provide relief to zoning regulations including a reduced interior side yard setback, a reduced driveway width measured from the second floor, and a zero-metre driveway setback on the west side between existing driveways. The minor variance was conditionally approved by the Committee of Adjustment subject to Site Plan Approval and finalization of the technical details.

The proposed development includes five (5) parking stalls and a private amenity area in the rear for the future residents. Refer to **Schedule B** "Site Plan" and **Schedule C** "Building Design" attached.

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

- I. Servicing and Stormwater Management Report by MGM Developments, May 2021;
- II. Erosion Sediment Control Plan by M.V. Wilson Engineering Inc., June, 2021;
- III. Site Grading and Servicing Plan by M.V. Wilson Engineering Inc., June, 2021;
- IV. Pre-Development Drainage Boundary by M.V. Wilson Engineering Inc., June, 2021;
- V. Post- Development Drainage Boundary by M.V. Wilson Engineering Inc., June, 2021;
- VI. Geotechnical Report by MGM Developments Inc., May 2021;
- VII. Site Plan by KBK Architects Inc, May 2021;
- VIII. Site Plan and Elevations by KBK Architects Inc, May 2021;
- IX. Electrical Site Plan by JRL Engineering Inc., April, 2021;
- X. Architectural Drawings by KBK Architects Inc, May 2021;
- XI. Topographic Survey by IBW Surveyors, April 2021;
- XII. Survey by IBW Surveyors, April 2021;
- XIII. Traffic Impact Assessment by Asurza Engineers, March 2021;
- XIV. Photometric by JRL Engineering Inc., April, 2021;
- XV. Arborist Report by Richard Tree Care and Landscape, May 2021;
- XVI. Urban Landscape and Sustainable Design Brief by WSP, May 2021;
- XVII. Landscape Plan by WSP, May 2021.

6. ANALYSIS

The following attachments are included for reference purposes:

Schedule A - Context Map

Schedule B - Site Plan

Schedule C - Building Design

Schedule D - Agreement Authorization By-law

The following are the key points associated with the proposal:

- The applicant is proposing to develop a four-plex dwelling on an existing lot of record on the north side of King Street East. The subject property is an irregular lot located between two multi-unit apartments within proximity to Cobourg Transit. It had been used for parking in the past and the existing dilapidated garage will be removed.
- The proposed two storey building will cover roughly 22.6% of the lot and provides a landscaped amenity area for future residents. The common amenity area encompasses a gazebo and landscaped area along with a potential fire pit area for private residential uses (subject to other Town By-laws).
- The stormwater management design includes the use of a combination of conventional (piped) and green “low impact” infrastructure in the form of an underground stormwater chamber, infiltration galleries and permeable pavers

in accordance with the specifications of the Town of Cobourg and Ganaraska Region Conservation Authority (GRCA).

- According to the consultant Arborist's Landscape Plans, the majority of the trees are expected to remain and a total of 12 new deciduous trees will be planted within the subject property. Additionally, a total of 396 deciduous shrubs and herbaceous plants along with different types of groundcover are proposed through the property. Some existing trees need to be removed to accommodate the driveway and the underground stormwater storage infrastructure with either new trees or the Compensation Levy applied to the loss.
- The applicant is proposing a 1.83 metre (6 foot) fence around the property, which will eliminate the neighbouring concerns regarding expected light spill and public safety concerns that might arise from the proposed driveway.
- The snow storage location is proposed within the property for temporary storage but the Development Agreement will include a clause to ensure that snow clearance is conducted in a manner that in the event of heavy snow fall(s), the accumulated snow would not negatively impact the residents at the proposed development or the surrounding neighbours.
- A 5.0 m wide road widening across the frontage of King Street East will be dedicated to the Town of Cobourg as a condition of development.
- 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 the Municipality and external review agencies.

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 application fee and deposit of \$5,850.00 for the proposed residential development. The following fees and levies would apply to the subject development; Cash-in-lieu Parkland Levy, Municipal Boulevard Tree Levy, Tree and Canopy Compensation Levy through the Site Plan Agreement and Building Fees and Development Charges through the Town of Cobourg Building and County Permits.

8. CONCLUSION

It is the opinion of the Planning Department staff that the application by KBK Architects Inc. on behalf of MGM Developments Inc. for a new four-plex dwelling at 274 King Street East complies with applicable policies and standards of the Town of Cobourg, Zoning By-law and Urban and Landscape Design Guidelines, subject to finalization of the details by Municipal Staff and partner review agencies, and execution of a development agreement. Additionally, the proposed

residential development in the in-fill lot would be a positive addition to the housing stock in the Municipality.

Report Approval Details

Document Title:	Council Approval Memo - Site Plan Approval - 274 King Street E - Planning and Development-072-22.docx
Attachments:	- SCHEDULE D - Agreement Authorization By-law - 274 King Street E - September 2022.docx - SCHEDULE A - Context Map.pdf - SCHEDULE B - Site Plan.pdf - SCHEDULE C - Building Design.pdf
Final Approval Date:	Aug 26, 2022

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

Rob Franklin - Aug 23, 2022 - 4:01 PM

Anne Taylor Scott - Aug 25, 2022 - 11:56 AM

No Signature - Task assigned to Tracey Vaughan, Chief Administrative Officer was completed by workflow administrator Brent Larmer, Municipal Clerk / Director of Legislative Services

Tracey Vaughan, Chief Administrative Officer - Aug 26, 2022 - 9:27 AM