

	THE CORPORATION OF THE TOWN OF COBOURG
	SUSTAINABILITY & CLIMATE CHANGE ADVISORY COMMITTEE
TO:	Brent Larmer, Municipal Clerk/Manager of Legislative Services
FROM:	Krystal Christopher, Secretary
MEETING DATE:	Monday, December 6, 2021
SUBJECT:	Motion regarding the Tannery Secondary Plan

The following Motion was adopted at the Wednesday, December 1, 2021 Sustainability & Climate Change Advisory Committee (SCCAC) Meeting:

Moved by T. Pitts

WHEREAS the development of the Tannery Site represents sustainable development because it is underused land in the heart of Cobourg, and because the Tannery District Secondary Plan and related Official Plan & Zoning By-Law Amendments are intended to develop this site using sustainable planning, design and building objectives; and

WHEREAS as a sustainable development site and given the dire climate emergency we are facing, it is important that the Official Plan and Zoning By-Law changes fully represent sustainable development; and

WHEREAS as a sustainable development site it is important that the development of the Tannery site proceed as quickly as possible in order to avoid further unsustainable 'green field' development of which we are seeing far too much of in Cobourg; and

WHEREAS if left to private developers to initiate development, the Tannery site will remain undeveloped for many more years; and

WHEREAS there is a desperate need for affordable rental housing in Cobourg, the cost of which makes it very difficult to impossible for non-profit housing providers to develop unless significant financial assistance is provided by the Town;

NOW THEREFORE the SCEAC supports the recommendations of the Tannery District Citizens Advisory Group (TDCAG) in their response dated November 25, 2021 to Cobourg's draft Tannery District Sustainable Neighbourhood Secondary Plan, namely to:

1. Limit the maximum building height in Medium Density planning areas to 3 stories, and the maximum building height in High Density planning areas to 4 stories.
2. Add policies to the Secondary Plan to prevent shading of solar panels (both roof mounted and ground mounted).
3. Revise the Building Energy Performance tables in Section 16.7.3.1 as follows:
 - a. The table effective 2022 be deleted.
 - b. The table effective 2026 be changed to be effective 2022
 - c. The table effective 2030 be changed to be effective 2026
4. Revise Section 16.12.2.6 iii to read as follows:

The costs of providing roads, services and other infrastructure to facilitate development of the Tannery District, including any expansion of the waste water and water treatment facilities, should be borne by the developers of the lands, rather than the municipality in accordance with the provisions of The Development Charges Act and the financing policies of the Town of Cobourg, [added] provided that the Town of Cobourg shall bear these costs for non-profit affordable housing projects developed in the Tannery District Sustainable Neighbourhood.”;
5. Treat as Phase 1 of the development of the Tannery District Secondary Plan the area proposed by the TDCAG to be Phase 1 since most of these lands are owned by Cobourg (except for a small piece of land owned by Thomas Motors) which gives Cobourg control over how quickly these lands can be developed;
6. Have Cobourg fund, design, and construct the roads, services, parks and other public infrastructure in this Phase 1 in order to mobilize the development of the Tannery District Sustainable Neighbourhood happening as soon as possible;
7. Have Cobourg offer part of the lands in Phase 1 that it owns to non-profit affordable housing developers at no cost, and subdividing such lands for the development of three separate affordable housing projects
8. Have Cobourg develop the roads, services, parks and other public infrastructure in Phase 1, as well as the adjacent development of non-profit affordable housing projects, in the three stages suggested by the TDCAG; and
9. Have Cobourg develop a strategy for ways in which Cobourg could fund the cost of construction of the roads, services, parks and other public infrastructure in Phase 1, and offer land to non-profit affordable developers at no cost, including but not limited to government grants, development charges, property tax revenue, and loans from Infrastructure Ontario, subject to Recommendation 4 above; and

FURTHER THAT the SCEAC recommends that these recommendations be reflected in the Tannery Sustainable Neighbourhood Secondary Plan and related Official Plan & Zoning By-law Amendments.

Carried