

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	COMMITTEE OF THE WHOLE REPORT	
TO:	Mayor and Council	
FROM:	Glenn McGlashon, MCIP, RPP	
TITLE:	Director – Planning & Development	
DATE OF MEETING:	October 5, 2020	
TITLE / SUBJECT:	Application for Site Plan Approval - Development Agreement: Block 94, Lots 88-90 inclusive, Plan 39M-875 Lonsberry Drive (East Village Subdivision – Phase 4 1141897 Ontario Ltd. (Stalwood Homes)	
REPORT DATE:	September 29, 2020	File #: SPA-06-20

1.0 STRATEGIC PLAN OBJECTIVES

N/A

2.0 RECOMMENDATION

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

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,

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.

3.0 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 Site Plan Approval has been submitted to the Municipality. The sign must include a contact number for the Town of Cobourg Planning Department, where plans can be made available for the public to view. The sign was posted on the frontage of the subject property in accordance with this procedure.

The Planning Department provided written notice of the complete SPA application to Council on August 24, 2020, 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).

4.0 ORIGIN & LEGISLATION

On August 24, 2020, the Planning Department received an application for Site Plan Approval (SPA) from Stalwood Homes for the vacant lands, known as Block 94 and Lots 88-90 inclusive, Plan 39M-875, on Lonsberry Drive located in Phase 4 of the East Village Subdivision.

In accordance with the provisions of the Ontario Planning Act, a municipality has the authority to designate site plan control area(s), and where an application has been made for site plan approval, a municipality may require the owner of the land to enter into one or more agreements with the municipality. If the Municipality does not grant approval of the SPA application within 30 days of receipt, the applicant may appeal to the Local Planning Appeal Tribunal (LPAT).

5.0 BACKGROUND

The East Village subdivision has been registered and under construction in a phased manner since early 2012. The subdivision is comprised of a mix of single detached, semi-detached, townhouse and multi-unit 10-plex's totalling 253 units.

The Subject Lands are located in Phase 4 of the East Village Subdivision, on the north side of Lonsberry Drive. They are designated Residential Area in the Town of Cobourg Official Plan (2017) and Residential Type 4 Exception 26 Holding [R4-26 (H)] Zone in the Town of Cobourg's Comprehensive Zoning By-law No. 85-2003 (see **Figure 1 - Location Map** attached).

6.0 ANALYSIS

The development proposal consists of two, 2-storey 10-plex buildings at 342 sq m each (3,681.26 sq ft) and 684 sq m total (7,362.51 sq ft), for a total of 20 new units. See **Schedule "B" - Site Plan** attached).

The following plans and reports have been submitted in support of the application:

- Civil Engineering
- Architectural Site Plan
- Landscape Plan
- Building Elevations
- SWM Report

The following attachments are included for reference purposes:

Figure 1 – Location Map

Figure 2 – Site Plan

Figure 3 – Landscape Plan

Figure 4 – Building Elevations & Rendering

Figure 5 – Agreement Authorization By-law

Summary of Key Points:

The following are the key points associated with the proposal:

- The applicant is proposing to construct two, 2½ storey residential 10-plex buildings accessed by a single, common driveway from Lonsberry Drive. The proposal reflects the third phase of similar 10-plex buildings within the East Village Subdivision. (see **Figure 2 – Site Plan** attached).
- The proposal includes an exterior, uncovered surface parking lot consisting of thirty (30) parking spaces, including two (2) barrier free parking spaces.
- Various ornamental plantings including nineteen (19) trees, and a mix of shrub and herbaceous plants are proposed over 34% of the site to frame front and rear building entries as well as provide a soft edge along the property perimeter. A seasonal snow storage area is proposed within the centre island in the rear parking lot (see **Figure 3 – Landscape Plan** attached).
- Pursuant to the provisions of the noise impact study and subdivision agreement for the East Village subdivision, a combination earth berm and noise barrier has been constructed along the north limits of the Subject Lands to mitigate noise impact for the residential use in accordance with provincial and railway guidelines. The architectural plans must be certified by an acoustical consultant to ensure compliance with the recommendations of the noise study prior to the issuance of a Building Permit.

- The proposed building design includes custom architectural features and an exterior masonry treatment which will reflect positively on the streetscape and form a compatible fit with the neighbourhood. In addition, decorative metal fencing and plantings will complement the primary building, frame the entrance driveway, and act as a pleasant entry feature to the residential complex (see **Figure 4 – Building Elevations and Rendering** attached).
- Stalwood Homes recently made a sustainability pledge as part of their commitment to climate change. In mid-winter 2020, Stalwood Homes undertook a recycling initiative to divert 50% of their landfill waste within 2 years. During the global COVID-19 pandemic, Stalwood 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). As a result, Stalwood’s landfill diversion has reduced the volume to a ¼ of 2019 volumes and plans to continue to create efficiencies and enhanced sustainability practices in all aspects of their business.
- 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 to maximize the use of infrastructure and land;
 - The implementation of a combination of conventional underground piped and low impact ‘green’ infrastructure in the form of a bio-swale feature which will assist in capturing, treating and infiltrating runoff for stormwater management purposes;
 - The use of high efficiency air-source heat pumps (versus natural gas forced air) which, combined with an upgraded rigid “Exterra” high performance exterior foam board insulation, provides high energy efficiency and mold resistance while reducing steel ductwork volume;
 - Lean construction techniques such as “just in time” deliveries and use of local suppliers to lower the carbon footprint from transporting materials and support the local economy;
 - The use of prefabricated building materials wherever possible, such as sub-floors and roof trusses, to reduce waste and weight; and,
 - The use of numerous products fabricated from recycled or waste product materials.

- To address accessibility, the 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. Specifically, 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. Although the purchasers of these units have not requested a barrier-free entry or lift, future purchasers will have the opportunity to easily upgrade with minimal retrofits, and provisions will be included in the Development Agreement and Condominium Declaration to notify prospective purchasers of the accessibility options for these units.
- The individual dwelling units were priced starting at \$279,000.00, which is considered affordable¹ 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 pursuant to the County/Town Affordable Housing Strategies (AHS).
- The Subject Lands are designated as Residential Area in the Town of Cobourg Official Plan (2017) and Residential Type 4 Exception 26 Holding (R4-26[H]) Zone in the Town of Cobourg's Comprehensive Zoning By-law No. 85-2003. The proposed development conforms to all applicable policies, guidelines and regulations.

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

There are no anticipated negative financial or staffing implications imposed on the municipality as a result of granting final approval of the Site Plan application. The Owner has submitted the requisite SPA application fee and deposit in the amount of \$4,250.00. The developer will be responsible for all costs associated with the legal documentation and registrations. The build-out of the site is valued at over \$4.5 million and will result in approx. \$150,000.00 in Development Charges and Building Permit fees of approx. \$30,000.00 (2020 rates).

8.0 CONCLUSION

It is the opinion of the Planning Department that the application by 1141897 Ontario Ltd. to permit a residential development consisting of two, 2½ storey 10-plex buildings at Block 94 and Lots 88-90 inclusive, Plan 39M-875, Lonsberry Drive, meets all applicable policies and standards, subject to the finalization of details by municipal staff and external agencies.

¹ In accordance with the County/Town Affordable Housing Strategies (AHS), the threshold for affordable housing ownership is \$316,000.00 – which is the maximum price that the highest earners of the mid-income threshold (60th percentile) can afford.

9.0 POLICIES AFFECTING THE PROPOSAL

The primary policies affecting this application relate to the Residential Area designation of the Cobourg Official Plan.

10.0 COMMUNICATION RESULTS

That the By-laws attached to this report be passed by Council (see **Figure 5** Agreement Authorization By-law and **Figure 6** Holding Removal By-law).

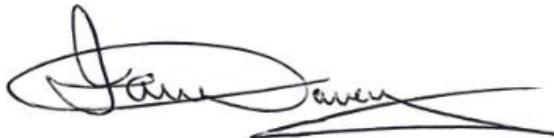
Report Prepared by:



Glenn J. McGlashon, MCIP, RPP
Director of Planning & Development

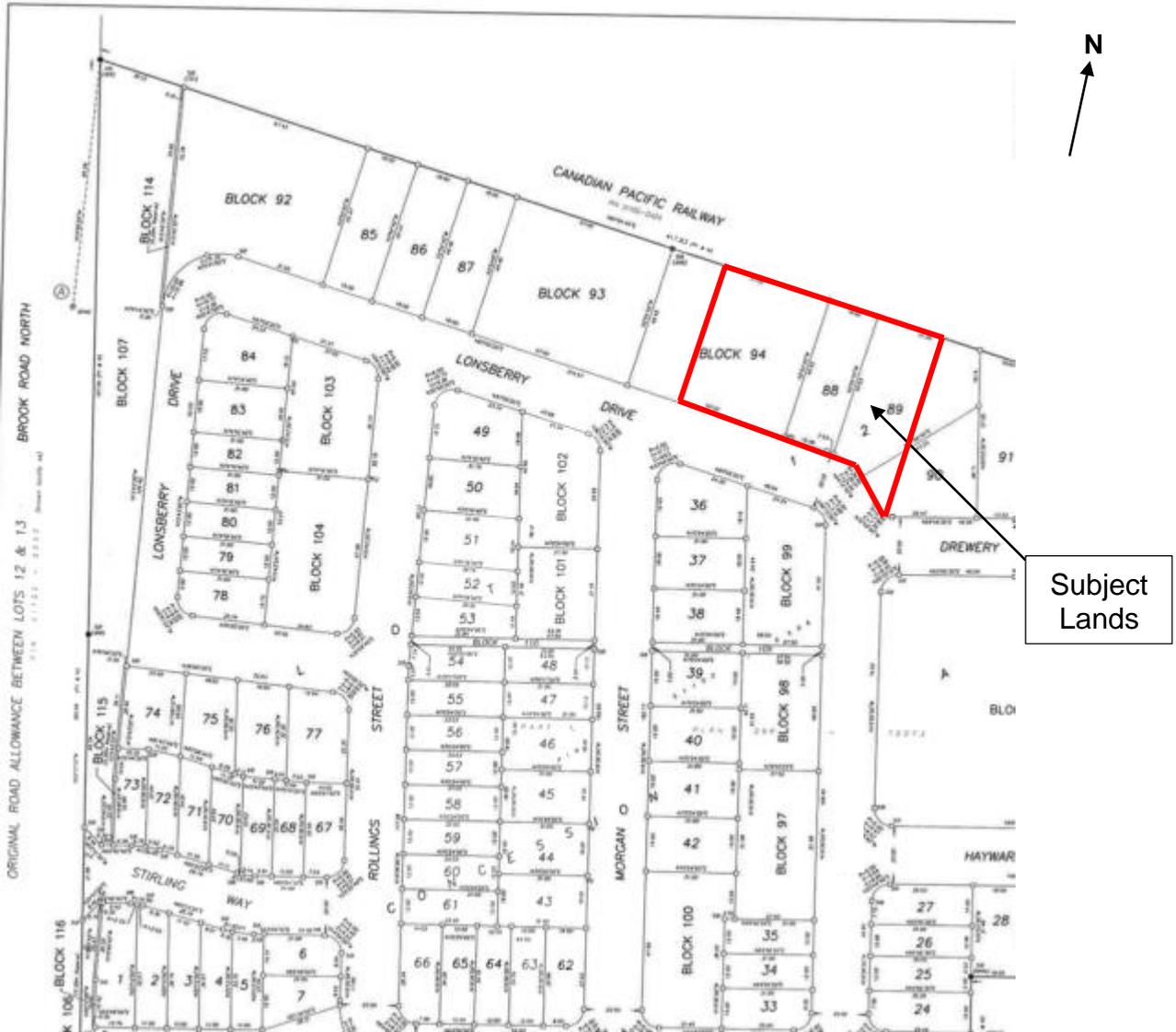


Report Approved by:



Ian Davey, BBA CPA CA
Interim CAO/Director of Corporate Services/Treasurer

FIGURE 1: LOCATION MAP



**FIGURE 2: SITE PLAN
CP RAILWAY**

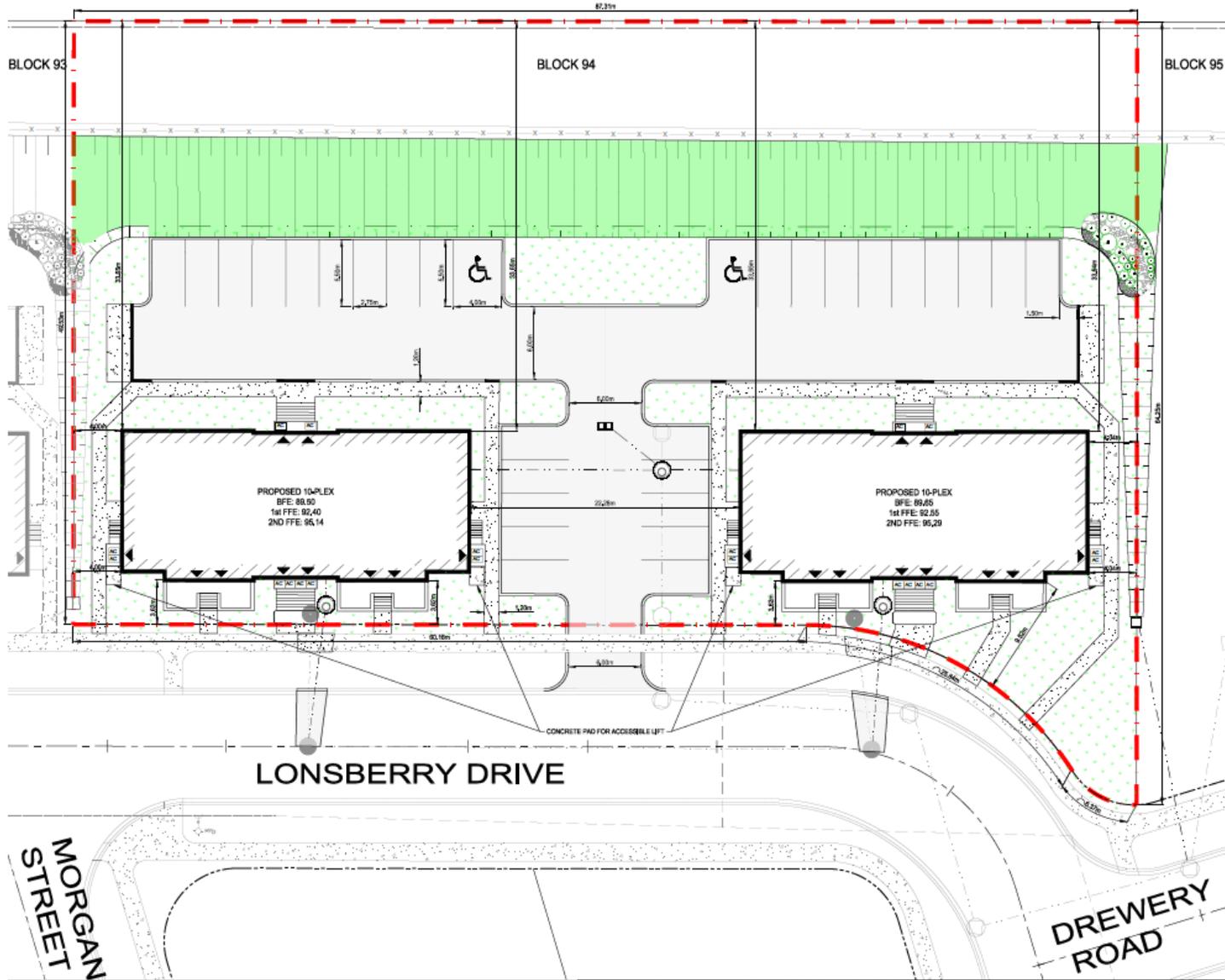
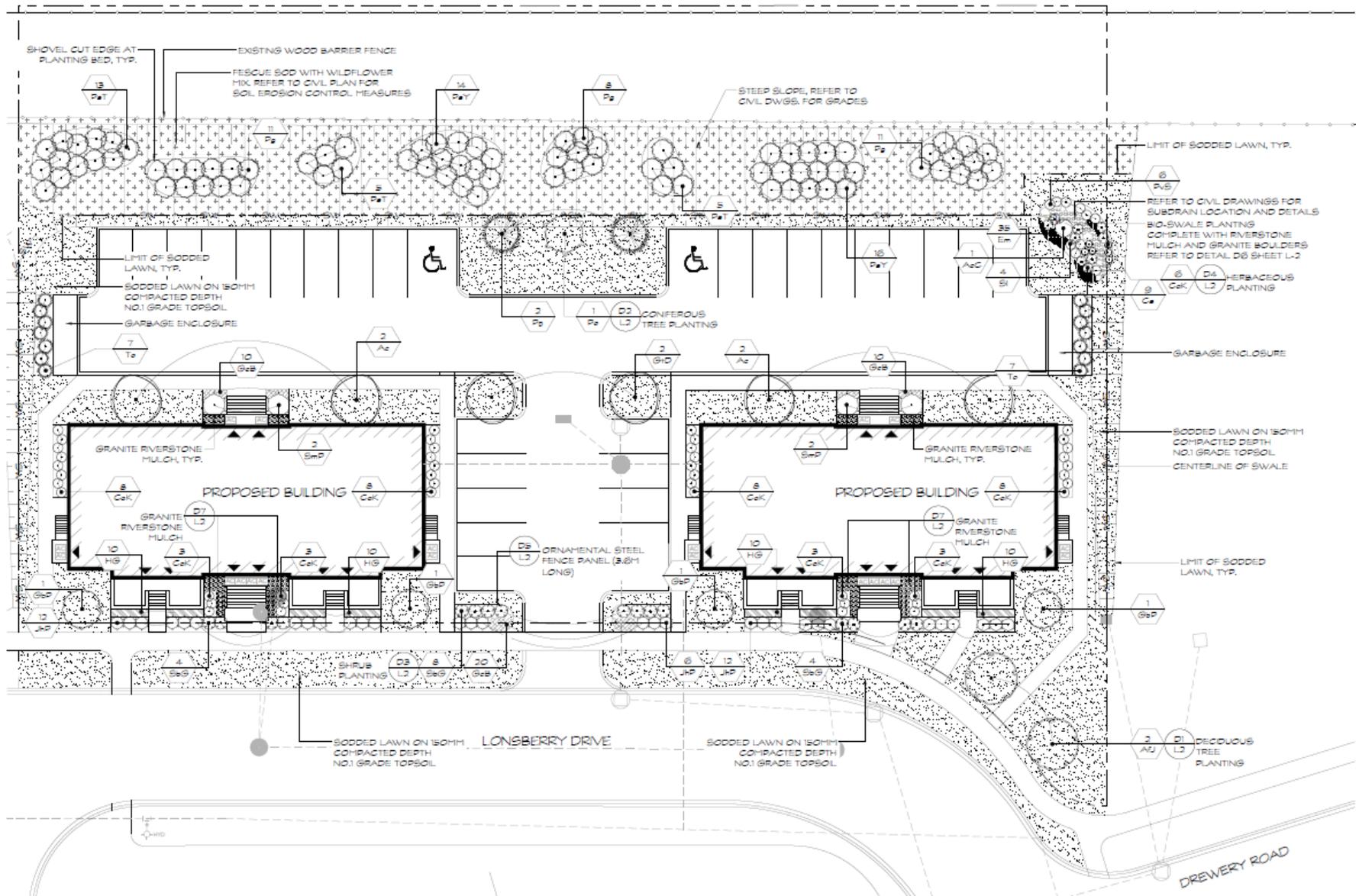


FIGURE 3: LANDSCAPE PLAN



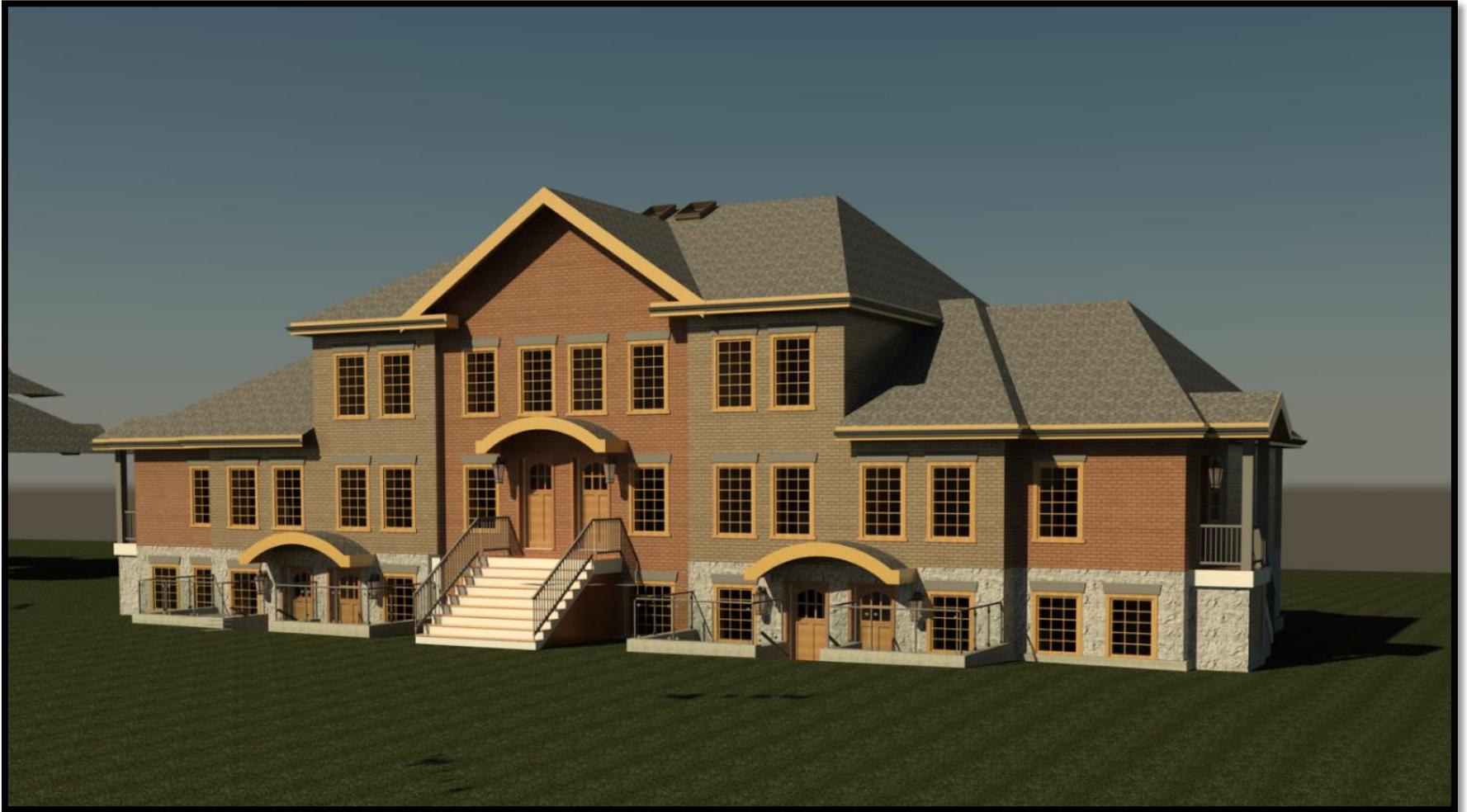


FIGURE 5: AGREEMENT AUTHORIZATION BY-LAW

 <p>COBOURG</p>	THE CORPORATION OF THE TOWN OF COBOURG
	BY-LAW NUMBER <u> -2020 </u>

A BY-LAW TO AUTHORIZE THE EXECUTION OF A DEVELOPMENT AGREEMENT WITH 1141897 ONTARIO LTD., LAKEFRONT UTILITY SERVICES INC. AND THE CORPORATION OF THE TOWN OF COBOURG (BLOCK 94, AND LOTS 88-90 INCLUSIVE, PLAN 39M-875, LONSBERRY DRIVE, COBOURG)

WHEREAS pursuant to Section 41(7) of the *Planning Act*, R. S. O. 1990, c. P. 13, as amended, which provides in part that a municipality has the authority to enter into one or more agreements in dealing with matters subject to Site Plan Control;

NOW THEREFORE the Municipal Council of the Corporation of the Town of Cobourg enacts as follows:

1. That the Mayor and Municipal Clerk are hereby authorized and instructed to execute on behalf of the Corporation an agreement with 1141897 Ontario Ltd. and Lakefront Utility Services Inc. for a residential development consisting of two, 2 ½ storey 10-plex buildings, at Block 94, and Lots 88-90 inclusive, Plan 39M-875, Lonsberry Drive, Cobourg.
2. THAT this By-law come into effect as of its final passing thereof, and shall expire two (2) years from the date of passing.

By-law read and passed in Open Council this 13th day of October, 2020.

MAYOR

MUNICIPAL CLERK

1 | DEV Site Plan Agreement 1141897 Ontario Ltd. Block 94, and Lots 88-90 inclusive, Plan 39M-875, Lonsberry Drive By-law No. -2020

FIGURE 6 HOLDING REMOVAL BY-LAW

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG
	BY-LAW NUMBER _____-2020

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 85-2003 (East Village Phase 4, Block 94, and Lots 88-90 inclusive, Plan 39M-875, Lonsberry Drive, Cobourg)

WHEREAS the Council of the Corporation of the Town of Cobourg deems it advisable to amend By-law Number 85-2003 as amended;

NOW THEREFORE the Council of the Corporation of the Town of Cobourg enacts as follows:

1. THAT Schedule 'A', Map 5, attached to and forming part of By-law No. 85-2003, is hereby amended by changing the zone category of the lands known as Block 94, and Lots 88-90 inclusive, Plan 39M-875, Lonsberry Drive from "Residential Type 4 Exception 26 *Holding* (R4-26[H]) Zone" to "Residential Type 4 Exception 26 (R4-26) Zone" as illustrated on Figure 1 attached hereto.
2. THAT Figure 1 attached hereto is hereby made part of this by-law as fully and to all intents and purposes as though recited in full herein.
3. THIS BY-LAW shall come into force and effect upon final passing hereof, subject to the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

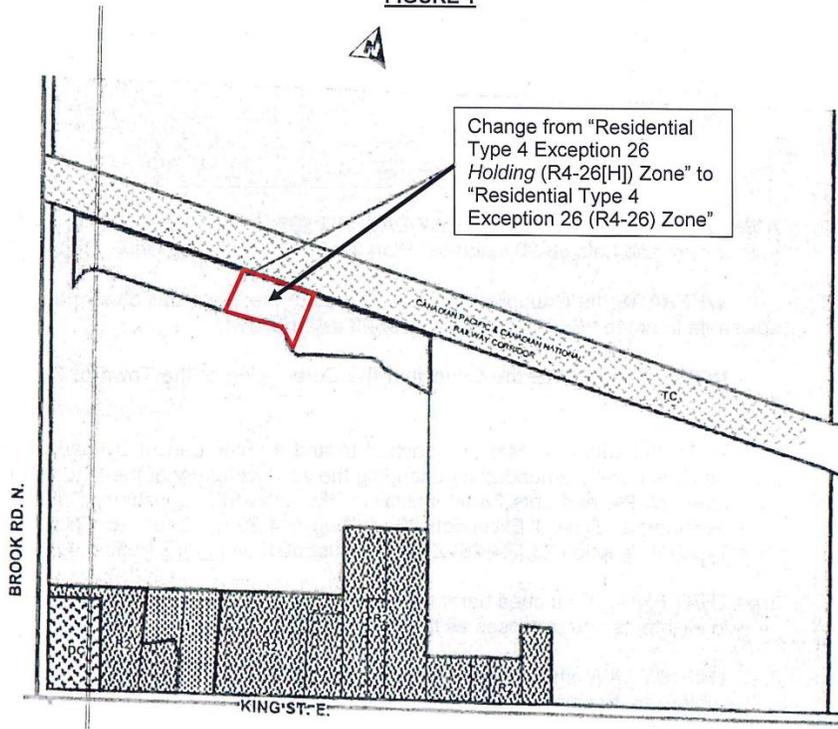
READ and passed in Open Council this 13th day of October, 2020.

MAYOR

MUNICIPAL CLERK

1 | East Village Phase 4, Block 94 and Lots 88-90 inclusive, Plan 39M-875, Lonsberry Drive
By-law No. _____-2020

FIGURE 1



2 East Village Phase 4, Block 94 and Lots 88-90 inclusive, Plan 39M-875, Lonsberry Drive
By-law No. _____-2020