 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT	
TO:	Mayor and Council	
FROM:	Glenn McGlashon, MCIP, RPP	
TITLE:	Director of Planning & Development	
DATE OF MEETING:	September 14, 2020	
TITLE / SUBJECT:	Clearance of Conditions - Draft Plan of Subdivision Pre-Servicing and Subdivision Agreement - Kingswood 425 & 425A King Street West, Cobourg Mason Homes Limited	
REPORT DATE:	September 3, 2020	File #: SUBCL-01-20 14T-180001

1.0 STRATEGIC PLAN
N/A

2.0 RECOMMENDATION
The following actions are recommended:

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

THAT the attached By-law be presented to Council which authorizes the Mayor and Municipal Clerk to execute a Pre-Servicing Agreement and a Subdivision Agreement with Mason Homes Limited for the 27-unit residential subdivision development located at 425 & 425A King Street East, subject to the finalization of details by municipal staff and partner review agencies.

3.0 PUBLIC ENGAGEMENT

The initial application for Draft Plan of Subdivision by Mason Homes Limited for a 27-unit townhouse development at 425 & 425A King Street East was received by Council on February 4, 2019. The Notice of Complete Application was circulated on February 28, 2019 and the Public Meeting was held September 23, 2019 in accordance with the provisions of the Planning Act, R.S.O 1990, c.P. 13, as amended. The applicant also voluntarily convened a Public Information Meeting at Victoria Hall on April 17, 2019. Council granted draft approval of the

Draft Plan with conditions on October 21, 2019, and a Notice of Decision was published on October 31, 2019. No appeals were lodged with the Municipality.

The *Planning Act* does not prescribe any statutory public notice or engagement requirements for applications to clear conditions of Draft Plan of Subdivision Approval, as these particular applications are recognized as being a detailed, technical review of matters relating to a draft approved subdivision development, including servicing, grading, stormwater management, landscaping, utility coordination, and agency conditions to name a few.

In January of 2020, Mason Homes Limited submitted an application to clear conditions of Draft Plan of Subdivision approval for the development, referred to as “Kingswood”. Upon reviewing the submission, the Planning Department provided an information report to Council on February 18, 2020 regarding receipt of the complete application to clear conditions of Draft Plan approval. Any persons on record as submitting comments to the Town during the initial Draft Plan of Subdivision approval process were notified of the application and were provided information on where to access relevant plans and reports and how to submit comments. Finally, approval of all Subdivision Agreements are considered by Council in open session.

4.0 ORIGIN

In January of 2020, the Planning Department received a complete application for clearance of Draft Plan of Subdivision conditions from Mason Homes Limited for a 1.58 ha area of land generally located on the south side of King Street East, east of Brook Road South, known municipally as 425 and 425A King Street East and referred to as “Kingswood” (the “Subject Lands” – see **Figure 1 Location Map**). The application was received by Council on February 18, 2020 and was referred to the Planning Department for a Report.

5.0 BACKGROUND

The approved Draft Plan of Subdivision provides conditional approval for the creation of a twenty-seven (27) freehold townhouse subdivision within five (5) blocks accessed by a municipal road connection between Orchard Avenue and King Street East, including a green space buffer located adjacent to Molly Baker Lane (see **Figure 2 Draft Plan of Subdivision & Figure 3 Site Plan**).

The Subject Lands are designated as “Mixed Use Area” in the Town of Cobourg Official Plan (2017), and zoned “Multiple Residential 4 Exception 4 Holding (R4-4 (H)) Zone”, in the Comprehensive Zoning By-law No. 85-2003.

Included with the application are detailed plans and supporting documentation aimed at clearing the conditions of the Draft Plan of Subdivision approval and obtaining final approval for the 27-unit townhouse subdivision, including a request to enter into a Pre-Servicing Agreement and a Subdivision Agreement

with the Municipality. The Development Review Team and relevant partner agencies have reviewed the submitted information and plans, and the Draft Plan of Subdivision is now in a position for approval subject to finalization of technical details and conditions.

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

- Detailed Civil Engineering Plans and Details;
- Stormwater Management Report;
- Storm Sewer Design Sheet and Sanitary Sewer Design Sheets;
- Tree Inventory and Protection Plan;
- Butternut Assessment Report;
- Landscape Plans and Details;
- Landscape Design Brief;
- Architectural Design Brief;
- Road Traffic Noise Assessment;
- Electrical Site Plan, Photometrics and Details;
- Topographical Survey;
- Stage 1-2 Archaeological Report;
- Phase 1-2 Environmental Site Assessment and Soils Report;
- Transportation Brief;
- Heritage Impact Assessment.

6.0 ANALYSIS

The initial Draft Plan of Subdivision for the subject development was draft approved with conditions by Council in October of 2019. In January of 2020, Mason Homes submitted an application to clear conditions of draft approval and the plans and reports have undergone extensive review by the Development Review Team (DRT) and partner review agencies. The technical aspects of the review have been completed and the application is now in a position to be approved by Council.

The following attachments are included for reference purposes:

Figure 1 – Location Map

Figure 2 – Draft Plan of Subdivision

Figure 3 – Site Plan

Figure 4 – Landscape Plan

Figure 5 – Building Rendering Examples

Figure 6 -- Agreement Authorization By-law

Summary of Key Points:

The following are the key points associated with the proposal:

- The approval applies to the Draft Plan of Subdivision, as shown on the Draft Plan prepared by RFA attached hereto as **Figure 2** which consists of:
 - Five (5) Blocks to be used for twenty-seven (27) freehold townhouse units; and,
 - The public road right-of-way for Orchard Avenue, including road allowance dedications along King Street East and a natural landscape buffer adjacent to Molly Baker Lane, to be dedicated to the Town of Cobourg.

Note: Reference to the September 16, 2019 Planning Report is recommended for a complete analysis of the subject development and should be read in conjunction with this Report.

- In accordance with the Architectural Design Brief, the Mason Homes “Kingswood” subdivision is based on design principles which ensure high quality urban design, context sensitivity and a compatible built environment. The scale, height and massing of the residential dwellings, as well as the character and style of architecture, will be compatible with, and sensitive to, the existing surrounding built form context to support the project’s integration within this community. Attractive, thoughtfully-considered building designs and dwelling forms will enhance the character of the neighbourhood, create an intimate streetscape and reflect the quality image of the community.

Specifically, Kingswood townhouse elevations can be considered a mixed Craftsman style with a mix of masonry, siding, shingle-work and trim, and columns for the covered doorway porches that utilize this architectural style. The American Craftsman style was developed in the late 19th century and can be characterized as an architectural design that was inspired by the American Arts and Crafts movement. Distinguishing features such as low-pitched roof lines consisting of a gabled roof or a hip roof, columns supporting the porch roof, a wide front porch beneath extension of a main roof and mixed materials are typically seen throughout the structure. There are three distinct unit designs within the townhouse façade, which are then mirrored on either side of the centre unit. The effect of this design is that each unit is clearly defined, having the appearance of being functionally separate from the neighbouring unit, while providing for the density desired with the townhouse built form. Refer to **Figure 5 Building Rendering Examples**.

An application for Minor Variance has been submitted by Mason Homes Limited to request relief from certain building setbacks abutting the municipal roadway in order to closely align with the Town’s community

urban design and streetscape objectives and create a more pleasing, intimate residential enclave.

- The development site is generally flat which lends itself to the homes siting close to grade. Mason Homes has indicated that they generally seek to maintain the opening elevation of its homes lower to the street grade in order to minimize the number of steps to the front door, both for aesthetic reasons and to provide for easier access for seniors or those with disabilities.
- Sustainability includes the combination of environmental, social, economic and cultural influences that ensure a community remains balanced and productive. Managing and protecting valuable resources through design and construction will result in the conservation of those resources in the overall lifespan of the community. The design philosophy of Mason Homes is to create sustainable, compact development resulting in greater walkability, reduction of sprawl, conservation of natural areas, building in harmony with the surrounding environment and a greater use of existing infrastructure. Sustainability and low impact development measures will be utilized in building, site and landscape design.
- Mason Homes has been recognized as an award winning Energy Star® builder since 2005 and is dedicated to building homes that provide a healthier indoor environment. All townhomes in the Kingswood subdivision will be Energy Star certified which exceeds Ontario Building Code standard construction for energy conservation, and will have energy efficiencies and features including but not limited to:
 - a) Extensive masonry façade material with siding accent gables
 - b) High efficiency gas furnaces c/w digital thermostat
 - c) R-60 blown-in insulation in attic
 - d) R-25 BIBS insulation system
 - e) R20 CI basement insulation
 - f) Qualified insulation in exterior stud wall above grade
 - g) Integrated Heat Recovery Ventilation (HRV) system
 - h) Triple-pane insulated windows with low E
 - i) Optimal value engineered wood framing – floor joists bonded to 5/8 OSB sub-floors with glue and screws
 - j) Quality pre-engineered roof trusses
 - k) Water efficient faucets and shower heads, low consumption toilets
 - l) Energy Star qualified rental on demand tank-less water tank
 - p) Each home blower-door tested by independent energy advisor
- The servicing design includes the use of a combination of conventional (piped) and green “low impact” infrastructure in the form of underground

storage chambers beneath the new road allowance connected to a piped system to Coverdale Avenue and an infiltration gallery and intercepting swale along the west limit of the development site for stormwater management purposes. The internal storm system will capture runoff from the majority of the subdivision lands before exiting to the Coverdale trunk storm sewer to the east. Some minor overland drainage flow (<25mm storm event) from the rear of the western townhouse blocks will be captured and treated via the infiltration gallery and intercepting swale, while flows in excess of this event will run south towards Molly Baker Lane. Because the Lane currently forms a small dam and prevents positive flows to Brook Road South, a new culvert is proposed to be installed underneath the Lane trail, with minimal disruption to the trail or the tree roots in the area through handwork, allowing any surface water to flow to the Brook Road South ditch just south of the trail. According to the Functional Servicing Report, this drainage scheme will serve to significantly reduce or mitigate ponding or flooding on the residential properties at 36 and 38 Brook Road South (immediately adjacent to Molly Baker Lane). In sum, the development of the subdivision will reduce the amount of runoff flowing towards Brook Road South.

- The development plans call for the preservation of a number of perimeter trees, including approx. 20 trees situated within a natural protection buffer along the north side of Molly Baker Lane. Some trees on the development site have been identified as being in poor health, are Ash trees, are of a younger, successional variety, or are impacted by grading, servicing and/or development encroachments and are proposed to be removed. The Landscape Plan in **Figure 4** illustrates the replanting of 100 trees as part of the development. Five (5) larger 100 mm caliper Red Oaks and four (4) 50 mm caliper Red Oaks are proposed as compensation for the removal of a number of larger trees where the new Orchard Avenue connects to the existing street adjacent to Molly Baker Lane. In addition to the compensation plantings, Mason Homes will also provide the Town with a tree compensation levy of approx. \$15,500.00 to be placed into the Tree Planting Reserve for future tree planting in the municipality.
- In addition to tree protection and re-planting, much of the perimeter of the site abutting adjacent residential and commercial properties will be screened by 1.83 m high solid wood privacy fencing as an added measure of buffering. A combination of enhanced landscaping with large canopy deciduous trees and conifers, plant beds with ornamental species of trees, shrubs and grasses, and acoustical/privacy fencing has been proposed for the residential lots adjacent to King Street East.
- The Orchard Avenue extension will be constructed to urban standards, including concrete curb, gutter, underground infrastructure and utilities and

a municipal sidewalk (west and north side) with a connection to Molly Baker Lane.

- A 5.0 m wide road allowance dedication along the site frontage abutting King Street East will be conveyed to the Municipality as a condition of the Subdivision Agreement.
- 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.

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

There are no anticipated negative financial implications imposed on the Municipality as a result of the applications. The Owner has submitted the requisite \$7,850.00 in application fees and deposits. The developer will be responsible for all costs associated with the legal documentation and registrations. The build-out of the subdivision would result in approx. \$362,000.00 in Development Charges (2020 rates). A cash-in-lieu of parkland payment of \$50,000.00 and a tree compensation levy of ~\$15,500.00 will be encapsulated in the Subdivision Agreement.

8.0 CONCLUSION

It is the opinion of the Planning Department that the application submitted by Mason Homes Limited to clear conditions of Draft Plan of Subdivision Approval for the 1.58 ha parcel of land known municipally as 425 & 425A King Street East (Kingswood) satisfies the requirements and conditions of the Municipality and partner review agencies, subject to the finalization of applicable details and technical conditions.

9.0 POLICIES AFFECTING THE PROPOSAL

The primary policies affecting this application relate to the Mixed Use Area policies, and the Community Design and Improvement policies of the Cobourg Official Plan.

10.0 COMMUNICATION RESULTS

This Report is intended to provide Council and the public with background and analysis of the application, and to recommend that Council approve the application and By-law attached to this Report (see **Figure 6 Agreement Authorization By-law**).

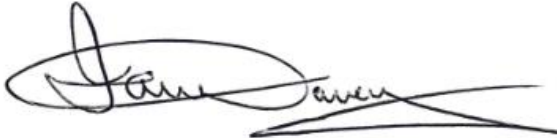
Report Prepared by:



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



EXISTING YOUTH CENTRE

EXISTING COMMERCIAL

BROOK
ROAD
NORTH

EXISTING
SIGNALIZED
INTERSECTION

KING STREET EAST (THE KING'S HIGHWAY NO. 2)

DRAFT PLAN OF SUBDIVISION
425 KING STREET, EAST
 PART OF LOT 13 & PART OF THE ROAD
 ALLOWANCE BETWEEN LOTS 12 AND 13
 (CLOSED BY UNREGISTERED BY-LAW 288,
 AS IN INSTRUMENT NC302925),
 CONCESSION B
 GEOGRAPHIC TOWNSHIP OF HAMILTON
 TOWN OF COBOURG
 COUNTY OF NORTHUMBERLAND

SCALE - METERS

0 10 20 30 40 50 60 70 80 90 100

KEYMAP

LAND USE SCHEDULE

LAND USE	AREA(M ²)	AREA(AC)	AREA(AC)
BLOCKS 1-5 - RES. CHALLENGES	1000.1	65.7	27
RESIDENTIAL (LOT 12 & 13)	1000.1	65.7	27
RESIDENTIAL (LOT 12 & 13)	1000.1	65.7	27
RESIDENTIAL (LOT 12 & 13)	1000.1	65.7	27
RESIDENTIAL (LOT 12 & 13)	1000.1	65.7	27
TOTAL	10799.4m ²	100.05	27

ADDITIONAL INFORMATION REQUIRED
UNDER SECTION 51(1) OF THE
PLANNING ACT:

- 1. THE SURVEYING CERTIFICATE.
- 2. AS SHOWN ON DRAFT PLAN.
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SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

[Signature]
 DATE: FEBRUARY 7, 2018

DATE: 02/07/2018
 ONTARIO LAND SURVEYOR
 I.B.W. SURVEYORS
 ONTARIO LAND SURVEYORS
 71 MEADOW CREST, DOWNSVILLE, ONTARIO
 L9B 4G7
 1-800-457-0876

SCALE: 1:500
 DATE: 02/07/2018
 DATE: 02/07/2018
 DATE: 02/07/2018

METRIC NOTE:
 THIS PLAN IS IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CONTOUR NOTE:
 ELEVATION INFORMATION PROVIDED BY ENGINEERING. CONTOURS DRAWN AT INTERVALS OF 0.30.

PLAN COPYRIGHT:
 THIS PLAN AND ALL RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF I.B.W. SURVEYORS. NO PART OF THIS PLAN OR ANY PART OF ANY DOCUMENT HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM I.B.W. SURVEYORS.

IF THESE PROVISIONS ARE VIOLATED, THE USER SHALL BE LIABLE TO I.B.W. SURVEYORS FOR THE FULL FEE OF THIS PLAN, PLUS COSTS OF REPRODUCTION AND DELIVERY OF A NEW PLAN.

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BROOK ROAD SOUTH

N 2°59'10" W

Figure 3 Site Plan

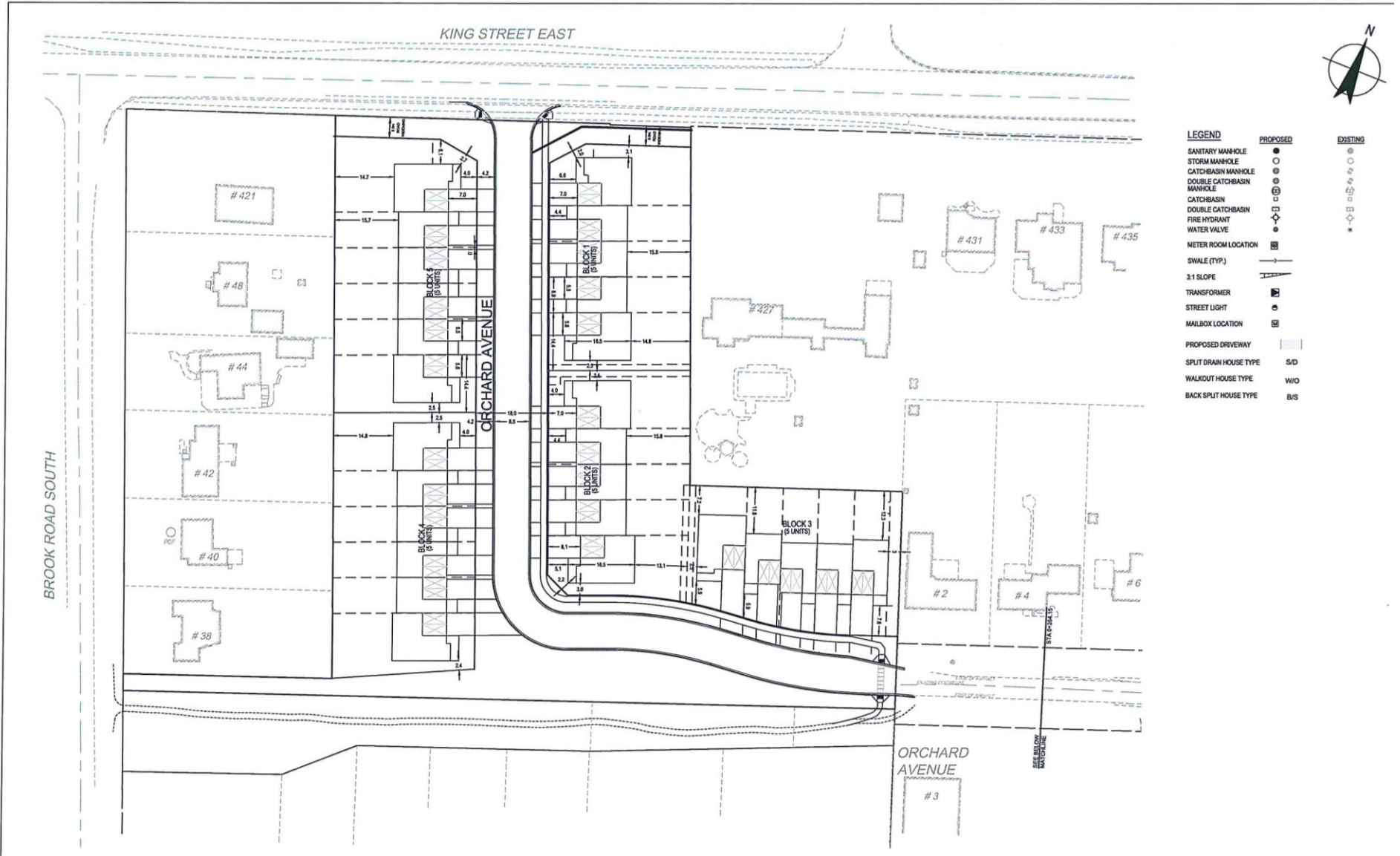


Figure 4 Landscape Plan

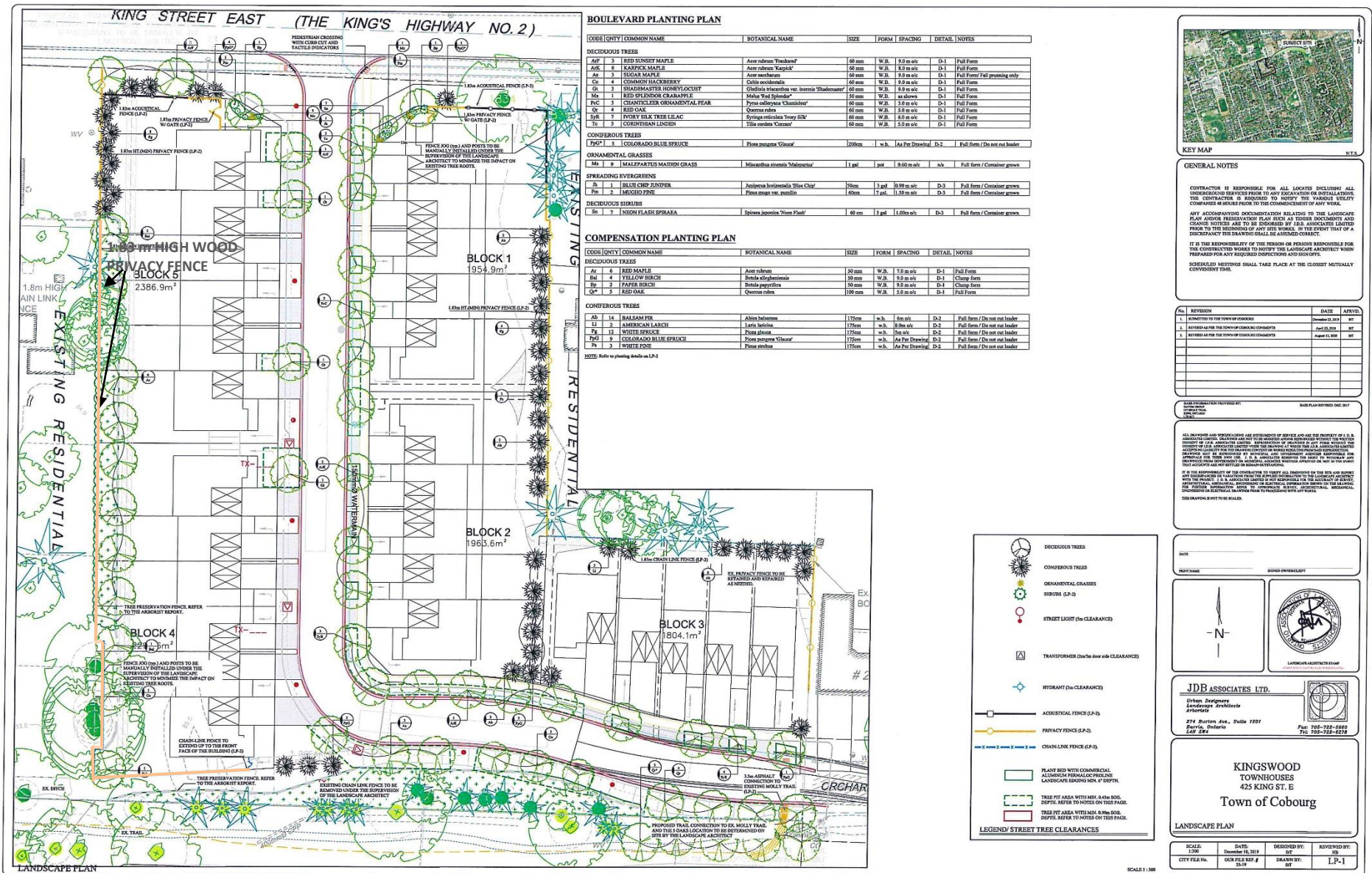


Figure 5 Building Rendering Examples



Sample End Unit Design – Bungalow + Loft



Sample Design – 1 ½ Sty



Sample Design – Interior 2 Sty




Sample Design – Interior 2 Sty



Sample End Unit Design – Bungalow + Loft

Figure 6 Agreement Authorizing By-law

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

A BY-LAW TO AUTHORIZE EXECUTION OF A PRE-SERVICING AGREEMENT AND SUBDIVISION AGREEMENT WITH MASON HOMES LIMITED AND THE CORPORATION OF THE TOWN OF COBOURG. (425 & 425A KING STREET EAST – KINGSWOOD, COBOURG)

WHEREAS pursuant to Section 51(26) of the *Planning Act*, R. S. O. 1990, c. P. 13, as amended, which provides that a municipality has the authority to enter into one or more agreements as a condition of the approval of a plan of subdivision;

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 a Pre-Servicing Agreement and Subdivision Agreement with Mason Homes Limited for a residential subdivision development consisting of 27 townhouse dwelling units, subject to the finalization of details by municipal staff and applicable agencies.
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 21st day of September, 2020.

MAYOR

MUNICIPAL CLERK