



## Planning Rationale

**To: Vanessa Reusser, MCIP, RPP – Manager, Development Review**  
**From: RFA Planning Consultant Inc.**  
**Cc: 2140243 Ontario Inc. & Veenstra Construction Ltd., Owner/Applicant**  
**Date: June 7, 2023**  
**Re: Applications for Zoning By-law Amendment and Site Plan Approval – 867, 869 & 879 William Street, Part of Lots 2, 3, 4, 5, 6 and 9, Caddy Plan Block ‘1’ (formerly Part of Lot 20, Concession A, Township of Hamilton), being Part 2 on Plan 39R-270, and being Parts 4, 5, 6, 7 and 8 on Plan 39R-13056, Town of Cobourg, County of Northumberland (2140243 Ontario Inc. & Veenstra Construction Ltd.)**

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This memo is to summarize our planning opinion in support of the subject Applications for Zoning By-law Amendment and Site Plan Approval for a residential back-to-back townhouse redevelopment on the subject lands, municipally known as 867 & 869-879 William Street, owned by 2140243 Ontario Inc. and Veenstra Construction Ltd.

In doing so, consistency with the *Provincial Policy Statement (PPS), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)*, along with conformity to the *County of Northumberland Official Plan, Town of Cobourg Official Plan* general policies within the “*Stable Residential Area*” designation, as well as the applicable Zoning By-law provisions of the proposed “*Multiple Residential 4 (R4) Zone*” of *Zoning By-law No. 85-2003*, and the *Town of Cobourg Urban and Landscape Design Guidelines* are reviewed, and we offer the following planning opinion in support of the applications.

## BACKGROUND

RFA Planning Consultant Inc. was retained in April, 2021 by owners, 2140243 Ontario Inc. and Veenstra Construction Limited, to undertake professional planning services for the subject lands. The property consists of three abutting parcels distinguished by the following Property Identification Numbers (PINs) and associated legal descriptions:

- PIN 51089-0204 – Part of Lots 4, 5, 6 and 9, Caddy Plan Block ‘1’ north of John Street, (formerly Part of Lot 20, Concession A, Township of Hamilton), being Part 2 on Plan 39R-270;
- PIN 51089-0331 – Part of Lots 4 and 5, Caddy Plan Block ‘1’, designated as Parts 5, 7 and 8 on Plan 39R-13056, together with an easement over Part 6 on Plan 39R-13056 as in ND123181, subject to an easement over Part 7 on Plan 39R-13056 in favour of Parts 4 and 6 on Plan 39R-13056 as in ND123181; and,
- PIN 51089-0332 – Part of Lots 2, 3 and 4, Caddy Plan Block ‘1’, designated as Parts 4 and 6 on Plan 39R-13056, subject to an easement over Part 6 on Plan 39R-13056 in favour of 5, 7, and 8 on Plan 39R-13056 as in ND123181, Town of Cobourg, County of Northumberland.

The subject property is approximately 0.30 hectares (0.74 acres) in area and has 72.09 metres (236.51 feet) of frontage along the west side of William Street. Existing structures consist of two single-detached dwellings and two detached garages.

The subject property is designated as part of Cobourg’s “Residential Area” and is also within the “Built Boundary”, “Urban Settlement Area Boundary” and “Stable Residential Area” delineated on Schedule ‘A’ Land Use Plan of the Town of Cobourg Official Plan. Neighbouring land uses are *Residential Area* to the south and west, and *Mixed Use Corridor Area* to the north and east. Access is provided by William Street, designated as an “Existing Arterial” on Schedule ‘E’ Transportation Plan.

The site is currently within the “Residential 2 (R2) Zone” on Schedule A – Map 9 of the Town of Cobourg Zoning By-law No. 85-2003, as amended. Zones surrounding the site are: *Institutional (I)* to the east, *Residential 2 (R2)* to the north and west, and *District Commercial (DC)* to the south. It is important to note that the institutional use to the east is the Provincial Court House, of which the James Cockburn Park abuts to the south and east. Jubilee Park and the Northumberland Mall are located north and northwest in close proximity to the site, respectively. A summary of the subject lands is provided in **Table 1**, below:

TABLE 1: BACKGROUND SUMMARY

	PIN 51089-0204	PIN 51089-0331	PIN 51089-0332
<b>Legal Description</b>	Part of Lots 4, 5, 6 & 9, Caddy Plan Block 1 north of John Street (formerly Part of Lot 20, Concession A, Township of Hamilton), being Part 2 on Plan 39R-270; Town of Cobourg, County of Northumberland.	Part of Lots 4 & 5, Caddy Plan Block 1, designated as Parts 5, 7 & 8 on Plan 39R-13056; together with an easement over Part 6 on Plan 39R-13056 as in ND123181, subject to an easement over Part 7 on Plan 39R-13056 in favour of Parts 4 & 6 on Plan 39R-13056 as in ND123181; Town of Cobourg, County of Northumberland.	Part of Lots 2, 3 & 4, Caddy Plan Block 1, designated as Parts 4 & 6 on Plan 39R-13056; Subject to an easement over Part 6 on Plan 39R-13056 in favour of 5, 7, & 8 on Plan 39R-13056 as in ND123181; Town of Cobourg, County of Northumberland.
<b>Civic Address</b>	867 William Street	869 William Street	879 William Street
<b>Lot Area</b>	2,998.3 m <sup>2</sup>		
<b>Lot Frontage</b>	72.1 m		
<b>Access</b>	William Street (west side)		
<b>Official Plan Designation</b>	Residential Area (Schedule 'A' Land Use Plan)		
<b>Current Zoning</b>	Residential 2 (R2) Zone (Schedule A – Map 9)		

A site visit was conducted on June 11, 2021. The following images and photographs depict the existing conditions of the subject lands:



**Subject Property** – Outlined in green.



**879 William Street** – View from northeast corner of property, looking west along northern lot line.



**879 William Street** – View from northeast corner of property, looking southeast along northeastern lot line at William Street sidewalk and transit shelter.



**867 William Street** – View from rear yard of property, looking north at tree row between 867 and 869 William Street to be preserved.



**867 William Street** – View from southeast corner of property, looking west along southern property line.



**William Street** – View looking southeast at James Cockburn Park on the east side of the street opposite the site.



**William Street** – View looking northeast at the Provincial Court House on the east side of the street opposite the site.

## APPLICATION FOR REZONING AND SITE PLAN APPROVAL

The nature of the Zoning By-law Amendment application is to rezone the parcel from **Residential 2 (R2)** to **Multiple Residential 4 (R4)**. The rezoned parcel will have an area of 0.30 hectares with 72.09 metres (236.51 feet) of lot frontage on the west side of William Street. On the rezoned parcel, Site Plan Approval will permit the erection of a one- to two-storey, 11-unit back-to-back townhouse dwelling, to be serviced by existing utilities, with access from William Street.

A **Site Plan** has been prepared and is enclosed with the application package. The following have been prepared, under separate cover, in support of the Rezoning and Site Plan Approval applications:

- Architectural Elevation/Perspective Drawings by Veenstra Construction Ltd., dated April 11, 2022;
- Site Plan prepared by RFA Planning Consultant Inc., dated March 9, 2023;
- Landscape Plan prepared by Wentworth Landscapes, dated March 28, 2023;
- Site Illumination Plan by Berthelot Engineering Ltd., dated April 4, 2023;
- Electrical Site Plan by Berthelot Engineering Ltd., dated April 4, 2023;
- Grading and Erosion and Sediment Control Plan by Dobri Engineering Ltd., dated May 24, 2023;
- Servicing Plan by Dobri Engineering Ltd., dated May 24, 2023;

- Geotechnical Investigation prepared by GHD Ltd., dated April 11, 2022;
- Stormwater Management Report prepared by Dobri Engineering Ltd., dated May 24, 2023;
- Tree Inventory and Assessment Report by Cressman Tree Maintenance & Landscaping Ltd., dated January 13, 2023;
- Tree Protection Zones Letter by Cressman Tree Maintenance & Landscaping Ltd., dated February 24, 2023;
- Traffic Brief by Jewell Engineering Ltd., dated April 4, 2023;
- Environmental Noise Feasibility Study by Valcoustics Canada Ltd., dated January 25, 2023.

### CONSISTENCY WITH THE PROVINCIAL POLICY STATEMENT (2020)

The *Provincial Policy Statement* (PPS) applies to all planning applications effective May 1, 2020. It provides policy direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters “shall be consistent with” the PPS. **Table 2**, below, demonstrates how the Applications for Rezoning and Site Plan Approval are consistent with the PPS. The left column of the chart consists of the relevant policies in *italics*, while the planning analysis is provided in the right column.

TABLE 2: PPS POLICY ANALYSIS

PPS POLICIES	PLANNING ANALYSIS
<b>1.0 BUILDING STRONG HEALTHY COMMUNITIES</b>	
<b>1.1 MANAGING AND DIRECTING LAND USE TO ACHIEVE EFFICIENT AND RESILIENT DEVELOPMENT AND LAND USE PATTERNS</b>	
<p><i>1.1.1 Healthy, liveable and safe communities are sustained by:</i></p> <p><i>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</i></p> <p><i>b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-</i></p>	<p><b>a)</b> The proposed redevelopment is within a built-up urban serviced area and will not require the extension of a settlement area, infrastructure or public service facilities. On this basis, the proposed redevelopment is anticipated to sustain the financial well-being of the Province and municipality and contribute to the Town of Cobourg’s tax base.</p> <p><b>b)</b> The addition of market-based rental back-to-back townhouses will contribute toward a greater variety and availability of housing types and tenures (see <b>Tables 3 and 5</b>) in an innovative building</p>

PPS POLICIES	PLANNING ANALYSIS
<p><i>term care homes), recreation, park and open space, and other uses to meet long-term needs;</i></p> <p><i>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</i></p> <p><i>e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</i></p> <p><i>f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;</i></p> <p><i>g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;</i></p> <p><i>h) promoting development and land use patterns that conserve biodiversity; and</i></p> <p><i>i) preparing for the regional and local impacts of a changing climate.</i></p>	<p>form to help accommodate housing need in the Town of Cobourg. Three of the units will be barrier-free and geared toward older persons.</p> <p><b>c)</b> The proposed redevelopment is on municipally serviced land with no setback reductions or known environmental hazards. On this basis, there are no apparent environmental or public health and safety concerns.</p> <p><b>e)</b> The subject lands are serviced lots of record, located adjacent to a public transit stop and a major arterial road. With a density of 37 units per net hectare, the proposed development is a form of transit-supportive intensification that will help optimize future and existing public transit investments.</p> <p><b>f)</b> The proposed redevelopment will offer three barrier-free units and consist of barrier-free pathways to nearby amenities and transit.</p> <p><b>g)</b> The subject lands are presently serviced by municipal water and sewage. The existing sewage service line will have an inspection manhole at the property line and a new line installed from the manhole to the building. The water service will be upgraded if necessary.</p> <p><b>h)</b> The Landscape Plan prepared for the proposed redevelopment features a mix of native species and retains existing trees where possible to maintain Cobourg's urban forest.</p> <p><b>i)</b> The Stormwater Management Plan for the proposed redevelopment has been prepared in consideration of the regional and local impacts of</p>

PPS POLICIES	PLANNING ANALYSIS
	<p>a changing climate by controlling runoff through to current 100-yr storm event regulations. Pervious surfaces have also been maximized and exceed the R4 Zone minimum by over 1.3 times.</p>
<p><i>1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.</i></p> <p><i>Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.</i></p>	<p>The proposal is a form of infill / redevelopment intensification within a designated settlement area that will assist the Town in providing projected needs over a 25-year planning horizon.</p>
<b>1.1.3 Settlement Areas</b>	
<p><i>1.1.3.1 Settlement areas shall be the focus of growth and development.</i></p>	<p>The subject property is located within the Town of Cobourg, a designated settlement area of the Growth Plan.</p>
<p><i>1.1.3.2 Land use patterns within settlement areas, land use patterns shall be based on densities and a mix of land uses which:</i></p> <ul style="list-style-type: none"> <li><i>a) efficiently use land and resources;</i></li> <li><i>b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</i></li> </ul>	<ul style="list-style-type: none"> <li><b>a)</b> Redevelopment of the subject property in the form of infill intensification is considered a more efficient use of land and resources.</li> <li><b>b)</b> Two dwelling units are to be replaced by 11 dwelling units, within the Cobourg built boundary and settlement area, which will more efficiently use existing infrastructure and public service facilities without the need for their unjustified and / or uneconomical expansion.</li> </ul>

PPS POLICIES	PLANNING ANALYSIS
<p><i>c) minimize negative impacts to air quality and climate change, and promote energy efficiency;</i></p> <p><i>d) prepare for the impacts of a changing climate;</i></p> <p><i>e) support active transportation;</i></p> <p><i>f) are transit-supportive, where transit is planned, exists or may be developed;</i></p> <p><i>Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</i></p>	<p><b>c)</b> The proposed building will be subject to current Ontario Building Code and Ministry of the Environment, Conservation and Parks (MECP) regulations. There will be no new road creation, and the proposed housing units' proximity to a shopping node will help minimize the length and number of vehicle trips. On such bases, negative impacts to air quality and climate change are anticipated to be mitigated within regulatory standards.</p> <p><b>d)</b> A Stormwater Management Report has been prepared in support of the proposed redevelopment and has considered the impacts of a changing climate. The Site Plan maximizes pervious surfaces by providing landscaped open space 1.3 times the required R4 Zone minimum.</p> <p><b>e)</b> The proposed building is supportive of active transportation, with walkways directly connecting with the sidewalk and providing access to a conservation area and park nearby.</p> <p><b>f)</b> The proposed building is transit-supportive and offers an increase in density from 10 to 37 dwelling units per net hectare. An existing transit stop is located along the frontage of the site.</p>
<p><b>1.1.3.3</b> <i>Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or</i></p>	<p>The subject lands are located along William Street, a bus transit route. The proposed redevelopment is a form of transit-supportive intensification and will contribute to the supply of housing options (see <b>Table 3</b>) by offering an</p>

PPS POLICIES	PLANNING ANALYSIS
<p><i>areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</i></p>	<p>innovative back-to-back townhouse format.</p>
<p><b>1.1.3.4</b> <i>Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</i></p>	<p>The proposed redevelopment will be on full municipal services and will adhere to Ontario Building Code and Zoning By-law standards, with no site-specific provisions. On this basis, the proposed redevelopment avoids or mitigates risks to public health and safety.</p>
1.4 HOUSING	
<p><b>1.4.1</b> <i>To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</i></p> <p><i>a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development;</i></p>	<p><b>a)</b> The proposed rezoning will assist the Town of Cobourg in accommodating forecasted residential growth through infill redevelopment intensification of a site designated for residential development, and will provide an innovative building form to help accommodate housing need in the Town of Cobourg by enhancing the range and mix of options available. See <b>Table 3: Dwelling Structural Type Summary</b>, below. Back-to-back townhouses are considered in the “Other” category, which represents 0.5 % of the dwelling types available.</p>
1.6 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES	
1.6.6 Sewage, Water and Stormwater	
<p><b>1.6.6.1</b> <i>Planning for sewage and water services shall:</i></p> <p><i>a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:</i></p> <p><i>1. municipal sewage services and municipal water services;</i></p>	<p><b>a)</b> The subject lands are presently serviced by municipal water and sewage that will be more efficiently used and optimized by adding users from the proposed redevelopment intensification project, which is promoted.</p>

PPS POLICIES	PLANNING ANALYSIS
<p><i>d) integrate servicing and land use considerations at all stages of the planning process; and</i></p> <p><i>e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.</i></p>	<p><b>d)</b> A Servicing Plan has been prepared in support of the proposed redevelopment, which will be integrated into the Site Plan Control planning approval process.</p> <p><b>e)</b> Policy 1.6.6.2 is analyzed below.</p>
<p><b>1.6.6.2</b> <i>Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.</i></p>	<p>The site is serviced by municipal sewage and water, which is the preferred form of servicing, and the proposed redevelopment intensification will optimize its use.</p>
<p><b>1.6.6.7</b> <i>Planning for stormwater management shall:</i></p> <p><i>a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;</i></p> <p><i>b) minimize, or, where possible, prevent increases in contaminant loads;</i></p>	<p><b>a)</b> Planning for storm water management has been integrated with sewage and water services in the Servicing Plan and Stormwater Management Report prepared in support of the proposed redevelopment. The existing sewage service line will have an inspection manhole installed at the property line, a new sewage line from the manhole to the building will be installed and the water service will be upgraded if necessary, all at the expense of the developer.</p> <p><b>b)</b> A Stormwater Management Report and Erosion and Sediment Control Plan have been prepared in support of the proposed redevelopment. An oil-grit separator will provide adequate storm water quality control and minimize contaminant loads.</p>

PPS POLICIES	PLANNING ANALYSIS
<p><i>c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;</i></p> <p><i>d) mitigate risks to human health, safety, property and the environment;</i></p> <p><i>e) maximize the extent and function of vegetative and pervious surfaces; and</i></p> <p><i>f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.</i></p>	<p><b>c)</b> Tree plantings and swales will be provided to minimize erosion and changes in water balance and prepare for climate change impacts through effective storm water management including natural infiltration methods.</p> <p><b>d)</b> The proposed redevelopment will meet the standards of the Ontario Building Code with no reductions to required setbacks, and is intended to mitigate risks to human health, safety, property and the environment.</p> <p><b>e)</b> The extent and function of vegetative and pervious surfaces have been maximized, exceeding the R4 Zone requirements by 1.3 times.</p> <p><b>f)</b> Best practices for storm water management have been implemented through maximized landscaped areas and use of grassy swales.</p>
<b>1.6.7 Transportation Systems</b>	
<p><b>1.6.7.2</b> <i>Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.</i></p>	<p>The site directly connects with sidewalks and transit routes along William Street, and its redevelopment can increase efficiency of existing infrastructure.</p>
<p><b>1.6.7.4</b> <i>A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.</i></p>	<p>Redevelopment of the subject property will intensify residential use in proximity to a shopping node and an abutting transit corridor, which can assist in minimizing the length and number of vehicle trips and support current and future use of transit and active transportation.</p>

PPS POLICIES	PLANNING ANALYSIS
<b>1.8 ENERGY CONSERVATION, AIR QUALITY AND CLIMATE CHANGE</b>	
<p><i>1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:</i></p> <ul style="list-style-type: none"> <li><i>a) promote compact form and a structure of nodes and corridors;</i></li> <li><i>e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;</i></li> <li><i>f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and</i></li> <li><i>g) maximize vegetation within settlement areas, where feasible.</i></li> </ul>	<ul style="list-style-type: none"> <li><b>a)</b> The proposed redevelopment on serviced lots of record within the built boundary is a form of intensification and represents compact residential form, which is promoted.</li> <li><b>e)</b> The subject property is located along a transit corridor and its intensification is understood to be at a transit-supportive density.</li> <li><b>f)</b> It is intended to redevelop the site with new construction that will meet current energy-efficient standards of the Ontario Building Code. The orientation of the building will help maximize sun exposure to the principal east and west façades and the majority of fenestration. Lastly, vegetation plantings will help to mitigate the impacts of a changing climate.</li> <li><b>g)</b> The proposed redevelopment will retain existing trees where feasible and will provide 1.3 times the minimum landscaped open space required for the requested R4 Zone. A Landscape Plan has been prepared with a variety of trees, shrubs and planting beds for cover, shade and screening.</li> </ul>

TABLE 3: TOWN OF COBOURG DWELLING TYPE SUMMARY

Dwelling Structural Type	No. of Dwellings	% of Dwellings
Single-detached	5,060	58.6
Semi-detached	405	4.7
Row (Townhouse)	1,015	11.7
Duplex	145	1.7
Apartment (< 5 storeys)	1,610	18.6
Apartment (> 5 storeys)	365	4.2
Other	40	0.5
<b>TOTAL</b>	<b>8,640</b>	<b>100</b>

Source: 2021 Census data from Statistics Canada.

### CONSISTENCY WITH THE GROWTH PLAN (2019)

*A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (Growth Plan) has applied to all planning applications within its plan area upon taking effect on May 16, 2019. Subsequently, an amendment (Amendment 1) was approved by the Lieutenant Governor in Council, Order in Council No. 1244/2020 and took effect on August 28, 2020. The nature of Amendment 1 is to ensure consistency with the 2020 Provincial Policy Statement (PPS) and largely pertains to updated growth projections and additional definition of terms. The Growth Plan builds on the PPS and provides policy direction on matters related to land use planning and development within the Greater Golden Horseshoe. **Table 4**, below, demonstrates how the Applications for Rezoning and Site Plan Approval are consistent with the Growth Plan. The policies are listed in the left column of the chart in *italics*, while the planning analysis is provided in the right column.

TABLE 4: GROWTH PLAN ANALYSIS

GROWTH PLAN POLICIES	PLANNING ANALYSIS
<b>2. WHERE AND HOW TO GROW</b>	
<b>2.2 POLICIES FOR WHERE AND HOW TO GROW</b>	
<b>2.2.1 Managing Growth</b>	
<p><i>2. Forecasted growth to the horizon of this Plan will be allocated based on the following:</i></p> <p><i>a) the vast majority of growth will be directed to settlement areas that:</i></p> <p><i>i. have a delineated built boundary;</i></p>	<p><b>a)</b> The subject property is located within the settlement area of Cobourg.</p> <p><b>i.</b> The proposed redevelopment is within the Town of Cobourg’s “Built Boundary” as delineated on Schedule ‘A’ of its Official Plan.</p>

GROWTH PLAN POLICIES	PLANNING ANALYSIS
<ul style="list-style-type: none"> <li><i>ii. have existing or planned municipal water and wastewater systems;</i></li> <li><i>iii. can support the achievement of complete communities;</i></li> <li><i>c) within settlement areas, growth will be focused in:</i> <ul style="list-style-type: none"> <li><i>i. delineated built-up areas;</i></li> <li><i>iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned;</i></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><i>ii. The proposed redevelopment will have access to existing municipal water and wastewater systems.</i></li> <li><i>iii. Complete communities are “compact, transit-supportive, and make effective use of investments in infrastructure and public service facilities” (Section 1.2). The subject property fronts onto William Street, an arterial road servicing an employment area and lined with public transit stops and sidewalks. These features will support the achievement of a complete community.</i></li> <li><i>c) Rezoning of the subject property in the designated settlement area of Cobourg focuses growth according to the following criteria:</i> <ul style="list-style-type: none"> <li><i>i. The site is within the Growth Plan-delineated “Built-Up Area” for the Town of Cobourg.</i></li> <li><i>iii. The proposed redevelopment is located on William Street, a major arterial with existing transit service.</i></li> </ul> </li> </ul>
<b>2.2.2 Delineated Built-up Areas</b>	
<p><i>3. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:</i></p> <ul style="list-style-type: none"> <li><i>a) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;</i></li> </ul>	<p>The Town of Cobourg has an intensification target. See our analyses of Growth Plan policies 2.2.6 1. a), b) &amp; e) and the County of Northumberland’s Official Plan (<b>Table 6</b>), below.</p> <ul style="list-style-type: none"> <li><i>a) The proposed redevelopment site is located along a major arterial with an existing transit route, which is to be a key focus of intensification.</i></li> </ul>

GROWTH PLAN POLICIES	PLANNING ANALYSIS
<p><i>b) identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;</i></p> <p><i>c) encourage intensification generally throughout the delineated built-up area;</i></p> <p><i>d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;</i></p> <p><i>e) be implemented through official plan policies and designations, updated zoning and other supporting documents.</i></p>	<p><b>b)</b> The proposed back-to-back townhouse orientation and massing carefully considers transition to the adjacent areas through its 2-storey height and stepbacks, which are considered appropriate in type and scale.</p> <p><b>c)</b> The proposed redevelopment is considered infill/redevelopment intensification and is within the delineated “Built Boundary” of the Town of Cobourg’s Official Plan.</p> <p><b>d)</b> The proposed rezoning will allow for and support the achievement of a complete community. (See analysis of policy 2.2.1 2.c) <i>iii.</i>, above).</p> <p><b>e)</b> Rezoning of the site will permit the implementation of the Growth Plan’s intensification policies. The proposed use and density is permitted and no Official Plan amendment is required. The subject application requests to update the Zoning By-law in order to permit intensification of the site.</p>
<b>2.2.6 Housing</b>	
<p><b>1.</b> <i>Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:</i></p> <p><i>a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:</i></p> <p><i>i. identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet</i></p>	<p><b>a)</b> The proposed redevelopment offers additional housing choices that will help meet the projected needs of current and future residents according to the minimum intensification target of 39% for the Town of Cobourg set by County of Northumberland’s Official Plan. (See <b>Table 6</b>, below.)</p>

GROWTH PLAN POLICIES	PLANNING ANALYSIS
<p><i>projected needs of current and future residents;</i></p> <p><i>b) identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);</i></p> <p><i>e) implement policy 2.2.6.1 a), b) and c) through official plan policies and designations and zoning by-laws.</i></p>	<p><b>b)</b> The proposed Rezoning and Site Plan represent uses of appropriate land use planning tools to support the implementation of Growth Plan policy 2.2.6.1 a) in regard to housing.</p> <p><b>e)</b> Rezoning of the site will permit the implementation of the Growth Plan’s intensification policies. The proposed use and density is permitted and no Official Plan amendment is required. The subject application requests to update the Zoning By-law in order to permit intensification of the site.</p>
<p><b>2.</b> <i>Notwithstanding policy 1.4.1 of the PPS, 2014, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:</i></p> <p><i>a) planning to accommodate forecasted growth to the horizon of this Plan;</i></p> <p><i>b) planning to achieve the minimum intensification and density targets in this Plan;</i></p> <p><i>c) considering the range and mix of housing options and densities of the existing housing stock; and</i></p>	<p>Approval of the redevelopment will support the achievement of a complete community in the following manner:</p> <p><b>a)</b> The proposed redevelopment will assist in accommodating the Town of Cobourg’s forecast population growth of 2,696 additional residents by 2041.</p> <p><b>b)</b> The proposed 11-unit back-to-back townhouse building will help contribute toward the 39% minimum intensification target and 1,305 medium density units forecasted for the Town of Cobourg. (See <b>Table 6</b>, below.)</p> <p><b>c)</b> The proposed redevelopment is located on the fringe of a stable residential area and considers the existing predominance of single-detached dwellings in the surrounding neighbourhood by offering an architecturally innovative building form.</p>

GROWTH PLAN POLICIES	PLANNING ANALYSIS
<i>d) planning to diversify their overall housing stock across the municipality.</i>	<b>d)</b> By offering a building form that is not commonplace in the municipality, back-to-back townhouses contribute toward diversification of the housing stock across the Town of Cobourg.
<b>3.</b> <i>To support the achievement of complete communities, municipalities will consider the use of available <u>tools to require</u> that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.</i>	The proposed rezoning utilizes an available land use planning tool to support the achievement of a complete community. Although the Zoning By-law does not require different unit sizes, one- and two-bedroom units with two floor plans will be provided by the proposed building.

TABLE 5: TOWN OF COBOURG RENTAL MARKET STATISTICS

Unit Type	Unit Size	# of Units	% Vacancy
Row	<i>Bachelor</i>	0	**
	<i>1 Bedroom</i>	6	**
	<i>1 Bedroom</i>	25	**
	<i>3+ Bedroom</i>	122	**
	<b>Subtotal</b>	153	**
Apartment	<i>Bachelor</i>	38	**
	<i>1 Bedroom</i>	259	**
	<i>2 Bedroom</i>	652	**
	<i>3+ Bedroom</i>	64	**
	<b>Subtotal</b>	1,013	**
<b>TOTAL</b>		1,166	1.8

Source: 2022 CMHC Rental Market Survey.

### CONFORMITY TO THE COUNTY OF NORTHUMBERLAND OFFICIAL PLAN (2016)

The *County of Northumberland Official Plan* was approved by the Ontario Municipal Board on November 23, 2016, and it has incorporated relevant policies of the Growth Plan. Under Schedule 'A' – Land Use Plan, the subject property is designated “*Urban Area*”. **Table 6**, below, demonstrates how the Applications for Rezoning and Site Plan Approval conform to the policies of the County of Northumberland Official Plan. Relevant policies are listed in the left column of the chart in *italics*, while the planning analysis is provided in the right column.

TABLE 6: COUNTY PLAN ANALYSIS

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS										
<b>B GROWTH MANAGEMENT</b>											
<b>B1 URBAN AREAS/RURAL SETTLEMENT AREAS</b>											
<i>Urban areas and rural settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.</i>	The proposed development is located within the Cobourg Urban Area as designated on Schedule 'A' – Land Use of the County of Northumberland Official Plan, which shall be the focus of growth.										
<b>B7 HOUSING FORECAST</b>											
<p style="text-align: center;"><i>Table H (extract)</i> <i>Housing Forecasts for 2034 by Municipality</i></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2" style="text-align: center;">Cobourg</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;"><i>Low Density</i></td> <td style="text-align: center;">919</td> </tr> <tr> <td style="text-align: left;"><i>Medium Density</i></td> <td style="text-align: center;">1,305</td> </tr> <tr> <td style="text-align: left;"><i>High Density</i></td> <td style="text-align: center;">872</td> </tr> <tr> <td style="text-align: left;">Total</td> <td style="text-align: center;">3,096</td> </tr> </tbody> </table>	Cobourg		<i>Low Density</i>	919	<i>Medium Density</i>	1,305	<i>High Density</i>	872	Total	3,096	The proposed 11-unit redevelopment will assist in fulfilling the 1,305 Medium Density housing units in Cobourg forecasted for 2034.
Cobourg											
<i>Low Density</i>	919										
<i>Medium Density</i>	1,305										
<i>High Density</i>	872										
Total	3,096										
<b>B8 ACCOMMODATING GROWTH WITHIN URBAN AREAS AND RURAL LANDS IN MUNICIPALITIES</b>											
<b>B8.1 Servicing Growth</b>											
<p><i>a) Planning for sewage and water services shall:</i></p> <ul style="list-style-type: none"> <li><i>i) Direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:</i> <ul style="list-style-type: none"> <li><i>1. Municipal sewage services and municipal water services;</i></li> </ul> </li> <li><i>iv) Integrate servicing and land use considerations at all stages of the planning process;</i></li> </ul>	<ul style="list-style-type: none"> <li><i>i) The proposed redevelopment intensification is on land that is presently serviced by municipal water and sewage that will promote its efficient use and optimization.</i></li> <li><i>iv) A Servicing Plan has been prepared in support of the proposed redevelopment, which will be integrated into the Site Plan Control planning approval process.</i></li> </ul>										

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<b>B9 MINIMUM INTENSIFICATION TARGET</b>	
<p><i>The Cobourg Urban Area has a minimum intensification target of 39% of the projected population growth for the County of Northumberland in the form of intensification (Table 1 Minimum Intensification Target in Planning Period).</i></p>	<p>The proposed redevelopment is located within the Built Boundary of the Cobourg Urban Area and will assist in achieving the minimum intensification target of 39%, with an increase in density from 10 to 37 units per net hectare on the rezoned site.</p>
<b>C LAND USE DESIGNATIONS</b>	
<b>C1 URBAN AREAS / RURAL SETTLEMENT AREAS</b>	
<b>C1.1 Complete Communities</b>	
<p><i>The County encourages each of the six urban areas to become complete communities where there is:</i></p> <ul style="list-style-type: none"> <li><i>a) A strong live/work ratio, where the majority of residents are employed in the community in which they live;</i></li> <li><i>d) A range of housing types for all levels of income and ages;</i></li> <li><i>b) A population level and density that supports the provision of public transit, where feasible.</i></li> </ul>	<ul style="list-style-type: none"> <li><b>a)</b> The subject property is located within the Urban Area of the Town of Cobourg in proximity to an existing commercial node. Direct access to Cobourg’s arterial road network is also provided. These features are conducive to a strong live/work ratio.</li> <li><b>d)</b> The provision of one- and two-storey back-to-back rental townhouse units will assist the Town of Cobourg in catering to the housing needs of residents of different incomes and ages.</li> <li><b>h)</b> The population level and density of the Town of Cobourg currently supports two on-demand transit routes, with stops along William Street. Intensification along William Street will further support public transit by adding potential users.</li> </ul>
<b>C1.2 General Land Use Objectives for Urban Areas</b>	
<b>C1.2.1 Residential Areas</b>	
<p><i>It is the objective of this Plan to:</i></p> <ul style="list-style-type: none"> <li><i>a) Maintain and enhance the character and identity of existing residential areas;</i></li> </ul>	<ul style="list-style-type: none"> <li><b>a)</b> The proposed redevelopment considers the character of the neighbourhood and its design seeks to provide mitigate its impact on the surrounding area by providing adequate setbacks, stepbacks and façade articulation.</li> </ul>

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>b) Encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires while promoting the maintenance and improvement of existing housing;</i></p> <p><i>c) Promote the efficient use of existing and planned infrastructure and public service facilities by supporting opportunities for various forms of residential intensification, where appropriate;</i></p> <p><i>f) Encourage a high standard of urban design for development and redevelopment;</i></p>	<p><b>b)</b> The proposed redevelopment will provide housing in an architecturally innovative format. The range of single-storey and number of bedrooms can accommodate the needs and desires of persons with diverse backgrounds.</p> <p><b>c)</b> The proposed redevelopment is a form of residential intensification that will more efficiently use existing infrastructure and public service facilities by adding users, which is supported.</p> <p><b>f)</b> The design of the redevelopment will provide a context-sensitive transition in built-form at the edge of an established residential area and reflect a positive image for the Town of Cobourg.</p>
<b>C1.5 Housing Policies</b>	
<b>C1.5.1 Goals</b>	
<p><i>It is the goal of this Plan to meet the County's current and future housing needs by:</i></p> <p><i>b) Ensuring the provision of an appropriate range of housing types and densities to meet the needs of current and future residents;</i></p> <p><i>i) Encouraging the development and redevelopment of lands within settlement areas and in appropriate locations at higher densities to maximize the use of infrastructure;</i></p>	<p><b>b)</b> The proposed redevelopment will provide an underrepresented housing type that will assist the County in meeting the needs of current and future residents.</p> <p><b>i)</b> The proposed rezoning will permit redevelopment of land within Cobourg's settlement area along an arterial road at the fringe of a stable residential area, which is considered an appropriate location.</p>
<b>C1.5.2 General Policies</b>	
<p><i>The County supports:</i></p> <p><i>a) Residential intensification and redevelopment within urban areas and rural settlement areas, where an appropriate level of infrastructure and</i></p>	<p><b>a)</b> The proposed residential redevelopment intensification is within a designated urban area on land that is presently serviced by municipal water and sewage, which is considered an appropriate level of</p>

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>public service facilities are or will be available in the immediate future and subject to the policies of this Plan;</i></p>	<p>infrastructure and is supported by the Plan. The existing sewage service line will have an inspection manhole at the property line and a new line installed from the manhole to the building. The water service will be upgraded if necessary.</p>
<b>C1.5 Land Supply</b>	
<p><i>All of the urban areas in the County are collectively required to:</i></p> <p><i>a) Maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development;</i></p>	<p><b>a)</b> See analysis of PPS 1.4.1 a), above.</p>
<b>E LAND USE DESIGNATIONS</b>	
<b>E2 TRANSPORTATION</b>	
<b>E2.1 Objectives</b>	
<p><i>It is the objective of this Plan to:</i></p> <p><i>k) Encourage the efficient use of land along transportation corridors to maximize the use of public transit;</i></p>	<p><b>k)</b> The proposed redevelopment infill intensification will allow for a more efficient use of land and is considered transit-supportive by adding potential users through increased density along a transportation corridor. (See analysis of C1.1 h., above.)</p>

### CONFORMITY TO THE TOWN OF COBOURG OFFICIAL PLAN (2017)

The *Town of Cobourg Official Plan* underwent a five-year review in 2010 and was subsequently adopted by the Cobourg Municipal Council and approved by the Ministry of Municipal Affairs and Housing (MMAH). Following an appeal, it was approved by the Ontario Municipal Board in May, 2017. The subject lands are designated “Residential Area” and within the designated “Built Boundary” and “Stable Residential Area” on Schedule ‘A’ Land Use Plan of the Town’s Official Plan.

The site is located on the west side of William Street, a designated “Arterial” on Schedule ‘E’ Transportation Plan. William Street also consists of a designated “Transit Route” and “Potential Pedestrian / Bicycle Path”. **Table 7**, below, demonstrates how the Applications for Rezoning and Site Plan Approval conforms to the Cobourg Official Plan. Relevant policies are listed in the left column of the chart in *italics*, while the planning analysis is provided in the right column.

**TABLE 7: COBOURG OFFICIAL PLAN ANALYSIS**

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<b>2. COMMUNITY VISION, PRINCIPLES AND OBJECTIVES</b>	
<b>2.4 COMMUNITY DEVELOPMENT PRINCIPLE: PROTECT THE NATURAL ENVIRONMENTAL HERITAGE</b>	
<i>i) To maintain and enhance the natural systems in the Town of Cobourg and recognize that such systems extend beyond the Town boundaries;</i>	i) Further to pre-consultation, no Environmental Impact Study is required; however, the Landscaping Plan has carefully considered the maintenance of the urban forest by retaining existing trees where possible and maximizing new tree plantings.
<b>2.5 COMMUNITY DEVELOPMENT PRINCIPLE: HEALTHY AND ECONOMICALLY VIABLE COMMUNITY</b>	
<i>viii) To provide for a choice with respect to secure, adequate and affordable housing including a full range of housing options for seniors</i>	viii) The proposed development will provide additional accessible and maintenance-free rental housing options for seniors in an established neighbourhood.
<b>2.6 COMMUNITY DEVELOPMENT PRINCIPLE: FINANCIAL FEASIBILITY</b>	
<i>i) To keep the capital and operating costs of public sector development in the Town of Cobourg at a level that can be borne financially by residents and businesses;</i>	i) The proposed redevelopment is within a built-up urban serviced area and will not require the extension of infrastructure or public service facilities. On this basis, the proposed redevelopment is anticipated to sustain the financial well-being of the Town of Cobourg.

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<b>2.7 DESIGN PRINCIPLES</b>	
<p><b>iii) Promote Active Transportation –</b> <i>Active transportation will promote the priority of pedestrian, cyclists and transit over vehicles through the design of streets and their boulevards.</i></p> <p><b>v) Provide a Variety of Housing –</b> <i>Residential neighbourhoods will contain a mix of lot sizes, housing types and styles to promote a strong sense of place for residents. A variety of housing types, including affordable housing, will respond to the varied needs of the future population by allowing people to age-in-place in the same neighbourhood.</i></p> <p><b>viii) Promote Healthy Lifestyles and Physical, Mental and Spiritual Well-being –</b> <i>Compact mixed use development encourages alternative modes of transportation and a well connected Greenlands System affords year-round recreational opportunities, promoting a healthy and active lifestyle for the residents of the Town of Cobourg.</i></p>	<p><b>iii)</b> The Cobourg Official Plan for the immediate portion of William Street where the subject lands are located identifies a Potential Pedestrian / Bicycle Path on Schedule ‘E’ Transportation Plan. If constructed, it would promote active transportation in the area abutting the proposed redevelopment for current and future residents.</p> <p><b>v)</b> The rezoning will allow for an architecturally innovative rental-tenure dwelling type in an established neighbourhood that is currently predominantly comprised of freehold single-detached dwellings. It will also provide a greater variety and availability of housing for the future population by allowing its residents to age-in-place.</p> <p><b>viii)</b> The proposed redevelopment is situated across William Street from the James Cockburn Park, part of the Greenlands System. To reiterate, the redevelopment will also connect to the potential pedestrian/bicycle path planned along William Street, shown on Schedule ‘B’ of the Cobourg Official Plan. The proposed rezoning will allow for compact development that encourages alternative modes of transportation.</p>

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<b>3. LAND USE STRATEGY</b>	
<b>3.2 COMMUNITY STRUCTURE AND GROWTH MANAGEMENT STRATEGY</b>	
<b>3.2.1 Existing Community Structure</b>	
<p><b>iii) Residential Areas:</b> <i>Existing and future residential areas which are primarily low density in nature and include related uses such as parks and schools.</i></p>	<p><b>iii)</b> The proposed redevelopment is located within a 'Residential Area' on Schedule 'A' of the Official Plan.</p>
<b>3.2.2 Growth Management Related Structural Elements</b>	
<p><b>i) Built Boundary</b>  <i>Schedule "A" identifies the "Built Boundary" as determined by the Province. Lands within the boundary are considered to be those parts of the Town that are already developed as of June 2006. Any development within the Built Boundary is considered intensification and contributes to the intensification target in Section 3.2.3 of the Official Plan.</i></p>	<p><b>i)</b> The subject property is located within the "Built Boundary" shown on Schedule 'A' of the Official Plan. The proposed redevelopment is considered intensification and will contribute to the intensification target of 39.34% as stated in Section 3.2.3 v) of the Official Plan.</p>
<p><b>iv) Stable Residential Areas</b>  <i>Stable Residential Areas as designated on Schedule "A" consist of existing residential neighbourhoods where intensification potential would be modest and incremental.</i></p>	<p><b>iv)</b> The proposed redevelopment is located on the fringe of a Stable Residential Area and its 1- to 2-storey height will provide an incremental transition in built form on a modest scale that is below the allowable maximum density according to the Official Plan. (See 3.4.3.3. ii).</p>
<b>3.2.3 Growth Management Strategy</b>	
<p><b>vi)</b> <i>To achieve the Town's intensification target, the Town shall implement the following Intensification Strategy:</i></p>	<p><b>vi)</b> The rezoned lot will permit intensification of the built form by redevelopment in the following manner:</p>

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p>b) <i>Permit limited intensification within Stable Residential Areas of a scale and built form that reflects the surrounding area, subject to the criteria of Section 3.4.</i></p> <p>e) <i>Review existing zoning regulations and other development standards to remove barriers to intensification including parking standards and setback requirements, while still ensuring that new development respects the scale and built form of the surrounding area and conforms with the policies of the Official Plan;</i></p>	<p>b) The proposed redevelopment is located on the fringe of a Stable Residential Area and its 1- to 2-storey height reflects the built form of its surrounding area.</p> <p>e) The proposed rezoning will enable intensification through redevelopment of the subject lands. No site-specific provisions are required to accommodate the proposed redevelopment. It is understood that its scale and built form will provide a transition to the neighbouring Mixed Use Area that forms part of a Major Intensification Area.</p>
<b>3.4 RESIDENTIAL AREA</b>	
<b>3.4.2 Permitted Uses, Buildings and Structures</b>	
<p><i>The permitted uses, buildings and structures are:</i></p> <p><b>ii)</b> <i>medium density residential including townhouse dwellings, low rise apartments and stacked townhouses;</i></p>	<p><b>ii)</b> The proposed redevelopment will feature back-to-back townhouses at medium density (see 3.4.3.3. ii)), which is permitted.</p>
<b>3.4.3 Land Use Policies</b>	
<b>3.4.3.1 Stable Residential Areas</b>	
<p><i>Stable residential areas are physically stable low density residential areas where potential new development or redevelopment is limited. Any intensification will be modest and incremental occurring through changes such as development of vacant lots and accessory apartments. Applications for new development in such areas shall be evaluated based on their ability to generally maintain the following elements of the structure and character of the immediate surrounding residential area:</i></p>	<p>The proposed redevelopment's ability to maintain structural and characteristic elements of the immediate surrounding residential area is summarized in the following:</p> <p><b>i)</b> The proposed redevelopment is located on the fringe of a Stable Residential Area and will provide a transition in density on a scale that is compatible with the surrounding environment. The proposed building is below allowable density</p>

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>i) scale of development with respect to the height, massing and density of adjacent buildings and is appropriate for the site;</i></p> <p><i>ii) respects the nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to buildings;</i></p> <p><i>iii) respects the relationship between the rear wall of buildings and rear yard open spaces;</i></p>	<p>and building height and is comparable to adjacent 1- and 2-storey buildings, with stepbacks at each end to diminish its massing.</p> <p><b>ii)</b> The proposed redevelopment's adherence to the provisions of the Proposed R4 Zone and Urban and Landscape Design Guidelines respects the nature of the streetscape with meeting for exceeding setbacks, front landscaped areas with parking relegated to the rear and direct pedestrian access to primary entrances from public sidewalk.</p> <p><b>iii)</b> The proposed building and rear yard back onto the rear wall of neighbouring buildings and rear yards, with its rear yard being over 2 times the R4 Zone minimum requirement.</p>
<b>3.4.3.3 Density</b>	
<p><i>The density ranges for residential development shall be:</i></p> <p><b>ii) Medium Density</b></p> <p><i>a) 20 units per net hectare (8 units per net acre) minimum</i></p> <p><i>b) 50 units per net hectare (20 units per net acre) maximum.</i></p>	<p>The proposed redevelopment is considered Medium Density Residential at a residential density of 37 units per net hectare, which is below the allowable maximum.</p>
<b>3.4.3.4 Height</b>	
<p><i>The maximum height for residential development shall be three storeys in Stable Residential Areas and four storeys in New Residential Areas.</i></p>	<p>The proposed redevelopment is located in a Stable Residential area and will have a height of one to two storeys, which is below the allowable maximum.</p>

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<b>4. GREENLANDS SYSTEM AND SUSTAINABILITY STRATEGY</b>	
<b>4.5 TREE CONSERVATION AND PLANTING</b>	
<b>4.5.1 Tree Conservation</b>	
<p><i>It shall be a priority to preserve significant trees and other natural vegetation which occur in and adjacent to the Environmental Constraint Area. In addition, to the lands in the Environmental Constraint Area designation and in the Park Land System, it is the objective of the Town to maintain and enhance existing woodlots, and trees wherever possible and to encourage the planting of new woodlots and individual trees.</i></p>	<p>Further to pre-consultation, no Environmental Impact Study is required to support the subject Rezoning as it is not within a reasonable distance to an Environmental Constraint Area; however, the Landscaping Plan has carefully considered the maintenance of the urban forest by retaining existing trees where possible and maximizing new tree plantings.</p>
<b>4.5.2 Development Applications</b>	
<p><i>Any person who has entered into an approved development agreement with the Town may remove trees in accordance with that agreement and the provisions of the Town's Tree Preservation By-law. Where new development is to occur on a piece of land plan and an Arborist Report or similar report prepared by a qualified professional acceptable to the Town, shall be submitted and approved by the Town, either at the time of application or as a condition of approval at the direction of the Town. The Town shall consider the Tree Preservation Guidelines which form part of the Tree Preservation By-law in evaluating such plans and reports.</i></p> <p><i>In addition, such an analysis shall:</i></p> <p><i>i) address the nature and condition of the tree resources potentially affected by the development;</i></p>	<p>A Tree Inventory and Assessment Report has been prepared in support of the proposed development by an I.S.A. Board-Certified Master Arborist.</p> <p>i) The nature and condition of each tree on the property is described and analysed in the report.</p>

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>ii) provide recommendations for tree retention and removal based on the quality of the trees, species tolerance, proposed development impacts and opportunities for mitigation, as well as a program of replanting and vegetation enhancements for new development which impacts on tree stands;</i></p> <p><i>iv) address the potential impact of development on any significant trees on abutting lands in designations other than the Environmental Constraint Area designation and measures required to protect such trees before, during and after the initiation of construction.</i></p> <p><i>Based on this analysis, controls will be placed on the trees to be removed, the amount and type of new landscaping to be provided on the site and related management and construction procedures through Subdivision, Condominium or Site Plan Control Agreements.</i></p>	<p><b>ii)</b> The report’s recommendations for tree retention and removal are based on their age and condition as well as development impact.</p> <p><b>iv)</b> Significant trees on abutting lands are also analysed in the report. A Tree Protection Zone is recommended around a cluster in the rear yard, which is shown on the Site Plan.</p>
<b>4.8.2 Development Form</b>	
<p><i>The Town will encourage, in accordance with the policies of this Plan and having regard for the Town’s Urban and Landscape Design Guidelines, development (including Town facilities) which is based on the principle of sustainable development. The Town will also work with other public agencies to encourage them to follow the same principle. In particular, the Town will encourage development designed to:</i></p> <p><i>iii) create livable, healthy and productive environments;</i></p>	<p>Consideration for the Town’s Urban and Landscape Design Guidelines is illustrated below in <b>Table 8</b>. In particular, the form of the proposed redevelopment includes the following design considerations:</p> <p><b>iii)</b> The proposed intensification of the site is designed to create a liveable, healthy and productive environment by providing transit-accessible and barrier-free housing options within park-like setting to facilitate ageing-in-place. The relevant policies of the Town’s <i>Urban and Landscape Design</i></p>

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p>v) <i>enhance biodiversity, ecological function, and the natural heritage system, including the provision of wildlife habitat and linkages.</i></p>	<p>Guidelines are analyzed below. (See Table 8.)</p> <p>v) Existing trees are proposed to be retained where possible, and additional plantings will enhance the biodiversity and ecological function of the site.</p>
<b>5. COMMUNITY DESIGN AND IMPROVEMENT</b>	
<b>5.2 GENERAL DESIGN POLICIES</b>	
<b>5.2.1 Streetscapes</b>	
<b>5.2.1.2 Streetscape Design</b>	
<p><i>The layout of streets, configuration of lots and the siting of buildings shall ensure that:</i></p> <p>iv) <i>the siting of parking areas, and the siting and massing of buildings and structures on all streets, but particularly on arterial and collector streets, shall generally assist in the creation of high quality streetscapes and, in particular, regard shall be had to providing a sense of enclosure to the street by situating building mass adjacent to the street, and particularly at intersections, to frame the street space;</i></p>	<p>iv) The proposed layout of the development will facilitate the creation of a high-quality streetscape and provide a sense of enclosure by reducing the number of driveway accesses from two to one, relegate parking to the rear and situate the building mass to frame the street.</p>
<b>5.2.2 Views</b>	
<p>i) <i>New development shall be designed to preserve, enhance and/or create significant views of the following features:</i></p> <p>c) <i>important institutional or other buildings;</i></p> <p>d) <i>open spaces;</i></p>	<p>i) The proposed redevelopment's setbacks and stepbacks will preserve views of:</p> <p>c) The Provincial Court House across the street; and,</p> <p>d) Cobourg Conservation Area and James Cockburn Park, also across the street.</p>

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<b>5.2.4 Landscape Design</b>	
<p><i>The Town shall ensure that appropriate landscaping is provided in new development and redevelopment to:</i></p> <p><i>i) maintain and enhance the character of existing developed areas;</i></p> <p><i>iii) protect and enhance environmental features and open space areas having regard for the policies of Section 4, Greenlands System.</i></p>	<p><b>i)</b> A Landscape Plan has been prepared by a qualified Ontario Landscape Architect in support of the proposed development. The proposed plantings on the site are intended to maintain and enhance the character of the existing developed area.</p> <p><b>iii)</b> Where possible, some existing trees are to be retained with a delineated Tree Protection Zone. Additional plantings will enhance the biodiversity and ecological function of the site.</p>
<b>6. TRANSPORTATION STRATEGY</b>	
<b>6.2 ROAD NETWORK</b>	
<b>6.2.2 Road Planning</b>	
<p><b>ii)</b> <i>The Town, as a condition of development or redevelopment, may require lands for the purposes of road widening to be dedicated to the appropriate authority having jurisdiction in accordance with the requirements of Table 3. Additional lands in excess of the typical right-of-way widths may also be required to be conveyed for works related to, but not limited to, extensive cut/fill operations, intersection improvements, bridges, sight triangles, and drainage and buffering improvements.</i></p>	<p><b>ii)</b> Further to pre-consultation with the Town of Cobourg planning staff, the provision of land for road widening is not necessary as a condition of redevelopment.</p>
<b>6.6 PARKING</b>	
<b>6.6.1 General Parking Requirements</b>	
<p><b>i)</b> <i>The Town shall require, as a condition of development or redevelopment, that:</i></p>	<p><b>i)</b> The proposed redevelopment will meet the following conditions in regard to parking requirements:</p>

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<p>a) <i>adequate off-street vehicular parking and loading facilities be provided which are planned and engineered to allow access to all parking spaces;</i></p> <p>b) <i>ingress and egress to parking and loading areas be limited in number and designed to acceptable standards for traffic safety;</i></p>	<p>a) A total of 17 parking spaces will be provided in accordance with Zoning By-law's Residential parking requirement.</p> <p>b) The proposed redevelopment will reduce the number of access points from William Street from two to one.</p>
<b>7. MUNICIPAL INFRASTRUCTURE STRATEGY</b>	
<b>7.2 WATER SUPPLY AND DISTRIBUTION SYSTEM</b>	
<b>7.2.1 Water Supply and Distribution System Capacity</b>	
<p>i) <i>New Development and/or redevelopment shall only be permitted where the water supply and distribution system has adequate capacity to service such development and/or redevelopment.</i></p>	<p>i) The subject lands are presently serviced by municipal water. The water service will be upgraded if necessary.</p>
<b>7.3 MUNICIPAL SEWAGE COLLECTION AND TREATMENT SYSTEM</b>	
<b>7.3.1 Municipal Sewage Collection and Treatment System Capacity</b>	
<p>i) <i>New Development and/or redevelopment shall only be permitted where the sewage collection and treatment facilities are adequate to service such development.</i></p>	<p>i) The subject lands are presently serviced by municipal sewage. The existing sewage service line will have an inspection manhole at the property line and a new line installed from the manhole to the building.</p>
<b>7.4 STORM WATER MANAGEMENT</b>	
<b>7.4.1 Existing Storm Water Facilities</b>	
<p>i) <i>No development or redevelopment shall be permitted if such development or redevelopment will have a detrimental effect on the storm water drainage system.</i></p>	<p>i) A Stormwater Management Plan, along with a Grading Plan and Erosion and Sediment Control Plan, has been prepared to evaluate and address the effects of the proposed redevelopment on the storm water drainage system. The parking lot will provide surface runoff storage prior to being discharged at a controlled rate into the existing storm sewer</p>

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<p><i>iv) The Town will ensure that all storm drainage facilities are constructed separately from sanitary sewer facilities and shall continue to provide for the separation of existing combined systems.</i></p>	<p>system on William Street at less than pre-development peak flows. <b>iv)</b> The existing storm drainage facilities are separate from sanitary sewer facilities and will continue to operate separately.</p>
<p><b>8. DEVELOPMENT APPLICATION PRE-CONSULTATION AND SUBMISSION REQUIREMENTS</b></p>	
<p><b>8.2 PRE-CONSULTATION</b></p>	
<p><b>8.2.1 Pre-Consultation Process</b></p>	
<p><i>Consultation with the Town prior to the submission of a development application requiring Planning Act approval is encouraged, and shall be required for applications for approval of Official Plan amendments, Zoning By-law amendments, draft plan of subdivision, draft plan of condominiums and site plans. Affected agencies such as the Ganaraska Region Conservation Authority are encouraged to participate where appropriate.</i></p>	<p>Pre-consultation with Planning Staff at the Town of Cobourg is summarized in a record of comments and a checklist dated August 9, 2021.</p>
<p><b>8.2.2 Required Information and Materials</b></p>	
<p><i>The Planning Act and its regulations prescribe the submission of certain information and materials as part of any development application. The Town may require information and materials to support any development application in addition to that prescribed, including maps, drawings, reports and technical studies. The specific requirements for an application to be deemed to be a “complete” application, shall be determined by the Town as part of the pre-consultation process, in consultation with the appropriate agencies.</i></p>	<p>In accordance with pre-consultation comments, all requested supporting drawings, reports and technical studies have been prepared for this submission to form a complete application.</p>

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<b>9. IMPLEMENTATION</b>	
<b>9.2 ZONING BY-LAW</b>	
<b>9.2.1 Amendment to Conform with Plan</b>	
<p><i>The Planning Act and its regulations prescribe the submission of certain information and materials as part of any development application. The Town may require information and materials to support any development application in addition to that prescribed, including maps, drawings, reports and technical studies. The specific requirements for an application to be deemed to be a “complete” application, shall be determined by the Town as part of the pre-consultation process, in consultation with the appropriate agencies.</i></p> <p><b>i)</b> <i>It shall be the policy of this Plan that the Town shall amend the comprehensive zoning by-law and such other by-laws as may be necessary to conform with and to give effect to the provisions of this Plan. In particular, the Town shall add minimum and maximum standards to the Zoning By-law as appropriate to ensure development is street and transit oriented and maximizes the use of the site.</i></p> <p><b>ii)</b> <i>Until such time as the zoning by-law can be amended to bring it into conformity with this Plan, or repealed to allow a new by-law to be enacted, the present zoning by-law shall remain in effect. However, any amendments shall be in conformity with this Plan.</i></p>	<p>The subject application for Rezoning includes the submission of required information and materials as noted in the Pre-Consultation Checklist.</p> <p><b>i)</b> We have confirmed that the site’s proposed redevelopment will ensure that it is street- and transit-oriented and maximizes use of the site by meeting or exceeding all relevant minimum and maximum standards of the requested R4 Zone, where no special provisions are required.</p> <p><b>ii)</b> The requested Zoning By-law Amendment is in conformity with the general intent and purpose of the Town of Cobourg’s Official Plan, analyzed by <b>Table 7</b> of this report.</p>
<b>9.6 SITE PLAN CONTROL</b>	
<p><b>ii)</b> <i>No development or redevelopment shall be undertaken within an area which is the subject of a site plan control by-law, including residential buildings with three</i></p>	<p><b>ii)</b> The Town’s approval of the Site Plan is sought with the provision of the following:</p>

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>or more units, unless the Town has approved one or both of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) Site plans showing the location of all buildings and structures existing or to be erected and all servicing and utility facilities, landscaping, and works to be provided; and,</i></li> <li><i>b) Drawings showing plans, elevations and cross-section views for each building to be erected including the massing and conceptual design, the relationship of the buildings to adjacent buildings, streets and exterior public areas, and the provision of interior walkways, stairs, elevators, escalators to which the public has access from streets, open spaces and interior walkways in adjacent buildings.</i></li> </ul> <p><b>iv)</b> <i>Where a proposed development is subject to site plan control, the dedication of the widening needed to achieve the road allowance to meet the County and Town rights-of-way established in Table 3 to this Plan, shall be required along the frontage of the development as a condition of site plan approval. Such dedication shall be granted to the appropriate authority free of all charges. However, the Town at its discretion may choose not to take all the required road widening where the nature of existing development means that it is unlikely that the maximum widening will be required in accordance with the policies of Sections 5 and 6.</i></p>	<ul style="list-style-type: none"> <li>a) A Site Plan drawing showing the prescribed information is provided with the application.</li> <li>b) Notwithstanding recent changes to the Planning Act through Bill 23, Site Plan Control still applies to the proposed development. Although matters of exterior design are not being reviewed, building plan, elevation and cross-section drawings are provided to illustrate conformity to the Town of Cobourg Urban and Landscape Design Guidelines. (See <b>Table 8</b>, below.)</li> </ul> <p><b>iv)</b> Further to pre-consultation with the Town of Cobourg planning staff, the provision of land for road widening is not necessary as a condition for Site Plan Approval.</p>

**CONSIDERATION FOR THE TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES (2017)**

The *Town of Cobourg Urban and Landscape Design Guidelines* provide a comprehensive tool for the Town to review and assess development proposals and is intended to provide detailed direction with respect to the design of the community and to ensure the Official Plan vision is achieved. **Table 8**, below, demonstrates how the Applications for Rezoning and Site Plan Approval has taken the Town of Cobourg Urban and Landscape Design Guidelines into consideration. Relevant principles are listed in the left column of the chart in *italics*, while the planning analysis is provided in the right column.

**TABLE 8: COBOURG DESIGN GUIDELINES ANALYSIS**

TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES	DESIGN ANALYSIS
<b>2.0 VISION &amp; GUIDING PRINCIPLES</b>	
<b>2.2 DESIGN PRINCIPLES</b>	
<p><b>2. <i>Encourage Compact, Mixed Use Development</i></b> <i>The interconnected street network will enhance mobility and foster compact, walkable neighbourhoods. Compact development will be encouraged in the design of vacant or underutilized parcels of land. A mixture of uses and appropriately scaled building forms will contribute to an active streetscape and increased densities in the community.</i></p> <p><b>5. <i>Provide a Variety of Housing</i></b> <i>Residential neighbourhoods will contain a mix of lot sizes, housing types and styles to promote a strong sense of place for residents. A variety of housing types, including affordable housing, will respond to the varied needs of the future population by allowing people to ageing-place in the same neighbourhood.</i></p> <p><b>8. <i>Promote Healthy Lifestyles and Physical, Mental and Spiritual Well-being</i></b> <i>Compact mixed use development encourages alternative modes of transportation and a</i></p>	<p><b>2.</b> The proposed redevelopment on serviced lots of record is considered compact in form, which is encouraged. The proposed back-to-back townhouses will contribute to an active streetscape and diversify residential uses on the subject property in a contextually sensitive manner through its 1- and 2-storey massing and design, with increased density in the community on an appropriate scale below the allowable maximum.</p> <p><b>5.</b> The proposed redevelopment will contribute to greater variety and availability of housing types and tenures (see <b>Tables 3 and 5</b>) in the neighbourhood by offering rental units in an innovative, back-to-back townhouse format, three of which will be barrier-free.</p> <p><b>8.</b> The proposed redevelopment is located directly across William Street from the James Cockburn Park, part of the designated Greenlands System. The</p>

TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES	DESIGN ANALYSIS
<p><i>well connected Greenlands System affords year-round recreational opportunities, promoting a healthy and active lifestyle for the residents of the Town of Cobourg.</i></p>	<p>redevelopment will connect to the future pedestrian/bicycle path planned along William Street, shown on Schedule 'B' of the Cobourg Official Plan. An existing transit stop is also located along the front age of the site. On this basis, the proposed rezoning will allow for compact development that encourages alternative modes of transportation, healthy lifestyles and well-being.</p>
<b>4.0 PRIVATE REALM GUIDELINES</b>	
<b>4.1 SUSTAINABILITY</b>	
<i>New Building Design</i>	
<p><i>d. Porous surfaces or landscaped areas should be used to capture roof drainage and minimize water runoff.</i></p>	<p><b>d.</b> Landscaped areas around the building are provided at 1.3 times the required minimum and will be used to intercept roof drainage and minimize water run-off.</p>
<i>Landscaping</i>	
<p><i>a. Existing significant trees, tree stands, and vegetation should be protected and incorporated into site design and landscaping.</i></p> <p><i>b. Landscaped areas should be maximized to increase the total amount of water run-off absorbed through infiltration. Where there is minimal available area, landscaped green roofs should be employed. Landscape designs should incorporate a wide range of strategies to minimize water consumption (i.e. native species, use of mulches and compost, alternatives to grass and rainwater collection systems).</i></p> <p><i>c. Plant materials native to the Town of Cobourg should be used wherever possible and mono-cultures should be avoided.</i></p>	<p><b>a.</b> A Tree Inventory and Assessment has been completed in support of the proposed redevelopment and Tree Protection Zones (TPZs) are to be provided around significant trees to be retained. The TPZs have been delineated on the Site Plan.</p> <p><b>b.</b> Landscaped areas are provided at 1.3 times the required minimum to maximize absorption and minimize water run-off.</p> <p><b>c.</b> The proposed Landscaping Plan prepared by a qualified Ontario Landscape Architect features a variety of native plants.</p>

TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES	DESIGN ANALYSIS
<b>Surface Run-off</b>	
<p><i>a. Impervious surface areas directly connected to the storm drain system are the greatest contributor to storm water pollution. Breaks in such areas, by means of landscaping or permeable paving material should be provided to allow water absorption into the soil minimizing discharge into the storm drain system.</i></p> <p><i>b. Paved areas, such as surface parking, should be minimized wherever possible in order to maximize permeable surfaces that absorb and filter pollutants.</i></p> <p><i>d. Parking areas should drain into vegetative or grassy swales incorporated in a project or perimeter landscaping.</i></p> <p><i>f. Well-drained snow storage areas should be provided on each site in locations that enable melting snow to enter a filtration feature prior to being released into the storm water drainage system.</i></p>	<p><b>a.</b> Landscaped buffers and fingers around paved areas will offer water absorption to minimize discharge. The parking lot will provide surface runoff storage prior to being discharged at a controlled rate into the existing storm sewer system on William Street at less than pre-development peak flows. An oil-grit separator will ensure quality control prior to discharge into the storm drain system.</p> <p><b>b.</b> Proposed parking and loading areas are minimized, whereas the proposed landscaped open space will be more than 1.3 the minimum area required.</p> <p><b>d.</b> Due to the size and topography of the property and in maintaining the functionality of the property, drainage flows are directed from a grass swale the northern area of the site into the parking area.</p> <p><b>f.</b> Landscaped areas adjacent to parking areas will offer snow storage and allow for melting snow to filter before being released into the storm water drainage system.</p>
<b>4.2 GENERAL LAND USE AND SITE DESIGN</b>	
<b>4.2.1 Site Layout and Building Orientation</b>	
<p><i>a. Buildings should be located and designed to define the public realm and frame streets, internal drive aisles, sidewalks, parking areas and amenity spaces.</i></p>	<p><b>a.</b> The proposed building is situated lengthwise along the property frontage and will help to frame the street and define the site's interior parking area.</p>
<b>4.2.4 Landscaping</b>	
<p><i>a. Front yards should be landscaped with trees, shrubs and native plantings to promote</i></p>	<p><b>a.</b> A variety of trees and other plantings are proposed for the front yard of the development.</p>

TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES	DESIGN ANALYSIS
<p><i>amenity and privacy for private developments.</i></p> <p><b>b.</b> <i>Street tree placement on private property should be selected to reduce exposure from salt damage.</i></p> <p><b>d.</b> <i>Landscape elements should be used to define and enhance building edges, the street and open spaces so that these areas contribute to a consistent and well defined image for the area.</i></p> <p><b>e.</b> <i>Landscaping and grading should be used to screen and enhance parking areas, access and service roads, loading areas and dissimilar uses on adjacent properties.</i></p>	<p><b>b.</b> The proposed street trees are situated between the sidewalk and the proposed building in order to reduce exposure from salt damage.</p> <p><b>d.</b> The proposed Landscape Plan implements a multitude of plantings, with shrubs and trees placed around the building and parking area to define and enhance building entrances, edges and the building’s surrounding open spaces.</p> <p><b>e.</b> The parking area will be enhanced by landscaped islands for the planting of additional trees. Also, vegetative screening of garbage and utilities is proposed.</p>
<b>4.2.5 Storage, Servicing and Loading</b>	
<p><b>a.</b> <i>Loading docks, outside storage and service areas should be located in areas of low visibility such as at the side (non-street side) or rear of buildings. Outside storage of any kind in public street rights-of-way, exterior side or front yard building setbacks or easement areas is discouraged.</i></p> <p><b>b.</b> <i>Service and refuse areas should not encroach into the exterior side or front yard setback. Such areas should be screened with a minimum height that ensures they are not visible. Service and refuse areas should be paved with an impervious surface of asphalt or concrete.</i></p> <p><b>c.</b> <i>Service and outside storage enclosures should be constructed of materials to match or complement the main building material. No enclosure should be made of any form of chain link fencing. Waste enclosures should enclose an area large enough to accommodate the peak needs of the various potential users of the building.</i></p>	<p><b>a.</b> The proposed service area is located to the side of the building in the interior side yard.</p> <p><b>b.</b> The proposed service area is located on a paved surface outside the front yard setback and screened by vegetation.</p> <p><b>c.</b> The proposed service area will be screened by vegetation and there will be no chain link fencing.</p>

TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES	DESIGN ANALYSIS
<p><i>d. Service areas for delivery, loading and garbage pickup are encouraged to be coordinated to reduce the number of curb cuts along the public street.</i></p> <p><i>e. Service areas should be separated from pedestrian amenity areas and walkways.</i></p> <p><i>f. Separate service driveways are not encouraged. Service driveways should be coordinated with those of parking areas to reduce curb cuts along the streetscape.</i></p>	<p><b>d.</b> Only one curb cut is proposed and the number of driveways from William Street will be reduced from two to one.</p> <p><b>e.</b> The proposed service area is located separate from the pedestrian walkway on the opposite side of the entrance driveway.</p> <p><b>f.</b> Access to the proposed service area and the parking area will be provided by the same driveway.</p>
<b>4.3 PARKING</b>	
<b>4.3.1 Surface Parking</b>	
<b>4.3.1.2 Surface Parking – Interior Lot Design</b>	
<p><i>The interior of surface parking lots should be carefully designed to accommodate the required parking while ensuring a safe, comfortable and attractive environment for pedestrians.</i></p> <p><i>a. Planting strips, landscaped traffic islands and/or paving articulation should be used to define smaller parking ‘courts,’ improve edge conditions, provide for pedestrian walkways and screen storage and utility areas. The amount of landscaping should be proportionate to the overall parking lot size.</i></p> <p><i>b. Landscaped parking islands at the end of parking rows and pedestrian connections that contain shade trees are encouraged.</i></p>	<p>The design of the surface parking lot interior incorporates the following landscaping features for the pedestrian environment:</p> <p><b>a.</b> The row of parking spaces will be punctuated by a 2-metre-wide traffic ‘finger’ to define smaller parking ‘courts’ and improve edge conditions. Planting strips will line the pedestrian walkway along the length of the parking area and driveway, and will be also used to screen the service area.</p> <p><b>b.</b> Seven (7) new trees are to be provided around the parking lot to provide shade, which are encouraged.</p>
<b>4.4 GENERAL BUILDING DESIGN</b>	
<b>4.4.1 Building Heights</b>	
<b>Low-rise Buildings</b>	
<p><i>Low-rise buildings refer to buildings that are 1-2.5 storeys (3-7.5 metres). Low-rise does not necessarily imply low density and a variety of higher density low-rise buildings are recommended to create a more urban character</i></p>	<p>At a maximum of 2 storeys, the proposed back-to-back townhouse is considered low-rise will help to maximize the use of land, municipal</p>

TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES	DESIGN ANALYSIS
<p><i>as the Town of Cobourg evolves. These developments include small lot single and semi-detached dwellings, townhouses, stacked townhouses, walk-up apartments and other multiunit residences.</i></p> <p><i>These housing forms are encouraged to maximize the use of land, municipal services and other resources.</i></p>	<p>services and other resources, while providing a more urban character.</p>
4.4.2 Building Base Design	
<ul style="list-style-type: none"> <li><i>a. The building base should be designed and massed to create a pedestrian oriented streetscape.</i></li> <li><i>b. A significant amount of the building frontage on the ground floor and at building base levels should be glass to allow views of the indoor uses and create visual interest for pedestrians. Spandrel glass is strongly discouraged.</i></li> <li><i>c. Building façades facing on to streets and public spaces should incorporate vestibules, building entrances, covered walkways or canopies and awnings at the ground floor level to provide weather protection and surveillance on to adjacent pedestrian areas.</i></li> <li><i>d. Buildings should be designed with continuous street façades. Variations in setbacks may be used to incorporate opportunities for public open space, midblock pedestrian walkways and/or main entranceways.</i></li> <li><i>e. Taller floor-to-ceiling heights at-grade are recommended to create a strong street presence and flexible commercial space.</i></li> </ul>	<ul style="list-style-type: none"> <li><b>a.</b> The building base is articulated and massed along the front lot line to maximize glazing and the number of entrances facing the street.</li> <li><b>b.</b> The building’s exterior is punctuated by multiple glass windows, with stucco cladding in between floors and fenestration.</li> <li><b>c.</b> The building’s entrance areas are architecturally prominent and framed with porticoes and side canopies that can passively direct resident surveillance towards adjacent pedestrian areas.</li> <li><b>d.</b> The proposed building has been designed with a continuous street façade. Minor setback variances are incorporated into the design in order to articulate entranceways, window areas, and building setbacks.</li> <li><b>e.</b> The ground floor will have a greater height than the upper floor, being 9’1<sup>1</sup>/<sub>8</sub>” and 8’1<sup>1</sup>/<sub>8</sub>” respectively. As the proposed redevelopment is in the Official Plan’s Residential Area and not the Mixed-use Area designated elsewhere along William Street, future conversion to other uses is not envisioned.</li> </ul>

TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES	DESIGN ANALYSIS
<b>4.4.3 Building Setbacks and Stepbacks</b>	
<p><i>a. The primary façade of the base building should be sited parallel to the street and front property line.</i></p> <p><i>d. Where building stepbacks are appropriate, generally on buildings taller than 3 storeys, architectural expression/design should provide a clear distinction between the building base, middle and top.</i></p>	<p><b>a.</b> The primary façade of the building is sited parallel to the street and front property line.</p> <p><b>d.</b> The proposed building incorporates stepbacks from 2 storeys to 1 on each side and does not require distinction between the base, middle and top due to its height.</p>
<b>4.4.4 Visual Angular Plane</b>	
<p><i>As mid-rise buildings are developed in the Mixed Use/Corridor Area stepbacks can reduce the impact of upper storeys. The Visual Angular Plane Analysis is intended to be used in association with other visual means of testing building height suitability such as sun/shade analysis, street proportion and 3D modelling.</i></p> <p><i>Visual Angular Plane Analysis determines the building envelope using a site cross-section and drawing a 45-degree angle measured from the property line on the adjacent side of the street. The line extension of this angle can assist in determining where the building massing can be stepped back or reconfigured to reduce its perceived mass as the building height increases. The Visual Angular Plane can be useful, particularly from the perspective of a pedestrian on the street, to minimize the building mass.</i></p>	<p>The proposed 2-storey building is below the maximum height allowed and meets or exceeds all setback provisions of the requested R4 Zone. Its massing is diminished by the single-storey units at the north and south end and there are no apparent visual angular plane concerns.</p>
<b>4.4.6 Building Articulation and Detailing</b>	
<b>Pedestrian Access and Entrances</b>	
<p><i>c. In multi-tenant developments, the use of multiple pedestrian entrances into the building at street level is encouraged.</i></p>	<p><b>c.</b> Each unit will have their own street-level entrances and direct pedestrian connections to the walkway network, which is encouraged.</p>

TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES	DESIGN ANALYSIS
<b>Building Façades</b>	
<p><i>a. Buildings with frontages exceeding 12.0 metres should be strategically divided into functionally and visually smaller units through the use of façade articulation, internal courtyards, networks of connected walkways and landscaping.</i></p> <p><i>c. Functional building elements, such as vents or rainwater leaders within the wall plane, should be integrated into the architectural design.</i></p> <p><i>d. Building façades that are facing or are visible from main streets and public spaces should generally provide façade variation in both the horizontal and vertical wall plane to assist in reflecting main street character and scale.</i></p> <p><i>f. All building façades facing streets and public spaces should incorporate vestibules, frequent building entrances, covered walkways, canopies and awnings along the first storey to provide weather protection and to add visual interest to adjacent pedestrian areas.</i></p>	<p><b>a.</b> Frequent building entrances along the frontage of the building will articulate its appearance and contribute to the vibrancy of the street.</p> <p><b>c.</b> Soffit, fascia, gutters, and downspouts are intended to be aesthetically integrated into the building’s architectural design.</p> <p><b>d.</b> Roof gables and decorative portico brackets will be featured over end-unit doors.</p> <p><b>f.</b> The number of building entrances along William Street has been maximized. Weather protection will be provided by covered doorways (Extira® panels) at entranceways facing the street with appropriate landscaping for added visual interest.</p>
<b>Window Treatments</b>	
<p><i>b. Where residential units are proposed at-grade, bay windows or other large windows are encouraged as they increase visibility from private dwellings to the public realm and add to the building character.</i></p> <p><i>d. Clear glass is preferred for all glazing to promote a high level of visibility. Reflective and tinted glazing may be used in instances where it is an essential component of the design or for reasons of energy efficiency. Spandrel glass should not be used.</i></p>	<p><b>b.</b> Large multi-pane windows will be incorporated across the building façade at both levels, which is encouraged.</p> <p><b>d.</b> Only clear glass will be used for all glazing.</p>

TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES	DESIGN ANALYSIS
<b>Porches and Building Projections</b>	
<p><i>a. Building projections including porches, decks, balconies and stairs are encouraged as transitional building elements that provide weather protection, dwelling access and useable amenity spaces.</i></p> <p><i>b. The design of porch railings and columns should be integrated with the building and should use complementary materials such as wood, metal and/or other appropriate material.</i></p>	<p><b>a.</b> Porticoes are featured at all entrances of the proposed building, which is encouraged.</p> <p><b>b.</b> Canopies at the north and south unit entrances are supported decorative brackets. The remaining entrance porticoes feature integrated side columns.</p>
<b>Building Materials &amp; Detailing</b>	
<p><i>a. The visible façades of buildings should provide a high standard of design, detail and a variety of materials. Wall facing material should be combined to create front building façades with a distinct, well-balanced street presence.</i></p> <p><i>b. Building materials should be chosen for their functional and aesthetic quality as well as for energy and maintenance efficiency. Exterior finishes should exhibit quality of workmanship, sustainability and ease of maintenance.</i></p> <p><i>c. Where feasible, buildings should use attractive building materials (i.e. brick, stone, wood). Materials such as stucco, EIFS panels and vinyl are discouraged.</i></p>	<p><b>a.</b> A variety of materials, details and textures are incorporated into the building façade and are intended to reflect a high standard of design and a positive image for the Town of Cobourg.</p> <p><b>b.</b> The exterior finish of the proposed building is intended to feature aesthetically pleasing materials and decorative features.</p> <p><b>c.</b> The exterior cladding of the proposed building is predominantly a brick veneer. Stucco is also proposed, however its presence will be diminished by a combination of window and vertical relief mouldings.</p>
<b>Weather Protection</b>	
<p><i>a. Canopies and porticoes are recommended to provide weather protection to pedestrians and to help articulate building elevations and principal building entrances.</i></p>	<p><b>a.</b> Unit entrances will feature porticoes for weather protection and building articulation.</p>

TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES	DESIGN ANALYSIS
<i>Roofs</i>	
<p><i>b. Roof materials and colours should complement the building's cladding materials.</i></p>	<p>b. The colour of the roof's asphalt shingles are intended to complement the masonry veneer walls.</p>
<b>4.5 BUILDING TYPOLOGIES</b>	
<b>4.5.2 Residential Buildings</b>	
<b>General Principles for Residential Buildings</b>	
<p><b>1. Create a Strong Public Face:</b> <i>As the Town of Cobourg evolves, a large amount of residential development will remain as low-rise single and semi-detached buildings on local streets. The houses that line these streets substantially influence the image and pedestrian experience of the streetscape. House designs that accentuate an attractive and animated building frontage using elements including large windows, front porches and steps combined with architectural variety will contribute positively to the streetscape and aid in casual surveillance opportunities. Garages should not be the dominate feature of the house and should not preclude opportunities to have useable rooms that look out onto the street.</i></p> <p><b>2. Automobile Storage should be Subordinate:</b> <i>To reduce the impact of automobile storage, the house façade should have greater expression than the garage through a well articulated façade.</i></p> <p><b>4. Ensure Creative, High-Quality and Diverse Design:</b> <i>Housing design is intended to encourage creativity and diverse interpretation of architecture. The design guidelines will enable a variety of housing projects and styles while still creating cohesive, integrated and attractive neighbourhoods.</i></p>	<p>1. The proposed townhouse elevations demonstrate a strong public face that features a variety of building materials, window sizes, door styles, and steps in the façade that provide a variety of architectural elements. Large, stacked bay windows project prominently, contributing positively to the streetscape while offering views from both floors to aid in casual surveillance.</p> <p>2. There is no parking garage proposed. Automobile storage is relegated to the surface parking lot behind the building and screened from the street.</p> <p>4. The proposed redevelopment is intended to provide a high-quality housing design that mixes traditional and non-traditional materials for contributing to a diverse design and attractive neighbourhood.</p>

TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES	DESIGN ANALYSIS
<p><b>5. Activity &amp; Safety:</b> <i>An animated residential streetscape is a key design consideration. Housing should incorporate designs with habitable, street facing rooms (i.e. living, dining rooms and kitchens) to promote neighbourhood safety through “eyes on the street”.</i></p> <p><b>6. Context Sensitive:</b> <i>The mass, scale and architectural elements of residential buildings should be sensitive to adjoining areas.</i></p> <p><b>7. Housing Variety &amp; Choice:</b> <i>A full range of housing types (i.e., detached, semi-detached, townhouse, apartments) should be provided to accommodate a wide demographic (i.e. couples, families with children, single parents, seniors, people with special needs and others). A range of housing types will provide flexibility over time.</i></p>	<p><b>5.</b> All street-facing units feature street-facing rooms to promote neighbourhood safety through informal surveillance.</p> <p><b>6.</b> The mass, scale, and architectural elements of the proposed back-to-back townhouse building is contextually sensitive to the adjoining residential area. (See analysis of Section 4.4.4., above.)</p> <p><b>7.</b> The proposed back-to-back townhouses with their variety of one- and two-bedroom and full accessibility units are unique for Cobourg and will contribute toward the variety and choice of housing types and sizes offered in the Town of Cobourg to accommodate the needs of a wider demographic. (See Table 3, above.)</p>
<b>Residential Typologies</b>	
<b>Townhouses</b>	
<p><i>Townhouses will provide more compact, higher-density housing choices than single or semi-detached dwellings and, in some instances, may share outdoor and amenity space. Townhouses may provide the transition between the low-density/low-rise housing and more intense multi-residential forms.</i></p> <p><i>Variations in townhouse form include back-to-back units, stacked units or a courtyard configuration, but generally townhouses should comprise a continuous row along the street within a 2-4 storey building. Each unit should have an entrance from the street at or near grade-level or, in the case of some stacked townhouse units, below-grade entrances may be acceptable.</i></p>	<p>The proposed 1- to 2-storey back-to-back townhouses will provide a transition between the low-density/low-rise residential area and the adjacent Mixed Use Corridor Area where future multi-residential intensification is directed. Each of the townhouse units feature street-level entrances and together, comprise a continuous row along William Street.</p>

TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES	DESIGN ANALYSIS										
<b>4.5.2.1 Building Variation and Density</b>											
<p><i>a. A range of housing types within neighbourhoods should be encouraged to promote variety and diversity and address changes in market conditions. Housing types may include detached, semi-detached, townhouse, back-to-back townhouses and/or apartments.</i></p> <p><i>c. Higher density development should occur in areas that benefit from increased population and have a variety of movement and travel options, including sites located close to:</i></p> <ul style="list-style-type: none"> <li>• <i>The Mixed Use/Corridor Area;</i></li> <li>• <i>Large public open spaces; and,</i></li> <li>• <i>Larger institutional/community uses.</i></li> </ul>	<p><b>a.</b> The proposed back-to-back townhouses will offer a greater variety of available housing types in the neighbourhood, which is encouraged.</p> <p><b>c.</b> The proposed building is located adjacent to a designated Mixed Use Corridor Area and in proximity to a Shopping Node Area, both of which can benefit from increased population.</p>										
<b>4.5.2.2 Building Height</b>											
<p><i>a. The following table generally summarizes the range of appropriate heights for typical housing types.</i></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Type</th> <th>Height</th> </tr> </thead> <tbody> <tr> <td><i>Single Detached</i></td> <td><i>1 - 3 storeys</i></td> </tr> <tr> <td><i>Semi-Detached</i></td> <td><i>2 - 3 storeys</i></td> </tr> <tr> <td><i>Townhouse (row)</i></td> <td><i>2 - 4 storeys</i></td> </tr> <tr> <td><i>Apartments</i></td> <td><i>2+ storeys</i></td> </tr> </tbody> </table>	Type	Height	<i>Single Detached</i>	<i>1 - 3 storeys</i>	<i>Semi-Detached</i>	<i>2 - 3 storeys</i>	<i>Townhouse (row)</i>	<i>2 - 4 storeys</i>	<i>Apartments</i>	<i>2+ storeys</i>	<p><b>a.</b> At a maximum of 2 storeys, the proposed building height is consistent with surrounding properties and provides transition to adjacent low-rise areas, which are predominantly 1- and 2-storey.</p>
Type	Height										
<i>Single Detached</i>	<i>1 - 3 storeys</i>										
<i>Semi-Detached</i>	<i>2 - 3 storeys</i>										
<i>Townhouse (row)</i>	<i>2 - 4 storeys</i>										
<i>Apartments</i>	<i>2+ storeys</i>										
<b>4.5.2.3 Residential Orientation</b>											
<p><i>a. The main dwelling façade should be located parallel to the street and/or sidewalk, open space or park and in general, line up with adjacent buildings to frame the street. Where the front entrance is accessed from the side yard, the main dwelling façade may be located perpendicular to the street provided that the dwelling façade fronting the street has attractive architectural design and fenestration.</i></p>	<p><b>a.</b> The main façade of the proposed building is oriented parallel to the street and sidewalk to frame the street and provide informal surveillance.</p>										

TOWN OF COBOURG URBAN AND LANDSCAPE DESIGN GUIDELINES	DESIGN ANALYSIS
<b>4.5.2.4 Residential Setbacks</b>	
<i>Front Yard</i>	
<p><i>a. All residential front yards should have a minimum 1.5 metre “no encroachment” area. The balance of the setback may contain non-interior building elements including porches, steps, roof elements, etc.</i></p>	<p><b>a.</b> The building façade is set back 6 metres from the sidewalk. Entranceways to units facing the street are positioned outside of a 1.5-metre “no encroachment” area.</p>
<b>4.5.2.5 Articulation &amp; Detailing</b>	
<i>Walls</i>	
<p><i>a. The front façade of dwellings and garage treatments should maximize the presence of the habitable building façade through useable front porches, grade level windows including front door windows and sidelights and rooms and/or balconies built above the garage. A high standard of design, detail and variety of materials should be combined to create front building façades with a distinct street presence.</i></p> <p><i>b. Flanking façades should have a design and materials standard equal to the front façade treatment.</i></p> <p><i>c. Facing materials including brick, stone and wood/metal siding are preferred. A variety of details should be used to break up the façade.</i></p>	<p><b>a.</b> The combination of fenestration, roof gables, porticoes and material changes are intended to maximize the presence of the habitable building’s façade and create a distinct street presence to reflect a positive image for the Town of Cobourg.</p> <p><b>b.</b> Flanking façades are to have the same design and materials as the front façade.</p> <p><b>c.</b> A variety of building materials and architectural accents such as Extira® panels and window and vertical relief mouldings will be used along the façade to define each unit.</p>
<b>Porches and Building Projections</b>	
<p><i>a. Building projections including porches, decks, canopies and stairs are encouraged as transitional building elements that provide weather protection, dwelling access and active amenity spaces.</i></p> <p><i>c. The design of porch railings and columns should be integrated and use complementary materials.</i></p>	<p><b>a.</b> Covered entrance areas and porticoes are featured in the design and they offer weather protection and transitional definition of entrance areas.</p> <p><b>c.</b> Canopies are to be supported by side columns and decorative brackets.</p>

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<p><i>d. Finish materials should extend to all sides of the porch and stairs. The underside of the porch should not be exposed to the street.</i></p> <p><i>e. Continuity of front porch design is recommended between townhouses, attached and semi-detached dwellings. Material and detail variations may occur between porches provided the scale and proportion is maintained.</i></p>	<p><b>d.</b> Finishing materials of the porticoes are to extend to all sides. Entrance coverings will be composed of Extira® panels, the same material and finish as their side supports.</p> <p><b>e.</b> Front porticoes and covered entrances areas are to mimic or mirror each other in design.</p>
<b>Windows</b>	
<p><i>a. Buildings facing or flanking a street, lane or open space should provide a generous amount of window openings to encourage strong visual connections between the private dwelling and public realm.</i></p> <p><i>b. Bay windows are encouraged as they increase visibility from private dwellings to the public realm and add to the building character.</i></p> <p><i>c. Window design should be primarily an expression of the interior dwelling use. Creative arrangements of windows should have a functional role in providing natural ventilation and light, views and privacy to the individual and adjacent dwellings.</i></p>	<p><b>a.</b> Fenestration to habitable rooms is maximized in the design of the proposed building.</p> <p><b>b.</b> Multi-storey window bays are incorporated into the floorplate to articulate the façade and define individual units.</p> <p><b>c.</b> Window designs of the proposed building are an expression of its interior use and their locational placements are reflective of their functional role in providing natural ventilation and light, views, and privacy to their respective dwelling units.</p>
<b>Roofs</b>	
<p><i>b. Roof forms should apply a generally consistent roofline in mass and height to adjacent buildings.</i></p> <p><i>c. Roof materials and colours should complement the building's cladding materials.</i></p> <p><i>e. Townhouse and multiplex dwellings should express individuality of address through defined roof forms that express individual dwellings and contribute to a residential character for the overall development.</i></p>	<p><b>b.</b> The roofline of the proposed building is generally consistent in mass and height / pitch with those of adjacent buildings.</p> <p><b>c.</b> The colour of the roof's asphalt shingles are intended to complement the masonry veneer walls.</p> <p><b>e.</b> Each unit will feature a gable roof element to express individuality of address. The pitched roof design is</p>

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	intended to convey a residential character.
<b>4.5.2.8 Driveways &amp; Tandem Parking Guidelines</b>	
<p><i>c. Curb cuts should be minimized to increase opportunities for landscaping treatments and more continuous pedestrian access along the street.</i></p>	<p><b>c.</b> The number of curb cuts along the site will be reduced from two to one.</p>
<b>4.5.2.10 Residential Infill</b>	
<p><i>a. Residential buildings on infill sites should be designed to respect the height, massing and setbacks of existing developments.</i></p> <p><i>b. Infill development should be consistent with adjacent setbacks to fit into the neighbourhood streetscape and contribute to a continuous public street edge.</i></p> <p><i>d. Residential infill should meet current building requirements and incorporate new technologies.</i></p> <p><i>e. Building materials should be complementary to existing built form.</i></p>	<p><b>a.</b> The proposed building is designed to respect the height, massing, and setbacks of existing developments, being predominantly 2-storeys.</p> <p><b>b.</b> The setback of the proposed building is consistent with that of neighbouring buildings and meets or exceeds the R4 Zone minimum requirements, while the orientation of the proposed building will contribute to a more continuous public street edge.</p> <p><b>d.</b> The proposed residential building will be constructed to current Ontario Building Code standards and new technologies will be considered where feasible.</p> <p><b>e.</b> The proposed residential building will use materials that are complementary to the existing built form of the surrounding neighbourhood, which consists of brick and horizontal cladding.</p>

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## PLANNING OPINION AND CONCLUSION

The subject lands are located within the Urban Settlement Area Boundary, Built Boundary, and Residential Area designations of the Town of Cobourg Official Plan. The lands are also within a Delineated Built-up Area of the Growth Plan and designated Urban Area of the County of Northumberland Official Plan. The site has frontage and access from the west side of William Street, a designated Arterial and Transit Route that also consists of a Potential Pedestrian / Bicycle Path. Existing municipal water and sewage service the subject lands, along with an existing transit stop abutting the lot frontage.

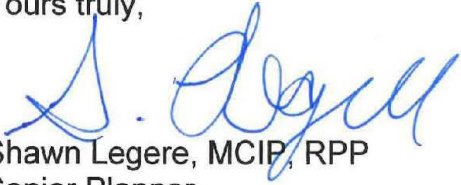
It is proposed to rezone the subject lands to a **Multiple Residential 4 (R4) Zone** to permit an 11-unit, 2-storey back-to-back townhouse building. No site-specific provisions are required. Existing structures on the site will be removed. The site is within the Cobourg built boundary that is serviced by municipal water, sanitary and public transit systems. The proposed redevelopment is considered infill / redevelopment residential intensification that will optimize use of the existing municipal infrastructure by adding users; increase the economic vitality of the area by supporting the nearby designated Shopping Node and Mixed-Use Area; and benefit from its proximity to James Cockburn Park and Cobourg Conservation Area across the street. As the Cobourg urban area shall be the focus of growth, its intensification is encouraged.

The planning process for the project has been guided by the Community Vision Principles and Objectives, Community Structure and Growth Management Strategy, Residential Area, Greenlands System and Sustainability Strategy, Community Design and Improvement, Transportation Strategy, Municipal Infrastructure Strategy, Development Application and Implementation policies of the Cobourg Official Plan. The proposed redevelopment, surrounded by an existing built-up area, will contribute toward infill / redevelopment intensification. It is also supported by existing infrastructure and consists of no apparent traffic hazards. On this basis, it is our professional planning opinion that the proposal will be compatible with surrounding land uses and in built form, will contribute toward a positive image for the Town of Cobourg and that the requested rezoning is appropriate on this basis.

It is also our professional planning opinion that the Applications for Zoning By-law Amendment and Site Plan Approval for the subject lands are consistent with the policies of the Provincial Policy Statement and Growth Plan and conforms to the County of Northumberland and Town of Cobourg Official Plans and the Town of Cobourg Urban and Landscape Design Guidelines. The proposed development will meet or exceed all Multiple Residential 4 (R4) Zone provisions and general provisions of Zoning By-law No. 85-2003, and represents good planning.

If you have any questions about this information, please do not hesitate to contact our office at 613-966-9070.

Yours truly,



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Junior Planner  
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/ Encl.

