

# STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



<b>Report to:</b>	Mayor and Council Members	<b>Priority:</b>	<input checked="" type="checkbox"/> High <input type="checkbox"/> Low
<b>Submitted by:</b>	Glenn McGlashon, MCIP, RPP Director, Planning & Development Division Planning Department <a href="mailto:gmcglashon@cobourg.ca">gmcglashon@cobourg.ca</a>	<b>Meeting Type:</b>  Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>	
<b>Meeting Date:</b>	<b>March 29, 2021</b>		
<b>Report No.:</b>	Planning and Development-011-21		
<a href="#">Submit comments to Council</a>			

**Subject/Title: Application for Site Plan Approval – Cobourg Creek Lofts  
415 King Street West (SPA-03-20)**

## RECOMMENDATION:

THAT this Staff Report be received by Council for information purposes; and,  
THAT the By-laws in **Figure 4** and **Figure 5** of the Staff Report be endorsed and presented to Council which: i) authorize the Mayor and Municipal Clerk to execute a Development Agreement with AMR Investments Inc. & Glover & Co Inc. for the 26-unit residential apartment re-development project located at 415 King Street West, subject to the finalization of details by municipal staff and partner review agencies; and, ii) remove the Holding (H) Symbol from the Subject Lands.

### 1. STRATEGIC PLAN

N/A

### 2. PUBLIC ENGAGEMENT

The Planning Act R.S.O 1990, c.P. 13, as amended does not prescribe any statutory public notice or engagement requirements for Site Plan Approval (SPA) applications, as these particular applications are recognized as being a detailed, technical review of matters relating to site development, including building layout, access, parking, landscaping, servicing and grading to name a few.

However, the Municipality requires that the applicant provide notice by posting a 1 m x 1.8 m sign on the Subject Lands, in an area visible from the public realm, notifying the public that an application for SPA has been submitted to the Municipality. The sign must include information in regard to the proposal, and a

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

Additionally, the Planning Department provided a written notice of this complete SPA application to Council on February 18, 2020, and all SPA applications are considered by Council in open session prior to final approval. Finally, information relating to the SPA application was posted on the municipal website under the Planning Applications page (Planning & Development).

### 3. PURPOSE

The purpose of this Report is to advise Council of the details of the SPA application and provide a recommendation for Council's consideration.

### 4. ORIGIN AND LEGISLATION

On February 18 2020, Council received an application for Site Plan Approval (SPA) from Scott Glover on behalf of AMR Investments Inc. & Glover & Co Inc. for a 7,502.3 m<sup>2</sup> parcel of land, known municipally as 415 King Street West, in accordance with the provisions of the *Planning Act*. Council referred the SPA application to the Planning Department for a report.

### 5. BACKGROUND

The subject property is 7,502.3 m<sup>2</sup> in area, with 60.95 m frontage along King Street West and 96 m frontage along Tremaine Street, and is known municipally as 415 King Street West (the "Subject Lands"). The Subject Lands are currently improved with a vacant building that was historically used for industrial and commercial land uses. See Key Map below:



Holding (R4-16 [H]) Zone” and “Environment Constraint (EC) Zone” in the Comprehensive Zoning By-law #85-2003.

The proposal involves the adaptive re-use and expansion of the existing building into a two (2) storey residential apartment building consisting of twenty-six (26) dwelling units. Specifically, the proposal involves the construction of a second storey addition onto the existing building, and the construction of two (2), two (2) storey building additions on the north and south sides of the existing building. Due to floodplain constraints, the primary access driveway to the in-building garage had to be re-located to the south side of the building on Tremaine Street. Minor Variances were granted by the Committee of Adjustment in January, 2020 to address minor modifications to certain yard setbacks and to add one (1) dwelling unit to permit a total of 26 units. See **Figure 1 Site Plan**.

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

- i) Architectural Site Plan
- ii) Civil Engineering Plans & Details;
- iii) Storm Drainage Plans;
- iv) Structural Engineering Framing Plan;
- v) Erosion & Sedimentation Control Plan;
- vi) Landscape Plans and Details;
- vii) Landscape Design Brief;
- viii) Stormwater Management Report;
- ix) Functional Servicing Report;
- x) Floodplain Analysis Report;
- xi) Urban Design & Sustainability Report;
- xii) Tree Inventory & Assessment Report;
- xiii) Environmental Noise Assessment;
- xiv) Soils Report;
- xv) Traffic Impact Brief;
- xvi) Archaeological Assessment Report Stages 1 – 3;
- xvii) Environmental Soils Record of Site Condition (RSC);
- xviii) Photometric Analysis and Plan;
- xix) Building Elevations Plans;
- xx) Electrical Site Plan, Photometrics and Details;
- xxi) Topographic Survey;

## 6. ANALYSIS

The following attachments are included for reference purposes:

**Figure 1 – Site Plan**

**Figure 2 -- Landscape Plan**

**Figure 3 -- Building Elevations**

**Figure 4 -- Agreement Authorization By-law**

**Figure 5 – Holding (H) Symbol Removal By-law**

Summary of Key Points:

The following are the key points associated with the proposal:

- The applicant is proposing to re-develop the existing building (formerly occupied by the Cobourg Daily Star office and distribution centre) into a 2-storey residential apartment building consisting of 26 dwelling units. Two (2) new, 2-storey additions are proposed at the north and south ends of the existing building, and a new driveway access is proposed from Tremaine Street to an internal 33 space parking garage in the lower level at the south end of the building. The development will also include six (6) surface parking spaces located adjacent to the primary building entrance (see **Figure 1 -- Site Plan** attached).
- The adaptive re-purposing, intensification and remediation of this former industrial/commercial concrete building and brownfield property in the built-up area of town into productive residential accommodation is an excellent form of sustainable re-development. It will prevent thousands of tonnes of building material from entering landfill, will conserve substantial inputs of new materials, is in close walking distance to community parks, services and transit, and represents an efficient use of existing services and resources.
- The building will benefit from a centralized, high efficiency, energy-star rated boiler system which will provide all domestic hot water and central heat for the building. This system eliminates the need for individual hot water storage and furnaces in every unit and is a much more efficient and sustainable solution. Energy efficient LED light fixtures complete with occupancy sensors and EnergyStar-rated appliances will be utilized throughout the building in order to save energy.
- The stormwater management servicing design includes the use of a combination of conventional (piped) and green “low impact” infrastructure in the form of an underground infiltration gallery located to the east of the building.
- The proposed development will be fully accessible with ramps into the main entrance and an elevator serving all floors. There will be two fully accessible suites on the primary floor. Two barrier-free parking spaces will be within the garage and one BF space will be at grade near the main entrance for visitors.
- Additional site landscaping is proposed with native grass and shrub species as well as select non-native regionally-adapted species for low maintenance and pest and disease resistance while contributing positively to the site’s overall biodiversity and neighbourhood character. Planting strips have been proposed between the street line and parking area, and foundation plantings have also been proposed along the north, south and east building facades to screen and soften the foundation and/or blank walls of the lower level and below-grade parking facility walls. Further, the planting palette has been selected to provide interest in all seasons through the inclusion of evergreen species, species with ornamental stems (dogwoods), spring-late summer flowering species, and a variety of heights and textures to create visual interest. One hybrid Maple tree near the intersection of Tremaine and King Streets will need to be removed due to grading, transformer location and other construction-related impacts, however a total of 22 new trees and over

450 shrubs and perennials will be planted around the building to enhance the overall appearance of the site. See **Figure 2 – Landscape Plan**.

- The existing gravel parking area on the east side of the building will be replaced with topsoil and seed, and a new decorative timber rail fence will be erected along the west side of the existing municipal easement which leads into the future Cooley Park to the south.
- The owner proposes to dedicate 1,900 m<sup>2</sup> of floodplain lands to the Municipality between (and including) the municipal access easement and Cobourg/Factory Creek to add to Cooley Park and the Town's overall parkland inventory, representing 25% of the total landholding (refer to **Figure 2 – Landscape Plan**). A further \$5,000.00 will be provided by the landowner to the Municipality for future parkland improvements.
- Parking for 39 vehicles is proposed overall (33 indoor + 6 exterior surface), with bicycle storage available inside the building to encourage the use of active transportation.
- A 1.83 m high solid wood privacy fence and coniferous landscaping is proposed along the south property line to buffer the proposed driveway and development from the adjacent residential property to the south in accordance with the Committee of Adjustment decision of January, 2020.
- Refuse collection will be fully contained within the building via an internal bulk storage and garbage/recycling area which will be transferred by the landowner directly to the appropriate garbage/recycling centre.
- The building and proposed additions have been designed to orient to the streets which will help transition the building face between the private and public realm and reflect positively on the streetscape and adjacent lower density land uses. The building will feature large, recessed patios for each unit providing a shaded, private outdoor space for residents and promoting an "eyes-on-the-street" philosophy for added neighbourhood safety.
- The proposed building design is of high quality, durable brick exterior, and the window and door openings will be tall to match the proportion of the building and be finished in black aluminum cladding. (see **Figure 3 – Building Elevations** attached).
- The existing building features tall ceilings which will be maintained throughout the new additions to allow for industrial loft style apartments, which will be a unique and desirable addition to Cobourg's rental housing inventory.
- The proposed building will cover approx. 25% of the site and over 70% of the site will be landscaped (pre-land dedication).

- A 1.5 m wide road allowance dedication across the entire frontage of King Street West will be provided to the Municipality as a condition of development.
- The proposal conforms to the Cobourg Official Plan, Urban & Landscape Design Guidelines, and Comprehensive Zoning By-law No. 85-2003, and meets all applicable policies, guidelines and standards of the Municipality and external review agencies.

**7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS**

AMR Investments Inc. and Glover & Co. Inc. submitted the requisite SPA application fee and deposit in the amount of \$8,430.00. A Municipal Tree Levy of \$4,504.00 and a parkland levy of \$5,000.00 will be provided to the Municipality by the proponent as a condition of development. Additional revenue in the form of Permit fees and taxes will also be realized with the re-development and renovation of this existing vacant building into productive residential use.

**8. CONCLUSION**

It is the opinion of Planning Department staff that the application by AMR Investments Inc. and Glover & Co. to permit the adaptive re-use of the former industrial/commercial building at 415 King Street West into 26 two-storey apartment units meets all applicable policies and standards, subject to the finalization of details by municipal staff and external agencies.

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



**Report Approval Details**

Document Title:	Application for Site Plan Approval - Cobourg Creek Lofts - 415 King Street West - Planning and Development-011-21.docx
Attachments:	- Figures 1-3.pdf - Figure 4 - Agreement Authorization By-law - 415 King St W.pdf - Figure 5 - Holding Removal Bylaw_415 King St W.pdf
Final Approval Date:	Mar 19, 2021

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

**Tracey Vaughan, Chief Administrative Officer - Mar 19, 2021 - 2:13 PM**