

APPENDIX "I"

TOWN OF COBOURG MUNICIPAL LAND INVENTORY TABLE

AREA A	Property Description	Municipal Address	Land Area (ha)	Zone Category	Road Frontage/ Services*	General Notes/Commentary**
A1	Clock Tower Parkette	849 New Amherst Boulevard (New Amherst Community)	0.1	Open Space	Yes	New Amherst Clock Tower Parkette is currently improved as a small open space leisure area surrounding a clock tower. Future expansion of the park westward will occur as development phases are constructed and further land dedicated to the Town -- infill opportunities could be re-assessed then.
A2	"Barn" Parkette	857 Lees Avenue (New Amherst Community)	0.2	Open Space	Yes	The barn parkette, as its name implies, was the site of a former barn and the stone foundation was re-created as a centrepiece and gathering place for this small parkette. There is little area available for infill development.
A3	Linear Park	761 Wilkins Gate (New Amherst Community)	1.9	Open Space	Yes	The New Amherst Linear Park is a long, slender leisure park between Wilkins Gate and New Amherst Blvd. that contains walking trails, pedestrian bridge and landscaping, but more importantly serves the function as a major overland drainage flow route from West Park Village and New Amherst. Accordingly, there is little area available for infill.
A4	Wilkins Gate Parkette	843 Carlisle Street (WPV/New Amherst)	0.38	Open Space	Yes	The Wilkins Gate Parkette is a relatively flat parcel of land straddling the West Park Village and New Amherst Community neighbourhoods and is improved with walking trails, seating areas and landscaping. The edge area at the north section may have potential for modest infill subject to some site (pathway) modifications.
A5	Milestone Park	760 Wilkins Gate (West Park Village)	1.4	Open Space	Yes	Milestone Park is improved as a passive and recreational neighbourhood leisure park space, including playground/fitness equipment, seating areas, trails, naturalized areas and landscaping. The park also functions as an overland drainage area for the subdivision, running west into New Amherst. An edge area in the north-west section may have potential for limited infill with some adjustments to an existing pathway.
A6	West Park Village Community Park	847 McMurdo Drive (West Park Village)	2.56	Open Space	Yes	The West Park Village Community Park is a large open space area comprised of walking trails, seating areas, parking lot, landscaping and natural woodlot along the south end. It serves both a neighbourhood function and as a destination for the greater community. Any potential infill areas would be limited to the northern section fronting onto McMurdo Drive with some adjustments required to existing pathways and/or parking area.
A7	West Park Village Parkette	735 Carlisle Street	0.22	Open Space	Yes	This is a small, narrow parkette comprised of open space, walking paths, a gazebo and landscaping. Limited opportunity for infill exists, and only in the southern section of the park where the gazebo presently sits.
A8	Roger's Road Parkette	Prince of Wales Drive	0.15	Open Space	Yes	This parkette is a small open space area and pedestrian access link to the Roger's Road Trail. A potential infill lot could be considered on the northern half, but would result in the removal of much of the open space area.
A9	Roger's Road Trail	Roger's Road/Carlisle Street/Kerr Street	1.6	Open Space	Yes	The Roger's Road allowance was closed and converted into a public pedestrian linear trail and open space connector. A sanitary sewer line may have to be installed within the ROW in the future. Infill potential is very limited.
A10	Westwood Park	665 Carlisle Street	3.13	Open Space	Yes	Westwood Park is a large athletic park consisting of a rugby field, playground equipment, parking area and rugby clubhouse trailer. The south-east limit of the park is low-lying and unmaintained. Some infill potential exists along the western Carlisle Street frontage with displacement of the clubhouse trailer. Further assessment of sanitary sewer capacity and SWM requirements will be required.
A11	Westwood Crescent Walkway	Westwood Crescent	0.03	Residential	Yes	This walkway connection is an important pedestrian link to the rear of Northumberland Mall and is not conducive to infill development.

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AREA A	Property Description	Municipal Address	Land Area (ha)	Zone Category	Road Frontage/ Services*	General Notes/Commentary**
A12	Kerr Street ROW	635 Burnham St., 651 Sinclair St., 659 William St., and 650 William St.	2.1	Transportation Corridor, Commercial, Industrial	Yes	The 30.0 m wide road allowance is planned for the future Kerr Street extension and is not conducive for any infill development.
A13	Jubilee Park	541 Elgin Street West	0.69	Open Space	Yes	Jubilee Park was re-configured when the Elgin/William/Burnham intersections were re-aligned. New commercial development borders its west side. This cultural park is improved with a visitor information kiosk, a parking area, gardens, landscaping and walkways. Some infill potential exists in the southern half of the site with some displacement of the existing parking area and pathway required. If infill development is proposed in this location, given the site context (commercial, arterial corridor), a mixed-use building would be preferred. Further assessment of sanitary sewer capacity and SWM requirements will be required.
A14	Terry Fox SWM Pond, Cobourg Creek Valleylands & Minnie Pennel Arboretum	941 Frei Street	7.28	Open Space, Environmental Constraint	Yes	These parcels function as a stormwater management facility, Minnie Pennel Arboretum and floodplain lands and are unsuitable for infill development.
A15	Ontario St./Elgin St. W. Vacant Land	900 Ontario Street	0.6	Environmental Constraint	Yes/No	A small wedge of land exists outside of the floodplain however full municipal services are not available.
A16	Ontario St./Hwy 401 Vacant Land	1104 Ontario Street	1.5	Development	Yes/Partial	This parcel is identified for the White Street extension – without further engineering design work the potential for development of any remnant land is unknown.
AREA B						
B1	Morley Cane Park	67 Ballantine Street	1.9	Open Space	Yes	Morley Cane Park is a leisure/athletic park that contains a baseball field, playground, parking area and landscaping. A pedestrian walkway links the park to the neighbourhood to the south and west. Some infill potential exists along the road frontage without displacing existing facilities. Further assessment of sanitary sewer capacity and SWM requirements will be required.
B2	Vacant Commercial	125 Veronica Street	1.4	District Commercial	Yes	This vacant commercial property was acquired by the Municipality to facilitate the future White Street extension between Division Street and Ontario Street -- without further engineering design work the potential for development of any remnant land is unknown. In addition, it is located within a commercial-industrial park, adjacent to existing and planned commercial-industrial uses, and thus potential land use compatibility issues exist.
B3	Vacant Commercial	1021 Division Street; Unaddressed	0.6	District Commercial	Yes	Both parcels in the north section of Division Street have physical limitations (creek land, stormwater management facility) and thus are not conducive to development.
B4	Chris Garrett Park	990 Birchwood Trail	2.3	Open Space	Yes	Chris Garrett Park currently functions as a cultural memorial park/open space area for a fallen Cobourg police officer, with a monument, pedestrian pathways, landscaping and a stormwater management facility. Some minor infill potential exists along the road frontage with minimal displacement of existing facilities (although sightlines to the monument may be negatively impacted).
B5	Nickerson Woods	260 Nickerson Drive	20.6	Environmental Constraint	Yes, limited	Nickerson Woods is a municipally-protected natural conservation area located within the floodplain of Midtown Creek, and thus is not conducive to any development.
B6	Ashland Park	1242 Ashland Drive	0.11	Open Space	Yes	This small parcel (equivalent to 2 lots) was acquired by the Town for a small neighbourhood parkette and playground area. Minor infill potential exists however encroachment into public open space will occur.
B7	Ashland Court Connector	N/A	0.2	Open Space	Yes	This open space area at the foot of Ashland Court contains an underground storm sewer trunk line and thus is not conducive to development.

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AREA B	Property Description	Municipal Address	Land Area (ha)	Zone Category	Road Frontage/ Services*	General Notes/Commentary**
B8	Cobourg Fire Hall	111 Elgin Street East	0.72	Business Park	Yes	The Fire Hall is an active, 24 hour emergency response facility and is located within employment lands. Residential infill development of this site is not recommended.
B9	Vacant Industrial	696 Division Street/930 Division Street	0.5	Industrial	Yes	This site is situated within an employment area, adjacent to existing and planned commercial-industrial uses, and thus an employment land needs study and conversion is required as part of a MCR, plus a land use compatibility study and noise impact study, in accordance with Provincial criteria. The north section contains a LUSI water booster station, extensive underground water services and an environmental interpretive area/gazebo.
B10	Northam Industrial Park	740 Division Street	39	Industrial	Yes	This large site is situated within an employment area, adjacent to existing and planned medium-heavy industrial uses, and thus residential infill development is not possible without an employment land needs study and conversion as part of a MCR, plus a land use compatibility study and a noise impact study, all in accordance with Provincial, County and local policies.
B11	Vacant Industrial	710 George Street	0.04	Industrial	Partial	This small parcel is situated on the north side of the newly-constructed Kerr Street west of Division (adjacent to the Midtown Creek flood reduction facility) and is within an employment area, adjacent to existing and planned industrial uses, and thus residential infill development is not possible without an employment land needs study and conversion as part of a MCR, plus a land use compatibility and noise impact study.
B12	Cobourg Community Centre Campus	750 D'Arcy Street	7.1	Institutional	Yes	The Cobourg Community Centre Campus is a major recreational, social and cultural facility comprising the CCC and the soccer fields to the north and east to Alexandria Drive. Some potential for infill exists along the south side of Alexandria Drive -- a land use compatibility and noise impact study may be required in accordance with Provincial criteria to determine development limits (ie. minimum setbacks from the heavy industrial uses in Northam Industrial Park) and any required mitigation measures. Towards the south bulb of Alexandria Drive, some land is available for infill on the west side, outside of the floodplain. Existing soccer field(s) would be impacted in both scenarios. D'Arcy Street sanitary sewer capacity may not be available depending on the nature and size of development -- further assessment of sanitary sewer capacity and SWM requirements will be required.
B13	Buildings 18 & 19	700 D'Arcy Street	4.84	Institutional	Yes	This site contains two buildings with commercial-institutional land uses as tenants, plus parking, the LAV monument, an old shelter/gazebo and batting cage. There is some potential for infill development fronting D'Arcy Street, subject to justification via a land use compatibility study and noise impact study in accordance with Provincial criteria to determine development feasibility, minimum setbacks and possible mitigation measures from the existing heavy industrial uses to the west. D'Arcy Street sanitary sewer capacity may not be available depending on the nature and size of development -- further assessment of sanitary sewer capacity and SWM requirements will be required. Some of the land fronting D'Arcy Street south of the CCC is used for overflow stormwater management purposes and precludes development.
B14	Legion Fields	650 D'Arcy Street	8.86	Environmental Constraint, Open Space	Yes	Legion Fields is an active athletic field for soccer and softball activities. Much of the site is floodplain, however there is potential for some infill along the D'Arcy Street frontage, outside of the floodplain, subject to justification via a land use compatibility study and noise impact study in accordance with Provincial criteria to determine setbacks and mitigation measures from the existing and planned heavy industrial uses to the west. Displacement of an existing soccer field would result. D'Arcy Street sanitary sewer capacity may not be available depending on the nature and size of development -- further assessment of sanitary sewer capacity and SWM requirements will be required.

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AREA C	Property Description	Municipal Address	Land Area (ha)	Zone Category	Road Frontage/ Services*	General Notes/Commentary**
C1	Vacant Lot	629-639 Cottesmore Avenue	0.34	Environmental Constraint	No	These vacant lots are located entirely within the Brook Creek floodplain, is un-serviced and therefore not suitable for development.
C2	Vacant Land	565 Cottesmore Avenue		Environmental Constraint	No	This parcel forms part of the Brook Creek floodplain, is un-serviced and thus is unsuitable for development.
C3	Kerr Street ROW	585 Cottesmore Ave./441 Brook Rd. N.	1.5	Environmental Constraint, District Commercial	No	The 30.0 m wide road allowance is planned for the future Kerr Street extension and thus is not conducive to any infill development.
C4	Optimist Park	30 Meredith Crescent	0.2	Open Space	Yes	Optimist Park is a small neighbourhood parkette adjacent to the mainline railways and is improved with playground equipment. Its narrow frontage and proximity to the railway limits the development potential of this site.
C5	East Village SWM Pond	Brook Road North	0.3	Open Space	Yes	This parcel functions as a stormwater management facility and is not suitable for development.
C6	Elwood Park (East Village Phases 1 - 4)	274 Bennett Avenue	1.0	Open Space	Yes	Elwood Park has not been improved as of this date as the subdivision remains under construction. It is to function as a centrally-located neighbourhood park for over 600 dwelling units. An additional parcel will be added to the park once East Village Phase 5 is developed. The park will have 3 street frontages and has potential for some form of development along these edges.
C7	Lucas Point Industrial Park	156 Willmott Street, Dodge Street, Willmott Street, 95 Normar Rd., Thompson Street	28	Industrial, Environmental Constraint	Yes	These parcels are situated within an employment area, adjacent to existing and planned light-medium-heavy industrial uses, and thus residential infill development is not possible without an employment land needs study and conversion as part of a MCR, plus a land use compatibility study and noise impact study.
C8	Lucas Point Park	95 Willmott Street	5.3	Environmental Constraint, Open Space	Yes	The majority of this parcel is constrained by the Lake Ontario shoreline hazard limit and is undevelopable. Areas that are Open Space are situated in close proximity to existing and planned light-medium-heavy industrial uses and land use compatibility issues may preclude residential development. Further assessment in accordance with current Provincial criteria will be required.
C9	Fitzhugh Park	533 Delanty Road	0.75	Open Space	Yes	Fitzhugh Park is a small neighbourhood leisure park containing playground equipment, basketball court, pedestrian pathways/linkage and landscaping. Some potential infill opportunity exists along the road frontage with some displacement of existing facilities and pathways. Further assessment of sanitary sewer capacity and SWM requirements will be required.
C10	Fitzhugh Shores Parkette, Brook Rd. S. Lookout, Coverdale Lookout	78 East House Crescent, 451 & 557 Lakeshore Road	0.5	Open Space, Environmental Constraint	Yes	Fitzhugh Shores Parkette serves as a pedestrian connector to the Lake Ontario Shoreline and Lucas Point Park. The Lookouts provide pedestrian access to the Lake and contain major infrastructure (storm & sanitary sewer). The parcels are primarily constrained by Lake Ontario shoreline hazard and infill development would be very limited to non-existent, and would block public shoreline access.
C11	Peter Delanty Park	29 Coverdale Avenue	2.6	Open Space	Yes	Peter Delanty Park is an active leisure/athletic park comprised of tennis courts, ball field, playground equipment, parking, an outbuilding, a pedestrian connection and landscaping. There is infill potential in the north 1/3 of the site without displacing existing facilities, subject to examination of the existing drainage ditch (which will need to be maintained). Further assessment of sanitary sewer capacity and SWM requirements will be required.
C12	Brook Meadows Parkette	Footte Crescent	0.17	Open Space	Yes	This parkette was dedicated to the Municipality as a protected woodlot and serves as an important pedestrian connector to Peter Delanty Park. This site is not conducive to infill development.
C13	Brook Meadows SWM Pond	Brook Road South	0.31	Open Space	Yes	This parcel functions as a stormwater management facility and is not suitable for development.

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AREA C	Property Description	Municipal Address	Land Area (ha)	Zone Category	Road Frontage/ Services*	General Notes/Commentary**
C14	Molly Baker Lane	Brook Road N./Orchard Ave	0.25	Open Space	Yes	This trail land was dedicated to the Municipality to serve as a protected woodlot and an important pedestrian connector between Brook Road North and Orchard Avenue. This site is not conducive to infill development.
C15	Coronation Park	Coronation Crescent	0.46	Open Space	Limited Access	Coronation Park is located entirely within the floodplain of Brook Creek and is not suitable for new residential development.
C16	Donegan Park	92 D'Arcy Street	6.8	Open Space	Yes	Donegan Park is an intensely-improved, active athletic park and serves a community-wide function as a recreational destination, with 4 ball fields, a soccer field, skatepark, washrooms, and parking lot. Storm and sanitary sewer pipes traverse the site. Infill opportunities are possible however impacts include displaced athletic facilities – further assessment is required.
C17	Concert Band of Cobourg	612 D'Arcy Street	0.06	Industrial, Environmental Constraint	Yes	A building which houses the Concert Band of Cobourg occupies the property, along with gravel parking. The property lies just outside of the floodplain of Brook Creek. The site is situated within an area of historically developed residential and industrial land uses, and is zoned for industrial purposes, and thus residential infill development is not possible without an employment land needs study and conversion as part of a MCR, plus a land use compatibility study and noise impact study.
C18	Tracey Park	196 Spencer Street East	1.97	Open Space	Yes (Walton Street)	Tracey Park is an active leisure park containing a number of facilities, including a ball field, playground, community gardens, pedestrian pathways and landscaping. The northern half is restricted for residential development by the railway, however the south-western section has potential for modest infill without displacing existing facilities. Further assessment of sanitary sewer capacity and SWM requirements will be required.
C19	Victoria Park - Upper	65 King Street East	1.4	Open Space	Yes	The north (upper) section of Victoria Park is an important passive park with open lawn areas, gardens and pathways, and is bordered on all sides by municipal roads. Over time, the Town acquired a number of parcels to contribute to the park landholding, the most recent of which was the north-west corner (former Chateau Hotel) to round out the park. Infill development of this site is possible along the road frontages. Further assessment of sanitary sewer capacity and SWM requirements will be required.
C20	Victoria Park - Lower	55 Queen Street/179 Church Street	4.0	Open Space	Yes	The lower section of Victoria Park is a more active destination park containing the Legion cenotaph, bandshell, Lion's Pavillion, playgrounds, splash pad, canteen, lawn bowling, parking areas and numerous pedestrian pathways. Sanitary sewer, storm and water services bisect the site in various locations. Infill opportunities on this site are limited.
C21	Victoria Park Campground	138 Division Street	1.9	Open Space, Environmental Constraint	Yes	The current use of the site is for a seasonal campground with washroom, office facilities and sanitary sewer pumping stations. The site is well-treed with significant species. The south half of the site is located within the Environmental Constraint area (Lake Ontario shoreline hazard) and is prohibited from residential development. A number of significant municipal infrastructure pipes (sanitary, storm sewers) traverse the northern half of the site. Residential infill opportunities are possible however the re-location of major infrastructure may be required.
C22	Charles Street Parking Lot	17 Charles Street	0.05	Main Central Commercial	Yes	This small, 26 m wide parcel was acquired by the Town a number of years ago, the former building demolished and the site improved as an 18 space surface parking lot. A modest residential infill project is possible here (depending on the nature and extent of the design) however, as with all of the municipal parking lots, the loss of limited downtown parking supply would result and could be problematic once existing leased parking facilities become developed. Additional parking demand would also be generated by new development. Incorporating underground parking to accommodate additional public parking on-site is very expensive and an affordable housing project alone may not be feasible.

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AREA C	Property Description	Municipal Address	Land Area (ha)	Zone Category	Road Frontage/ Services*	General Notes/Commentary**
C23	McGill Street Parking Lot	36 Queen Street	0.23	Main Central Commercial	Yes	The McGill Street Parking Lot is subject to a 2P partnership between the Town and an adjacent developer to construct a mixed-use, multi-residential development over the 2 properties with an equivalent # of public parking spaces (65) being accommodated within the underground garage. Given the financial implications of this intensive development with structured parking, the provision of affordable housing units on this site is not viable.
C24	Trinity/Division Street Parking Lot	274 Division Street	0.23	Main Central Commercial	Yes	This small, 33 m wide parcel was acquired by the Town a number of years ago, the building demolished and the site improved as a 55 space surface parking lot (the Town also leases a small property fronting onto Swayne Street for a parking lot). A multi-storey residential infill project is possible on this site (a mixed use development would be recommended) however, as with all municipal parking lots, the loss of limited downtown parking supply would result (depending on the nature and extent of the design) and could be problematic once existing leased parking facilities become developed. Additional parking demand would also be generated by new development. Incorporating underground parking to accommodate additional public parking on-site is very expensive and an affordable housing project alone may not be feasible.
C25	Covert Street Parking Lot	11 Covert Street	0.5	Main Central Commercial	Yes	This large centrally-located parcel is improved as a 124 space surface parking lot. A multi-storey residential infill project is possible on this site (a mixed use development would be recommended) however, as with all municipal parking lots, the loss of critical downtown parking supply may result (depending on the nature and extent of the design) and could be problematic once existing leased parking facilities become developed. Additional parking demand would also be generated by new development. Incorporating underground and/or above ground structured parking to accommodate additional public parking on-site is very expensive and an affordable housing project alone may not be feasible. Midtown Creek bisects the site and the property is also almost entirely located within the floodplain, which poses development challenges.
C26	Victoria Hall	55 King Street West	0.63	Institutional	Yes	The Victoria Hall site is a major cultural focal point and civic centre for the Town, improved with the Hall, Market Building, Old Firehall Theatre and a municipal parking lot with 24 parking spaces. The buildings on the property are subject to a Heritage Conservation Easement which regulates alterations and new development. A convertible civic square is proposed for the parking area and Second Street. Accordingly, this site is not conducive to further intensification.
C27	Henley Arcade	48 King Street West	0.016	Main Central Commercial	No	The Henley Arcade is an important pedestrian thoroughfare, and contains 2 upper floors used as storage and are un-serviced by sewer, water and heat. A shared stairway access exists over an abutting property. Significant infrastructure and building improvements would be required to permit any use of the upper floors. In addition, a proposal to divert Midtown Creek underground through the arcade has been studied and significant funds have been spent by the Municipality to pre-plan for this possibility.
C28	Rotary Waterfront Park/Esplanade	35 Albert Street	1.67	Open Space, Environmental Constraint	Yes	Rotary Waterfront Park and the Esplanade function as a central public gathering place and passive recreation area, with seasonal activities including ice skating, markets, fountain, waterfront festival, pathways and parking. The transit/skating shelter also occupies the north-east section. The site is entirely situated within the floodplain/shoreline hazard areas and is not conducive to intensification.
C29	Marina Open Space Areas (lands north and south of Third Street extension)	116 Hibernia Street	3.0	Environmental Constraint, Open Space	Yes (north), No (south)	The narrow strip of open space land on the north side of Third Street contains water and sewer infrastructure. Limited opportunities exist for this parcel. The south lands are occupied by the Marina Building, Yacht Club, parking facility (55 spaces), open space, boat launch/storage and boating-related services. Most, if not all, of this parcel is located within the Environmental Constraint Zone reflecting the Lake Ontario shoreline hazard. This parcel is not conducive to residential development.

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AREA C	Property Description	Municipal Address	Land Area (ha)	Zone Category	Road Frontage/ Services*	General Notes/Commentary**
C30	Cobourg Police Station/Hibernia Street Parking Lot	107 King Street West	0.38	Main Central Commercial	Yes	The CPS building and parking area occupy the northern 2/3, while a municipal parking lot consisting of 31 parking spaces occupies the balance. Some infill opportunity exists on the southern 1/3 of the property (a mixed use development would be recommended) however loss of public parking would result.
C31	Tannery Property	96 Alice Street	2.7	Mixed Use Area/General Industrial	Partial	The Tannery property was formerly occupied by a tanning operation and subsequently acquired by the Town via failed tax sale. All buildings have since been removed and the site does contain some sub-surface contamination. A comprehensive master planning exercise is underway to map out the future, long term development of the greater Tannery District. Once the Secondary Plan is adopted, this site would be a prime candidate for residential intensification, particularly affordable housing. Further assessment of sanitary sewer capacity and SWM requirements will be required.
AREA D						
D1	Dressler House	212 King Street West	0.16	Residential	Yes	Dressler House is currently used as a cultural heritage museum and associated parking by the Marie Dressler Foundation. There is little opportunity for infill development without displacing the museum.
D2	Cobourg Public Library	200 Ontario Street	0.75	Institutional	Yes	This property is occupied by a public library, parking and associated open space. The south section is vacant, however it was planned for a future expansion to the facility.
D3	Heenan and Memorial Arenas	206 Furnace Street	1.2	Institutional	Yes	This site is currently occupied by two arenas, one of which is used by the West Northumberland Curling Club. Memorial arena is currently un-used. The site borders existing and/or zoned industrial properties on the east and west sides, and therefore there are land use compatibility issues that would need to be examined which may impact the development potential of the property and/or impose mitigation measures to minimize adverse impacts. The southern section of the property, including new development on the vacant area and/or the adaptive re-use of the existing arena, could be a good candidate for residential intensification subject to the aforementioned analysis. Further assessment of sanitary sewer capacity and SWM requirements will be required.
D4	St. Paul's Lutheran Church	388 William Street	0.29	Institutional	Yes	St. Paul's Lutheran Church leases the property from the Town for a place of worship, and is improved with a church facility and parking. Unless the lease with the Church is terminated, this site is not available for re-development.
D5	Pumping Station, Vacant	501 – 505 William Street	1.2	Environmental Constraint	Yes	These sites are occupied by a sewer pumping station and associated pipes, and is entirely located within the Cobourg Creek floodplain. It is not suitable for development.
D6	Sinclair Park (South)	540 Sinclair Street	3.0	Open Space	Yes	This park contains athletic facilities including tennis courts, accessory building and three ball diamonds. It is located entirely within the Cobourg Creek floodplain. The fact that it is not located within a designated Special Policy Area may preclude any development. Further assessment of sanitary sewer capacity and SWM requirements will also be required.
D7	Sinclair Park (North)	542 Sinclair Street	0.47	Residential	Yes	This parkette has a frontage of ~30 m on Sinclair Street and contains a playground and open space. It is located within the floodplain of Cobourg Creek and is within a designated Special Policy Area. A floodplain analysis would be required to GRCA requirements and approval to determine development feasibility. Further assessment of sanitary sewer capacity and SWM requirements will also be required.
D8	Burnham Manor Park	464 Burnham Street	0.5	Open Space	Partial, limited	Burnham Manor Park is located adjacent to the CN Railway mainline and the required railway setbacks preclude development on much of the site. The western (wider) section does have some development potential however it is situated far from Sinclair Street and service extensions and a lengthy driveway would be required.

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AREA D	Property Description	Municipal Address	Land Area (ha)	Zone Category	Road Frontage/ Services*	General Notes/Commentary**
D9	Sewage Treatment Plant	420 King Street West	4.5	Industrial	Yes	No intensification permitted on this site.
D10	Former Works Yard	390 King Street West	0.87	Industrial	Yes	This former works yard is located entirely within the Cobourg Creek floodplain and Special Policy Area. To permit residential development, a floodplain analysis, environmental assessment, land use compatibility study and noise impact analysis would be required in accordance with Provincial, County and local policies. This site is not suitable for residential purposes.
D11	H.W. Cooley Park	405 King Street West	1.97	Environmental Constraint	No	This open space area is located entirely within the Cobourg/Factory Creek floodplain and is not suitable for residential development.
D12	Peace Park	175 Forth Street	4.0	Environmental Constraint	No	This open space area is located entirely within the Cobourg/Factory Creek floodplain and is not suitable for residential development.
D13	Tut Gutteridge Park	115 Stuart Street	0.31	Open Space	Yes	Tut Gutteridge Park is a small leisure park improved with a playground equipment and open lawn. There is almost 70 m of road frontage and a portion of this park could be considered for a small residential infill project. Further assessment of sanitary sewer capacity and SWM requirements will be required.
D14	Monks Cove Park	121 Burnham Street	0.37	Environmental Constraint	Yes	This park is entirely within the Lake Ontario shoreline hazard limit and is undevelopable.
D15	Conservation Lands	550 & 710 King Street West	2.4	Environmental Constraint	Partial	This heavily-forested site was acquired by the Town when the residential lots to the west were developed. It is situated adjacent to a railway corridor and acts as a major spillway for lands to the north via a tributary which bisects the site. This is not a suitable candidate for development.
D16	Daintry Park	Daintry Crescent (south side)	1.86	Residential (limited)	Yes	This narrow strip of land is situated adjacent to an elevated section of railway mainline (CP Rail) and was deemed unsuitable for development by the original owner and acquired by the Town under tax sale. It has been improved as a passive public open space/park area. One building lot at the east end was recently sold for affordable housing, and one additional building lot is possible at the west end, subject to a noise impact study and railway approval. The remainder of the site is constrained by minimum required railway setbacks/berm and would be challenging to develop.
D17	Roger's Road (South)/Tracey Road (South) Allowances	Kerr Street	1.0	Development	Yes	This 20 m wide road allowance contains a major sanitary trunk sewer serving West Park Village and New Amherst. It is also within/adjacent to a local sensitive wetland and thus is not conducive to development.
D18	West Park Village SWM Pond	Kerr Street	1.3	Environmental Constraint	Yes	This parcel functions as a stormwater management facility and is not suitable for development.
D19	Glen Watford Tax Sale Lots	N/A	3.4	Rural	No	Due to a failed tax sale, the Town acquired 30 lots to the west of Glen Watford Drive, known as the "Clutterbuck" checkerboard subdivision. These lots have no road frontage, services or secondary emergency access, and are not suitable for development.

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