

April 12, 2021

Cobourg Town Clerk
Legislative Services Department
The Corporation of the Town of Cobourg
55 King Street West
Cobourg, ON K9A 2M2

Re: Zoning By-law Amendment for the now vacant 0.24 ha (0.6 ac) site known municipally as 173-185 Division Street/9 Albert Street, Cobourg.

This letter is concerning the request for changes to the bylaw at 173-185 Division Street/9 Albert Street, that would allow the approval of the building plan for the property submitted to the Town of Cobourg called Beachwalk Flats. Although the plan design looks very attractive, I have a few questions and concerns.

Firstly, the site-line as shown on the plan for the corner (Division/Albert) seems very tight. From the 3.0 m setback from the property line on Albert Street which is included in the 9.0 m centre road allowance, the plan then rounds onto Division Street where the building seems to be at the property line. Can I have clarification as to the allowances for Division Street, both property line and road allowance?

Also, is the road allowance that is not in place for Cobourg, 9.0 m?

With changes to bylaws are we creating an even busier corner. The plan for residential, shopping with cafes increases traffic, both by foot and automobile. Where do the trucks stop and deliver? Where do people park. What happens on the opposite corner, should a similar plan be submitted?.

Are we looking to the future?

Just a thought. Do the town police review plans and are there any concerns with the creation of increased alleyways that will need to be secure. There are three in this plan.

Finally and important to the health of our community, where do people find shade? There isn't a tree in this plan. When we are trying to increase the town canopy, should planning not also include industrial and business districts..

I look forward to the meeting later today,
With thanks,

Wendy Bannon

Copy: Nicole Beatty
Adam Bureau