

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



Report to:	Mayor and Council Members	Priority:	<input type="checkbox"/> High <input checked="" type="checkbox"/> Low
Submitted by:	Kaveen Fernando, Planner I - Development Planning Department kfernando@cobourg.ca	Meeting Type: Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>	
Meeting Date:	May 17, 2021		
Report No.:	SPA-07-21		
Submit comments to Council			

Subject/Title: Site Plan Approval Application - 296 George Street - Multi-Residential Development

RECOMMENDATION:

THAT the staff report and application be received by Council; and

THAT the application be referred to the Planning Department for a report.

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 and Amendments, as these particular applications are recognized as being a detailed, technical review of matters relating to site development, including but limited to building layout, access, parking, landscaping, servicing and grading.

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 of the submitted SPA application 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. The sign is being prepared and will be erected on-site within 10 business days.

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

3. PURPOSE

The purpose of this report is to advise Council and public of the submission of a complete Site Plan Approval (SPA) application, and to recommend that Council receive the formal application and refer it to the Planning Department for a report.

4. ORIGIN AND LEGISLATION

In May 2021, a complete application was received by the Planning Department from R.W. Bruynson Inc. on behalf of 296 George Street Corporation for a Multi-Residential Development on the vacant parcel located at 296 George Street. Upon review of the submission, Planning Staff can confirm it is consistent with the *Planning Act* requirements. Section 41(2)(4) of the *Planning Act* authorizes the municipality to review and ensure appropriate development is approved in compliance with the Town of Cobourg's Official Plan or applicable Secondary Plans. Pursuant to the provisions of the *Planning Act*, if the Municipality fails to approve the complete application within 30 days after its receipt by Council, the owner may appeal the application to the Local Planning Appeal Tribunal (LPAT).

5. BACKGROUND

The subject property is located to the south and east of the existing semi-detached dwelling located at corner of George Street and Buck Street, as illustrated in the attached **Schedule "A"** Key Map. The vacant parcel is an approximately 0.2185 hectare infill property with a legal frontage of 23.18 metres on Buck Street and a depth of 47.9 metres. However, the development will be fronting both Buck Street and George Street.

The proposed Multi-Residential Development consists of a three story fifteen (15) unit apartment building and five (5) townhouses on the same lot, sharing a common element ingress/egress to George Street. Parking requirements for the apartment will be accommodated beneath the rear of the apartment building and along the south property line, while townhouse parking requirements will be arranged to the rear of the units. Altogether, the development is proposing a total of 20 parking spaces (19 regular stalls and 1 Barrier free stall). Refer to **Schedule "B" Site Plan** and **Schedule "C" Building Design** attached.

The proposed residential development is located in Downtown Cobourg within the George Street Heritage District and is designated Main Central Area (MC) as per the Town of Cobourg Official Plan (2017). The property was subject to a Site Specific Zoning By-law Amendment in the early 1990's allowing a standalone multi-residential use on the subject property, and as such, is currently zoned Main Central Commercial Fourteen (MC-14) in the Comprehensive Zoning By-law #85-2003.

The submission consists of the following plans and reports in support of the application:

- i. **Site Plan** by R. W. Bruynson Inc.,
- ii. **Preliminary Floor Plans** by R. W. Bruynson Inc.
- iii. **Urban Design & Sustainability Report** by R. W. Bruynson Inc.
- iv. **Reference/ Survey Plan** by IBW Surveyors
- v. **Topographic Details** by IBW Surveyors
- vi. **Cultural Heritage Impact Assessment** by Martindale Planning Services, June 2020
- vii. **Geotechnical Report** by GHD Limited
- viii. **Erosion and Sediment Control Plan** by Candevcon East Limited, March 26, 2021

- ix. **Grading Plan** by Candevcon East Limited, March 26, 2021
- x. **Drainage Plan** by Candevcon East Limited, March 26, 2021
- xi. **Servicing Report** by Candevcon East Limited, March, 2021
- xii. **Servicing Plan** by Candevcon East Limited, March 26, 2021
- xiii. **Storm Sewer Design Sheet** by Candevcon East Limited, March, 2021
- xiv. **Environmental Site Assessment Phase 1 & 2** by GHD Limited
- xv. **Landscape Plan** by McElroy and Associates, April 2021
- xvi. **Traffic Brief** by Tranplan Associated, July 2020
- xvii. **Shadow Impact Study** by Nazarian Project Inc, March 2021
- xviii. **Photometric Plans and Details** by D.G Biddle & Associates Limited
- xix. **Details Plans** R. W. Bruynson Inc

6. ANALYSIS

This memo is for application receipt notification purposes only and there is subsequently no staff analysis at this stage. The application package is being circulated to the Development Review Team and applicable Agencies/Committees for review and commentary before being brought back to Council for consideration.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

There are no anticipated negative financial implication imposed on the Municipality as a result of the application. The owner has submitted an applicable fee and deposit of \$5,850.00 for the proposed development.

8. CONCLUSION

The SPA application is only being received by Council at this time and a thorough analysis of the proposal will be presented to Council once reviewed by the Development Review Team and applicable Agencies/Committees and prior to final approval of the development.