

April 20, 2021

Mayor and Members of Council
Town of Cobourg,
55 King Street West,
Cobourg Ontario

Dear Mayor and Members of Council:

As a result of the public consultation meeting April 12, 2021, I respectfully wish to add a written submission reflecting some of my concerns with the proposal for the Albert and Division Street Development.

I was discouraged that the developers see our waterfront and downtown core as industrial. That may be in large cities but not in a small town where tourism is a key factor. They mentioned that their buildings were designed with this theme in mind. I would have expected something similar to what has already been built on the Esplanade or Harbor Walk, but the new design does not fit with the soft waterfront existing designs. To approve this project without considering what is to be built on the adjoining property is not looking ahead. I believe the town has a responsibility to look at the aesthetics of the street and whole area as to new builds. I do not see this project as it stands, fitting in with the existing landscape.

However, my main concern is the lack of parking. Living in the downtown I know just how limited the parking is already. It is my understanding that there are 2 parking spots less than the 30 units planned, and while the owners of the commercial sites may have a parking spot, I did not see any provision for their employees or the other two units. It was always my understanding that there should be 1.5 parking spots allowed per unit. The developers were quick to point out that there is no parking where they live, and they use uber and walk. As the developers mentioned during the meeting, they feel people can walk to the train station therefore I cannot see they are taking this issue seriously. We have a relatively senior population and in this day most people do own a vehicle as we do not have public transportation like in a large city.

As it stands now, there is not sufficient parking for the existing businesses and we are in a lockdown situation with less than normal traffic. When the restaurant and Ice Cream shop are operating during regular times, there is not a parking spot to be had. I understand the lot west of this project will be built in the very near future so that will be a large amount of available public parking eliminated. The downtown business people already fill the north lot (leased by the town) on a daily basis. I fail to see how an adequate parking study could ever be completed with most businesses and tourism shut down due to Covid. I understand the developers and the town plan on adding additional parking spaces on Albert and Division Streets. These spaces will not solve this parking issue.

I also have concerns for traffic congestion. There is an advanced green going East on Albert street which is an indication that there is already a traffic issue. The entrance being so close to Division Street will be a problem as the residents try to enter and exit their parking. Once the other development proceeds

their parking will also feed onto Albert Street so this needs to be taken into consideration. The delivery trucks already tie up the traffic one can only imagine what it will be like with 10 more commercial sites.

I believe some of these issues need to be addressed by the developers. In order for their project to be successful they do need to understand the community. The town needs to take responsibility for the future planning of the area. What is existing in the downtown we have no control over and we just have to work around it. However, with careful planning we do have the opportunity to not make the same mistakes again.

Thank you for allowing me to contribute to this process. I look forward to being sent any additional updates or notice of future public sessions.

Sincerely

Carol Farren
Cobourg, Ontario