

# STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



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|--|---|---|---|
| <b>Report to:</b>                          | Mayor and Council Members   | <b>Priority:</b>  | <input type="checkbox"/> High <input checked="" type="checkbox"/> Low |
| <b>Submitted by:</b>                       | Glenn McGlashon, MCIP, RPP<br>Director, Planning &<br>Development Division<br>Planning Department<br><a href="mailto:gmcglashon@cobourg.ca">gmcglashon@cobourg.ca</a> | <b>Meeting Type:</b><br><br>Open Session <input checked="" type="checkbox"/><br>Closed Session <input type="checkbox"/> |   |
| <b>Meeting Date:</b>                       | <b>May 31, 2021</b>   |   |   |
| <b>Report No.:</b>                         | Planning and Development-023-21   |   |   |
| <a href="#">Submit comments to Council</a> |   |   |   |

**Subject/Title:** Draft Plan Approval Extension (Phase 1) – Villages of Central Park (Cobourg East Community)

## RECOMMENDATION:

THAT Council receive this Report for information purposes; and,

FURTHER THAT Council approve the request by The Planning Partnership on behalf of Tribute (Cobourg) Limited for a two (2) year extension to draft plan approval and associated conditions for Phase 1 of the Villages of Central Park subdivision generally located on the north side of Elgin Street East at Brook Road North, with a new expiry date of July 23, 2023.

## 1. STRATEGIC PLAN

N/A

## 2. PUBLIC ENGAGEMENT

On July 23, 2018, Cobourg Municipal Council granted approval of applications for Official Plan Amendment and Zoning By-law Amendment by Rondeau (Cobourg) Limited (RCL) for the development of a 1,500 -1,700 unit mixed-use, neighbourhood-oriented community on a 107.3 hectare area of land generally located in the area of Brook Road North and Elgin Street East, known as Villages of Central Park. Council also granted approval of a draft plan of subdivision with conditions for Phase 1 comprised of up to 182 units located in the south-western quadrant of the subject lands. The aforementioned approvals followed a Planning Public Meeting which was held in June of 2018 in accordance with the provisions of the Planning Act, R.S.O 1990, c.P. 13, as amended. A formal presentation was also made to the current Council on April 8, 2019 by The Planning Partnership to provide an overview of the project and answer questions.

In September of 2019, Council received an application for Clearance of Draft Plan of Subdivision Conditions from RCL for final approval of the Phase 1 draft plan. The subject lands have since been acquired by Tribute (Cobourg) Limited (TCL) who are continuing with the processing of the application and ultimate development.

The *Planning Act* does not prescribe any statutory public notice or engagement requirements for applications to clear conditions of Draft Plan of Subdivision Approval, as these particular applications are recognized as being a detailed, technical review of matters relating to a draft approved subdivision development, including servicing, grading, stormwater management, tree protection and landscaping, utility coordination, and agency conditions to name a few. The application particulars are posted on the Planning Applications page of the Planning & Development website, and approval of all Agreements associated with developments, including pre-servicing and subdivision agreements, are considered by Council in open session prior to final approval.

### 3. PURPOSE

The purpose of this Report is to provide Council with an overview and analysis of the request by Tribute (Cobourg) Limited (TCL) for a two (2) year extension to draft plan approval for Phase 1 of the development lands located generally in the area of Elgin Street East and Brook Road North.

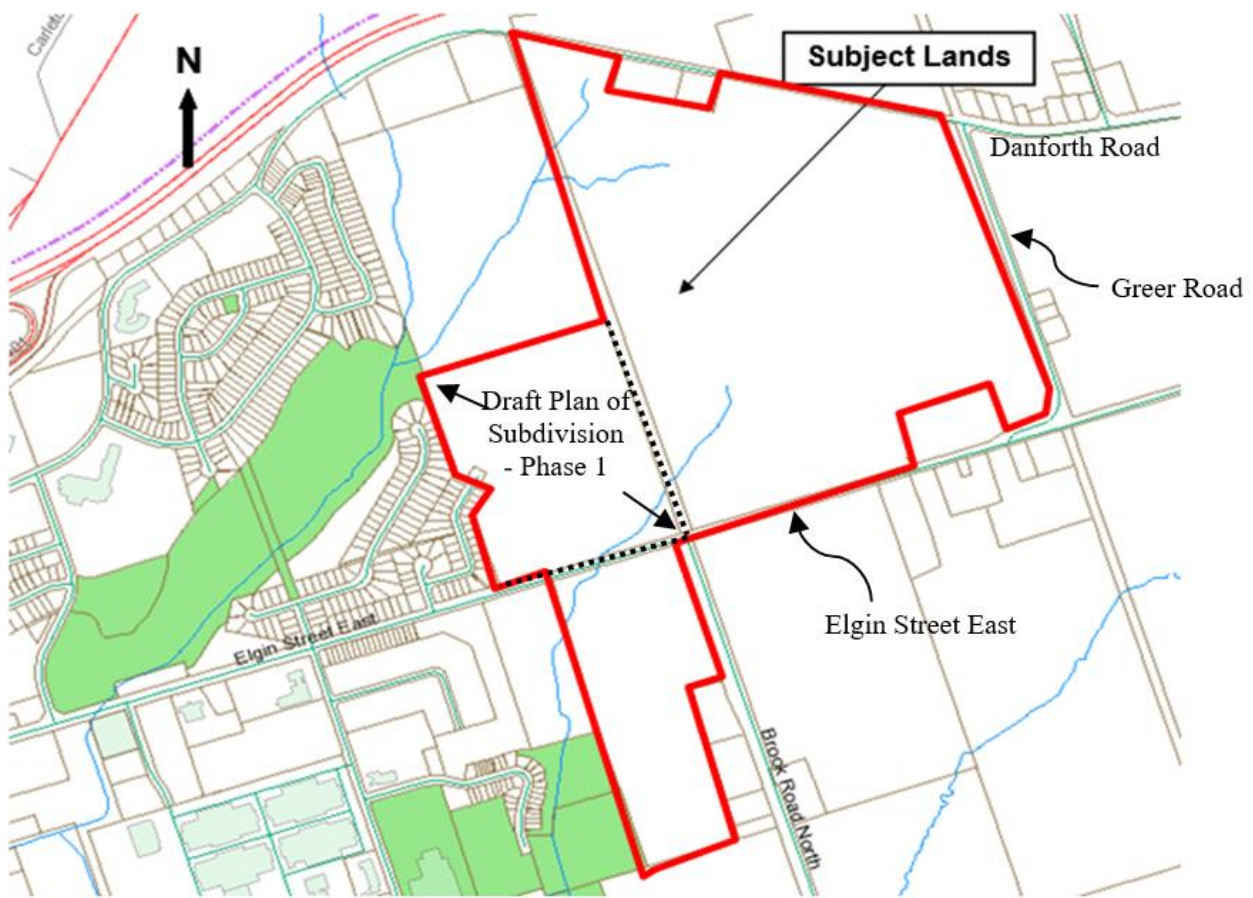
### 4. ORIGIN AND LEGISLATION

Section 51(33) of the *Planning Act* authorizes the municipality to extend the lapsing date for draft plan approval provided the extension occurs prior to the expiry of draft plan approval.

### 5. BACKGROUND

The overall Villages of Central Park development lands have an area of 107.3 hectares, and are generally located in the area of Brook Road North and Elgin Street East. The draft approved Phase 1 lands are located in the south-west quadrant of the development, east of Denton Drive and north of Elgin Street East, and draft plan approval was granted by Cobourg Municipal Council on July 23, 2018 with a three (3) year lapsing provision. See Figure 1 -- Key Map below.

The Villages of Central Park - Phase 1 Lands are designated as “Living Area, “Village Square”, “Elementary School” and “Environmental Protection” in the Cobourg East Community Secondary Plan (OPA 76), and zoned “Cobourg East Low Density Residential (CER1) Zone,” “Institutional (I-8) Zone”, “Open Space (OS) Zone”, and “Environmental Constraint (EC) Zone” in the Comprehensive Zoning By-law No. 85-2003.



TCL proposes the phased development of a 1,500 -1,700 unit mixed-use, neighbourhood-oriented community on the 107 ha site. The site is currently comprised of a mix of open farm field/meadow, fence/hedgerows, successional and scrub vegetation, woodlots, marsh and creek tributary. The central woodlot, creek/marsh valley, and Nickerson Woods and Elgin Street/Brook Road North woodlots collectively comprise approx. 27 ha (67 ac) or approx. 25% of the total development area, which will be conveyed to the Municipality to form part of its greenlands/open space system. An additional 15 ha (37 ac) of public parkland and open spaces (stormwater management ponds, trail-heads) within the development will contribute to the Municipality's open space system, for a total of approx. 40% of the overall site being dedicated and maintained as public open space (see Figure 2 – Overall Community Master Plan below).



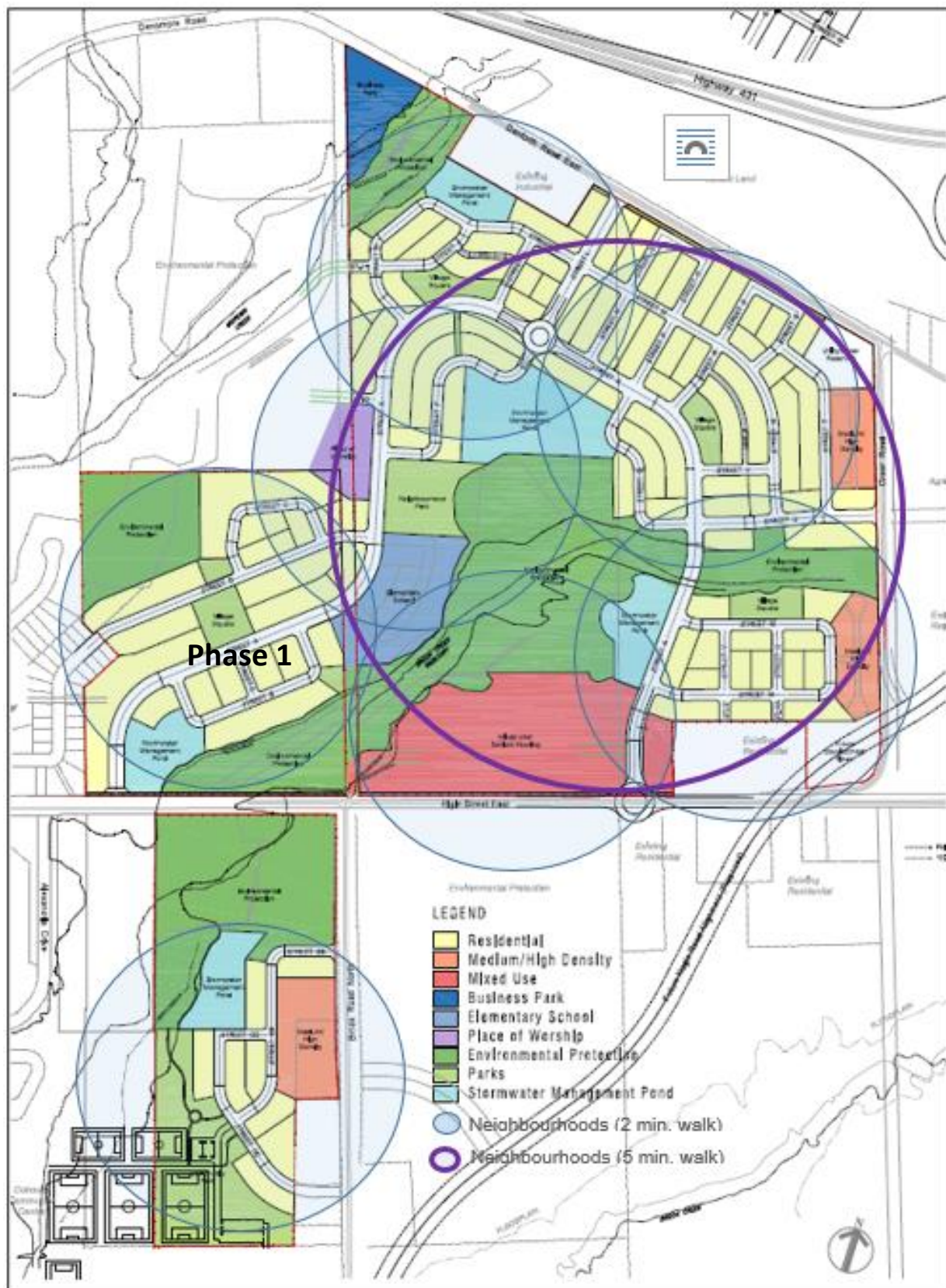
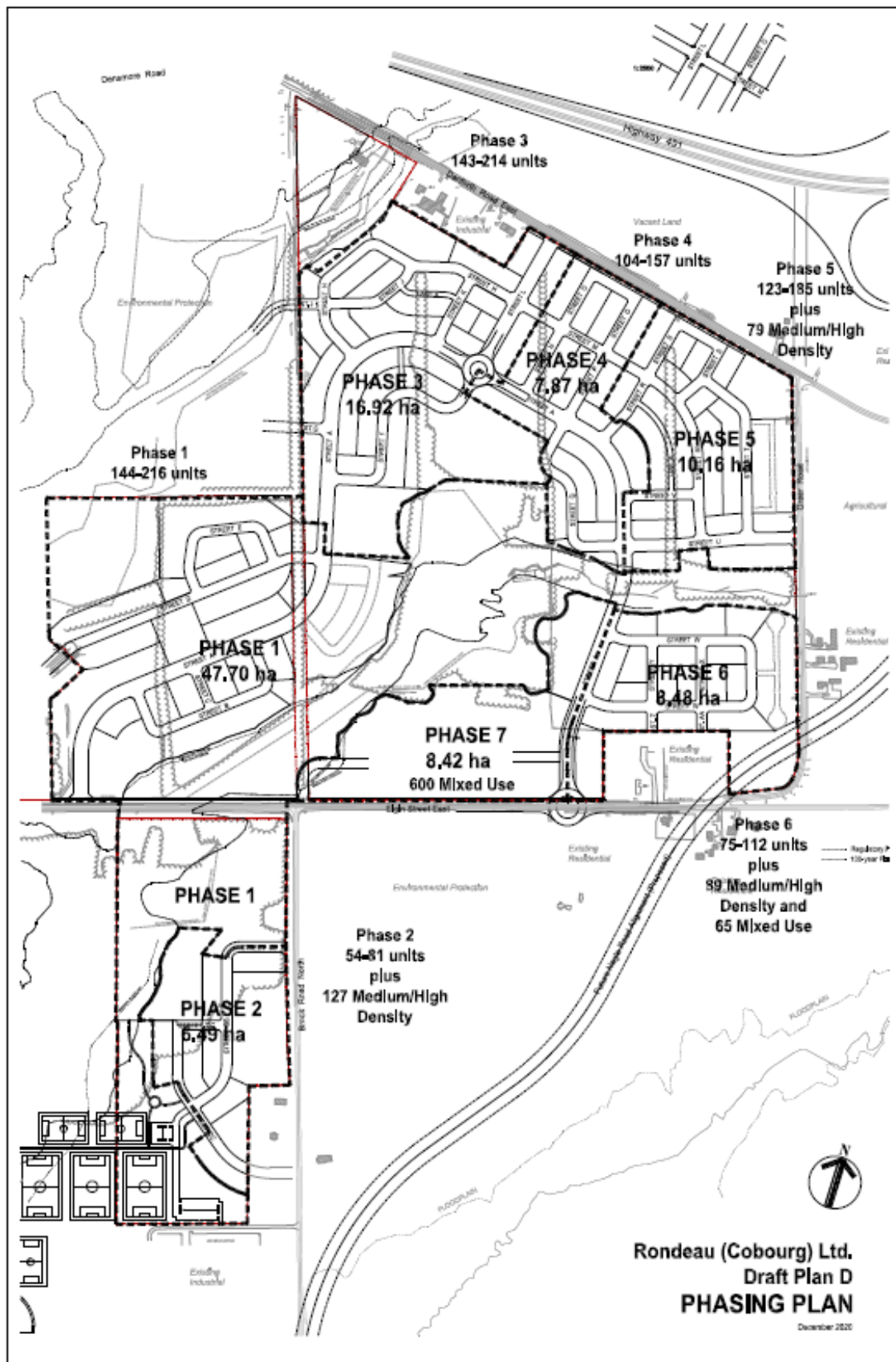


Figure 2 – Overall Community Master Plan

The application provides technical details relating to the development of the Phase 1 subdivision lands, which will consist of up to 182 dwelling units, with associated streets, open space, park space, elementary school site, environmental protection area, and

stormwater retention area. Phase 1 forms part of a multi-phase development schedule, as shown in *Figure 3 -- Draft Plan of Subdivision Phasing Plan* below.



*Figure 3 – Draft Plan of Subdivision Phasing Plan*

Since the submission of the application for Clearance of Draft Plan Conditions in 2019 by RCL, the property has been acquired by TCL who has been involved in numerous discussions and meetings with the Development Review Team (DRT) in recent months in an effort to satisfy the technical aspects of the development and clear the conditions of draft plan approval. The Phase 1 review is still underway and it is anticipated that the staff report on the final approval will proceed to Council later in 2021.

## 6. ANALYSIS

The *Planning Act* permits Municipalities to extend the time period for draft approval and clearance of conditions to permit final approval. Depending on individual circumstances, fulfilling the conditions of draft approval within the initial time period may not be possible. As noted above and in the request letter by The Planning Partnership (see Appendix I attached), TCL has taken over the ownership and development responsibilities from the previous owner and is working diligently to fulfill and clear the draft plan conditions, including the implementation of a multi-stage Work Plan to address tree removals, site alteration and, ultimately pre-servicing and subdivision construction. This Work Plan is expected to take many months yet and the draft plan conditions are set to expire on July 23, 2021.

Thus, it would be appropriate to extend the draft approval for two (2) years as permitted under the *Planning Act*, which should allow more than enough time for TCL to satisfy the draft conditions and obtain final approval on Phase 1. The development plan and draft conditions remain relevant and in keeping with Provincial and Municipal policies and there have been no concerns expressed from the Development Review Team and partner review agencies with granting such an extension.

## 7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

There are no financial implications associated with the requested extension. The proponent has filed the requisite \$3,300.00 fee.

## 8. CONCLUSION

It is the opinion of staff that the request by The Planning Partnership on behalf of Tribute (Cobourg) Limited for a two (2) year extension to draft plan approval for Phase 1 of the Villages of Central Park subdivision on the lands generally located on the north side of Elgin Street East at Brook Road North is appropriate and conforms to Provincial and Municipal policies.

## Report Approval Details

|                      |  |
|----------------------|--|
| Document Title:      | Draft Plan Approval Extension - Villages of Central Park (Cobourg East Community).docx |
| Attachments:         | - Appendix I - TPP Request for Draft Plan Extension.pdf                                |
| Final Approval Date: | May 20, 2021   |

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

**Tracey Vaughan, Chief Administrative Officer - May 20, 2021 - 10:35 AM**