 <b>COBOURG</b>	<b>THE CORPORATION OF THE TOWN OF COBOURG</b>	
	<b>STAFF REPORT</b>	
TO:	Mayor and Council	
FROM: TITLE:	Desta McAdam, MCIP, RPP Senior Planner – Development	
DATE OF MEETING:	January 28 <sup>th</sup> , 2019	
TITLE / SUBJECT:	Applications Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Approval: <b>East Village Phase 5</b> Ruth Ferguson Aulhouse (RFA Planning Consultant) / JMCD Holdings	
REPORT DATE:	January 16, 2019.	File #: OPA-01-19,Z-01-19, Z-01-19SUB, 14T-190001

1.0 STRATEGIC PLAN  
N/A

2.0 PUBLIC ENGAGEMENT

*Sections 22 (6.1), 34 (10.4) & (13), and 51 (20) of the Planning Act, RSO 1990, c.P.13, as amended* prescribe statutory notice requirements for a complete application for official plan amendment, zoning by-law amendment and plan of subdivision application, respectively, and for the scheduling of a public meeting.

Notices of a complete Official Plan Amendment, Zoning By-law Amendment application, and Plan of Subdivision application can be provided together. The notice of statutory public meeting can also be provided together with notice of complete applications, or separately. The Municipality is required to give notice by either:

- a) publication in a newspaper that is of sufficient circulation in the area which the application applies; or
- b) personal or ordinary service mail to every land owner within 120 metres of the subject land, and by posting a notice, clearly visible from a public highway

or other place the public has access on the subject land, or a location chosen by the municipality.

- 3.0 The Municipality's notification procedures for complete applications and public meetings comply with the notice requirements prescribed by the Planning Act.

#### RECOMMENDATION

The following actions are recommended:

- a) That the applications be received by Council and referred to the Planning Department for a report; and,
- b) That the notice requirements of the Planning Act, RSO 1990, as amended, be implemented, including the scheduling of a Public Meeting.

#### 4.0 ORIGIN

On December 21, 2018, the Planning Department received applications for approval of an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision from RFA Planning Consultant on behalf of JMCD Holdings for an 11.87 hectare parcel of vacant land located at the north-west corner of King Street East and Willmott Street, south of the CNR/CPR railway lines. Following a review of the applications, Planning staff has concluded that they form complete applications in accordance with the provisions of the Planning Act and Official Plan and are in a position to be formally received by Council.

#### 5.0 BACKGROUND

The subject applications propose the eastward expansion of the existing, final approved East Village Subdivision lands, over to the Willmott Street road allowance, on an 11.87 ha parcel of vacant land located on the north-west corner of King Street East and Willmott Street. See **Schedule "A"** Key Map.

The applications propose to create 65 blocks/lots for a total of 333 dwelling units on the subject lands. Blocks are also proposed for parkland dedication, stormwater management and road widenings. New internal road allowances would be created within the subject lands that extend Drewery Road, Hayward Street and also Maplewood Boulevard to the south. See **Table 1: Land Use Summary** below, and **Schedule "B"** Development Site Plan.

**Table 1: Land Use Summary**

Lot/ Block	Land Use	Area m <sup>2</sup>	% Site Area	Units
1-29	Single detached residential units	14892.7	12.5	29
30-39 & 46-48	Semi-Detached Lots	8976.6	7.6	26
40-45 & 49-54	Freehold Townhouses	13336.4	11.2	54
55-60	10-Plex Units	30456.7	25.7	122
61	Apartment Block	14172.8	11.9	102
62	Stormwater Facility	7558.1	6.4	
63	Parkland	2398.4	2.0	
64	King Street Road Widening	668.1	0.6	
65	Willmott Street Road Widening	3675.8	3.1	
20.0m Road Allowance	(Extension of Maplewood Blvd., Hayward Street, Drewery Road	22569.1	19.0	
<b>Site Total</b>		<b>118704.7m<sup>2</sup></b>	<b>100%</b>	<b>333</b>

The Subject Lands are designated as “Residential Area” in the Town of Cobourg Official Plan (2017), and zoned “Development (D) Zone” in the Comprehensive Zoning By-law No. 85-2003. At present, the lands are only zoned to permit the existing, vacant land use, therefore a re-zoning is required over the whole of the subject property to permit the proposed expansion of the residential subdivision. The application is also proposing to add a high density residential block at the southeast corner of the subject property, which will also trigger an Official Plan Amendment in this area only. Draft Plan of Subdivision approval is also required for the whole of the subject property, as these lands were not included in the original draft Plan of Subdivision for East Village Subdivision, approved in May 2006.

The following plans and reports have been submitted in support of the applications:

- Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., December 2018;
- Development Site Plan, prepared by RFA Planning Consultant Inc., December 2018;
- Planning Report, prepared by RFA Planning Consultant Inc., December 2018;
- Storm Water Management Report, prepared by Engage Engineering, December 2018;
- Geotechnical Investigation Report prepared by GHD, February 2018;
- Functional Servicing Report, prepared by Engage Engineering, November 2018;
- Environmental Noise Analysis Update, prepared by Valcoustics Canada

- Ltd, December 2018;
- Traffic Impact Assessment Update, prepared by TranPlan Associates, December 2018;
  - Environmental Impact Study prepared by Cambian Inc., December 2018;
  - Reliance Letter for the Phase One and Two Environmental Site Assessment;
  - Phase One Environmental Site Assessment Report, prepared by GHD, December 2017;
  - Phase Two Environmental Site Assessment Report, prepared by GHD, February 2018;
  - Downstream Trunk Storm Sewer Capacity Assessment, prepared by Engage Engineering, November 2018.

#### 6.0 ANALYSIS

This memo is for application receipt notification purposes only and there is subsequently no staff analysis at this time. The application package, including the draft Plan of Subdivision and supporting information, is being circulated to the Development Review Team and applicable agencies/committees for review and comment before being brought back to Council for consideration.

Formal public notifications of the applications and future public meeting will be provided in accordance with Planning Act regulations. Pursuant to the provisions of the Planning Act, if the Municipality fails to approve the complete applications within 210 days after their receipt by Council, the Owner may appeal the application to the Local Planning Appeal Tribunal.

#### 7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

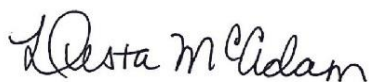
There are no anticipated negative financial implications imposed on the Municipality as a result of the applications. The Owner has submitted the requisite \$35,500.00 in application fees and deposits.

#### 8.0 CONCLUSION

The application package and supporting information, is being circulated to the Development Review Team and applicable agencies/committees for review and comments before being brought back to Council for consideration.

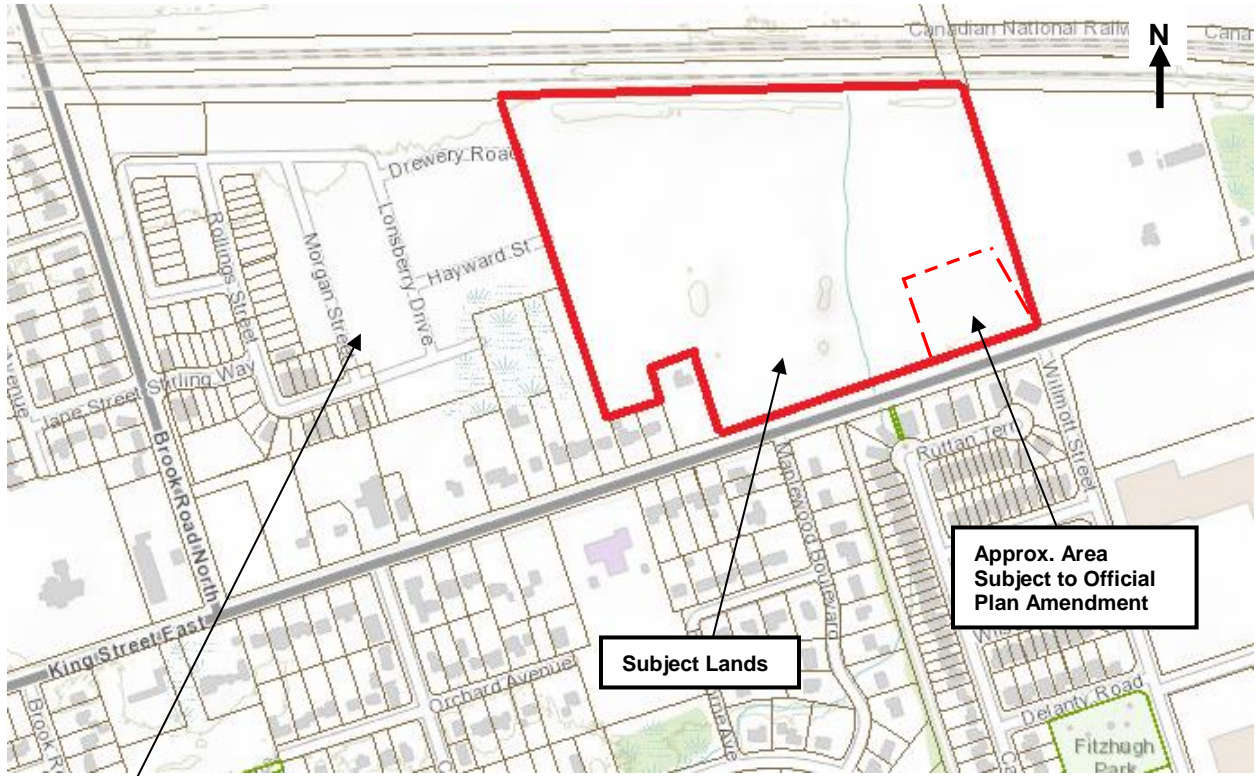
Please contact the Planning Department if you have any questions or concerns.

Respectfully submitted,



Desta McAdam, MCIP, RPP  
Senior Planner - Development

**SCHEDULE 'A'**  
**KEY MAP**



**Existing, Final Approved, East  
Village Subdivision Lands**

**Subject Lands**

**Approx. Area  
Subject to Official  
Plan Amendment**

# SCHEDULE "B" DEVELOPMENT SITE PLAN

FIGURE 3

