

PLANNING REPORT

*425 KING STREET EAST
MASON HOMES
TOWN OF COBOURG*



Submitted By:

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Table of Contents

1.0 INTRODUCTION	2
1.1 The 425 King Street East Subdivision	2
1.2 Technical Studies	2
1.3 Site and Surrounding Land Uses	3
2.0 PROPOSED PLAN OF SUBDIVISION	8
2.1 Subdivision Layout	8
2.2 Traffic Impact Study	11
2.3 Site Servicing and Stormwater Management	11
2.4 Tree Inventory and Assessment	12
2.5 Archeological Assessment	13
2.6 Environmental Site Assessment	13
2.7 Heritage Assessment	13
3. PROVINCIAL POLICY STATEMENT	15
4. GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE/ NORTHUMBERLAND COUNTY OFFICIAL PLAN	16
5. TOWN OF COBOURG OFFICIAL PLAN	19
6. ZONING BY-LAW NO. 85-2003 ANALYSIS	21
7. PLANNING OPINION AND CONCLUSION	23
8. REPORT SIGNATURE	24
FIGURE 1 – DRAFT PLAN OF SUBDIVISION	9
FIGURE 2 – DEVELOPMENT SITE PLAN	10
FIGURE 3 – OFFICIAL PLAN DESIGNATION	19
FIGURE 4 – ZONING DESIGNATION	21
TABLE 1: LAND USE SUMMARY	8
TABLE 2: R4-4 ZONING ANALYSIS	22

1.0 INTRODUCTION

1.1 The 425 King Street East Subdivision

RFA Planning Consultant Inc. filed an application for Draft Plan of Subdivision to the Town of Cobourg Planning Department for 425 King Street East. The property is near the upper limit of the “Coverdale” neighbourhood and fronts on King Street East in the Town of Cobourg. The property is currently vacant but was formerly a motel.

This Planning Report has been prepared in support of the municipal application. Through the subdivision approval process, the property will be developed for 27 freehold townhouse dwellings within 5 blocks. The Official Plan designation for the subject lands is “Mixed Use Corridor Area”. The existing “R4-4” Zone permits townhouse dwellings. The proposed subdivision plan is shown on **Figure 1 – Draft Plan of Subdivision**.

1.2 Technical Studies

The applicant met with the Town of Cobourg Development Review Team (DRT) in 2017 to review the development potential of the property. At that time, the Town advised that the subdivision application could proceed but suggested some adjustments to ensure that the plan met the intent of the Mixed Use Corridor Area and R4-4 Zone. The Town staff also advised that several technical studies would be required to support the project. In support of the application for draft plan approval, the following technical studies were prepared and have been submitted under separate cover:

- Transportation Brief, Paradigm Transportation Solutions Limited, February 2018
- Functional Servicing Report and Stormwater Management Report – Engage Engineering Ltd., February 2018
- Tree Inventory and Preservation Plan, Treescape Certified Arborists, February 2018
- Butternut Health Assessment, Green Side Up Environmental Services, July, 2017
- Stage 1-2 Archaeological Assessment, AMICK Consultants Limited, December 2017
- Phase One Environmental Assessment, Soil Engineers Ltd., October 2017
- Geotechnical Investigation, Soil Engineers Ltd., November 2017

- Heritage Impact Assessment, Martindale Planning Services, February 2018
- Urban Design and Sustainability Report, RFA Planning Consultant Inc., January 2019

1.3 Site and Surrounding Land Uses

- The property is described as part of Lot 13 and part of the road allowance between Lots 12 and 13, Concession B, former Township of Hamilton, now in the Town of Cobourg.
- The site has been vacant for approximately 20 years, and was previously used as a motel
- There is an existing asphalt circular driveway on King Street in the northern portion of the site
- Thomas and Alice Behan have owned the property since 2001
- It has 88.6m frontage on King Street East and consists of 1.58 hectares
- There is an existing sidewalk at the northern limit of the property along King Street East.
- There is a cycle lane on both sides of King Street East and a transit stop across the road in front of the Youth Centre.
- The site slopes from north-east to southwest, from King Street to an existing ditch at Brook Road South.
- Soils are sand and silty clay
- There is a pedestrian path (Molly Baker Trail) and ditch near the southern boundary
- There are fill and brush piles on the southern portion of the property
- The site is predominately open meadow, with treed areas along the south, west and east perimeter.



- To the north is King Street East, an east-west arterial road under the jurisdiction of the Town of Cobourg. The signalized intersection at Brook Road North is approximately 90m east; the intersection of Brook Road South is approximately 100 m to the west.
- Brook Road North is a County Arterial Road; Brook Road South is a local road under the jurisdiction of the Town of Cobourg.
- In terms of land use, the Brookside Youth Centre, a secure custody institution for young offenders and Scotty's Motel are across King Street to the north of the subject lands.
- To the east, is an existing heritage home at 427 King Street East known as Tangmere.
- At the southeast boundary is another local road - Orchard Avenue which dead ends at the southern limit of the of subject property – with approximately 9 detached dwellings on Orchard Avenue.
- To the south is a subdivision on Foote Crescent with low-density single detached residential homes.

- To the west are existing single detached dwellings fronting onto Brook Road South, and a vacant commercial property (former auto repair and gas station) abutting on the south side of King Street East.



Subject Property-South view from King St. East



Brookside Youth Centre- North view from subject property



Existing path onto Brook Rd. South from subject property



Vacant commercial site west of property at corner of King St E and Brook Rd. S.



View of detached homes west and south of subject property on Brook Rd. S.

2.0 PROPOSED PLAN OF SUBDIVISION

2.1 Subdivision Layout

The land use summary based on **Figure 1 – Draft Plan of Subdivision** is as follows:

Table 1: Land Use Summary

Land Use	Units	Area (m ²)	Area (%)
Townhouse Dwelling Units (Blocks 1-5)	27	10407.1	65.9
Municipal Road Allowance (Orchard Avenue, Road Widening and SWM)		5392.3	34.1
Subdivision Area Total	27	15799.4 m ²	100 %

The townhouse units will gain access from an extension of Orchard Avenue shown on the draft plan that connects to King Street East. The townhouses will have frontage and direct access only to the new internal roadway. The lot frontage for each of the townhouse dwellings will be a minimum of 8.9 metres and the proposed lot area will meet or exceed the required minimum lot area in the R4-4 Zone of 300m². The density of the subdivision is 26 units/net hectare (excluding the area required for the municipal road allowance).

Each townhouse lot will be created through a Part Lot Control exemption by-law following approval of the subdivision and initial construction. All provisions under the R4-4 Zone for townhouse dwellings will be addressed at the time of construction.

The townhomes will be 1 and 2 storey units with double garages, dormers and front porches. Each unit will have a basement and 3 bedrooms. The preliminary elevations of the townhouse blocks have been reviewed as part of the Urban Design and Sustainability Report.

Figure 2 – Development Site Plan has been prepared to illustrate the arrangement of the townhouse units on each block of the subdivision. It illustrates the general alignment of the internal municipal roadway, daylighting, sidewalk, road widening, boulevard, street trees, building setbacks, tree preservation plans and other landscaping. A more detailed assessment of Figure 2 is addressed in the Urban Design and Sustainability Report.

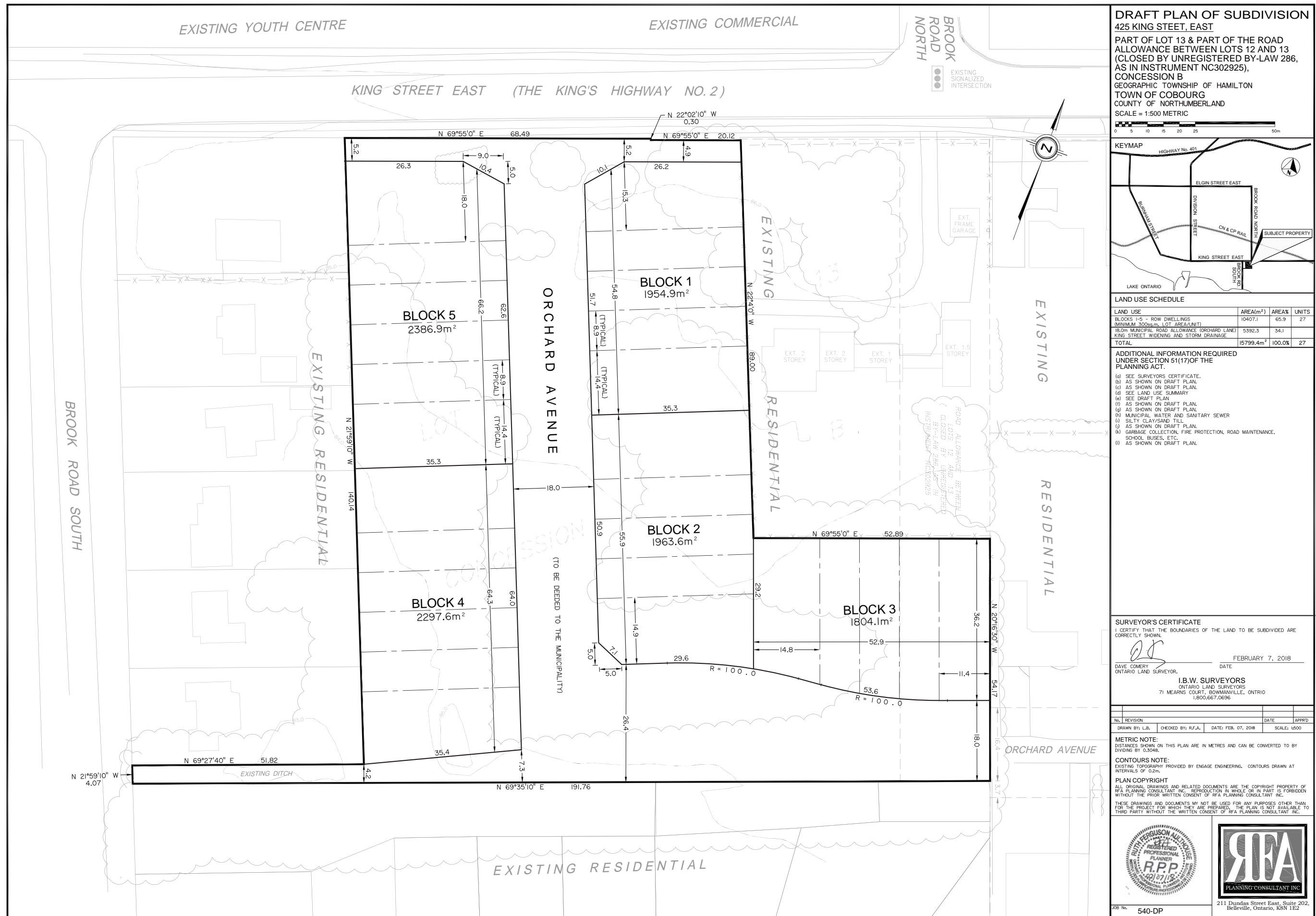


FIGURE 2



2.2 Traffic Impact Study

The Town of Cobourg staff identified a traffic impact study as a requirement to support the development of the subdivision for the townhouse dwelling units. Paradigm Transportation Solutions prepared the analysis to identify how the proposed public road connection shown as Orchard Avenue on the draft plan onto King Street East would function and if there would be any safety or operational issues given the proximity of nearby intersections at Brook Road North and Brook Road South. The conclusions of the report are:

- The subdivision would result in a negligible increase in vehicles on the surrounding roads; no road or traffic control improvements are required at the existing intersections as a result of the proposed subdivision.
- The proposed new intersection of Orchard Avenue on King Street East will not be blocked by eastbound traffic queuing to turn left at the Brook Road North signalized intersection.
- The proposed Orchard Lane intersection onto King Street East will provide proper sight distance, stopping sight distance and decision sight distance requirements.
- The extension of Orchard Avenue for the subdivision will not have any significant impact on existing homes on Orchard Avenue since most of the traffic movements from the new subdivision would occur to/from King Street East. Conversely, the traffic generated by the 9 existing homes would have minimal impact on the new Orchard Avenue extension, since most of the current residents on Orchard Avenue would continue to use the direct connection to Coverdale.
- The location of the new Orchard Avenue/ King Street intersection will not affect the safety and efficiency of the existing road network.
- The elimination of the dead end on Orchard Avenue will improve access for emergency and maintenance vehicles.
- A stop sign should be installed on Orchard Avenue facing northbound at the intersection with King Street East.

2.3 Site Servicing and Stormwater Management

Municipal water and sanitary services will service the townhouse dwellings. Engage Engineering prepared a Functional Servicing Report in support of the draft plan submission.

- An internal gravity sewer network will be provided; existing sewers have adequate capacities to accept flows from the subdivision.

- Blocks 1, 2, 4 and 5 will be serviced from the existing sanitary sewer on King Street East, while the sanitary sewer on Orchard Avenue will be extended to service Block 3 in the new subdivision.
- Water service will be looped within the subdivision from the existing watermain at the end of Orchard Avenue and the existing watermain on King Street East.
- Water flows will meet fire flow requirements; there is adequate capacity for water supply.

The SWM plan proposes an underground storage chamber and oil grit separator to provide quantity and quality controls.

- The road allowance has been increased in width at the southern limits of the subdivision to provide space for the SWM facilities.
- The storage chamber will promote infiltration and reduce run-off to limit post-development flows to pre-development levels.
- The stormwater flows will be released from the underground storage chamber into an outlet swale and then into the existing ditch on Brook Road South.

A typical cross-section of the municipal internal roadway has been provided in the servicing report. The right-of-way is 18.0m wide and will provide for all required elements; 8.5 m pavement width; curb and gutter; 1.5m wide sidewalk on one side; watermain; hydrants; sanitary sewer; storm sewer; street lights and joint utility trench for hydro, gas and communications.

2.4 Tree Inventory and Assessment

A Tree Inventory and Preservation Plan was prepared by Treescape; the following tasks were undertaken:

- All trees on the property were assessed and mapped
- The impacts of the subdivision and construction on significant trees and the root systems was assessed
- Significant trees on adjacent properties were also documented
- Tree that may be removed due to poor condition and/or to accommodate development were plotted
- The trees and root protection zones to be preserved, both on-site and off-site, have been mapped
- Several significant trees will be evaluated at the detailed design stage
- The trees to be preserved, together with the related tree protection zones, are primarily along the west and east property lines.

The details regarding the tree preservation plan will be implemented as a condition of draft plan approval. A Butternut Health Assessment (BHA) was also prepared by Green Side Up Environmental Services in July 2017. The 14 butternut trees identified on the site are hybrid and are not protected by the Endangered Species Act, 2007.

2.5 Archeological Assessment

A Stage 1-2 Archaeological Assessment was prepared by AMICK Consultants Limited to address the Provincial interest in archaeological resources prior to considering draft approval of the subdivision. As a result of the Stage 1-2 assessment, no archaeological resources were found and no further archaeological assessment of the property is required; the site is cleared of any archeological concern.

2.6 Environmental Site Assessment

A Phase One Environmental Site Assessment (ESA) of the subject site was undertaken by Soil Engineers Ltd.; the same firm also prepared a Geotechnical Report that provided data for the SWM analysis. The ESA identified 3 items of environmental concern at the site, namely the former auto repair shop and gas station that was adjacent and west of the subject site (421 King Street East), including a petroleum spill incident at the former gas station. There is also fill material on the southeast portion of the property to be investigated further as to its contents. It recommends that a Phase Two assessment be undertaken to further investigate these potential concerns; the Phase Two Environmental Assessment will be filed shortly by the applicant as part of the approval process.

2.7 Heritage Assessment

The Heritage Impact Report provides historical background regarding the important heritage homes in Cobourg, including Tangmere, built in 1877 at 427 King Street East, adjacent to the proposed subdivision. Built in the Italianate style, it has been enlarged over time with Georgian Revival features. It is now considered an excellent example of American Classical revival style of architecture and was designated under the Ontario Heritage Act in 1984. The report also documents other heritage buildings, such as Strathmore, at the Brookside institution.

The report addresses cultural heritage resources in the Cobourg Official Plan and the impact on the nearby heritage former grand homes that form part of the “American Summer Colony” of Cobourg. The report concludes that there will be no significant adverse impact and that Tangmere is isolated on King Street due to the

extensive vegetative screening on all sides. The Report concludes that “*Visually the new townhouses will appear quite separate from Tangmere, so that the radical difference in scale and setbacks between the two adjacent developments will not be problematic.*” There are some mitigation options that are suggested by the author to achieve a closer link to the heritage properties in the vicinity – some of these options are area-wide and involve action by the Town – such as heritage self-guided walking tours and upgrading the landscaping and gardens around the existing heritage buildings, as well as providing high quality landscaping along the road widening on King Street East to enhance the streetscape.

3. PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) has applied to all planning applications since April 30, 2014. It provides policy direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters “shall be consistent with” the PPS. The relevant policies from the 2014 PPS are summarized below and are attached in in **Appendix A**. The application for a plan of subdivision for 425 King Street East is consistent with the 2014 PPS.

The subject property is within a designated settlement area of the municipality, which shall be the focus of growth (1.1.3.1). Within settlement areas, land use patterns shall be based on densities that efficiently use land and resources, and are appropriate for and efficiently use the infrastructure which is available (1.1.3.2) without the need for unjustified or uneconomical expansion; and which support active transportation. The density of the proposed subdivision is efficient and appropriate for the infrastructure that is available (1.1.3.2). The development is within a designated settlement area, is adjacent to an existing built-up area and is a compact form that allows for the efficient use of land and infrastructure (1.1.3.6). The proposed development is a small infill subdivision that will provide townhouse housing types (1.4.1) to provide an appropriate range of housing types and density for current and future residents of Cobourg.

The draft plan will link to an existing dead end public street and pedestrian trail, fostering community connectivity (1.5.1). The subdivision is consistent with Section 1.6 of the PPS, as it will optimize the use of existing infrastructure and municipal servicing. The draft plan will prevent increases in contaminant loads and volume of run-off through the design of the stormwater management facilities (1.6.6.7) and (2.2.1g). The draft plan will support energy conservation and efficiency through land use design and orientation, as it maximizes vegetation wherever feasible (1.8.1). Finally, both cultural heritage and archaeological resources have been evaluated. (2.6.1., 2.6.2, 2.6.3). The subject lands have been cleared of archaeological resources and it has been demonstrated that the proposed subdivision will not have a negative impact on the adjacent heritage property.

4. GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE/ NORTHUMBERLAND COUNTY OFFICIAL PLAN

On May 18, 2017 the Growth Plan for the Greater Golden Horseshoe was released and came into effect on July 1, 2017, replacing the 2006 Growth Plan. The Growth Plan is a long-term plan that works together with the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment. The Growth Plan, which includes the County of Northumberland and the Town of Cobourg, sets out how the Greater Golden Horseshoe (GGH) will grow in the coming decades.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas within delineated built boundaries on full municipal services, that can support complete communities. The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores, services, and public service facilities; improve social equity and overall quality of life; provide a diverse range and mix of housing options; expand convenient access to transportation options, public service facilities, accessible open space and healthy local, affordable food options; ensure development of high quality compact built form; mitigate and adapt to climate change impacts, and integrate green infrastructure and low impact development (policy 2.2.1.4 a-g). Policy 2.2.2.1 directs that a minimum of 60% of all residential development occurring annually will be within the delineated built-up area.

The draft plan will address the Growth Plan directives:

- The subdivision will occur within the built-up area of the Town on full municipal services;
- It will provide a diverse range and mix of housing options that are not currently provided in the neighbourhood;
- The drainage and stormwater plan will ensure that contaminant loads are mitigated and run-off is not increased during rainfall events;
- The townhouse units will be in a compact form, of a high quality design and energy efficient construction;
- The subdivision has direct access to King Street, an arterial street with transit service and cycling lanes; the development is transit supportive with convenient access to active transportation;

- To the south of the subdivision there is existing municipal open space; access to the existing trail will be facilitated through the detailed design of the subdivision;
- The subdivision is located in a mixed-use area in proximity to commercial and community services; and
- The natural heritage of the site has been assessed together with recommendations for tree protection zones and further assessment during the detailed design phase. The arrangement of buildings on the site has factored the tree preservation areas to the extent possible.

The subject lands are within the built boundary of the Urban Settlement Area of Cobourg on Schedule A to the County of Northumberland Official Plan. Relevant extracts are attached in **Appendix B** of this report.

The purpose of the County of Northumberland Official Plan is to manage growth and change in accordance with the Provincial Growth Plan and the needs of the greater community. The Growth Plan anticipates an overall population increase in the County of 25,000 people between 2011 and 2041 (A1); this future growth is then allocated by the County OP to the settlement areas within the County of Northumberland. In fact, almost half of all the future urban area population and employment growth is forecast to occur in Cobourg (B2 –Tables A and B).

With respect to housing forecasts, the County OP targets that the majority or 1305 medium density housing units (43% of the total new housing units for the Town) will be built in Cobourg by 2034 (B7-Table H). The Mason Homes subdivision, albeit small in scale at only 27 units, reflects the desire for more medium density housing within the County and more specifically within Cobourg. The County directs that all 6 urban areas within the County accommodate a certain amount of the projected population through intensification. In Cobourg, the intensification target is 39% (B9 Table I). The proposed subdivision represents a form of intensification for medium density units within the built boundary of Cobourg.

Municipal water and municipal sewage services are the preferred form of servicing (B8.1); the draft plan of subdivision will have full municipal services provided. The subdivision will also satisfy the minimum greenfield density target of 35 people per gross hectare in Table J of B10. At a gross density of 17 units hectare, the estimated number of people/gross ha would be 43 (assuming a household size of 2.5 persons/dwelling unit). As a result, the subdivision will meet and exceed the minimum greenfield density target of the County of Northumberland Official Plan.

The draft plan for 425 King Street will provide a range of housing types and is consistent with the complete communities policies of C1.1. as well as the

Residential Area Land Use Objectives of C1.2. Included in this, the proposed Draft Plan will:

- Maintain and enhance the character of the existing residential area;
- Provide a range of housing types;
- Use existing infrastructure and support opportunities for intensification;
- Encourages increases in density.

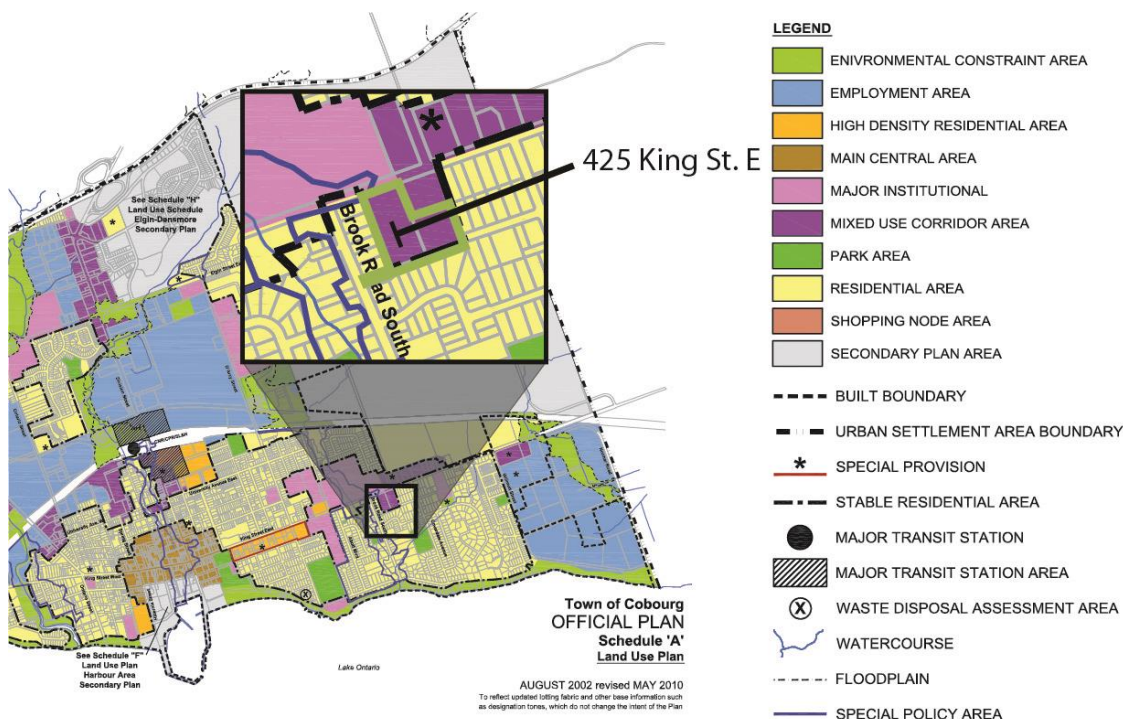
The draft plan will assist in ensuring that the housing policies and strategies for the Town of Cobourg within C1.5 are addressed. These include providing a range of housing ,such as medium density units to meet the population needs, and ensuring that residential intensification is encouraged. The draft plan of subdivision will satisfy the Stormwater Management policies of D2.4 specifically to mitigate development impacts on stormwater quantity and quality, minimize contaminant loads from run-off, minimize any increase in downstream flows, and maximize the extent and function of vegetative surfaces.

5. TOWN OF COBOURG OFFICIAL PLAN

The applicable extracts from the Cobourg Official Plan are found in **Appendix C**. The subject lands are within Neighbourhood 3 on Schedule C Neighbourhood Planning Areas to the Official Plan. This is the Coverdale Neighbourhood and it is identified in the OP as consisting primarily of low and medium density forms of housing, that is largely fully developed. The plan of subdivision would be a small infill within the neighbourhood and would not be considered a major development.

The subject property is designated “Mixed Use Corridor Area” on Schedule ‘A’ Land Use Plan of the Town of Cobourg Official Plan, 2017. **Figure 3** shows the Land Use Plan Schedule A extract. The Five Year Review to the Town’s Official Plan amended the land use designation and policy for the subject lands, as it was previously designated “Residential Area” in the 2002 Official Plan. According to Town Planning staff, the original re-zoning by-law for the subject property was approved in 1989 and was subject to an appeal to the OMB. The OMB approved the rezoning and the R4-4 Zone provisions came into effect. At the time of the OMB approval, the lands were designated “Medium Density Residential” in the 1985 Official Plan.

Figure 3: Extract from Cobourg OP Land Use Plan



The Mixed Use Corridor Area land use designation now applied to the subject property and the adjoining heritage home at 427 King Street East permits stand-alone residential development according to the High Density Residential Area policies of Section 3.5 in the OP. Townhouse units and apartment buildings are permitted in the Mixed Use Corridor Area. A minimum density of 50 units/net hectare is required, while the maximum density allowed is 100 units/net hectare. The minimum height of the building would be 3 storeys to a maximum height of 6 storeys.

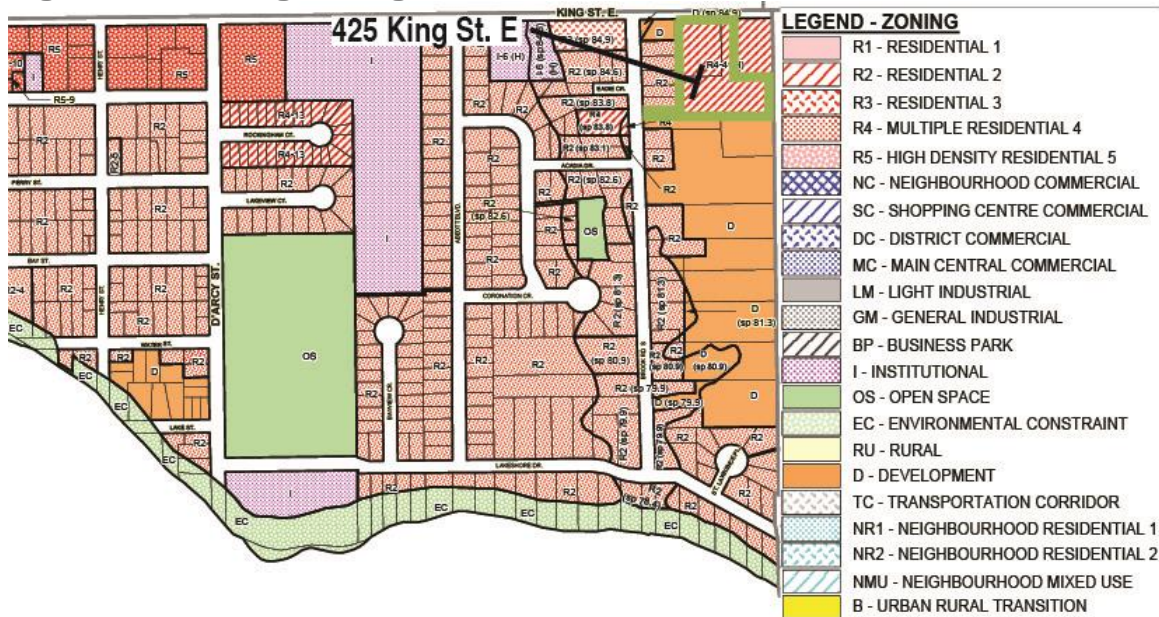
- The OP density policies would result in a range of 79 units to 158 units on the subject property situated in buildings between 3 and 6 storeys in height;
- The density proposed by the draft plan of subdivision is 17 units/hectare including the Orchard Avenue road allowance, and 26 units/hectare excluding Orchard Avenue.
- The maximum building height will be 2 storeys;
- Therefore, the density now established in the Official Plan for the subject lands would call for a residential development that is at least 3 times more dense than proposed by the draft plan of subdivision.

The Plan of Subdivision complies with the applicable provisions of the R4-4 Zone of the Comprehensive Zoning By-law 85-2003 for the Town Cobourg and no rezoning is required. The existing zoning (R4-4) is deemed to conform to the Town's Official Plan until such time as the comprehensive zoning by-law is subsequently amended to 100% conform to the newer Official Plan policies. Since no rezoning is necessary or proposed to implement the draft plan, the existing R4-4 Zone (and by extension, the proposed draft plan of subdivision) is deemed to conform to the Cobourg Official Plan. This interpretation has been confirmed by Town Planning staff.

6. ZONING BY-LAW No. 85-2003 ANALYSIS

The subject lands are currently zoned Multiple Residential 4 (R4-4 H) on Schedule 'A', Map 3, to Zoning By-law No. 85-2003. The relevant Zoning By-law extracts are found in **Appendix D**. **Figure 4** depicts the current zoning. The R4-4 Zone permits a range of medium density residential uses, including townhouse units for freehold tenure.

Figure 4 – Existing Zoning



The proposed layout of the **Draft Plan of Subdivision** has factored the applicable zoning regulations; development would be in accordance with the provisions for townhouse dwellings found in Section 10.2.4 of the R4-4 Zone and the applicable provisions of Section 10, as summarized in **Table 2**. Following draft approval and prior to construction of the townhouse units, the precise setbacks will be confirmed. It is anticipated that the exterior side yard and front yard setback may be reduced through a variance application, given the extensive road widening on King Street East, the configuration of Orchard Avenue at the south limit of Block 2, and the desire to protect the trees within the rear yards.

The H symbol in the R4-4 Zone limits development until Council passes a by-law according to Section 36 of the Planning Act that removes the holding symbol. Once removed,, the R4-4 zone regulation will come into force. Until such time, only

existing uses are permitted. The holding symbol would be removed at the time of approval of the subdivision and/or site plan for the subject lands.

Table 2: R4-4 Zoning Analysis

Zoning Regulations - Section 10 Townhouse Dwelling	R4-4 Zone	Proposed
10.2.4.4 Lot Area (minimum)	300 m ²	300 m ²
10.1.5v Lot Frontage (minimum)	6.5 m	8.9 m
10.1.6 Lot Coverage (maximum)	40 %	40 %
10.1.9 Front Yard (minimum)	6 m	*3 m
10.1.10 Rear Yard (minimum)	7 m	7 m
10.1.11 Interior Side Yard (minimum 1 storey/ 2 storey)	1.5/2.5m	1.5/2.5 m
10.1.12 Exterior Side Yard (minimum)	6 m	*3 m
10.1.15 Landscaped Open Space (minimum)	35 %	35 %
10.2.4.4 Building Height (maximum)	10.7m	10.7m
6.1.1 Minimum Parking Requirement (per dwelling unit)	2	2

*reduced subject to variance approval

7. PLANNING OPINION AND CONCLUSION

This Planning Report was prepared in support of an application by Mason Homes for Draft Approval of a Plan of Subdivision. The subject property is located at 425 King Street East, on the south side. The subject lands are currently vacant. There will be 5 blocks created for 27 townhouse dwellings. Access to the subdivision will be via a new internal street fronting onto King Street East and the extension of Orchard Avenue.

The proposed plan of subdivision for 425 King Street East has had regard to the relevant criteria of The Planning Act RSO 1990, Section 51 (24) (refer to **Appendix E**) that are to be considered when granting draft approval, namely:

- a) The proposed subdivision is consistent on matters of provincial interest;
- b) The proposed subdivision is in the public interest; it will facilitate the development of a long-vacant parcel as a compatible infill within the existing built-up area of the Coverdale neighbourhood;
- c) The draft plan will conform to the Official Plan and the adjacent plans of subdivision on Orchard Avenue and Foote Crescent;
- d) The lands will be suitable for residential townhomes as outlined in the supporting studies submitted with the application;
- e) The access to the subdivision from King Street East will be safe/adequate and the extension of Orchard Avenue will enhance neighbourhood connectivity;
- f) The dimensions and shapes of the proposed blocks/lots will satisfy the requirements of the R4-4 zone of Zoning By-Law 85-2003, as amended;
- g) The draft plan of subdivision will be subject to conditions of draft approval and a Subdivision Agreement;
- h) There are no natural heritage concerns or hazards affecting the draft plan;
- i) There are adequate utilities and municipal services available to service the subdivision;
- j) There are adequate existing school sites in the neighbourhood;
- k) The draft plan will provide a widening on King Street East to be dedicated for public purposes;
- l) The dwelling units in the subdivision will be energy efficient.

The application for Approval of a Draft Plan of Subdivision by Mason Homes for 425 King Street East in Cobourg is consistent with the policies of the Provincial Policy Statement, the Growth Plan, the Northumberland County Official Plan and the Cobourg Official Plan; it will comply with the provisions of the R4-4 Zone requirements in Zoning By-law 85-2003, and represents good planning.

8. REPORT SIGNATURE

RFA PLANNING CONSULTANT INC.

**Ruth Ferguson Aulhouse, MCIP, RPP
President**