 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT	
TO:	Mayor and Council	
FROM: TITLE:	Desta McAdam, MCIP, RPP Senior Planner - Development	
DATE OF MEETING:	February 18, 2020.	
TITLE / SUBJECT:	Application Site Plan Approval – 1111 Elgin Street West Aly Premji, Trinity Development Group/ Northumberland Shopping Centre Inc.	
REPORT DATE:	February 13, 2020	File #: SPA-01-20

1.0 CORPORATE STRATEGIC PLAN OBJECTIVE

N/A

2.0 RECOMMENDATION

The following actions are recommended:

- a) That the application be received by Council and referred to the Planning Department for a report.

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

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 that an application for Site Plan approval has been submitted to the Municipality. The sign must include information regarding the proposal, and a contact number the Town of Cobourg Planning Department, where plans can be made available for the public to view.

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

4.0 ORIGIN AND LEGISLATION

In January 2020, the Planning Department received an application for Site Plan approval from Aly Premji, Trinity Development Group Inc. on behalf of Northumberland Shopping Centre Inc. for an 11.21 ha (27.7 ac) parcel of land, known municipally as 1111 Elgin Street West. Following a review of the application, Planning staff has concluded that it constitutes a complete application in accordance with the provisions of the Ontario *Planning Act* and the Cobourg Official Plan and is in a position to be formally received by Council.

5.0 BACKGROUND

The property is 11.21 ha (27.7 ac) in area, with 446 m frontage along Elgin Street West and frontage along Rogers Road. The site is presently occupied by Northumberland Mall shopping centre, and three freestanding buildings, including the Boston Pizza restaurant, A&W restaurant and drive through, and the LCBO liquor/alcohol store. See **Schedule "A"** Key Map.

The Subject Lands are designated "Shopping Node Area" in the Official Plan (2017) and zoned "Shopping Centre Commercial Exception 1 (SC-1) Zone," "Shopping Centre Commercial Exception 1 Holding (SC-1 [H]) Zone," "Shopping Centre Commercial Exception 2 (SC-2) Zone," and "Shopping Centre Commercial Exception 3 (SC-3) Zone" in Comprehensive Zoning By-law No. 85-2003. The proposed development is located within the SC-1 (H) Zone.

The development proposal is for a new 929 m² multi-unit commercial free standing building, consisting of seven (7) units, including a restaurant with drive through facility in the existing parking area of Northumberland Mall, north of Dollarama. The proposal also considers the re-alignment of the existing driveway north of the Metro grocery store. See **Schedule "B"** Site Plan (note that the site plan design may change prior to final approval consideration by Council).

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 is being circulated to the Development Review Team and applicable agencies/committees for review and comment before being brought back to Council for consideration.

Pursuant to the provisions of the *Planning Act*, if the Municipality fails to approve the complete applications within thirty (30 days) after its submission, 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 application. The Owner has submitted the requisite \$5,250.00 in application fees and deposits.

8.0 CONCLUSION

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

9.0 POLICIES AFFECTING THE PROPOSAL

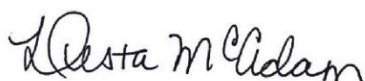
The primary policies affecting this application relate to the Shopping Node Area designation and the Community Design and Improvement policies of the Cobourg Official Plan.

10.0 COMMUNICATION RESULTS

This Report is intended to advise Council of the application, and to recommend that Council receive the application, and refer the application to the Planning Department for a report prior to final approval consideration by Council.

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

Report Prepared by:

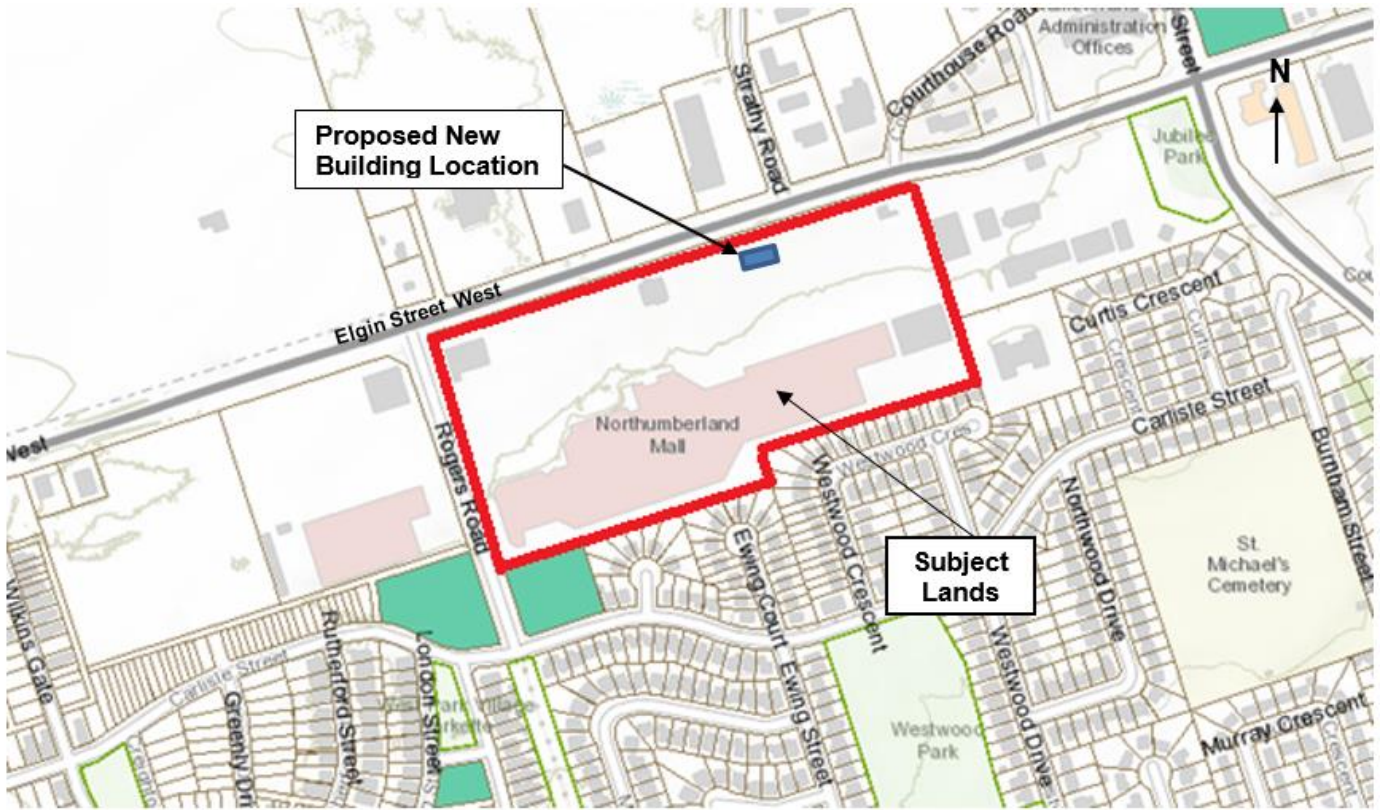


Desta McAdam, MCIP, RPP
Senior Planner – Development

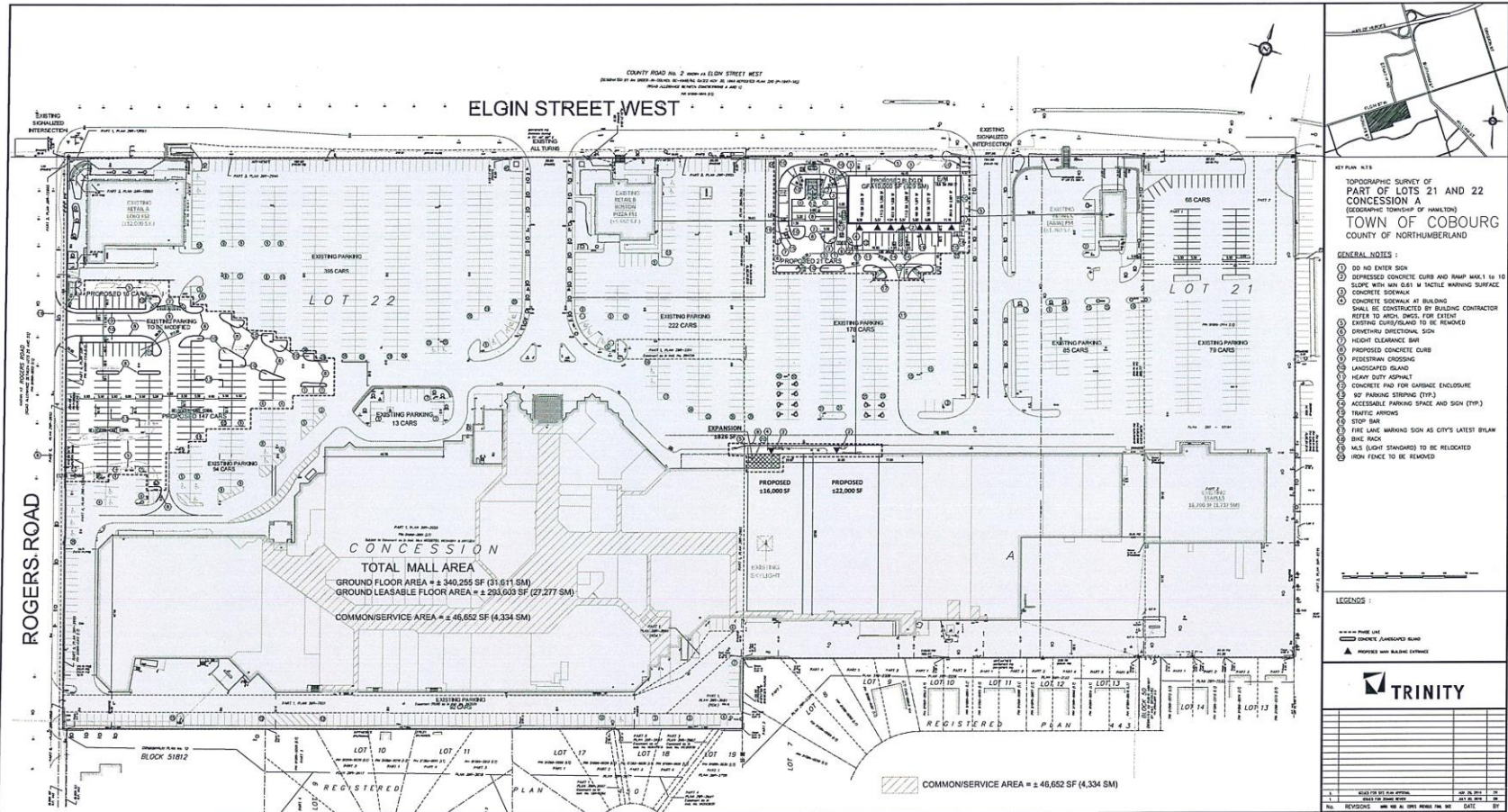


Rob Franklin, MCIP, RPP
Manager of Planning Services

SCHEDULE 'A'
KEY MAP



SCHEDULE "B" SITE PLAN



KEY PLAN A15
 TOPOGRAPHIC SURVEY OF
 PART OF LOTS 21 AND 22
 CONCESSION A
 (ECONOMIC REVENUE OF PARCELS)
 TOWN OF COBURG
 COUNTY OF NORTHUMBERLAND

- GENERAL NOTES:
- 1. DO NOT ENTER SIGN
 - 2. DEPRESSED CONCRETE CURB AND RAMP MAX 1 TO 10 SLOPE WITH MIN 0.01% IN TACTILE WARNING SURFACE
 - 3. CONCRETE SIDEWALK
 - 4. CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR
 - 5. REFER TO ARCH. DINGS FOR EXTERIOR EXISTING CURBS/PAVING TO BE REMOVED
 - 6. DRIVEWAY DIRECTIONAL SIGN
 - 7. HEIGHT CLEARANCE SIGN
 - 8. PROPOSED CONCRETE CURB
 - 9. PEDESTRIAN CROSSING
 - 10. LANDSCAPED ISLAND
 - 11. HEAVY DUTY ASPHALT
 - 12. CONCRETE PAD FOR GARAGE ENCLOSURE
 - 13. 50' PARKING STOPPING STRIP (P.S.)
 - 14. ACCESSIBLE PARKING SPACE AND SIGN (TPP)
 - 15. TRAFFIC ARROWS
 - 16. STOP SIGN
 - 17. FIRE LANE MARKING SIGN AS CITY'S LATEST BYLAW
 - 18. BONE PICK
 - 19. M.S. (LIGHT STANDARDS) TO BE RELOCATED
 - 20. IRON FENCE TO BE REMOVED

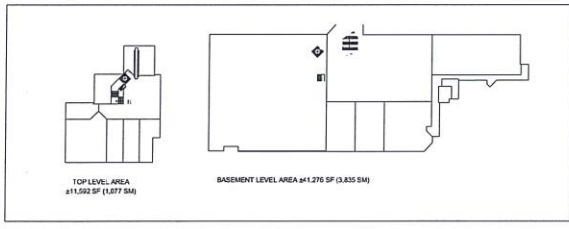
LEGENDS:

- PROPOSED LOT
- EXISTING (UNIMPROVED) SIGN
- ▲ PROPOSED SIGN BUILDING ENTRANCE



NO.	REVISIONS	DATE
1	ISSUED FOR REVIEW APPROVAL	SEP 26, 2018
2	REVISED FOR APPROVAL	SEP 26, 2018
3	REVISED FOR APPROVAL	SEP 26, 2018

OVERALL SITE PLAN
 SCALE: 1:600



SCALE: 1:600

SITE STATISTICS:		BUILDING D:	
TOTAL SITE AREA:	112,093.5 SM (27.70 ACRES)	PHASE AREA:	3,916 SM (0.94 ACRE)
EXISTING MALL GF/A:	340,255 SF (31,611 SM)	PROPOSED RETAIL D (GF/A):	10,000 SF (929 SM) 24.34%
EXISTING MALL CLF/A:	± 293,603 SF (27,277 SM)	PROPOSED RETAIL D (CLF/A):	9,800 SF (910.4 SM)
PROPOSED EXPANSION AREA:	826 SF (76.73 SM)	PROPOSED PARKING PROVIDED:	21 CARS
EXISTING OUT PARCELS AREA:	19,719 SF (1,821 SM)	LANDSCAPE AREA:	3,052 SF (1,283.5 SM) 33.63%
EXISTING STAPLES AREA:	18,700 SF (1,737 SM)	PAVED AREA:	17,260.5 SF (1,603.5 SM) 42.03%
PROPOSED RETAIL D GF/A:	10,000 SF (929 SM)		
PROPOSED RETAIL D CLF/A:	9,800 SF (910.4 SM)		
TOTAL EXISTING/PROPOSED GF/A :	389,491 SF (36,184.73 SM)		
TOTAL EXISTING/PROPOSED CLF/A :	324,639 SF (31,832.13 SM)		
TOTAL PARKING REQUIRED:	1,273 CARS (4100 SM)		
TOTAL EXISTING PARKING:	1,224 CARS		
TOTAL PROPOSED PARKING PROVIDED:	178 CARS		
TOTAL PARKING PROVIDED:	1,402 CARS (4,40100 SM)		
LOT COVERAGE:	32.29%		

OVERALL SITE PLAN

SCALE: 1:600
 NORTHUMBERLAND MALL
 ELGIN ST. WEST & ROGERS RD.
 COBURG, ONTARIO

RETROFF PARTNERSHIP ARCHITECTS
PETROFF ARCHITECTS
 200 TOWN CENTRE BLVD. SUITE 200
 MARKHAM ONTARIO CANADA L3R 9W9
 TEL: 905-470-7000 FAX: 905-470-0000

DATE: MAY 16, 2018
 DRAWN BY: SA-01.0
 CHECKED BY: SA-01.0
 SCALE: 1:600