

 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:	August 12 th , 2019	
TITLE / SUBJECT:	Application Site Plan Approval – Coast Guard Search and Rescue Station, 114 Division Street Allan Teramura, Watson MacEwen Teramura Architects / Federal Department of Fisheries and Oceans (Canadian Coast Guard)	
REPORT DATE:	July 25 th , 2019.	File #: SPA-06-19

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 a contact number for both

the applicant and 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 July 2019, the Planning Department received an application for Site Plan approval from Allan Teramura of Watson MacEwen Teramura Architects on behalf of the Federal Department of Fisheries and Oceans (Canadian Coast Guard) for the redevelopment of the existing Canadian Coast Guard Station situated at 114 Division Street. 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 Subject Lands known as 114 Division Street are located on the east pier of Cobourg Harbour. The land is owned by the Town of Cobourg (leased to the Federal Government), and consists of two parcels: a fenced-in parcel to the east containing the existing Search and Rescue Station buildings; and a concrete pier to the west, forming part of the east pier of Cobourg Harbour, where the Canadian Coast Guard boat is moored. The area subject to the proposed Site Plan application is the 1573 m² eastern parcel where the existing Coast Guard Search and Rescue buildings are located. See **Schedule “A”** Key Map.

The Subject Lands are designated as “Public Open Space – East Pier” in the Harbour Area Secondary Plan (2017), and zoned “Open Space Exception 2 Holding Exception 1 [OS-2 (H-1)] Zone” in the Comprehensive Zoning By-law No. 85-2003.

The proposal is to demolish and remove the buildings currently improving the property, including the detached dwelling, portable office, detached garage, and accessory buildings, and build a new, 486 m² Canadian Coast Guard marine Search and Rescue Station building in their place.

The new building will accommodate the different functions and requirements of Coast Guard activities including, a two-storey residential module and a single storey garage and workshop. The parts of the building are linked by a single storey connection that accommodates an office and ancillary functions. See **Schedule “B”** Site Plan (note that the site plan design may change prior to final approval consideration by Council).

The proposed building design is both intended to integrate into Cobourg's Heritage Waterfront, and address the Federal Government directive for all new buildings to be Net Zero Carbon Neutral ready. Accordingly, a *Passivhaus* design approach is being adopted for the residential wing and connecting breezeway. See **Schedule "C"** Proposed Building Renderings.

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 \$5,500.00 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 Harbour Area Secondary Plan policies including the Public Open Space East Pier 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

Desta McAdam, MCIP, RPP
Senior Planner - Development

Report Approved by:

Glenn McGlashon



Glenn McGlashon
Director of Planning and Development

SCHEDULE 'A'
KEY MAP



SCHEDULE "B" SITE PLAN

TOWN OF COBURG ZONING BY-LAW ENACTED BY LAW 85-038	zoning Requirement	Reference
zoning Designation	Open Space Transition 2 Zone - Harbour Area/Trail Park	Map 7 and Section 20.2.2
zoning	OS-2 (SP-2)	Map 7 and Section 20.2.2
Building Height	8 stories maximum	Section 20.3.3.4. (2)
Permitted Uses	Residential (Section 20.3.3.4. (2)); Accessory Buildings and Structures Permitted	Section 20.3.3.4. (2)
Minimum Lot Area	400 sqm	Section 20.3.3.4. (1)
Minimum Lot Frontage	15.25m	Section 20.3.3.4. (1)
Minimum Side Setback	0.75m	Section 20.3.3.4. (3)
Minimum Front Setback	7.3m from the edge of the site	Section 20.3.3.4. (3)
Landscaped Open Space	Minimum 50% of the lot	Section 20.3.3.4. (2)
Minimum Required Parking	Other Facilities (See 7 spaces per dwelling unit)	Section 6 (See 6.1.1.1.2. (1) Other Facility Use)
Loading Spaces Required	Not Required	Section 6 (Loading Provisions)
Parking Required for the Physical Disabled	Number of Parking Spaces: Uses w/30 min. Park. 20 Parking Spots + 1 Reserved for the Physical Disabled	Section 6 (See 6.1.1.4) Parking for the Handicapped

PROPERTY DATA AND CALCULATIONS

Item	Date
Building Code	2015 (1)
Survey Plan Area	4,691 sqm
Actual Lot Area	4,293 sqm
Minimum Lot Frontage	15.25m
Minimum Lot Coverage	0.2%
Minimum Side Setback	0.75m from the edge of the site
Landscaped Open Space	0.5%
Parking Required	2
Parking Provided	2
Parking Required for the Physical Disabled	2
Parking Provided for the Physical Disabled	2
Parking Required for the Physical Disabled	0
Parking Provided for the Physical Disabled	0
Loading Required	0
Loading Provided	0

Project 1895	Project Name: Cobourg Search and Rescue Station			
1	Report/Description	Site	8.202.2	8.202.2
2	Site Information	Site, Building & Services, Utility, and Services	8.202.2	8.202.2
3	Building Area (GFA) - Existing	1,340 sqm	1,340	1,340
4	Building Area (GFA) - New	1,340 sqm	1,340	1,340
5	Roofed Storage	1,340 sqm	1,340	1,340
6	Roofed or Shaded Walkway Storage	1,340 sqm	1,340	1,340
7	Roofed Storage - Existing	1,340 sqm	1,340	1,340
8	Roofed Storage - New	1,340 sqm	1,340	1,340
9	Roofed Storage - Total	1,340 sqm	1,340	1,340
10	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
11	Roofed Storage - Total	1,340 sqm	1,340	1,340
12	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
13	Roofed Storage - Total	1,340 sqm	1,340	1,340
14	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
15	Roofed Storage - Total	1,340 sqm	1,340	1,340
16	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
17	Roofed Storage - Total	1,340 sqm	1,340	1,340
18	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
19	Roofed Storage - Total	1,340 sqm	1,340	1,340
20	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
21	Roofed Storage - Total	1,340 sqm	1,340	1,340
22	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
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24	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
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27	Roofed Storage - Total	1,340 sqm	1,340	1,340
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29	Roofed Storage - Total	1,340 sqm	1,340	1,340
30	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
31	Roofed Storage - Total	1,340 sqm	1,340	1,340
32	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
33	Roofed Storage - Total	1,340 sqm	1,340	1,340
34	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
35	Roofed Storage - Total	1,340 sqm	1,340	1,340
36	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
37	Roofed Storage - Total	1,340 sqm	1,340	1,340
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39	Roofed Storage - Total	1,340 sqm	1,340	1,340
40	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
41	Roofed Storage - Total	1,340 sqm	1,340	1,340
42	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
43	Roofed Storage - Total	1,340 sqm	1,340	1,340
44	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
45	Roofed Storage - Total	1,340 sqm	1,340	1,340
46	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
47	Roofed Storage - Total	1,340 sqm	1,340	1,340
48	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
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51	Roofed Storage - Total	1,340 sqm	1,340	1,340
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54	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
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56	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
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62	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
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64	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
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67	Roofed Storage - Total	1,340 sqm	1,340	1,340
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70	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
71	Roofed Storage - Total	1,340 sqm	1,340	1,340
72	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
73	Roofed Storage - Total	1,340 sqm	1,340	1,340
74	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
75	Roofed Storage - Total	1,340 sqm	1,340	1,340
76	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
77	Roofed Storage - Total	1,340 sqm	1,340	1,340
78	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
79	Roofed Storage - Total	1,340 sqm	1,340	1,340
80	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
81	Roofed Storage - Total	1,340 sqm	1,340	1,340
82	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
83	Roofed Storage - Total	1,340 sqm	1,340	1,340
84	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
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96	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
97	Roofed Storage - Total	1,340 sqm	1,340	1,340
98	Roofed Storage - Proposed	1,340 sqm	1,340	1,340
99	Roofed Storage - Total	1,340 sqm	1,340	1,340
100	Roofed Storage - Proposed	1,340 sqm	1,340	1,340

Item	Description	Quantity	Unit	Value	Total
1	Roofed Storage - Existing	1,340	sqm	1,340	1,340
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70	Roofed Storage - Existing	1,340	sqm	1,340	

SCHEDULE "C"
PROPOSED BUILDING RENDERINGS



