

# STAFF REPORT

## THE CORPORATION OF THE TOWN OF COBOURG



<b>Report to:</b>	Mayor and Council Members	<b>Priority:</b>	<input type="checkbox"/> High <input checked="" type="checkbox"/> Low
<b>Submitted by:</b>	Kaveen Fernando, Planner I – Development Planning Department <a href="mailto:kfernando@cobourg.ca">kfernando@cobourg.ca</a>	<b>Meeting Type:</b>	Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>
<b>Meeting Date:</b>	June 21, 2021		
<b>Report No.:</b>	SPA-08-21		
<a href="#">Submit comments to Council</a>			

**Subject/Title:** Site Plan Application Submission – 274 King Street East –  
Four-plex Residential Development

### RECOMMENDATION:

THAT the Staff Report and application be received by Council; and,  
THAT the application be referred to the Planning Department for a report

### 1. STRATEGIC PLAN

N/A

### 2. 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 Approval (SPA) applications and Amendments, as these particular applications are recognized as being a detailed, technical review of matters relating to site development, including but limited to building layout, access, parking, landscaping, servicing and grading.

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 of the submitted SPA application to the Municipality. The sign must include information in regard to the proposal, and a contact number for the Town of

Cobourg Planning Department, where plans can be made available for the public to view. The sign is being prepared and will be erected on-site within 10 business days.

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

### 3. PURPOSE

The purpose of this report is to advise Council and the public of submission of a complete Site Plan Approval (SPA) application, and to recommend that Council receive the formal application and refer it to the Planning Department for a report.

### 4. ORIGIN AND LEGISLATION

In June 2021, a complete application was received by the Planning Department from KBK Architects Inc. on behalf of MGM Developments Inc. for a new Residential Development at 274 King Street East. Upon review of the submission, Planning staff can confirm it is consistent with the *Planning Act* requirements. Section 41(2)(4) of the *Planning Act* authorizes the municipality to review and ensure appropriate development is approved in compliance with the Town of Cobourg's Official Plan or applicable Secondary Plans, the Zoning By-law and applicable design guidelines/standards. Pursuant to the provisions of the *Planning Act*, if the Municipality fails to approve the complete application within 30 days after its receipt by Council, the owner may appeal the application to the Ontario Land Tribunal (OLT).

### 5. BACKGROUND

The Residential Development is proposed on a vacant lot located in the East End of Town of Cobourg on the north side of King Street East. The Subject property is approximately 942.22 m<sup>2</sup> (0.09 Hectares) in area with a frontage of 15.24 metres and approximate irregular depth of 68.58 metres. Refer to **Schedule "A" Context Map** attached.

The proposed Residential Development is designated "Stable Residential Area" as per Schedule A of the Official Plan and zoned "Multiple Residential Four" (R4) in the Comprehensive Zoning By-law #85-2003.

The Residential Development proposal consists of a Four-plex apartment building with 5 parking stalls and a private amenity area in the rear for the residents. Refer to **Schedule "B" Site Plan** and **Schedule "C" Building Design** attached.

The following plans and reports were submitted in support of the development:

- I. Servicing and Stormwater Management Report by MGM Developments, May 2021

- II. Erosion Sediment Control Plan by M.V. Wilson Engineering Inc., June, 2021
- III. Site Grading and Servicing Plan by M.V. Wilson Engineering Inc., June, 2021
- IV. Pre-Development Drainage Boundary by M.V. Wilson Engineering Inc., June, 2021
- V. Post- Development Drainage Boundary by M.V. Wilson Engineering Inc., June, 2021
- VI. Geotechnical Report by MGM Developments Inc., May 2021
- VII. Site Plan by KBK Architects Inc, May 2021
- VIII. Site Plan and Elevations by KBK Architects Inc, May 2021
- IX. Electrical Site Plan by JRL Engineering Inc., April, 2021
- X. Architectural Drawings by KBK Architects Inc, May 2021
- XI. Topographic Survey by IBW Surveyors, April 2021
- XII. Survey by IBW Surveyors, April 2021
- XIII. Traffic Impact Assessment by Asurza Engineers, March 2021
- XIV. Photometric by JRL Engineering Inc., April, 2021
- XV. Arborist Report by Richard Tree Care and Landscape, May 2021
- XVI. Urban Landscape and Sustainable Design Brief by WSP, May 2021
- xvii. Landscape Plan by WSP, May 2021

## **6. ANALYSIS**

This memo is for application receipt notification purposes only and there is subsequently no staff analysis at this stage. The application package is being circulated to the Development Review Team (DRT) and applicable Agencies/Committees for review and commentary before being brought back to Council for consideration. It should be noted that an application for Minor Variance has been submitted to the Committee of Adjustment along with the SPA application in order to resolve some building and driveway setback compliance issues given the narrow, irregular shaped property.

## **7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS**

There are no anticipated negative financial implications imposed on the Municipality as a result of the application. The owner has submitted an applicable fee and deposit of \$5,850.00 for the proposed development.

## **8. CONCLUSION**

The SPA application is only being received by Council at this time and a thorough analysis of the proposal will be presented to Council once reviewed by the Development Review Team and applicable Agencies/Committees and prior to final approval of the development.