 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT	
TO:	Mayor and Council	
FROM:	Desta McAdam, MCIP, RPP	
TITLE:	Senior Planner – Development	
DATE OF MEETING:	January 27 th , 2020	
TITLE / SUBJECT:	Detailed Plans for Draft Plan of Subdivision Clearance: East Village -- Phase 5 Engage Engineering / JMCD Holdings	
REPORT DATE:	January 13 th , 2020.	File #: SUBCL-03-19 14T-190001

1.0 STRATEGIC PLAN

N/A

2.0 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 applications to clear conditions of Draft Plan of Subdivision Approval, as these particular applications are recognized as being a detailed, technical review of matters relating to a draft approved subdivision development, including servicing, grading, stormwater management, landscaping, utility coordination, and agency conditions to name a few.

However, Section 51 (20) of the Planning Act, RSO 1990, c.P.13, as amended prescribes statutory notice requirements for a complete Draft Plan of Subdivision applications and amendments to an approved Draft Plan of Subdivision, and for the scheduling of a public meeting or open house.

The application for Draft Plan of Subdivision was received in December 2018. The Notice of Complete Application was circulated on January 31, 2020 and the Public Meeting was held June 24, 2019. The applicant also voluntarily convened a Public Information Open House on April 30, 2019. Council granted draft approval of the Draft Plan on September 9, 2019 and a Notice of Decision was

published on September 24th 2019. No appeals were lodged with the Municipality.

Additionally, the Planning Department provides written notice of complete applications to clear conditions of Draft Plan of Subdivision to Council, and approval of all Subdivision Agreements are considered by Council in open session prior to final approval. Any persons on record as submitting comments to the Town during the initial Draft Plan of Subdivision approval process will be notified of receipt of the application for Clearance of Draft Plan of Subdivision Conditions.

3.0 RECOMMENDATION

The following actions are recommended:

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

4.0 ORIGIN

In December 2019, the Planning Department received a complete application for Clearance of Draft Plan of Subdivision Conditions from Engage Engineering 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, known as East Village -- Phase 5 (the "Subject Lands").

5.0 BACKGROUND

The Subject Lands consist of an 11.87 ha parcel of vacant land located on the northwest corner of King Street East and Willmott Street. The approved Draft Plan of Subdivision provides conditional approval for the eastward expansion of the existing, final approved East Village Subdivision lands (Phases 1-4) over the Subject Lands. See **Schedule "A"** Key Map.

The Subject Lands are designated as "Residential Area" and "High Density Residential Area – Special Provision" in the Town of Cobourg Official Plan (2017), and zoned "Multiple Residential 4 Exception 29 Holding [R4-29(H)] Zone", "Multiple Residential 4 Exception 31 Holding [R4-31(H)] Zone", "High Density Residential 5 Exception 16 Holding [R5-16 (H)] Zone," and "Open Space (OS) Zone" in the Zoning By-law n the Comprehensive Zoning By-law No. 85-2003.

The application provides technical details relating to the development of East Village, Phase 5, which will consist of up to 333 dwelling units, with associated streets, park space, and stormwater retention area. See **Schedule "B"** Draft Plan of Subdivision.

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

- Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., September 2019;
- Development Site Plan, prepared by RFA Planning Consultant Inc., September 2019;
- Detailed Design Drawings, prepared by Engage Engineering, December 2019;
- Landscape and Planting Plans, prepared by Landmark Landscape Architects & Consulting Arborists, December 2019;
- East Village Stormwater Management Report, prepared by Engage Engineering, December 2019;
- Sanitary Sewer Design Sheet, prepared by Engage Engineering, dated December 2019;
- Electrical Drawings, prepared by Kirkland Engineering Ltd., dated January 2020;
- Geotechnical Investigation Report, prepared by GHD, dated February 2018 & Update to Groundwater Levels, prepared by GHD, dated March 2019;
- Environmental Noise Analysis Update, prepared by Valcoustics Canada Ltd., dated December 2018;
- Traffic Impact Assessment Update, prepared by Tranplan Associates, dated December 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 is being circulated to the Development Review Team and applicable agencies/committees for review and comment before being brought back to Council for consideration.

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 \$23,200.00 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

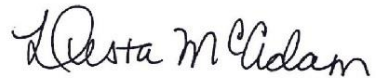
The primary policies affecting this application relate to the Residential Area policies, High Density Residential – Special Provision policies, as amended by OPA 78, and the Community Design and Improvement policies of the Cobourg Official Plan.

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.

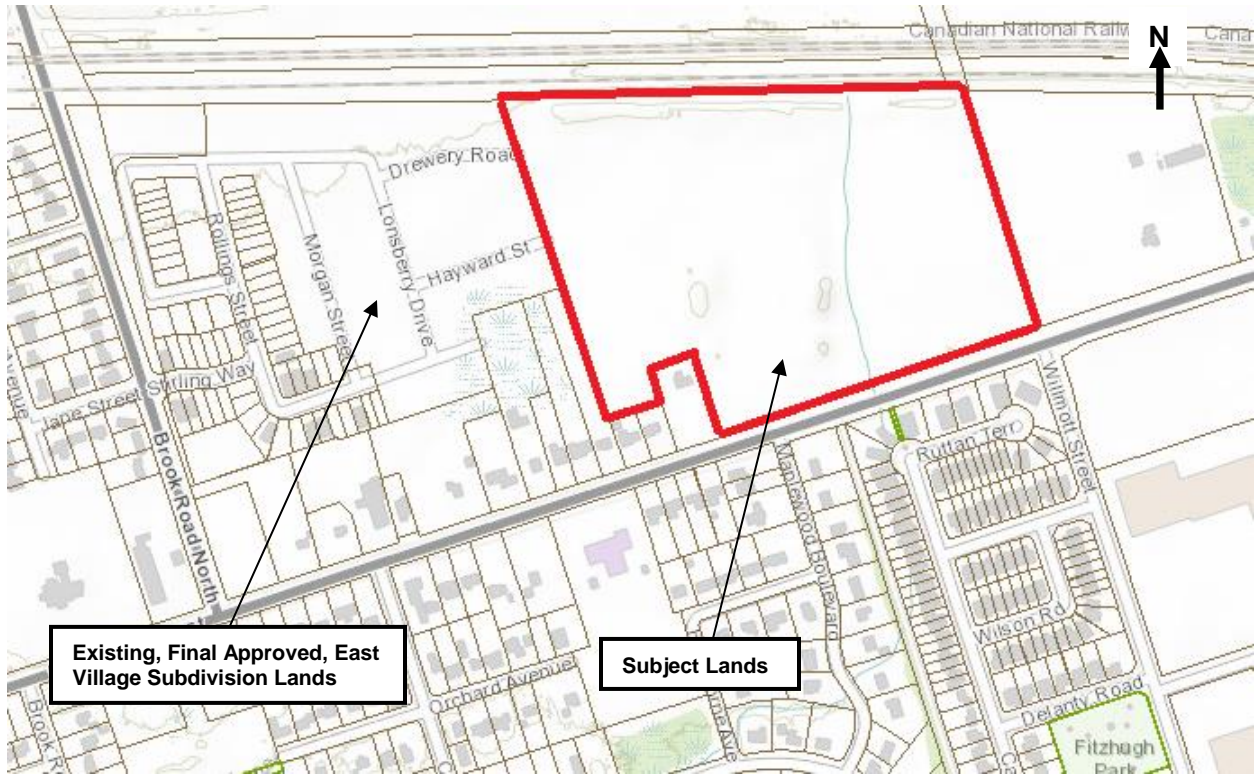
Please contact the Planning Department if you have any questions or concerns.

Respectfully submitted,

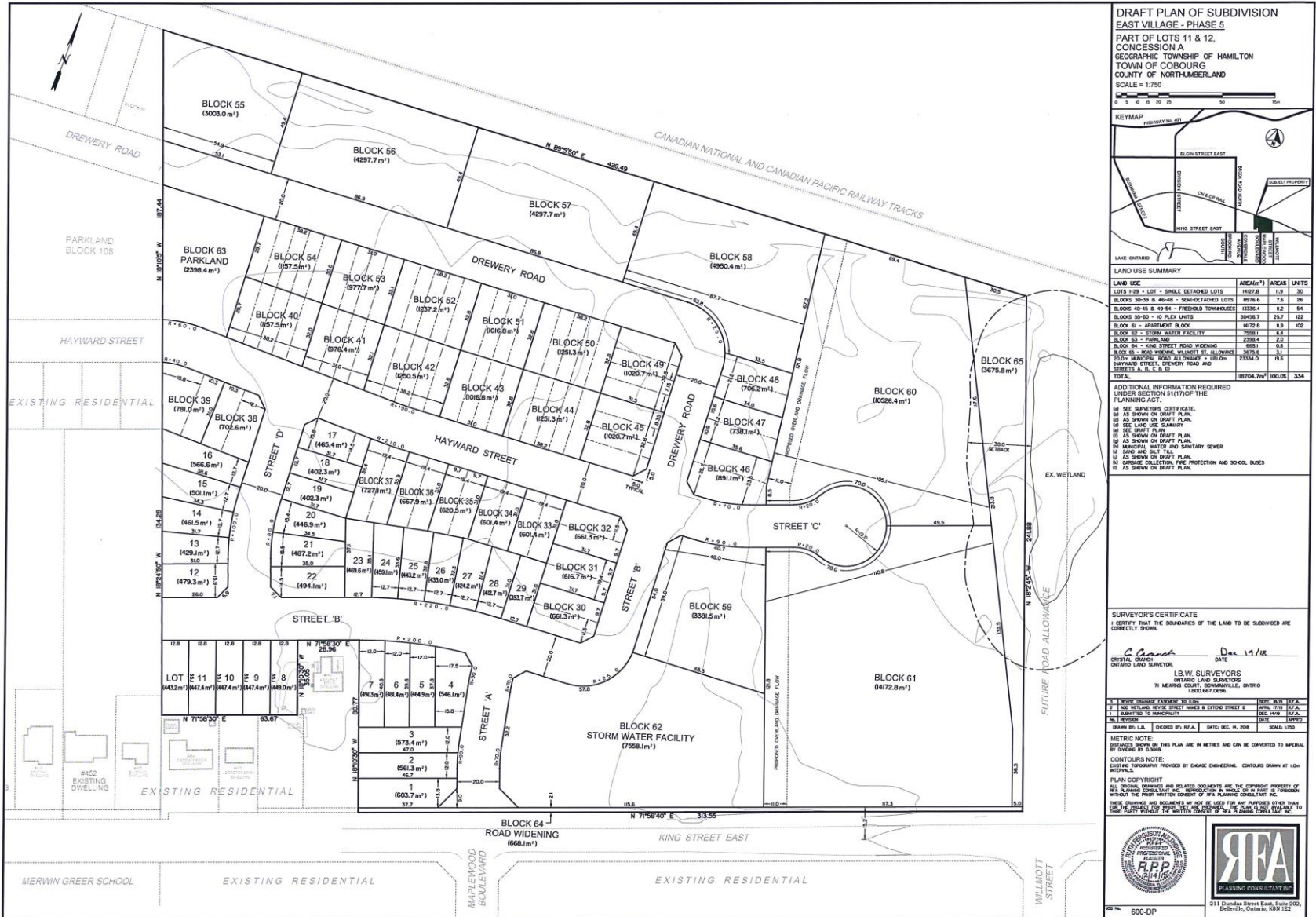
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Desta McAdam, MCIP, RPP
Senior Planner - Development

SCHEDULE 'A'
KEY MAP



SCHEDULE "B" DRAFT PLAN OF SUBDIVISION



DRAFT PLAN OF SUBDIVISION EAST VILLAGE - PHASE 5

PART OF LOTS 11 & 12,
CONCESSION A
GEOGRAPHIC TOWNSHIP OF HAMILTON
TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND
SCALE: 1:250



LAND USE SUMMARY

LAND USE	AREA(m ²)	AREAS	UNITS
LOTS 129 - 131 - SINGLE DETACHED LOTS	1487.8	0.9	30
BLOCKS 30-39 & 49-48 - SEMI-DETACHED LOTS	6976.6	1.6	26
BLOCKS 40-45 & 49-54 - FRIEHDOLD TOWNHOUSES	3336.4	1.2	54
BLOCKS 55-60 - 10 PLEX UNITS	30456.7	23.7	102
BLOCK 60 - SPORTHOUT BLOCK	1473.8	0.5	102
BLOCK 62 - STORM WATER FACILITY	7558.1	0.4	
BLOCK 63 - PARKLAND	3294.4	0.9	
BLOCK 64 - KING STREET ROAD WIDENING	608.1	0.0	
BLOCK 65 - ROAD WIDENING, WALKWAY & ALLOWANCE	3675.8	0.1	
25.0M METROPOLITAN ROAD ALLOWANCE - 18.0M	3334.0	0.0	
HAYWARD STREET, DREWERY ROAD AND STREETS A, B, C & D			
TOTAL	10794.7m²	30.0	334

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- 1. SEE SURVEYOR'S CERTIFICATE.
- 2. SEE DRAFT PLAN OF SUBDIVISION.
- 3. SEE AS SHOWN ON DRAFT PLAN.
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SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

C. C. C. DATE: 14/18
 CRISTAL COUNTY
 ONTARIO LAND SURVEYOR

I.B.W. SURVEYORS
 ONTARIO LAND SURVEYORS
 71 MEADOW COURT, BOWMANVILLE, ONTARIO
 L80 0P7, CANADA

3. I HAVE DRAWN THIS PLAN TO THE BEST OF MY BELIEF AND I HAVE BEEN ADVISED BY THE CLIENT THAT THE INFORMATION PROVIDED TO ME IS TRUE AND CORRECT.

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