 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	COUNCIL STAFF REPORT	
TO:	Mayor and Council	
FROM: TITLE:	Desta McAdam, MCIP, RPP Senior Planner - Development	
DATE OF MEETING:	September 9 th , 2019	
TITLE / SUBJECT:	Application Site Plan Approval – Golden Plough Lodge, 555 Courthouse Road and 983 Burnham Street Salter Pilon Architecture/ Northumberland County	
REPORT DATE:	September 5 th , 2019.	File #: SPA-08-19

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 August 2019, the Planning Department received an application for Site Plan approval from Salter Pilon Architecture on behalf of Northumberland County for the redevelopment and relocation of the Golden Plough Lodge long term care home located at 555 Courthouse Road and 983 Burnham 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 555 Courthouse Road and 983 Burnham Street are located at the northwest corner of the Burnham and Elgin Street intersection, and is 5.6 ha in lot area. The Subject Lands consist of two buildings: the Northumberland County Administrative Headquarters building, referred to as 555 Courthouse Road, and the Golden Plough Lodge long term care facility, referred to as 983 Burnham Street. See **Schedule “A”** Key Map.

The Subject Lands are designated “Major Institutional Area” in the Cobourg West Business Park Secondary Plan Area of the Official Plan (2017) and zoned “Institutional Holding (I-H) Zone” in the Comprehensive Zoning By-law #85-2003.

The application proposes to demolish the existing Golden Plough Lodge building in its existing location on the northeast side of the property, and rebuild a new 18,832.5 m² three storey building with a 4th storey mechanical penthouse in a new location towards the western limits of the Subject Lands. The proposed new Golden Plough Lodge building will consist of 180 long term care rooms, and one (1) palliative care bed. As part of the proposal, new internal parking areas, and roadways, and a new entrance from Strathy Road are proposed. Revisions to the Courthouse Road network and Burnham Street entrance are also proposed. Finally, the application considers new property boundaries, which include closing a portion of Courthouse Road and merging the properties known as 575, 585, and 595 Courthouse Road as part of the Subject Lands. 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 \$5,500.00 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

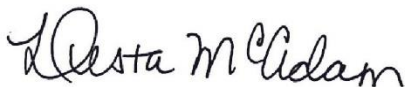
The primary policies affecting this application relate to the Cobourg West Business Park Secondary Plan policies including the Major Institutional Area designation, and the Community Design and Improvement policies of the Cobourg Official Plan.

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:



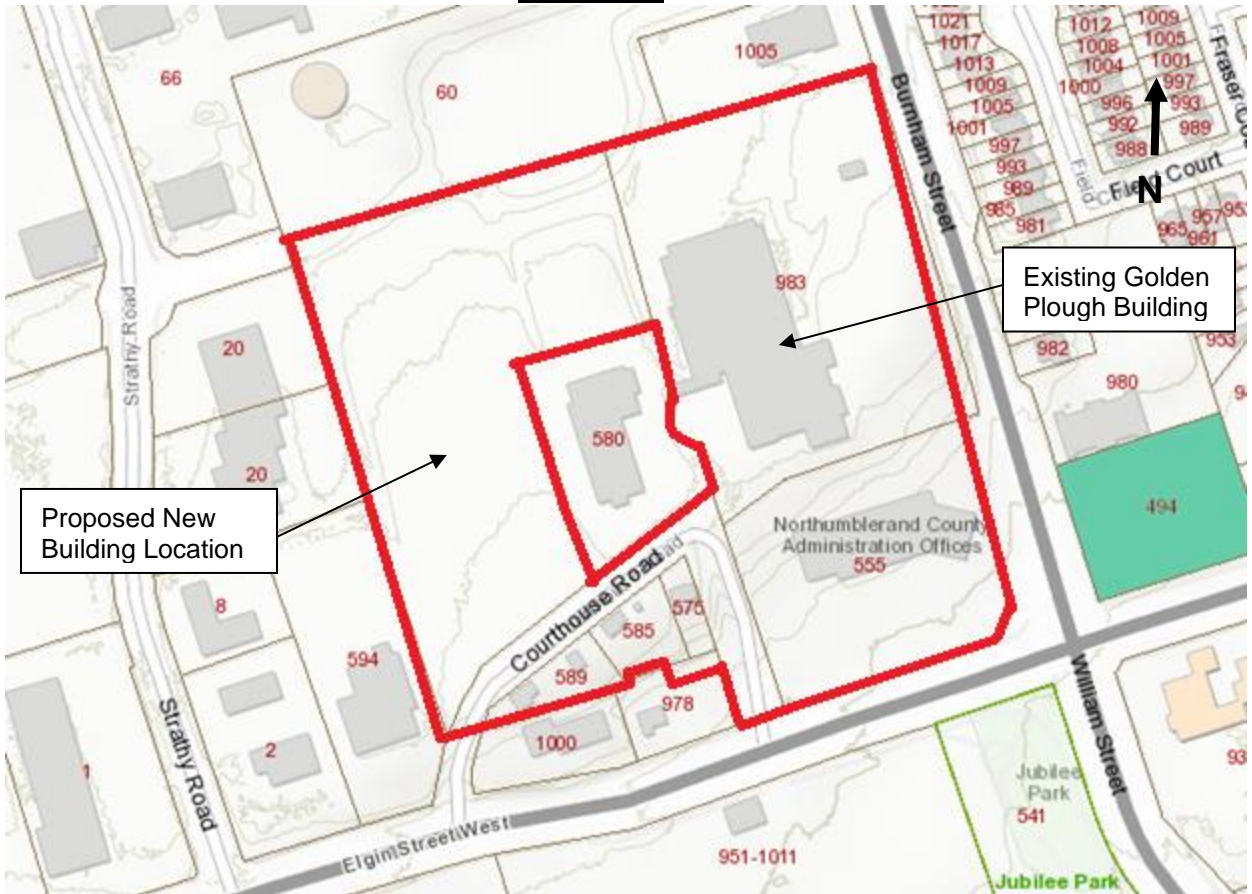
Desta McAdam, MCIP, RPP
Senior Planner - Development

Report Approved by:

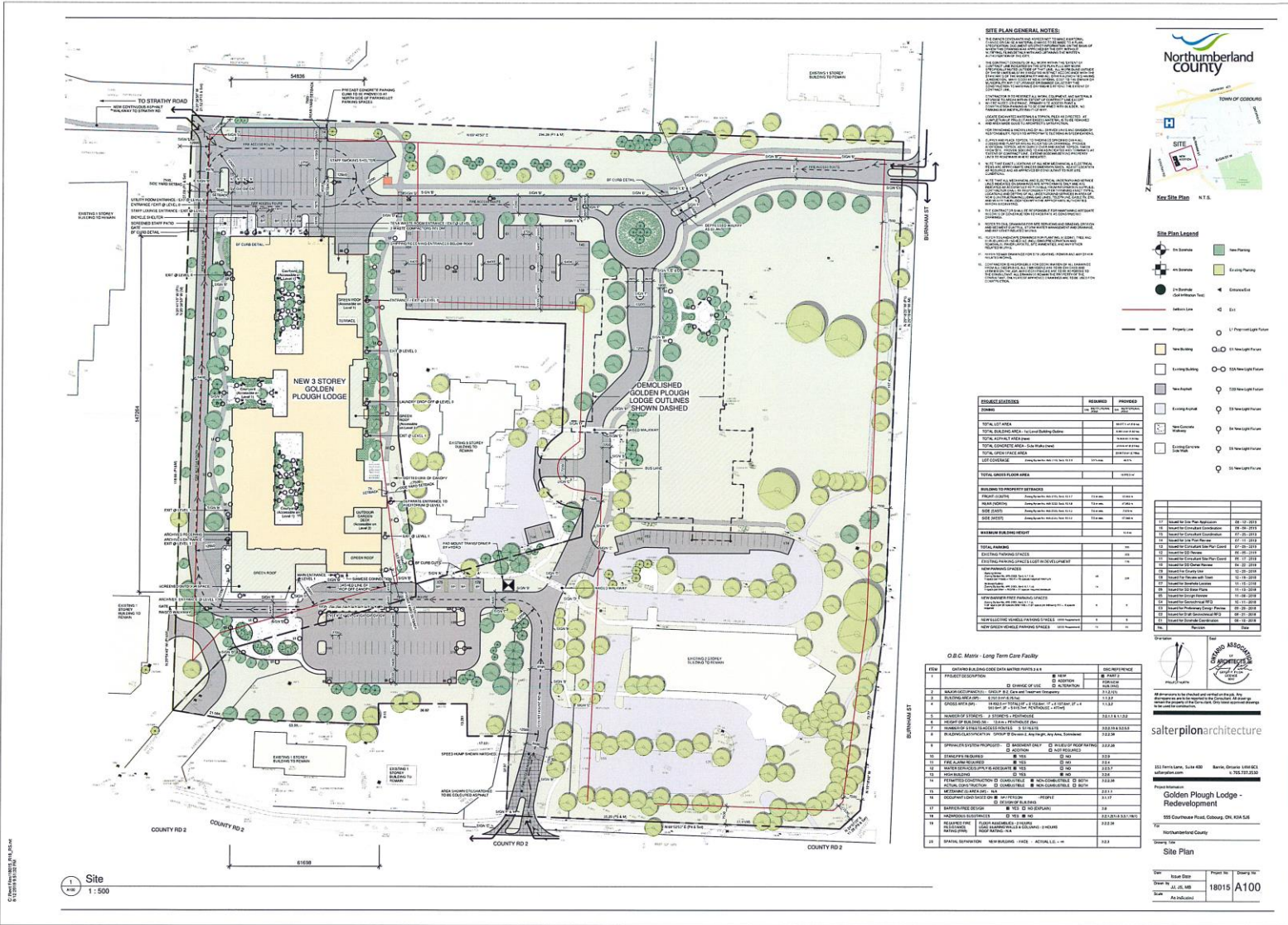


Glenn McGlashon
Director of Planning and Development

SCHEDULE 'A'
KEY MAP



SCHEDULE "B" SITE PLAN



SITE PLAN GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE O.B.C. MATRIX.
2. THE DESIGNER HAS CONDUCTED VISUAL IMPACT ASSESSMENT AND A VISUAL AMENITY STUDY IN ACCORDANCE WITH THE O.B.C. MATRIX. THE VISUAL IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX. THE VISUAL AMENITY STUDY HAS BEEN APPROVED BY THE O.B.C. MATRIX.
3. THE DESIGNER HAS CONDUCTED A LANDSCAPE ARCHITECTURE STUDY IN ACCORDANCE WITH THE O.B.C. MATRIX. THE LANDSCAPE ARCHITECTURE STUDY HAS BEEN APPROVED BY THE O.B.C. MATRIX.
4. THE DESIGNER HAS CONDUCTED A TRAFFIC IMPACT STUDY IN ACCORDANCE WITH THE O.B.C. MATRIX. THE TRAFFIC IMPACT STUDY HAS BEEN APPROVED BY THE O.B.C. MATRIX.
5. THE DESIGNER HAS CONDUCTED A NOISE IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE NOISE IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
6. THE DESIGNER HAS CONDUCTED A CULTURAL IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE CULTURAL IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
7. THE DESIGNER HAS CONDUCTED A HERITAGE IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE HERITAGE IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
8. THE DESIGNER HAS CONDUCTED A SOCIAL IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE SOCIAL IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
9. THE DESIGNER HAS CONDUCTED AN ECONOMIC IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE ECONOMIC IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
10. THE DESIGNER HAS CONDUCTED AN ENVIRONMENTAL IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE ENVIRONMENTAL IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
11. THE DESIGNER HAS CONDUCTED A CLIMATE IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE CLIMATE IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
12. THE DESIGNER HAS CONDUCTED A WATER IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE WATER IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
13. THE DESIGNER HAS CONDUCTED A POWER IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE POWER IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
14. THE DESIGNER HAS CONDUCTED A TELECOMMUNICATIONS IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE TELECOMMUNICATIONS IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
15. THE DESIGNER HAS CONDUCTED A RISK ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE RISK ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
16. THE DESIGNER HAS CONDUCTED A HEALTH IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE HEALTH IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
17. THE DESIGNER HAS CONDUCTED A QUALITY OF LIFE IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE QUALITY OF LIFE IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
18. THE DESIGNER HAS CONDUCTED A COMMUNITY IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE COMMUNITY IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
19. THE DESIGNER HAS CONDUCTED A POLICY IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE POLICY IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.
20. THE DESIGNER HAS CONDUCTED A REGULATORY IMPACT ASSESSMENT IN ACCORDANCE WITH THE O.B.C. MATRIX. THE REGULATORY IMPACT ASSESSMENT HAS BEEN APPROVED BY THE O.B.C. MATRIX.



Site Plan Legend

- New Planting
- New Pavement
- Existing Planting
- Existing Pavement
- New Lot Line
- Existing Lot Line
- Property Line
- 1:1 Percentage Footprint
- 1:1 Height Footprint
- 1:300 Height Footprint
- 1:100 Height Footprint
- 1:50 Height Footprint
- 1:25 Height Footprint
- 1:10 Height Footprint
- 1:5 Height Footprint

DESCRIPTION	REQUIRED	PROVIDED
TOTAL GROSS AREA	100,000 sq. ft.	100,000 sq. ft.
TOTAL BUILDING AREA	80,000 sq. ft.	80,000 sq. ft.
TOTAL OFFICE AREA	20,000 sq. ft.	20,000 sq. ft.
TOTAL COMMERCIAL AREA	60,000 sq. ft.	60,000 sq. ft.
TOTAL OPEN SPACE AREA	20,000 sq. ft.	20,000 sq. ft.
OFF COVERED	10,000 sq. ft.	10,000 sq. ft.
TOTAL LANDSCAPED AREA	10,000 sq. ft.	10,000 sq. ft.

REQUIREMENT	PROVIDED	DATE
1. Fire Alarm System	100%	08/10/2019
2. Fire Extinguishers	100%	08/10/2019
3. Fire Escape Routes	100%	08/10/2019
4. Fire Alarm Control Panel	100%	08/10/2019
5. Fire Alarm Sounders	100%	08/10/2019
6. Fire Alarm Call Points	100%	08/10/2019
7. Fire Alarm Intercom	100%	08/10/2019
8. Fire Alarm Control Unit	100%	08/10/2019
9. Fire Alarm Battery	100%	08/10/2019
10. Fire Alarm Testing	100%	08/10/2019
11. Fire Alarm Maintenance	100%	08/10/2019
12. Fire Alarm Commissioning	100%	08/10/2019
13. Fire Alarm Handover	100%	08/10/2019
14. Fire Alarm Training	100%	08/10/2019
15. Fire Alarm Documentation	100%	08/10/2019
16. Fire Alarm Reporting	100%	08/10/2019
17. Fire Alarm Emergency	100%	08/10/2019
18. Fire Alarm Investigation	100%	08/10/2019
19. Fire Alarm Rectification	100%	08/10/2019
20. Fire Alarm Completion	100%	08/10/2019

O.B.C. Matrix - Long Term Case Facility

ITEM	COMPLY WITH O.B.C. MATRIX PARAS 2.1 - 2.4	NO COMPLY WITH O.B.C. MATRIX PARAS 2.1 - 2.4	DISCREPANCY
1. PROJECT DESCRIPTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. PROJECT LOCATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. PROJECT SIZE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. PROJECT TYPE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. PROJECT PHASE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. PROJECT OWNER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. PROJECT CONTACT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. PROJECT APPROVAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. PROJECT COMPLETION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. PROJECT MAINTENANCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. PROJECT OPERATIONAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. PROJECT DECOMMISSION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. PROJECT REPAIR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. PROJECT REPLACEMENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15. PROJECT ADDITION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. PROJECT SUBSTITUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. PROJECT MODIFICATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
18. PROJECT ENHANCEMENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19. PROJECT RESTORATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
20. PROJECT DEMOLITION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



salterpilonarchitecture

221 Davis Lane, Suite 400, Barrie, Ontario L4R 6C1
 519-977-2026
 info@salterpilon.com

Project Name: Golden Plough Lodge - Redevlopment
 151 Courtview Road, Cobourg, ON, K9A 5L6
 Northumberland County

Scale: 1/8" = 1'-0"
 Date: 18015
 Drawing No: A100