 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:	June 24 th , 2019.	
TITLE / SUBJECT:	Application Site Plan Approval – 311-325 University Avenue West & 387 William Street Andrew Ferancik, WND Associates on Behalf of 2642301 Ontario Ltd. & 2363219 Ontario Ltd.	
REPORT DATE:	June 12 th , 2019.	File #: SPA-05-19

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).

It should also be noted that the subject property is also currently subject to an application for consideration of a Zoning By-law Amendment. Sections 34 (10.4) & (13) of the *Planning Act, RSO 1990, c.P.13*, as amended prescribe statutory notice requirements for a complete application for Zoning By-law Amendment applications and for the scheduling of a public meeting. The Municipality has fulfilled the notice requirements of the Planning Act regarding the Zoning By-law Amendment application, including the scheduling of a Public Meeting, which will convene on July 2, 2019.

4.0 ORIGIN AND LEGISLATION

In June 2019, the Planning Department received an application for Site Plan approval from Andrew Ferancik, WND Associates on behalf of 2642301 Ontario Ltd. & 2363219 Ontario Ltd. for a for a 0.48 hectare parcel of land located at 311-325 University Avenue West and 387 William Street, Cobourg. 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 property, known as 311-325 University Avenue West and 387 William Street is a 0.48 parcel, with 86 m frontage along University Avenue West and 18.4 m frontage along William Street. It is currently occupied by a two-storey former lumber mill and three (3) existing residences. As a result of the proposed development, the former lumber mill, and the two (2) residences fronting on University Avenue West will be demolished. The residence fronting on William Street will be retained. See **Schedule "A"** Key Map.

The subject property is designated as "Mixed Use Area" in the Town of Cobourg Official Plan (2017), and zoned "Residential Three (R3) Zone" in the Comprehensive Zoning By-law No. 85-2003.

The owner has submitted a new application for Site Plan Approval which proposes a new, four-storey, 4,579 m² (49,297 ft²) residential apartment building consisting of seventy-one (71) rental dwelling units, including sixteen (16) at-grade units. Fourteen (14) of the proposed units are to be affordable, representing 20% of the total proposed dwelling units. See **Schedule "B"** Site

Plan (note that the site plan design may change prior to final approval consideration by Council).

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

- Planning Justification Report, prepared by WND Associates Ltd., dated June 2019;
- Parking Addendum Letter, prepared by LEA Consulting Ltd., dated May 23, 2019
- Functional Servicing and Stormwater Management Report, prepared by LEA Consulting Ltd., dated May 2019
- Preliminary Site Grading Plan, prepared by LEA Consulting Ltd., dated May 6, 2019;
- Preliminary Site Servicing Plan, prepared by LEA Consulting Ltd., dated May 6, 2019;
- Landscape Plans, prepared by bcq Landscape Architects, dated May 6 2019
- Architectural Drawings, prepared by Studio JCI, dated April 30, 2019.
- Plan of Survey, prepared by A. Aziz Surveyors Inc., dated May 22, 2019.

The following reports have been submitted under separate cover in support of the application:

- Phase 1 Environmental Site Assessment , prepared by Pinchin Ltd., dated April 29, 2019;
- Environmental Dust and Odour Feasibility Study, prepared by GHD, dated May 7, 2019;
- Noise and Vibration Land Use Compatibility Student, prepared by GHD, dated May 7, 2019.

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 applicant has submitted the required \$10,050 Site Plan Application fee & deposit.

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

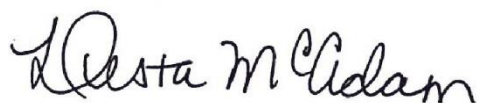
The primary policies affecting this application relate to the Mixed Use Area designation and the Community Design and Improvement policies of the Cobourg Official Plan.

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:



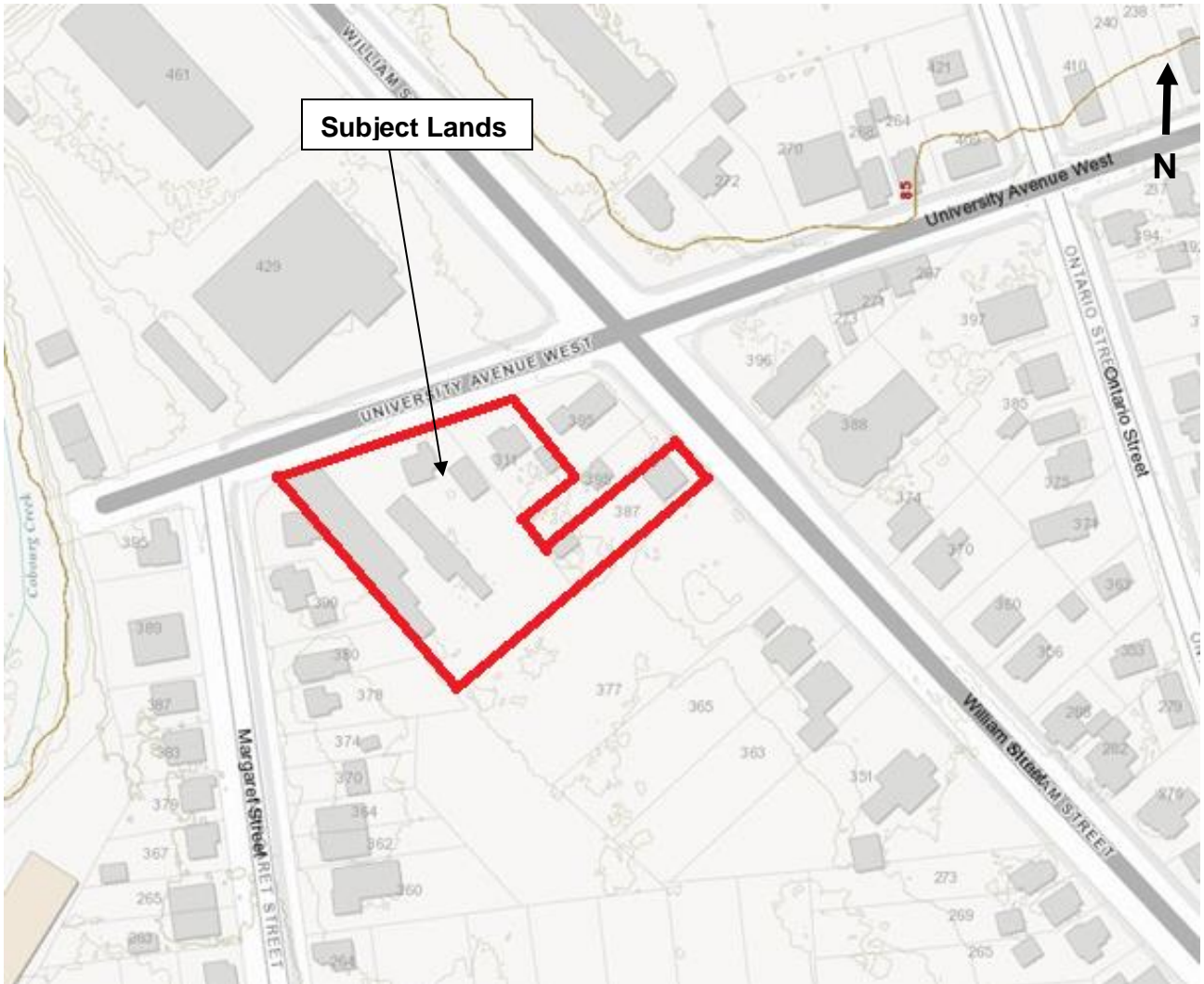
Desta McAdam, MCIP, RPP
Senior Planner – Development

Report Approved by:

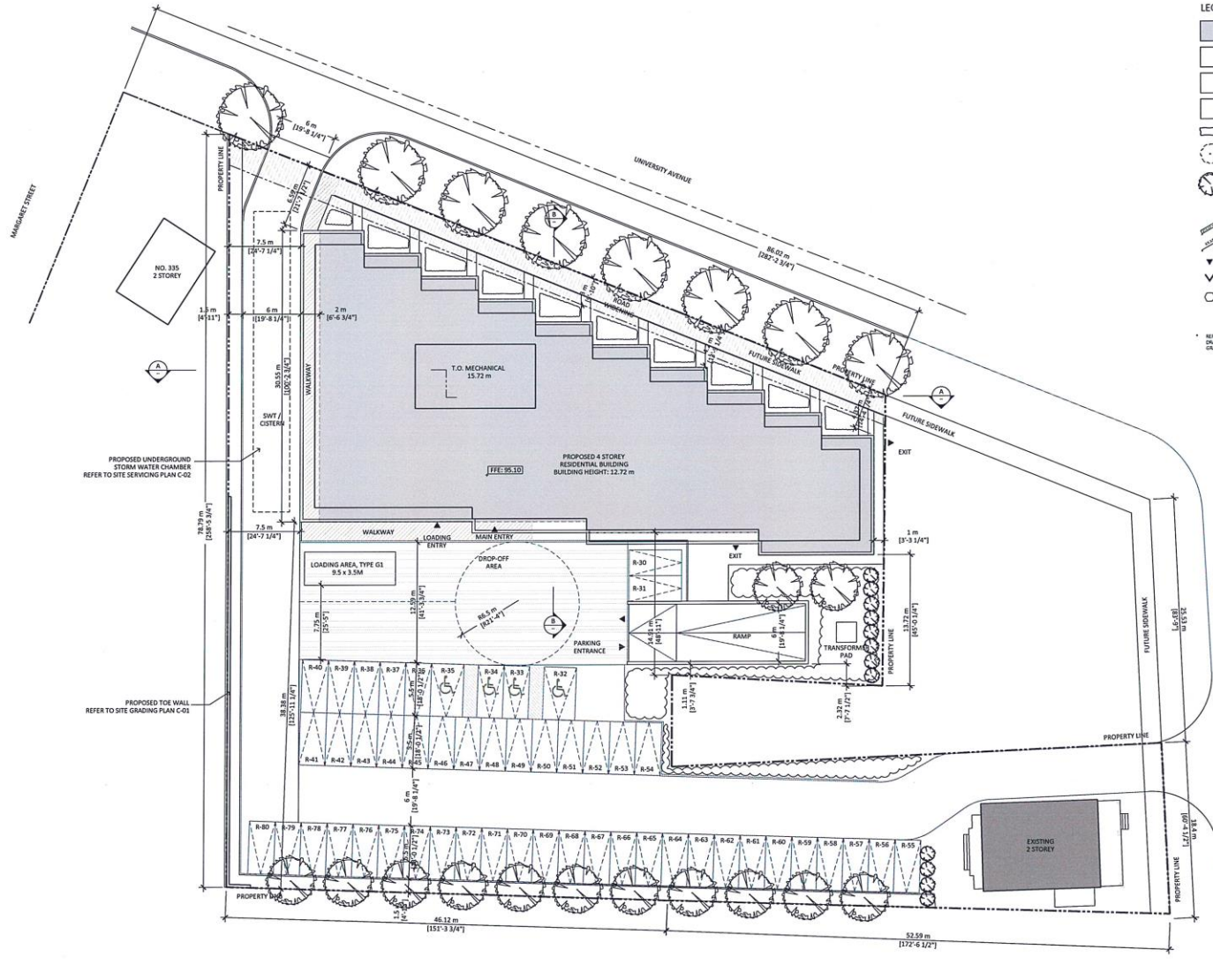


Glenn McGlashon, MCIP, RPP
Director of Planning & Development

SCHEDULE 'A'
KEY MAP



SCHEDULE "B" SITE PLAN



- LEGEND:**
- PROPOSED BUILDING FOOTPRINT
 - PROPOSED ROOF
 - PROPOSED SOFT LANDSCAPING (PLANTING)
 - PROPOSED NEW SCENERY
 - PROPOSED LOW HEDGE
 - PROPOSED MEDIUM SCENERY MATRIX
 - PROPOSED SAND SCENERY MATRIX (SPACE TIE)
 - BOUNDARY OF HEAVY DUTY ASPHALT
 - EXISTING ELEVATION
 - PROPOSED PEDESTRIAN ENTRY
 - PROPOSED VEHICULAR ENTRY
 - STOP SIGN
 - REFER TO LANDSCAPE & CIVIC DRAWINGS FOR PLANTING & GRADING INFO
 - MANHOLE (ANTARES)
 - MANHOLE (STORM)
 - CATCH BASIN
 - EXISTING LIGHT STANDARD - EXISTING
 - PROPOSED EXTERIOR LIGHT STANDARD - BOLLARD
 - PROPOSED EXTERIOR LIGHT STANDARD - SCOFF
 - PROPOSED EXTERIOR LIGHT STANDARD - SPOUSE
 - PROPOSED EXTERIOR LIGHT STANDARD - DIRECTIONAL LIGHTING
 - EMERGENCY VEHICLE STORAGE
 - PROPOSED SANCE (CATCHING MATRIX) SPACE TIE
 - FIRE HYDRANT
 - WATER VALVE
 - SEWER CLEANOUT
 - BELL PEDESTAL BOX
 - TELE COMM PEDESTAL
 - US GAS MAIN
 - US TELEPHONE LINE
 - TELE COMM BOX
 - ELECTRICAL BOX
 - WATER SERVICE CONNECTION
 - FENCE

Revisions:

DESCRIPTION:	DATE:

General Notes:

- These General Notes, by the terms of the Contract, do not constitute a warranty for the performance of these drawings by the Contractor. Some details shown on the drawings will require written site information or supplementary information provided by the client. General Notes, the Contract and these drawings shall be read in conjunction for proper interpretation.
- Drawings will not be used for construction, construction contracts or other legal documents without the written consent of the Architect before construction.
- Features of adjacent or fronted mechanical or electrical systems, including but not limited to the following, shall be shown on the drawings when the mechanical or electrical system is shown on the drawings. These items shall be shown when they are located as shown on the drawings.

Issued:

Issued for 204 / SPA MAY 07, 2019

DESCRIPTION: DATE:

Consultants:

STRUCTURAL:

MECHANICAL:

ELECTRICAL:

ARCHITECT:

STUDIO JCI

2200 Bloor Street West, Suite 100
Toronto, ON M6H 1S5
416-763-1212 | 416-763-1213
www.studiojci.com

PROPOSED MIXED USE DEVELOPMENT

ADDRESS:
313-323 UNIVERSITY AVE W., COBourg, ON

SITE PLAN

PROJECT NO.: 1903
SCALE: 1:200
DATE: MAY 09, 2019
DRAWN BY: JH

DRAWING NO.: