



File No: 19.06

**Cobourg Creek Lofts**  
415 King St W,  
Cobourg, Ontario

Attention: Scott Glover

January 6, 2020

**Re: Landscape Design Brief- 415 King St W SPA Submission**

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To Whom It May Concern,

The following landscape design brief addresses the Town of Cobourg Official Plan- Community Design and Improvement Policies (Section 5.0) and the Urban and Landscape Design Guidelines (2010) as shown in the landscape plans (dated 19.12.11) provided for SPA submission.

As per policy and design guidelines tree planting within the project site has been designed to soften the public side of building facades, provide passive heating and cooling on the southern façade, maintain significant views to the East (Downtown, the lake and the adjacent parkland/creek), is comprised of native species or cultivars of native species, and provides continual planting along street frontages within the private property accommodating both existing and proposed utilities. Existing trees have been retained with the exception of one tree to be removed (existing hybrid Maple 0.50m DBH) at the corner of King and Tremaine to accommodate the proposed parking area and the new transformer. Tree planting has been spaced at <12m OC except at driveway access points to maintain clear sightlines and allow for mature large stature canopy growth. Tree planting along the public right of ways and additional tree planting along the southern property line will also serve to provide screening and increased privacy for residents of the proposed development. Tree planting has also been planned to minimize the potential for tree damage related to snow removal and salt. On site tree planting is not anticipated to conflict with boulevard trees (within the municipal right of way) as it is anticipated the existing overhead hydro lines along Tremaine and King will preclude such planting. It is anticipated that a tree levy and/or acceptance of on site tree plantings along the street frontages will be identified by the Town as per By-Law 020-2006 Schedule A- Tree Planting Levy.

Additionally planting strips and foundation plantings have also been designed to enhance the character of the developed site, enhance the environmental features of the site, define building edges, promote privacy for residents and differentiate site areas. Native grass and shrub species as well as select non-native regionally adapted species have been selected to be low maintenance, pest and disease resistant while contributing positively to the site's overall biodiversity and neighbourhood character. Planting strips have been proposed between the street line and parking area including screening of the proposed transformer and access ramp to the below-grade parking facility. Foundation plantings have also been proposed along the North, South and East building facades to screen and soften the foundation and/or blank walls of the lower level and below-grade parking facility walls. Further, the planting palette has been selected to provide interest in all seasons through the inclusion of evergreen species, species with ornamental stems (dogwoods), spring-late summer flowering species, and a variety of heights and textures to create visual interest.

If there are any questions or if you wish to discuss the proposed landscape plans further please do not hesitate to contact me by email [terence@trophicdesign.ca](mailto:terence@trophicdesign.ca) or by phone 289-251-4396.

Best regards,

**Terence Radford**

**Registered Landscape Architect**