 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:	February 18, 2020.	
TITLE / SUBJECT:	Application Site Plan Approval – 415 King Street West Scott Glover for AMR Investments Inc. & Glover & Co Inc.	
REPORT DATE:	February 13, 2020	File #: SPA-03-20

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 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.

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 January 2020, the Planning Department received an application for Site Plan approval from Scott Glover on behalf of AMR Investments Inc. & Glover & Co Inc. for a 7,502.3 m² parcel of land, known municipally as 415 King Street West. 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 property is 7,502.3 m² in area, with 60.95 m frontage along King Street West and 96 m frontage along Tremaine Street. The Subject Lands is currently improved with a vacant building that was historically used for industrial and commercial land uses. See **Schedule "A"** Key Map.

The Subject Lands are designated "Residential Area" and "Environmental Constraint Area" in the Official Plan (2017) and "Multiple Residential Exception 16 Holding (R4-16 [H]) Zone" and "Environment Constraint (EC) Zone" in the Comprehensive Zoning By-law #85-2003.

The development proposal is for a two (2) storey residential apartment building, measured from the Tremaine Street frontage, consisting of twenty-six (26) dwelling units. Specifically, the proposal considers the construction of a second storey building addition on the existing building improving the Subject Lands, and the construction of two (2), two (2) storey building additions on the north and south side of the existing building. 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 \$8,430.00 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

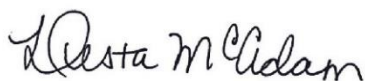
The primary policies affecting this application relate to the Residential Area designation and the Community Design and Improvement policies of the Cobourg Official Plan.

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:

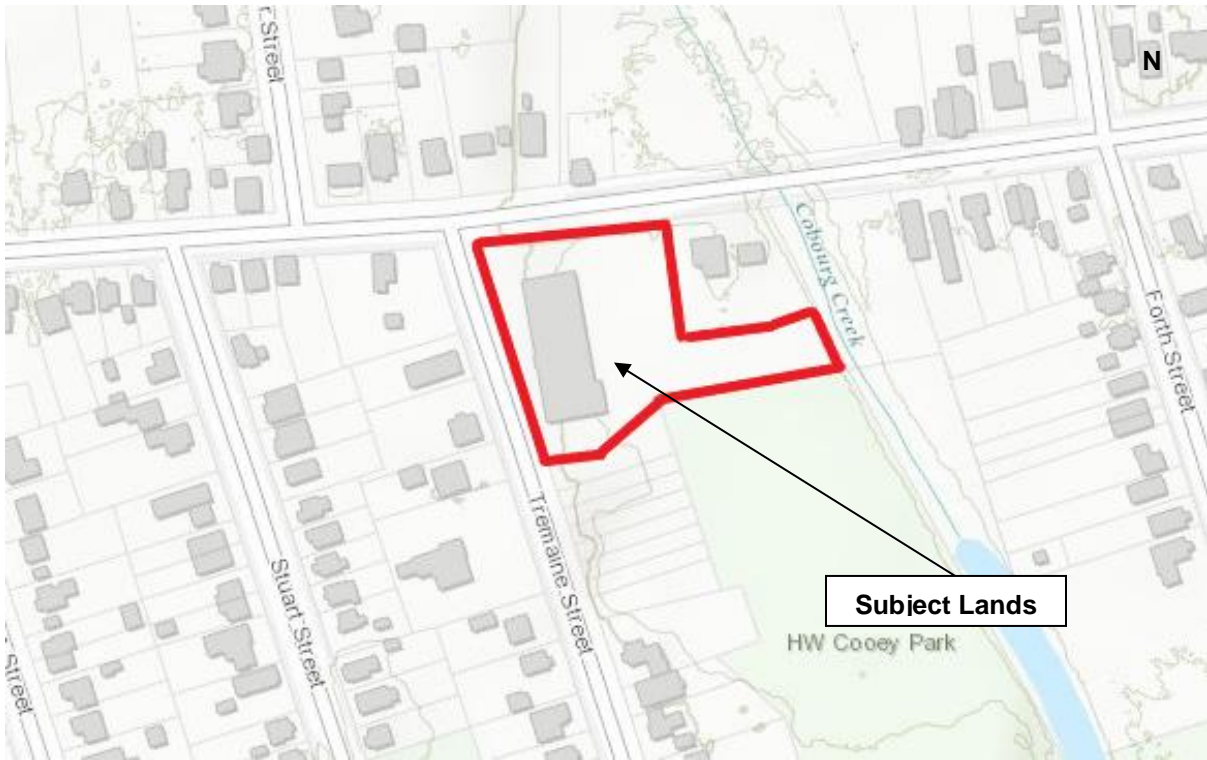


Desta McAdam, MCIP, RPP
Senior Planner – Development

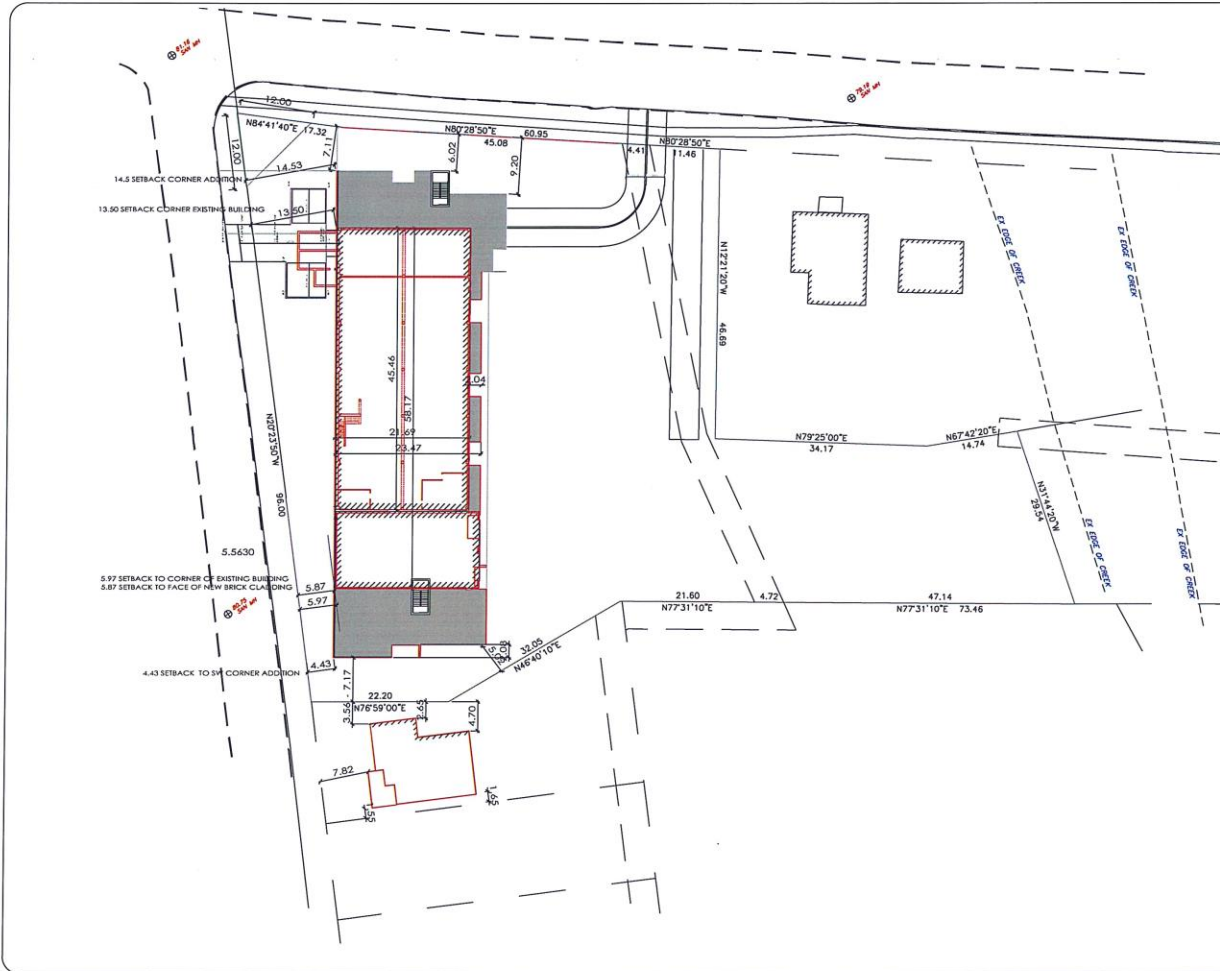


Rob Franklin, MCIP, RPP
Manager of Planning Services

SCHEDULE 'A'
KEY MAP



SCHEDULE "B" SITE PLAN



VICTOR P. PALA Architect Ltd.

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Project: **COBURN CREEK LOFTS**
 Location: **413 King Street West, Cobourg, Ontario**
 Date: **2021.07.16**

ADDITIONAL NOTES:
 1. Construction of the building shall be in accordance with the Ontario Building Code and all applicable laws.
 2. The building shall be constructed in accordance with the Ontario Building Code and all applicable laws.
 3. The building shall be constructed in accordance with the Ontario Building Code and all applicable laws.

Item	Project Description	OBC Reference
1	Project Description	
2	Major Occupancy, Residential	3.1.1.1.1
3	Building Area (m ²)	11.32
4	Street Area (m ²)	11.32
5	Number of Stories	2
6	Height of Building above grade to roof	14.12
7	Footing	3.2.2.0.6 & 3.2.2.5
8	OBC Building Classification	3.2.2.0.35
9	Smoke System Required	3.2.2.0.40
10	Fire Alarm System	3.2.2.0.45
11	Fire Alarm System	3.2.2.0.45
12	Water Service/Supply in Apartment	3.2.2.0.45
13	Lighting Building	3.2.2.0.45
14	Actual Construction	3.2.2.0.45
15	Maximum Area	3.2.1.1 (Table 3.18)

Item	Occupant based on	Designation	Designation	Designation	3.1.1.7	3.1.1.3
16	Basement	Occupancy	Level	Person		
17	Basement Design	Person	Person	Person	3.1.1.7 (B.1)	3.1.1.3 (B.1)
18	Horizontal Assemblies	Person	Person	Person	3.1.1.7 (B.1)	3.1.1.3 (B.1)
19	Vertical Fire Separations	Person	Person	Person	3.1.1.7 (B.1)	3.1.1.3 (B.1)
20	Special Separation - Construction of Exterior Walls	Person	Person	Person	3.1.1.7 (B.1)	3.1.1.3 (B.1)

<p>REVISIONS</p> <p>Rev. Description Date</p> <p>1. Initial Issue 2021.07.16</p>	<p>THESE DRAWINGS ISSUED</p> <p><input type="checkbox"/> For approval</p> <p><input type="checkbox"/> For issue</p> <p><input type="checkbox"/> For construction</p> <p><input type="checkbox"/> As built</p> <p><input type="checkbox"/> For record</p>
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Project Title: **COBURN CREEK LOFTS**
 413 King Street West
 Cobourg, Ontario

Drawing Title: **SITE PLAN**

VICTOR P. PALA
ARCHITECT

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Sheet	1804
Drawn by	VP
Checked by	VP
Date	2021.07.16
Scale	A-S1
Notes	0