 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	COUNCIL STAFF REPORT	
TO:	Mayor and Council	
FROM: TITLE:	Dave Johnson Planner 1 - Heritage	
DATE OF MEETING:	June 29, 2020.	
TITLE / SUBJECT:	Application Site Plan Approval – DePalma Drive Hotel Fotenn Planning.	
REPORT DATE:	June 25 th , 2020	File #: SPA-05-20

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. The sign is being prepared and will be erected on-site within 10 business days.

Additionally, the Planning Department provides written notice of complete Site Plan Applications to Council for information purposes, 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 June 2020, the Planning Department received an application for Site Plan approval from Fotenn Planning on behalf of Aniz Kheraj (purchaser) for a 7,496 m² vacant parcel of land on an extension of DePalma Drive, located just west of the Home Depot. 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. Pursuant to the provisions of the *Planning Act*, if the Municipality fails to approve the complete application within 30 days after its receipt by Council, the Owner may appeal the application to the Local Planning Appeal Tribunal (LPAT).

5.0 BACKGROUND

The property is 7,496 m² in area, with 90 m frontage along DePalma Drive. The Subject Lands are currently vacant. See **Schedule “A”** Key Map.

The Subject Lands are designated “Employment Area” in the Official Plan (2017) and “Business Park Exception 9 Holding (BP-9 [H]) Zone” in the Comprehensive Zoning By-law #85-2003.

The development proposal consists of a new four (4) storey, 5,060 sq m (54,493 sq.ft.) hotel building containing eighty-two (82) suites, with parking for 98 vehicles. See **Schedule “B”** Site Plan and **Schedule “C”** Building Elevations (note that the site plan and building design may change prior to final approval consideration by Council).

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

- Architectural Site Plans, Floor Plans, Elevation Drawings, Chamberlain Architects, Constructors, Managers, June 2020;
- Engineering Plans, Engage Engineering, June 2020;
- Stormwater Management Report, Engage Engineering, May 2020;
- Landscape Plans, Wentworth Landscapes, June 2020;
- Electrical Site Plan, Jain Consultants, June 2020.

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 application. The Owner has submitted the requisite \$9,250.00 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 Employment 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 and the public 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:

A handwritten signature in blue ink that reads "D Johnson". The signature is written in a cursive style with a large, looped initial "D".

Dave Johnson
Planner 1 – Heritage

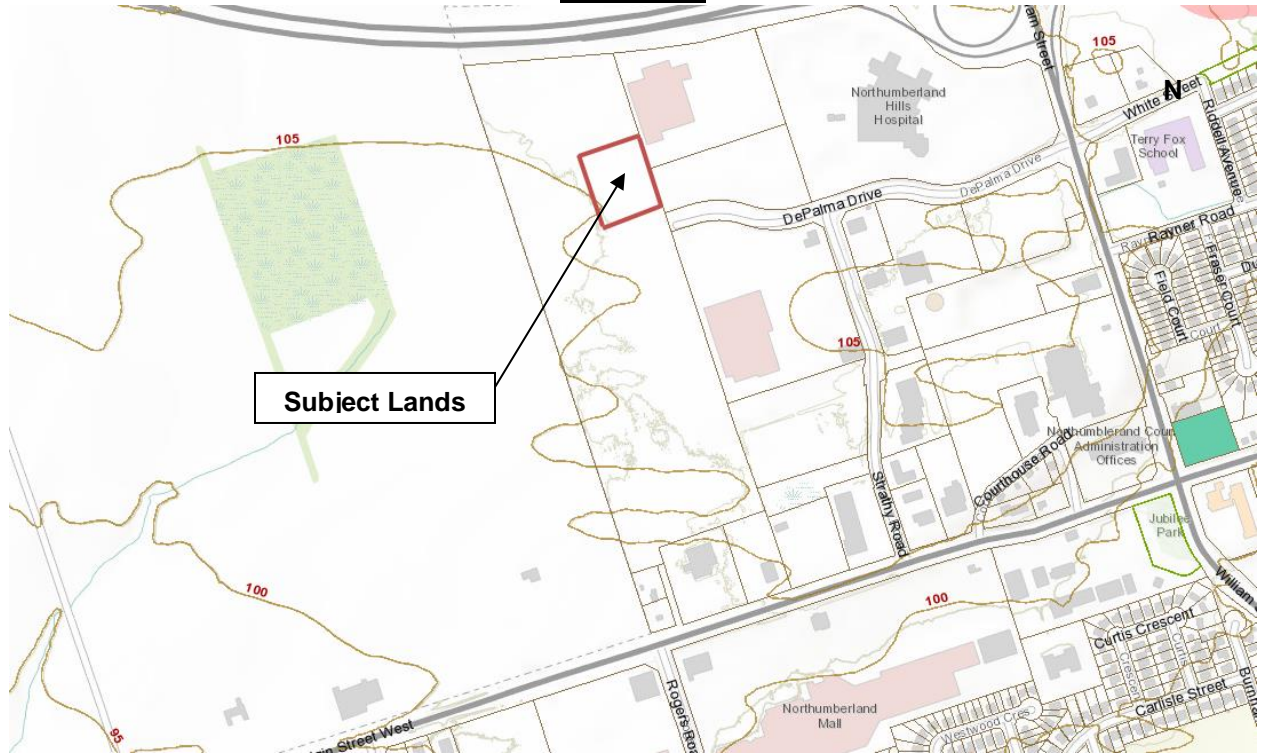
Report Approved By:



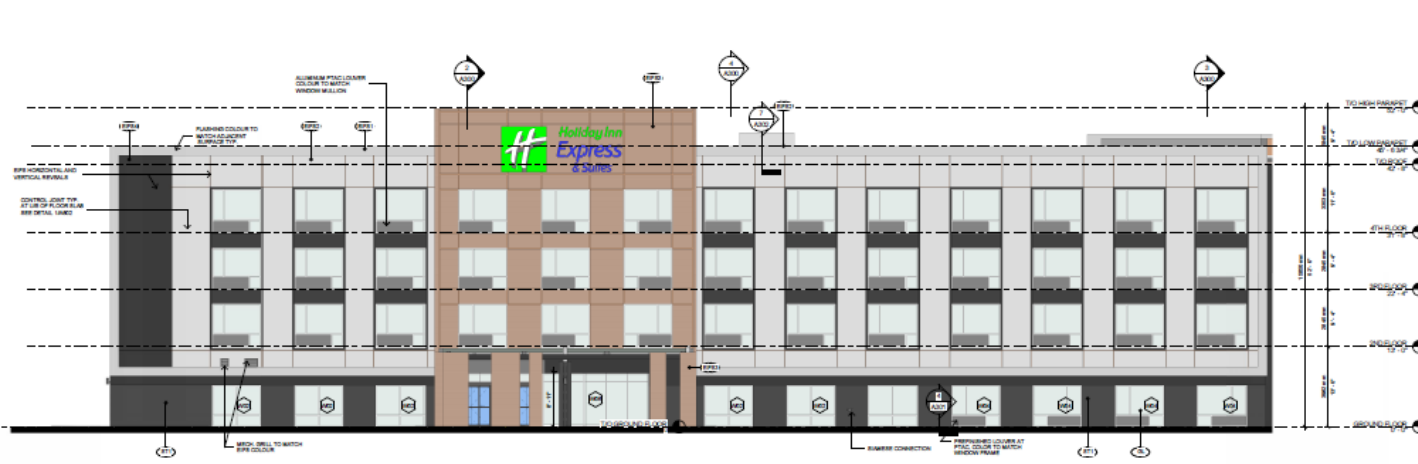
Glenn J. McGlashon, MCIP, RPP
Director of Planning & Development



SCHEDULE 'A'
KEY MAP



SCHEDULE "C" BUILDING ELEVATIONS



1 SOUTH ELEVATION
1/8" = 1'-0"

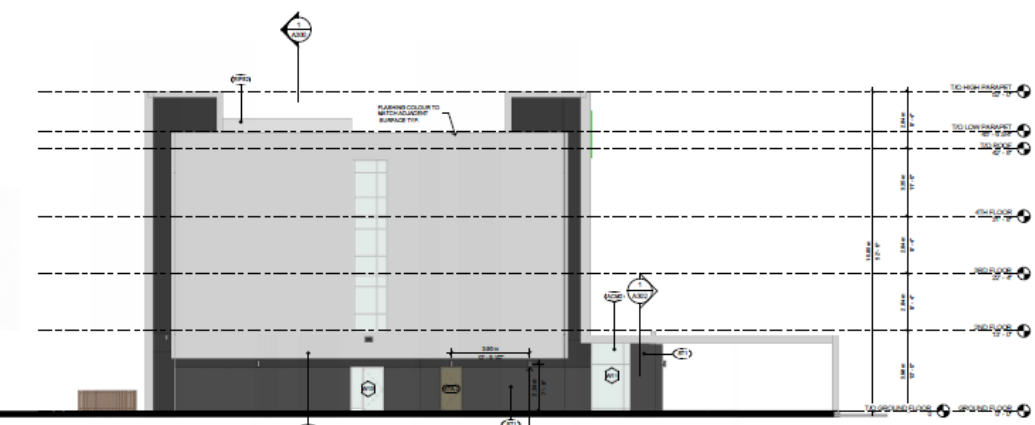
FINISH LEGEND	
	OFF WHITE EPS
	LIGHT GREY EPS
	DARK GREY EPS
	DARK GREY EPS
	METAL CLADDING TO MATCH EPS
	METAL CLADDING TO MATCH EPS
	STONE



3D View - SOUTH WEST I



3D View - SOUTH WEST II



2 WEST ELEVATION
1/8" = 1'-0"

Chamberlain Architects
Architects
Constructors
Managers

Chamberlain Architect
Services Limited
4571 Pelham Way, Suite 10,
Markham, Ontario, L3R 9W8
CANADA
Phone: 905.821.7777
www.chamberlain.ca

NO.	REVISION	DATE
1	As Indicated	1/10/2019

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Holiday Inn Express & Suites
4 STOREY -
82 ROOMS
DEFALMA DRIVE,
COBOURG, ONTARIO

EXTERIOR ELEVATION I

DATE: JANUARY 2019
DRAWN BY: SM
CHECKED BY: SM
SCALE: As Indicated
PROJECT NO: 119007

A200