

Tannery District
Sustainable Neighbourhood Secondary Plan

OFFICIAL PLAN
of the
TOWN OF COBOURG
AMENDMENT NO. XXXX

This Amendment was adopted by the Corporation of the Town of Cobourg by By-law Number _____ in accordance with Sections 17 and 21 of the Planning Act R.S.O. 1990 C.P. 13 on the ____ day of _____ 2019.

Mayor

Clerk

PART I: Introduction

(This is not an operative part of Official Plan Amendment No. XXXX)

1. GENERAL

PART I – INTRODUCTION, is included for information purposes and is intended to clearly articulate the goals and objectives of the Town. The Introduction is not an operative part of this Official Plan Amendment.

PART II – THE AMENDMENT, indicates specific amendments to the Official Plan being affected by Official Plan Amendment No. XXXX and is an operative part of this Official Plan Amendment.

PART III – THE SECONDARY PLAN, including Schedule A attached thereto, constitutes the Secondary Plan for the Tannery District. Part III is also an operative part of this Official Plan Amendment.

THE APPENDICES contain information which assists in providing the basis for this Amendment. The Tannery District Sustainable Neighbourhood Master Plan is included as an Appendix, but is not an operative part of this Official Plan Amendment.

2. PURPOSE

The purpose of this Amendment is to provide the basis for the development of the Tannery District in the Town of Cobourg.

3. LOCATION

The Tannery District Secondary Plan Area is located north of downtown Cobourg and is bounded by University Avenue to the south, George Street to the east, Ball and Victoria Streets to the west, and the rail corridor to the north.

4. BASIS

The Tannery District Secondary Plan is intended to enshrine the core elements of the Tannery District Sustainable Neighbourhood Master Plan into the Town of Cobourg Official Plan. The Master Plan builds on the Town of Cobourg's ongoing investment in the Tannery District, and represents an integral step in the revitalization of its downtown, as well as the development and promotion of new and diverse economic development opportunities.

The Master Plan establishes a comprehensive and implementable vision for the evolution of the Tannery District, a 12-hectare brownfield site located just outside of downtown Cobourg. The Master Plan is grounded in the Ten Principles of One Planet Living, a framework for

development that uses key performance indicators and targets to ensure environmental, social, cultural and economic sustainability. The Master Plan is included as Appendix 1.

The Tannery District is located within walking distance of downtown Cobourg and historic King Street, which includes a bustling mix of cafés, restaurants, shops and galleries. Throughout the downtown, a variety of public and civic spaces offer year-round activities and entertainment to people of all ages and abilities, including a weekly farmer's market (with a winter market), and a range of festivals and events, such as buskers, art, and music.

The Tannery District is well-located to promote a healthy, transit-supportive neighbourhood. The Via Rail Station, located immediately to the northeast, provides fast and convenient access to Toronto, Kingston, Ottawa, and Montreal. Bus routes on University Avenue West provide connections throughout the town, while cycling is facilitated on George Street with direct cycling connections to sharrows and bike lanes on King Street and the Great Lakes Waterfront Trail.

The policies of the Secondary Plan are intended to provide the basis for the consideration of all development applications within the Secondary Plan Area, as well as establishing guiding direction for public works and municipal initiatives. Development applications must conform with the policies established in this Secondary Plan and will be encouraged to achieve, to the extent possible, the sustainability objectives and guidelines established in the Tannery District Sustainable Neighbourhood Master Plan.

The Tannery District Secondary Plan is adopted under Sections 17 and 21 of the Planning Act.

PART II – The Amendment

(This is an operative part of Official Plan Amendment No. XXXX)

1. THE OFFICIAL PLAN AMENDMENT

- 1.1. The Official Plan is amended by deleting the existing designations within the Tannery District Secondary Plan Area and including the following notation within the Tannery District Secondary Plan Area on Schedule A (Land Use Plan) – “See Schedule XXXX – Tannery District Secondary Plan.”
- 1.2. The Official Plan is amended by revising Schedule B to include the designated Park Areas on Schedule XXXX of this Secondary Plan as “Greenlands System” on Schedule B (Greenlands System and Gateway Areas).
- 1.3. The Official Plan is amended by including the following notation within the Tannery District Secondary Plan Area on Schedule C (Neighbourhood Planning Areas) – “See Schedule XXXX – Tannery District Secondary Plan”
- 1.4. The Official Plan is amended by including the following notation within the Tannery District Secondary Plan Area on Schedule E (Road Network Plan) – “See Schedule XXXX – Tannery District Secondary Plan”
- 1.5. The Official Plan is amended by adding a new s.16 (Tannery District Secondary Plan) as contained in Part III of this Amendment.
- 1.6. The Official Plan is amended by deleting the term ‘14’ in s.1.4(ii) and replacing that number with ‘16.’

2. IMPLEMENTATION AND INTERPRETATION

The provisions of the Cobourg Official Plan relative to implementation and interpretation shall apply in regard to this Amendment; except that in the event of conflict, the provisions of this Amendment shall prevail.

16. TANNERY DISTRICT SUSTAINABLE NEIGHBOURHOOD SECONDARY PLAN

16.1 INTRODUCTION

16.1.1 General

The following text and Schedule A constitute the Secondary Plan for the Tannery District. The boundaries of the Tannery District Sustainable Neighbourhood Secondary Plan Area (the “Tannery District Secondary Plan”) are shown on **Schedule A.**

16.1.2 Purpose

The primary purpose of the Tannery District Secondary Plan is to provide the basis for the development of the area known as the Tannery District. The Secondary Plan is intended to enshrine the core elements of the Tannery District Sustainable Neighbourhood Master Plan (the “Tannery District Master Plan”) into the Official Plan.

16.1.3 Location

The Tannery District Secondary Plan area is located as shown on Schedule “ ” of this Official Plan (the “Tannery District”) and is bounded by:

- i) North: CN/CP Railways;
- ii) East: George Street;
- iii) South: University Avenue West; and,
- iv) West: Victoria Street and Ball Street.

16.2 GENERAL

16.2.1 Official Plan

The policies of the Tannery District Secondary Plan are intended to be read in conjunction with the policies of the Town of Cobourg Official Plan. In the event of a conflict, the policies of the Tannery District Secondary Plan shall prevail.

16.2.2 Tannery District Sustainable Neighbourhood Master Plan

It is the intent of the Tannery District Secondary Plan to reflect the core goals and land use planning directions of the Tannery District Master Plan. Compliance with all directions in the Tannery District Master Plan will be encouraged, including the sustainability initiatives and targets contained therein.

16.3 GOALS AND PRIORITY DIRECTIONS

16.3.1 Goal

It is the goal of the Tannery District Secondary Plan to implement an innovative and implementable long-range vision for the Tannery District that recognizes the 10 One Planet Living principles to achieve the four fundamental pillars of sustainability: society, environment, economy and culture.

16.3.2 Priority Directions

a) Health and Happiness

Encourage active, sociable, meaningful lives in all aspects of community design to promote good health and well-being for people of all ages and abilities.

b) Equity and Local Economy

Create safe, equitable places for people of all ages and incomes to live and work which support diversity, local prosperity and international fair trade.

c) Culture and Community

Nurture local identity and heritage, inspire and empower the community and promote a culture of knowledge sharing and sustainable living.

d) Land and Nature

Protect, restore and integrate land and local ecological systems throughout the community for the benefit of people and wildlife.

e) Sustainable Water

Use water efficiently, protect local water sources and implement sustainable technologies in the private and public realm to reduce flooding and drought.

f) Local and Sustainable Food

Promote on-site food production and support sustainable humane farming and healthy diets of local, seasonal organic food and vegetable protein.

g) Materials and Products

Use recycled materials and durable materials from local and sustainable sources and promote products which help reduce consumption.

h) Travel and Transport

Reduce the need to travel, and encourage walking, cycling and lower carbon transportation options including transit and car and bike-share programs.

i) **Zero Waste**

Prioritize waste as a resource and reduce consumption, re-use and recycle to achieve zero waste and zero pollution.

j) **Zero Carbon**

Design, locate and manufacture buildings and open spaces to be energy efficient and supply energy on-site, and/or through partnerships with sustainable energy providers.

16.4 DEVELOPMENT CONCEPT

The Tannery District Secondary Plan is designed to implement the Community Vision, Principles and Objectives in Section 2 of the Official Plan, the Town's Urban & Landscape Design Guidelines (the ULDG"), and the core elements of the Tannery District Master Plan, including the Demonstration Plan, through the creation of an innovative and high quality sustainable neighbourhood by:

- i) providing the opportunity to accommodate a wide range of residential and mixed uses, while recognizing and protecting existing uses;
- ii) incorporating sustainable targets and measures intended to achieve the Priority Directions as outlined in the Tannery District Master Plan;
- iii) ensuring strong urban design standards, particularly at key locations which provide gateways to the neighbourhood, particularly the intersection of Spring Street and University Avenue West;
- iii) creating a transportation system which ensures the maximum degree of connectivity for pedestrians, bicyclists, and vehicular traffic utilizing public roads, private driveways, transit, and public and private pedestrian/bicycle path facilities;
- iv) implementing a functional servicing system to ensure that new development can be accommodated within the Town's physical and financial constraints; and,
- v) utilizing the strategic open space areas, public road allowances and semi-public spaces to introduce an open space system to the Secondary Plan area.

16.5 LAND USE CONCEPT

The designations that are intended to implement the Goals and Priority Directions contained within Section 16.3 are described below:

16.5.1 Residential Area (Low Density)

The Residential Area (Low Density) designation applies to lands on the periphery of the Tannery District Secondary Plan area that feature established low-rise residential development. The existing development in the Residential Area (Low Density) designation is generally anticipated to remain in its current form, and future development will be consistent with the existing character.

16.5.2 Residential Area (Medium Density)

The Residential Area (Medium Density) designation is intended to achieve a transition between the existing low-density residential areas and proposed high-density areas. The designation is envisioned for medium-density residential uses, including townhouses, stacked townhouses, and low-rise apartments.

16.5.3 High Density Mixed-Use Area

The High Density Mixed-Use Area designation is intended to enable development that forms a gateway to the Spring Street corridor. Development up to 6 storeys will be permitted, with commercial uses at grade to create an active streetscape. Residential apartments and office uses will be permitted on upper floors.

16.5.4 High Density Residential Area

The High Density Residential Area designation is intended to permit residential development at the interior of the Tannery District Secondary Plan area. Residential buildings up to 6 storeys will be permitted.

16.5.5 High Density Mixed-Use Employment Area

The High Density Mixed-Use Employment Area is intended to permit living and working spaces, including lofts, studios, and workshops. Upper floors may be developed with residential apartment units.

16.5.6 Adaptive Reuse

The Adaptive Reuse designation applies to the existing industrial building on Princess Street at the north of the Tannery District Secondary Plan area. The existing building should remain, where feasible, and be adapted for a new community-serving use once redeveloped.

16.5.7 Park Area

The Park Area designation is intended to establish public open spaces for passive and active recreational activities. The designation applies along the northeast side of the Spring Street corridor and abutting the rail corridor along the northern perimeter of the planning area.

16.6 LAND USE STRATEGY

16.6.1 Residential Area (Low Density)

16.6.1.1 Objectives

It is the intent of this designation to:

- a) Maintain and enhance the existing low-rise character of the area subject to the designation.
- b) Continue the residential land uses in the designation.
- c) Allow for office uses in appropriate locations and circumstances.
- d) Ensure that any re-development occurs in a comprehensive manner which is compatible with adjacent land uses and built character.

16.6.1.2 Policies

- a) Lands subject to the Residential Area (Low Density) designation shall be subject to the policies of the Residential Area designation in Section 3.4 of the Official Plan. The predominant form of housing in this designation shall be single detached, semi-detached, duplex and small-scale multi-unit dwellings.
- b) Existing development within the Residential Area (Low Density) designation which fronts directly onto University Avenue West may be converted to office, personal service and mixed office/personal service/residential uses through a Zoning By-law Amendment process. In considering an application for such a conversion of an existing building, Council shall be satisfied:
 - i) Adequate parking facilities are provided and are located at the side or rear of the building.
 - ii) The siting, massing, and attributes of the building and any additions thereto are suitable for the proposed use(s) and are compatible with surrounding development and streetscape.
 - iii) The proposed use(s) is of a size and scale that will not result in the attraction of large volumes of vehicular traffic from outside the immediate area.
- c) The lands subject to the Residential Area (Low Density) designation bounded by University Avenue West, Ball Street, and Furnace Street may be re-developed provided that the area is planned and developed in a comprehensive manner, and that the majority of the existing lots in the area are consolidated together and/or with adjacent lands to the east. In this circumstance, the area

may be re-developed consistent with the policies of the High Density Mixed-Use Area designation and shall require a Zoning By-law Amendment.

16.6.2 Residential Area (Medium Density)

16.6.2.1 Objectives

It is the intent of this designation to:

- a) Permit residential development at a medium density to contribute to a variety of housing types within the Tannery District.
- b) Achieve a built form transition between existing low-density residential areas and proposed high-density areas.

16.6.2.2 Policies

- a) Permitted uses in the Residential Area (Medium Density) designation shall include medium-density residential uses such as townhouses, stacked townhouses, fourplex dwellings, low-rise apartment buildings and other similar forms of multiple-unit dwellings.
- b) Building heights in the Residential Area (Medium Density) designation shall not exceed 4 storeys.
- c) Density of development shall be a minimum of 20 units per hectare and a maximum of 70 units per hectare.
- d) In considering an application to permit a townhouse, stacked townhouse, fourplex dwelling, low-rise apartment, or other multiple-unit dwelling development, Council shall be satisfied that:
 - i) The proposal conforms to the policies of the Official Plan and the Tannery District Secondary Plan, and has regard to the Tannery District Master Plan and ULDG.
 - ii) The proposal respects the character of adjacent residential neighbourhoods, in terms of height and massing, and shall be designed and sited in such a manner as to minimize their effect on adjacent land uses, particularly low density residential uses, through the use of 3D architectural elevations and profile drawings and a sun-shadow study.
 - iii) The use can be easily integrated with surrounding land uses, and adequate buffer planting and screening can be provided to permit a reasonable degree of compatibility and spatial separation.

16.6.3 High Density Mixed-Use Area

16.6.3.1 Objectives

It is the intent of this designation to:

- a) Permit a range of land uses, within single buildings and in separate buildings, that contribute to the creation of a vibrant, pedestrian-friendly street.
- b) Permit development at a high density to achieve appropriate intensification in the Tannery District Secondary Plan area.
- c) Serve as a gateway to the Spring Street Corridor through building design and architecture.
- d) Ensure appropriate built form transition to adjacent land uses.

16.6.3.2 Policies

- a) Permitted uses in the High Density Mixed-Use Area designation shall include:
 - i) Commercial and customer-serving commercial uses on the ground floor;
 - ii) Office uses above the ground floor;
 - iii) High-density residential uses.
- b) Building heights in the High Density Mixed-Use Area designation shall not exceed 6 storeys.
- c) Density of development shall be a minimum of 50 units per hectare and a maximum of 120 units per hectare.
- d) Development in the High Density Mixed-Use Area designation shall exhibit a high quality of urban design that:
 - i) Creates a continuous street frontage along abutting street rights-of-way through the provision of limited front, corner, and interior side yard setbacks.
 - ii) Where located on a corner site, the building shall be designed to frame both streets, shall feature adequate glazing, and shall avoid blank walls.
 - iii) Achieves an appropriate transition to adjacent uses and the planned function of adjacent properties.

- e) In considering an application to permit a high-density building, Council shall be satisfied that:
- i) The proposal conforms to the policies of the Official Plan and the Tannery District Secondary Plan, and has regard to the Tannery District Master Plan and ULDG.
 - ii) The proposal respects the character of adjacent residential neighbourhoods, in terms of height and massing, and shall be designed and sited in such a manner as to minimize their effect on adjacent land uses, particularly low density residential uses, through the use of architectural elevations and profile drawings and a sun-shadow study.
 - iii) The use can be easily integrated with surrounding land uses, and adequate buffer planting and screening can be provided to permit a reasonable degree of compatibility and spatial separation.
 - iv) Off-street parking, service and loading areas for the commercial component use are physically and functionally separated from those facilities associated with the residential component.

16.6.4 High Density Residential Area

16.6.4.1 Objectives

It is the intent of this designation to:

- a) Permit residential land uses in the form of apartment dwellings.
- b) Permit development at a high density to achieve appropriate intensification in the Tannery District Secondary Plan area.
- c) Ensure appropriate built form transition to adjacent land uses.

16.6.4.2 Policies

- a) High-density residential uses, including apartment dwellings and stacked townhouses, shall be permitted in the High Density Residential Area designation.
- b) Building heights in the High Density Residential Area designation shall not exceed 6 storeys.
- c) Density of development shall be a minimum of 50 units per hectare and a maximum of 120 units per hectare.
- d) Development in the High Density Residential Area designation shall exhibit a high quality of urban design that:

- i) Creates a continuous street frontage along abutting street rights-of-way through the provision of limited front, corner, and interior side yard setbacks.
 - ii) Where located on a corner site, the building shall be designed to frame both streets, shall feature adequate glazing, and shall avoid blank walls.
 - iii) Achieves an appropriate transition to adjacent uses and the planned function of adjacent properties.
- e) In considering an application to permit a high-density building, Council shall be satisfied:
- i) The proposal conforms to the policies of the Official Plan and the Tannery District Secondary Plan, and has regard to the Tannery District Master Plan and ULDG.
 - ii) The proposal respects the character of adjacent residential neighbourhoods, in terms of height and massing, and shall be designed and sited in such a manner as to minimize their effect on adjacent land uses, particularly low density residential uses, through the use of architectural elevations and profile drawings and a sun-shadow study.
 - iii) The use can be easily integrated with surrounding land uses, and adequate buffer planting and screening can be provided to permit a reasonable degree of compatibility and spatial separation.

16.6.5 High Density Mixed-Use Employment Area

16.6.5.1 Objectives

It is the intent of this designation to:

- a) Preserve the existing employment uses on the designated lands until they are viable for redevelopment.
- b) Reinforce the historic employment character at the edge of the Tannery District.
- c) Permit a mix of uses in high-rise buildings.
- d) Encourage employment and community-serving uses on the ground floor of buildings.
- e) Permit residential, live / work spaces, and studio spaces on upper floors of buildings.

- f) Ensure appropriate built form transition to adjacent land uses.

16.6.5.2 Policies

- a) Employment uses, including offices, studios, galleries, showrooms, workshops and similar spaces, shall be permitted in the High Density Mixed-Use Employment designation. Daycares, fitness centres, and community services are permitted at grade. Accessory commercial uses, such as small-scale cafés, shall also be permitted.
- b) Building heights in the High Density Mixed-Use Employment Area designation shall not exceed 6 storeys.
- c) Density of development shall be a minimum of 50 units per hectare and a maximum of 120 units per hectare.
- d) Development in the High Density Mixed-Use Employment Area designation shall exhibit a high quality of urban design that:
 - i) Creates a continuous street frontage along abutting street rights-of-way through the provision of limited front, corner, and interior side yard setbacks.
 - ii) Where located on a corner site, the building shall be designed to frame both streets, shall feature adequate glazing, and shall avoid blank walls.
 - iii) Achieves an appropriate transition to adjacent uses and the planned function of adjacent properties.
- e) In considering an application to permit a high-density building, Council shall be satisfied that:
 - i) The proposal conforms to the policies of the Official Plan and the Tannery District Secondary Plan, and has regard to the Tannery District Master Plan and ULDG.
 - ii) The proposal respects the character of adjacent residential neighbourhoods, in terms of height and massing, and shall be designed and sited in such a manner as to minimize their effect on adjacent land uses, particularly low density residential uses, through the use of architectural elevations and profile drawings and a sun-shadow study.
 - iii) The use can be easily integrated with surrounding land uses, and adequate buffer planting and screening can be provided to permit a reasonable degree of compatibility and spatial separation.

- iv) Off-street parking, service and loading areas for the commercial/employment component use(s) are physically and functionally separated from those facilities associated with the residential component

16.6.6 Adaptive Reuse

16.6.6.1 Objectives

It is the intent of this designation to:

- a) Protect existing urban assets that can be repurposed for other uses.
- b) Enable opportunities for community-focused land uses to be provided at a central location for the surrounding community.

16.6.6.2 Policies

- a) For the purposes of the Tannery District Secondary Plan, a “community-serving use” is defined as an institutional, recreational, leisure, arts, culture or entertainment use intended for use by the wider Cobourg community. While these uses may have small-scale commercial elements, commercial uses shall not be permitted as a primary use.
- b) The existing industrial building may be used for a broad range of community-serving uses including, but not limited to, the following:
 - i) Place of assembly;
 - ii) Recreation and athletic facilities;
 - iii) Instructional facility;
 - iv) Farmers market, community fairs, swap meets, garage sales, and similar events;
 - v) Arts and culture facilities;
 - vi) Co-working facilities;
 - vii) Performance space; and,
 - viii) Resource-sharing facilities;
- c) Residential uses may be permitted in a mixed-use environment.
- d) Additions to the existing industrial building are permitted, provided that:

- i) The massing, scale, and building materials of the addition are compatible with the existing building and surrounding development.
 - ii) The addition is used for a community-serving use similar to those listed in subsection (a) above and/or for a residential use in a mixed-use environment.
- e) The Town may require the submission of an Adaptive Re-Use Study or similar assessment, including but not limited to land use, architectural, engineering and financial analyses, to demonstrate that the conversion of the existing building asset is feasible and that the intended development is an appropriate re-purposing of the facility. Should Council determine through the aforementioned Study that the re-use of the existing industrial building is not feasible, new development shall be subject to the policies of Section 16.6.5 High Density Mixed-Use Employment Area.

16.6.7 Park Area

16.6.7.1 Objectives

It is the intent of this designation to:

- a) Establish and maintain a system of public open spaces, parkland and recreational facilities that meet the needs of present and future residents, and provide opportunities to improve physical, mental, social and spiritual well-being.
- b) Ensure that appropriate amounts and types of parkland are acquired by the Town through the development process.
- c) Program the park spaces for use by people of all ages and abilities.
- d) Protect green spaces to reduce impacts on the natural environment and microclimate from urban development.

16.6.7.2 Policies

- a) Development within the Park Area designation shall be limited to:
 - i) Sport, recreation, leisure, arts and cultural facilities;
 - ii) Conservation, interpretation, and restoration; and
 - iii) Small-scale commercial activities and institutional uses that contribute to or are ancillary to a use listed in this subsection.
- b) The Central Park should be designed with public street frontages on multiple sides.

- c) Buildings adjacent to the Central Park should be located and designed to frame and interact with the park spaces by ensuring ample window fenestration and avoiding blank walls facing the park. At-grade units should have direct, individual entrances on the park with opportunities for private amenity space. Landscaping features that create a barrier between the park and neighbouring buildings shall be prohibited.
- d) Development of the Park Area designation within the Rail Corridor Park shall:
 - i) Facilitate convenient pedestrian access to the rail station to the north. Access may be provided by means of mid-block connections, pathways, and sidewalks.
 - ii) Incorporate noise mitigation measures, such as berming or acoustic fencing, to reduce noise impacts from the rail corridor on the linear park and adjacent uses.
 - iii) Include a community garden.
 - iv) Include a “sharing shed” intended to provide a storage facility for community tools, gardening equipment, toys, and other objects.
- e) A minimum of 30% of all parks shall feature trees, and impervious surfaces shall be limited.
- f) Edible landscaping shall be incorporated into the landscaping of all public parks.
- g) Where possible, park and building development within the Parks Area designation shall incorporate low-impact development systems and practices for stormwater management and renewable energy infrastructure. Where such features are installed, the Town will encourage educational signage highlighting the benefits of such strategies.

16.7 SUSTAINABILITY STRATEGY

16.7.1 General

The Sustainability Strategy for the Tannery District Secondary Plan area provides policies and directions with respect to the implementation of sustainable development as well as the framework for conservation of water, air quality, energy and other resources and waste reduction, transportation, and environmental monitoring and education, using the principles of One Planet Living and the policies of Section 4.8 Sustainability Strategy of the Official Plan.

16.7.2 Objectives

To ensure that sustainability is integrated into all aspects of the Tannery District, including buildings, open space, and streetscapes, as well as programming,

operations and maintenance, in accordance with the principles of One Planet Living. Striving towards a One Planet lifestyle requires not only a focus on the design and construction stages of development, but also on the lifestyles and behaviours of those living in, working in and visiting the community.

16.7.3 Policies

16.7.3.1. Carbon Emissions

Development in the Tannery District is encouraged to achieve net-zero carbon and energy efficiency through building design. To achieve this, Council will require that development be designed to be energy efficient. When approving development for lands in the Tannery District Secondary Plan area, Council will consider the manner in which building form, placement and design can achieve these efficiencies through the preparation of a Sustainability, Energy & GHG Study, in accordance with the target levels in the schedule below.

16.7.3.1. Carbon Emissions

Development in the Tannery District is encouraged to achieve net-zero carbon and energy efficiency through building design. To achieve this, Council will require that development be designed to be energy efficient. When approving development for lands in the Tannery District Secondary Plan area, Council will consider the manner in which building form, placement and design can achieve these efficiencies through the preparation of a Sustainability, Energy & GHG Study, in accordance with the target levels in the schedule below.

Effective 2022:

Building Type	Building Energy Performance
Low-rise Residential Buildings (<4 storeys with a minimum of 5 dwelling units)	Design, construct and label the building(s) to achieve at least ENERGY STAR® for New Homes, version 17 or R-2000® requirements Where supplied, for each unit, provide ENERGY STAR® labeled refrigerators, ceiling fans, clothes washers and dishwashers.

Building Type	Total Energy Use Intensity (KWh/m²)	Thermal Energy Demand Intensity	Greenhouse Gas Intensity (kg/m²)
Multi-unit Residential Buildings (4 to 6 storeys)	130	40	15
Multi-unit Residential Buildings (>6 storeys)	135	50	15
Commercial Retail Buildings	120	40	10
Mixed-Use Buildings (90%)	134	49	15

Residential, Retail, Commercial)	5% 5%			
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Effective 2026:

Building Type	Building Energy Performance
Low-rise Residential Buildings (<4 storeys with a minimum of 5 dwelling units)	Design and construct the building to be Net Zero ready in accordance with the CHBA Net Zero Home Labelling Program.

Building Type	Total Energy Use Intensity (KWh/m²)	Thermal Energy Demand Intensity	Greenhouse Gas Intensity (kg/m²)
Multi-unit Residential Buildings (4 to 6 storeys)	100	25	10
Multi-unit Residential Buildings (>6 storeys)	100	30	10
Commercial Retail Buildings	90	25	5
Mixed-Use Buildings (90% Residential, 5% Retail, 5% Commercial)	100	29	10

Effective 2030:

Building Type	Building Energy Performance
Low-rise Residential Buildings (<4 storeys with a minimum of 5 dwelling units)	Design and construct the building in accordance with the CHBA Net Zero Home Labelling Program or Passive House Standards.

Building Type	Total Energy Use Intensity (KWh/m²)	Thermal Energy Demand Intensity	Greenhouse Gas Intensity (kg/m²)
Multi-unit Residential Buildings (4 to 6 storeys)	70	15	5
Multi-unit Residential Buildings (>6 storeys)	75	15	5

Commercial Buildings	Retail	70	15	3
Mixed-Use Buildings	(90% Residential, 5% Retail, 5% Commercial)	74	15	5

16.7.3.2 Rooftops

- a) It is the policy of the Tannery District Secondary Plan to require the provision of small-scale renewable energy, wherever possible. All development shall include the preparation of a solar-design strategy as part of the Sustainability, Energy & GHG Study which shall identify and assess approaches that maximize solar gains and facilitate future solar installations.
- b) All rooftops shall feature small-scale renewable energy production facilities, or a green roof, or a combination of both. Where a green roof is provided on greater than 50% of the surface area of the building roof, renewable energy production facilities are not required.
- c) Where small-scale renewable energy production facilities are not immediately provided, rooftops should be designed and constructed to be solar-ready in accordance with the solar-design strategy, and the application of high-albedo materials shall be required in the interim time period. Solar readiness shall include:
 - i) Appropriate loading requirements to facilitate the addition of solar technology;
 - ii) Required conduits to facilitate the installation of a photovoltaic system or a solar domestic hot water system;
 - iii) Labelled conduits from the mechanical room to the attic;
 - iv) Extra plumbing valves and fittings on the hot water heater;
 - v) An electrical outlet for a planned solar tank and wall space for PV controls; and
 - vi) Identified locations for future components on construction plans.

16.7.3.3 District & Other Alternative Energy

District energy and other collective alternative energy approaches shall be encouraged in the Tannery District. Refer to Section 16.11 Servicing Strategy.

16.7.4 Implementation

- a) A Sustainability, Energy & GHG Study shall be required by the Town prior to the approval of any development which identifies how the proposed development satisfies the Town's sustainability goals, objectives, policies and targets, including the Sustainability Strategy in Section 4.8 of the Official Plan, Community Sustainability Plan (where applicable), the Tannery District Secondary Plan, the Tannery District Master Plan and the ULDG.
- b) The Town will consider the use of incentives for the provision of sustainable development in accordance with an approved Community Improvement Plan (CIP), including reducing development charges and other fees, the use of tax increment grants, and other mechanisms within the financial capabilities of the Municipality.

16.8 COMMUNITY DESIGN STRATEGY

16.8.1 General

The Community Design Strategy establishes an integrated approach to community design and development within the Tannery District Secondary Plan area. This approach reflects the relevant policies of Section 5.0, Community Design and Improvement of the Official Plan, the Town's Urban & Landscape Design Guidelines and the specific features of the planned development in the Tannery District Secondary Plan and Tannery District Master Plan.

16.8.2 Objectives

Specifically, the intent of the Strategy is to:

- a) Promote development which is based on good design principles and standards that reflect the goals, objectives, and policies of the Official Plan, the Tannery District Secondary Plan, the Tannery District Master Plan and the Town's ULDG.
- b) Encourage high-quality design that is complementary and compatible with existing development, the Town's cultural and natural heritage, and which fosters a strong sense of civic identity and pride.
- c) Ensure high-quality design is employed in the development of all public works and that these public works contribute to an improved urban environment.
- d) Exercise appropriate municipal development control in order to achieve a consistently high quality of site, building, and landscape design.

- e) Ensure the safety and security of public and publicly accessible places through urban design.
- f) Establish the core urban design and sustainability guidelines of the Tannery District Master Plan in the Tannery District Secondary Plan.

Review of development applications in the Secondary Plan area in accordance with the provisions of the Planning Act, shall be subject to the following design guidelines, in addition to the Official Plan, the Tannery District Master Plan, the Town's ULDG and all other applicable Town of Cobourg planning, building and engineering criteria. These guidelines are intended to be general in nature and may not apply equally in all circumstances.

16.8.3 Policies

16.8.3.1 Urban Design and Development Form

- a) A range of residential dwelling unit types, tenures, and sizes are encouraged to foster a diverse neighbourhood that can accommodate a range of ages, incomes, abilities, and life circumstances.
- b) All buildings shall be street-oriented, with limited setbacks to define street frontages. Vehicular parking shall not be permitted between the street and the building. This policy shall not apply to locations where surface parking is shown on the Demonstration Plan in the Tannery District Master Plan.
- c) All buildings should feature an appropriately articulated design that incorporates setbacks, stepbacks, and angular planes to reduce the building massing and adverse impacts on adjacent buildings and open spaces.
- d) Buildings shall extend along the entirety of the block, creating a continuous street frontage and avoid the creation of underutilized areas. Where possible, mid-block connections shall be provided to enable pedestrian permeability.
- e) Building lengths should generally be designed to allow for frequent pedestrian routes through buildings, whether by means of mews, at or above-grade mid-block connections, public lobbies, or pedestrian-friendly driveways.
- f) Courtyards within each block will be encouraged. Where a courtyard is provided at the centre of a development block, the interior of the courtyard should be framed with internal-facing windows and blank walls shall be avoided. Interior courtyards may be provided at grade or above interior decked parking.
- g) The primary façades of corner units shall be oriented to frame edges and address facing streets through high-quality design that is engaging and establishes an active relationship with the street.
- h) All buildings shall have generous window glazing on street-facing façades. Additional glazing will be encouraged on other building façades, as appropriate.

- i) All buildings should have active uses at grade, including retail, amenity space, and/or at-grade residential entrances.
- a) All development shall be compliant with all provincial and municipal accessibility requirements, and will be encouraged to exceed these requirements. The Town will consider the use of incentives for development which exceeds the accessibility requirements of the Ontario Building Code in accordance with an approved CIP, including reducing development charges and other fees, the use of tax increment grants, and other mechanisms within the financial capabilities of the Municipality.
- j) Where residential dwellings with individual entrances are provided:
 - i) An additional 3.0-metre setback is encouraged to provide a privacy transition and opportunities for front-yard landscaping; and
 - ii) Building heights at the ground level should be 4.5 metres in height to create an inviting pedestrian experience and allow flexibility for tenants.
- k) Where live / work units are provided, a range of unit sizes are encouraged to enable a more diverse community of creators.
- l) Development shall, to the extent possible, incorporate local, sustainable, and compatible building materials to reduce embodied carbon and support the local economy.
- m) Development shall include waste collection areas of sufficient size to accommodate recycling, compost, and garbage facilities.
- n) Where a development fronts on Spring Street, taller elements of the buildings shall be located along the Spring Street frontage to frame the street.
- o) On Spring Street and University Avenue West:
 - i) Buildings shall be set back to create a minimum boulevard width of 6 metres to accommodate street trees, significant landscaping, public art, and spill-out commercial or other community-serving uses.
 - ii) Development shall provide commercial or other community-serving uses on the ground floor.
 - iii) A target of 60% of the Spring Street and University Avenue frontages is established for street-fronting commercial or other community-serving uses.

- iv) Unit widths shall be limited to encourage smaller, local commercial or community-serving tenants.
 - v) Development at the intersections of these streets shall create a gateway condition, including elements such as unique architectural features, enhanced landscaping and public realm elements, signage and public art.
- p) Trees shall generally be planted along both sides of all streets at intervals no greater than 6 metres, where possible.
- q) Native and drought-resistant landscaping shall be used, including, but not limited to:
- i) Street trees and plantings;
 - ii) Within building setbacks, courtyards, and other areas not occupied by buildings, driveways and parking/loading areas; and
 - iii) Green roofs.
- r) Where appropriate, parks, open spaces, and public rights-of-way shall incorporate low-impact development (LID) approaches to stormwater management, including bioswales, rain gardens, and soft landscaping.
- s) Irrigation facilities that use potable water are discouraged. The Town of Cobourg shall use only non-potable water to irrigate landscaping features in public parks.
- t) The provision of public art shall be required in public and semi-public spaces throughout the Secondary Plan Area, in accordance with the Town of Cobourg Public Art Policy.

16.8.4 Implementation

- a) An Architectural, Urban and Landscape Design Study shall be required by the Town prior to the approval of any development which identifies how the proposed development satisfies the Town's urban design, accessibility and landscape goals, objectives, policies and guidelines, including the Community Design & Improvement policies in Section 5 of the Official Plan, the Community Sustainability Plan (where applicable), the Tannery District Secondary Plan, the Tannery District Master Plan and the ULDG.
- b) The Town will consider the use of incentives for the provision of enhanced urban and landscape design in new developments in accordance with an approved Community Improvement Plan (CIP), including reducing development charges and other fees, the use of tax increment grants, and other mechanisms within the financial capabilities of the Municipality.

16.9 AFFORDABLE HOUSING STRATEGY

16.9.1 General

This Affordable Housing Strategy shall reflect and be read in conjunction with the policies of the Provincial Policy Statement, Section 3.2.5 of the Official Plan and the Northumberland County/Cobourg Affordable Housing Strategies.

16.9.2 Objective

To ensure that there is a diverse and healthy mix of housing types available in the Tannery District to accommodate persons with diverse social and economic backgrounds, needs and desires, including a healthy supply of affordable rental and ownership housing which contributes to a community characterized by inclusiveness.

16.9.3 Policies

- a) Developments in the Tannery District that contain greater than 12 residential units shall demonstrate the manner in which the development will achieve or contribute to the municipality achieving a minimum of 25% of the units at an affordable rent or purchase price.
- b) The Town will consider the use of incentives for the provision of affordable housing units in accordance with an approved CIP, including reducing development charges and other fees, the use of tax increment grants, density bonusing and other mechanisms within the financial capabilities of the Municipality.
- c) The Town will encourage the use of restrictive covenants, agreements, by-laws or other mechanisms for affordable housing units which ensure that they remain affordable in the long term.

16.9.4 Implementation

- a) An Affordable Housing Study shall be required by the Town prior to the approval of any development which identifies how the proposed development satisfies the Town's goals, objectives, policies and targets relating to the provision of affordable housing, including the Affordable Housing policies in the Official Plan, the Cobourg Affordable Housing Strategy, the Tannery District Secondary Plan, and the Tannery District Master Plan.
- b) The Town will consider the use of incentives for the provision of affordable housing in new developments in accordance with an approved Community Improvement Plan (CIP), including reducing development charges and other fees, the use of tax increment grants, and other mechanisms within the financial capabilities of the Municipality.

16.10 TRANSPORTATION STRATEGY

16.10.1 General

The Tannery District Secondary Plan shall be subject to the transportation policies in Section 6 of the Official Plan, with special regard to the Tannery District Master Plan and ULDG, in addition to the following special policies.

16.10.2 Objectives

It is the objective of this Plan to:

- a) establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including automobiles, public transit, cycling and walking;
- c) promote public transit, cycling and walking as energy efficient, affordable and accessible forms of travel;
- d) ensure that new roads are constructed safely, designed in a grid-oriented street network to help distribute traffic evenly and provide access for the future operation of an efficient public transit system;
- e) ensure that appropriate right-of-way widths for all existing and proposed roads are provided in accordance with the *Planning Act*;
- f) encourage the use of alternative development standards for roads, where appropriate;
- g) encourage the efficient use of land along transportation corridors to maximize the use of public transit;

16.10.3 Policies

16.10.3.1 Street System

The Tannery District will be developed with a public street network, in accordance with the following policies:

- a) Rights-of-way in the Tannery District will generally be constructed as “complete streets” that are designed to accommodate pedestrians, cyclists and transit vehicles, with adequate transportation facilities to and from transit stops.
- b) A connected street grid will be established in the Tannery District, in a manner similar to the Demonstration Plan in the Tannery District Sustainable Neighbourhood Master Plan. Streets shall generally be constructed at a density of at least 54 intersections per square kilometre. In accordance with the Demonstration Plan, Spring Street, Princess Street, Clare Street, Furnace Street and Ball Street shall be extended to create the street network.

- c) Spring Street shall be designed to accommodate all modes of transportation and shall utilize traffic-calming elements such as wide boulevards, sharrows, frequent pedestrian crossings, and on-street parking.
- d) With the exception of Spring Street, streets in the Tannery District may be designed with a non-standard cross-section that utilizes alternative approaches to traditional curbing, special paving, spill-out boulevards, on-street parking, sharrows and well-landscaped bump-outs. Guidance for cross-sections for these streets are established in the Tannery District Master Plan and the Town's ULDG, where applicable
- e) All development should be designed to integrate into the surrounding active transportation network. Connections to pedestrian walkways and sidewalks shall be provided, where applicable.
- f) New walkways and pedestrian connections shall be provided where logical extensions to the street grid can be provided through development blocks.
- g) Development proponents will be encouraged to partner with car-sharing and/or bicycle-sharing services to provide shared transportation options in each development.
- h) A Traffic Impact Study shall be required by the Town prior to the approval of any development to demonstrate that the existing and planned street system is adequate to satisfy demand.

16.10.3.2 Pedestrian and Cycling Facilities

An interconnected system of cycling and walking routes shall provide access to major activity areas and to future public transit. In order to plan for and encourage walking and cycling, the Town shall:

- a) consider the provision of safe and convenient cycling and walking routes in the review of all development applications;
- b) investigate and provide for pedestrian/bicycle facilities wherever possible in the construction or reconstruction of roads;
- c) encourage and support measures which will provide for barrier-free design of pedestrian facilities;
- d) ensure that the rights and privacy of adjacent property owners are factored into the design process for pedestrian and cycling routes; and,
- f) ensure that all pedestrian and cycling routes are designed to be safe.

16.10.3.3 Vehicle Parking

- a) Parking for development within the High Density Mixed-Use, High Density Residential, and High Density Mixed-Use Employment Area designations shall be provided underground or internal to the building. This policy shall not apply to locations where surface parking is shown on the Demonstration Plan in the Tannery District Master Plan, or where circumstances prevent such parking and it is demonstrated that the surface parking will not form a dominant feature on the streetscape and adverse impacts can be mitigated. Where parking garages are provided, the following policies apply:
 - i) Access to parking garages should be well-integrated into the building design and screened from view, where possible.
 - ii) Access driveways to parking garages shall be provided from a public street, and avoid direct access from a pedestrian-priority right-of-way.
 - iii) Where the roof of the parking garage is exposed and not covered by a building, the roof shall be developed with an outdoor amenity space or green roof.
- b) On-street parking shall be encouraged as part of a comprehensive evaluation of complete streets design philosophy.
- c) Adequate off-street parking shall be provided to serve the intended use(s). The Town may permit alternative parking standards where sufficient public off-street and on-street parking facilities exist, and/or where parking demand varies at different times of the day in a mixed-use development in which case shared parking may be possible.
- d) All development must include at least 1 electric vehicle parking space per 5 parking spaces and be compliant with all Provincial electrical vehicle charging requirements, where applicable.

At a minimum, all parking spaces in non-surface parking structures within buildings must allow future installation of electrical vehicle charging systems. Electrical vehicle charging systems must be installed in accordance with Section 86 of the Ontario Electrical Safety Code (OESC). All parking spaces serving ground-oriented attached dwellings shall be provided with a rough-in for future electric vehicle supply equipment (charging station). Rough-in shall include:

- i) A minimum 200-amp panelboard;
- ii) Conduit that is not less than 1-1/16" (27mm) trade size;
- iii) A square 4-11/16" (119mm) trade size electrical box; and
- iv) Electrical box shall be installed in the garage, carport or adjacent to the driveway, and shall be fume-proofed from the house.

- e) A Parking Analysis may be required by the Town prior to the approval of any development to demonstrate that the proposed parking facilities for the development are adequate to satisfy demand.

16.10.3.4 Bicycle Parking

- a) Bicycle parking facilities shall be provided for visitors for all land uses. Bicycle parking areas should be sited in convenient locations near entrances.
- b) Bicycle parking shall be provided at a rate of 1 parking stall per residential unit.
- c) Bicycle parking shall be provided at a rate of 2 parking stalls per every 465 m² of retail.

16.10.3.5 Public Transit

- a) The use of public transit will be encouraged in the Tannery District.
- b) As the Tannery District is built-out over time, the Town shall review its transit system routes to determine optimum service delivery levels and options for serving the Tannery District and community in general. Transit stops should be located in appropriate locations and be no more than a 5 to 10 minute walk from any areas in the Tannery District.

16.10.4 Implementation

- a) A Traffic Impact Study shall be required by the Town prior to the approval of any development which identifies how the proposed development satisfies the Town's transportation goals, objectives, and policies of the Official Plan, the Transportation Master Plan, the Tannery District Secondary Plan, the Tannery District Master Plan, the ULDG and the Town's engineering guidelines and standards. A Parking Analysis may be required by the Town to demonstrate that parking proposed, including bicycle and scooter parking, for the development adequately meets its needs and will not adversely impact adjacent properties or the Town's transportation system.
- b) The Town shall require studies or other information which demonstrate how the development has been designed to accommodate pedestrians, bicyclists, and other active transportation modes, as well as accessibility to transit.
- c) Any proposed residential or other sensitive land use development within 300 metres of the railway right-of-way will be required to undertake noise impact studies and within 75 metres of the railway right-of-way will be required to undertake vibration studies, to the satisfaction of the Town and the appropriate railways, and shall undertake appropriate measures to mitigate any adverse effects from noise and vibration that were identified. Development adjacent to the railway shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the Town in consultation with the appropriate railway.

16.11 SERVICING STRATEGY

16.11.1 General

Development in the Tannery District shall be serviced with municipal water, sanitary, and stormwater services in accordance with the policies of Section 7 Municipal Infrastructure Strategy of the Official Plan, the Tannery District Secondary Plan, the Tannery District Master Plan and the Town's ULDG, and the following special policies.

16.11.2 Objectives

To ensure that the type and level of infrastructure are adequate to support the existing and planned land use pattern, as well as the staging of development, in the Tannery District.

16.11.3 Policies

The Tannery District will be developed on full subject to the following policies:

- a) While preliminary analysis indicates that water services in the Tannery District are adequately sized to convey future water demands, further analysis will be required to calculate individual fire flow rates.
- b) Existing internal sanitary sewers in the Tannery District will require analysis to determine capacity and condition.
- c) Existing storm sewers are available to the Tannery District lands. The system will require analysis to determine capacity and condition.
- d) All local power, telephone and other "cable" services serving new development in the Tannery District shall be located underground.
- e) Electronic communications technology involving high capacity fibre optics shall be provided in the Tannery District.
- f) Low-Impact Development (LID) techniques shall be encouraged in the Tannery District. Where LIDs are proposed, the Town may require development proponents to demonstrate that soil conditions are appropriate to accommodate the alternative stormwater management processes through the submission of a Geo-technical Report.
- g) District energy and other collective alternative energy approaches shall achieve the TEDI, GHGI, and EUI targets advanced in section 16.7.3.1. The Town will require a Sustainability, Energy and GHG Study, including the solar design strategy, to determine how the project will achieve the targets, considering such strategies as connecting buildings and public realm elements

to district energy systems; using renewable energy such as solar or geothermal energy; and reducing energy needs for cooling and heating.

16.11.4 Implementation

- a) A Functional Servicing and Stormwater Management Report shall be required by the Town prior to the approval of any development to demonstrate that the existing and planned infrastructure is adequate to service the development and that the applicable policies, guidelines and standards of the Town are complied with.

16.12 IMPLEMENTATION PLAN

The following sections establish policies for implementing the direction of the Tannery District Secondary Plan.

16.12.1 General

The Tannery District Secondary Plan shall be implemented by those powers conferred upon the Council of the Corporation of the Town of Cobourg in accordance with the relevant provisions of the Planning Act, the Municipal Act and other applicable Statutes. In particular, the Tannery District Secondary Plan will be implemented by such means as Zoning By-laws, Site Plan Control, Subdivision Control/Consents and other applicable measures. Further, in implementing the Tannery District Secondary Plan, the Town shall also have regard to the Tannery District Master Plan, including the Demonstration Plan, and the Town's Urban and Landscape Design Guidelines.

16.12.2 Implementation Through Planning Controls

16.12.2.1 Zoning By-law

The development direction of the Tannery District Secondary Plan shall be implemented through an amendment to the Comprehensive Zoning By-law. A Holding (H) Zone shall be used pursuant to the provisions of the Planning Act.

16.12.2.2 Land Subdivision

Development blocks and public infrastructure such as street rights-of-way and public parks may be created through Plan of Subdivision, a series of parcel conveyances through the Consent process, and / or transactions involving the Town (where no Consent is required) provided that such land subdivision will not jeopardize or adversely impact the appropriate development of lands within the Tannery District or the implementation of the Tannery District Secondary Plan.

16.12.2.3 Site Plan Control

The Site Plan Control process will be required for development within the Tannery District, in accordance with By-law No. 140-86 and any subsequent amendments or new regulations.

16.12.2.4 Community Improvement Plan (CIP)

- a) The Town may consider amending the 2009 Tannery District CIP to update and/or enhance existing incentive programs.
- b) The Town may consider preparing a new CIP under Section 28 of the Planning Act. As part of this process, the Town will engage with the local development community to inform the Town on developing appropriate incentives to encourage affordable, accessible and sustainable development.

16.12.2.5 Height and Density Bonusing

- a) Building heights and density in the Medium Density Residential Area, High Density Residential Area, and High Density Mixed-Use Employment Area designations are limited in accordance with the policies of each designation. However, greater building heights up to 2 additional storeys may be permitted where the proposed increase in height will be compatible with, and will not adversely impact, the character of the surrounding neighbourhood. In such instances, buildings of up to 8 storeys in height and/or up to 20% additional density may be considered subject to the following:
 - i) A Zoning By-law Amendment application must be approved by Council, at its discretion, for the additional height and / or density;
 - ii) Where the Town of Cobourg has passed a Community Benefits Charge By-law under Section 37 of the Planning Act, the proponent will be subject to the terms of that by-law.
- b) As a condition of the application of the bonus zoning, the owner of the subject lands shall be required to enter into an agreement with the Town, to be registered against title of the land. The agreement will deal with matters to be provided, the timing of their provision and the height bonus to be given.
- c) Individual requests for a bonus shall be considered on a case-by-case basis. The approval of one request by Council shall not be considered a precedent for other requests.

16.12.2.6 Development Approvals

- a) Development in the Tannery District shall be subject to the policies of Section 8, Development Review of the Official Plan and the Tannery District Secondary Plan, having regard to the Tannery District Master Plan and the Town's ULDG. The following studies shall be required by the Town as part of any development application, unless exempted in writing by the Town, to demonstrate how the proposed development achieves the objectives of the Tannery District Secondary Plan and Master Plan:
 - i) Sustainability, Energy and GHG Study;
 - ii) Architectural, Urban and Landscape Design Study;
 - iii) Functional Servicing and Stormwater Management Report;
 - iv) Geo-technical Report;
 - v) Noise and Vibration Study;
 - vi) Land Use Compatibility Study;
 - vii) Environmental Soil Quality Assessment (Phase 1, Phase 2, RSC);
 - viii) Tree Inventory, Assessment and Protection Report;
 - ix) Photometric Study;
 - x) Cultural Heritage Impact Assessment;
 - xi) Archaeological Resource Assessment;

- xii) Traffic Impact Study;
- xiii) Air Quality Report;
- xiv) Financial, Capital and/or Market Impact Study;
- xv) Master Development Plan; and,
- xvi) Other supporting information and materials identified by the Town as being relevant and necessary to the evaluation of the development application.

- b) Notwithstanding any other provisions of the Tannery District Secondary Plan, prior to any development in the Tannery District the following conditions shall be met:
 - i. Full urban services and utilities shall be committed and allocated to a development proposal prior to the granting of any development approvals.
 - ii. Any transportation facilities required to accommodate the development shall be committed to be in place and operative prior to or coincident with occupancy and use of the land.
 - iii. The costs of providing roads, services and other infrastructure to facilitate development of the Tannery District, including any expansion of the waste water and water treatment facilities, should be borne by the developers of the lands, rather than the municipality in accordance with the provisions of The Development Charges Act and the financing policies of the Town of Cobourg.
 - iv. Storm drainage facilities approved by the Town of Cobourg and the Ganaraska Region Conservation Authority shall be committed to be in place and operative prior to or coincident with the occupancy and use of the land.
 - v. Erosion and sediment control plans shall be prepared to the satisfaction of the Ganaraska Region Conservation Authority prior to any construction or regrading. Such plans shall reflect the Provincial Guidelines on Erosion and Sediment Control for Urban Construction Sites.
- c) The Town shall exercise its powers under the Planning Act to encourage a high quality of building and landscape design. Accordingly, Council will utilize conditions of Plan of Subdivision, Site Plan Control, or Consent, as well as performance standards in the Zoning By-law to achieve design objectives.
- d) The Town shall also review and amend its Site Plan Approval Procedures Manual in order to implement the Urban Design policies of this Plan and any Council-adopted Urban Design Guidelines.

16.12.2.7 Phasing

16.12.2.7.1 Objectives

It is the intent of this Plan to ensure that:

- a) Development occurs in an orderly, well-planned manner.
- b) The provision of roads, services, parking and community services and facilities is coordinated.

16.12.2.7.2 General Phasing Criteria

New development in the Tannery District will occur incrementally over an extended period of time, driven by market realities, levels of public investment, and the priorities of individual landowners. The overall timeline to realize the vision of the Secondary Plan is 20 years or greater.

The Town shall not mandate a sequence for development, but anticipates that development will occur in the following order, as detailed in the Tannery District Master Plan:

Phase 1: Lands east of Spring Street, between Alice Street and Princess Street

Phase 2: Lands west of Spring Street and east of Ball Street; central portion of the Rail Corridor Park

Phase 3: Lands east of Victoria Street and north of Furnace Street

Phase 4: Lands comprising the balance of the Rail Corridor Park

Phase 5: Lands west of Bond Street, south of Furnace and Alice Streets, east of Ball Street, and north of University Avenue

Phase 6: Lands north and south of the Clare Street extension, east of Victoria Street

The implementation of alternative phasing sequences are permitted provided they are undertaken in an orderly and well-planned manner in keeping with the goals, objectives and policies the Tannery District Secondary Plan and Master Plan.

As part of an individual development application, the Town may require the preparation of a Master Development Plan to demonstrate that the proposed development can/will integrate with existing and planned development in accordance with the policies and directions of the Tannery District Secondary Plan & Master Plan.

16.12.2.8 Implementation of Design Guidelines

The Town shall employ all relevant municipal development controls in order to achieve a consistently high standard of site, building, and landscape design.

The urban design policies of the Tannery District Secondary Plan shall be implemented by:

- a) Ensuring that the implementing Zoning By-law is amended to include standards that reflect the applicable goals, objectives, policies and guidelines of the Official Plan, Tannery District Secondary Plan, Tannery District Master Plan and Urban and Landscape Design Guidelines.
- b) Ensuring that the Town's engineering standards are regularly refined to reflect the objectives and policies of the Tannery District Secondary Plan & Master Plan and any Council-adopted Guidelines.
- c) Ensuring that the Town's Site Plan Approval Procedures documentation sets out the minimum requirements of the Town in a clear and concise manner.
- d) Ensuring that all Public Works decisions generally conform to the Tannery District Secondary Plan & Master Plan and any Town-approved Guidelines.
- e) Utilizing Urban Design Studies and Architectural Controls in the Tannery District Secondary Plan area, where appropriate, to detail proposed building designs and materials.

16.12.2.9 Implementation of Sustainability Objectives

- a) Council shall require demonstration of sustainability objectives prior to approving development applications, in accordance with the policies of the Tannery District Secondary Plan and Tannery District Master Plan.
- b) Council shall utilize one or more planning controls to realize sustainability objectives, including:
 - i. The consideration of supporting documents for Official Plan Amendment, Zoning By-law Amendment, Site Plan Control, Minor Variance, Consent, or Plan of Subdivision applications; and/or,
 - ii. The application of conditions through Plan of Subdivision, Minor Variance, Consent or Site Plan Control.
- c) This section shall apply to any or all of the following:
 - i. Energy use intensity of buildings, thermal energy demand intensity and greenhouse gas intensity of buildings, in conformity with the Carbon Emissions policies of the Tannery District Secondary Plan & Tannery District Master Plan;
 - ii. Rooftop objectives and design, in conformity with the Rooftop policies of the Tannery District Secondary Plan & Tannery District Master Plan;

- iii. Potential for district energy facilities and other collective energy approaches that contribute to the sustainability policies and objectives established in the Tannery District Secondary Plan & Tannery District Master Plan as part of a Sustainability, Energy and GHD Study;
- iv. Provision of public amenities or benefits that contribute to sustainability objectives established in the Tannery District Secondary Plan & Tannery District Master Plan;
- v. Other sustainability objectives established in the Official Plan, Tannery District Secondary Plan & Tannery District Master Plan.

16.12.2.10 Engineering Standards

- a) The Town may consider updating its engineering standards to permit:
 - i) Alternative designs, including narrower street rights-of-way and alternative paving materials.
 - ii) Low Impact Development (LID) standards for stormwater management.

16.12.2.11 Ganaraska Region Conservation Authority

In reviewing development applications within the Tannery District Secondary Plan area, the Town will forward applications to the Ganaraska Region Conservation Authority for review under its mandate, as appropriate.

16.12.2.12 Funding

- a) The Town of Cobourg will explore opportunities to make application to the Green Municipal Fund through the Federation of Canadian Municipalities (FCM). Funding through this initiative may be used for a range of projects in the Tannery District Secondary Plan area, including brownfield remediation, energy efficiency, or infrastructure.
- b) The Town of Cobourg will explore opportunities for funding from other government and non-government sources to achieve the objectives of the Tannery District Secondary Plan.

16.13 INTERPRETATION

- a) The boundaries of land uses in the Tannery District Secondary Plan are flexible and subject to minor variation without amendment to the Official Plan. The location of land uses and rights-of-way are included to represent the facilities and services required and are not intended to represent exact locations.

- b) Interpretation of the Tannery District Secondary Plan will be made having regard to all applicable policies established in the Town of Cobourg Official Plan, and shall have regard to the Tannery District Master Plan and the Town's Urban and Landscape Design Guidelines.