

Tannery District Sustainable Neighbourhood Master Plan

Public Meeting
November 29, 2021

The Town of
Cobourg has
diverted

1038lbs

garbage away
from a landfill
through sustainable
practices in the
Tannery District.



FRESH.
LOCAL.
ORGANIC.
SUSTAINABLE.



Outline

- / Project Objective
- / Project Process
- / Background Review
- / What We Heard
- / Draft Design Options
- / Master Plan Vision
- / Priority Directions
- / The Master Plan
- / Implementation

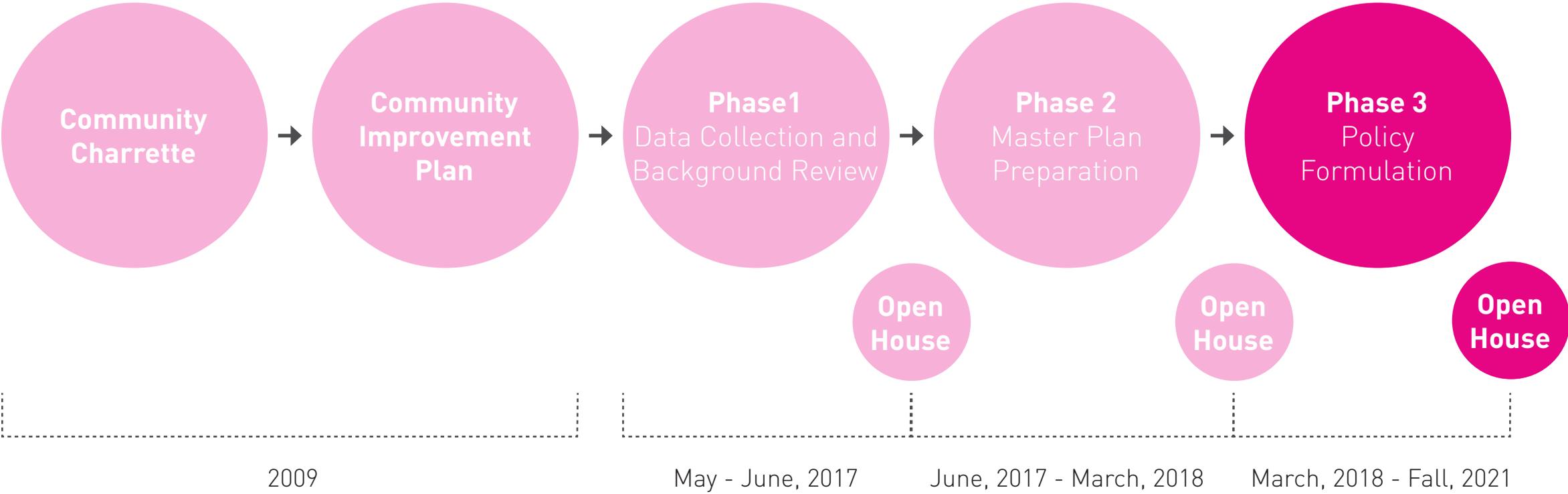


Project Objective

The Tannery District Sustainable Neighbourhood Master Plan establishes a comprehensive vision for the evolution of the Tannery District into a healthy, vibrant and sustainable neighbourhood.



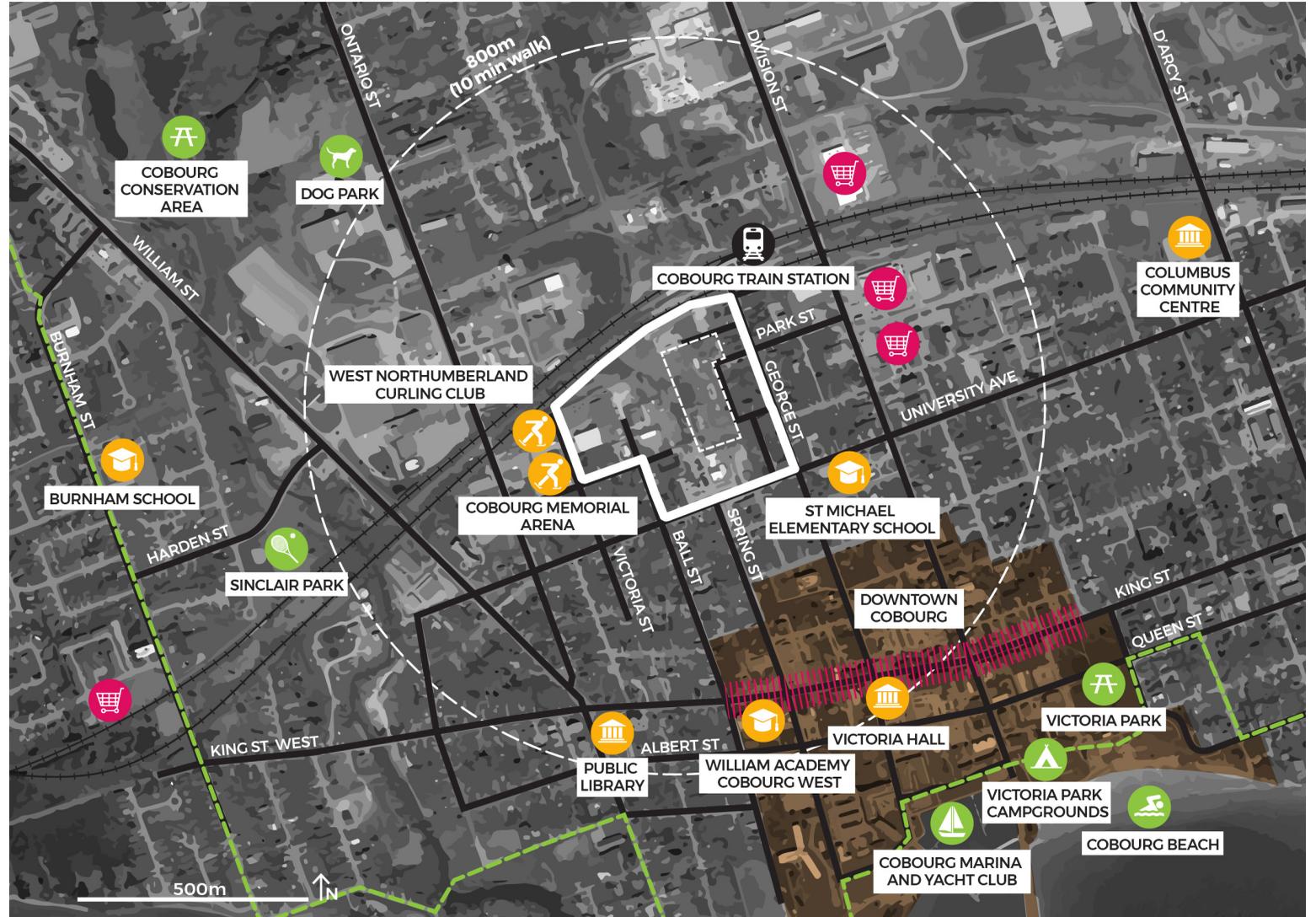
Project Process




We Are Here

Background Review/Analysis

- / Policy Review
- / Heritage
- / Neighbourhood Context
- / Circulation and Parking
- / Pedestrians and Active Transportation
- / Parcel Ownership



What We Heard

Sustainability Workshop

At the workshop on June 22, 2017 the following key ideas and themes for sustainably focused development within the Tannery District emerged. These themes inform the vision for the site, the Priority Directions, and guide the overall site wide sustainability objectives.



MIXED-USE DEVELOPMENT

 **A range of building types** (employment, residential, commercial/retail) to attract a diverse range of occupants in age, background and abilities

 **Affordable options** for a range of incomes and local work opportunities and training



 Fine-grained streets and local services to allow for a **walkable community**

LOW CARBON LIVING

 **High performance buildings** with passive solar design and durable healthy materials

 that consider embodied carbon and life cycle assessment

 Focus on **waste as a resource** and minimize waste to landfill through infrastructure and onsite waste management solutions




OPEN AND GREEN PUBLIC SPACE

 Places that are **accessible to all**, with space for active recreation, fun and imagination

 Green spaces that promote **social, physical and mental health**

 Community spaces to support **sharing economy** opportunities (shared gardens, seasonal and year-round farmer's markets)



COMMUNITY ENERGY SYSTEMS

 Onsite **renewable generation** (geosource, solar, wind, biomass, waste heat recovery, trigeneration, etc), energy storage, district energy, micro-grids

 Consider **ownership by community** cooperative/collective

GREEN INFRASTRUCTURE

 Green and blue strategies that balance **beauty, water management** and safe active transportation via walking and cycling



 **LID systems** that clean and manage stormwater, sufficient to support green features


 Visible **interactive infrastructure** that connects the community with water systems

 Planting to attract pollinators, **native species**, support and restore ecology

 Opportunities for local gardens and **urban agriculture**



Draft Design Options

Key Features

- Five Draft Design options have been prepared. Elements that are generally common in all five options include:
- / Tree-lined 'Main Street'
 - / Reduced right-of-way for key streets
 - / Alternative design for all other streets (i.e. woonerf)
 - / Extensive buffer from the rail corridor
 - / Protect and maintain George Street HCD
 - / Linear park along the rail corridor (within the buffer)



Option 1: The Extended Grid

Average Rating: 3/5



Option 2: The Green Extension

Average Rating: 4/5



Option 3: The Green Spur

Average Rating: 4.5/5



Option 4: The Central Park

Average Rating: 3/5



Option 5: The Modified Grid

Average Rating: 2/5



- MIXED-USE
- ADAPTIVE RE-USE
- PARK
- RESIDENTIAL HIGH-RISE
- RESIDENTIAL MID-RISE
- RESIDENTIAL LOW-RISE
- MAINSTREET
- 30M RAIL SETBACK

Master Plan Vision

Grounded in the ten One Planet Living Principles for measuring ecological and carbon footprint, the Tannery District promotes a healthy and vibrant sense of community, and a diverse **mix of people, places, cultures and experiences**. The Tannery District is an innovative, sustainable neighbourhood that **celebrates its rich history** as an industrial destination in the Town of Cobourg, while looking forward to the future. New development will integrate seamlessly into its surroundings, complementing and enhancing the area and the broader town while mitigating impacts on the community. A **range of housing types and tenures** ensure a diverse population can age-in-place and establish roots in the community. Compact blocks, a well-connected network of streets and trails, and convenient access to the train station encourage **active living and promote alternative modes of transportation** in all seasons and for all ages and abilities. Engaging and attractive **parks and public spaces** support both casual gathering and active recreation, within an extensive natural setting that prioritizes and celebrates ecological functionality and sustainability. All of these elements are founded on a **strong local economy** where neighbourhood entrepreneurs, artists, and other specialists complement the Downtown businesses, supporting a Town-wide culture of locally-sourced goods and services.

The Town of
Cobourg has
diverted

1038lbs

of garbage away
from a landfill
through sustainable
practices in the
entire District.



FRESH.
LOCAL.
ORGANIC.
SUSTAINABLE.



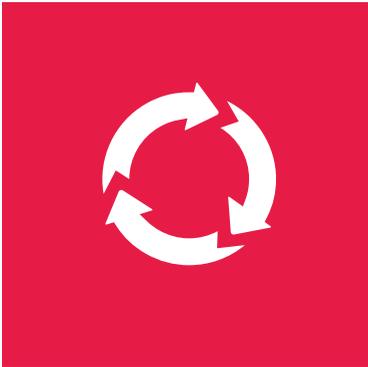
Priority Directions/ One Planet Living



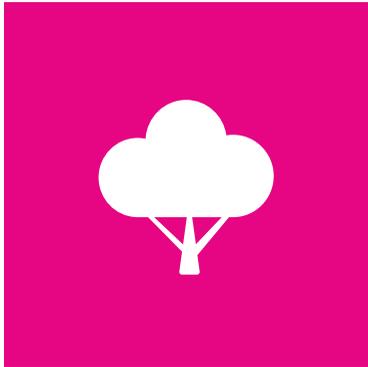
Health and Happiness



Zero Carbon Energy



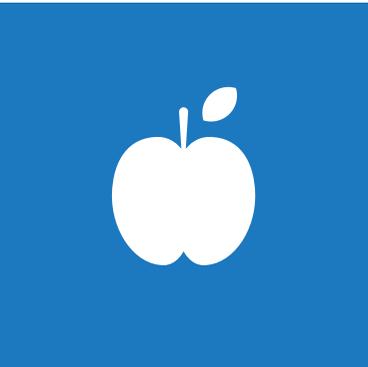
Zero Waste



Materials and Products



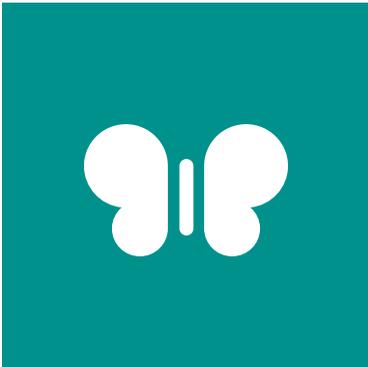
Travel and Transport



Local and Sustainable Food



Sustainable Water



Land and Nature

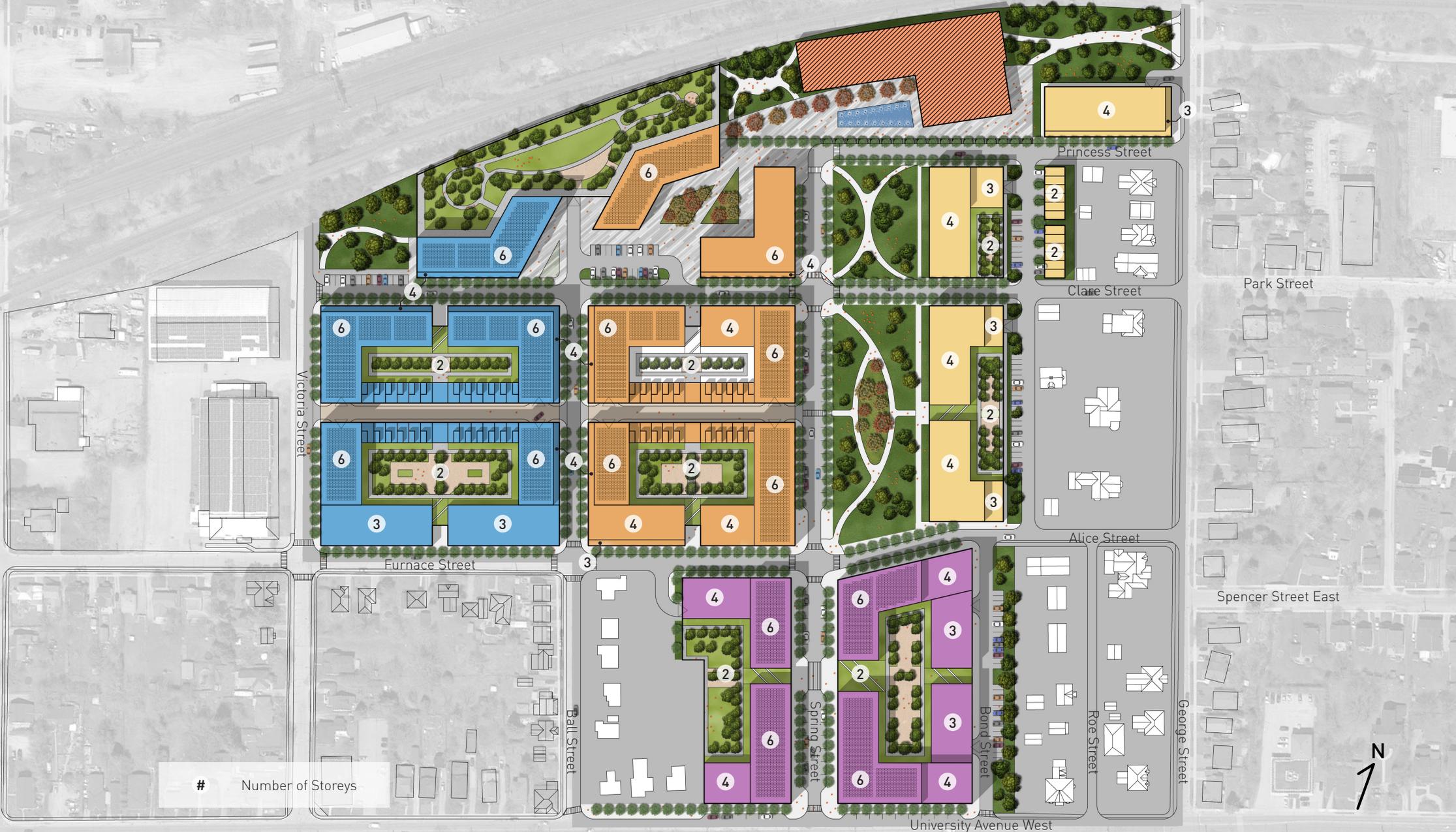


Culture and Community



Equity and Local Economy

The Master Plan



Number of Storeys





ery District
pastery
2018

OPEN

BOOKS

Hot Cocoa
Buffet



HEALTH AND HAPPINES

- 1 Provide community facilities to support and encourage social events
- 2 Incorporate elements of nature to promote mental, physical, and social health
- 3 Provide open spaces for active and passive recreation
- 4 Integrate educational elements to inform and celebrate sustainability
- 5 Locate buildings to frame streets and open space to enhance comfort and safety
- 6 Prioritize pedestrian safety through the provision of complete streets
- 7 Provide live/work opportunities to support a local creative economy



+/- 116m²
Provide live/work units with a range of sizes



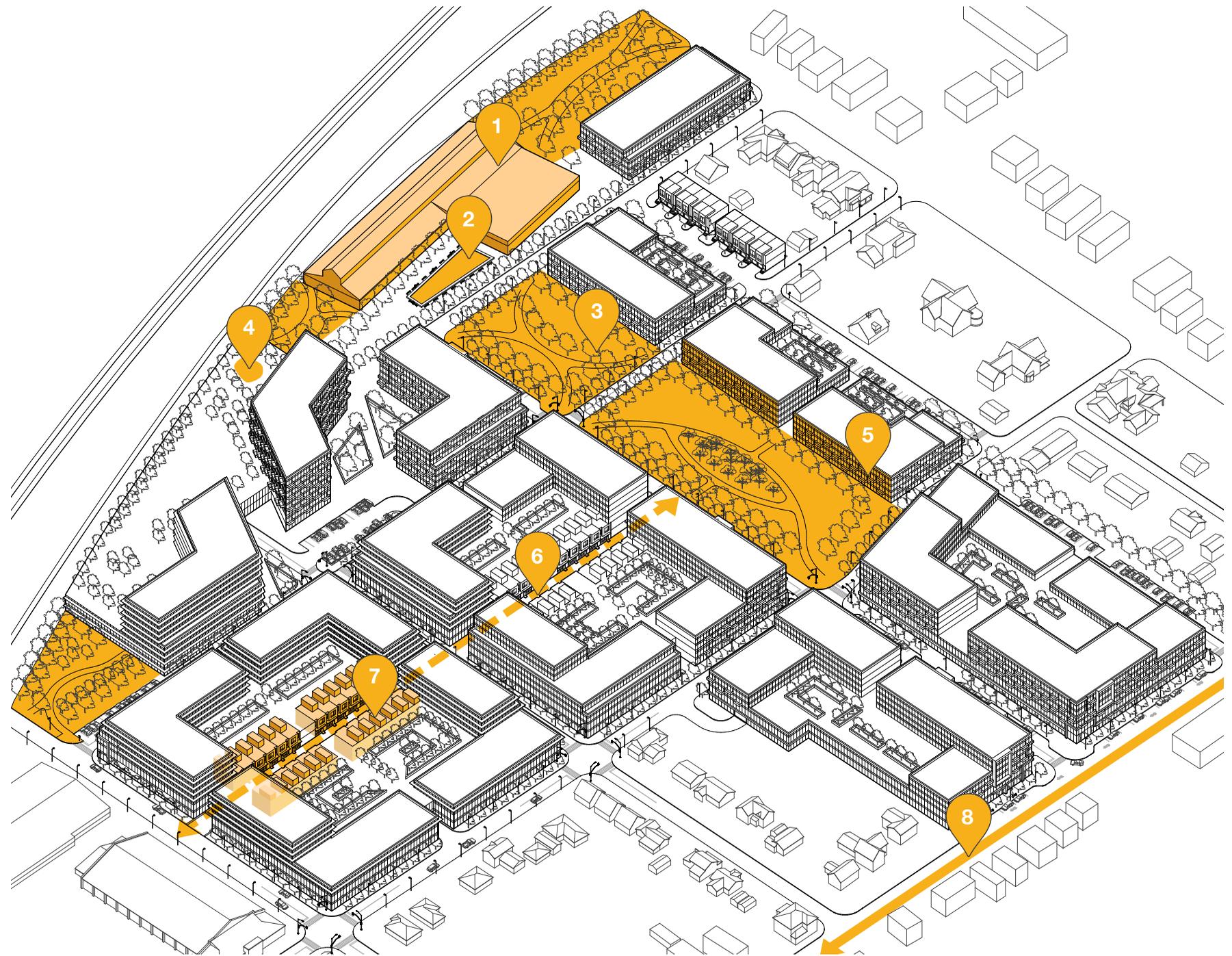
30%
of the Tannery District will be open space



100%
of plantings will be native species



40%
of the site will treed to enhance the urban tree canopy



TRAVEL AND TRANSPORT

- 1 Provide safe and direct connections to the VIA Rail station
- 2 Provide mid-block connections to maximize permeability
- 3 Provide a compact, well-connected street and pedestrian network through new streets and the logical extension of existing streets
- 4 Promote and support vehicle and bike-share programs to minimize parking requirements and emissions
- 5 See pages 81 - 86 for Tannery District Street Sections
- 6 Connect to the broader town-wide cycling network
- 7 Provide convenient bike parking and storage near building entrances and at key public spaces
- 8 Provide a pedestrian-supportive streetscape along University Avenue West



1 bike parking stall per residential unit



2 bike parking stalls per 465m² of retail



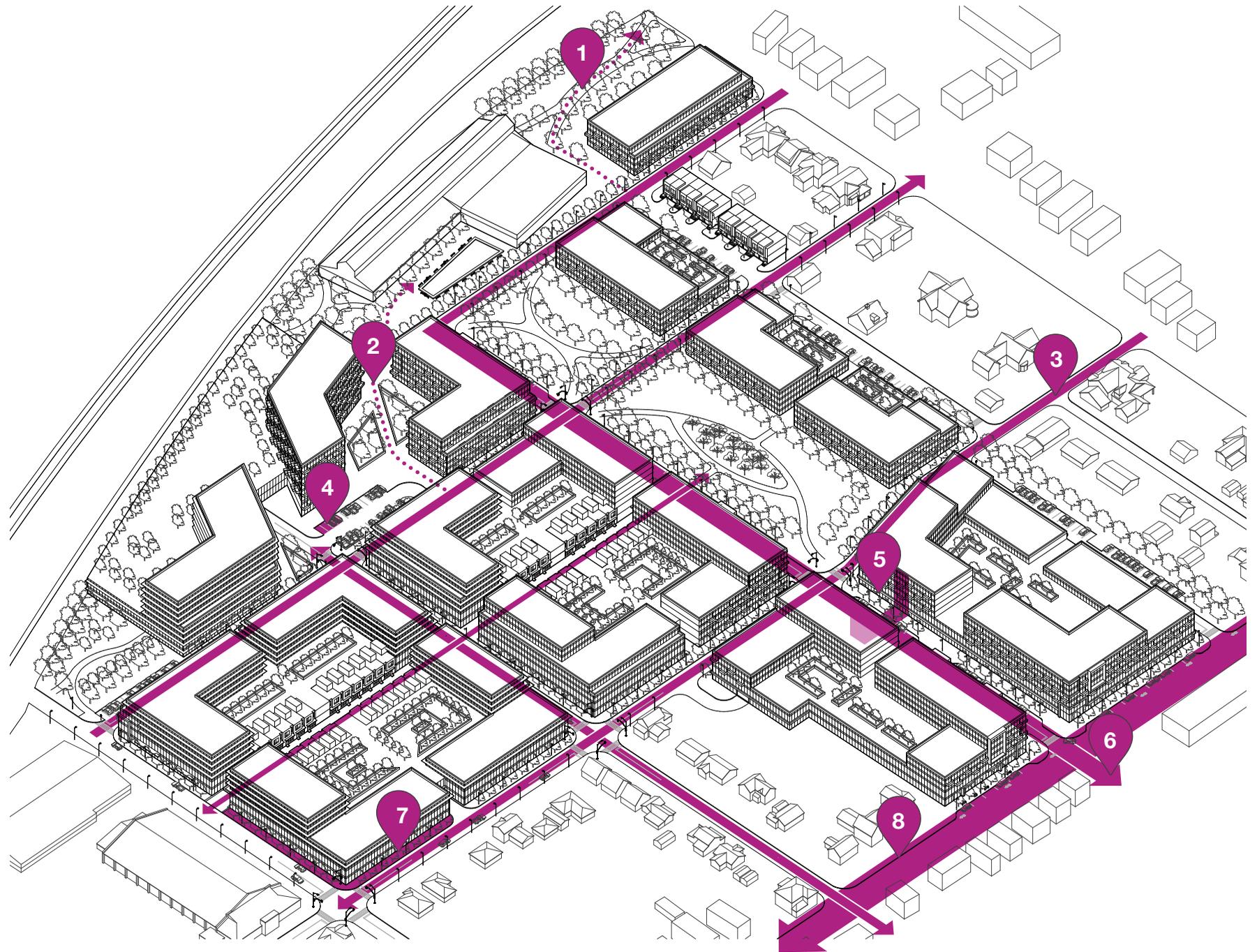
SHARROWS to be provided on all streets



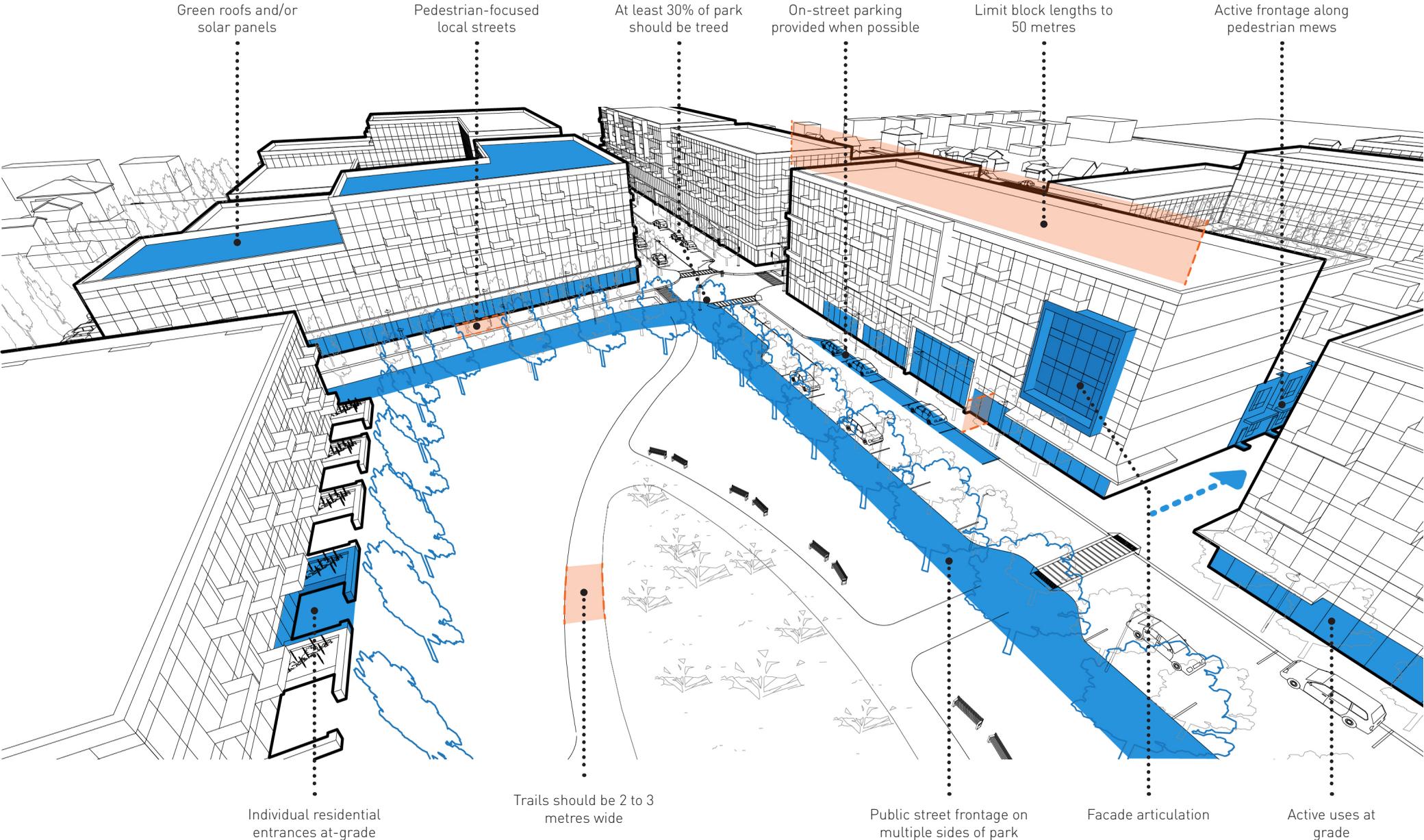
54 intersections per km² minimum



10% of off street parking spaces reserved for car-share or car-pool



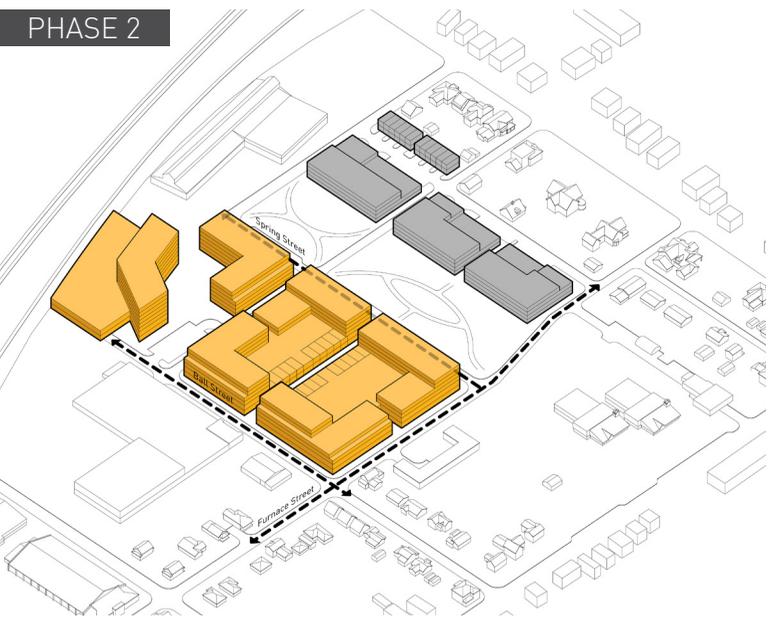
KEY DESIGN GUIDELINES FOR THE SPRING STREET CORE



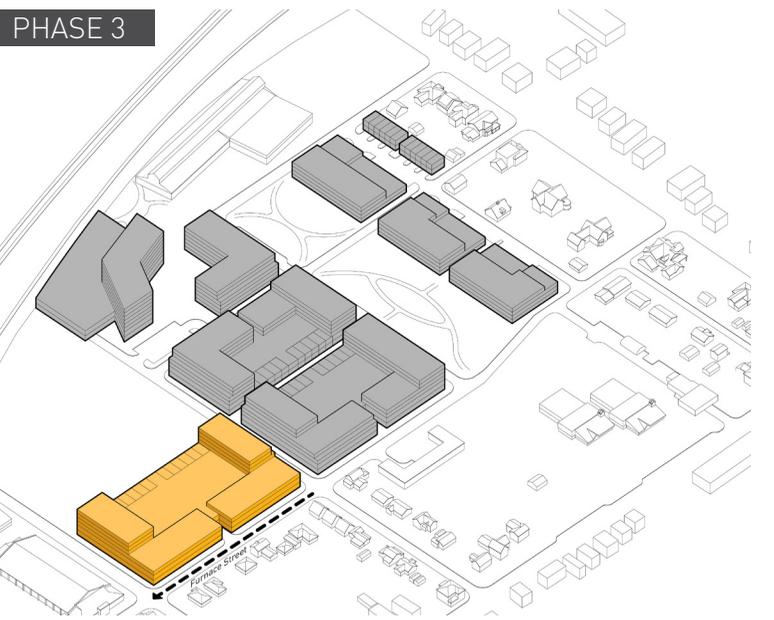
PHASE 1



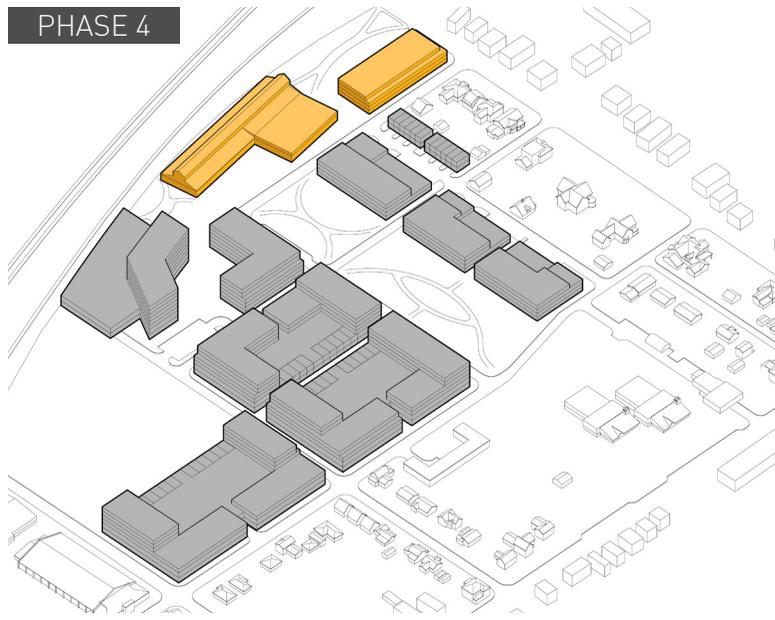
PHASE 2



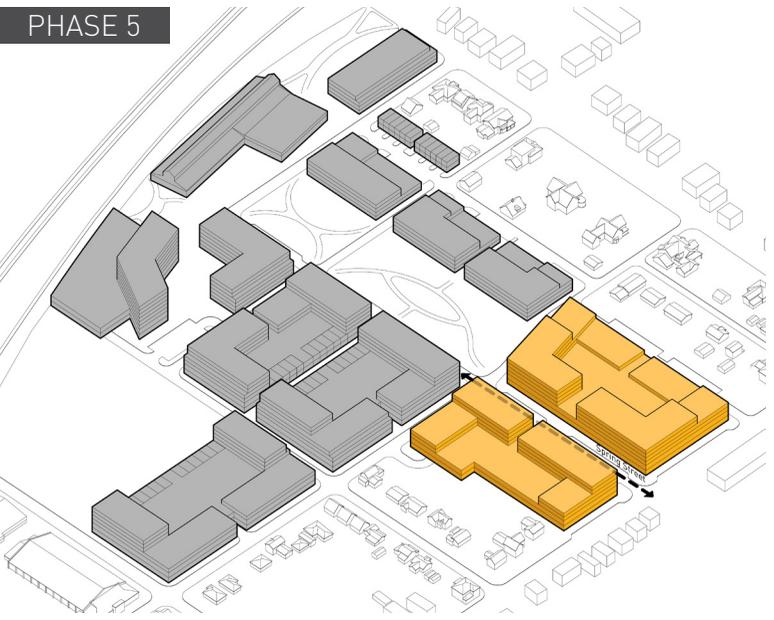
PHASE 3



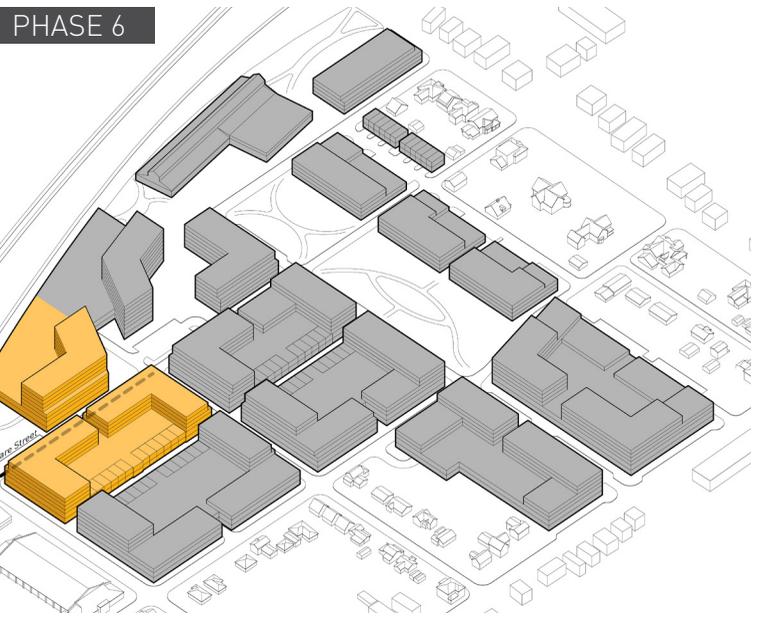
PHASE 4



PHASE 5



PHASE 6



Implementation

- / Policy and Process Amendments
- / Operations and Maintenance
- / Education and Awareness
- / Future Studies and Detailed Design
- / Funding and Key Partnerships
- / Monitoring and Review



A detailed architectural rendering of a modern urban street in winter. The scene is covered in snow, with a central figure walking away from the viewer. On the left, a cafe with large windows and an 'OPEN' sign is visible, along with a chalkboard menu. Next to it is a bookshop with a 'BOOKS' sign. The buildings are constructed from brick and dark metal, featuring large windows and cantilevered upper floors. A car is parked on the street in the distance. The overall atmosphere is bright and clean, typical of a high-quality architectural visualization.

Thank You!
Questions?

