



THE CORPORATION OF THE TOWN OF COBOURG

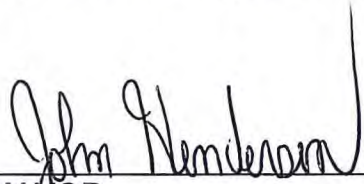
BY-LAW NUMBER 032-2019


A BY-LAW TO ADOPT AMENDMENT NO. 78 TO THE OFFICIAL PLAN OF THE COBOURG PLANNING AREA (25 JAMES STREET EAST, TRINITY HOUSING CORPORATION OF COBOURG).

The Municipal Council of the Corporation of the Town of Cobourg, in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, as amended, hereby enact as follows:

1. AMENDMENT NO. 78 to the Official Plan of the Town of Cobourg is hereby adopted;
2. THAT this By-law shall take effect upon the date of final passing hereof, subject to the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

By-law read and passed in Open Council this 29th day of April, 2019.


MAYOR


MUNICIPAL CLERK

**AMENDMENT NO. 78
TO THE OFFICIAL PLAN OF
THE CORPORATION OF THE TOWN OF COBOURG**

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THE STATEMENT OF COMPONENTS

PART I - THE PREAMBLE does not constitute part of the Amendment.

PART II - THE AMENDMENT consisting of the attached schedules and text constitutes Amendment No. 78 to the Official Plan of the Town of Cobourg.

PART III - THE APPENDICES do not constitute part of this Amendment. The appendices contain supporting information and background reports, which form part of the basis for the Amendment.

PART I - THE PREAMBLE

1. PURPOSE

This is an amendment to the Official Plan of the Town of Cobourg. The purpose of this Official Plan Amendment is to modify Schedule A (Land Use Plan) by changing the land use designation of 25 James Street East from “*Residential Area*” to “*High Density Residential Area*” (refer to **Figure 1** of the Amendment), with “*Special Provisions*” being added to permit 47 residential units on a 0.4 ha parcel creating a density of 118 u/ha..

2. LOCATION

The amendment generally affects a 0.4 ha (0.98 ac) parcel of land at 25 James Street East (including the property formerly known as 321 John Street), as shown on **Figure 1** of the Amendment.

3. BASIS

The subject lands are designated “*Residential Area*” on Schedule “A” Land Use Plan, with a “*Special Provision*” policy to recognize the existing 20-unit apartment building on a 0.36 ha parcel of land (now known as 25 James Street East). The Residential Area designation permits low and medium density residential uses, such as single detached, semi-detached, duplex and townhouse dwellings. The proposed amendment would change the land use designation of a consolidated 0.4 ha (0.98 ac) parcel of land to “*High Density Residential Area*” with a “*Special Provision*” policy to permit the development of a 27 unit expansion to the existing 20 unit residential apartment building.

The High Density Residential Area designation permits high density residential uses such as multiple unit and apartment buildings. The designation permits a residential density from 50 to 100 units per hectare, however the proposal, with 47 units on 0.4 ha, results in a density of 118 u/ha. The bonusing provisions of Section 9.2.6 in the Official Plan permit Council to authorize up to a 20% increase in density (or height) where specific goals of the municipality are being met. One of the listed goals is the provision of affordable housing. Given that half of the new development and all of the existing development are classified as “affordable” units as per the Provincial Policy Statement (PPS), the County Official Plan and the Cobourg Official Plan, the use of the Bonusing provision has been deemed to be acceptable and forms the basis for the subject amendment.

The development proposal and proposed amendment were evaluated in accordance with the policies of the PPS, the Growth Plan for the Greater Golden Horseshoe and the Cobourg Official Plan, applicable regulations and good planning principles. The following conclusions were reached as a result of the aforementioned evaluation:

- l) The proposed amendment would be consistent with the PPS and conform to the Provincial Growth Plan because:
- the site is fully serviced and constitutes intensification within an urban settlement area;
 - the proposed amendment will provide an appropriate range and mix of housing types and densities in the neighbourhood including affordable housing;
 - the proposed new development would not impact the heritage attributes and value of the adjacent designated buildings;
 - the subject lands will be well served by public transit ;

- II) The proposed amendment would appropriately achieve the policies of the Cobourg Official Plan and the Town's Urban and Landscape Design Guidelines;
- III) The development of a new addition to the affordable housing complex already existing at 25 James Street East would result in a desirable and compatible land use within an established residential and mixed-use neighbourhood;

Given the conclusions of the background analysis, the suggested amendment to the Official Plan is reasonable and justified to permit the intended land use. This Official Plan Amendment:

- I. Amends Schedule "A" (Land Use Plan) to change a 0.4 ha (0.98 ac) consolidated parcel of land located at 25 James Street East (including the former 321 John Street property), from "*Residential Area*" to "*High Density Residential Area*".
- II. Removes the existing *Residential Area - Special Provisions* policy 3.4.4.5 for the property at 25 James Street East
- III. Includes a new site-specific "*Special Provisions*" policy to address the maximum density of 118 u/ha (based on 47 units on a 0.4 ha parcel) within the *High Density Residential Area* section.

PART II - THE AMENDMENT

1. Introduction

All of this part of the document entitled Part II - The Amendment, consisting of the following text constitutes Amendment No. 78 to the Official Plan of the Town of Cobourg.

2. Details of the Amendment

The Official Plan of the Town of Cobourg is hereby amended as follows:

- 2.1 By amending Schedule "A" (Land Use Plan) to change the land use designation on the lands shown on **Figure 1** to this Amendment from "Residential Area" to "High Density Residential Area".
- 2.2 By removing the site specific "Special Provisions" policy 3.4.4.5 for 25 James Street East which recognized 20 units on 0.36 ha parcel in the Residential Area Section.
- 2.3 By adding a site specific "Special Provisions" policy for 25 James Street East (including the former 321 John Street property) which recognizes a maximum residential density of 47 dwelling units on a 0.4 ha parcel in the High Density Residential Area section, as follows:

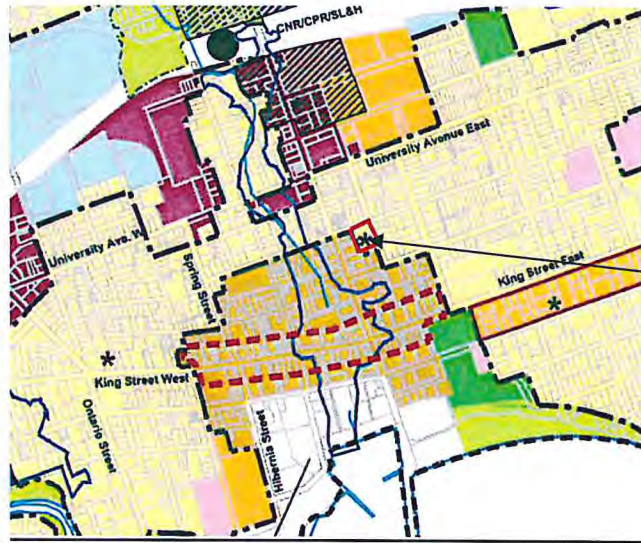
"3.5.4.4 25 James Street East (including the former 321 John Street property)

Notwithstanding any other policies of this Plan, the maximum density of the subject property shall be 47 dwelling units on 0.4 hectares."

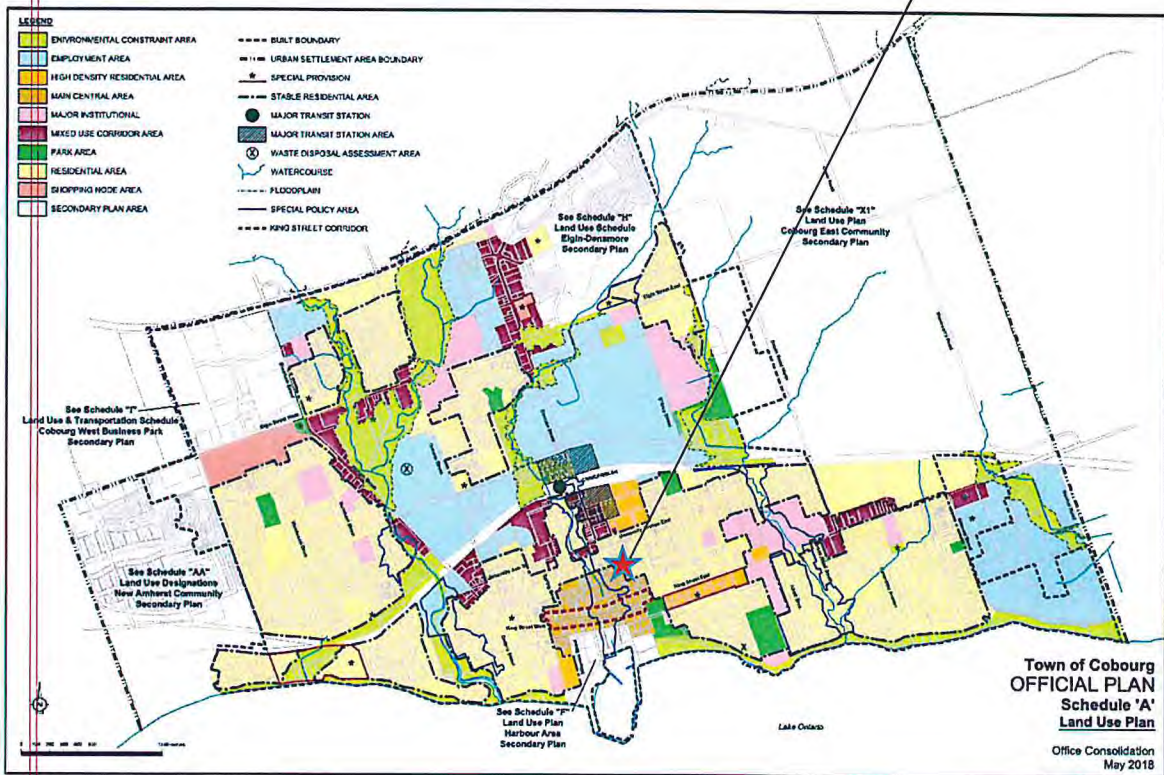
3.0 Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Official Plan of the Town of Cobourg.

Figure 1



Area Subject to the Amendment



PART III - THE APPENDICES

The municipal staff Planning Report, dated April 11, 2019, and other supporting documentation associated with the Application OPA-1-19 from Clark Consulting Services, Asurza Engineers, Erik Hanson, Andrew Smith Design, D.G. Biddle & Associates Ltd., and Cressman Tree Maintenance & Landscape Ltd. which formed the basis for the Amendment are held in the offices of the Planning Department, Victoria Hall, 55 King Street West, Cobourg, Ontario, K9A 2M2