

# THE TANNERY DISTRICT SUSTAINABLE NEIGHBORHOOD MASTER PLAN

## INTRODUCTION



## PROJECT OVERVIEW

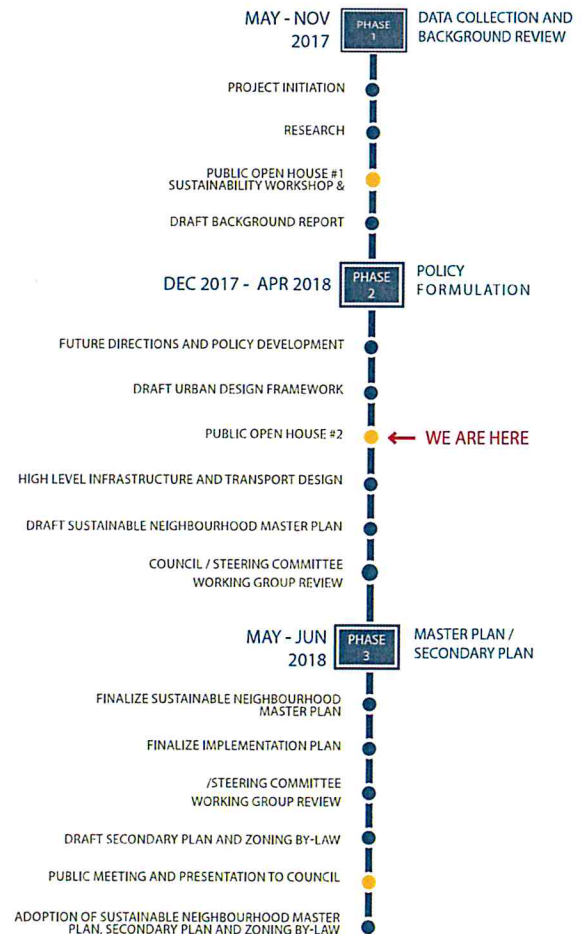
The objective of the Sustainable Neighbourhood Master Plan is to develop a comprehensive plan to achieve a healthy, vibrant and sustainable neighbourhood in the Tannery District. The Sustainable Neighbourhood Master Plan will build on the goals of the Official Plan to establish a vision for the Tannery District and provide the policy, governance and implementation framework to guide future development and decision-making.

Building on the previous Community Improvement Plan and charrette process, this project aims to develop a long range Sustainable Neighbourhood Master Plan for the Tannery District which is on the "cutting edge" of sustainability.

## CONSULTANT TEAM

The Town of Cobourg has retained Fotenn Planning + Design ([www.fotenn.com](http://www.fotenn.com)), Urban Equation ([www.urbanequation.ca](http://www.urbanequation.ca)), the Altus Group Economic Consulting group ([www.altusgroup.com](http://www.altusgroup.com)), and Crozier & Associates ([www.cfcrozier.ca](http://www.cfcrozier.ca)) to prepare the Sustainable Neighbourhood Master Plan. Fotenn is an award-winning urban design, planning, and landscape architecture firm with offices in Toronto, Ottawa, and Kingston. Urban Equation is a sustainability-focused consulting practice providing business advisory and technical services. The Altus Group provides strategic advice and information including conducting real estate and local market analysis. Crozier & Associates are a development engineering firm.

## PROJECT SCHEDULE

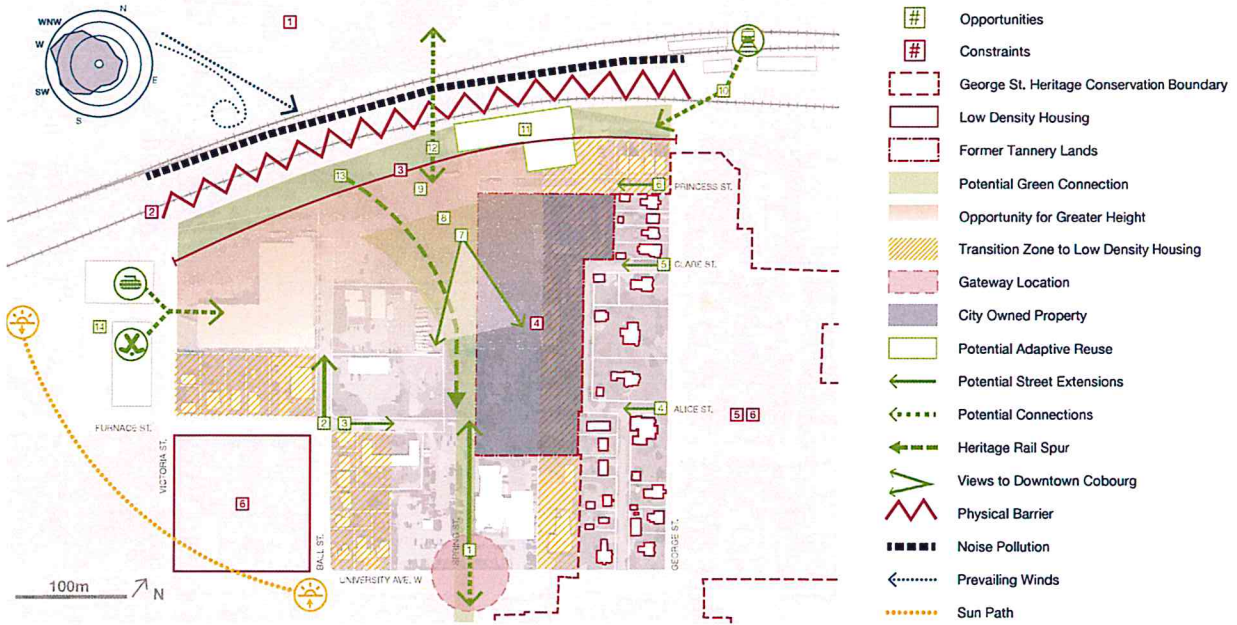




# THE TANNERY DISTRICT

## SUSTAINABLE NEIGHBORHOOD MASTER PLAN

### STUDY AREA ANALYSIS



#### CONSTRAINTS

1. Adjacent industrial uses
2. Noise and air pollution from adjacent railway
3. 30m minimum required setback from railway
4. Location of former Tannery lands - Brownfield area in need of remediation
5. George St. Heritage as Conservation area.
6. Adjacent low density housing requires transition zone

#### OPPORTUNITIES

1. Potential extension of Spring St. into Tannery District with connection to downtown Cobourg
2. Potential extension of existing street network into the site
3. Views to downtown Cobourg
4. Potential green space extending from Spring St. entrance to north boundary of site
5. Opportunity for greater height immediately south of the rail corridor 30m buffer zone
6. Potential connection to VIA Rail station
7. Adaptive reuse of existing warehouse structure
8. Potential connection across rail tracks to existing green space
9. Opportunities to re-imagine heritage rail spur as unique character component in Tannery District Master Plan
10. Potential connections to existing community facilities (West Northumberland Curling Club and Cobourg Memorial Rink Recreation Center)





# THE TANNERY DISTRICT

## SUSTAINABLE NEIGHBORHOOD MASTER PLAN

### WHAT WE'VE HEARD?



At the Sustainability Workshop and Public Open House held on June 22, 2017 the following key ideas and themes for sustainably focused development emerged. These themes will be used to inform the vision for the site, set the development principles, and guide overall site wide sustainability.

#### GREEN INFRASTRUCTURE

Green and blue approaches that provide beauty, water management and safe active transportation via walking - 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, and support and restore ecology

Opportunities for local gardens and urban agriculture

#### 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 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, triggen, etc), energy storage, district energy, micro-grids

Consider ownership by community cooperative/collective



# THE TANNERY DISTRICT SUSTAINABLE NEIGHBORHOOD MASTER PLAN

## NEIGHBOURHOOD VISION

Building on the work completed to-date, including the Community Improvement Plan and supporting design charrette, the initial Sustainability Workshop (June 22, 2017), and a review of best practices, a vision for the Tannery District is outlined below:

*The Tannery District is an innovative, sustainable neighbourhood that celebrates its rich history as an industrial destination in the Town of Cobourg, while looking toward the future. Grounded in the 10 One Planet principles for measuring ecological and carbon footprinting, the Tannery District supports a healthy and vibrant sense of community, and a diverse mix of people, places, cultures and experiences. A range of*

*housing options ensure a diverse population, affording the opportunity to 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. 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 this is founded on a strong local economy where neighbourhood entrepreneurs, artists, and other specialists compliment the Downtown businesses, supporting a Town-wide culture of locally-sourced goods and services.*

To implement this vision, a series of Priority Directions have been prepared (under the One Planet Living Principles), to guide the planning and design of new buildings, streets

and open spaces. As the study progresses, the Priority Directions will be used to inform the development of the Sustainable Neighbourhood Master Plan.





# THE TANNERY DISTRICT SUSTAINABLE NEIGHBORHOOD MASTER PLAN

## PRIORITY DIRECTIONS

### HEALTH AND HAPPINESS

1. Prioritize healthy, active living.
2. Provide open space for active and passive recreation, for people of all ages and abilities.
3. Design and locate public open spaces to promote social, physical and mental health.
4. Locate new buildings to frame public spaces and to enhance safety throughout the day.
5. Integrate educational opportunities to identify, celebrate and enhance of sustainable design.

### EQUITY AND LOCAL ECONOMY

1. Provide a variety of housing types to promote diversity.
2. Explore innovative opportunities to provide affordable housing. Provide concentrated mixed-use buildings.
3. Support unique and innovative employment opportunities.
4. Provide a variety of amenities to meet the community's needs.

### CULTURE AND COMMUNITY

1. Ensure development is compatible in scale, massing and character with the surrounding context.
2. Promote a balanced and feasible approach to height and density.

3. Reinforce a strong entryway that distinguishes the Tannery District as a unique destination.
4. Identify strategic locations for public art that celebrates the industrial history of the Tannery District.
5. Provide centrally-located facilities to support community events.
6. Reveal and celebrate sustainable technologies in buildings and landscapes.

### LAND AND NATURE

1. Make functional use of the required rail setbacks for ecological continuity.
2. Provide extensive trees and create a robust and continuous urban tree canopy.
3. Use soil-cell technology to ensure trees reach their optimal size.
4. Trees and landscaping should be native, drought-resistant species.

### LOCAL AND SUSTAINABLE FOOD

1. Accommodate community gardens to promote the use of local.
2. Locate community gardens within the required rail corridor setback.

### TRAVEL AND TRANSPORT

1. Provide a compact, well-connected street and pedestrian network.
2. Design streets to prioritize pedestrians and cyclists on internal streets.

3. Provide a pedestrian supportive-streetscape along University Avenue.
4. Promote and support vehicle and bike-share programs.

### MATERIALS AND PRODUCTS

1. Maximize the use of local building materials.
2. Wherever possible, re-use existing materials on site.
3. Materials should be durable, and should reflect the local and historic context.

### ZERO WASTE

1. Explore solutions that prioritize waste as a resource and minimize landfill.
2. Large existing industrial sites should be redeveloped for higher density residential redevelopment.

### ZERO CARBON ENERGY

1. Promote high-performance buildings that maximize solar exposure and minimize carbon impacts.
2. Buildings should strive to create a "net-zero" neighbourhood.
3. Encourage both active and passive green roofs wherever possible.
4. Explore opportunities to integrate sustainable technologies within open spaces.

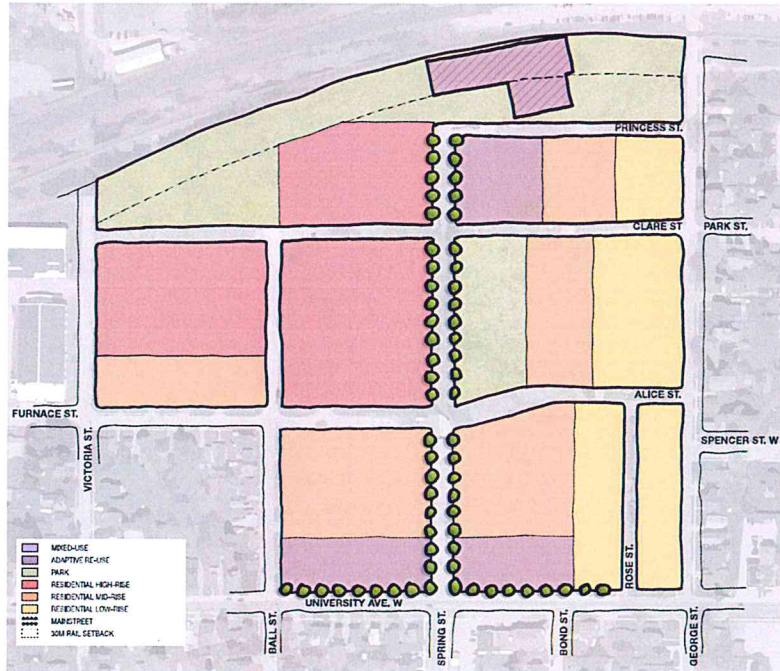




# THE TANNERY DISTRICT SUSTAINABLE NEIGHBORHOOD MASTER PLAN

## PROPOSED LAND USE SCENARIOS

### OPTION 1 THE EXTENDED GRID



#### Key Features

##### STREET NETWORK

- / Grid network Spring and Furnace Street
- / Spring Street as tree-lined 'Main Street'
- / Secondary circulation
- / 16.6 metre right-of-way on Spring Street
- / 10 metre right-of-way on all other streets

##### LAND USES

- / Medium overall density
- / Mid-rise residential at the edge
- / Small concentration of high-rise residential
- / Mixed-use 'face' along University Avenue
- / Mixed-use at Princess Street/Clare Street
- / 30 metre residential buffer from the rail corridor
- / Protect and maintain George Street HCD

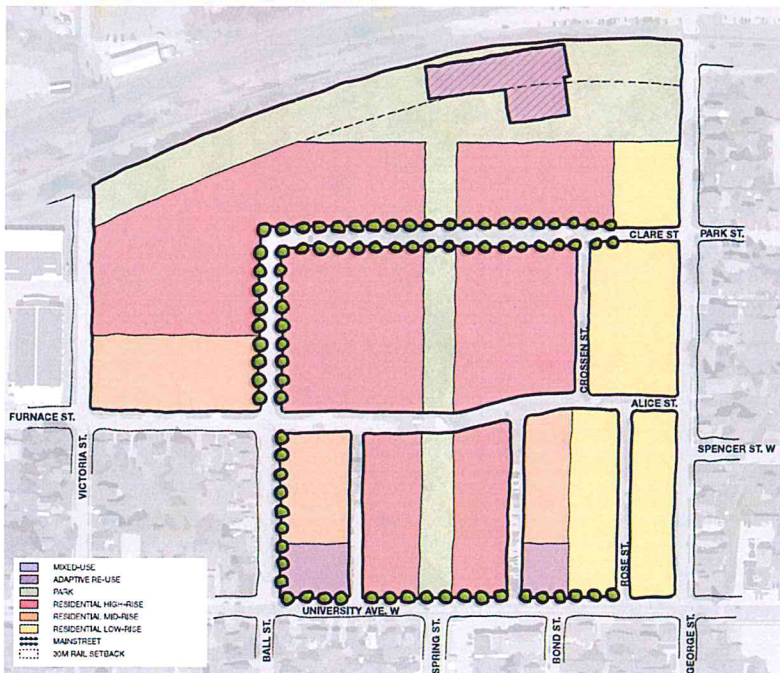
##### BUILT FORM

- / Mid-rise residential uses frame open spaces
- / Rear-yard transitions to George Street HCD
- / Re-use of the existing shed along the rail corridor

##### OPEN SPACE

- / Large central park located on Spring Street
- / Linear park along the rail corridor

### OPTION 2 THE GREEN EXTENSION



#### Key Features

##### STREET NETWORK

- / Local street circulating through Furnace Street
- / Clare Street as tree-lined 'Main Street'
- / 16.6 metre right-of-way
- / 10 metre right-of-way
- / Maintain rear-yard access via Crossen Street

##### LAND USES

- / High density with a focus on high-rise residential
- / Mid-rise residential transition to the George Street
- / High-rise residential at the centre of the site
- / Small mixed-use 'pockets' on University Avenue
- / 30 metre buffer from the rail corridor
- / Protect and maintain George Street HCD

##### BUILT FORM

- / High-rise residential frame the central open space
- / Re-use of the existing shed along the rail corridor

##### OPEN SPACE

- / Linear park along the rail corridor
- / North-south open space
- / Park terminates at Spring Street



# THE TANNERY DISTRICT

## SUSTAINABLE NEIGHBORHOOD MASTER PLAN

### PROPOSED LAND USE SCENARIOS

#### OPTION 3 THE GREEN SPUR



#### Key Features

##### STREET NETWORK

- / Local street circulating through Furnace Street
- / Clare Street as tree-lined 'Main Street'
- / 16.6 metre right-of-way on Clare Street
- / 10 metre right-of-way on all other streets
- / Maintain rear-yard access via Crossen Street

##### LAND USES

- / Medium overall density
- / Mid-rise residential at the edge to George Street
- / High-rise residential in the northwest
- / Mixed-use 'node' on University Avenue
- / 30 metre residential buffer from the rail corridor
- / Protect and maintain George Street HCD

##### BUILT FORM

- / Mid-rise residential frame the central open space
- / Re-use of the existing shed

##### OPEN SPACE

- / Open space corridor reflects the historic spur line
- / Park terminates at Spring Street
- / Linear park along the rail corridor
- / Direct green connections to Victoria Street

#### OPTION 4 THE CENTRAL PARK



#### Key Features

##### STREET NETWORK

- / Extend the existing grid network
- / Grid network modified to reflect the historic spur
- / Furnace Street off-set to slow vehicle traffic
- / Spring Street as tree-lined 'Main Street'
- / 16.6 metre right-of-way on Spring Street
- / 10 metre right-of-way on all other streets

##### LAND USES

- / Medium overall density (mid-rise residential)
- / Mid-rise residential at the edge of George Street
- / Small concentration of high-rise residential
- / Mixed-use 'face' along University Avenue
- / Mixed-use at Princess Street to service linear park
- / 30 metre buffer from the rail corridor
- / Protect and maintain George Street HCD

##### BUILT FORM

- / High-rise residential uses frame open spaces
- / Rear-yard to rear-yard transitions to George Street
- / Existing shed removed to allow new development

##### OPEN SPACE

- / Linear park along the rail corridor
- / Large central open space straddles Spring Street
- / Green connections provide pedestrian access to linear park

# THE TANNERY DISTRICT

## SUSTAINABLE NEIGHBORHOOD MASTER PLAN

### PROPOSED LAND USE SCENARIOS

#### OPTION 5 THE MODIFIED GRID



#### Key Features

##### STREET NETWORK

- / Extend the existing grid network
- / Grid network modified to reflect the historic spur
- / Furnace Street off-set to slow vehicle traffic
- / Spring Street as tree-lined
- / 16.6 metre right-of-way on Spring Street
- / 10 metre right-of-way on all other streets

##### LAND USES

- / Medium-high overall density
- / Mid-rise residential at the edge of George Street
- / High-rise residential at the centre of the site
- / Mixed-use 'face' along University Avenue
- / 30 metre buffer from the rail corridor
- / Protect and maintain George Street HCD

##### BUILT FORM

- / Mid and high-rise residential uses frame open spaces
- / Rear-yard to rear-yard transitions to George Street
- / Adaptive re-use of the existing shed structure

##### OPEN SPACE

- / Linear park along the rail corridor (within the 30 metre buffer)