

Presentation by Diane Chin of ACO Cobourg Branch

Introduction

Your Worship and Members of Council; Thank you for allowing me to present this afternoon. I must declare from the outset that I present wearing two hats. Firstly I represent the ACO of Cobourg and East Northumberland. Secondly I represent myself as an owner of one of the homes that I will be speaking about.

Zoning Fairness and Transparency

The problem:

- Over 50 houses in Cobourg's residential neighbourhoods have a zoning that would allow them to be replaced by high rise towers. This means that these properties are vulnerable to unsympathetic development.
- Cobourg's Heritage Master Plan identifies these zoning problems:

"Item 6d: That the Town of Cobourg complete the review of areas where there is a discrepancy between the existing zoning and the direction contained within the applicable Heritage District Plan, and undertake a housekeeping amendment to correct the discrepancy."

Our Recommendation

- ACO recommends that the Town carry out the review described in its Heritage Master Plan, see above.
- Unless some exceptional circumstances are found, the zoning should all be returned to R3.

Specific problem areas (see attached images and maps):

A. Block bounded by King Street East, Henry Street, Queen Street and Church Street

- Sometime in the mid-20th century a decision was made that all the existing dwellings should be replaced by apartment blocks in the blocks between King Street East and Queen Street between Church Street and D'Arcy. The area was zoned almost totally to R5.
- Most of the apartment blocks were built, however some beautiful homes still remain with an R5 zoning.

B. King Street West and William Street

- It was assumed that the commercial downtown would expand westwards.
- Houses on William Street and King St. west of William were up-zoned to R4.
- My home is 294 King St. W. which is the middle Jackson House in the group of 5 on the north side. Some of these houses have very deep lots (330 ft. to be exact) thus making them desirable for high density development.
- After the mall was built, and the pressure for more retail on King St. evaporated, the beautiful houses on King Street West remain at special risk with R4 zoning with different pressures possible currently.

C. Orange Street and adjacent areas of George Street and Spring Street

- The north side of Orange Street has been totally rezoned as R4, as have adjacent areas on Spring and George Streets.

- However, except for a single apartment building, all the existing buildings are family homes.

D. King Street East, north side between St. Peter's Church and Walton Street

- There are seven homes in this block, within a heritage district. Two of them had previously been individually designated. It is unclear why four of the homes are zoned R3 and three of them are zoned R4.

E. Other Inconsistent Zonings

- Many of these are on purely residential streets such as Durham, Blake and Bagot.

Where are we now?

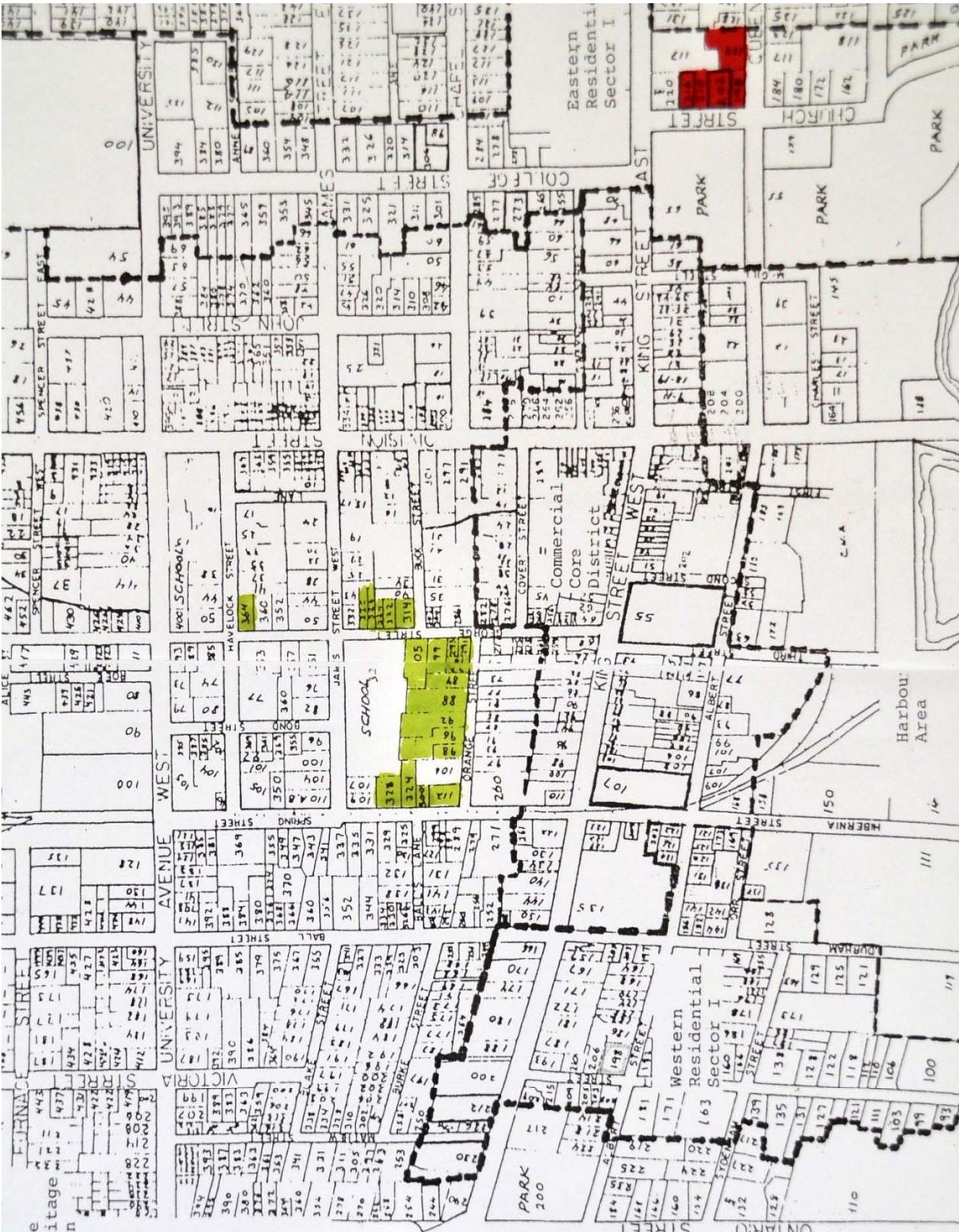
- In July 2013, the ACO raised this issue with the town, but was advised that action should be postponed until the Town's new official Plan had been approved.
- We have been advised by the Town's planning department that the new official plan is now "official".
- The widespread R3 zoning of the downtown residential areas is effectively protecting the town's attractiveness.

Why does this matter?

- Cobourg is not an average town, and as its 150 year history makes clear it has been regarded as something special.
- In 1832 Victoria College was created as Upper Canada's first non-Anglican College and University.
- In 1860 the Prince of Wales opened Victoria Hall.
- In 1894 the Toronto Globe wrote: "No town in Ontario of the same size contains so many beautiful residences as does Cobourg".
- In the 1970s Lenah Field Fisher received the Order of Canada for her work in saving and restoring Victoria Hall.
- Cobourg has more heritage districts and individually designated properties than any other community of comparable size.
- In 2010 the Town of Cobourg was awarded the Lieutenant Governor's Ontario Heritage Award for Community Leadership.
- In 2011 the Town of Cobourg and ACO Cobourg jointly hosted the Ontario Architectural Heritage Conference.
- In 2017 ACO Cobourg and East Northumberland, thanks to a grant from the Town, celebrated Canada's 150th birthday by erecting signs in front of every building that was standing in 1867.
- Communities in Bloom Award in 2016 with a mention of the positive addition of heritage properties in town.

identified by their
municipal Address) are
ded from the Heritage
acts shown hereon
will retain their
individual property
designations.

- 55 King Street W.
- 17 King Street W.
- 2 King Street W.
- 10 King Street W.
- 2 Church Street
- 6 Church Street
- 3 College Street
- 0 University Avenue



A. Block bounded by King Street East, Henry Street, Queen Street and Church Street

At some point in the middle of the last century a decision was made that in the blocks between King Street East and Queen Street between Church Street and D'Arcy all the existing dwellings should be replaced by apartment blocks, and the area was zoned almost totally to R5. Most of the apartment blocks were built, but some beautiful homes still remain, but their zoning remains as R5.



199 Henry
(designated) *



217 Henry



197 King E



173 King E



201 Green



217 Green



198 Church



202 Church (des)



210 Church



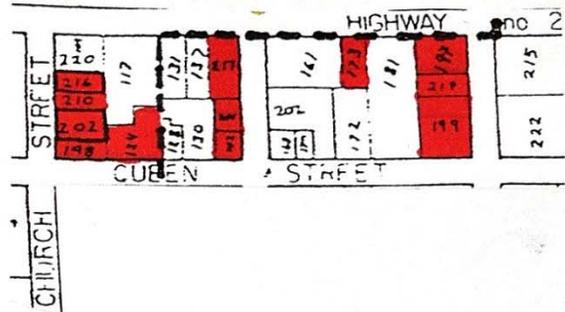
216 Church (des)



124 Queen



142 Queen



* note: buildings shown as (designated) have an individual designation plaque. Many of the other buildings are either in heritage districts (and thus also designated), or may be individually listed.

B. King Street West and William Street

It was also assumed that the commercial downtown would expand westwards. Accordingly houses on William Street and King St. west of William were up-zoned to R4. Then, of course, the mall was built, and the pressure for more retail on King St. evaporated, but the beautiful houses on King Street West remain at R4 zoning, as do those on William Street.



276 King W



286 King W



290 King W



294 King W



298 King W



302 King W

William St (see note above)



265, 269, 273 William



351 William (designated)



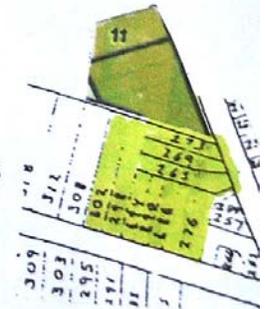
363 William



365, 387 William



395



C. Orange Street and adjacent areas of George Street and Spring Street

The north side of Orange Street has been totally rezoned as R4, as have adjacent areas on Spring and George Streets. All the existing buildings are family homes, except for a single apartment building.

Orange St.



76/78 Orange



84 Orange



88 Orange



92 Orange



96 Orange



98 Orange



112A Orange



291 George



293 George
(designated)



299 George



305 George



330 George



364 George
(designated)



326 George

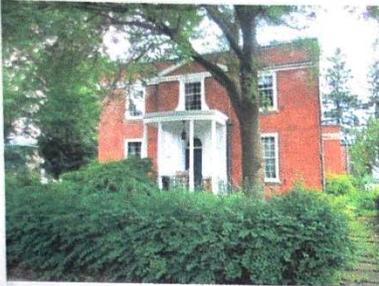


326, 324, 300 Spring



D. King Street East, north side between St. Peter's Church and Walton Street

There are seven homes in this block, which is in heritage district. Two of them also have been individually designated. Four of the homes are zoned R3, and three of them are zoned R4. It is not clear why some of the homes have been zoned R4.



130 King E **R3**



136 King E **R3**



142 King E **R3**



144 King E **R4**
Designated



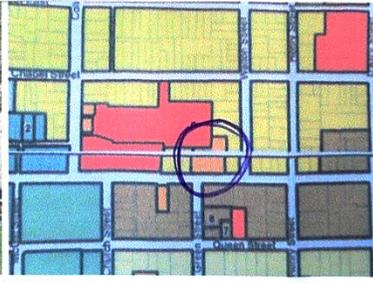
154 King E **R4**



160 King E **R4**



170 King E **R3**
Designated



3 of these neighbouring
homes are zoned R4
Why ?

E. Other Inconsistent Zonings

Bagot St.



182 Bagot

Albert St.



121 Albert

Durham St.



F128 Durham (Lakehurst)



186 Durham



246 James

248 James East



178 Blake



ig By-law Update 2013
Map 2

DRAFT

