PROJECT OVERVIEW

STUDY PURPOSE
Build on the Charette and CIP (2009) to establish an innovative and implementable vision for the Tannery District as a ‘healthy, vibrant and sustainable neighbourhood.’
PROJECT OVERVIEW

ONE PLANET LIVING

Apply the 10 Principles of One Planet Living to achieve four pillars of sustainability - social, environmental, economic, and cultural.

/ Balance technical and urban design requirements
/ Establish measurable goals
/ Respond to resiliency
/ Augment local initiatives
/ Reflect local market and economy
PROJECT OVERVIEW

STUDY TIMELINE

DATA COLLECTION AND BACKGROUND REVIEW

PHASE 1
MAY - NOV 2017
PROJECT INITIATION

PHASE 2
DEC - APR 2018
1ST PUBLIC OPEN HOUSE
SUSTAINABILITY WORKSHOP & DRAFT BACKGROUND REPORT

MAY - JUNE 2018
FUTURE DIRECTIONS AND POLICY DEVELOPMENT

WE ARE HERE

MASTER PLAN / SECONDARY PLAN

PHASE 3
MAY - JUNE 2018
DRAFT URBAN DESIGN FRAMEWORK

PHASE 4
2ND PUBLIC OPEN HOUSE

PHASE 5
MAY - JUNE 2018
DRAFT SUSTAINABLE NEIGHBOURHOOD MASTER PLAN

council / steering committee / working group review

FUTURE DIRECTIONS AND POLICY DEVELOPMENT

HIGH LEVEL INFRASTRUCTURE AND TRANSPORT DESIGN

DRAFT SUSTAINABLE NEIGHBOURHOOD MASTER PLAN

COUNCIL / STEERING COMMITTEE / WORKING GROUP REVIEW

SUSTAINABLE NEIGHBOURHOOD MASTER PLAN

FINALISE SUSTAINABLE NEIGHBOURHOOD MASTER PLAN

COUNCIL / STEERING COMMITTEE / WORKING GROUP REVIEW

DRAFT SECONDARY PLAN AND ZONING BY-LAW

PUBLIC MEETING AND PRESENTATION TO COUNCIL

ADOPTION OF SUSTAINABLE NEIGHBOURHOOD MASTER PLAN

FOTENN Planning + Design

URBAN EQUATION

SUSTAINABLE NEIGHBOURHOOD MASTER PLAN FOR THE TANNERY DISTRICT DESIGN CONCEPTS WORKSHOP
SITE ANALYSIS
SUSTAINABLE NEIGHBOURHOOD MASTER PLAN FOR THE TANNERY DISTRICT

DESIGN CONCEPTS WORKSHOP
SUSTAINABLE NEIGHBOURHOOD MASTER PLAN FOR THE TANNERY DISTRICT

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DESIGN CONCEPTS WORKSHOP
SUSTAINABLE NEIGHBOURHOOD MASTER PLAN FOR THE TANNERY DISTRICT

DESIGN CONCEPTS WORKSHOP

Opportunities
- Potential Adaptive Reuse
- Potential Green Connection
- Transition Zone to Low Density Housing
- City Owned Property
- Potential Street Extensions
- Potential Connections
- Heritage Rail Spur
- Prevailing Winds
- Sun Path
- Noise Pollution
- Views to Downtown Cobourg
- Gateway Location
- Opportunity for Greater Height

Constraints
- George St. Heritage Conservation Boundary
- Low Density Housing
- Former Tannery Lands
- Physical Barrier

Former Tannery Lands

Potential Adaptive Reuse

Potential Green Connection

Transition Zone to Low Density Housing

City Owned Property

Potential Street Extensions

Potential Connections

Heritage Rail Spur

Prevailing Winds

Sun Path

Noise Pollution

Views to Downtown Cobourg

Gateway Location

Opportunity for Greater Height
WHAT WE’VE 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, trigen, 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**
VISION + PRIORITY
DIRECTIONS

DESIGN VISION

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.
## VISION + PRIORITY DIRECTIONS

### PRIORITY DIRECTIONS

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health and happiness</td>
<td>Encouraging active, social, meaningful lives to promote good health and wellbeing</td>
</tr>
<tr>
<td>Equity and local economy</td>
<td>Creating safe, equitable places to live and work which support local prosperity and international fair trade</td>
</tr>
<tr>
<td>Culture and community</td>
<td>Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living</td>
</tr>
<tr>
<td>Land and nature</td>
<td>Protecting and restoring land for the benefit of people and wildlife</td>
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</tbody>
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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’
/ 16.6 metre right-of-way for key streets
/ 10 metre woonerf for all other streets
/ 30 metre buffer from the rail corridor
/ Protect and maintain George Street
/ HCD
/ Linear park along the rail corridor (within the 30 metre buffer)
SUSTAINABLE NEIGHBOURHOOD MASTER PLAN FOR THE TANNERY DISTRICT

OPTION 1: THE EXTENDED GRID

- Standard grid network
- Spring Street as ‘Main Street’
- Medium overall density
- Mid-rise residential at HCD
- Small concentration of high-rise residential
- Mixed-use ‘face’ along University Avenue
- Mixed-use at Princess Street/Clare Street
- Mid-rise residential uses frame open spaces
- Re-use of the existing shed along the rail corridor
- Large central park located on Spring Street
OPTION 2: THE GREEN EXTENSION

North-south open space terminates at Spring Street

Local street circulation through Furnace Street

Clare Street as tree-lined ‘Main Street’

High density with a focus on high-rise residential

Mid-rise residential transition to George Street HCD

Small mixed-use ‘pockets’ on University Avenue

High-rise residential frame the central open space

Re-use of the existing shed along the rail corridor
OPTION 3: THE GREEN SPUR

Open space corridor reflects the historic spur line

Local street circulation through Furnace Street

Clare Street as tree-lined ‘Main Street’

Medium overall density

Mid-rise residential at HCD

High-rise residential in the northwest

Mixed-use ‘node’ on University Avenue

Mid-rise residential frames the central open space

Re-use of the existing shed along the rail corridor

Direct green connections to Victoria Street

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MIXED-USE
ADAPTIVE RE-USE
PARK
RESIDENTIAL HIGH-RISE
RESIDENTIAL MID-RISE
RESIDENTIAL LOW-RISE
MAINSTREET
30M RAIL SETBACK
OPTION 4: THE CENTRAL PARK

Grid network modified to reflect the historic spur

Furnace Street off-set to slow vehicle traffic

Spring Street as tree-lined ‘Main Street’

Medium overall density

Mid-rise residential at HCD

Small concentration of high-rise residential

Mixed-use ‘face’ along University Avenue

Mixed-use at Princess Street

Large central open space straddles Spring Street

Green connections provide pedestrian access to linear park
OPTION 5: THE MODIFIED GRID

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’

Medium-high overall density

Mid-rise residential at HCD

High-rise residential at the centre of the site

Mixed-use ‘face’ along University Avenue

Re-use of the existing shed along the rail corridor
WORKSHOP OVERVIEW

/ As a group, please complete the worksheet activities provided
/ A member of the Consultant Team will be available to help as needed
/ Assign a note-taker for your group
/ Recommended timing is noted on the sheets
THANK YOU
WRAP UP + NEXT STEPS

WORKSHOP SUMMARY

Prepare a summary of the key findings to inform the development of a Preferred Master Plan.
PSAC/TDPSC FEEDBACK

In November, the Draft Design Plans were reviewed by PSAC and the Steering Committee.

/ Include neighborhood energy supply solutions
/ Street design to fit with likely enduring/existing uses
/ Consider transitions and phasing related to ownership/retentions
/ Showing anticipated types of built form
Extension of Clare Street westward to Ball Street

The extension of the Mixed Use northward along Spring Street

Spring Street would have a 20-23m right-of-way

Alice/Furnace Streets and Spring Street would function as key transportation corridors (complete streets)

Medium overall density with a balance of mid-high rise and mixed use areas

High-rise residential in the central-north areas where impacts are minimal;

Special Employment Area designation to reflect existing employment uses

Adaptive re-use of the existing industrial building in the north-east area
Extension of Princess Street westward to Ball Street

North-south linear road alignments

The extension of the Mixed Use northward along Spring Street

Spring Street would have a 20-23m right-of-way

Furnace Street includes a slight meander for interest

Alice/Furnace Street, Spring Street and Princess Street would function as key transportation corridors (complete streets)

Medium-high overall density with a focus on high-rise residential in the central quadrant

Mid-rise designation along east side of Ball Street, south of Furnace Street

Special Employment Area designation to reflect existing employment uses

Adaptive re-use of the existing industrial building in the north-east area

Central park oriented to intersection of Alice Street and Spring Street
OPTION 3A: THE GREEN SPUR

The extension of Spring Street north and terminate at Alice/Furnace Streets

The removal of the side streets on University Avenue West

Spring Street would have a 20-23m right-of-way

Alice/Furnace Street and Spring Street would function as key transportation corridors (complete streets), possibly Clare Street and Ball Street as well;

High-rise on east and west side of linear park to frame open space

High-rise on north side of Clare Street extension to terminate Spring Street open space/view corridor, with open space links to resemble rail spurs, framed by adjacent residential

Low-rise on west side of George Street

Special Employment Area designation to reflect existing employment uses

Adaptive re-use of the existing industrial building in the north-east area

30 m linear open space buffer along railway.
WRAP UP + NEXT STEPS

PREFERRED MASTER PLAN

The feedback received from PSAC will be combined with the feedback from tonight, will be used to refine a Preferred Master Plan.
WRAP UP + NEXT STEPS

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PHASE 5
MAY - JUNE 2018
FINALISE IMPLEMENTATION PLAN
FINALISE SUSTAINABLE NEIGHBOURHOOD MASTER PLAN
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