

A. SUBDIVISIONS

1. East Village Phases 3 & 4: Construction of new dwellings by Stalwood Homes is continuing.
2. East Village Phase 5: The Pre-Servicing Agreement has been registered on title and pre-servicing work is ongoing by JMCD Holdings. Staff is working on the final paperwork, including the Subdivision Agreement, performance securities and deeds for land dedications.
3. Cedar Shore Estates: Pre-Servicing work has been completed on-site by EIE Corporation and staff is working on the final paperwork, such as the Subdivision Agreement, performance securities and deeds for land dedications.
4. New Amherst Stage 2: Construction of new dwellings by New Amherst Homes is continuing. Installation of curbs, trees, sidewalks and road works underway.
5. Parkview Hills Alder Court: Construction of new dwellings by LeBlanc Enterprises is continuing.
6. Clyde Street (Ewart): The Subdivision Agreement for the 4 residential lots has been registered on title and construction of services on the eastern section of roadway by Ewart is underway.
7. Clyde Street/Forth Street (Smith): Staff is working on the final paperwork for pre-servicing of the 4 residential lots at the west end of Clyde St, with construction on servicing anticipated in the Fall.
8. Vandyk West Park Village Phase 5 (CTC Lands): The application for approval of a draft plan of subdivision for a 72-unit residential/commercial enclave submitted in late June has been circulated by staff to the Development Review Team and external partner review agencies. As per the Town's new public notification and engagement procedures, Public Notice signage has been erected on-site and Vandyk has convened a virtual open house on August 17th. The Public Meeting of Council will be convened in the near future.
9. Mason Homes Kingswood (King St E): The 3rd submission for clearance of draft plan of subdivision conditions for this 25 unit townhouse development has been submitted and is under review by the Development Review Team and external partner review agencies before being brought back to Council for final approval.
10. Rondeau Heritage Village (Elgin St E): The 2nd submission for clearance of draft plan of subdivision conditions for 212 units in Phase 1 has been reviewed and further meetings

and discussions are being held with staff and the proponent's consulting team to finalize approvals for this development.

11. Nickerson Woods (LeBlanc): The 2nd submission for clearance of draft plan of subdivision conditions for this 23-unit residential enclave has been submitted and is under review by the Development Review Team and external partner review agencies before being brought back to Council for final approval.
12. Joshani Homes 377 William Street: The application for approval of a draft plan of subdivision for a 14-unit residential infill development submitted in late June was circulated by staff to the Development Review Team and external partner review agencies, and comments provided. As per the Town's new public notification and engagement procedures, Public Notice signage has been erected on-site however there is no timeline presently on the convening of an open house or Public Meeting of Council.
13. Densmore Meadows Subdivision (north of St. Mary's High School): Pre-servicing work is complete however construction has stalled and property is under Power of Sale. Staff is responding to inquiries from a potential purchaser/developer of the project. Timing of development completion is unknown at this time.

B. SITE PLAN APPROVALS

1. Golden Plough Lodge Re-development: The technical aspects and plans have now been finalized with the Development Review Team and external partner review agencies and a staff report will be brought to Council shortly for final Site Plan Approval. Construction is anticipated to commence this Fall.
2. Balder Corporation Mixed Rental Building (University & William): Staff is working on the final paperwork and financials in order to register the Development Agreement on title. Construction on this 71-unit mixed affordable/rental apartment building is anticipated to commence in the coming weeks.
3. Northumberland Mall Outbuilding: The Development Agreement has been registered and paperwork in place to permit construction on the multi-unit commercial building to commence.
4. New Amherst 6-Plex: Staff is working on the final paperwork and financials in order to register the Development Agreement. Construction is anticipated to commence in the coming weeks.
5. Coast Guard Re-Development: Technical site planning details have been resolved and staff is working on the final report to Council.

6. Holiday Inn Express Hotel (west of Home Depot): The application for Site Plan Approval for an 82 suite hotel was received by Council in June has been circulated to the Development Review Team and external partner review agencies, and additional work is required on sanitary sewer servicing before final approval can be considered by Council.
7.
 - i) SmartCentres Strathy Road Commercial Development;
 - ii) King St E & Brook Rd N Commercial Development;
 - iii) Goldmanco Commercial Development (Willmott St & King St E);
 - iv) Cobourg Creek Lofts (415 King St W/former Cobourg Star) – 26 apartment units;
 - v) Stalwood 10-Plex (East Village Phase 4) – 20 units total;
 - vi) Heli Homes Enclaves (Elgin St W across from Fellowship Church) – 27 unit townhouses;

The submissions for Site Plan Approval for these 6 development proposals have been reviewed by the Development Review Team and external partner review agencies and a number of technical matters still need to be addressed before a report is brought back to Council for final approval.

8. Sobeys Foodland Re-Development (990-1000 Division St): The SPA was approved by Council in 2018 however Sobeys indicates that construction is not anticipated until 2021. Staff is in discussions with the proponents to finalize the paperwork required to facilitate this schedule.
9. TVM Legion Development: Construction on this 53-unit mixed use building is nearing completion and occupancy is expected in the Fall, following which the former Legion building will be demolished and converted into a parking facility. Inspections in accordance with the Development Agreement will occur once complete.
10. Parkview Hills Augusta Court (Densmore Road): The Development Agreement registered on title and construction is ongoing for the development of six 4-plex's. Staff inspections occur frequently and final inspections in accordance with the Development Agreement will occur once complete.
11. Affordable Housing Solutions (82 Munroe St): Construction on this 36-unit mixed affordable/market rental apartment building is ongoing and final inspections in accordance with the Development Agreement will occur once complete.
12. Habitat for Humanity (University Ave W (2-units) and Daintry Crescent (1 dwelling)): Work on these 2 affordable housing projects by Habitat is ongoing.
13. Trinity Housing of Cobourg (James and John St): Staff is working with Trinity Housing on the paperwork required for their submission to CMHC for funding approval for this 27-unit affordable rental apartment building.

14. University Terrace (University Ave E, next to Victoria College): Construction on this 10-unit residential enclave is nearing completion, with final inspections yet to occur as per the Development Agreement.
15. Loadstar Trailers (Dodge St): Final paperwork for the Development Agreement is complete however no timeline on construction provided by proponent as of this date.
16. i) Chadwicks Truck Centre/Garage (Veronica St);
ii) Bannister Storage Units (671 Division St);
iii) Post Brands Trailer Storage Lot;
iv) Krystal Gardens (680 Ontario St) – 22 residential units;
v) 16 Park St 6-Plex;
vi) Burger King (1154 Division St);

The construction associated with these 6 projects is complete and staff final inspections will be underway in the Fall pursuant to the Development Agreement and approved plans.

17. Elgin Park Rental Housing Re-Development (County of Northumberland): As has been previously announced, the County is moving forward with executing agreements with the Ministry of Municipal Affairs and the Canada Mortgage and Housing Corporation for \$5,770,000 in funding, announced July 23, for the [Elgin Park Redevelopment project](#). County Council has approved a draw from Housing Reserves up to \$500,000 to support this 40-unit mixed affordable/market rental re-development project, and has authorized County staff to pursue the remaining financing required through an application to the CMHC Co-investment Fund. Cobourg staff has had a number of pre-consultation meetings with County staff and their consulting team and it is expected that a formal application for re-zoning and Site Plan Approval will be submitted in the Fall

C. PRE-CONSULTATIONS

There are at least 6 development projects that are in the preliminary pre-consultation stage and staff is in discussions with proponents and their consultants on preliminary site design aspects and planning application requirements.

D. HERITAGE

Certo Building Restoration: FV Pharma has retained Historic Brick and Carpentry Company to undertake the restoration of the south gable brick wall and replace the roof of the Certo building, and the contractor is gearing up for submission of plans and permits with work to begin in the next few weeks.

E. SPECIAL PLANNING PROJECTS

1. Affordable and Rental CIP: The draft CIP and background report are complete and these documents along with new feedback panels and a narrated powerpoint are all being posted on the Engage Cobourg website this week for the month of September. A Public Meeting of Council will be held on Monday, September 28th at 5 pm in the Concert Hall in Victoria Hall.
2. Comprehensive Zoning By-law Review: This comprehensive review process, including the land use examination of rehabilitation treatment facilities, will be re-activated in the coming weeks in accordance with Council's direction, with an anticipated completion date of September 2021.
3. Tannery District Sustainable Neighbourhood Master Plan: Some behind the scenes work with staff and the consulting team has been ongoing, albeit this project is lagging behind due to heavy case volumes and limited resources.
4. Integrated Community Sustainability Plan (ICSP) and Green Development Standards (GDS): Council approved funds for the initiation of this project in 2020 and 2021, and preliminary work has been undertaken by staff and the County's Sustainability Co-ordinator to seek additional funding from the Federation of Canadian Municipalities' Green Municipal Fund under its Fall 2020 Intake.

F. STAFFING

The Planning Department continues to seek a replacement for the Senior Development Planner position, after the first application round was unsuccessful in the Spring. Staff are working with Human Resources to post for two planner positions with the hope of hiring in the Fall.