

Planning Report to Council 26 July 2021

By Councillor Nicole Beatty

A. SUBDIVISIONS

Rondeau/Tribute Lands (Elgin Street East and Brook Road North): The Site Alteration Agreement for the Phase 1 lands has been executed and the site earth-moving activity has commenced. This work is expected to continue over the next several months. A 2nd submission of engineering plans for the Phase 1 development has been submitted and is under review by the Development Review Team. The Team is also in discussions with Tribute on the Phase 2 subdivision lands on the west side of Brook Road North, south of Elgin Street East;

Nickerson Woods (north end of D'Arcy Street): Infrastructure construction on the 24 unit housing development by LeBlanc Enterprises is continuing in accordance with the registered Pre-Servicing Agreement;

Mason Homes Kingswood Subdivision (425 King St E at Brook Road North): The Subdivision Agreement has now been registered and the pre-servicing work is complete on this 27 unit townhouse development. A minor variance was approved by the Committee of Adjustment on July 20th for one of the interior townhouse blocks;

East Village Phase 4 (Brook Road North): Construction of homes in this phase is ongoing, including the two 10-plex buildings on the north side of Lonsberry Drive. Stalwood Homes will be applying for Site Plan Approval and a Minor Variance the next phase of multi-plex's, which will consist of two 16-plex's to round out the development blocks in Phase 4.

East Village Phase 5 (King Street East and Maplewood Blvd.): The pre-servicing work has been completed and Stalwood Homes is applying for Building Permits for new homes with construction commencing soon;

Cedar Shores Subdivision (King Street West, west of Maher St): The Subdivision Plan and Agreement have been registered, and all legal paperwork at the LRO has been completed. The owner has recently commenced marketing for the development of the lots;

Kwendill Holdings Subdivision (Kerr Street, between D'Arcy and Division Streets): The application for this 6-lot industrial subdivision was considered for draft plan approval by Council this evening. The next steps are for the developer to apply to clear the conditions of draft plan approval and obtain final approval of the Subdivision Agreement and Plan of Subdivision for future registration and development;

New Amherst Stage 2 Subdivision: Construction on the housing development in Stage 2 between John Fairhurst Blvd and Kerr St is continuing. An application for draft plan approval of Stage 3 west of New

Amherst Blvd. has been submitted and received by Council for approx. 397 dwelling units, and is under review by the Development Review Team.

West Park Village Phase 5 (Elgin Street west of Canadian Tire): Following draft plan approval of this 72 unit mixed residential/commercial development by Council in December of 2020, municipal staff has been in discussions with the developer's consultants regarding an upcoming submission for the clearance of draft plan conditions and final subdivision approval, expected in the near future;

Joshani Homes Residential Enclave (377 William Street): The Town is awaiting the re-submission of plans and reports for this 14 unit semi-detached/townhouse draft plan of subdivision, following which a Public Meeting will be scheduled in the Fall.

Densmore Meadows Subdivision (Densmore Road across from St. Mary's High School): An application for Zoning By-law Amendment has been submitted by Marshall Homes for a 123 unit townhouse development. The Public Meeting is being held on August 9th.

440-448 Elgin Street West (located across from the Fellowship Baptist Church): An application for approval of a Draft Plan of Subdivision has been submitted by Heli Homes for the development of 24 townhouse units on the site. The Public Meeting has been scheduled for September 7th;

B. SITE PLAN APPROVALS

Sobeys Foodland: The construction on the new Foodland supermarket at 990 Division Street is well underway;

Brook Road North and King Street East Commercial Development: The construction on the new Tim Horton's has begun and the gas bar convenience store is expected to begin soon;

TVM/Legion Development: Final interior work continues on the new Legion facility. The final condominium documentation has now been registered at the Land Registry Office. Once the Legion is complete and occupied, the existing Legion will be demolished and converted into a parking lot for the Legion this Summer or Fall (no firm timeline has been confirmed as of yet).

Cobourg Creek Lofts (415 King St W/former Cobourg Star) : The Development Agreement is executed and construction has commenced;

University Terrace (96 University Avenue, west of Victoria College): Construction on this 10-unit townhouse enclave is nearing completion and final condominium registration documents have been executed;

Loadstar Trailers (Dodge Street, Lucas Point Industrial Park): Construction is ongoing on the new trailer manufacturing facility on Dodge Street.

Golden Plough Lodge Re-development: Construction work continues on this major 180-bed long term care facility project, which includes the County Archives and Museum. The construction is expected to continue until December of 2022.

Balder Corporation Mixed Rental Building (University & William): Construction on this 71-unit mixed affordable/rental apartment building is continuing (majority of the work so far is on-site servicing and the underground parking garage and foundation).

Northumberland Mall Outbuilding: Construction on the multi-unit commercial building is mostly complete. The new Giant Tiger store has opened.

Coast Guard Re-Development: The construction tender for the re-development of the Coast Guard station has been deferred due to excessive costs. The tender will be re-posted later in the Fall;

Holiday Inn Express Hotel (west of Home Depot): The engineering plans for the DePalma Drive extension to serve the proposed 82-room hotel have been submitted and are under review by the Development Review Team.

SmartCentres Commercial Development (Strathy Rd and DePalma Drive): Construction on the new PetSmart and Homesense continues;

Parkview Hills Augusta Court (295 Densmore Road): Construction is mostly complete now of the 24 unit residential enclave.

Affordable Housing Solutions (82 Munroe St): Construction on this 36-unit mixed affordable/market rental apartment building is complete and taking tenants.

Elgin Park Rental Housing Re-Development (Northumberland County Housing Corporation): Site Plan Approval has now been granted by Council for this 40-unit affordable/market rental housing development and final details and paperwork are being worked out in order to permit the 1st phase of the re-development to commence.

Beachwalk Flats (179-185 Division Street at Albert St): The applicant is preparing for a re-submission to the Town in the next few weeks.

Joshani Homes Infill Development (296 George St): Council has received the Site Plan Approval application for the 20-unit apartment/townhouse infill development at 296 George Street (at Buck St) and is under review by the municipal Development Review Team. A number of public submissions has been received by the Town regarding this application and further updates will be provided as information is received;

Canadian Centre for Addictions (420 Division Street): The application for Site Plan Approval was approved by Council and the owner is finalizing engineering details for a new water service to the building;

Rondeau/Tribute Sales Centre (north-east corner of Elgin Street East and Brook Road North): The construction on the sales centre is continuing;

Goldmanco (545 King Street East at Willmott St): The application for Site Plan Approval has been approved by Council and construction on Phase 1 of the commercial development will occur once the legal paperwork, financial details and Development Agreement are finalized.

274 King St East 4-Plex (between D'Arcy St and Rankin Blvd): The proponent recently received a Minor Variance from the Committee of Adjustment for the 4-plex and the application for Site Plan Approval is currently under review by the Development Review Team.

Gas Bar Convenience Street at 1043 Division Street (south of RONA): The 1st Submission for Site Plan Approval for the proposed gas bar convenience store is currently under review by the Development Review Team.

Free-standing Commercial Building (1025 Elgin St W in front of Staples): A Minor Variance was approved by the Committee of Adjustment on July 20th and the application for Site Plan Approval for this 650 sq m multi-unit commercial building is currently under review by the Development Review Team.

357-361 Elgin Street West (west of the YMCA): The application for approval of a Draft Plan of Subdivision and Site Plan for the development of a five story (5) apartment building with eighty-four (84) units on the north-east portion and sixteen (16) townhouse units on the west portion of the lands, with a shared central driveway access, is currently under review by the Development Review Team.

The Planning Department continues to convene multiple pre-consultation meetings with numerous prospective developers and applicants on many proposals across the municipality.

C. HERITAGE

2 King Street East Update: The owner is conducting a multi-phase restoration plan for the building at the north-east corner of King and Division Streets in accordance with the approved Heritage Permit. Historic Brick & Carpentry Company is the contractor and the scaffolding has been erected along the south façade of the corner section of the building under Phase 1.

D. SPECIAL PROJECTS

Affordable and Rental Housing CIP: The Implementation Plan for the CIP for the 2021 Intake was approved by Council on June 28th and the first phase of the communications plan has been initiated and additional communications are being finalized and will be implemented in the near future. The 2021 CIP Intake deadline for affordable housing applications/proposals is September 21st.

Municipal Land Inventory for Potential Affordable Housing Sites: Following Council's endorsement of the staff report and direction that a special Ad Hoc Working Group be established on April 26th, the Working Group has been meeting bi-weekly with the goal of providing Council with a short-list of potential municipally-owned lands that could be suitable for affordable housing projects.

Comprehensive Zoning By-law Review: Council considered a Discussion Paper on Rehabilitation Centres and Crisis Care Centres on July 19th with a directive given to implement a public engagement and consultation plan over the next several months.

Tannery District Sustainable Neighbourhood Master Plan: The final draft Master Plan & Secondary Plan are almost complete and the documents will be released for public review and comment in the near future.

Integrated Community Sustainability Plan (ICSP), Green Development Standards (GDS) and FCM Feasibility Study on Energy Retrofits for Low-Income Neighbourhoods: Council has approved Colliers Project Leaders as the project management consultants for the combined ICSP, GDS and FCM Feasibility Study and the next step in the process will be to prepare an RFP for this study project and retain a project team to conduct the study.

On the financial revenue side, at just over the halfway point of 2021, the revenue derived from planning applications in the Planning & Development Services Division already sits at just over 121% of revenue budgeted for all of 2021, which underscores the extent and volume of applications being processed this year in the Division.

Nicole Beatty (she/her)

Councillor | Coordinator, Planning, Heritage and Development Services

C: 905.269.5637

[Unedited except for format]