

## Coordinator Report for Planning & Development

In general, the Provincial Stay at Home Order and associated regulations for essential and non-essential construction has impacted several projects, however despite this there are still a large number of development applications being processed by municipal staff behind the scenes and construction activity across the municipality remains strong. The following is a synopsis of various activities being overseen by the Planning & Development Division:

### A. **SUBDIVISIONS**

1. **Rondeau/Tribute Lands (Elgin Street East and Brook Road North):** The tree removals in Stage 1 of the 3-Stage Work Plan have been completed and details are being finalized on the Site Alteration plan and Agreement, a report on which is expected to be presented to the next Committee of the Whole meeting on May 31st;
2. **Nickerson Woods (north end of D'Arcy Street):** A Pre-servicing Agreement has been registered and construction work has begun on the 24 unit housing development by LeBlanc Enterprises;
3. **Mason Homes Kingswood Subdivision (425 King St E at Brook Road North):** The Pre-Servicing Agreement is registered and the Subdivision Agreement has been executed and pre-servicing work has commenced on this 27 unit townhouse development. Sanitary and storm sewer construction on Orchard Avenue to Coverdale is beginning this week. Registration of the Subdivision Plan is imminent, however the central Land Registry Office (LRO) has a backlog which is resulting in some delays in this legal paperwork being completed;
4. **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.
5. **East Village Phase 5 (King Street East and Maplewood Blvd.):** The pre-servicing work has been completed and the Subdivision Plan has been registered, however as noted previously the LRO backlog has resulted in longer than expected timelines for finalization of the legal paperwork;
6. **Cedar Shores Subdivision (King Street West, west of Maher St):** The pre-servicing work has been completed, and the Subdivision Plan and Agreement have been registered, however the legal paperwork at the LRO is taking longer than expected;
7. **Kwendill Holdings Subdivision (Kerr Street, between D'Arcy and Division Streets):** The application for this 6-lot industrial subdivision has been received by Council and is under circulation and review by municipal departments and partner agencies, and a Council Planning Public Meeting is scheduled for June 14<sup>th</sup> at 5 pm. An applicant-led virtual public information meeting is being convened by the applicant's planning consultant on May 26<sup>th</sup> at 5 pm;
8. **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. is expected in the near future.
9. **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 regarding an upcoming submission for the clearance of draft plan conditions and final subdivision approval, expected in the near future;

10. **Joshani Homes Residential Enclave (377 William Street)**: An applicant-led public information meeting was held by the applicant's consultant on April 21<sup>st</sup> where the plans were presented and a number of questions answered. Comments from the applicant's 2<sup>nd</sup> submission have been returned to the proponent for revision, following which a Council Planning Public Meeting will be scheduled in the Summer;
11. **Densmore Meadows Subdivision (Densmore Road across from St. Mary's High School)**: This site was pre-serviced for approx. 110 townhouse and apartment units a few years ago however the development stalled and a new developer has acquired the property with the intent to complete the development, subject to making an application to the Town for some modifications to the site design, expected in the near future;
12. **Parkview Hills Alder Court**: Construction of new dwellings by LeBlanc Enterprises at the north end of Alder Road is nearing completion.
13. **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 Clyde Street is now complete and Permits are available for home construction.
14. **Clyde Street/Forth Street (Smith)**: Planning 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.

## **B. SITE PLAN APPROVALS**

15. **Sobeys Foodland**: The Development Agreement has been registered and site preparation and foundation work has commenced on the new Foodland supermarket at 990 Division Street;
16. **Brook Road North and King Street East Commercial Development**: The Development Agreement has been registered and site servicing and prep work has commenced, and construction on the new Tim Horton's has begun;
17. **TVM/Legion Development**: Final interior work continues on the new Legion facility. The final condominium paperwork is complete and now awaiting final approval from the LRO before registration of the condominium. Once the Legion is complete and occupied, the existing Legion will be demolished and converted into a parking lot for the Legion this Summer.
18. **Cobourg Creek Lofts (415 King St W/former Cobourg Star)** : Council approved the Site Plan for this 26 unit conversion of the former Cobourg Star building on April 6<sup>th</sup> and final paperwork and registrations is nearing completion to permit construction to commence;
19. **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;
20. **Loadstar Trailers (Dodge Street, Lucas Point Industrial Park)**: Final paperwork has been completed and construction has commenced on the new trailer manufacturing facility on Dodge Street.
21. **Golden Plough Lodge Re-development**: The Development Agreement has been registered and construction on the internal site services and foundation has commenced.

22. **Balder Corporation Mixed Rental Building (University & William)**: Construction on this 71-unit mixed affordable/rental apartment building has commenced (majority of the work so far is site servicing and the underground parking garage and foundation).
23. **Northumberland Mall Outbuilding**: Construction on the multi-unit commercial building is nearing completion, although it is deemed non-essential construction under the Provincial Order and is on hold. The new Giant Tiger store is essential construction, has been stocked and will be opening soon.
24. **Coast Guard Re-Development**: The construction tender for the re-development of the Coast Guard station has been posted for a second time with the new tender closing set for May 20<sup>th</sup> ;
25. **Holiday Inn Express Hotel (west of Home Depot)**: The Site Plan Approval application for the 82 suite hotel is on hold pending resolution of sanitary sewer and stormwater management issues.
26. **SmartCentres Commercial Development (Strathy Rd and DePalma Drive)**: Construction on the new PetSmart and Homesense were well underway before the Provincial Order which halted non-essential construction;
27. **Parkview Hills Augusta Court (295 Densmore Road)**: Construction is nearing completion of the 24 unit residential enclave.
28. **Affordable Housing Solutions (82 Munroe St)**: Construction on this 36-unit mixed affordable/market rental apartment building is nearing completion.
29. **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 1<sup>st</sup> phase of the re-development to commence.
30. **Northumberland Hills Hospital (Burnham St and DePalma Drive)**: The re-zoning to add "medical clinic use" to the list of permitted uses for the vacant parcel at the south-west corner of Burnham St and DePalma Drive has now been granted by Council.
31. **Beachwalk Flats (179-185 Division Street at Albert St)**: The applicant is reviewing the submissions from the April 12<sup>th</sup> Council Public Meeting and comments from the municipal Development Review Team and has been in discussions with municipal staff to determine next steps for re-submission.
32. **Joshani Homes Infill Development (296 George St)**: Council has just received the Site Plan Approval application for the 20-unit apartment/townhouse infill development at 296 George Street (at Buck St) and it will be circulated to the municipal Development Review Team for review and comment before returning to Council;
33. **Canadian Centre for Addictions (420 Division Street)**: The application for Site Plan Approval for the 40 bed rehabilitation treatment centre was received by Council on April 26<sup>th</sup> and has been reviewed by the municipal Development Review Team. There are minimal exterior changes proposed to the property and the staff report will be brought back to Council on May 31<sup>st</sup>;
34. **Rondeau/Tribute Sales Centre**: The application for Site Plan Approval for the home sales centre was received by Council on March 29<sup>th</sup> and has been reviewed by the municipal Development Review Team. The staff report will be brought back to Council on May 31<sup>st</sup>;

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

### C. **HERITAGE**

35. **Certo Building Restoration**: Historic Brick and Carpentry Company has completed the restoration of the south gable brick wall and columns, and replaced the roof of the Certo building to the satisfaction of the Chief Building Official and Heritage Planning staff. The Property Standards Order has now been satisfied and the file closed.
36. **2 King Street East Update**: Heritage planning staff has been in discussions with the owner, his consultant and Historic Brick & Carpentry Company regarding a multi-phase restoration plan for the building at the north-east corner of King and Division Streets, which will be presented to the Cobourg Heritage Committee in the near future.

### D. **SPECIAL PROJECTS**

37. **Affordable and Rental Housing CIP**: The Implementation Plan for the CIP will be brought to Council in June. Planning staff are closely following the County's Capital Incentive Funding program for affordable housing which is being presented to County Council next month and is working to ensure that the Town and County's incentive programs are aligned and complementary.
38. **Municipal Land Inventory for Potential Affordable Housing Sites**: Following Council's recent endorsement of the staff report and direction that a special Ad Hoc Working Group be established, a member of the Parks & Recreation Advisory Committee has been appointed to the Group (Miriam Mutton) and the Planning & Development Advisory Committee will be appointing their representative at its meeting tomorrow afternoon. The first meeting of this Working Group will be scheduled in the next 2-3 weeks.
39. **Comprehensive Zoning By-law Review**: The background research and review process is complete, including the land use examination of rehabilitation treatment facilities, and a Discussion Paper, Background Analysis and Draft Zoning By-law will be released for public review and comment in the coming weeks.
40. **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.
41. **Integrated Community Sustainability Plan (ICSP) and Green Development Standards (GDS)**: The RFP for the budgeted Project Management consulting position for this comprehensive study is being posted tomorrow (Tuesday, May 18<sup>th</sup>) with a closing date of June 15<sup>th</sup>, following which the RFP for the ICSP and GDS project will be prepared and posted. **GREAT NEWS** -- If Council recalls, an application was made in November of 2020 by the Town in collaboration with the County for funding from the Federation of Canadian Municipalities' Green Municipal Fund Community Efficiency Fund (FCM-GMF-CEF) to conduct a Feasibility Study on Energy Retrofits for Low-Income Neighbourhoods. The Town received a formal response from FCM last week that the Town has been awarded \$71,500 (80% of eligible costs) by FCM to conduct this study and this will be added to the upcoming ICSP/GDS study scope of work. A huge thank you goes out to Judy Smith, County Sustainability Co-ordinator, and Jennifer Hardy-Parr, County Grant Writer, for their tireless efforts in helping to formulate this grant application and make it a successful one – without them this would not have been possible.