



BY-LAW NUMBER 031-2019

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 85-2003 (25 JAMES STREET EAST AND 321 JOHN STREET).

WHEREAS the Council of the Corporation of the Town of Cobourg held a Public Meeting in accordance with the Planning Act, R.S.O. 1990, c.P. 13, as amended, on the 23rd day of April, 2019 regarding an application by Trinity Housing of Cobourg Corporation to re-zone the 0.4ha (0.98 ac) parcel of land 25 James Street East and 321 John Street (hereinafter referred to as the "Subject Lands") to permit a 27 unit expansion to the existing 20 unit residential complex;

AND WHEREAS the Council of the Corporation of the Town of Cobourg duly considered all public submissions, the Manager of Planning Services' report and all other relevant information surrounding the subject matter, and deems it advisable to amend By-Law Number 85-2003, as amended;

NOW THEREFORE the Council of the Corporation of the Town of Cobourg enacts as follows:

1. **THAT** By-law No. 85-2003, Section 10.2.7 is hereby deleted and a new subsection 11.2.14 be added as follows:

"11.2.14 High Density Residential 5 Exception 14 (R5-14) – 25 James Street East and 321 John Street

11.2.14.1 Defined Area

R5-14, as shown on Schedule A, Map 6 to this By-law.

11.2.14.2 Permitted Uses

The uses permitted in Section 11.1.1 and 11.1.2

11.2.14.3 Permitted Buildings and Structures

The buildings and structures permitted in Section 11.1.3

11.2.14.4 Regulations for Uses in the R5-14 Zone

The regulations of Section 11.1 shall apply to the uses permitted in the R5-14 Zone, with the exception of the following special provisions:

(i) Density

A total of 47 apartment dwelling units are permitted on the property (0.4 ha), of which at least 13 dwelling units shall be designated "affordable" as defined in Section 10.6.3 of the Cobourg Official Plan, 2017 and be implemented in accordance with the terms and conditions specified by the Municipality via an Agreement.

(ii) **Parking**

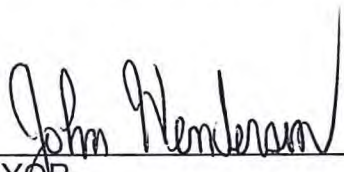
Parking shall be calculated with a minimum 0.7 parking spaces per residential dwelling unit, and may include up to 3 compact car/motorcycle spaces having a minimum width of 2.7 m and a minimum depth of 4.8 m.

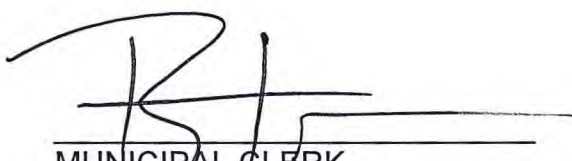
(iii) **Zone Boundary**

Notwithstanding any other provisions of this By-law, the regulations for the lands zoned R5-14 shall apply to the entire gross lands located within the boundary of the R5-14 Zone irrespective of the lot lines associated with 25 James Street East and 321 John Street.

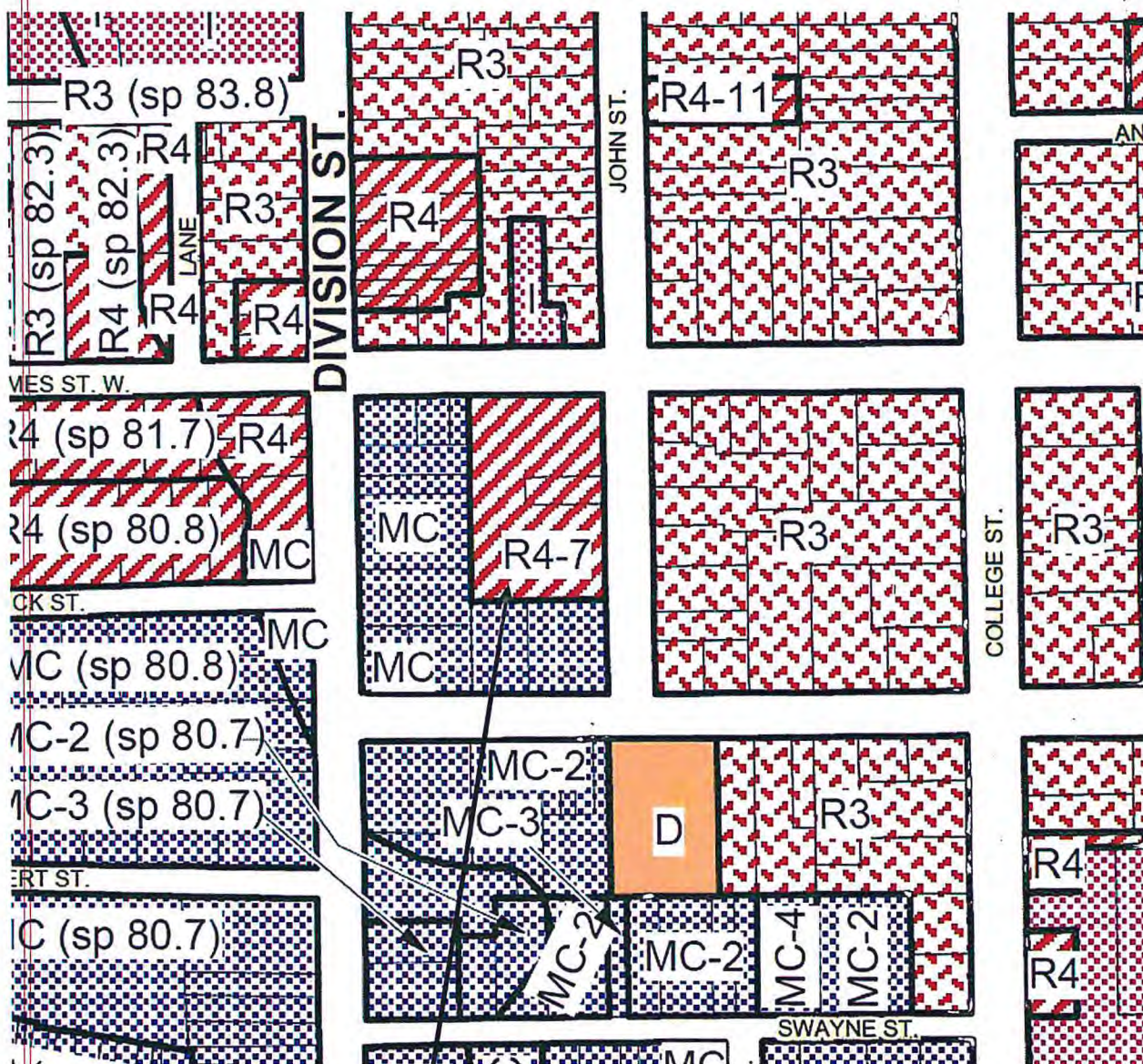
2. **THAT** Schedule 'A', Map 6, attached to and forming part of By-law No. 85-2003, is hereby amended by changing the zone category of the lands as illustrated on Schedule "B" attached hereto from "Residential Four Exception 7 (R4-7) Zone" to "Residential Five Exception 14 Holding [R5-14(H)] Zone".
3. **THAT** the Holding (H) Symbol shall not be removed by Cobourg Municipal Council until the Owner(s) has received approval of all applicable plans, drawings, and other related documentation by the Municipality and following the execution of a Development and/or Facilities Agreement with the Municipality and/or other authority having jurisdiction. The Agreements shall address technical matters both internal and external to the Subject Lands, including but not limited to: plans and/or other documentation pertaining to the architectural, landscape and urban design; vehicular access, visitor parking, site circulation, pedestrian connections and access; infrastructure and servicing; fencing and buffering; provision of affordable housing; and, performance measures (re: financial securities and regulations for construction and use), all to the satisfaction of the Municipality.
4. **THAT** Schedule "B" attached hereto is hereby made part of this by-law as fully and to all intents and purposes as though recited in full herein.
5. **THAT** this By-law shall take effect upon the date of final passing hereof, subject to the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

By-law read and passed in Open Council this 29th day of April, 2019.


MAYOR


MUNICIPAL CLERK

SCHEDULE 'B'



To be changed from Medium Density Residential Type 4 Exception 7 (R4-7) to High Density Residential Type 5 Exception 14 Holding (R5-14[H])