

QUEENSVIEW GARDEN | 5 STOREY MIXED-USE CONDOMINIUM

URBAN DESIGN BRIEF THE CORPORATION OF THE TOWN OF COBOURG | BUILDING AND PLANNING DEPT | 55 KING ST W COBOURG ON K9A 2M2

PROJECT ADDRESS 22-36 QUEEN STREET COBOURG ON K9A 4L3
PART 1, 2, 3 | LOTS 9, 10, 11, 12 AND 13 AND PART OF LOT 14 | BLOCK B, CADDY PLAN | FORMERLY LOT 16, CONCESSION B

22 QUEEN STREET
PART 2: ALL OF LOT 12 AND PART OF LOT 11 & 13
PART 3: PART OF LOT 13 & 14

36 QUEEN STREET
PART 1: ALL OF LOT 9 & 10 AND PART OF LOT 11

GEOGRAPHIC TOWNSHIP OF HAMILTON | TOWN OF COBOURG | COUNTY OF NORTHUMBERLAND
PLAN OF SURVEY 39R-DRAFT
SYLVESTER & BROWN LAND SURVEYING
APRIL 22, 2019

OWNER QUEENSVIEW GARDEN INC
EIE CORPORATION | 350 WELLINGTON ST W SUITE 406 TORONTO ON M5V 3W9 | (416) 804-4280 | vlam@eie-corporation.com

PREPARED BY RSHK ARCHITECT INC | 31 MUIR AVE TORONTO ON M6H 1E7 | (416) 738-5925 | robert@rshkarchitect.com
OMD ARCHITECTURE INC | 19 WILMAC COURT STOUFFVILLE ON L4A 2C9 | (416) 722-8436 | richard@omddesigninc.com
QUINN DESIGN ASSOCIATES INC | 180 JOHN ST TORONTO ON M5T 1X5 | (416) 962-8700 | cgoudie@quinndesign.ca

A 1.0 COVER

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

QUINN OMTD RSHK
DESIGN ASSOCIATES INC.



VIEW LOOKING WEST FROM VICTORIA PARK: CORNER RETAIL TRANSITIONING TO TOWNHOUSES ALONG MCGILL ST

A 2.0 MIXED-USE CORNER

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

QUINN OMTD RSHK
PLANNING ASSOCIATES INC.

1.

SITE AND CONTEXT

| | | |
|-----|---------------------|------|
| 1.1 | BACKGROUND | A5.0 |
| | SURVEY | A6.0 |
| | KEY PLAN | A7.0 |
| | EXISTING CONDITIONS | A8.0 |

2.

ZONING SUMMARY

| | | |
|-----|--------------------------------|-------|
| 2.1 | MAIN CENTRAL ZONE | A9.0 |
| 2.2 | PLANNED ROAD WIDENING | A9.0 |
| | PLANNED ROAD WIDENING DIAGRAM | A10.0 |
| | SITE DIMS AND SETBACKS DIAGRAM | A11.0 |
| 2.3 | BUILDING HEIGHT AND SETBACKS | A12.0 |
| 2.4 | PARKING | A12.0 |
| 2.5 | AMENITY | A13.0 |

3.

PROPOSAL

| | | |
|-----|---|-------|
| 3.1 | URBAN DESIGN: CONNECTIONS DIAGRAM | A14.0 |
| 3.2 | ARCHITECTURE AND LANDSCAPE | A15.0 |
| | EXPLODED MASSING DIAGRAM | A16.0 |
| 3.3 | SITE AND PROPOSED BUILDING STATISTICS | A17.0 |
| 3.4 | DRAWINGS AND DIAGRAMS | A20.0 |
| | CONTEXT SITE PLAN | A20.0 |
| | LANEWAY AND SWITCHGEAR RELOCATION DIAGRAM | A21.0 |
| | VIEW OF IMPROVED LANEWAY ACCESS | A22.0 |
| | PLANS | A23.0 |
| | MATERIALS | A30.0 |
| | ELEVATIONS | A31.0 |

A 3.0 CONTENTS

4.

OFFICIAL PLAN

| | | |
|-----|---|-------|
| 4.1 | COMMUNITY VISION, PRINCIPLES AND OBJECTIVES | A33.0 |
| 4.2 | GROWTH AND INTENSIFICATION | A34.0 |
| | EXISTING LOT DIAGRAM | A35.0 |
| | PROPOSED GROWTH DIAGRAM | A36.0 |
| 4.3 | MAIN CENTRAL AREA | A37.0 |
| 4.4 | CULTURAL HERITAGE CONSERVATION | A39.0 |

5.

URBAN AND LANDSCAPE DESIGN GUIDELINES

| | | |
|-----|---|-------|
| 5.1 | PUBLIC REALM GUIDELINES | A40.0 |
| 5.2 | STREETS AND STREETSCAPES | A42.0 |
| | VIEW OF SETBACKS AND LANDSCAPE BUFFERS AT MCGILL ST | A43.0 |
| 5.3 | PRIVATE REALM GUIDELINES | A47.0 |
| | VIEW OF ROOFTOP AMENITY | A50.0 |
| | VISUAL ANGULAR PLANE DIAGRAMS | A55.0 |
| | BUILDING ARTICULATION AND DETAILING | A56.0 |
| | HERITAGE CONSERVATION DISTRICTS | A61.0 |

APPENDIX 1.

SHADOW STUDIES

| | | |
|--|--|-------|
| | COMPARATIVE AS-OF-RIGHT AND PROPOSED MASSING | A62.0 |
| | JUNE 21 EDT UTC -4 | A63.0 |
| | SEPTEMBER 21 EDT UTC -4 | A73.0 |
| | DECEMBER 21 EDT UTC -5 | A83.0 |

A 4.0 CONTENTS

1. SITE AND CONTEXT

1.1 BACKGROUND

- The subject lands identified as 22-36 Queen St are located at the intersection of Queen St and McGill St extending west to approximately mid-block.
- A corner lot, the site occupies approximately 4441.2 sm (0.44 ha/1.1 ac) - currently composed of a vacant 1-storey brick shed building (22 Queen St) and a municipal surface car park (36 Queen St).
- There are currently 64 public parking spaces on the public parking lot. The existing spaces will be relocated at a ratio of 1:1 inside the proposed building.

SOUTH FRONTAGE

- The south lot frontage measures 88.3 m along Queen St.
- **The existing hydro switchgear - currently located mid-block adjacent to the Queen St property line - proposed to be relocated to the southwest corner of the site.**
- **The existing laneway/easement - measuring 3.0 m wide along the western edge of the south frontage - to be improved and widened to 6.0 m.**
- The lane is used to access the rear parking lot of several King St properties extending east from Division St to approximately mid-block - access to be improved.

EAST FRONTAGE

- The side lot frontage measures 50.3 m.
- It is situated along McGill St facing Victoria Park.
- It is currently in use as an asphalt surface parking lot.
- Landscaped green front yards proposed in this area.

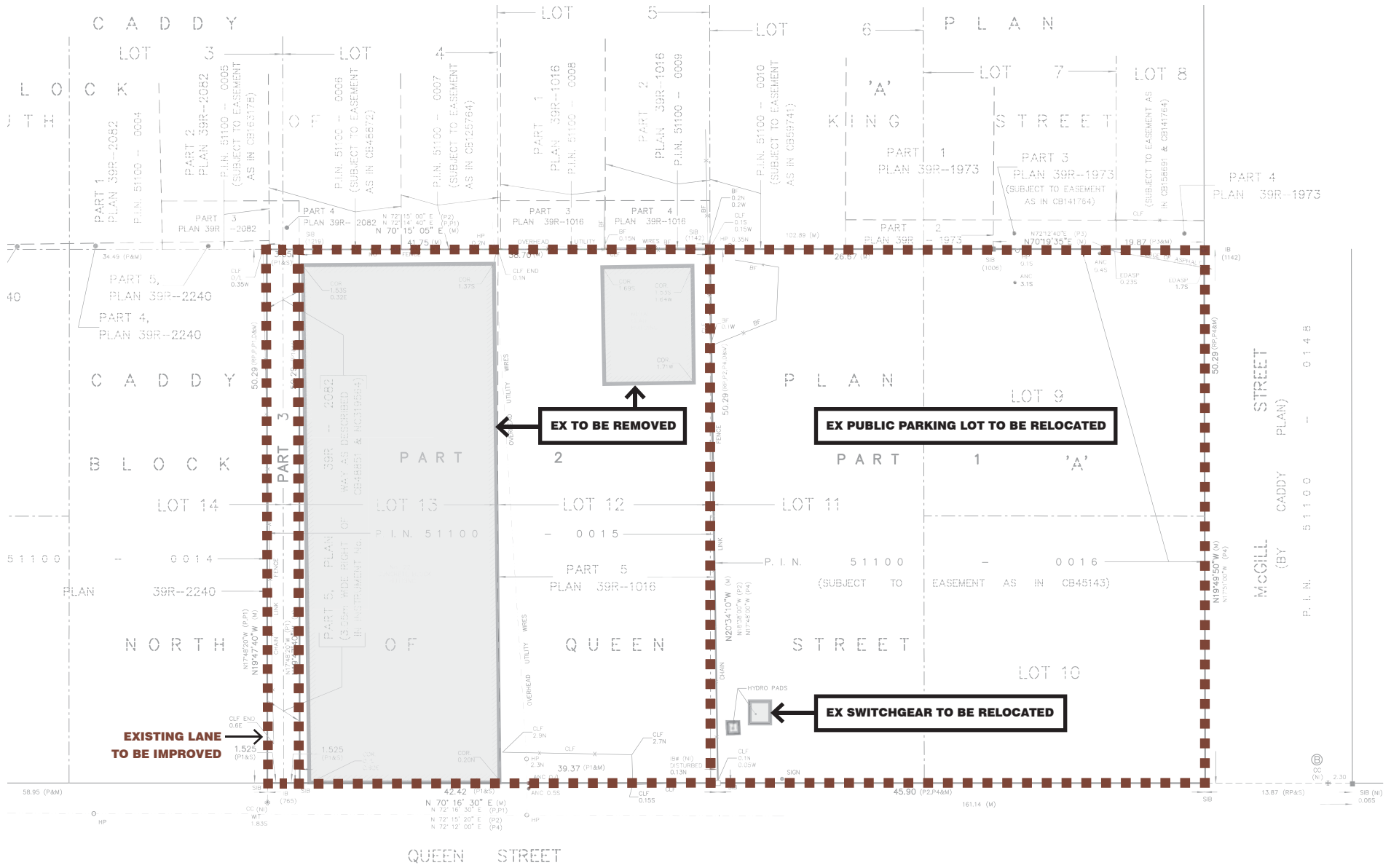
NORTH FRONTAGE

- The north lot frontage measures 88.3 m.
- It faces the rear surface parking areas for the existing 2-storey and 3-storey mixed-use buildings on King St.
- Existing metal fence to be replaced with new wood fence.
- Landscape buffer proposed in this area

WEST FRONTAGE

- The west lot frontage measures 50.3 m.
- It is adjacent to the existing rear surface parking lot of the mixed-use units at the corner of Division and Queen St.
- Existing metal fence to be replaced with new metal fencing.

A 5.0 SITE AND CONTEXT



SYLVESTER & BROWN (APRIL 22, 2019)

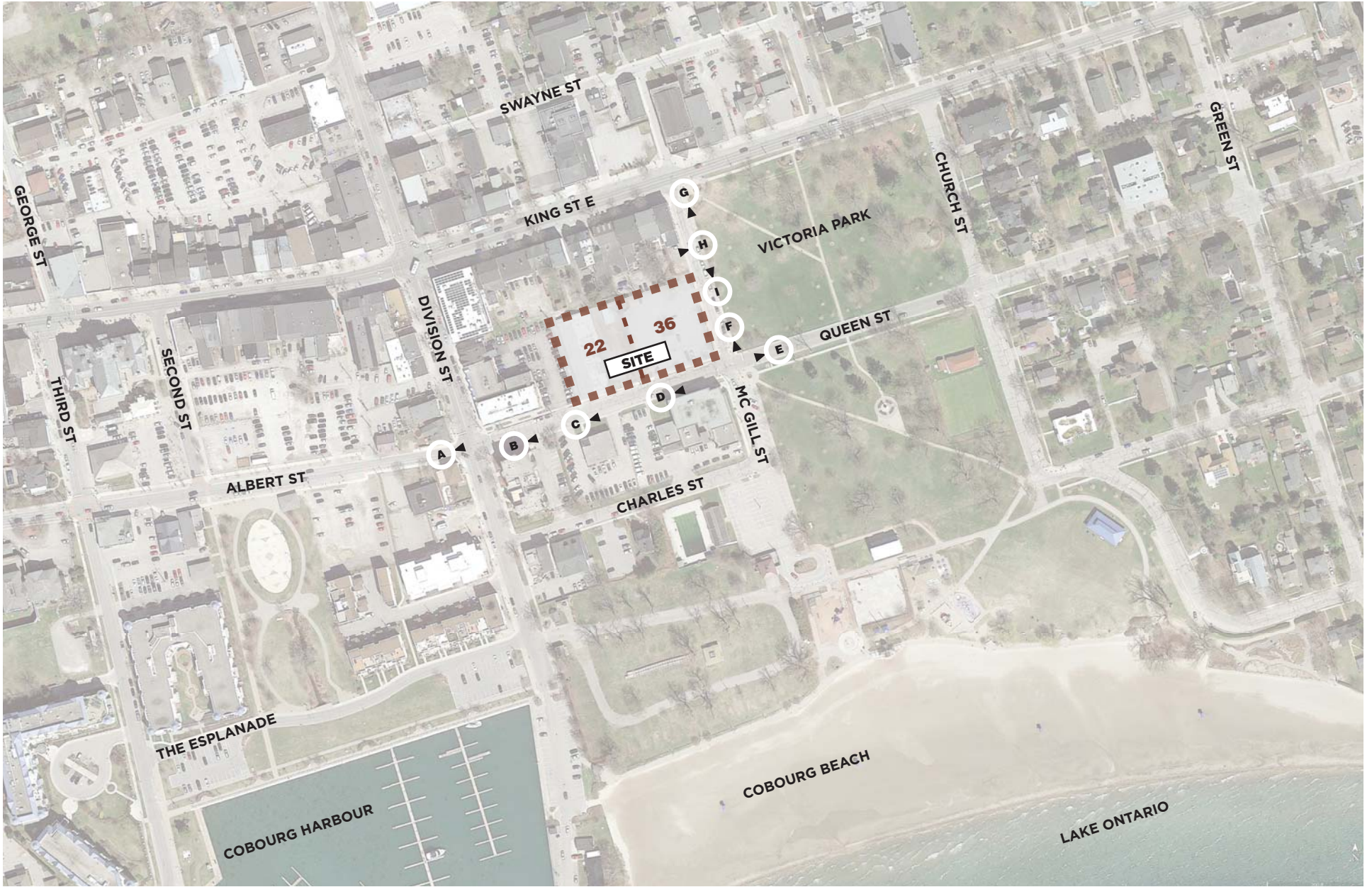
A 6.0 SITE AND CONTEXT: SURVEY

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18





A 7.0 SITE AND CONTEXT: KEY PLAN

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

QUINN OTTD RSHK
DESIGN ASSOCIATES INC.



LOOKING EAST (DIVISION AND QUEEN ST)

_existing mixed use block



LOOKING EAST (QUEEN ST)

_proposed urban boulevard on axis with park



LOOKING SOUTHWEST (MCGILL ST)

_access to rear parking for king st properties



LOOKING EAST (QUEEN ST)

_existing concrete block building (to be removed)



LOOKING NORTHWEST (QUEEN ST AND MCGILL)

_corner view



LOOKING WEST (MCGILL ST)

_rear parking for king st properties



LOOKING EAST (QUEEN ST)

_existing lane (to be improved)



LOOKING SOUTH (MCGILL ST)

_adjacent park and waterfront



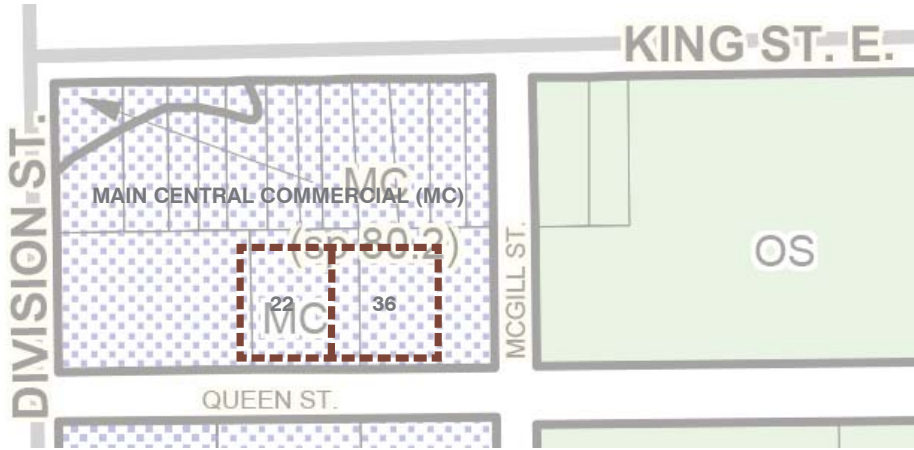
LOOKING NORTHWEST (MCGILL ST)

_rear view of king st properties and grade slope

A 8.0 SITE AND CONTEXT: EXISTING CONDITIONS

2. ZONING SUMMARY

2.1 MAIN CENTRAL ZONE



ZONING BY-LAW NO. #85-2003: SCHEDULE A (ANNOTATED)

RESPONSE AND RATIONALE

- Located within the downtown Main Central (MC) zone, the subject lands is a major mixed-use intensification area that should promote “an attractive pedestrian-oriented environment in which to shop, live, work, and visit” (Official Plan: 35)
- Aligned with the zoning and Official Plan land use strategy, the proposal is an urban mixed-use building forming a strong commercial retail edge to the south, multi-level townhouses facing the park to the east, and high quality residential suites above, including raised terraces and gardens.

2.2 PLANNED ROAD WIDENING (QUEEN ST BETWEEN DIVISION AND MCGILL ST)

SECTION 5.12 PLANNED WIDTH OF STREET ALLOWANCE

Planned width of street allowance = 18.0 m

Centreline of Queen St shall be deemed to be 7.6 m south of the existing northern street line.

Street line shall mean the limit of the road or street allowance and is the dividing line between a lot a a street.

RESPONSE AND RATIONALE

- The planned municipal road widening along Queen St shifts the south property line by 1.4 m to the north.
- The total area of developable land is reduced by 123.7 sm / 1331 sf.

A 9.0 ZONING SUMMARY

SITE AREA SUMMARY

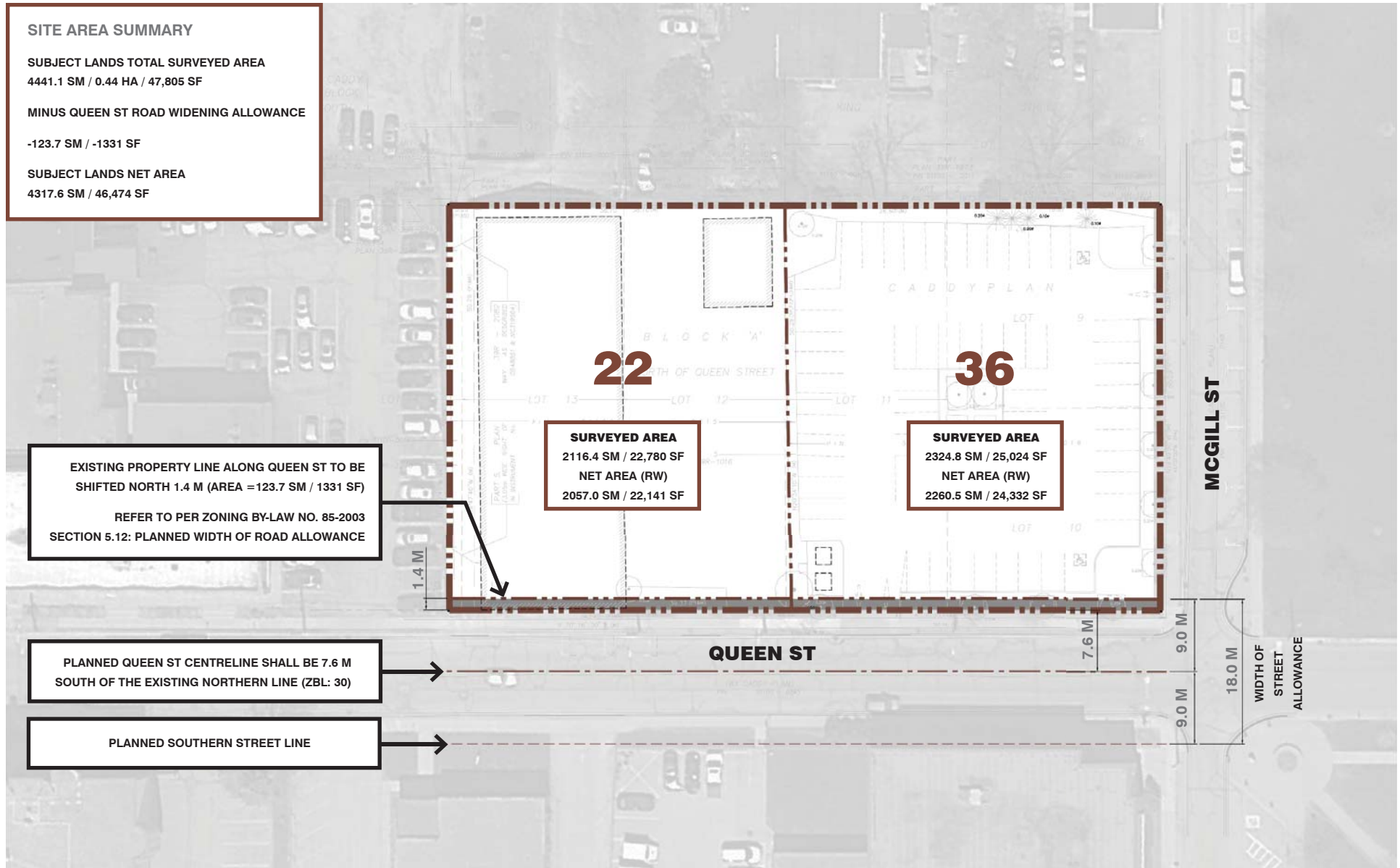
SUBJECT LANDS TOTAL SURVEYED AREA
4441.1 SM / 0.44 HA / 47,805 SF

MINUS QUEEN ST ROAD WIDENING ALLOWANCE

-123.7 SM / -1331 SF

SUBJECT LANDS NET AREA

4317.6 SM / 46,474 SF



EXISTING PROPERTY LINE ALONG QUEEN ST TO BE SHIFTED NORTH 1.4 M (AREA = 123.7 SM / 1331 SF)
REFER TO PER ZONING BY-LAW NO. 85-2003 SECTION 5.12: PLANNED WIDTH OF ROAD ALLOWANCE

SURVEYED AREA
2116.4 SM / 22,780 SF
NET AREA (RW)
2057.0 SM / 22,141 SF

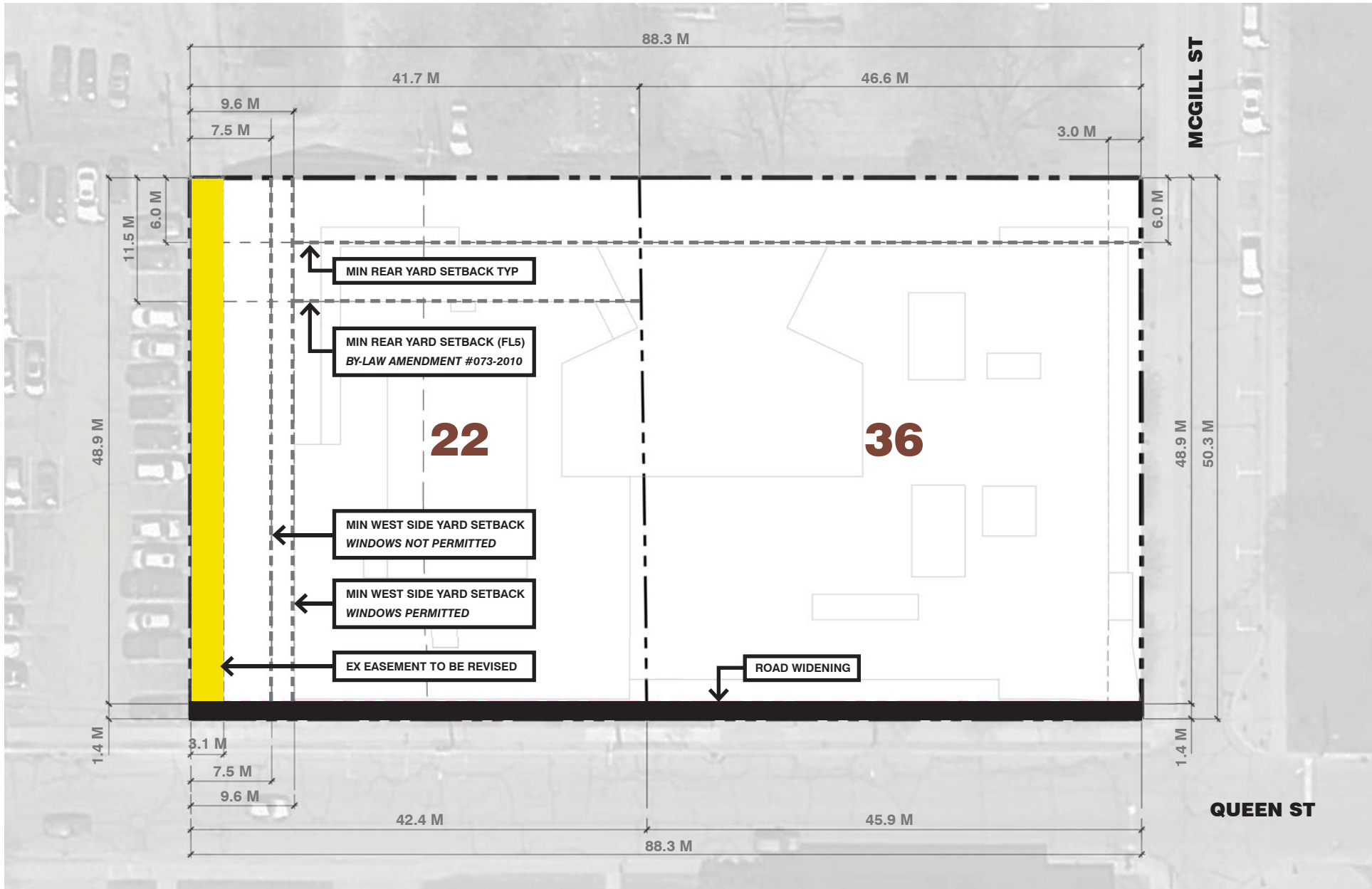
SURVEYED AREA
2324.8 SM / 25,024 SF
NET AREA (RW)
2260.5 SM / 24,332 SF

PLANNED QUEEN ST CENTRELINE SHALL BE 7.6 M SOUTH OF THE EXISTING NORTHERN LINE (ZBL: 30)

PLANNED SOUTHERN STREET LINE

A 10.0 ZONING SUMMARY: PLANNED ROAD WIDENING





A 11.0 ZONING SUMMARY: SITE DIMS AND SETBACKS



2.3 BUILDING HEIGHT AND SETBACKS

MAX BUILDING HEIGHT

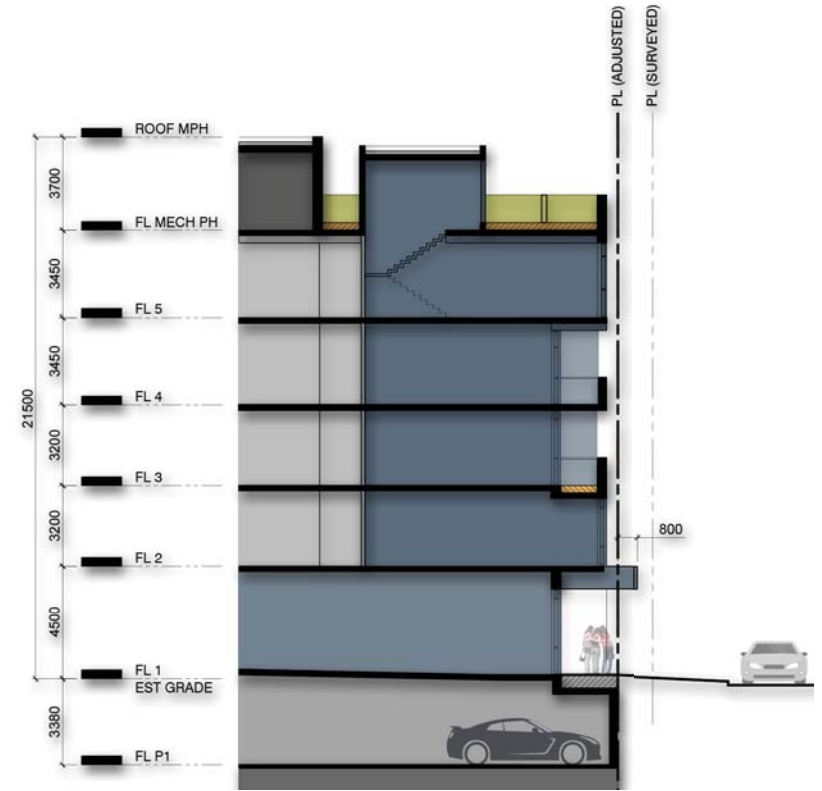
| | |
|---------------------------------|--|
| 22 Queen St (MC-15) | 5 Storeys (21.5 m Peak Building Height Incl Mech PH And Architectural Features) |
| 36 Queen St (COA NO. A-03-2022) | 4 Storeys |

MIN SETBACKS

| | |
|-------------------------------------|--------|
| Front yard | 0.0 m |
| Rear yard | 6.0 m |
| Rear yard for 5th floor (MC-15) | 11.5 m |
| West side yard (MC-15 / no windows) | 7.5 m |
| West side yard (MC-15 / windows) | 9.6 m |
| East side yard | 0.0 m |

RESPONSE AND RATIONALE

- As per amendment by-law #073-2010, the proposal includes a sculptural mid-block volume with a max height of 5-storeys and additional setback requirements, on the lands identified as 22 Queen St (MC-15).
- The proposed building steps down to 4-storeys as per committee of adjustment no. A-03-2022 which permits a max height of 4-storeys on the lands identified as 36 Queen St.
- Additional setbacks are implemented to refine the articulation of the building and reduce the perceived massing.

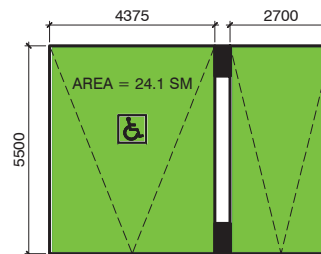


SECTION FF AT QUEEN ST

2.4 PARKING

TYPICAL PARKING DIMENSIONS (6.14)

| | |
|----------------------------------|---------|
| Typical Parking Space Width | 2.7 m |
| Typical Parking Space Length | 5.5 m |
| Barrier-Free Parking Space Width | 4.0 m |
| Barrier-Free Parking Space Area | 24.0 sm |



TYPICAL PARKING MODULES

A 12.0 ZONING SUMMARY

QUEENSVIEW GARDEN

SCHEDULE C: REDUCED PARKING FOR DOWNTOWN AREA (6.1.1)

| | |
|----------------------------------|-----|
| All Uses Except As Set Out Below | 80% |
| Residential | 50% |
| Eating Establishments | 50% |

RESIDENTIAL PARKING REQUIRED

| | |
|---------------------|---|
| 22 Queen St (MC-15) | 1 Space Per Dwelling Unit (Schedule C Not Applicable) |
| 36 Queen St | 0.5 Space Per Dwelling Unit (As Per Schedule C) |

COMMERCIAL PARKING REQUIRED

Reduced Rate Of 80% (As Per Schedule C)
Reduced Rate Of 50% For Eating Establishments (As Per Schedule C)

BARRIER-FREE PARKING REQUIRED

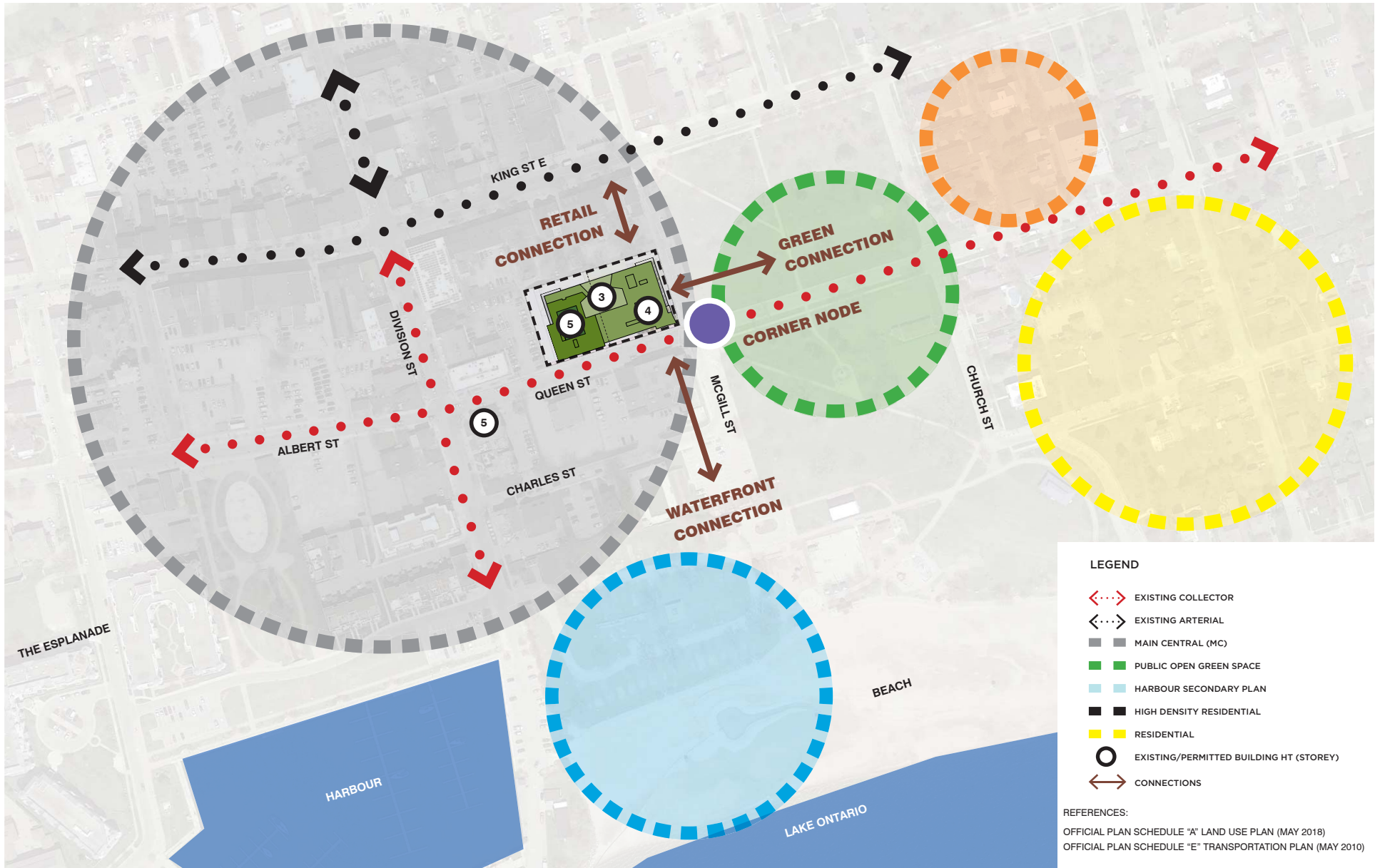
| | |
|-------------------------|--------------------------|
| Uses With 1-20 Spaces | 1 BF Space |
| Uses With 20-100 Spaces | 1 BF Space Per 20 Spaces |

2.5 AMENITY

AMENITY AREA PER DWELLING UNIT REQUIRED

| | |
|----------------|---------|
| Studio Unit | 5.0 sm |
| 1 Bedroom Unit | 5.0 sm |
| 2 Bedroom Unit | 10.0 sm |
| 3 Bedroom Unit | 15.0 sm |

A 13.0 ZONING SUMMARY



A 14.0 PROPOSAL: URBAN CONNECTIONS

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

QUINN OTMD RSHK
PLANNERS ASSOCIATES INC.



3. PROPOSAL

3.1 URBAN DESIGN: CONNECTIONS

- Queensview Garden is located on the lands identified as 22-36 Queen Street - a pair of underutilized lands composed of a partially vacant lot lying adjacent to a surface car park.
- Situated within the downtown Main Central Commercial Zone (MC), in a major growth and improvement zone, the proposal reinforces the urban node at the intersections of the King Street Corridor (north) described in the Official Plan as the “major concentration of pedestrian oriented commercial uses in the Town” (3.7.3.1), Victoria Park (east), and the waterfront (south).
- Flanked by Queen St (a major urban collector road to the south) and McGill St (a minor park biased one-way street to the east), the proposed building is a response to two distinct street edges on the site - Queen St is lined with an animated retail commercial boulevard, while McGill St is distinguished by a more passive programme of park facing, grade related townhouses positioned behind a green buffer.
- The 2-storey park view townhouses are raised above the ground - set back behind a continuous landscape buffer to promote privacy and separation from the public realm while extending and reinforcing connections to the existing green space.

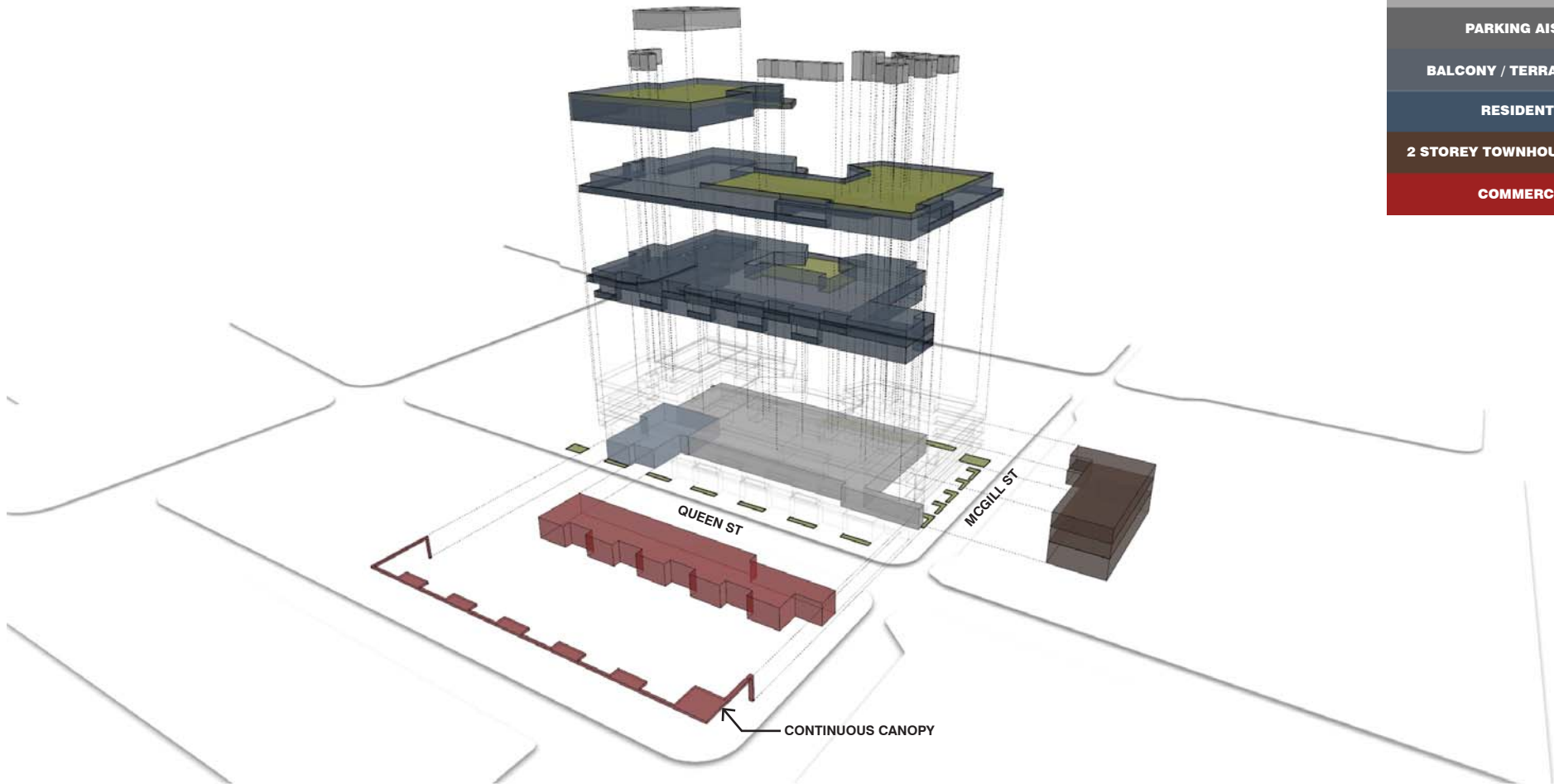
3.2 ARCHITECTURE AND LANDSCAPE

- Queensview Garden is conceived at the intersections of architecture and landscape.
- It is an urban mixed-use building characterized by a compact 5-storey mid-block volume at 22 Queen St, stepping down to the 4-storey podium towards the park at 36 Queen St facing Victoria Park.
- Stepping the massing down towards the park generates a large landscaped outdoor amenity area at the fifth floor (representing a majority area of 1414 sm), complete with exceptional, direct views to the park and waterfront.
- Covering the entire rooftop area to the east, this feature landscaped area is designed as a raised extension to Victoria Park.
- Architecture and landscape are intertwined - a variety of high quality outdoor uses, including shared allotment gardens, seating areas, landscaped terraces, green roofs, and raised planting zones visible from the ground below, are inserted throughout the building to provide easy and regular access to fresh air landscaped open spaces.
- Additional landscaped outdoor spaces are provided on 1) the third floor - featuring a large courtyard outdoor area, including a shared amenity garden and private terraces; 2) the mechanical penthouse floor, covered in a passive green roof and private terraces overlooking the park and waterfront.

A 15.0 PROPOSAL

LEGEND

| |
|-----------------------|
| LANDSCAPE B |
| LANDSCAPE A |
| SERVICE / CIRCULATION |
| PARKING AISLE |
| BALCONY / TERRACE |
| RESIDENTIAL |
| 2 STOREY TOWNHOUSE |
| COMMERCIAL |



A 16.0 PROPOSAL: EXPLODED MASSING DIAGRAM

QUEENSVIEW GARDEN

3.2 ARCHITECTURE AND LANDSCAPE (CONT.)

- While outdoor landscaped open spaces are prominent features, Queensview Garden is expressed in the image of a modern downtown mixed-use building - sympathetic to the architectural scale, massing, and materiality of the adjacent heritage conservation Commercial Core District.
- Compatible heritage features such as the use of predominantly masonry cladding materials and vertically proportioned windows are expressed throughout the building within a modern context.
- The feature canopy, pilasters, and architectural projections are composed on the building as a stand of trees - extending the surrounding natural landscape as an urban, architectural image.

3.3 SITE AND PROPOSED BUILDING STATISTICS

SITE AREA

| | |
|-----------------------------|---------------------------------|
| Surveyed Area | 4441.2 sm / 0.44 ha / 47,805 sf |
| Minus Planned Road Widening | 123.7 sm / 1,331 sf |
| Net Area | 4317.5 sm / 46,473 sf |

GROSS FLOOR AREA

| | |
|-------------------------------------|------------------------------|
| GFA Commercial Proposed | 475.1 sm / 5,114 sf |
| GFA Residential Proposed | 8196.0 sm / 88,221 sf |
| GFA Total Proposed (FSI 1.95) | 8671.1 sm / 93,335 sf |
| <i>Max Allowable GFA (FSI 2.00)</i> | <i>8882.4 sm / 95,609 sf</i> |

FLOOR SPACE INDEX

| | |
|---|-------------|
| FSI Proposed (Commercial + Residential) | 1.98 |
| <i>FSI Permitted (Commercial + Residential)</i> | <i>2.00</i> |

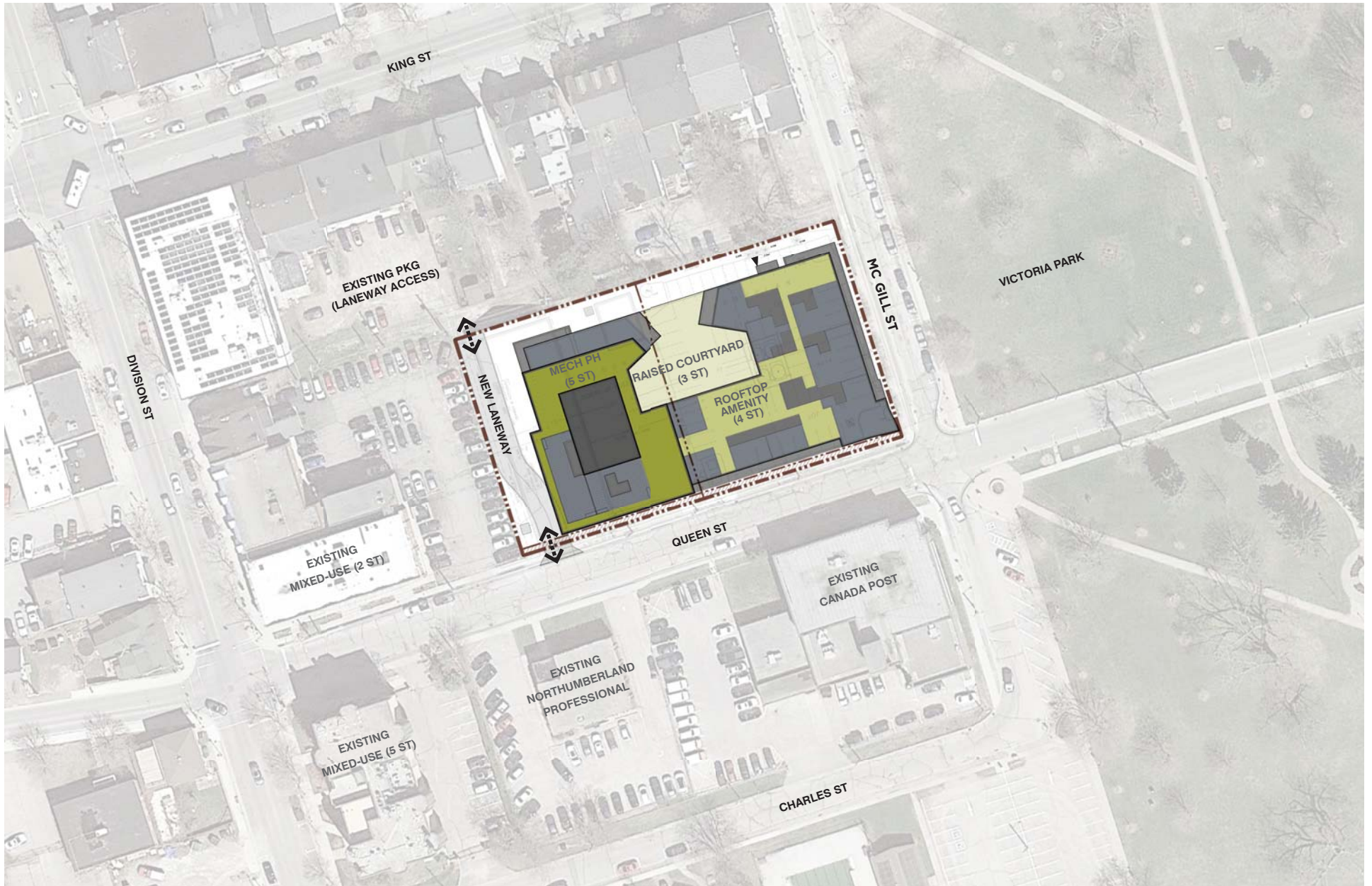
A 17.0 PROPOSAL: BUILDING STATISTICS

| DESCRIPTION | LEVEL P1 | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | MECH PH | TOTAL |
|---|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| BUILDING AREAS | | | | | | | | |
| FOOTPRINT AREA (SM) | 3,703.9 | 3,014.4 | 3,024.0 | 2,704.3 | 2,474.9 | 1,015.6 | 280.8 | 16,217.9 |
| FOOTPRINT AREA (SF) | 39,868.4 | 32,446.7 | 32,550.1 | 29,108.8 | 26,639.6 | 10,931.8 | 3,022.5 | 174,568.0 |
| COMMERCIAL GFA (SM) - EXCL VESTIBULES | 0.0 | 475.1 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 475.1 |
| COMMERCIAL GFA (SF) | 0.0 | 5,113.9 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 5,113.9 |
| RESIDENTIAL GFA (SM) | 0.0 | 645.9 | 1,635.4 | 2,589.8 | 2,297.0 | 1,007.9 | 20.0 | 8,196.0 |
| RESIDENTIAL GFA (SF) | 0.0 | 6,952.4 | 17,603.3 | 27,876.4 | 24,724.7 | 10,848.9 | 215.3 | 88,221.0 |
| TOTAL RESIDENTIAL + COMMERCIAL GFA (SM) | | | | | | | | 8,671.1 |
| TOTAL RESIDENTIAL + COMMERCIAL GFA (SF) | | | | | | | | 93,334.9 |
| RESIDENTIAL NET SALEABLE (SM) | 0.0 | 421.5 | 1,402.6 | 2,185.3 | 2,106.6 | 934.0 | 20.0 | 7,070.0 |
| RESIDENTIAL NET SALEABLE (SF) | 0.0 | 4,537.0 | 15,097.5 | 23,522.4 | 22,675.3 | 10,053.5 | 215.3 | 76,100.8 |
| SUITES | | | | | | | | |
| | LEVEL P1 | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | MECH PH | TOTAL |
| GUEST SUITE | 0.0 | 2.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 2.0 |
| STUDIO SUITE | 0.0 | 0.0 | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 |
| 1 BEDROOM SUITE | 0.0 | 0.0 | 5.0 | 9.0 | 3.0 | 0.0 | 0.0 | 17.0 |
| 2 BEDROOM SUITE | 0.0 | 0.0 | 7.0 | 13.0 | 11.0 | 5.0 | 0.0 | 36.0 |
| 3 BEDROOM SUITE | 0.0 | 0.0 | 0.0 | 2.0 | 5.0 | 1.0 | 0.0 | 8.0 |
| 2 BEDROOM TOWNHOUSE (2 STOREY) | 0.0 | 4.0 | INCL | 0.0 | 0.0 | 0.0 | 0.0 | 4.0 |
| 3 BEDROOM TOWNHOUSE (2 STOREY) | 0.0 | 1.0 | INCL | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 |
| TOTAL SUITES (INCL GUEST SUITES) | 0.0 | 7.0 | 13.0 | 24.0 | 19.0 | 6.0 | 0.0 | 69.0 |
| TOTAL SUITES AT 22 QUEEN STREET (MC-15) | 0.0 | 2.0 | 9.0 | 12.0 | 11.0 | 6.0 | 0.0 | 40.0 |
| TOTAL SUITES AT 36 QUEEN STREET (MC) | 0.0 | 5.0 | 4.0 | 12.0 | 8.0 | 0.0 | 0.0 | 29.0 |
| AMENITY | | | | | | | | |
| | LEVEL P1 | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | MECH PH | TOTAL |
| REQUIRED | | | | | | | | |
| AMENITY AREA REQUIRED FOR STUDIO SUITES (5 SM) | 0.0 | 0.0 | 5.0 | 0.0 | 0.0 | 0.0 | 0.0 | 5.0 |
| AMENITY AREA REQUIRED FOR 1 BEDROOM SUITES (5 SM) | 0.0 | 0.0 | 25.0 | 45.0 | 15.0 | 0.0 | 0.0 | 85.0 |
| AMENITY AREA REQUIRED FOR 2 BEDROOM SUITES (10 SM) | 0.0 | 0.0 | 70.0 | 130.0 | 110.0 | 50.0 | 0.0 | 360.0 |
| AMENITY AREA REQUIRED FOR 3 BEDROOM SUITES (15 SM) | 0.0 | 0.0 | 0.0 | 30.0 | 75.0 | 15.0 | 0.0 | 120.0 |
| AMENITY AREA REQUIRED FOR 2 BEDROOM 2-STOREY TOWNHOUSES (10 SM) | 0.0 | 60.0 | INCL | 0.0 | 0.0 | 0.0 | 0.0 | 60.0 |
| AMENITY AREA REQUIRED FOR 3 BEDROOM 2-STOREY TOWNHOUSES (15 SM) | 0.0 | 15.0 | INCL | 0.0 | 0.0 | 0.0 | 0.0 | 15.0 |
| TOTAL AMENITY AREA REQUIRED (SM) | 0.0 | 75.0 | 100.0 | 205.0 | 200.0 | 65.0 | 0.0 | 645.0 |
| TOTAL AMENITY AREA REQUIRED (SF) | 0.0 | 807.3 | 1,076.4 | 2,206.6 | 2,152.8 | 699.7 | 0.0 | 6,942.7 |
| PROVIDED | | | | | | | | |
| INDOOR AMENITY AREA PROVIDED (SM) | 0.0 | 97.6 | 0.0 | 211.2 | 0.0 | 0.0 | 0.0 | 308.8 |
| OUTDOOR AMENITY AREA PROVIDED (SM) | 0.0 | 166.1 | 0.0 | 96.0 | 0.0 | 500.0 | 0.0 | 762.1 |
| TOTAL AMENITY AREA PROVIDED (SM) | 0.0 | 263.7 | 0.0 | 307.2 | 0.0 | 500.0 | 0.0 | 1,070.9 |
| TOTAL AMENITY AREA PROVIDED (SF) | 0.0 | 2,838.4 | 0.0 | 3,306.7 | 0.0 | 5,382.0 | 0.0 | 11,527.1 |

A 18.0 PROPOSAL: SUITE AND AMENITY STATISTICS

| PARKING | LEVEL P1 | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | MECH PH | TOTAL |
|---|------------|-------------|-------------|------------|-------------|------------|------------|-------------|
| REPLACEMENT PUBLIC PARKING (GREEN P) | | | | | | | | |
| TOTAL REPLACEMENT PKG REQUIRED = 64 (INCL 2 BF SPACES) | NA | NA | NA | NA | NA | NA | NA | 64 |
| TOTAL REPLACEMENT PKG PROVIDED = 64 (INCL 2 BF SPACES) | 37 | 27 | 0 | 0 | 0 | 0 | 0 | 64 |
| COMMERCIAL PARKING | | | | | | | | |
| NOTE: 1. CALCULATIONS BASED ON NET GFA ±20% REDUCTION FOR ACCESSORY USES 2. REDUCED DOWNTOWN PKG RATE AS PER SCHEDULE C | | | | | | | | |
| CRU 1 ASSUMED OFFICE PKG REQUIRED (80% OF ±85.0 SM NET GFA @ 1/33 SM RATE) | 0 | 2.1 | 0 | 0 | 0 | 0 | 0 | 2.1 |
| CRU 2-3 ASSUMED RETAIL COMM PKG REQUIRED (80% ±165.0 SM NET GFA @ 1/18 SM RATE) | 0 | 7.3 | 0 | 0 | 0 | 0 | 0 | 7.3 |
| CRU 4 ASSUMED EATING EST PKG REQUIRED (50% OF ±145.0 SM GFA @ 1/9 SM RATE) | 0 | 8.1 | 0 | 0 | 0 | 0 | 0 | 8.1 |
| TOTAL COMMERCIAL PKG REQUIRED = 18 (INCL 1 BF SPACE) | 0 | 17.4 | 0 | 0 | 0 | 0 | 0 | 18 |
| TOTAL COMMERCIAL PKG PROVIDED = 18 (INCL 1 BF SPACES) | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| RESIDENTIAL PARKING | | | | | | | | |
| NOTE: 1. REDUCED DOWNTOWN PKG RATE AS PER SCHEDULE C (MC ZONE / 36 QUEEN ST) 2. EXCLUDES GUEST SUITES (2) | | | | | | | | |
| 22 QUEEN STREET PKG REQUIRED (MC-15 @ 1 SPACE/UNIT) = 38 SPACES | 0.0 | 0.0 | 9.0 | 12.0 | 11.0 | 6.0 | 0.0 | 38.0 |
| 36 QUEEN STREET PKG REQUIRED (MC @ 0.5 SPACE/UNIT) = 15 SPACES | 0.0 | 2.5 | 2.0 | 6.0 | 4.0 | 0.0 | 0.0 | 14.5 |
| TOTAL RESIDENTIAL PKG REQUIRED = 53 SPACES | 0 | 2.5 | 11 | 18 | 15 | 6 | 0 | 53 |
| TOTAL RESIDENTIAL PKG PROVIDED = 62 SPACES (INCL 4 BF SPACES) | 35 | 0 | 27 | 0 | 0 | 0 | 0 | 62 |
| STORAGE LOCKER | | | | | | | | |
| TOTAL LOCKERS PROVIDED | 3.0 | 9.0 | 20.0 | 9.0 | 28.0 | 0.0 | 0.0 | 69.0 |

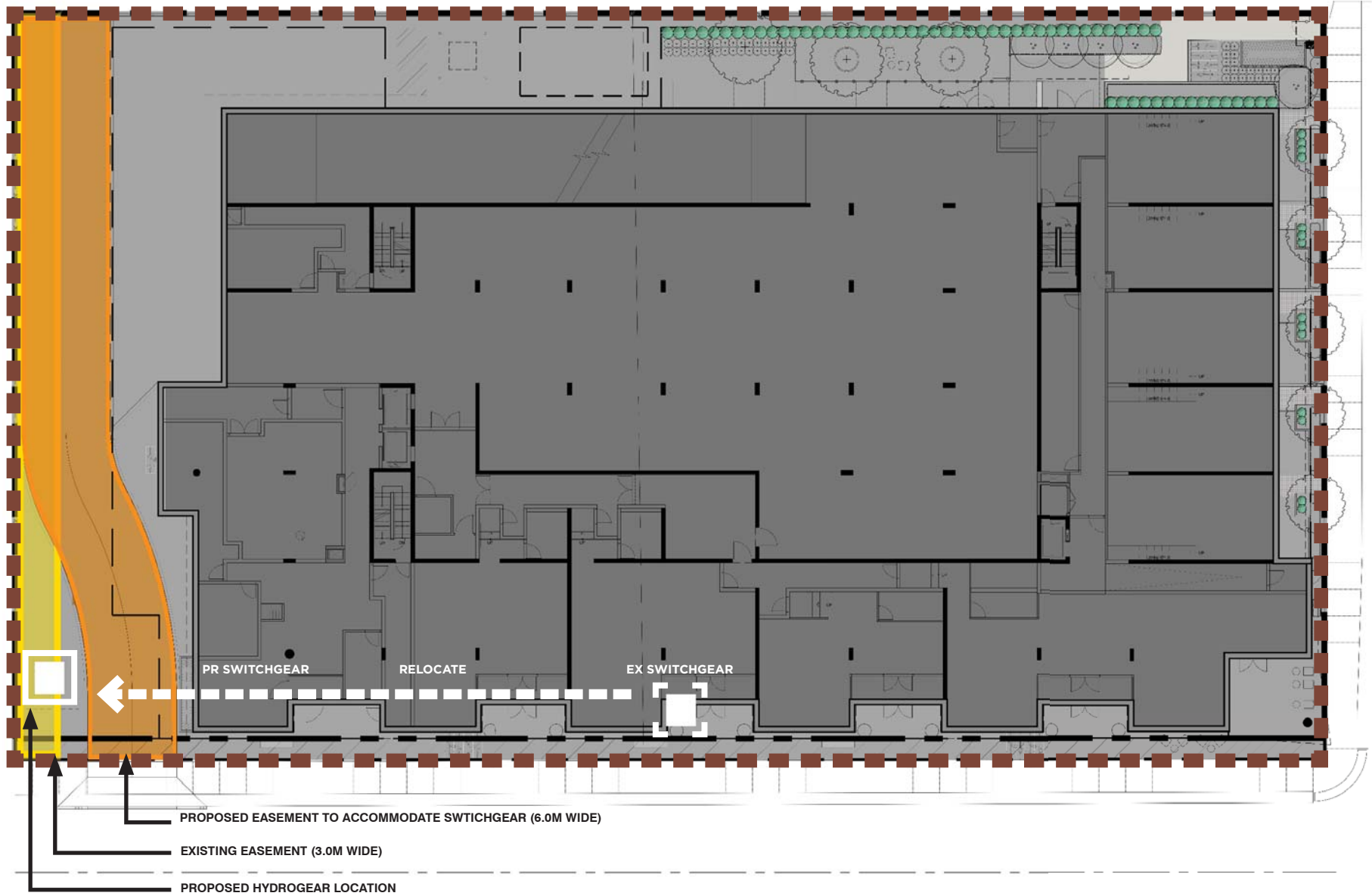
A 19.0 PROPOSAL: PARKING AND LOCKER STATISTICS



A 20.0 PROPOSAL: CONTEXT SITE PLAN



QUEENSVIEW GARDEN



A 21.0 PROPOSAL: LANEWAY AND SWITCHGEAR RELOCATION



QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

QUINN OTMD RSHK
DESIGN ASSOCIATES LTD.



PROPOSED 6M WIDE ACCESS/SERVICE LANEWAY



EXISTING 3M WIDE LANEWAY ACCESS

A 22.0 PROPOSAL: VIEW OF IMPROVED LANEWAY ACCESS

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

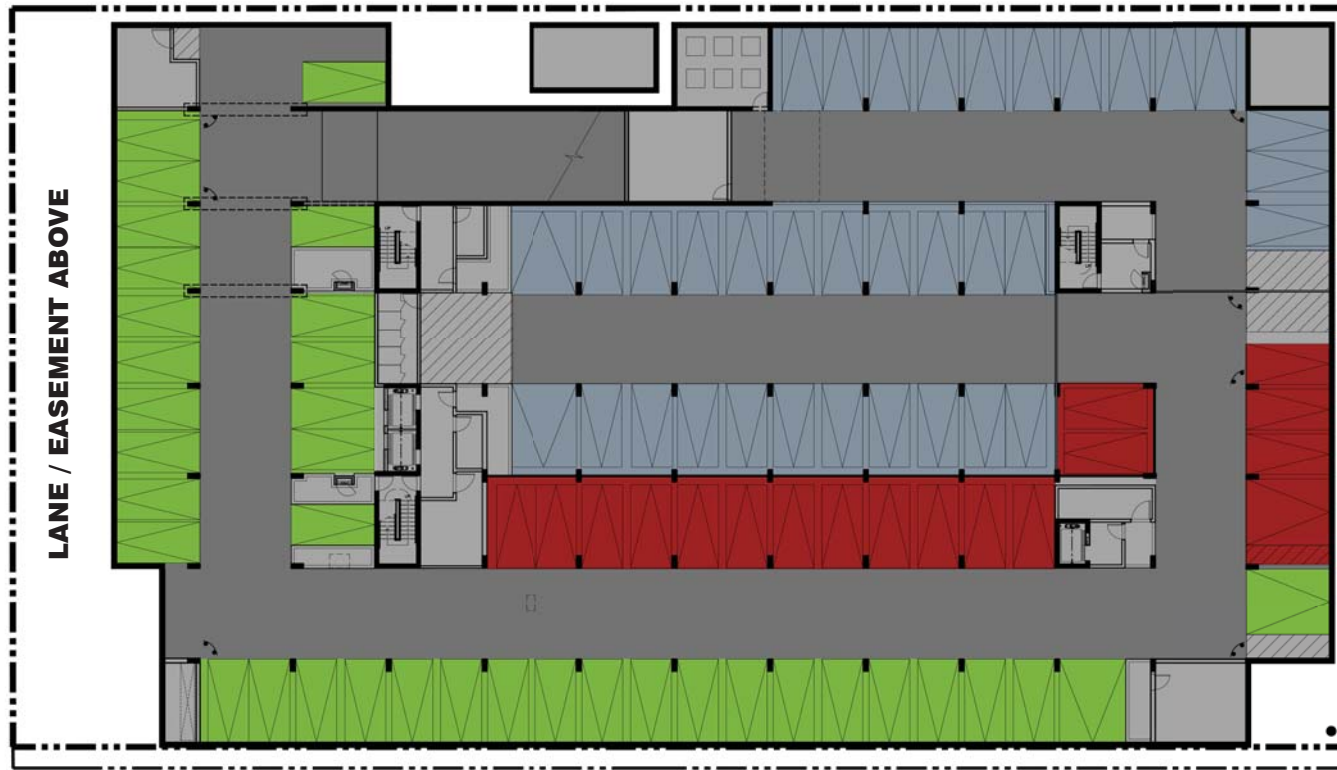
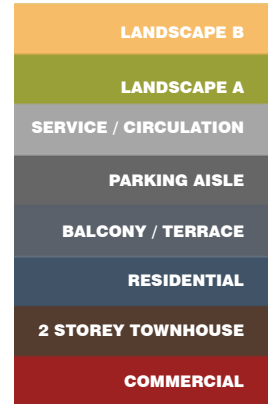
ISSUED FOR SPA 2024_01_18

QUINN OTTD RSHK
PLANNING ASSOCIATES INC.

P1 PARKING SUMMARY



LEGEND



MC GILL STREET ABOVE

QUEEN STREET



FLOOR PLAN P1 SCALE 1:500

A 23.0 PROPOSAL: PLANS



QUEENSVIEW GARDEN

FL 1 PARKING SUMMARY

PUBLIC PARKING
27 SPACES

LEGEND

- LANDSCAPE B
- LANDSCAPE A
- SERVICE / CIRCULATION
- PARKING AISLE
- BALCONY / TERRACE
- RESIDENTIAL
- 2 STOREY TOWNHOUSE
- COMMERCIAL



FLOOR PLAN 1 SCALE 1:500

A 24.0 PROPOSAL: PLANS

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

QUINN OTMD RSHK



FL 2 PARKING SUMMARY

RESIDENTIAL PARKING
27 SPACES (INCL 2 BF)

LEGEND

| |
|-----------------------|
| LANDSCAPE B |
| LANDSCAPE A |
| SERVICE / CIRCULATION |
| PARKING AISLE |
| BALCONY / TERRACE |
| RESIDENTIAL |
| 2 STOREY TOWNHOUSE |
| COMMERCIAL |



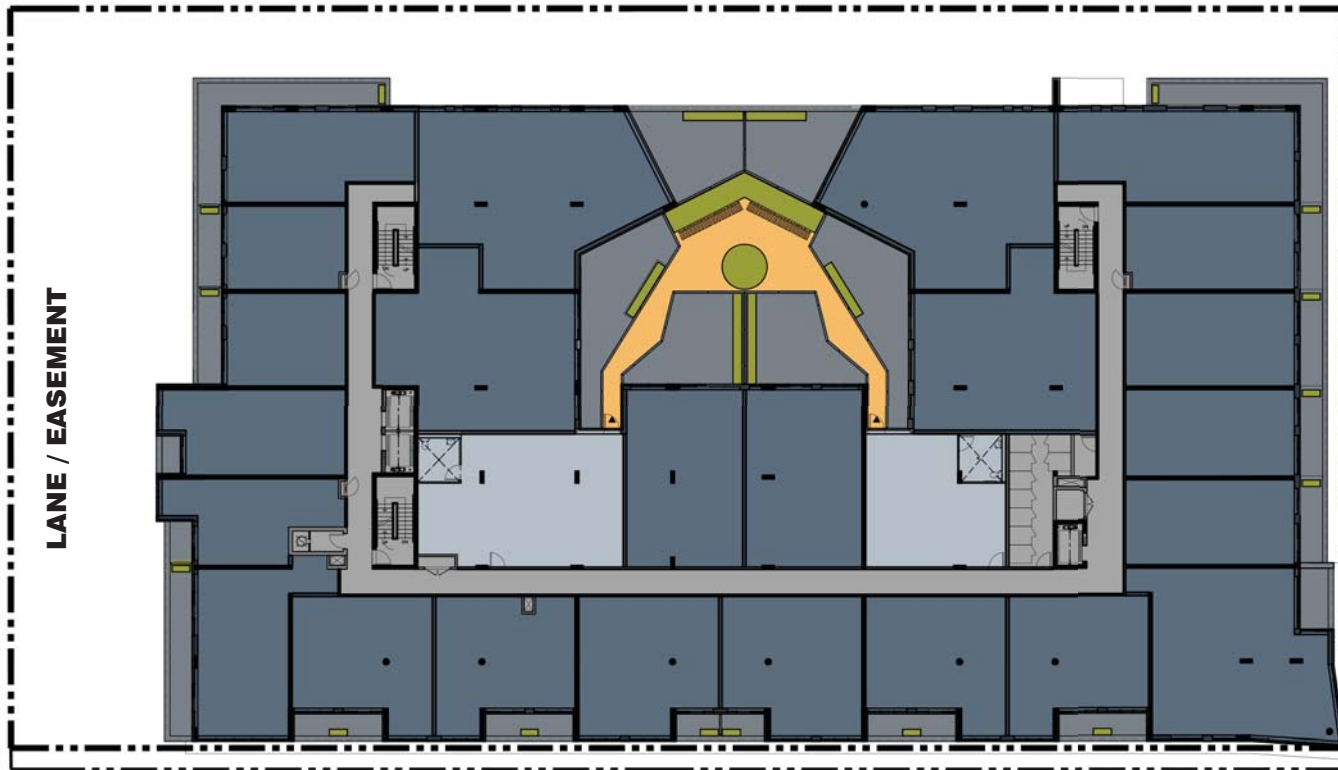
FLOOR PLAN 2 SCALE 1:500

A 25.0 PROPOSAL: PLANS

QUEENSVIEW GARDEN

LEGEND

| |
|-----------------------|
| LANDSCAPE B |
| LANDSCAPE A |
| SERVICE / CIRCULATION |
| PARKING AISLE |
| BALCONY / TERRACE |
| RESIDENTIAL |
| 2 STOREY TOWNHOUSE |
| COMMERCIAL |



LANE / EASEMENT

MC GILL STREET

QUEEN STREET



FLOOR PLAN 3 SCALE 1:500

A 26.0 PROPOSAL: PLANS



QUEENSVIEW GARDEN

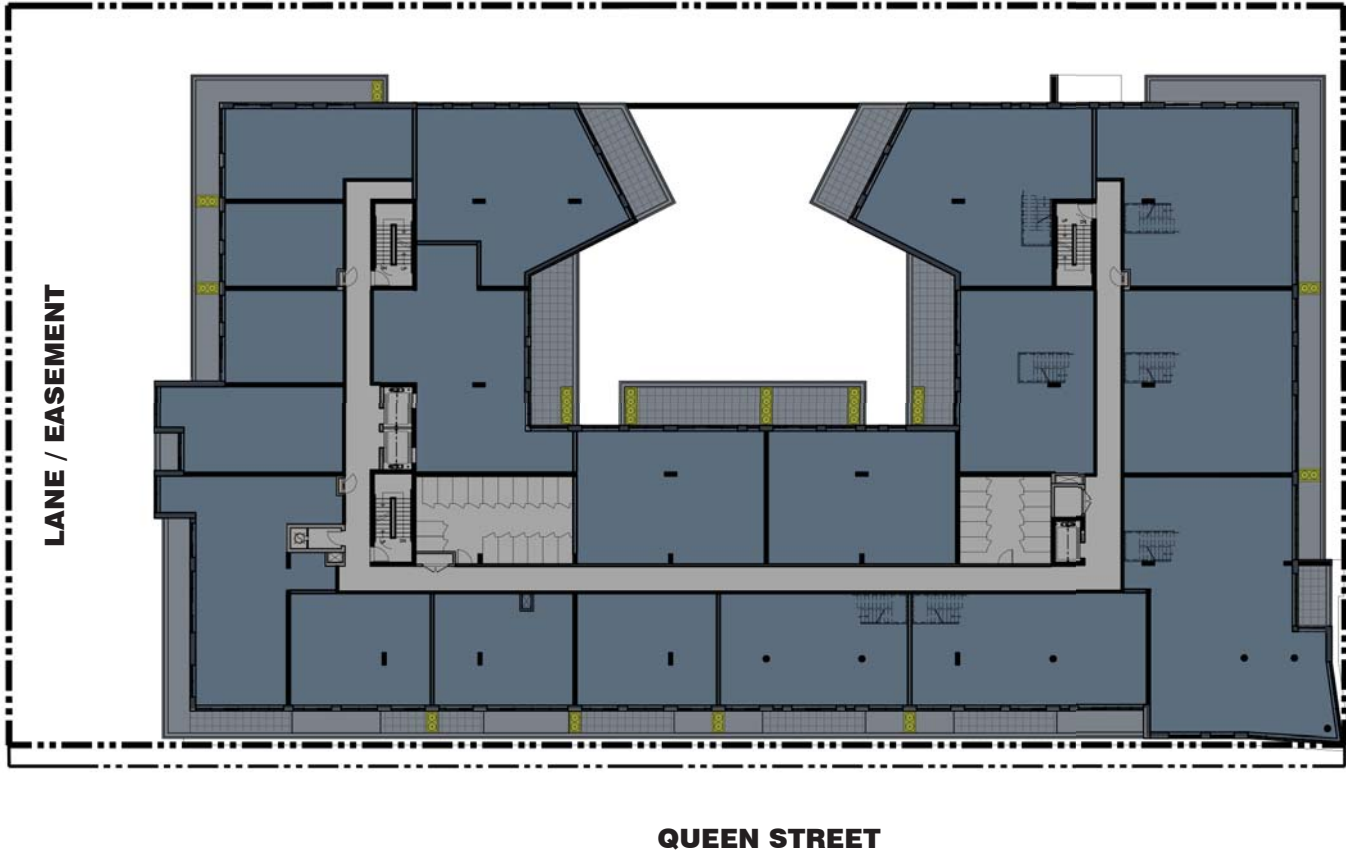
URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

QUINN OTMD RSHK

LEGEND

| |
|-----------------------|
| LANDSCAPE B |
| LANDSCAPE A |
| SERVICE / CIRCULATION |
| PARKING AISLE |
| BALCONY / TERRACE |
| RESIDENTIAL |
| 2 STOREY TOWNHOUSE |
| COMMERCIAL |



FLOOR PLAN 4 SCALE 1:500

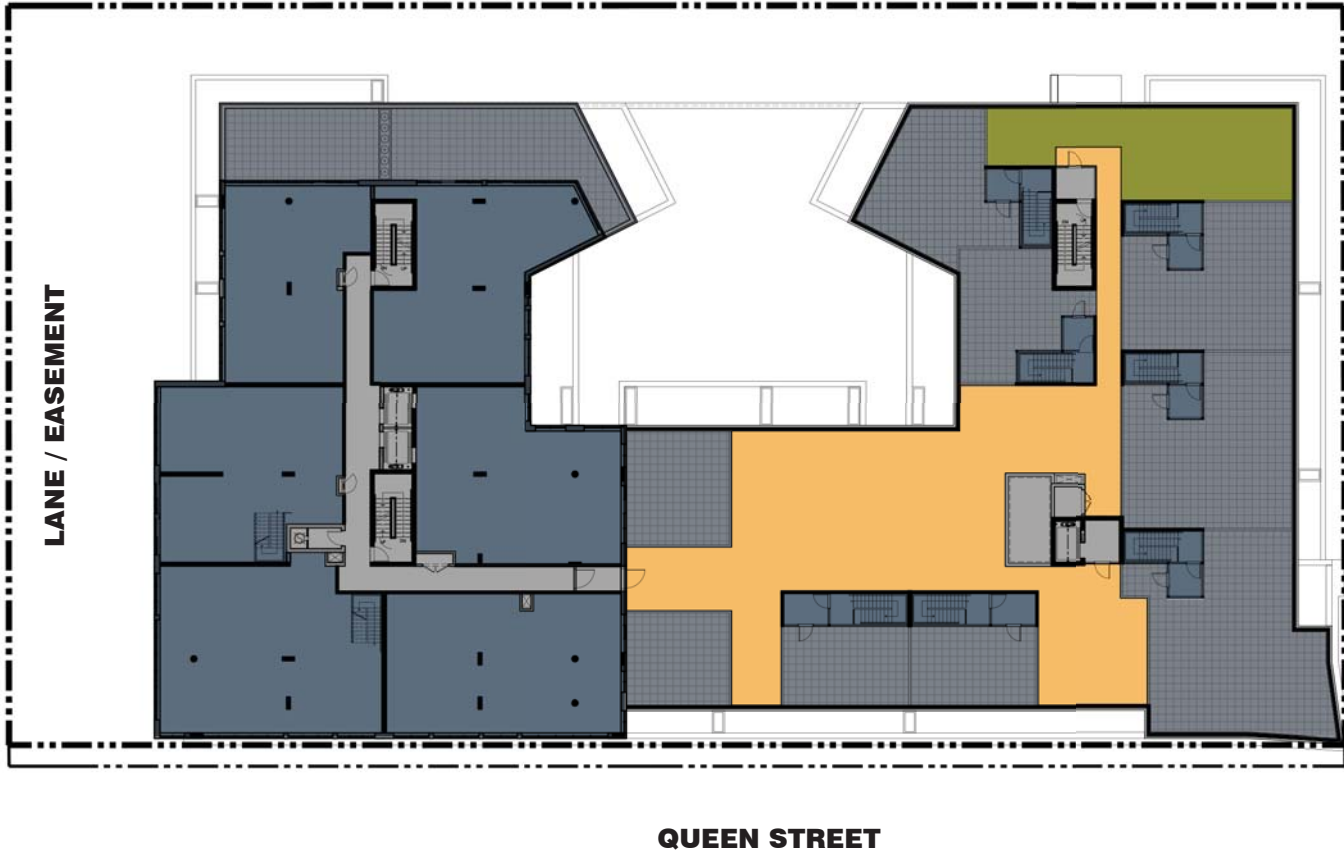
A 27.0 PROPOSAL: PLANS



QUEENSVIEW GARDEN

LEGEND

| |
|-----------------------|
| LANDSCAPE B |
| LANDSCAPE A |
| SERVICE / CIRCULATION |
| PARKING AISLE |
| BALCONY / TERRACE |
| RESIDENTIAL |
| 2 STOREY TOWNHOUSE |
| COMMERCIAL |



FLOOR PLAN 5 SCALE 1:500

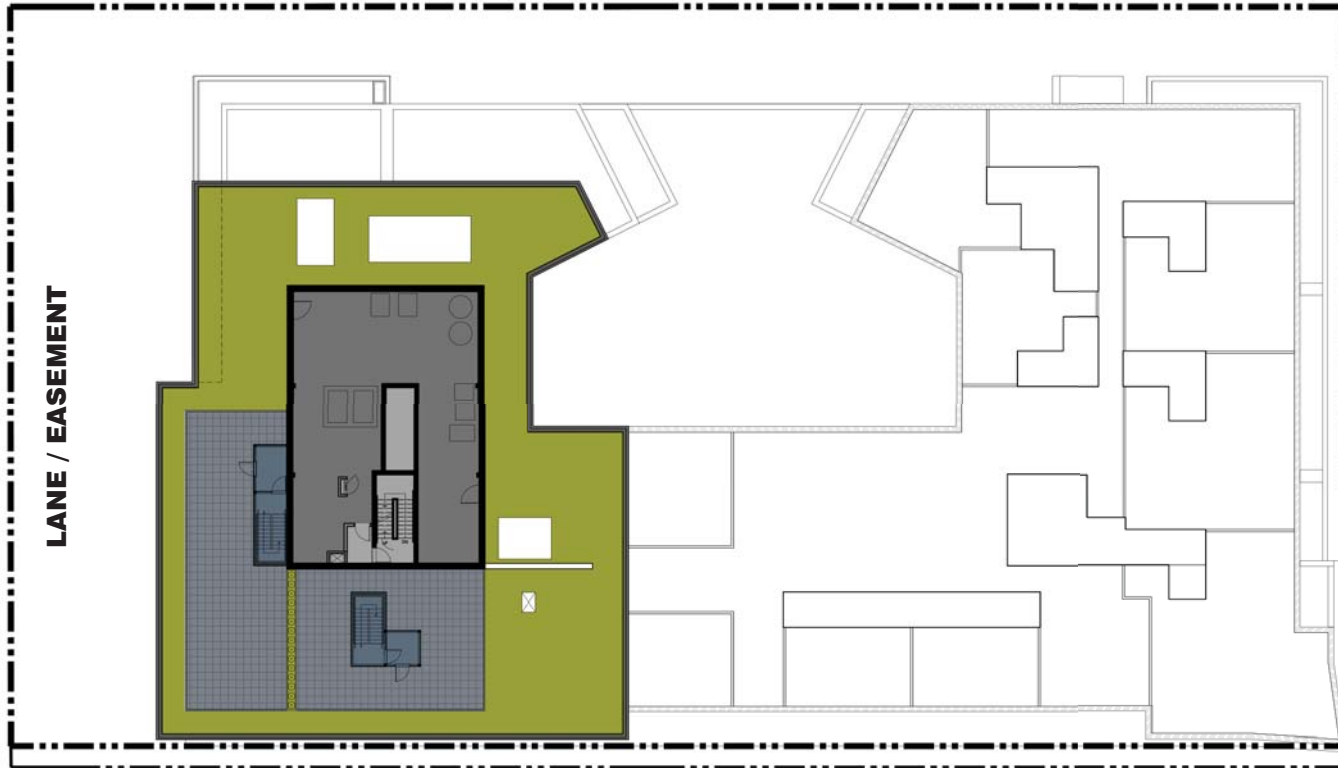
A 28.0 PROPOSAL: PLANS



QUEENSVIEW GARDEN

LEGEND

| |
|-----------------------|
| LANDSCAPE B |
| LANDSCAPE A |
| SERVICE / CIRCULATION |
| PARKING AISLE |
| BALCONY / TERRACE |
| RESIDENTIAL |
| 2 STOREY TOWNHOUSE |
| COMMERCIAL |



LANE / EASEMENT

MC GILL STREET

QUEEN STREET



FLOOR PLAN MECH PH SCALE 1:500

A 29.0 PROPOSAL: PLANS



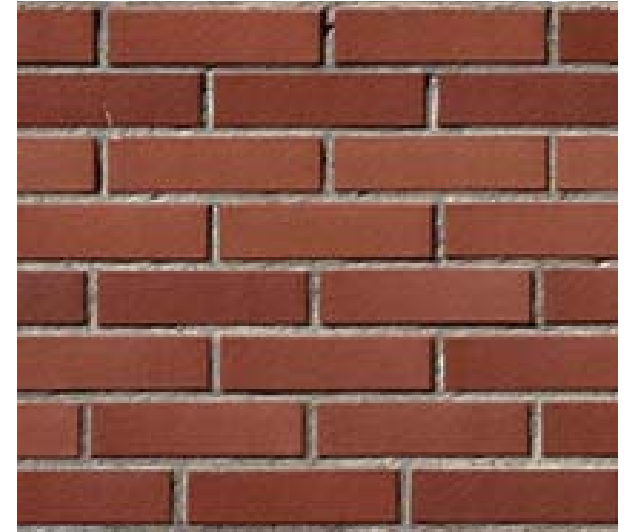
QUEENSVIEW GARDEN



PHENOLIC PANEL (TBC)



PRECAST (TBC)



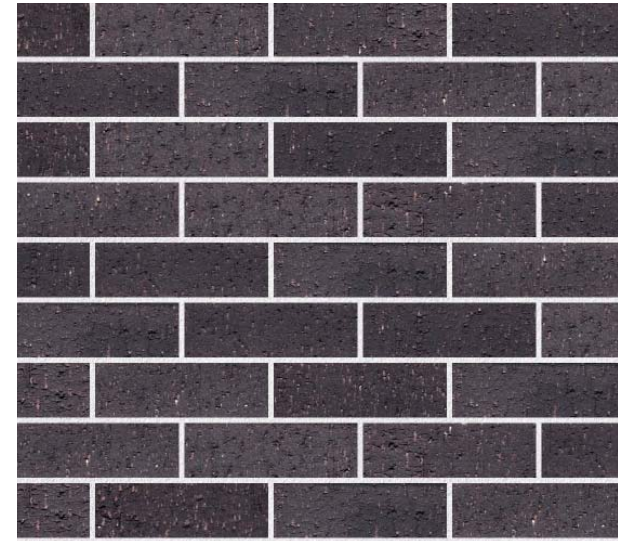
MAIN BRICK



BLUE GREY
HIGH-PERFORMANCE GLAZING



MULLION EXTENSIONS/FINS (TBC)



SECONDARY CONTRAST BRICK

A 30.0 PROPOSAL: MATERIALS

QUEENSVIEW GARDEN



EAST ELEVATION (MCGILL ST)



SOUTH ELEVATION (QUEEN ST)

A 31.0 PROPOSAL: ELEVATIONS

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

QUINN OTMD RSHK
DESIGN ASSOCIATES INC.



WEST ELEVATION



NORTH ELEVATION

A 32.0 PROPOSAL: ELEVATIONS

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

QUINN OTMD RSHK
PLANNING ASSOCIATES INC.

4. OFFICIAL PLAN

4.1 COMMUNITY VISION, PRINCIPLES AND OBJECTIVES

2.2 TOWN OF COBOURG - VISION STATEMENT

Cobourg is a regional centre for Northumberland County and its position as a strong, liveable and healthy community providing a full range of opportunities to live, work, play and shop within the town will be reinforced through:

- ii) an emphasis on sustainable, accessible and compact development, particularly transit supportive, mixed use built form along its main streets, which will enable Cobourg to enhance its function as a vibrant, environmentally aware urban centre;
- iii) new residential development which will primarily occur through a mix of intensification and greenfield development with a variety of housing types and densities. Any intensification will be designed in keeping with existing stable residential neighbourhoods where it is located within or adjacent to such areas;

2.3 COMMUNITY DEVELOPMENT PRINCIPLE: DISTINCTIVE COMMUNITY IMAGE

b) appropriate design of new development which will be respectful of this heritage, particularly in the downtown core, residential areas adjacent to the core, and the harbour area.

RESPONSE AND RATIONALE

- In keeping with the Town of Cobourg community vision, Queensview Garden is a compact mixed-use development sited along a main downtown street on an underutilized brownfield property and adjacent surface parking lot.
- Aligned with the principles of urban intensification and sustainable development, the proposed building adds retail commercial and residential density to the area with an emphasis on high quality landscape concepts such as planted front yards and green outdoor amenity areas.
- To enhance the Town's "function as a vibrant, environmentally aware urban centre" the proposal features a strong retail commercial boulevard, 2-storey townhouses at grade, and a variety of one and two storey residential units ranging in size from studio to three bedroom suites.
- Architecturally, the building mass and articulation - composed of recessed terraces, balcony projections, and window louvers - implement effective passive solar shading techniques for improved sustainability.
- Brick composes the majority of the facade with large glass storefronts at grade, and long vertical residential windows reflect the images of heritage mixed-use buildings in the adjacent King St retail commercial district.

A 33.0 OFFICIAL PLAN

2.7 DESIGN PRINCIPLES

i) Protect Historical, Natural and Cultural Heritage

Cobourg's historic downtown, Greenlands System and cultural heritage will be maintained and enhanced through new development, improved trails and increased exposure to parks and open space. Parks and new Village Squares will act as central meeting places for residents and help to define neighbourhoods.

ii) Encourage Compact, Mixed Use Development

The interconnected street network will foster compact, walkable neighbourhoods. Compact development will be encouraged in the design of vacant or underutilized parcels of land. A mixture of uses and appropriately scaled building forms will contribute to an active streetscape and increased densities in the community.

RESPONSE AND RATIONALE

- The proposal's design and materials reflect the heritage image of brick facades with vertically proportioned windows.
- Responding to the adjacent park, tree-like pilaster and balcony elements frame the building in a modern, sculptural context.

4.2 GROWTH AND INTENSIFICATION

3.2.3 GROWTH MANAGEMENT STRATEGY

vi) To achieve the Town's intensification target, the Town shall implement the following Intensification Strategy:

a) Establish minimum density standards for development in Mixed Use Corridors and other major intensification areas;

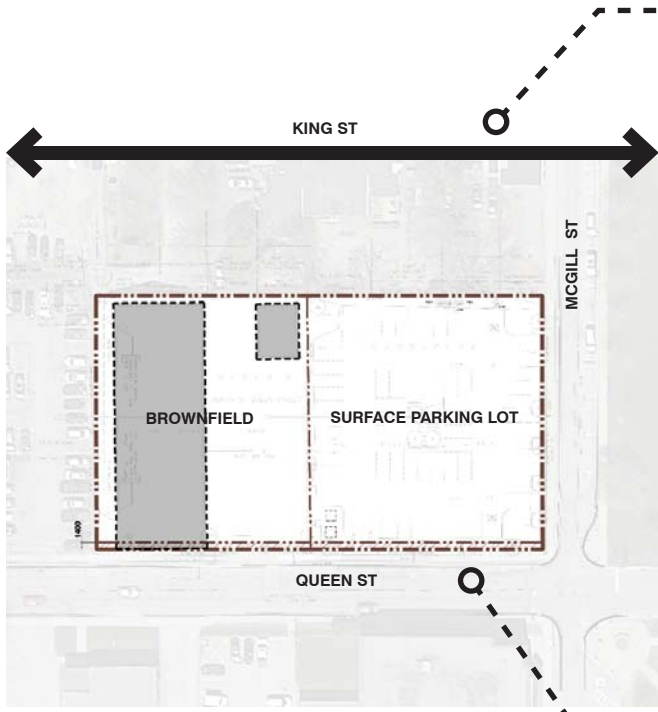
e) Review existing zoning regulations and other development standards to remove barriers to intensification including parking standards and setback requirements, while still ensuring that new development respects the scale and built form of the surrounding area and conforms with the policies of the Official Plan;

i) Discourage applications which result in the downzoning of sites for medium and high density housing;

RESPONSE AND RATIONALE

- A Committee of Adjustment application was successfully undertaken by the developer in 2022 to permit a maximum height of 4-storeys (from 3-storeys) at 36 Queen St to promote growth and intensification in this urban downtown zone and allow the proposal to achieve a density that nears the maximum FSI of 2.0 (ref to COA NO. A-02-2022).
- The proposal "respects the scale and built form of the surrounding area and conforms with the policies of the Official plan" as it steps down from 5-storeys to 4-storeys towards the park, creating a large rooftop garden and amenity area - compatible and appropriately scaled with the park and existing buildings.

A 34.0 OFFICIAL PLAN



EXISTING KEYPLAN



HERITAGE MIXED-USE ALONG KING ST



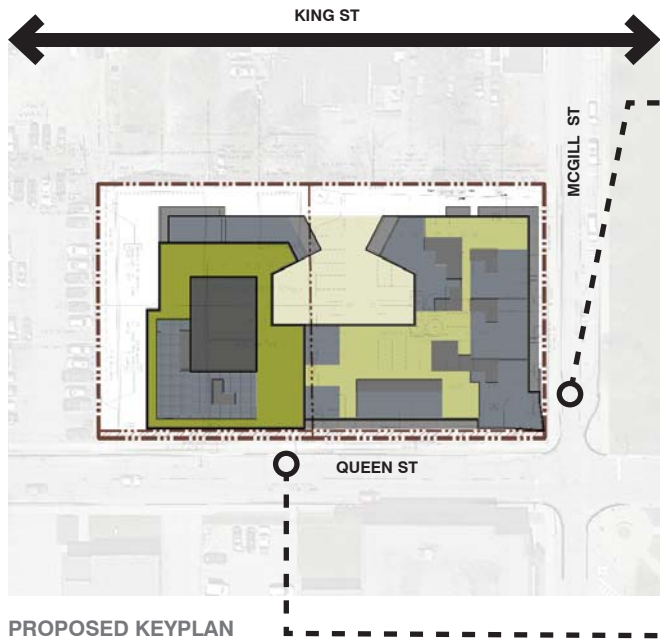
BRICK AND VERTICAL WINDOW OPENING



SURFACE PARKING LOT

A 35.0 OFFICIAL PLAN: EXISTING UNDERUTILIZED LOT

QUEENSVIEW GARDEN



URBAN MIXED-USE SOUTHEAST CORNER AT MCGILL ST



COMMERCIAL RETAIL EDGE ALONG QUEEN ST

A 36.0 OFFICIAL PLAN: PROPOSED GROWTH

QUEENSVIEW GARDEN



4.3 MAIN CENTRAL AREA

3.7.1 PURPOSE

The Main Central Area designation on Schedule “A” recognizes the existing historic community core. The purpose of the designation is to identify the core as the major focal point of community life in the Town, and to provide for its continuing maintenance and enhancement, including redevelopment and new development which is in keeping with the existing character of the area. The objective is to promote the multi-use function of the area and to ensure that it remains, together with the adjacent Harbour Area, an attractive pedestrian-oriented environment in which to shop, live, work and visit recognizing that many visitors will also arrive in private vehicles or other modes of transportation. Strong connections to the Harbour Area shall be maintained to help ensure the attainment of this objective.



OFFICIAL PLAN: SCHEDULE A LAND USE PLAN (ANNOTATED)

3.7.3.2 OTHER AREAS OF THE MAIN CENTRAL AREA

Areas of the Main Central Area, away from the King Street Corridor are developed with a mix of uses. New development and redevelopment shall reinforce the mixed use character and traditional setting, and shall have regard for the Town’s Urban and Landscape Design Guidelines and shall conform with the Heritage District Guidelines – Commercial Core Area, the policies of Section 5.5, Cultural Heritage Preservation, other applicable policies of the Official Plan, and the following criteria:

- proposed uses, buildings and structures are of a size and scale which can be appropriately integrated with the character of the adjacent area, particularly any residential areas;
- designed to ensure that there are no significant negative impacts with respect to privacy and shadowing, and that appropriate buffering can be provided for any adjacent lands in the Residential Area designation or a residential use;
- parking areas shall be prohibited between the front of the principal building and the street, except on sites where the lot configuration prohibits alternative parking arrangements and a detailed site plan is submitted to demonstrate how the impact of such parking on the streetscape can be reduced.

RESPONSE AND RATIONALE

- The proposal is uniquely positioned in an active mixed-use downtown zone.
- It is an appropriately scaled urban intensification proposal providing new opportunities to “shop, live, work and visit” (OP, 3.7.1)
- The massing and density are in keeping with the existing character of this core downtown area - stepping down from a compact maximum height of 5-storeys to the 4-storey podium to minimize shadowing impacts on the park and matching the existing scale and character of the neighbourhood.

A 37.0 OFFICIAL PLAN

- The goal is to reinforce a new urban pedestrian boulevard along Queen St to promote an active, animated retail commercial streetscape along the currently underutilized block between Division and McGill St.
- The McGill St promenade is more residential in character, including green landscaped front yards - reflecting the tree lined strip at the western edge of Victoria Park.

3.7.3.3 MIXED USE DEVELOPMENT

Proposals for the development of new mixed commercial-residential uses shall be evaluated based on conformity with the following criteria, in addition to those applicable criteria in Section 3.7.3.1 or 3.7.3.2:

- i) the provision of adequate amenity areas for the residential component which are functionally separated from the public areas associated with the commercial component;
- ii) that any negative effects such as noise and odours which may result from the commercial component are minimized in terms of the residential function;
- iii) that, with the exception of shared parking areas for the mixed use development off-street parking, service and loading areas associated with the commercial component are generally physically and functionally separated from those facilities associated with the residential component; and,
- iv) the prohibition of outdoor garbage storage.

RESPONSE AND RATIONALE

- In addition to the landscaped green spaces at grade, such as the strip of amenity space and landscape buffer, the majority of residential amenity zones are located above grade, separated from commercial or public uses.
- All waste storage facilities (residential and commercial) are contained inside the building and temporarily moved to the loading/service area at the north end of the site for scheduled pick up.
- Each of the 64 public surface parking spaces in the existing parking lot at 36 Queen St are replaced within the building.
- All additional parking spaces required for commercial and residential uses are also provided inside the building, at the basement, ground, and second floor levels.



RAISED PRIVATE TERRACES AND AMENITY AREAS SEPARATED FROM RETAIL ZONE AT GRADE

A 38.0 OFFICIAL PLAN

QUEENSVIEW GARDEN

4.4 CULTURAL HERITAGE CONSERVATION

5.5.4 HERITAGE CONSERVATION DISTRICTS

i) The Town has already established four Heritage Districts pursuant to the Ontario Heritage Act ... a) The Commercial Core;

vi) Intensification shall conform with the applicable Heritage District Plan and the Town's General Heritage Conservation District Guidelines, and where appropriate Parks Canada Guidelines for the Conservation of Historic Places in Canada, and the following criteria: b) Infill where there will be no demolition, destruction or loss of cultural heritage resources. A cultural heritage impact assessment may be required for such proposals.

5.5.6 ARCHAEOLOGICAL RESOURCES

Where development is proposed in areas of archaeological potential an archaeological assessment will be carried out in accordance with the requirements of Section 8 of the Plan.



HERITAGE MIXED-USE AT KING ST

RESPONSE AND RATIONALE

- For heritage conservation, refer to The Scoped Heritage Impact Assessment Report by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC, 2023):
“Therefore, the proposed development will not have any negative impacts on identified heritage attributes...no mitigation is recommended or required with respect to the proposed development” (17).
- For archaeological assessment, refer to Stage 1 Archaeological Background Assessment and Stage 2 Archaeological Property Assessment Report (Bluestone Research, 2023):
“All work met provincial standards and no archaeological sites were identified during the Stage 2 assessment” (5.1).

A 39.0 OFFICIAL PLAN

QUEENSVIEW GARDEN

5. URBAN AND LANDSCAPE DESIGN GUIDELINES

5.1 PUBLIC REALM GUIDELINES

3.1 SUSTAINABILITY

Private realm design, such as building setbacks and terracing (refer to Section 4.4.3) can enhance the public realm by accommodating rooftop gardens with views of the Lake, the harbour and the Town of Cobourg, and in turn, provide public street level views of green roofs. The public realm is also adversely affected by the heat gain attributed to asphalt surfaces and conventional roofs. Sustainable alternatives (i.e. green roofs, rooftop gardens, green walls, etc.) substantially reduce the heat island effect and provide a more habitable public realm during summer months.

Design Guidelines:

- a. Where possible, public realm design should aim to reduce impervious hard surfaces.
- b. Materials selected for use in the public realm should be durable to avoid premature replacement.
- c. Materials selected for the public realm should be recycled to reduce the energy needed to extract and manufacture new materials.
- d. Materials should be locally sourced to prevent the expenditure of fossil fuels used for freight transportation. Canadian products are generally suited to withstand our climate.
- e. The potential for alternate energy sources should be explored on public lands (e.g. District Energy, geothermal, etc.).

RESPONSE AND RATIONALE

Queensview Garden shall include sustainable initiatives integral with the approach to the landscape design, including but not limited to:

- Hi-SRI paving materials shall be considered for a minimum of 50% of hard surfaces.
- Pervious and Permeable surface material may be considered with supporting stormwater criteria.
- Materials for site furnishings, which may include wood, shall be sourced as ethical and certified sustainable.
- Landscape elements shall be specified from local manufacturers and suppliers to minimize freight and transportation burden. Canadian manufacturers shall be given consideration in final selection.
- The existing trees on the site and on surrounding fronts have been identified and assessed in the Arborist Report - there are no significant trees on the site.
- The feature rooftop garden, facing the park and waterfront, “can enhance the public realm by accommodating rooftop gardens with views of the Lake, the harbour and the Town of Cobourg, and in turn, provide public street level views of green roofs” (ULDG: 3.1).
- The combination of sustainable landscape features such as green roofs and rooftop gardens above and green yards at grade, “substantially reduce the heat island effect and provide a more habitable public realm during summer months” (ULDG: 3.1).

A 40.0 ULDG



VIEW LOOKING WEST AT QUEEN ST

A 41.0 ULDG: VIEW OF URBAN MIXED-USE

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

QUINN OTMD RSHK
REALTY ASSOCIATES INC.

5.2 STREETS AND STREETSCAPES

3.4.1.6 SIDEWALKS - MIXED USE & COMMERCIAL AREAS

Mixed Use/Corridor Areas and Commercial Area sidewalks are typically wider, accommodating the highest number of pedestrians, a variety of commercial activities and street amenities (street trees, lighting, bike parking, seating, etc.).

Design Guidelines:

- a. The boulevard (between curb edge and building face) in the Mixed Use/Corridor Areas and Commercial Areas should be a minimum width of 4.0 metres and be comprised of a 1.5 metre wide walkway and 2.5 metre wide boulevard that is constructed of a hard paved surface and/or landscaping.
- b. Sidewalks should be constructed of a solid, stable and textured material such as concrete. The pavement base should be significant to minimize heaving and damage by tree roots. Higher quality treatments for curbs, such as granite, which can be removed, maintained and replaced during reconstruction, should be considered for improved maintenance in key areas such as downtown or historic areas.
- c. At corners, consideration should be given to the widening of boulevards to provide enhanced sidewalk conditions that include decorative planting areas, seating areas, increased sight lines, universal design markings and other amenities (i.e. fountain, public art).
- d. Sidewalks should be coordinated with the design of feature paving across boulevards, intersections, crosswalks and driveways to ensure visibility and accessibility of the pedestrian network.
- e. Street trees should be located within the paved boulevard and planted in an adequate pit under a metal grille.
- g. Porous surfaces should be considered for sidewalks especially when adjacent to parks and open spaces.
- h. All sidewalks shall be barrier-free. Sidewalk clutter (e.g. newspaper boxes, signage, etc.), should be minimized to enable safe and efficient movement of pedestrians (including strollers, wheel-chairs, etc.).

RESPONSE AND RATIONALE

- Based on its proximity to the King St retail commercial corridor, Victoria Park, and the waterfront, Queen St presents the opportunity to extend the urban streetscape character of King St.
- It shall be designed to a higher standard with wider sidewalks, consistent paving to include a decorative splash edge band and well lit for pedestrian safety.
- Maintain a consistent design language from King St connecting to Queen St.
- A local street of residential character, McGill St encourages deeper front yards and planted boulevards, accommodating large canopy trees where possible.
- The proposal shall provide planted private front yards with ornamental trees in keeping with the character of a downtown local street.
- Pedestrian circulation along these streets shall prioritize efficiency in walking, connectivity to adjacent blocks and transit, well landscaped appearance, sustainable considerations in material selections and barrier-free movement compliant with Universal Design Standards.
- A pedestrian sidewalk with a clearway of 2.1m minimum shall be provided to accommodate pedestrians, strollers and wheelchairs.

A 42.0 ULDG



VIEW LOOKING SOUTH AT MCGILL ST

A 43.0 ULDG: SETBACKS AND LANDSCAPE BUFFERS

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

QUINN OTTD RSHK
PLANNING ASSOCIATES INC.

- The sidewalk shall be concrete, selected for durability, accessibility and Hi-SRI value.
- A splash edge with a 0.75m width is proposed along the street curb, creating a corridor for light standards, utility poles and parking meters. The material proposed shall be a unit paver, offering texture and visual contrast. This also accommodates snow storage in the winter.
- A Hi-SRI unit paver infill shall be proposed within the proposed Road Widening, to add texture to the streetscape and allow for ease of removal when future widening occurs.
- Pedestrian safety is considered in sidewalk continuity across the driveways, with clear sightlines. In addition, tactile indicators and curb cut ramps shall be provided at the Queen St and McGill St intersection.

3.4.3 MIXED USE/COMMERCIAL STREET FURNITURE

Street furniture, including benches, bicycle racks, waste receptacles, light poles and bollards should have a consistent style to promote a pedestrian orientation on mixed use/commercial streets. Village Squares, Local Parks and other outdoor public spaces should also be considered as locations for these elements. A unified palette of street furniture helps distinguish key public and Mixed Use/Corridor Areas and reinforces the significance of the heritage downtown and waterfront in the Town of Cobourg.

3.4.3.2 SEATING

Seating should be placed in areas that will have the most pedestrian use, such as heavily travelled sidewalks and intersections, parks, adjacent to building entrances and near transit shelters. Seating should be oriented to buffer the impact of traffic and to provide comfort and promote social engagement. In the Mixed Use/Corridor Area and on mixed use/commercial streets, raised planters may double as a seat wall.

RESPONSE AND RATIONALE

- Opportunities for seating and bike parking to promote social interaction along the mixed-use frontage shall be encouraged. Placement of these elements shall consider complimentary adjacent private amenities, that shall include planters and café seating, to encourage a vibrant streetscape character.
- Benches, bike rings shall provide a consistent theme in the character of the streetscape and complimentary to the new building.
- Elements shall be selected for visual quality, seasonal comfort, vandal resistance and durability, with consideration to sustainable materials, finishes and local sourcing.
- Elements shall be placed with practical intention to avoid conflict with vehicular circulation (snow removal, maintenance access).
- Materials shall be selected for practical intention and durability suitable to our climate. This may include Forest Stewardship Council wood bench tops, stainless steel or galvanized bike rings and bollards, avoiding powdercoat finishes in high salt and snow removal areas.
- Planters along Queen St are designed with integrated bench height seating.

A 44.0 ULDG

3.4.3.4 LIGHTING

Sustainable lighting practices should be implemented to reduce light pollution, conserve energy and reinforce pedestrian priority. Pedestrian-frequented areas can be emphasized by the use of pedestrian-scaled light standards or illuminated bollards.

RESPONSE AND RATIONALE

- Recessed or surface mounted energy efficient LED lighting shall be installed at the underside of the Queen St canopy.
- Provide safe and efficient mainstreet lighting conditions with minimal light pollution (ref to Photometrics Report).

3.4.3.7 UTILITIES

The coordinated design and integration of service infrastructure and utilities will contribute to the visual quality of the community. New utilities, and upgrades to existing utilities, should be discreet and must be considered as an integrated component in the design of neighbourhoods and buildings.

RESPONSE AND RATIONALE

- To preserve the quality of the streetscape, every effort shall be made to locate above ground utilities discreetly and whenever possible, incorporate utility cabinets, transformer vaults, hydro meters and gas meters within the landscape and screened from view.

3.4.4 PUBLIC SAFETY

Design Guidelines:

- Buildings and main entrances should, where possible, front on to the public street to encourage a pedestrian-orientated streetscape and maximize public surveillance of the street.*
- Ensure a clear transition between public, semi-private and private spaces to encourage users to develop a sense of ownership in frequently used spaces.*
- Sight lines between buildings along designated pedestrian walkways should be unobstructed and well lit.*
- The selection, siting and maintenance of landscape elements should consider views for safety and surveillance opportunities.*
- Views between the interior of public buildings and exterior public spaces should be promoted through the location of windows and other building openings.*

A 45.0 ULDG

RESPONSE AND RATIONALE

- The main residential lobby entrance is located mid-block facing Queen St near the southwest corner of the site, along a continuous retail commercial streetscape for maximum “public surveillance on the street.”
- Landscape elements and circulation routes shall be designed to maximize public safety.
- Composed largely of glass, the exterior walls of the main residential lobby shall provide high visibility to and from the inside of the building.
- Provide a clear transition between public and private or semi-private spaces.
- Sight lines between buildings along designated pedestrian walkways shall be safe aware, well lit and clear of visual obstructions.

3.4.5 UNIVERSAL DESIGN (PUBLIC REALM)

Design Guidelines:

- a. The design of buildings other than single, semidetached or townhouses, should result in accessibility for everyone.*
- c. Barrier-free access to the ground level of all publicly accessible buildings should be provided.*
- d. Curb ramps should provide barrier-free connections between the street and pedestrian walkways.*
- e. All public sidewalks shall be barrier-free. Street trees and landscaping, seating, public art and signage should not be an obstacle to the barrier-free path of travel.*
- f. In high activity areas such as the Mixed Use/Corridor Area, Downtown, the Harbour and public parks, the use of multi-sensory visual and audio queues as well as textured paving should be considered to assist in orientation and the existence of potential hazards to disabled individuals. Sensory indicators may be tactile or audible.*

RESPONSE AND RATIONALE

Universal Design and Public Safety:

- Sidewalk widths, material, visual contrast edge, tactile indicators and barrier free access as described in Pedestrian Circulation above, shall meet current Universal Design Standards.
- Building entrances shall be highly visible supported with subtle indicators in the landscape, such as paving and benches, to highlight.
- Sightlines shall be maintained and free of obstruction along public sidewalks, driveways and intersections.
- Existing light standards shall remain in the streetscape.
- Photometric review/report of new lighting shall ensure public spaces are safely lit.
- Delineation of public and private space shall be indicated in the paving and with the placement of site elements, to reinforce boundaries.

A 46.0 ULDG

LEGEND



5.3 PRIVATE REALM GUIDELINES

4.1 SUSTAINABILITY

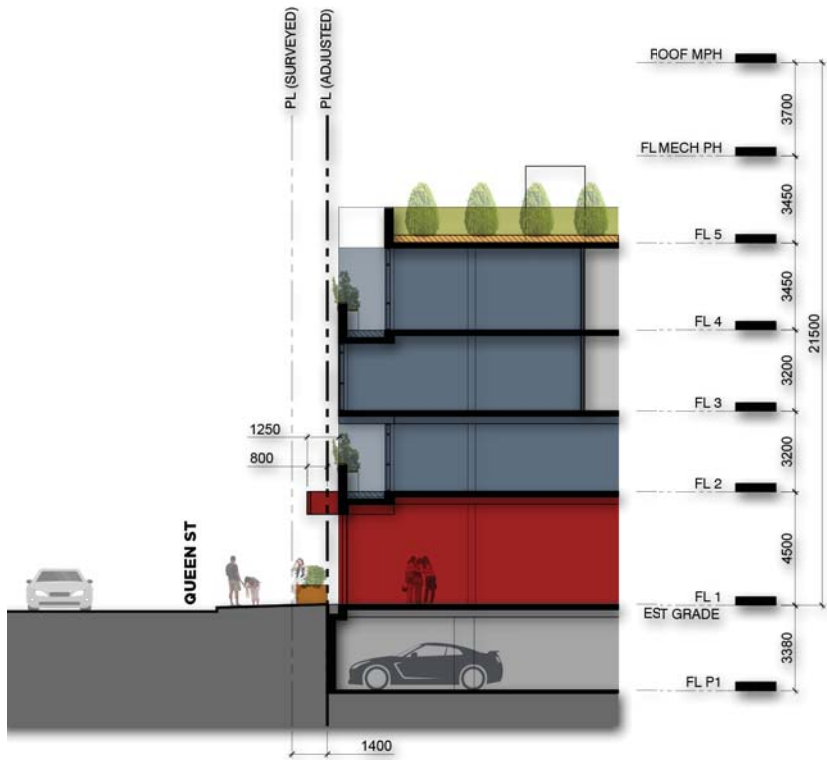
Design Guidelines:

New Building Design

- a. *New buildings and developments should provide flexibility in the building floor plate, building envelope and building façade design to accommodate a variety of uses and users over the lifespan of the building/structure.*
- c. *Vegetated or “green” roofs should be utilized to minimize water runoff and improve building insulation. Green roofs also expand the potential usable outdoor space of the site.*
- d. *Porous surfaces or landscaped areas should be used to capture roof drainage and minimize water runoff.*
- e. *Roof drainage should flow, in part or fully, into landscaped areas on site where lot size and soil conditions are adequate to absorb such runoff. Several down spouts should be provided to better distribute storm water run-off into various areas of the adjacent landscape. Rain barrels or cisterns can be designed into new buildings to accommodate grey water irrigation.*
- f. *Access to green and/or usable roof spaces should not be included in the overall building height.*

Landscaping

- a. *Existing significant trees, tree stands, and vegetation should be protected and incorporated into site design and landscaping.*
- b. *Landscaped areas should be maximized to increase the total amount of water run-off absorbed through infiltration. Where there is minimal available area, landscaped green roofs should be employed. Landscape designs should incorporate a wide range of strategies to minimize water consumption.*
- c. *Plant materials native to the Town of Cobourg should be used wherever possible and mono-cultures should be avoided.*
- d. *Waste management, water use reduction and waste water technologies should be explored where possible.*



PROPOSED SECTION DIAGRAM AT QUEEN ST

SCALE 1:300

A 47.0 ULDG

QUEENSVIEW GARDEN

RESPONSE AND RATIONALE

- Green roof features shall be incorporated into the terrace designs, both Intensive and Extensive.
- Sustainable landscape design shall incorporate a wide range of strategies, including but not limited to: native plant species, alternatives to traditional turf, infiltration swales, green roof areas, pervious materials and hi-SRI paving materials.
- Sustainability considerations, including Hi-SRI plantings and materials, as well as optimize pervious surfaces.
- Sustainability consideration shall be given to sustainable materials and Canadian products.
- Due to existing utility conflicts, it is not possible to achieve a viable street tree corridor along Queen St. Any proposed tree canopy will be in conflict with the existing overhead hydro line.
- The planned Queen St Road Widening restricts sufficient space to provide landscape in addition to the sidewalk.
 - The width of the boulevard along McGill St is insufficient to provide a viable street tree corridor.
 - Ornamental trees shall be accommodated within the private townhouse front yards along McGill St.
 - Front yards, rear yards, and side yards shall be landscape with trees, shrubs and native plantings to promote amenity spaces and privacy.
 - All plant placement shall consider exposure to salt damage.
 - High-branching deciduous trees shall be provided where acceptable clearance and soil volumes are accommodated.
 - Plant material selection shall include native material where possible, suited to zone 6A and performative in situ.
 - Design considerations shall include interesting form, colour, fruit or flower during all seasons of the year.
 - Species recommended under ‘Special Areas, Parks and Plaza’ will be considered here including, but not limited to, serviceberry and ornamental pear, as well as pyramidal cultivars of ginkgo, liriiodendron and parrotia.
 - Fencing heights shall meet municipal by-laws and provide the appropriate privacy buffer and screening between adjacent uses.
 - Fence materials shall be of a higher design consideration to compliment the building design, with functional integrity.
 - Loading docks, transformers and outdoor service areas shall be located in areas of low visibility and be screened.

A 48.0 ULDG

4.2 GENERAL LAND USE AND SITE DESIGN

Design Guidelines:

- a. *Buildings should be located and designed to define the public realm and frame streets, internal drive aisles, sidewalks, parking areas and amenity spaces.*
- b. *Main building entrances should face public streets and be directly accessible from public sidewalks.*
- c. *Corner buildings and buildings that terminate streets or primary view corridors should reinforce their prominent location through appropriate building massing, setbacks and building base design.*
- d. *Where commercial retail uses are desirable, but not feasible at the time of development, the design of ground floor uses should consider the flexibility to allow for conversion to commercial uses, including appropriate floor-to-floor heights and appropriate treatments of entrances and façades.*
- e. *On streets where mixed use development is provided building setbacks should generally be reduced to minimize distances between building entrances and abutting public street and sidewalks to create a semicontinuous streetwall. This consistency will give a sense of enclosure to pedestrians on the street and promote the regular placement of shops and public uses. Variations in the street wall are recommended where building forecourts, courtyards and other forms of public or semi-private open space are desired.*
- f. *Passive solar design should be considered when designing block layout, buildings, transportation corridors and open spaces.*

RESPONSE AND RATIONALE

- The proposal creates a mixed use streetscape along Queen St, including a residential lobby entry, commercial units, and a feature corner patio along a major downtown corridor street.
- An urban streetscape with minimum building setbacks, the undulating ground floor creates private entry courts for the residential lobby and commercial retail units.
- The southeast corner is expressed prominently as a sculptural element above, framing a covered outdoor seating area facing the park and waterfront.
- The combination of recessed terraces, sun shade louvers, balcony projections, and canopies provide passive solar shading around the building.

4.3.3 BICYCLE, SCOOTER AND STROLLER PARKING

To encourage active and alternative modes of transportation, convenient bicycle and scooter parking and/or storage opportunities should be provided in the private realm.

Design Guidelines:

- a. *Storage facilities should be required, either adjacent to building entrances or as an integrated building enclosure, and should be weather protected.*
- b. *Bicycle and scooter parking should be provided in employment areas to encourage alternative mode of transport, particularly for employees.*
- c. *In addition to energy efficient vehicle parking, and reserved spaces for car-sharing services, preferential bicycle parking should be provided.*
- d. *Areas to secure and store bicycles should have high visibility for users and should utilize clear, directional signage when necessary.*
- e. *Bicycle racks and lockers are strongly encouraged in structure parking facilities, especially for large office developments.*
- f. *For long term bicycle parking provided as part of a high-density residential development, the parking spaces must be accessible, secure and weatherprotected.*

A 49.0 ULDG



ROOFTOP OPEN SPACE AS RAISED PARK EXTENSION

A 50.0 ULDG: VIEW OF ROOFTOP AMENITY

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

QUINN OTMD RSHK
PLANNING ASSOCIATES INC.

RESPONSE AND RATIONALE

- Short-term private and public short-term bicycle parking areas are proposed outside the building to support both commercial and residential uses.
- Long-term private bicycle parking is provided inside the building at the ground and basement levels for secure private residential storage.
- Locate bike parking short term for residents and visitors in close proximity to building entrances.

4.4 GENERAL BUILDING DESIGN

High-rise buildings are buildings that are 5 storeys (15 metres) in height and above.

Retail/Commercial At-grade: It is recommended that minimum floor to floor height for ground floors with commercial/retail uses is 4.5 metres. The ground floor design for infill and new development should incorporate recessed entries, large store front display windows, an area for signage and should reference the adjacent building façade rhythm. The ground floor should be encouraged to be of a taller floor to ceiling height.

Residential at-grade: Where residential uses are proposed on the ground floor, special design standards should be applied to ensure that: there is a suitable transition from the public sidewalk to private residential units; that landscaping and other design features are used to augment this transition zone, and; ground floor residential uses can transition to commercial uses in the future.

A 3.0 metre setback is recommended where a grade separation occurs between the sidewalk and the finished floor of the unit. A minimum 3.6 metre floor to floor height and a 0.9 - 1.2 metre grade separation is recommended to promote privacy between the public and private realm.

RESPONSE AND RATIONALE

- The minimal ground floor setbacks and urban landscaping elements along the commercial retail edge “create a more vital, urban character” while the grade-related park-facing townhouse suites promote a residential character, with deeper setbacks (3.0 m) and planted green front yards.
- Adapted to the existing ground conditions, adjacent grade separations for each of the proposed townhouses range from 0.0 m 0.9 m.
- Steps leading to the townhouse stoops and front doors are set back and shielded from the public realm behind landscaped front yards and ornamental trees and shrubs “to promote separation between private and public realm.”
- The maximum height of the ground floor is 4.5m at the low point of adjacent grade towards the southwest corner of the building, and 3.5 m at the townhouses along McGill St.
- Featuring a sculptural compact 5-storey mid-block penthouse which steps down to the feature fourth floor outdoor roof terrace, with additional articulation of the massing on the third and fourth floors to create a raised outdoor courtyard, the proposal represents “an articulated building design that mitigates the mass and shadow impacts of the building, provides a contextual fit among old and new buildings and creates visual interest that promote height as an asset.” (ULDG: 4.4)

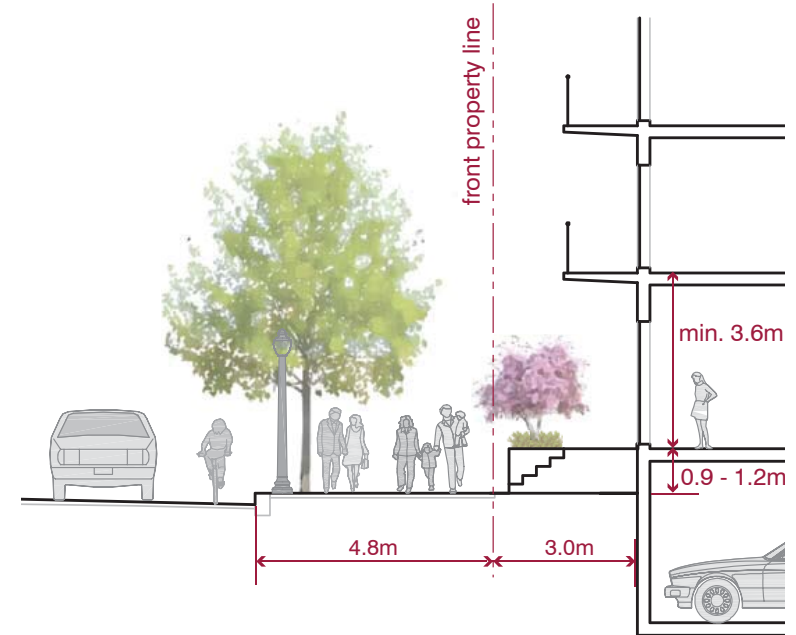
A 51.0 ULDG

4.4.2 BUILDING BASE DESIGN

Strong street presence of the base building may be achieved by articulating the building base through a variety of means: stepbacks, building materials, rooflines or other architectural elements. Where building stepbacks are recommended, the Visual Angular Plane analysis is a tool that can be used to assess options for building massing.

Design Guidelines:

- The building base should be designed and massed to create a pedestrian oriented streetscape.
- A significant amount of the building frontage on the ground floor and at building base levels should be glass to allow views of the indoor uses and create visual interest for pedestrians. Spandrel glass is strongly discouraged.
- Building façades facing on to streets and public spaces should incorporate vestibules, building entrances, covered walkways or canopies and awnings at the ground floor level to provide weather protection and surveillance on to adjacent pedestrian areas.
- Buildings should be designed with continuous street façades. Variations in setbacks may be used to incorporate opportunities for public open space, midblock pedestrian walkways and/or main entranceways.
- Taller floor-to-ceiling heights at-grade are recommended to create a strong street presence and flexible commercial space.



TOWN OF COBOURG
URBAN AND LANDSCAPE DESIGN GUIDELINES (64)

RESPONSE AND RATIONALE

- The proposed building base along Queen St is largely composed of glass to “allow views of the indoor uses and create visual interest for pedestrians” along this urban pedestrian oriented streetscape.
- The floor to floor height of the ground floor is 4.5m, the maximum height allowable by the zoning by-law, “to create a strong street presence and flexible commercial space.”
- The undulating base building design introduces a pattern of episodic setbacks for an animated streetscape.
- The continuous streetscape along Queen St reinforces the building’s strong street presence as an urban pedestrian promenade.

A 52.0 ULDG

4.4.3 BUILDING SETBACKS AND STEPBACKS

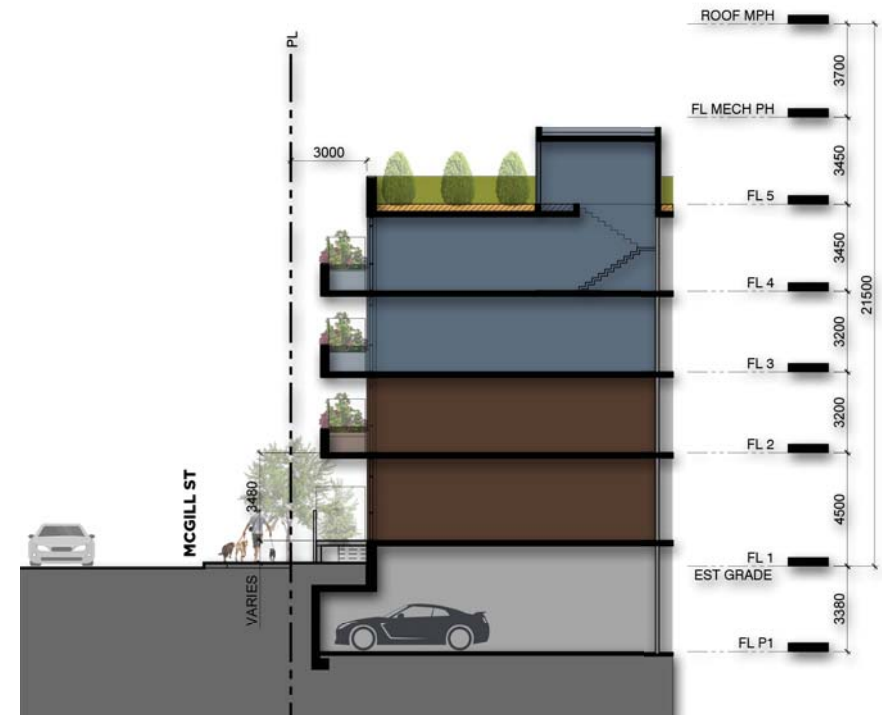
Design Guidelines:

- The primary façade of the base building should be sited parallel to the street and front property line.
- On corner sites, building setbacks should generally align with their respective street frontages and make necessary transitions to both edges.
- Higher density development at major intersections should be developed to reinforce the prominence of these locations through appropriate massing, building projections, recesses at-grade, lower storey design and open space treatments.
- Where building setbacks are appropriate, generally on buildings taller than 3 storeys, architectural expression/design should provide a clear distinction between the building base, middle and top.

RESPONSE AND RATIONALE

- The primary facade, sited parallel to Queen St and the front property line, connects to the feature corner patio area at McGill St.
- The corner is cut back at grade to create a feature private outdoor patio for a future hospitality establishment.
- The building middle is characterized by a checkered massing to provide outdoor terrace spaces for the residential units.
- At the fourth floor of the primary Queen St elevation, the building is stepped back to reduce the perceived massing while providing a reveal or separation from the fifth floor above.
- The fifth floor is located mid-block at the western side of the building and is expressed as a sculptural element that is clearly distinguished from the middle volume as it floats above the fourth floor step-back.

LEGEND



PROPOSED SECTION DIAGRAM AT MCGILL ST

SCALE 1:300

A 53.0 ULDG

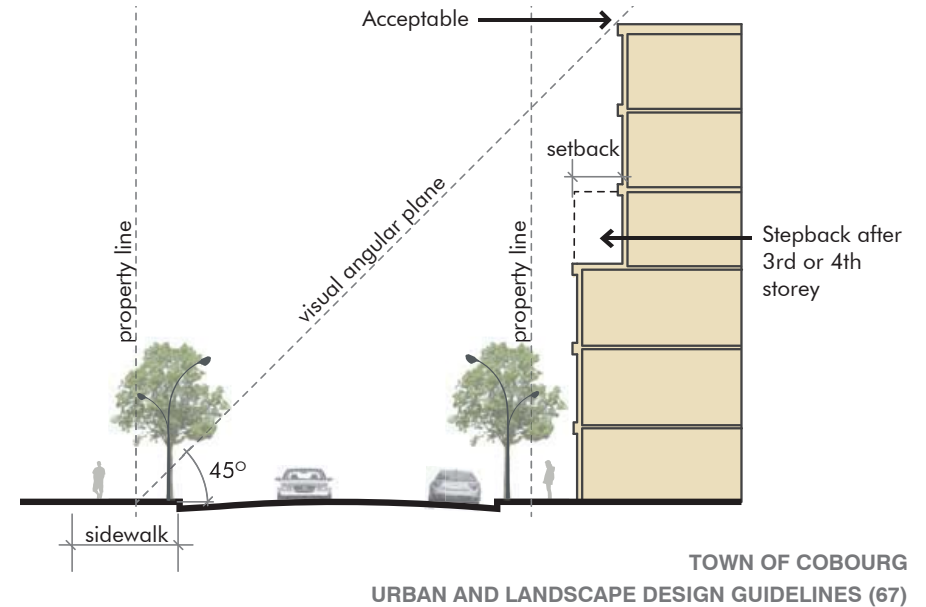
QUEENSVIEW GARDEN

4.4.4 VISUAL ANGULAR PLANE

Visual Angular Plane Analysis determines the building envelope using a sit cross-section and drawing a 45-degree angle measured from the property line on the adjacent side of the street. The line extension of this angle can assist in determining where the building massing can be stepped back or reconfigured to reduce its perceived mass as the building height increases. The Visual Angular Plane can be useful, particularly from the perspective of a pedestrian on the street, to minimize the building mass.

RESPONSE AND RATIONALE

- The angular plane studies (see Angular Plane Diagrams) show that the proposed massing lies within the acceptable visual angular plane and is appropriately scaled in relationship to its urban context.
- The massing articulation - including the setback along Queen St (fourth floor) and the building setback at McGill St (3m) - reduces the perceived height and mass of the building.



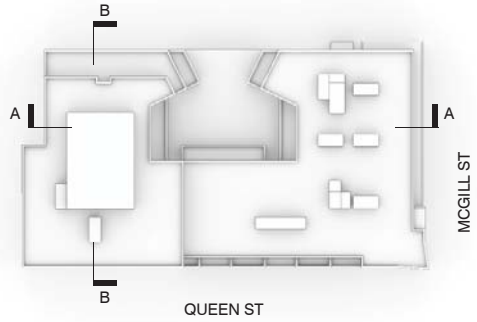
4.4.5 SHADOW AND SUN IMPACTS

Shadows cast by high-rise buildings can greatly influence the spaces that surround the building. Buildings should be sensitive to casting shadows on low-rise residential neighbourhoods, public open spaces, streets and pedestrian areas where a high degree of sun penetration is desirable. Access to direct sunlight improves the useability of outdoor spaces and increases the sunlight exposure to buildings and rooms directly facing these areas. The design of highrise buildings should apply massing to improve access to sunlight and minimize adverse shadow impacts as much as possible, while balancing goals for intensification..

RESPONSE AND RATIONALE

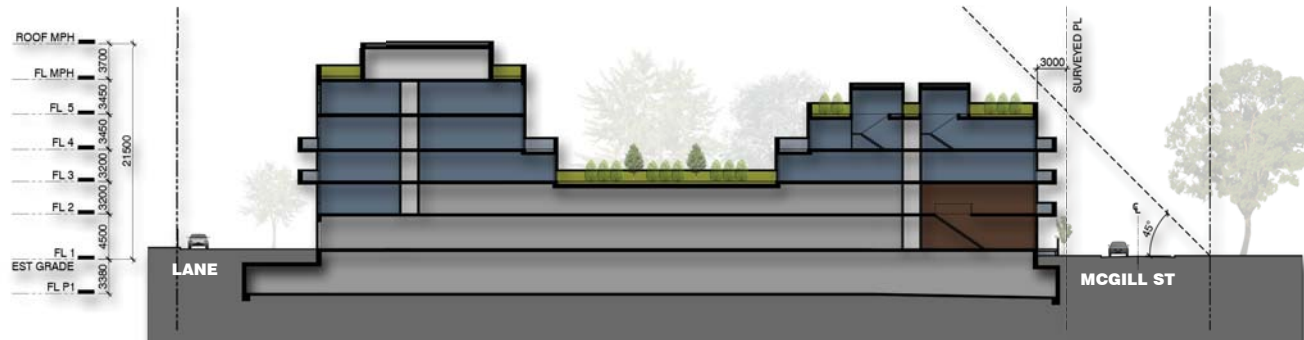
- Results of the shadow studies comparing the proposed and as-of-right massing show that there is minimal additional shadowing on adjacent lands contributed by the proposed massing (ref to Appendix 1: Shadow Studies).
- Comparatively, the proposal generally produces less shadowing than the as-of-right massing, due to considered setbacks and building articulation.

A 54.0 ULDG

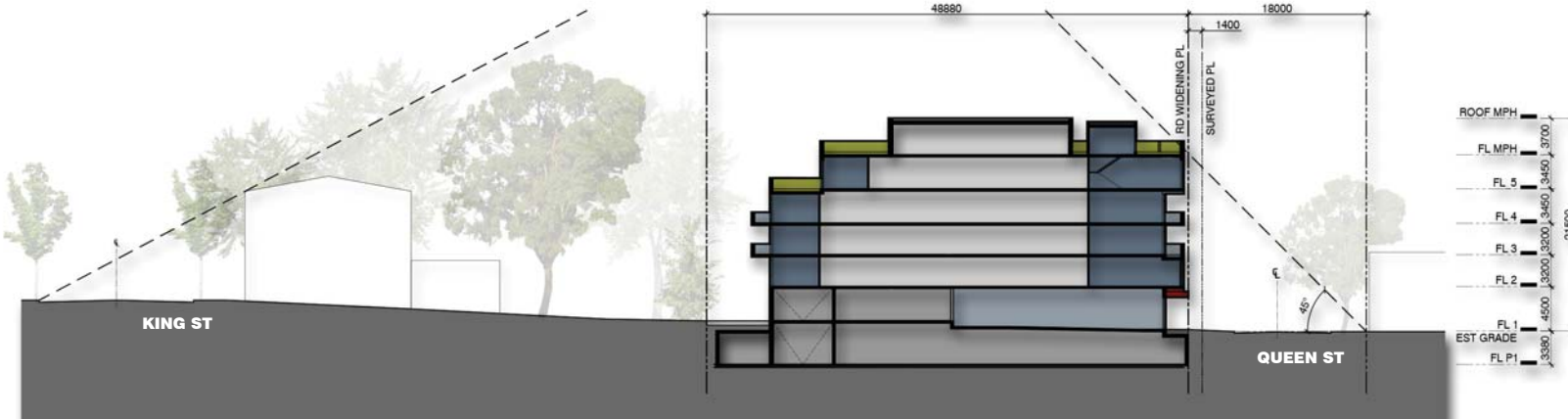


LEGEND

| | | | | | | | |
|------------|--------------------|-------------|-------------------|---------------|-----------------------|-------------|-------------|
| COMMERCIAL | 2 STOREY TOWNHOUSE | RESIDENTIAL | BALCONY / TERRACE | PARKING AISLE | SERVICE / CIRCULATION | LANDSCAPE A | LANDSCAPE B |
|------------|--------------------|-------------|-------------------|---------------|-----------------------|-------------|-------------|



SECTION AA



SECTION BB

A 55.0 ULDG: ANGULAR PLANE DIAGRAMS

SCALE 1:750

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

4.4.6 BUILDING ARTICULATION AND DETAILING

The heritage main street in the Town of Cobourg currently demonstrates a high quality of architectural design that reflects its context and function through the organization of building façade elements (i.e. walls, entrances, roofs, windows and projections or recessions) ... Future development, downtown and throughout the Town of Cobourg, should maintain or enhance the standards of the existing built fabric.

The Town of Cobourg will evolve with a variety of building types and architectural expressions. Contemporary building design that complements adjacent heritage architecture should be encouraged. The preservation and maintenance of heritage buildings will contribute to the overall Town setting.

Design Guidelines (Pedestrian Access and Entrances):

- a. *Main building entrances should be expressed and detailed through a variety of elements including large entry awnings, canopies and/ or double-height glazing.*
- b. *Building entrances should promote visibility to interior lobbies to allow for safe and convenient arrival and departure from the building.*
- c. *In multi-tenant developments, the use of multiple pedestrian entrances into the building at street level is encouraged.*
- d. *Buildings in the Downtown, Harbour, gateway and Mixed Use/Corridor Areas and those at major intersections should apply a level of design that demonstrates their focal role.*
- e. *Windows should be coordinated with the design of building entrances and waiting areas to reinforce exposure between indoor and outdoor areas.*

RESPONSE AND RATIONALE

- A contemporary image of brick and glass, the proposal incorporates existing materials and reinterprets the heritage mixed-use building in a modern context.
- The main residential entrance is recessed to create a deep canopied entry zone anchoring the southwest corner.
- Large spans of vision glass provide clear views into the residential lobby for “safe and convenient arrival and departure.”
- Multiple entrances - in addition to the main residential lobby entrance is a secondary entrance situated on McGill St at the southeast corner.

4.4.6 BUILDING ARTICULATION AND DETAILING (CONT.)

Design Guidelines (Building Façades):

- a. *Buildings with frontages exceeding 12.0 metres should be strategically divided into functionally and visually smaller units through the use of façade articulation, internal courtyards, networks of connected walkways and landscaping.*
- d. *Building façades that are facing or are visible from main streets and public spaces should generally provide façade variation in both the horizontal and vertical wall plane to assist in reflecting main street character and scale.*
- f. *All building façades facing streets and public spaces should incorporate vestibules, frequent building entrances, covered walkways, canopies and awnings along the first storey to provide weather protection and to add visual interest to adjacent pedestrian areas.*

A 56.0 ULDG



RECESSED TERRACES, PROJECTIONS, AND FEATURE CANOPY BELOW AT QUEEN ST

A 57.0 ULDG: BUILDING ARTICULATION AND DETAILING

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

QUINN OTMD RSHK
ARCHITECTS ASSOCIATES INC.

RESPONSE AND RATIONALE

- The undulating checkered pattern along the principal Queen St facade breaks down the long elevation into smaller units to reflect the scale of existing retail units on King St and surrounding area.
- Entrances into the building are recessed and canopied to “provide weather protection and to add visual interest to adjacent pedestrian areas.”
- The striated patterns of brick and glass that characterize the building image provides “variation in both the horizontal and vertical wall plane to assist in reflecting main street character and scale.”
- All street facing entrances shall include vestibules and covered walkways to provide weather protection.
- The design and materials standard of the secondary McGill St elevation are equal to the primary Queen St elevation.

4.4.6 BUILDING ARTICULATION AND DETAILING (CONT.)

Design Guidelines (Window Treatments):

- Windows facing the street frontage, whether display windows for commercial use or windows for office space, should be large, occupying a significant portion of the street elevation between the ceiling and floor at-grade.*
- Where residential units are proposed at-grade, bay windows or other large windows are encouraged as they increase visibility from private dwellings to the public realm and add to the building character.*
- Skylights and clerestory windows are encouraged. Skylights can be treated as distinct roof elements and be coordinated with other roof and building elements.*

RESPONSE AND RATIONALE

- The Queen St elevation at grade is characterized by large vision glass commercial display windows, similar to the historical King St retail units.
- Large windows are proposed for the grade-related residential units at McGill St, providing exceptional sitelines and views to Victoria Park across the street.
- Skylights are included where possible in the form of glass lightbox stair enclosures that provide fifth floor rooftop access to certain units.

A 58.0 ULDG

4.4.6 BUILDING ARTICULATION AND DETAILING (CONT.)

Design Guidelines (**Porches and Building Projections**):

- a. *Building projections including porches, decks, balconies and stairs are encouraged as transitional building elements that provide weather protection, dwelling access and useable amenity spaces.*
- c. *Balconies should be designed as integral parts of the building design. Balconies should be provided for residential apartments.*
- d. *Porch and deck dimensions are encouraged to be generous enough to accommodate furnishings and ensure their active use. For useable sections of the front porch, the minimum depth should be in the range of 1.5 - 2.0 metres.*

Design Guidelines (**Weather Protection**):

- a. *Canopies and porticoes are recommended to provide weather protection to pedestrians and to help articulate building elevations and principal building entrances.*
- b. ***Weather protection features such as canopies should be allowed to project beyond the property line, provided that there is adequate height clearance.***

RESPONSE AND RATIONALE

- Private balconies and terraces - included with every unit - are integrated with the tree-like image of building design.
- Deep, stoops (front porches) are provided at the typically raised entrances for the multi-storey units along McGill St.
- The upper park facing units are characterized by generously sized tree-like balconies, providing shade for the units below.
- The feature canopy along Queen St provides continuous weather protection and promotes an urban downtown pedestrian experience.
- **As suggested in the Weather Protection guidelines above, the proposed retail canopy projects beyond the south property line by approximately 365mm along Queen St (within the planned road widening allowance) and 840mm at the corner of McGill St - to provide added shelter and to create a prominent urban corner.**

4.4.6 BUILDING ARTICULATION AND DETAILING (CONT.)

Design Guidelines (**Roofs**):

- a. *Flat roofs and roof terraces are encouraged to be used "Green" roof technologies are encouraged.*
- c. *Rooftop mechanical equipment should be integrated with the building design and rooftop units and vents should be screened using materials complementary to the building.*
- e. *To create greater interest in the skyline, mid-rise buildings may introduce articulation in the upper floors. This can be achieved through the use of terracing and/or architectural elements including projecting roof lines, trellises or vertical elements.*

A 59.0 ULDG

RESPONSE AND RATIONALE

- Green roofs are proposed at the mechanical penthouse level to mitigate equipment noise and promote sustainable building design.
- Mechanical equipment located outside the penthouse shall be screened with architecturally appropriate and noise mitigating materials.
- The compact fifth floor volume is conceived as a sculptural element that “floats” above the four storey podium.
- Accessible from the fifth floor is the feature rooftop terrace with exceptional views of Victoria Park and Cobourg beach and harbour.
- The private rooftop access structures are interpreted as skylights or lightboxe and are positioned between planting, shade structures and other landscape features.

4.5.1 MIXED USE BUILDINGS

Mixed Use buildings should have a strong relationship with the street. Parking should either be provided on the street or at the rear of the development. Mixed Use buildings with retail located at-grade are encouraged particularly within the Mixed Use/Corridor Area and other Commercial Areas.

General Principles for Mixed Use Buildings

1. *Strong Street Edge*
2. *Active At-grade Uses*
3. *A Variety of Public Amenities*
4. *Distinct Image and Quality*

RESPONSE AND RATIONALE

- The proposal presents an appropriately scaled and active strong retail commercial street edge along Queen St and a recessed residential edge complete with landscaped front yards facing Victoria Park along McGill St.
- A variety of private and shared amenity areas are proposed, including at-grade landscaped green spaces at the north end of the site, raised third floor courtyard, and a feature rooftop terrace on the fifth floor with direct sunlight overlooking the park and waterfront.
- The proposal is designed with compatible materials and an architectural strategy of creating a unique and contemporary interpretation of the historical value of existing buildings in the area.
- A distinct urban image and quality composed is expressed throughout, including an animated contemporary Queen St ground floor retail commercial streetscape and the green park-facing residential edge at McGill St.

A 60.0 ULDG

4.5.3.1 HERITAGE CONSERVATION DISTRICTS

Cobourg's 4 Heritage Conservation Districts include:

Commercial Core District, West District, George Street District and East District.

4.5.3.2 Heritage Infill

The existing stock of heritage buildings should be used as inspiration for determining the mass, scale, rhythm and materiality appropriate to promote heritage authenticity.

New heritage infill buildings should complement yet be distinguishable from existing heritage buildings.

Heritage infill development will respect the heritage context while allowing contemporary interpretations of heritage details and design.

Design Guidelines:

- a. New buildings constructed on adjacent sites should not mimic the heritage structure but use sympathetic massing, height, alignment of windows, roofline, location of entrances, treatment of the ground floor and materials.
- b. Should be complementary in height and scale to adjacent heritage buildings.
- g. The proportion of window area in a building's façade and the size and pattern of windows should reflect those observed in nearby buildings.

RESPONSE AND RATIONALE

- Refer to the heritage report for a detailed assessment and rationale.
- Sympathetic to the typical 3-storey mixed-use buildings on the adjacent King St (Commercial Core District), the fourth floor is set back to reflect the heritage massing in this area.
- The ground floor retail commercial facade is distinct and clearly separated from the residential use above as per neighbourhood precedents.
- Featuring long vertically proportioned windows, the proposal represents a contemporary interpretation that complements the typical materiality and proportions of the mixed-use buildings within the adjacent King St heritage conservation district.



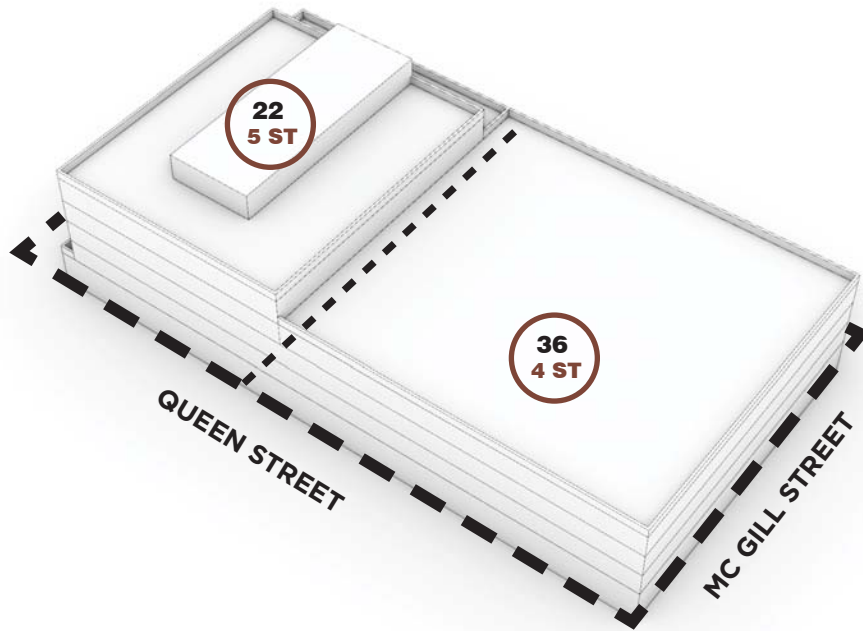
EXISTING HERITAGE MIXED-USE AT KING ST



PROPOSED CONTEMPORARY MIXED-USE AT QUEEN ST

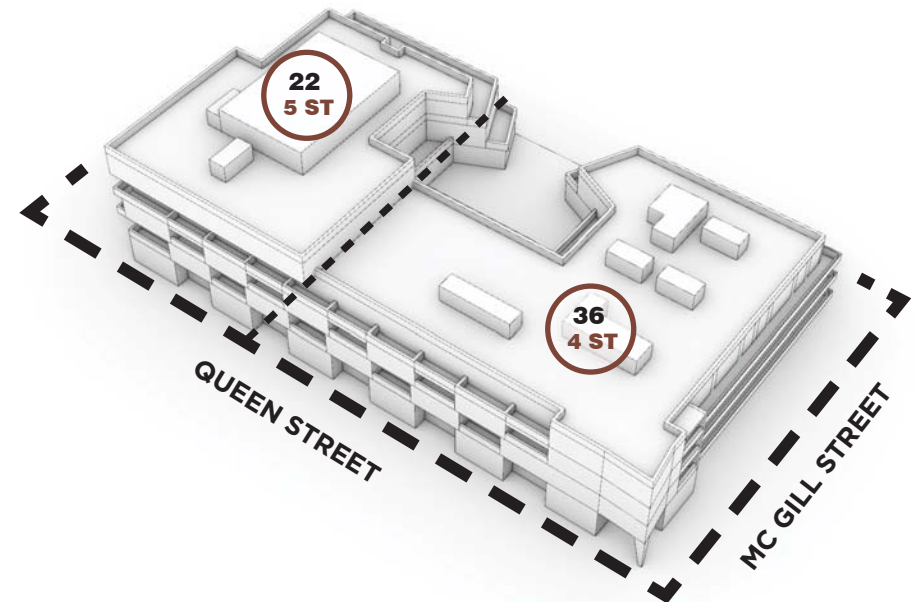
A 61.0 ULDG

QUEENSVIEW GARDEN



AS-OF-RIGHT MASSING

5 STOREY (22 QUEEN STREET)
 4 STOREY (36 QUEEN STREET)

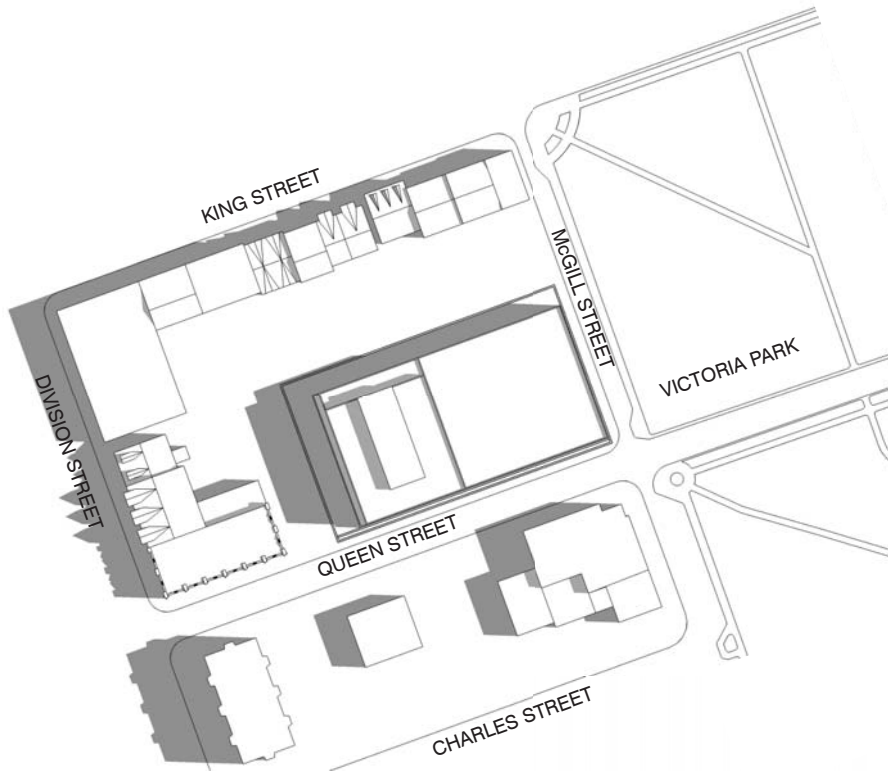


PROPOSED MASSING

5 STOREY (22 QUEEN STREET)
 4 STOREY (36 QUEEN STREET)

A 62.0 APPENDIX 1: SHADOW STUDIES

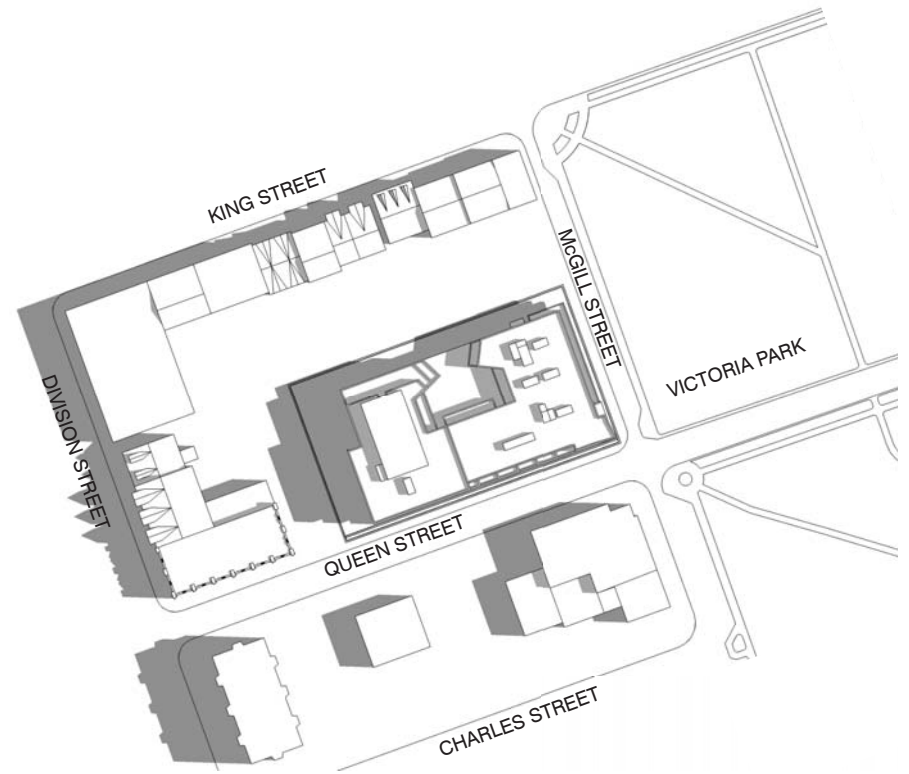
QUEENSVIEW GARDEN



AS-OF-RIGHT MASSING

JUNE 21 | EDT | UTC -4

09:18



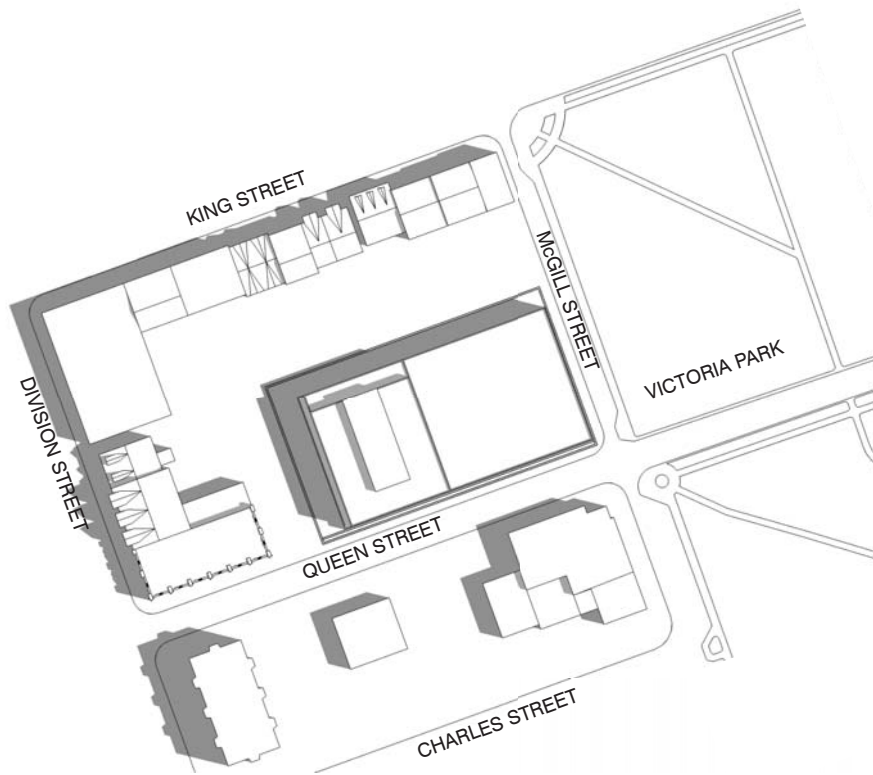
PROPOSED MASSING

JUNE 21 | EDT | UTC -4

09:18

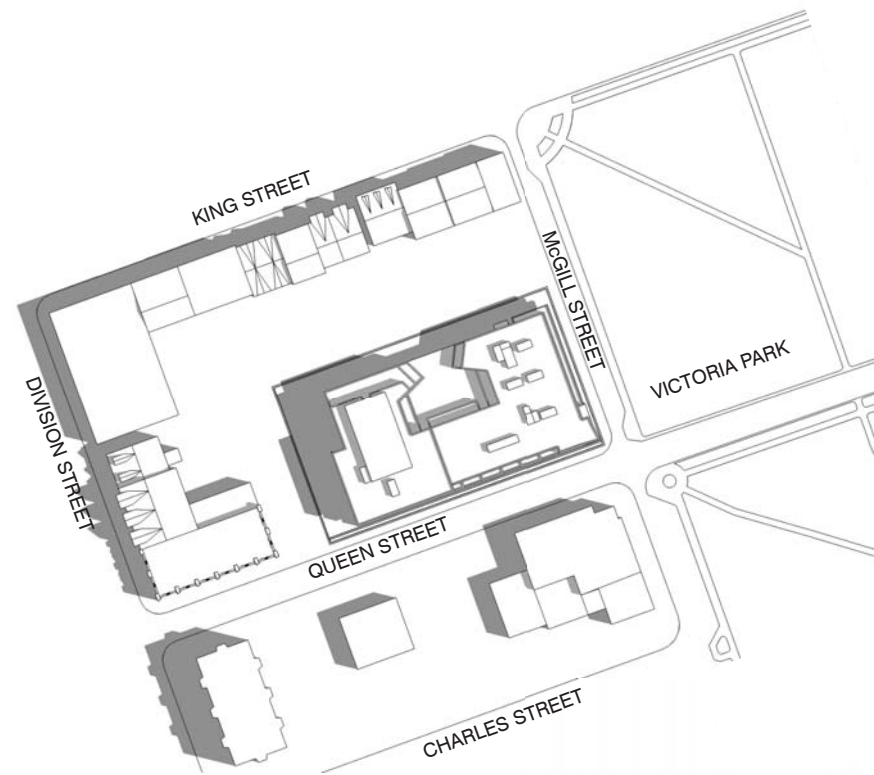
A 63.0 APPENDIX 1: SHADOW STUDIES





AS-OF-RIGHT MASSING

JUNE 21 | EDT | UTC -4
10:18



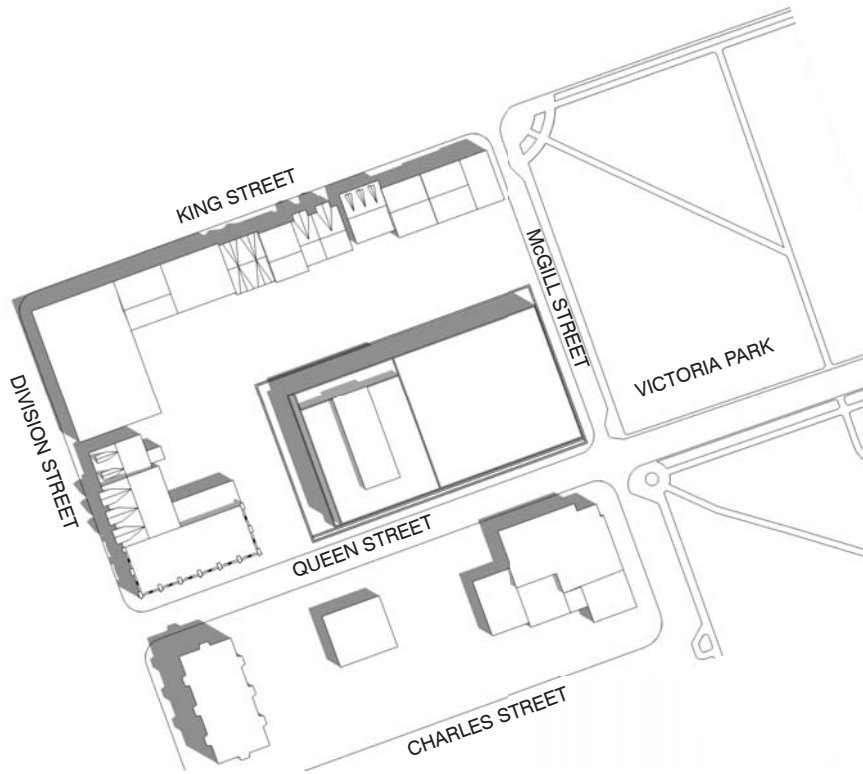
PROPOSED MASSING

JUNE 21 | EDT | UTC -4
10:18

A 64.0 APPENDIX 1: SHADOW STUDIES



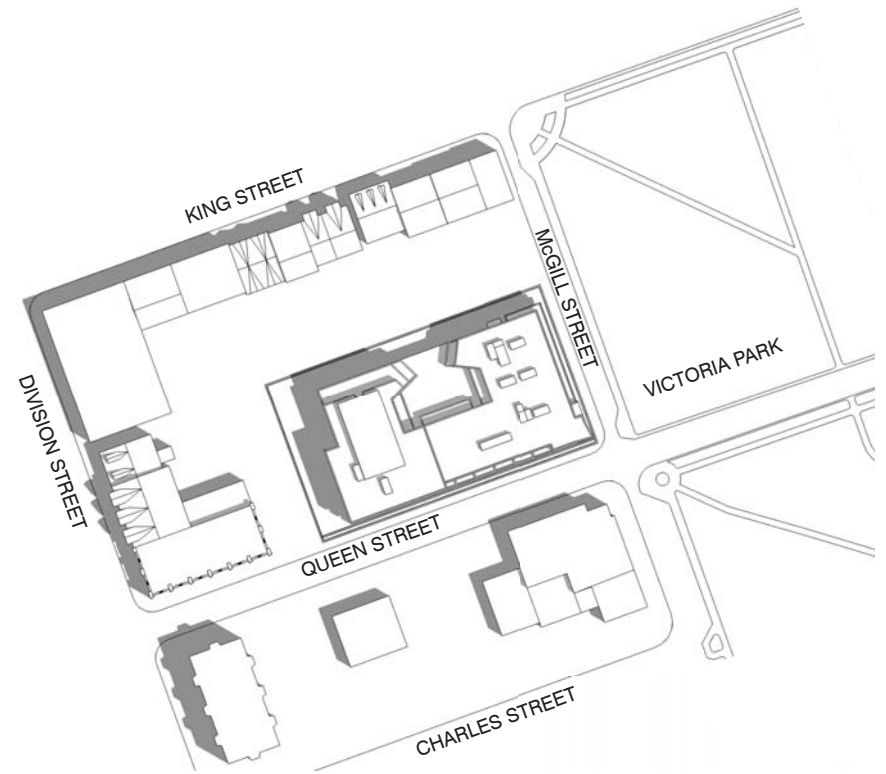
QUEENSVIEW GARDEN



AS-OF-RIGHT MASSING

JUNE 21 | EDT | UTC -4

11:18



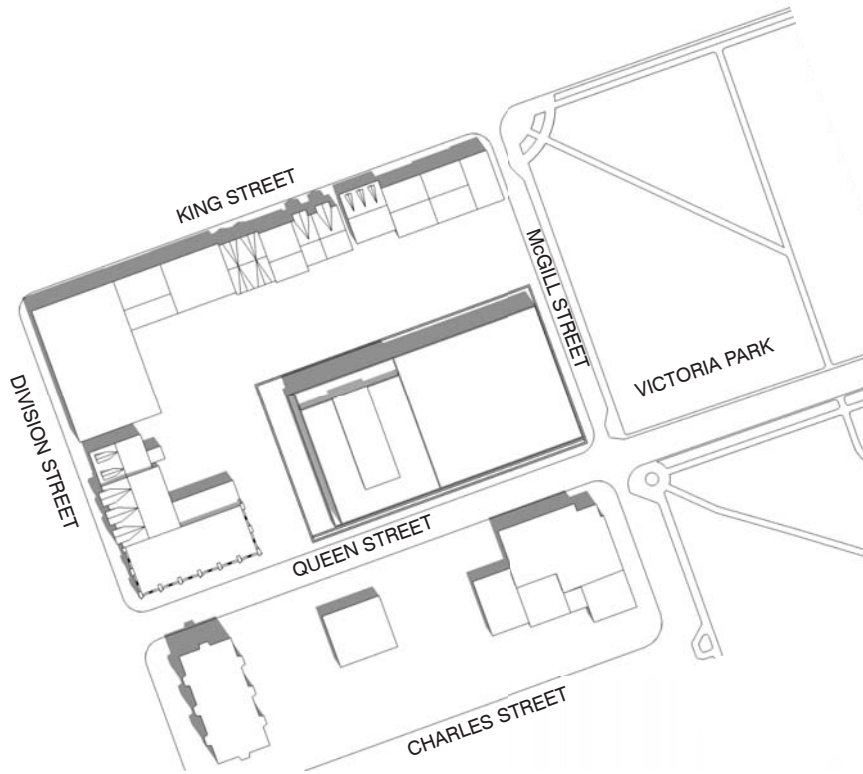
PROPOSED MASSING

JUNE 21 | EDT | UTC -4

11:18

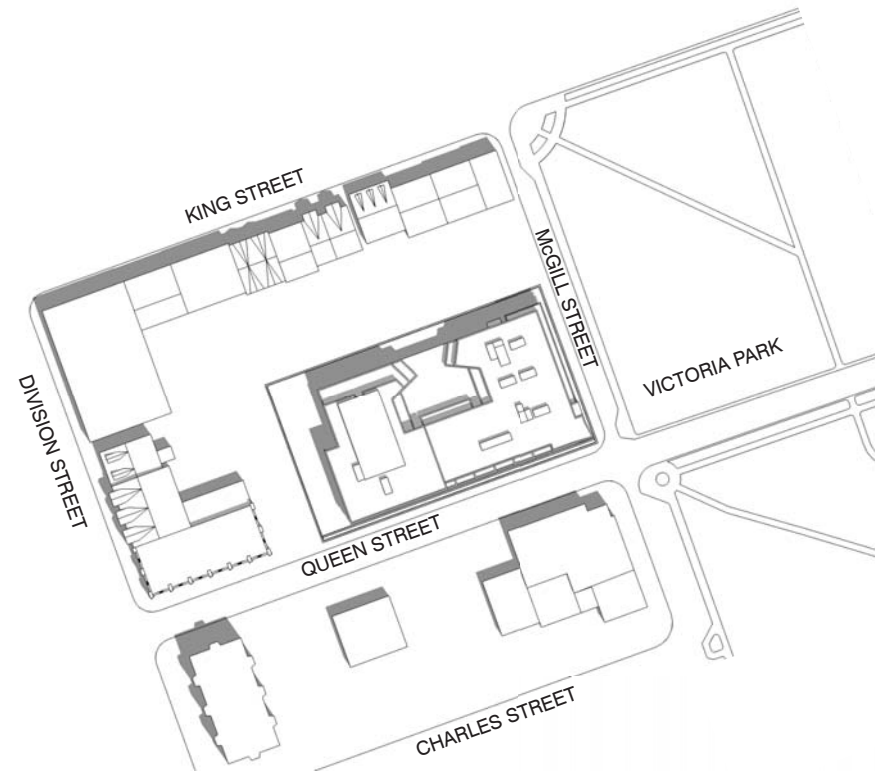
A 65.0 APPENDIX 1: SHADOW STUDIES





AS-OF-RIGHT MASSING

JUNE 21 | EDT | UTC -4
12:18

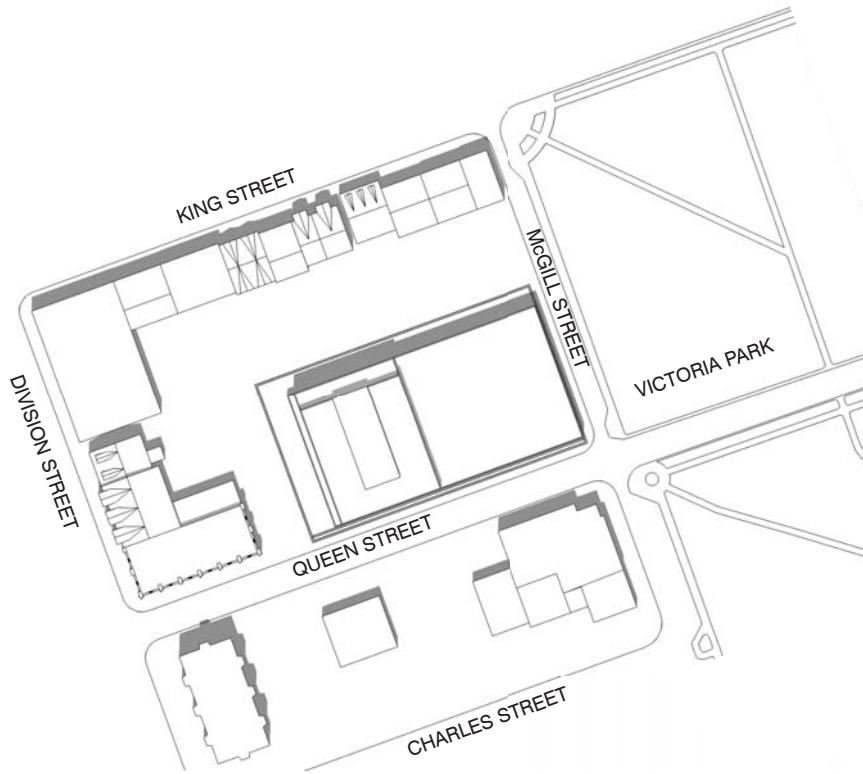


PROPOSED MASSING

JUNE 21 | EDT | UTC -4
12:18

A 66.0 APPENDIX 1: SHADOW STUDIES

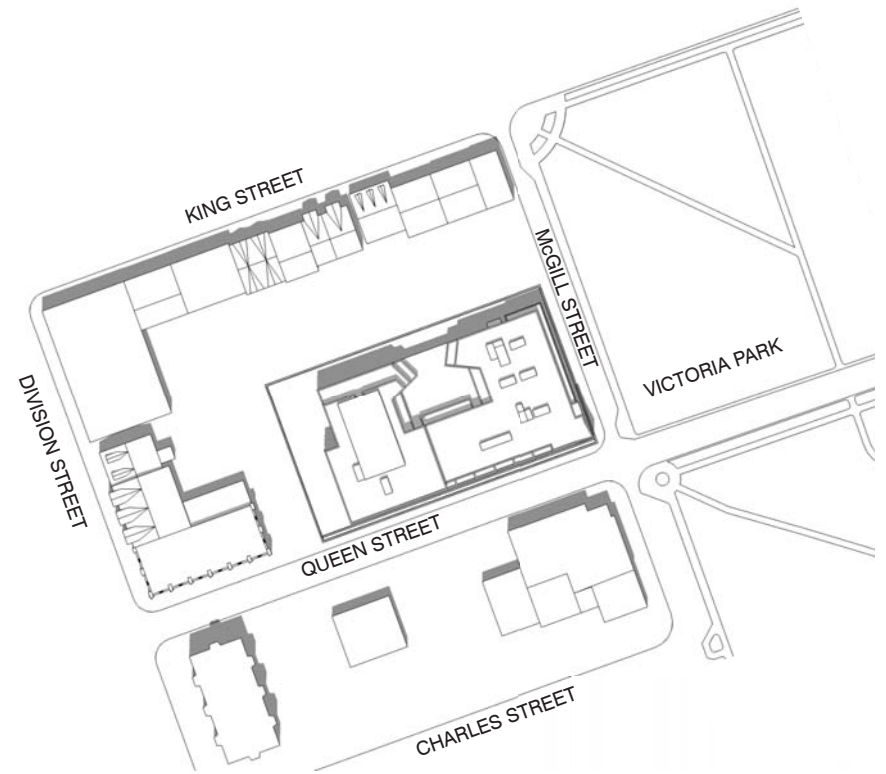




AS-OF-RIGHT MASSING

JUNE 21 | EDT | UTC -4

13:18



PROPOSED MASSING

JUNE 21 | EDT | UTC -4

13:18

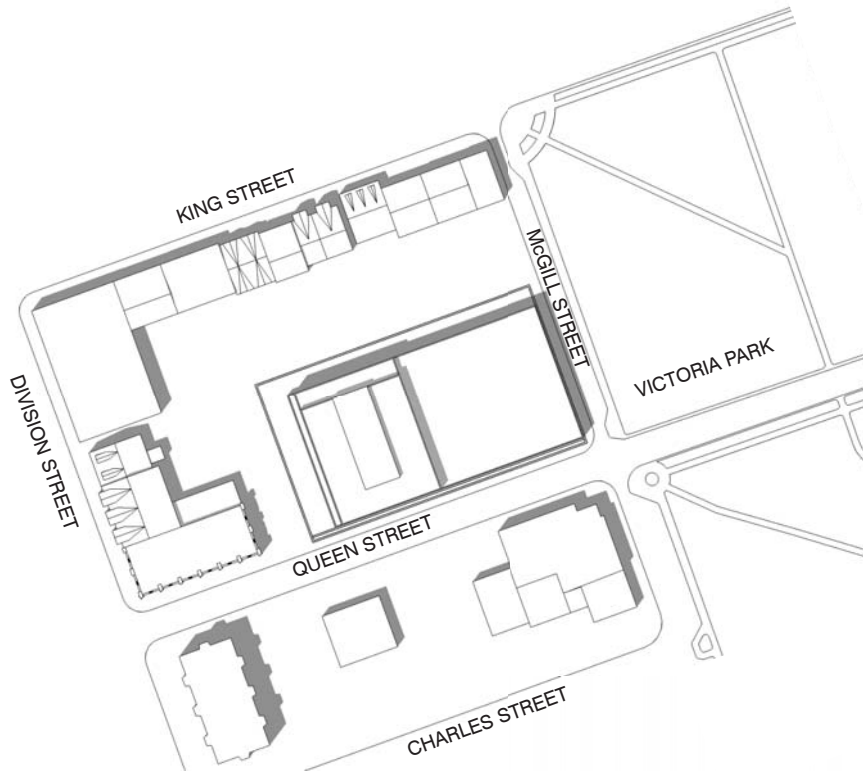
A 67.0 APPENDIX 1: SHADOW STUDIES

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

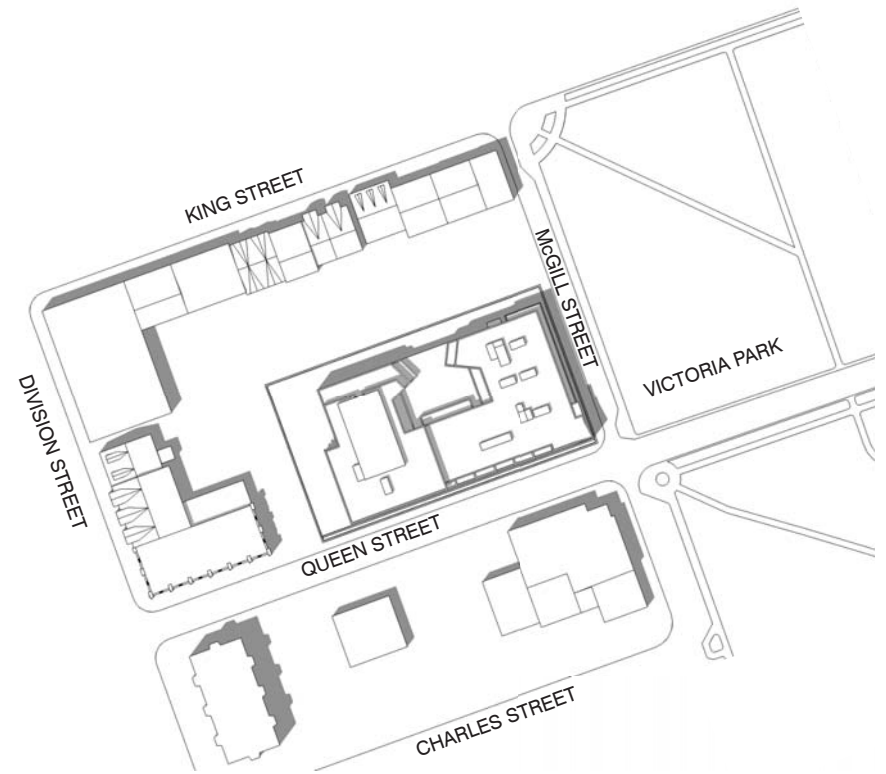




AS-OF-RIGHT MASSING

JUNE 21 | EDT | UTC -4

14:18



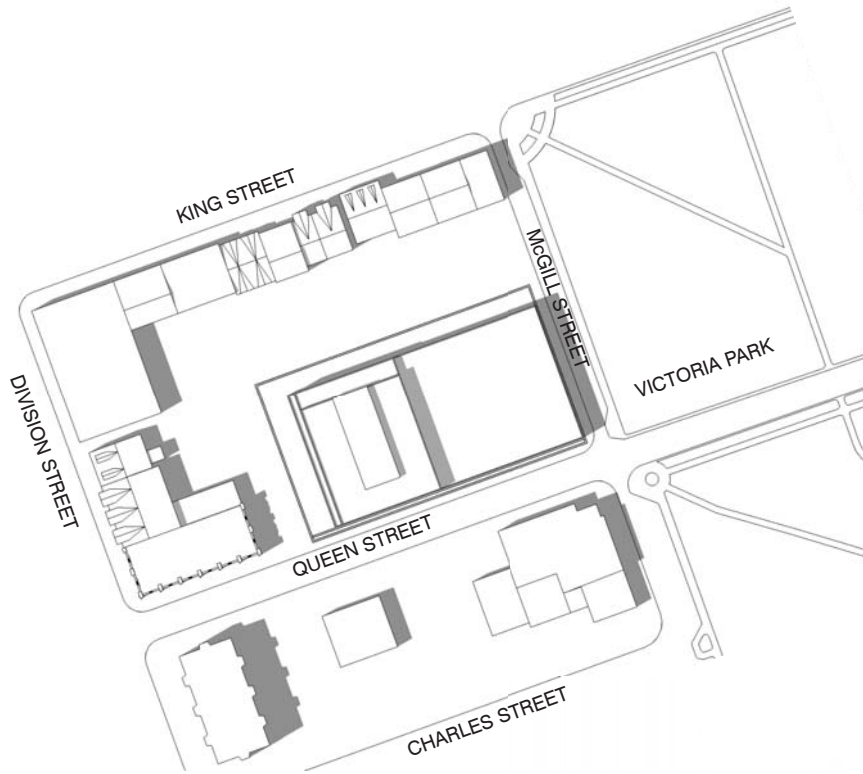
PROPOSED MASSING

JUNE 21 | EDT | UTC -4

14:18

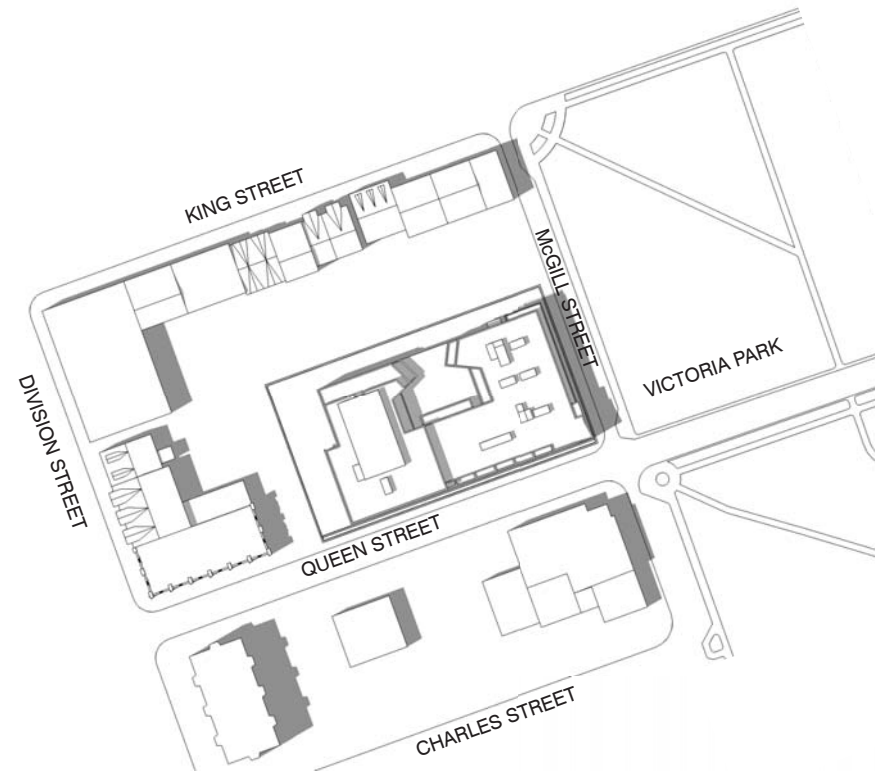
A 68.0 APPENDIX 1: SHADOW STUDIES





AS-OF-RIGHT MASSING

JUNE 21 | EDT | UTC -4
15:18

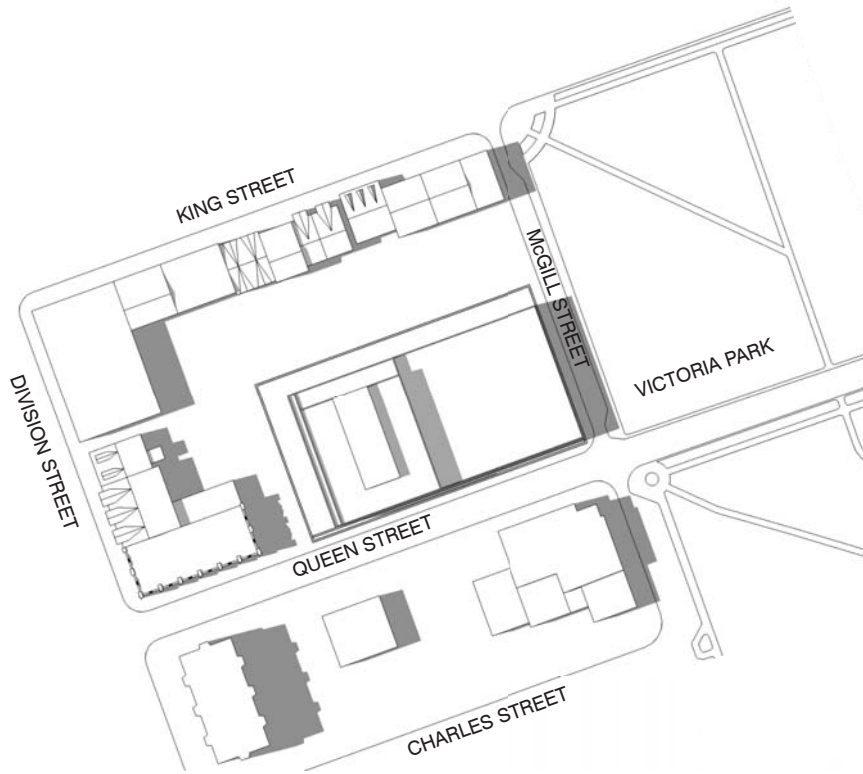


PROPOSED MASSING

JUNE 21 | EDT | UTC -4
15:18

A 69.0 APPENDIX 1: SHADOW STUDIES

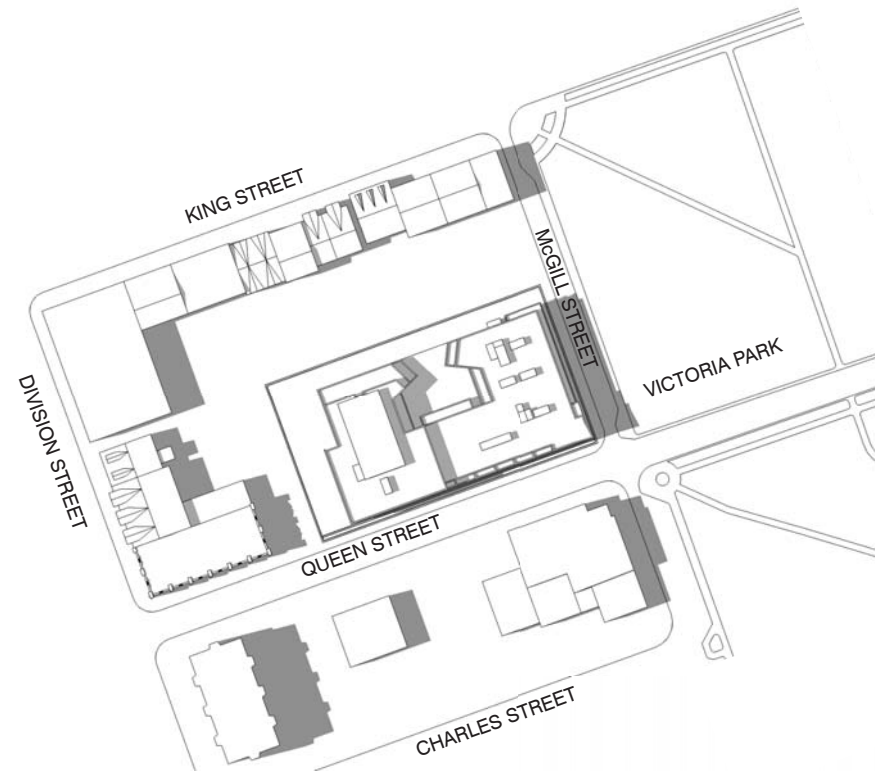




AS-OF-RIGHT MASSING

JUNE 21 | EDT | UTC -4

16:18



PROPOSED MASSING

JUNE 21 | EDT | UTC -4

16:18

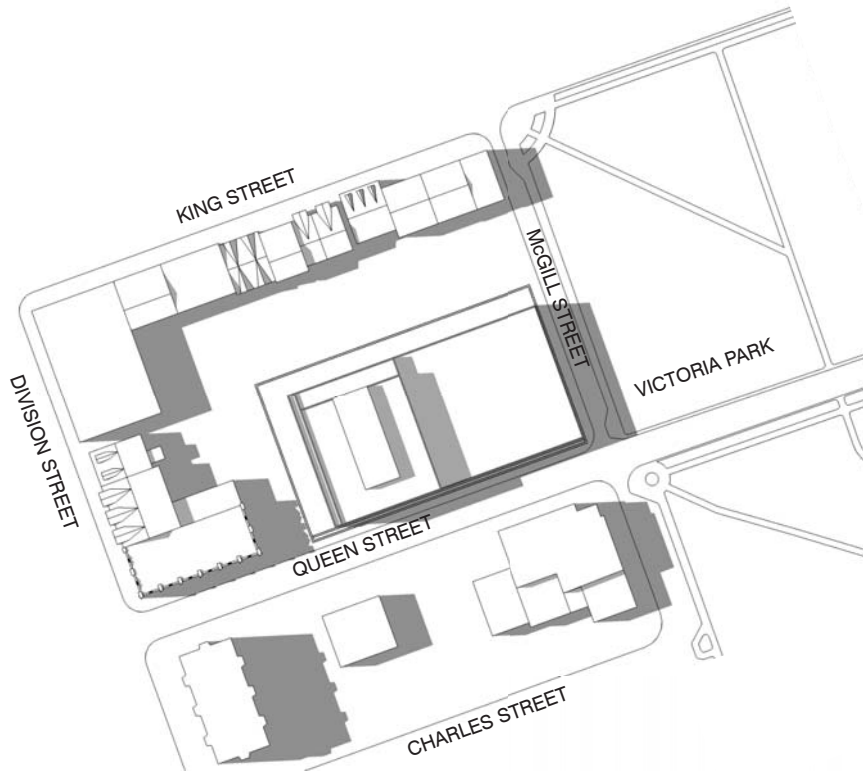
A 70.0 APPENDIX 1: SHADOW STUDIES

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

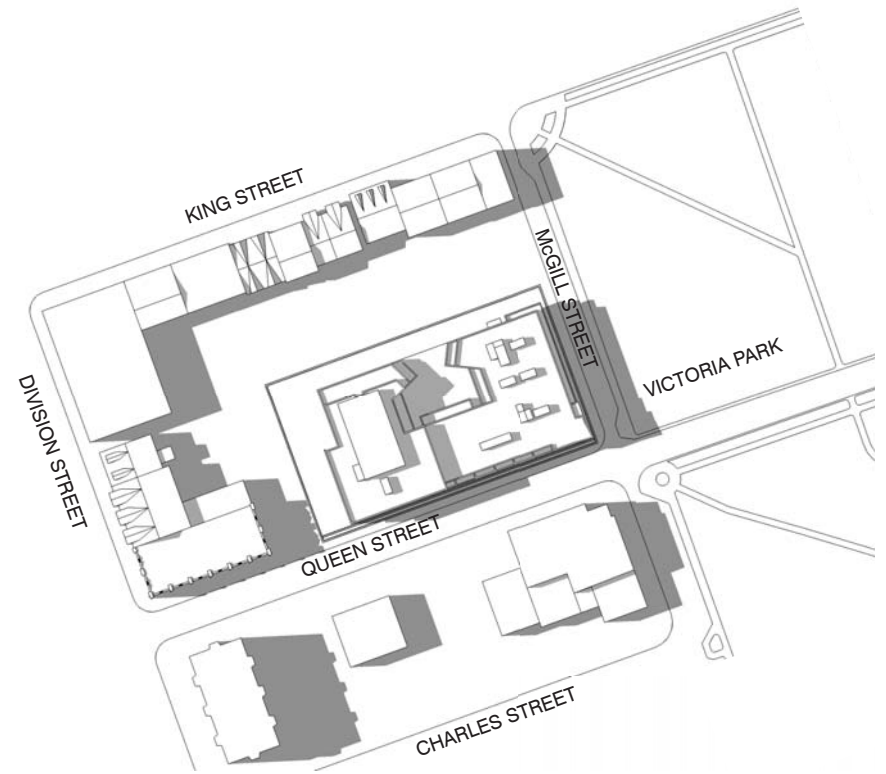




AS-OF-RIGHT MASSING

JUNE 21 | EDT | UTC -4

17:18



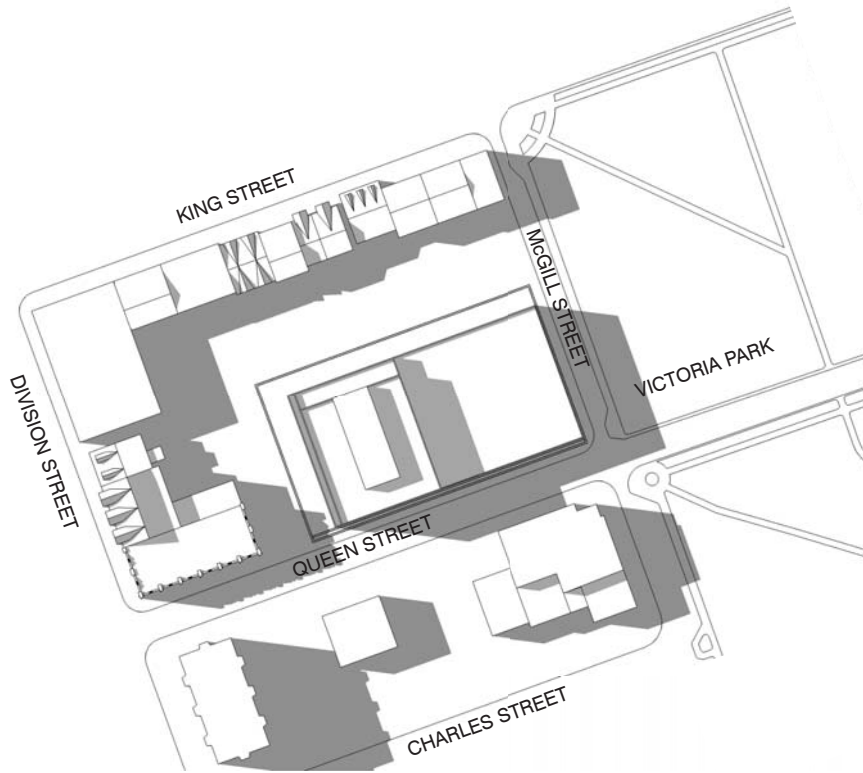
PROPOSED MASSING

JUNE 21 | EDT | UTC -4

17:18

A 71.0 APPENDIX 1: SHADOW STUDIES

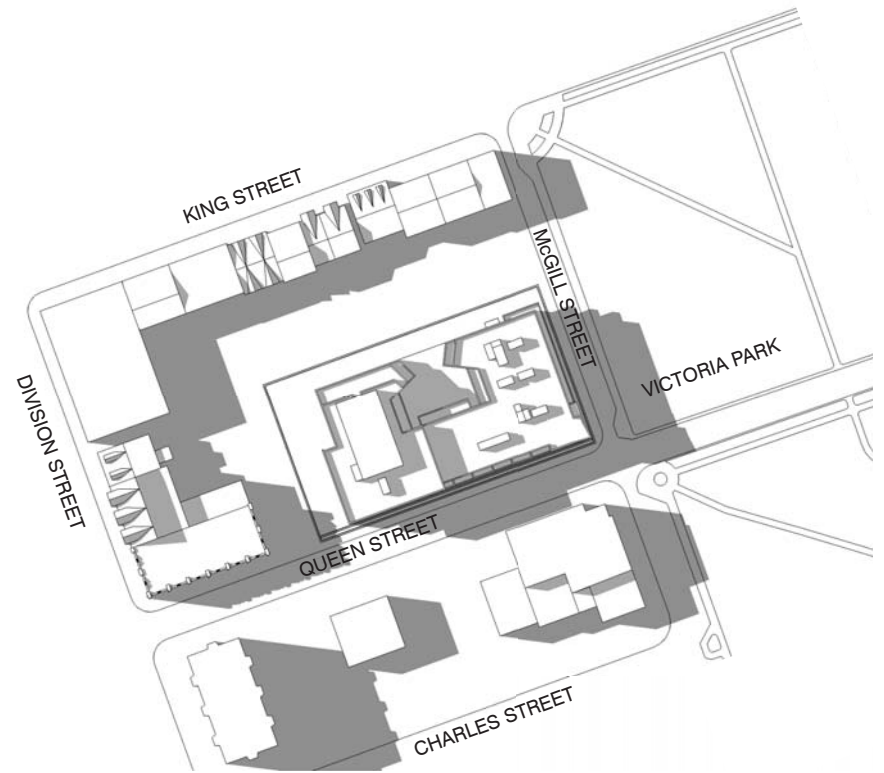




AS-OF-RIGHT MASSING

JUNE 21 | EDT | UTC -4

18:18



PROPOSED MASSING

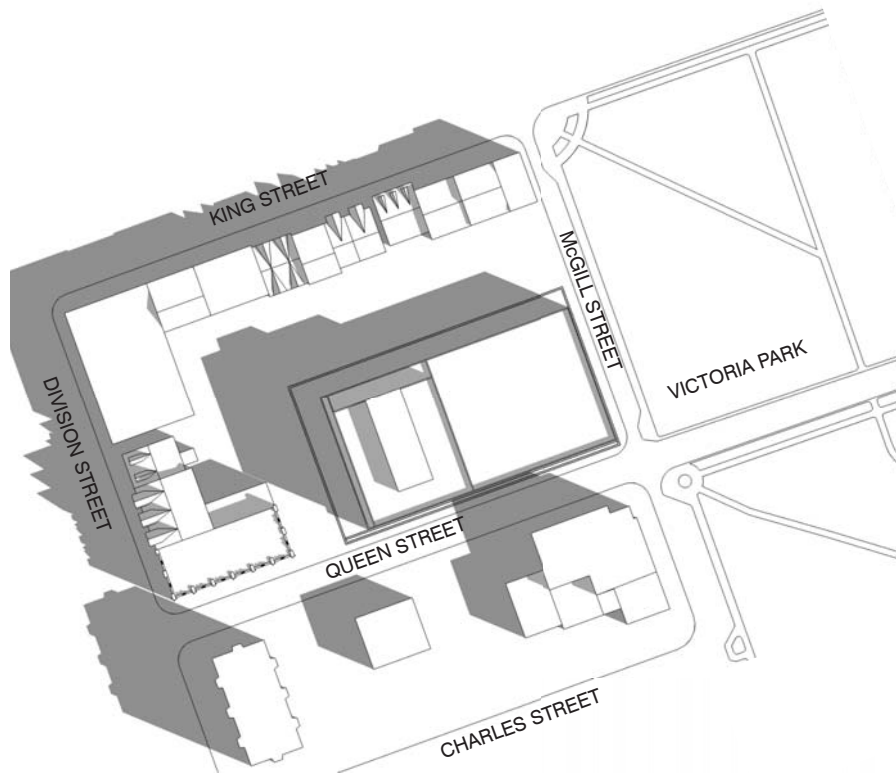
JUNE 21 | EDT | UTC -4

18:18

A 72.0 APPENDIX 1: SHADOW STUDIES



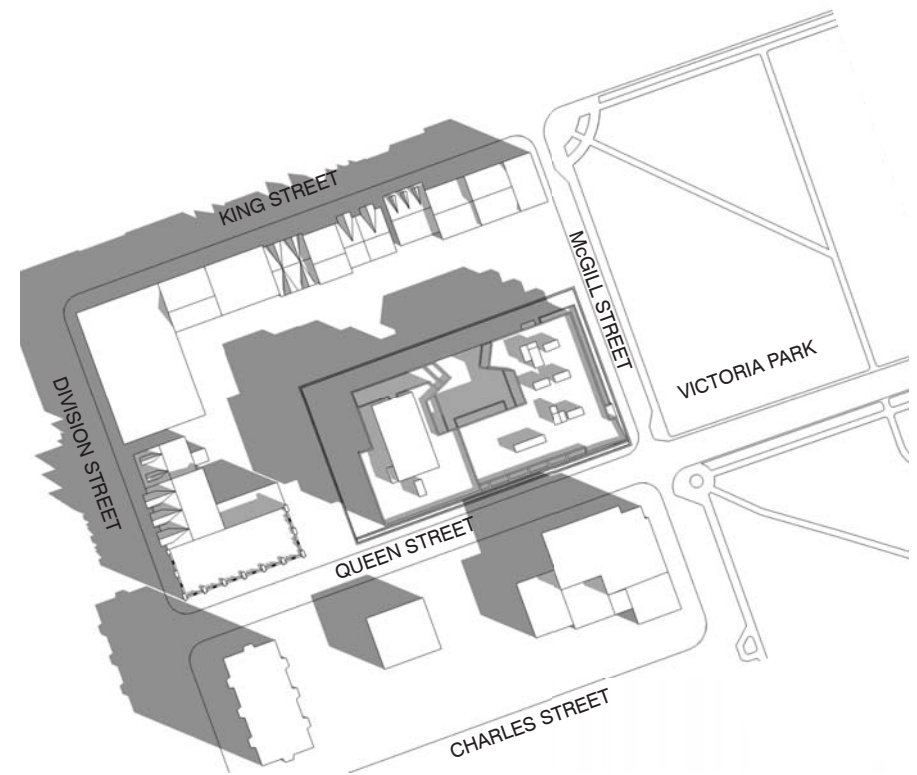
QUEENSVIEW GARDEN



AS-OF-RIGHT MASSING

SEPT 21 | EDT | UTC -4

09:18



PROPOSED MASSING

SEPT 21 | EDT | UTC -4

09:18

A 73.0 APPENDIX 1: SHADOW STUDIES

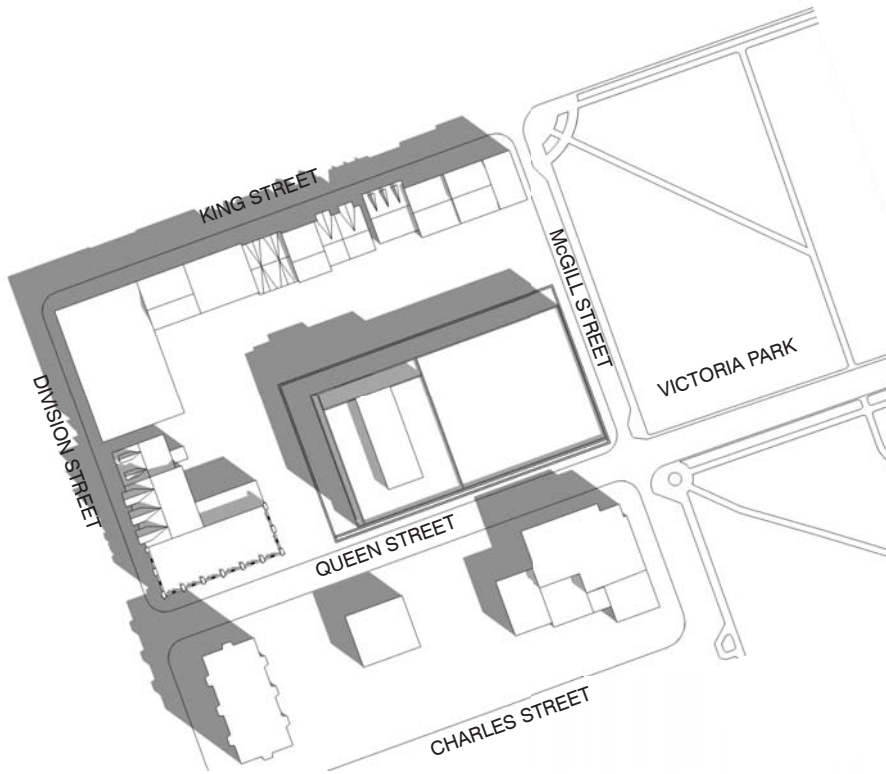


QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

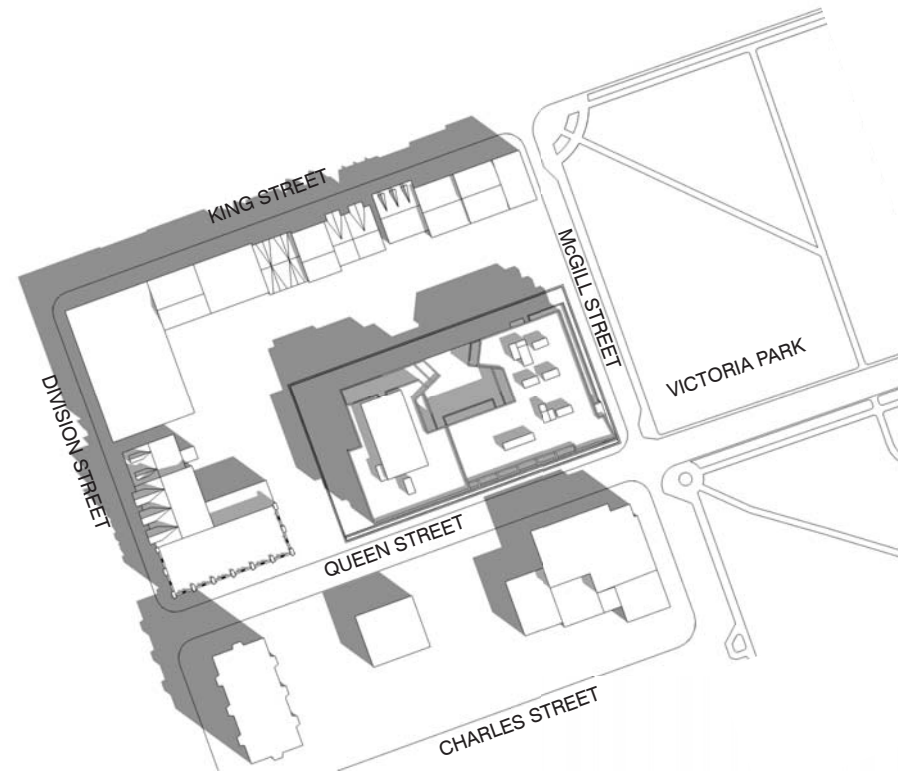
QUINN OTMD RSHK



AS-OF-RIGHT MASSING

SEPT 21 | EDT | UTC -4

10:18



PROPOSED MASSING

SEPT 21 | EDT | UTC -4

10:18

A 74.0 APPENDIX 1: SHADOW STUDIES

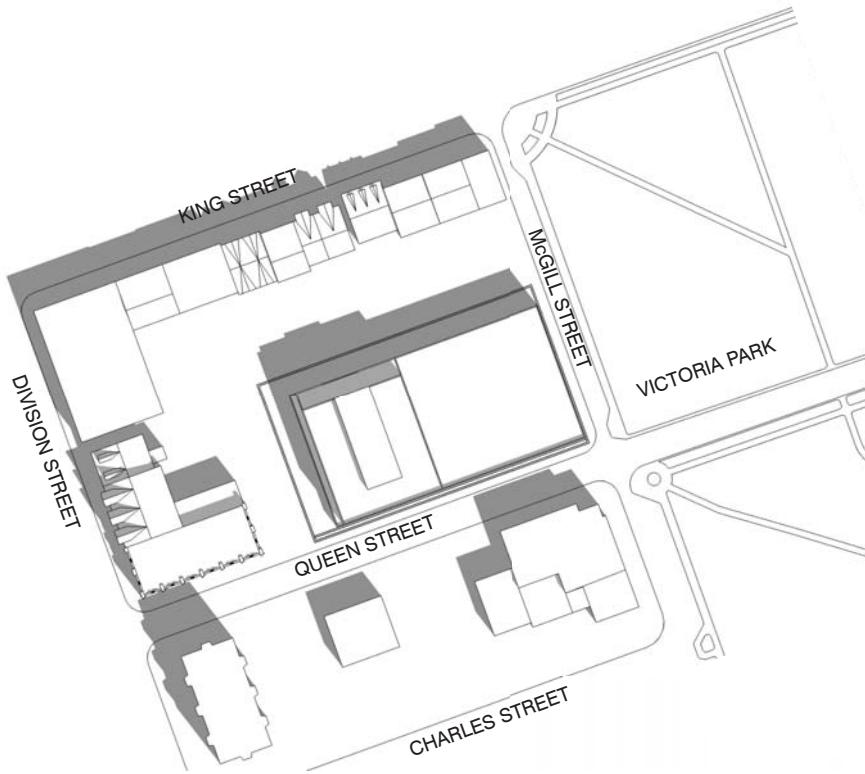


QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

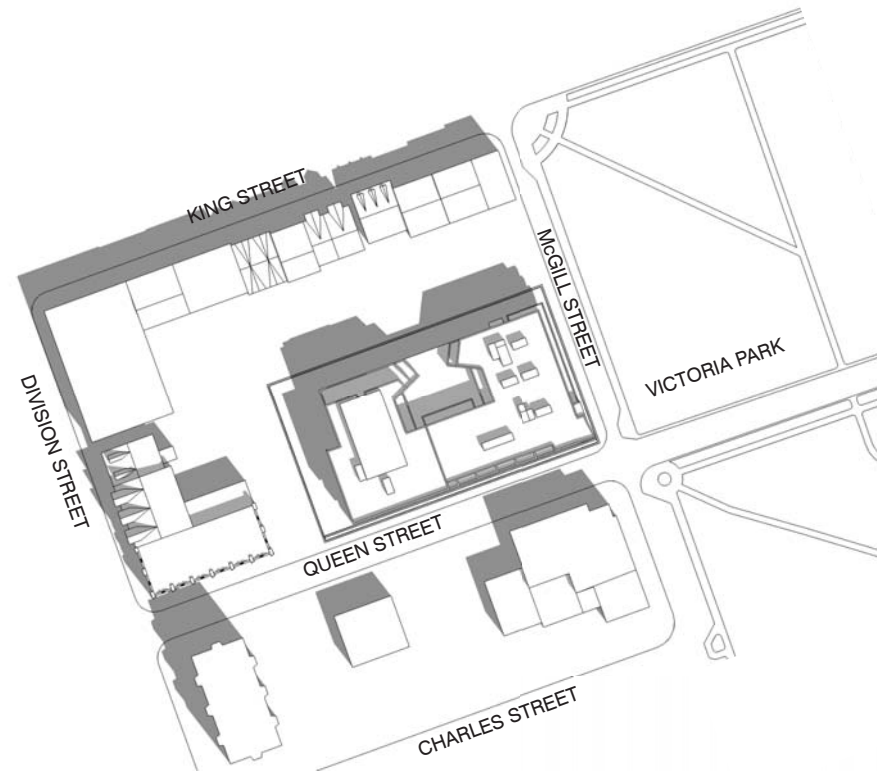
QUINN OTMD RSHK



AS-OF-RIGHT MASSING

SEPT 21 | EDT | UTC -4

11:18



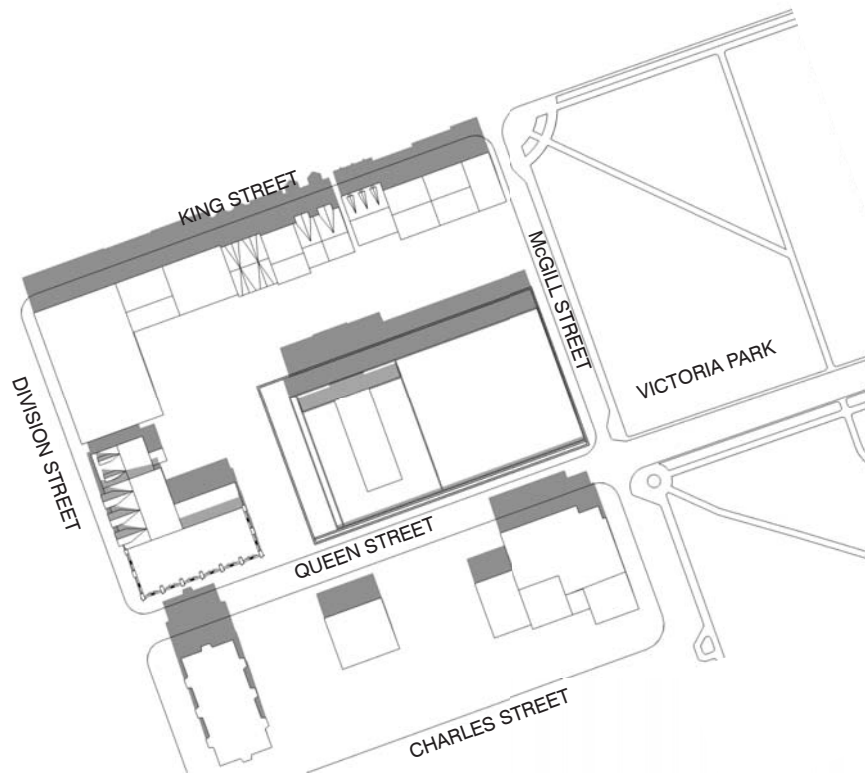
PROPOSED MASSING

SEPT 21 | EDT | UTC -4

11:18

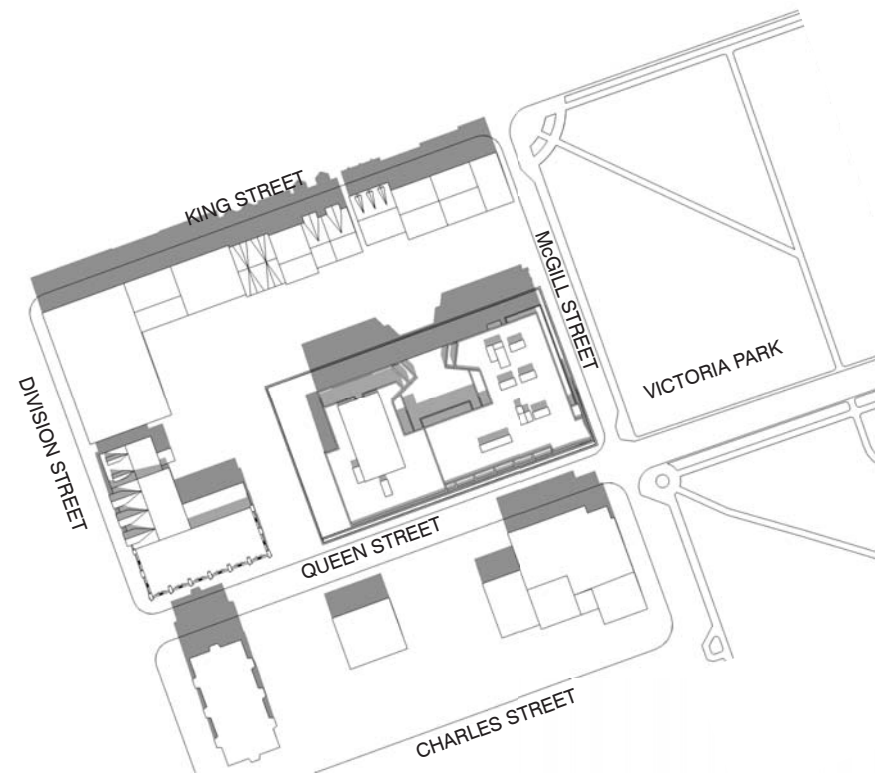
A 75.0 APPENDIX 1: SHADOW STUDIES





AS-OF-RIGHT MASSING

SEPT 21 | EDT | UTC -4
12:18

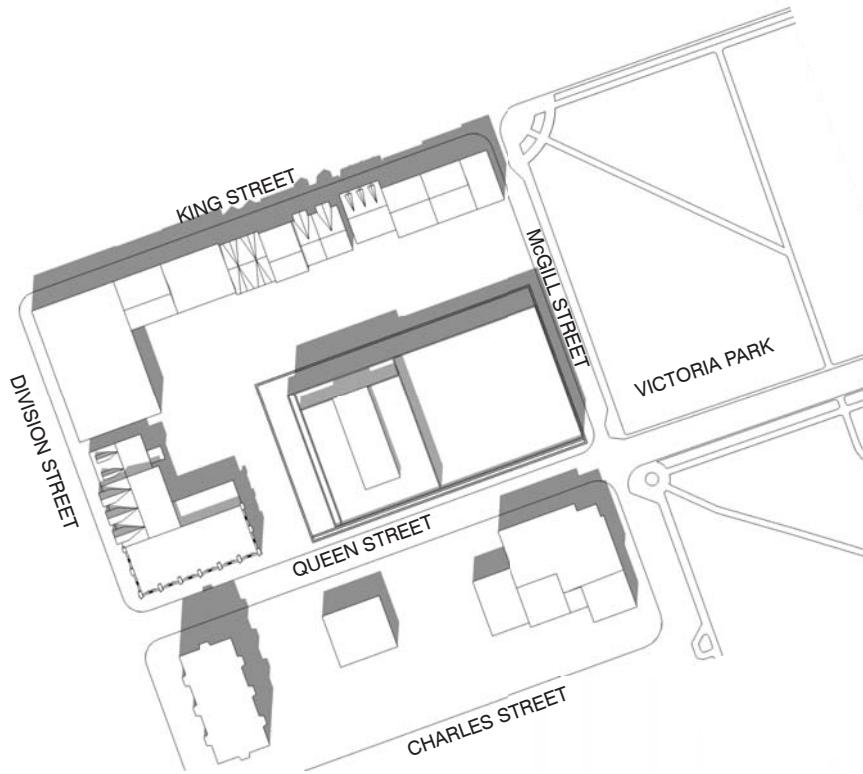


PROPOSED MASSING

SEPT 21 | EDT | UTC -4
12:18

A 76.0 APPENDIX 1: SHADOW STUDIES

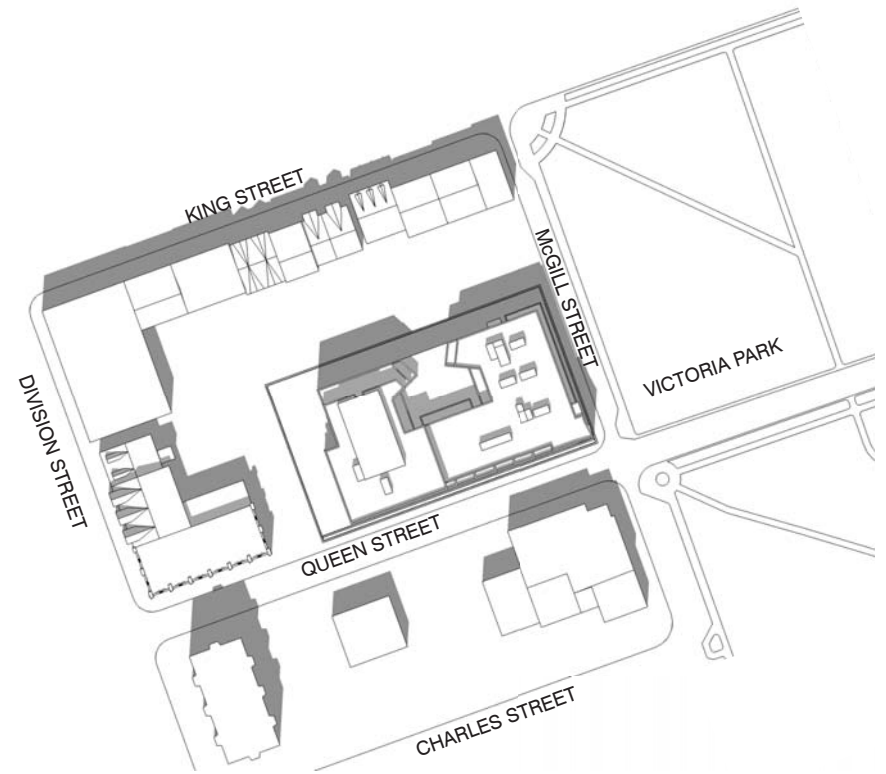




AS-OF-RIGHT MASSING

SEPT 21 | EDT | UTC -4

13:18



PROPOSED MASSING

SEPT 21 | EDT | UTC -4

13:18

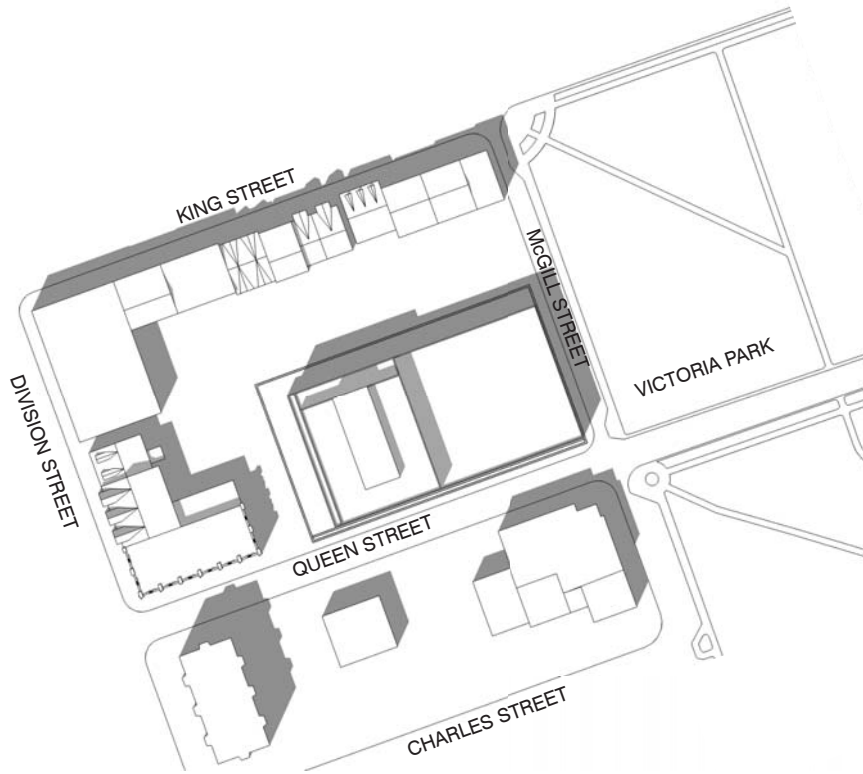
A 77.0 APPENDIX 1: SHADOW STUDIES

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

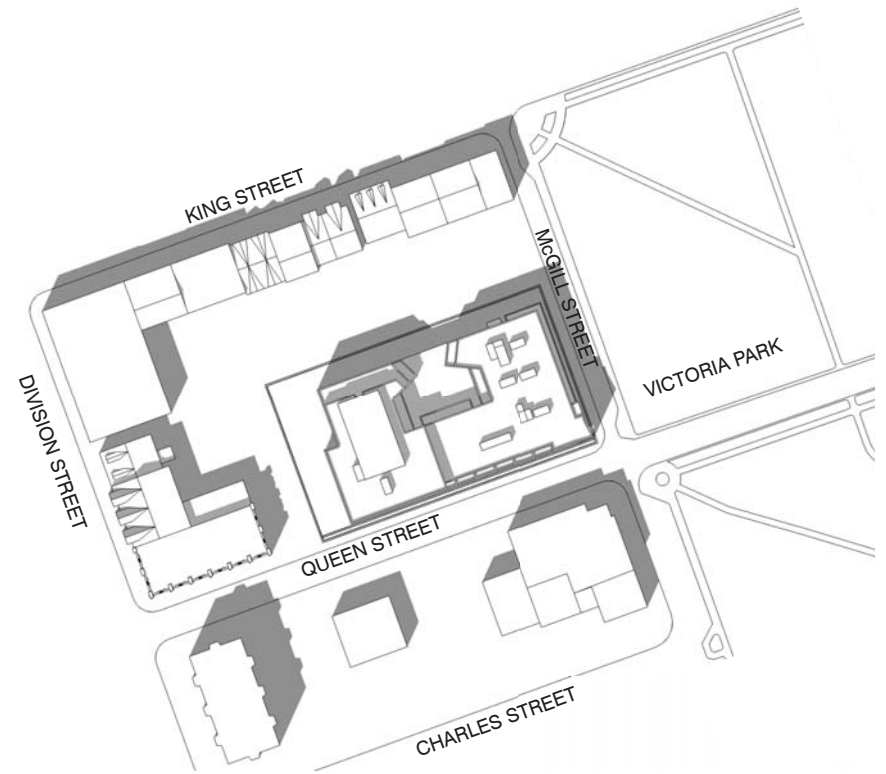




AS-OF-RIGHT MASSING

SEPT 21 | EDT | UTC -4

14:18



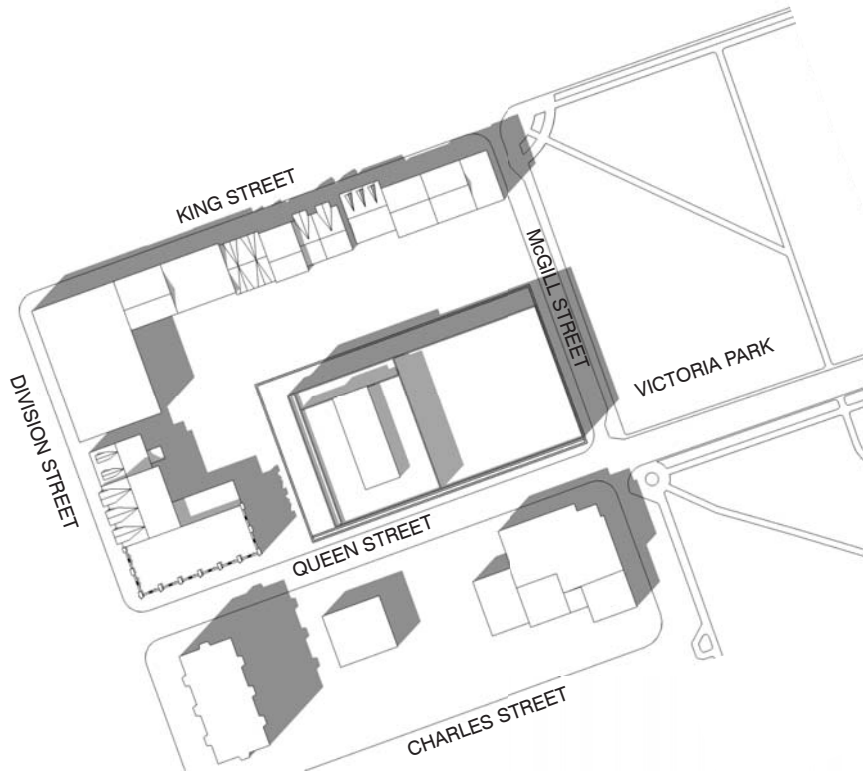
PROPOSED MASSING

SEPT 21 | EDT | UTC -4

14:18

A 78.0 APPENDIX 1: SHADOW STUDIES

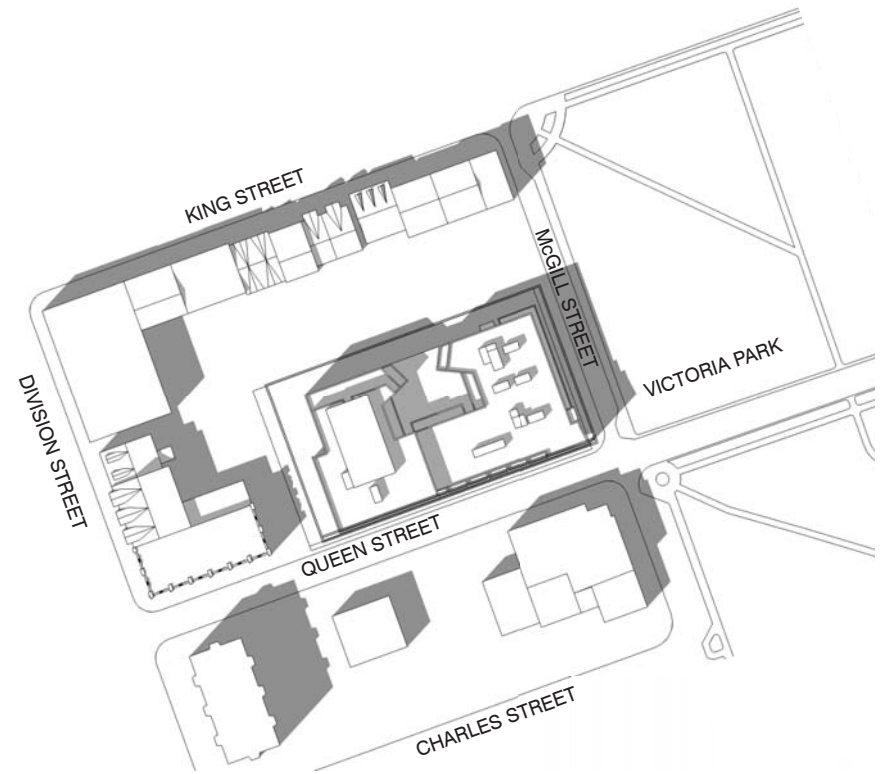




AS-OF-RIGHT MASSING

SEPT 21 | EDT | UTC -4

15:18



PROPOSED MASSING

SEPT 21 | EDT | UTC -4

15:18

A 79.0 APPENDIX 1: SHADOW STUDIES

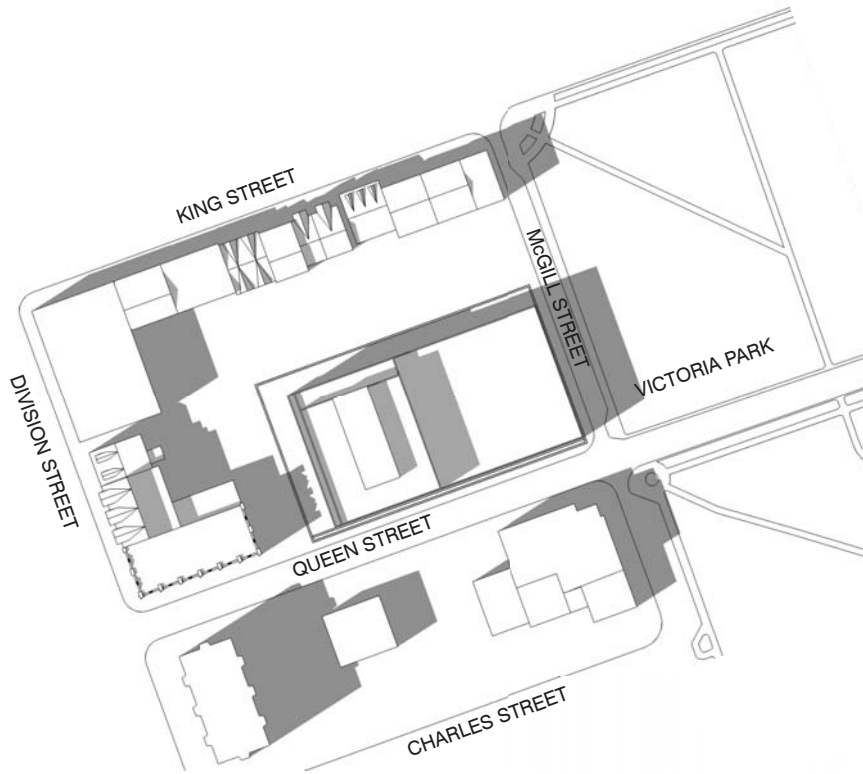


QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

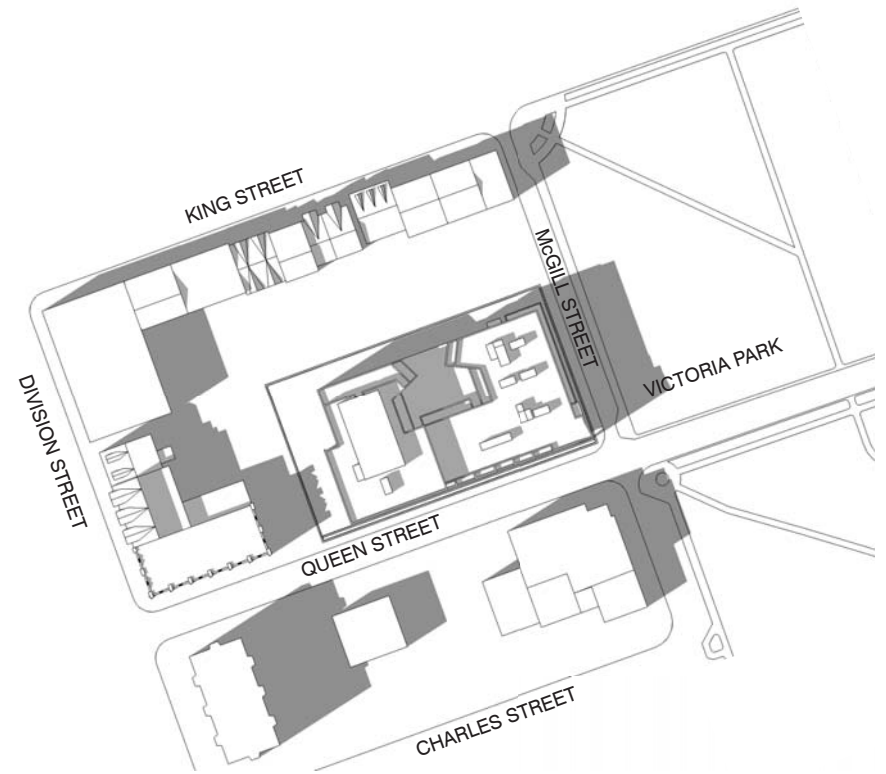
ISSUED FOR SPA 2024_01_18

QUINN OTMD RSHK



AS-OF-RIGHT MASSING

SEPT 21 | EDT | UTC -4
16:18



PROPOSED MASSING

SEPT 21 | EDT | UTC -4
16:18

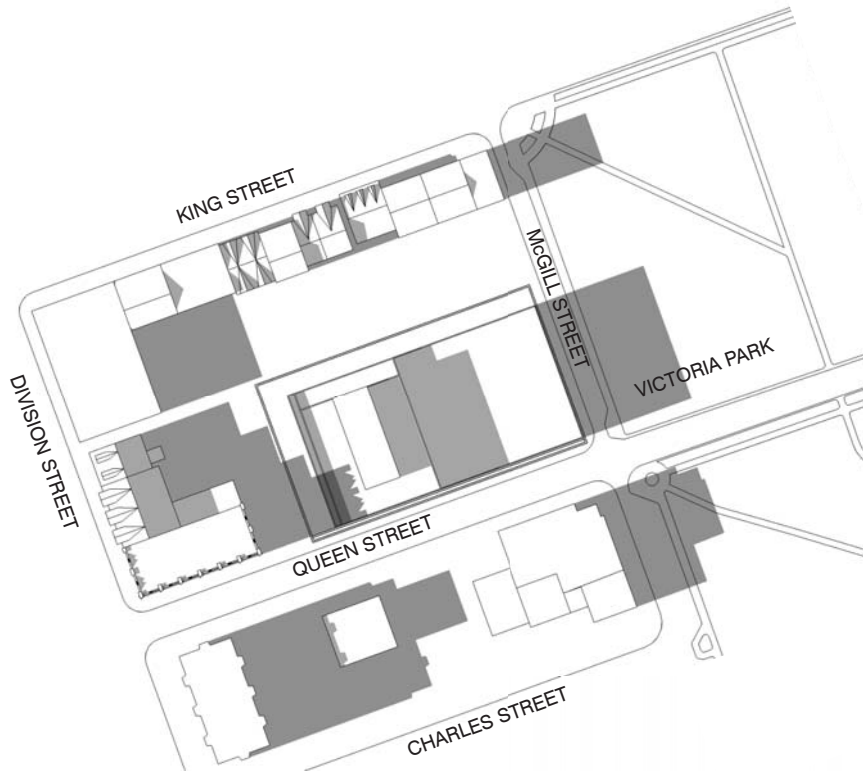
A 80.0 APPENDIX 1: SHADOW STUDIES

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

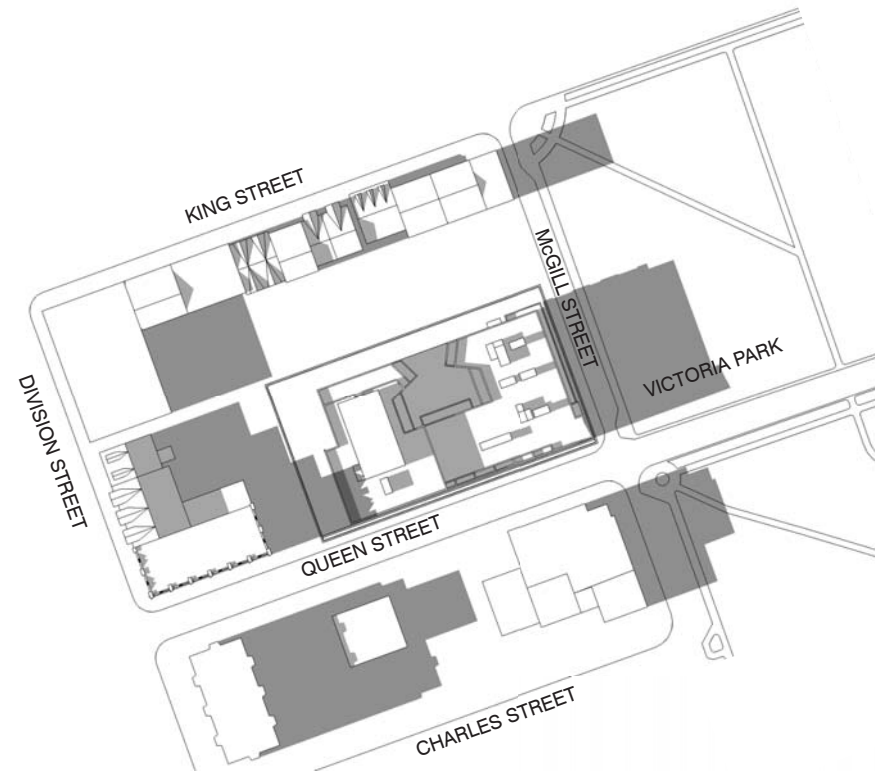




AS-OF-RIGHT MASSING

SEPT 21 | EDT | UTC -4

17:18



PROPOSED MASSING

SEPT 21 | EDT | UTC -4

17:18

A 81.0 APPENDIX 1: SHADOW STUDIES

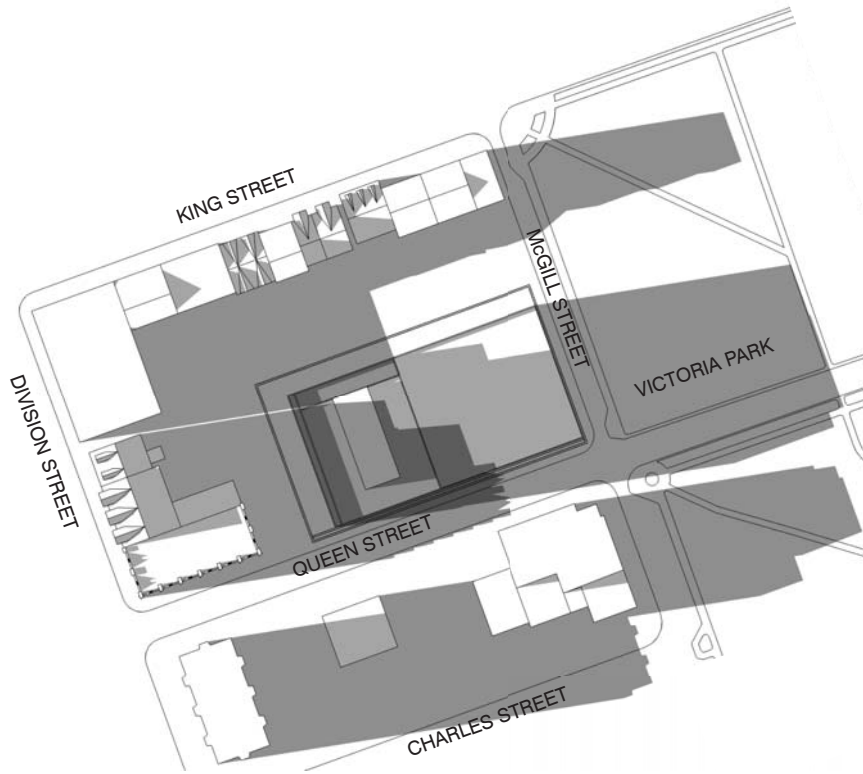


QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

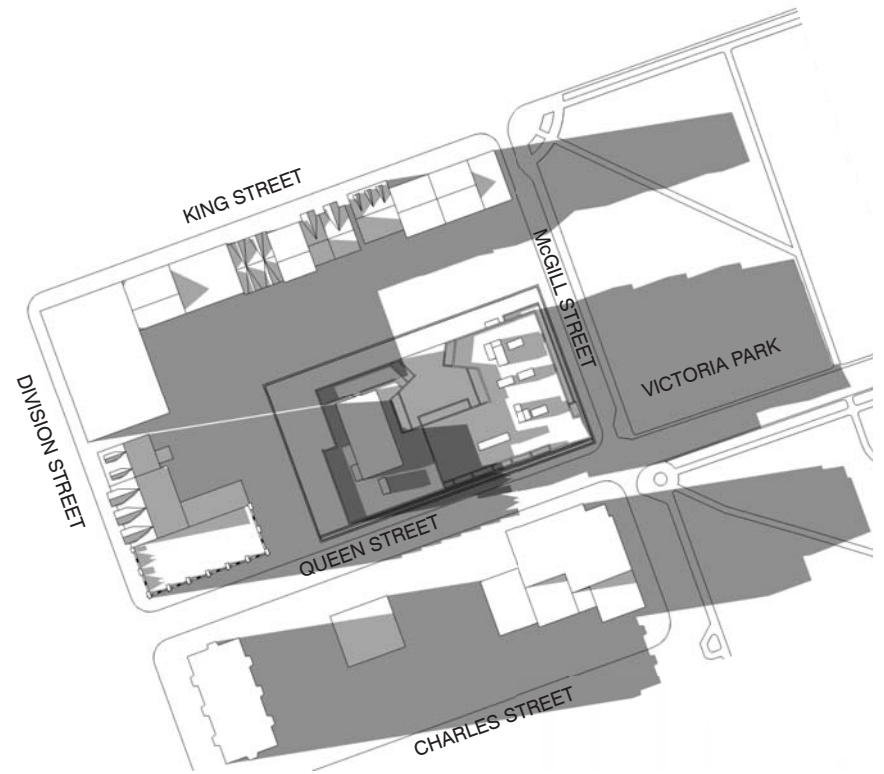
QUINN OTMD RSHK



AS-OF-RIGHT MASSING

SEPT 21 | EDT | UTC -4

18:18



PROPOSED MASSING

SEPT 21 | EDT | UTC -4

18:18

A 82.0 APPENDIX 1: SHADOW STUDIES

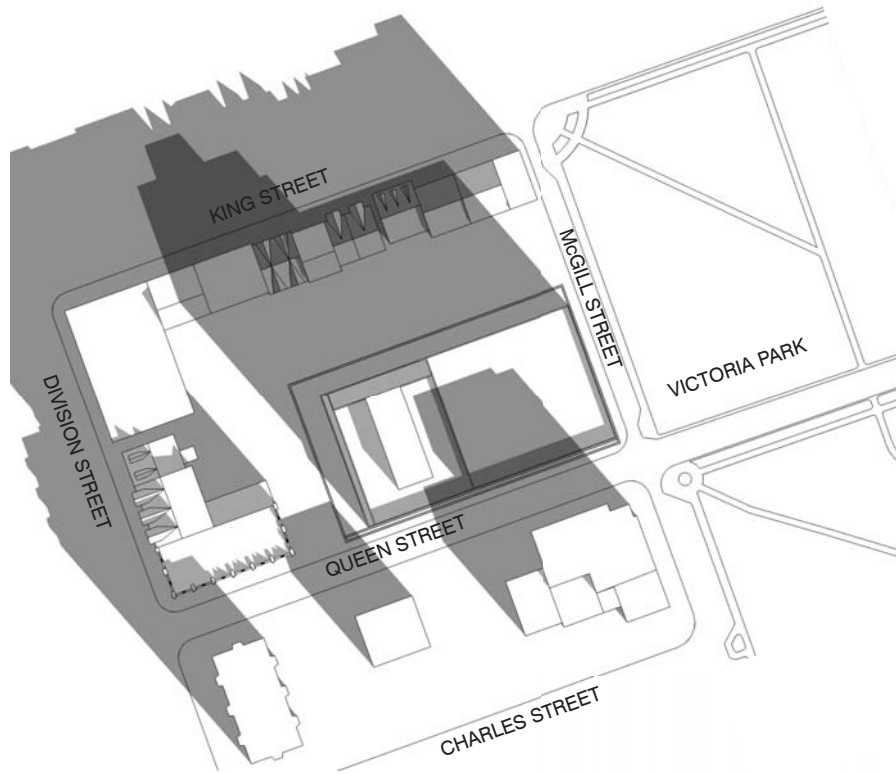


QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

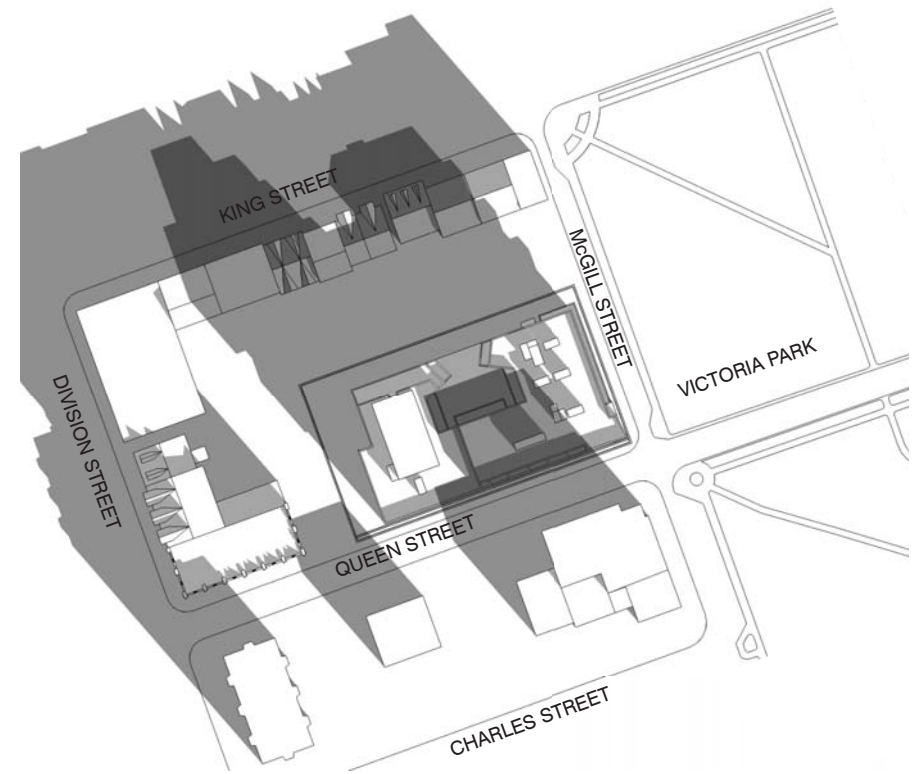
ISSUED FOR SPA 2024_01_18

QUINN OTMD RSHK



AS-OF-RIGHT MASSING

DEC 21 | EST | UTC -5
09:18



PROPOSED MASSING

DEC 21 | EST | UTC -5
09:18

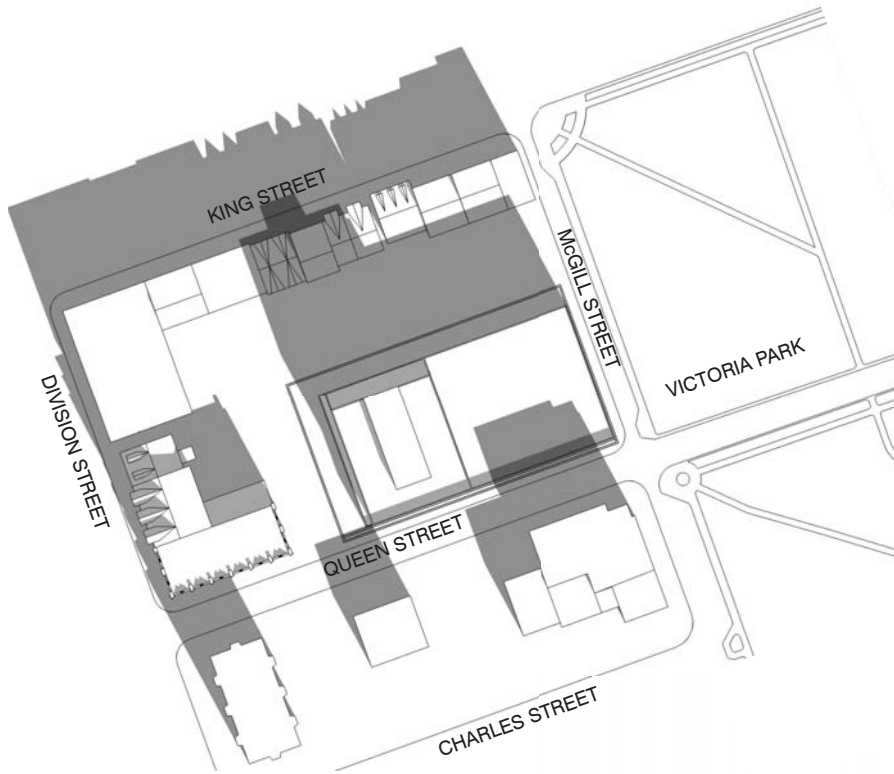
A 83.0 APPENDIX 1: SHADOW STUDIES

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

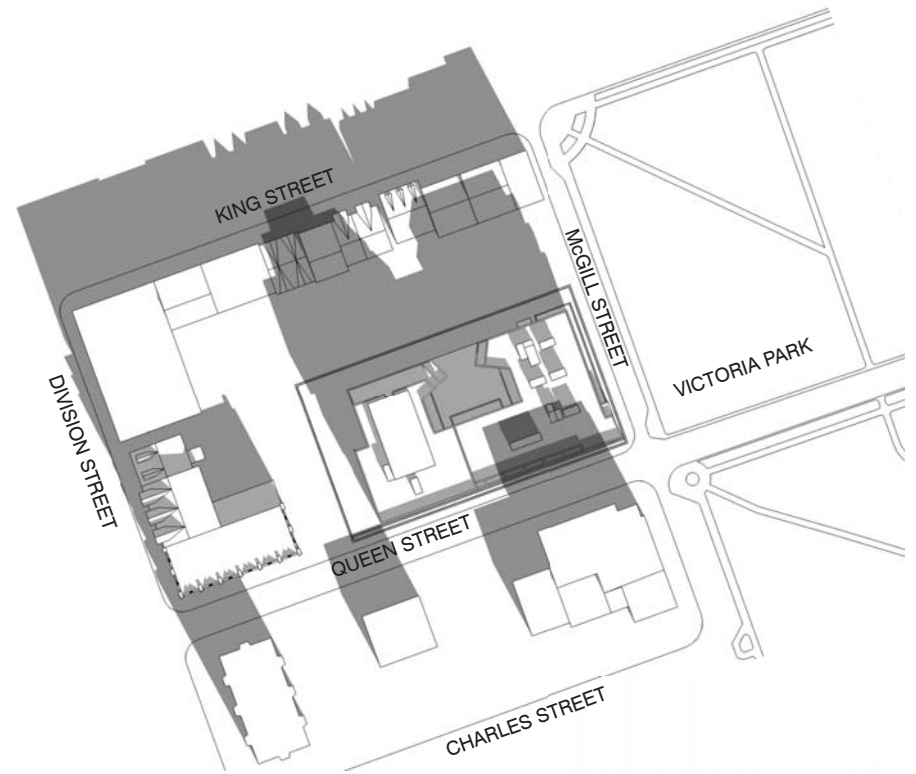




AS-OF-RIGHT MASSING

DEC 21 | EST | UTC -5

10:18



PROPOSED MASSING

DEC 21 | EST | UTC -5

10:18

A 84.0 APPENDIX 1: SHADOW STUDIES

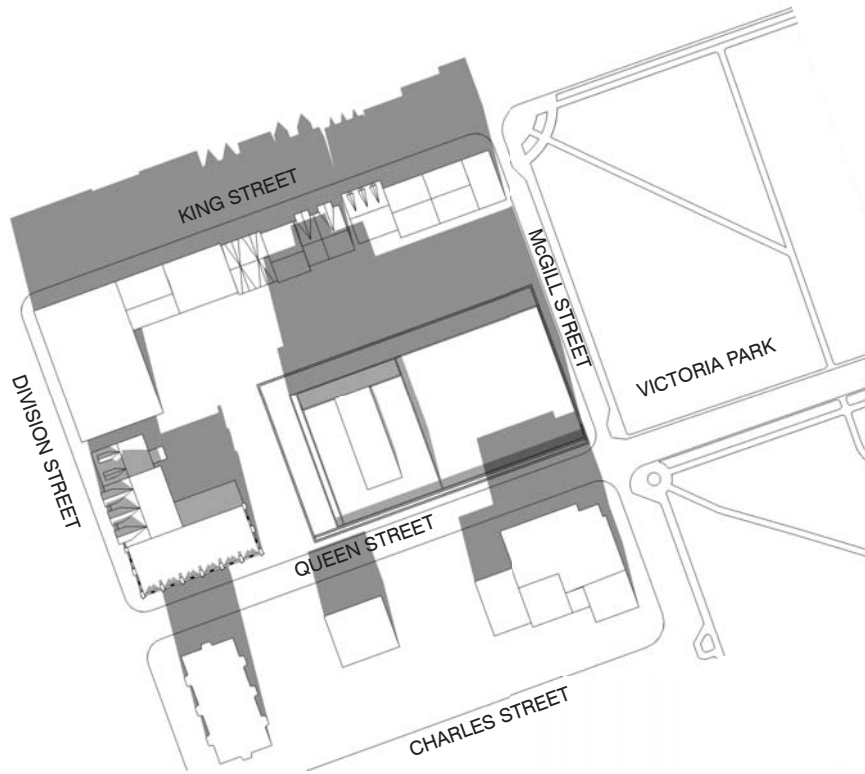


QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

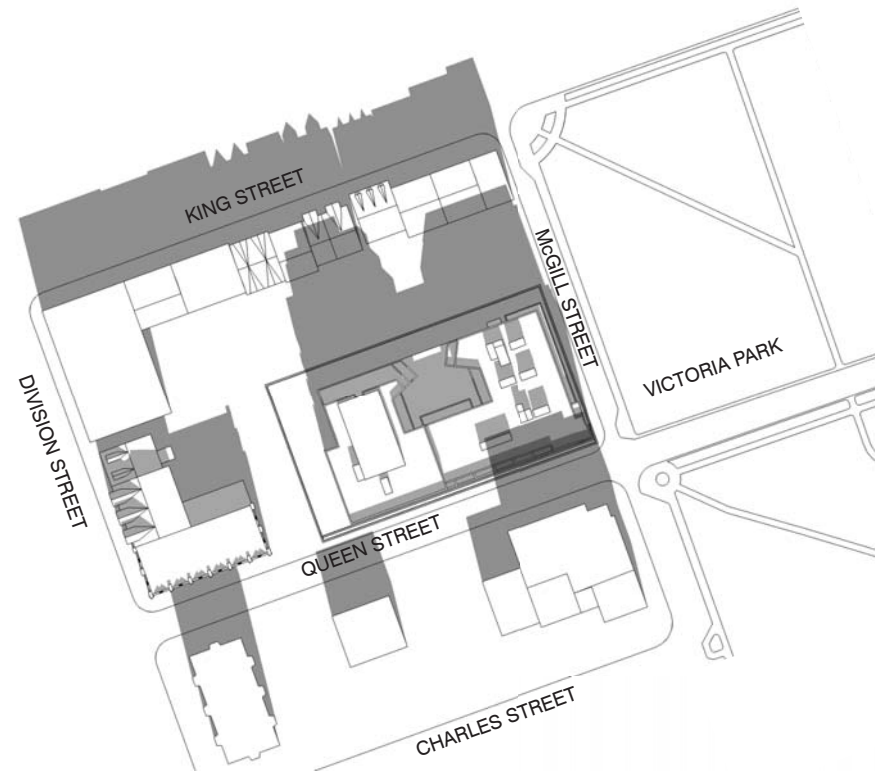
QUINN OTMD RSHK
PLANNING ASSOCIATES INC.



AS-OF-RIGHT MASSING

DEC 21 | EST | UTC -5

11:18



PROPOSED MASSING

DEC 21 | EST | UTC -5

11:18

A 85.0 APPENDIX 1: SHADOW STUDIES

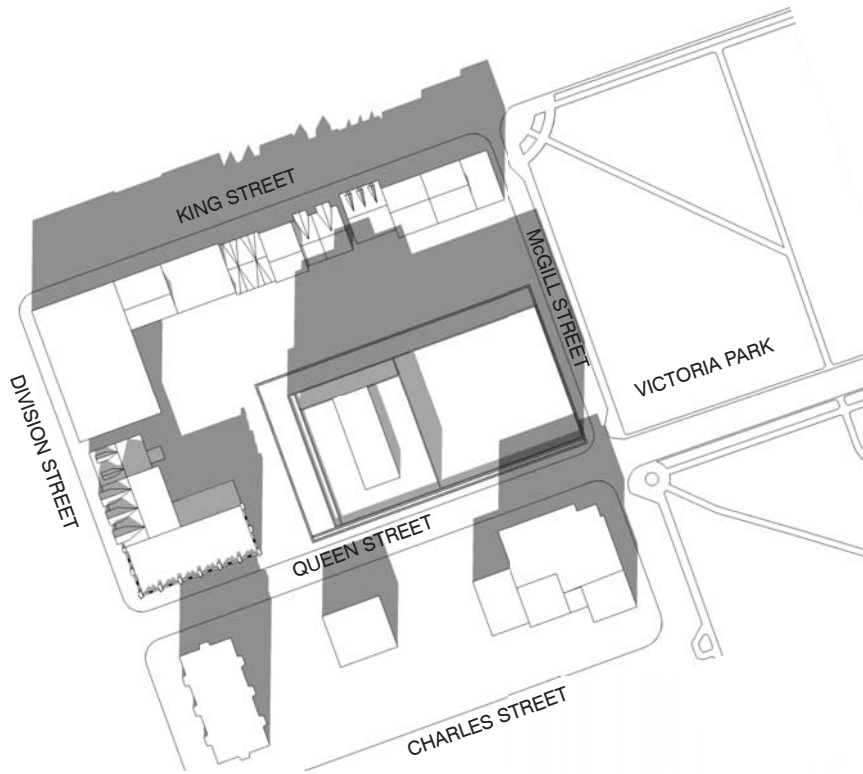


QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

ISSUED FOR SPA 2024_01_18

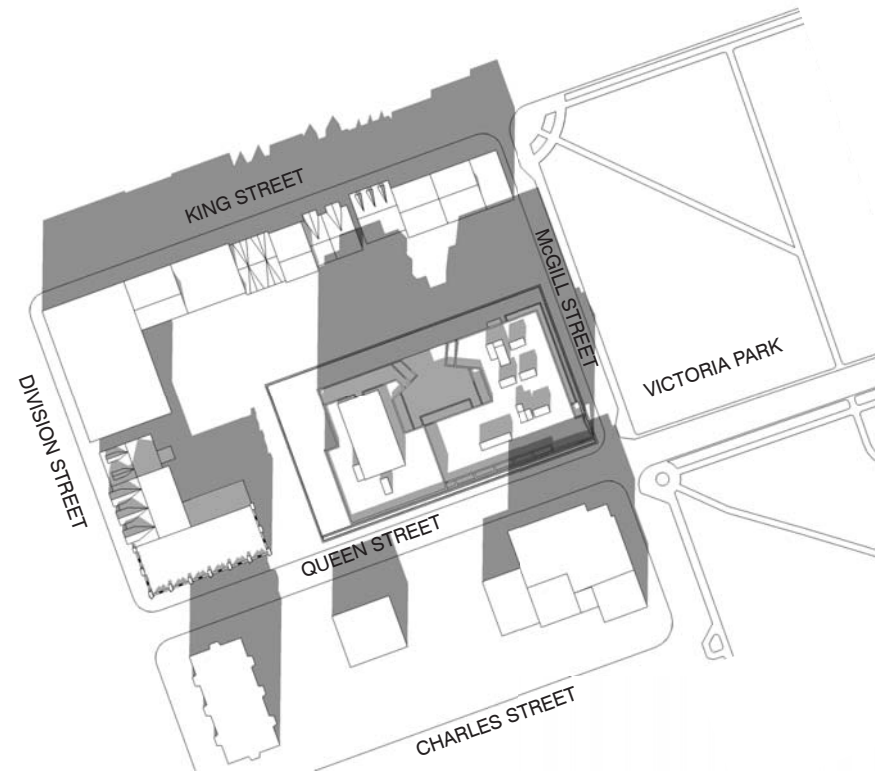
QUINN OTMD RSHK
ARCHITECTS ASSOCIATES INC.



AS-OF-RIGHT MASSING

DEC 21 | EST | UTC -5

12:18



PROPOSED MASSING

DEC 21 | EST | UTC -5

12:18

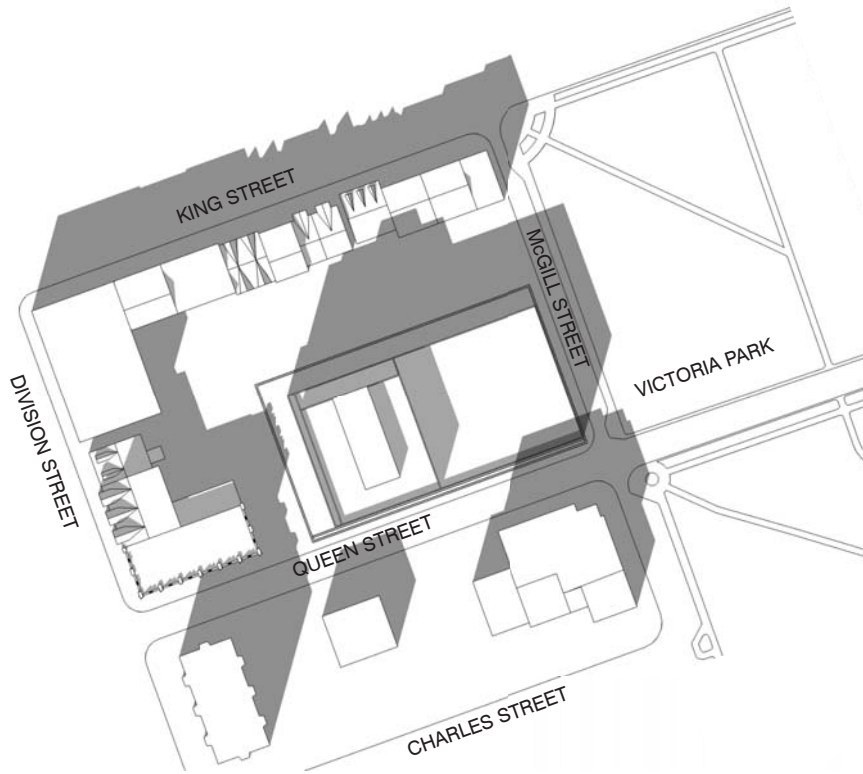
A 86.0 APPENDIX 1: SHADOW STUDIES

QUEENSVIEW GARDEN

URBAN DESIGN BRIEF

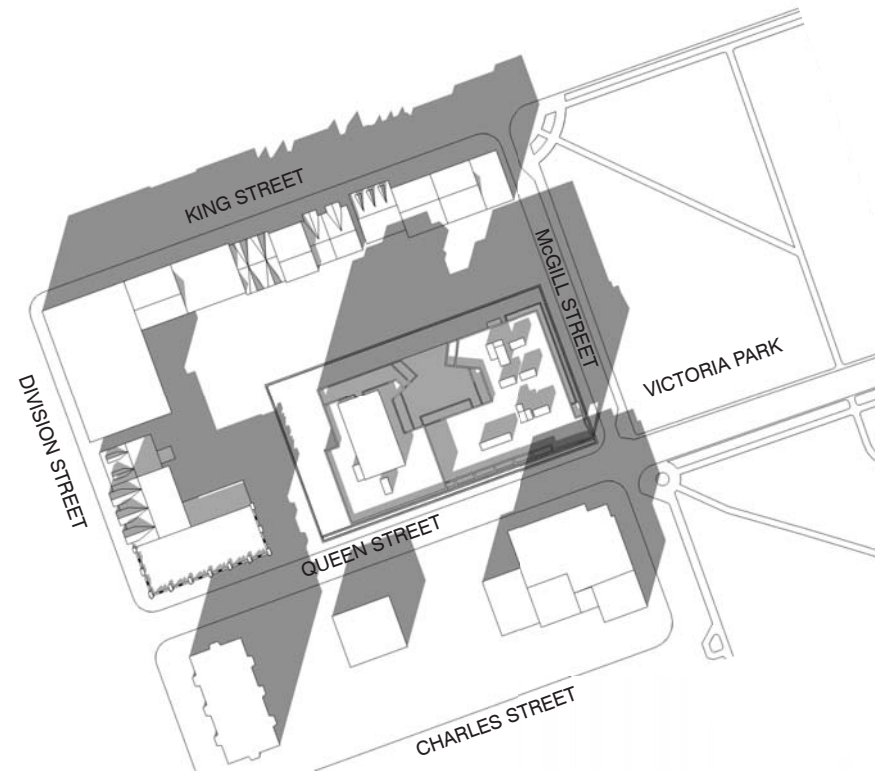
ISSUED FOR SPA 2024_01_18





AS-OF-RIGHT MASSING

DEC 21 | EST | UTC -5
13:18



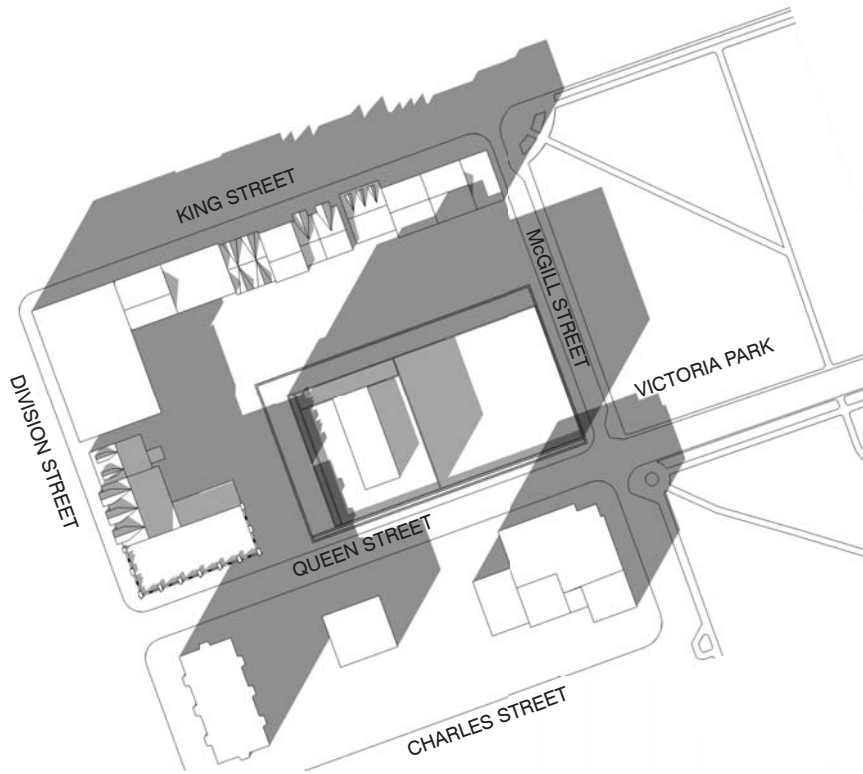
PROPOSED MASSING

DEC 21 | EST | UTC -5
13:18

A 87.0 APPENDIX 1: SHADOW STUDIES



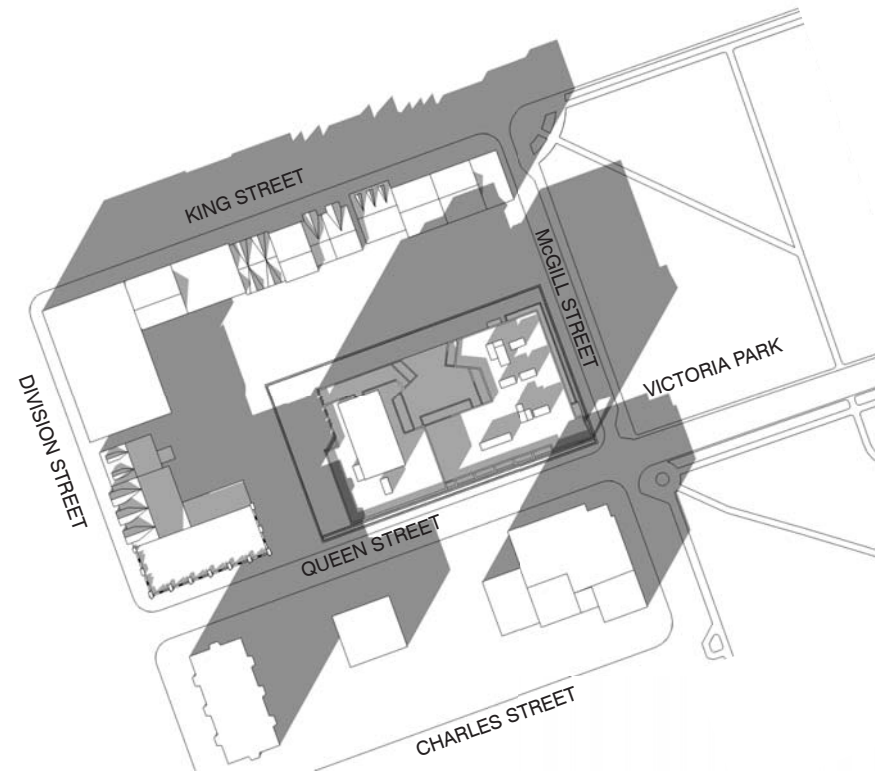
QUEENSVIEW GARDEN



AS-OF-RIGHT MASSING

DEC 21 | EST | UTC -5

14:18



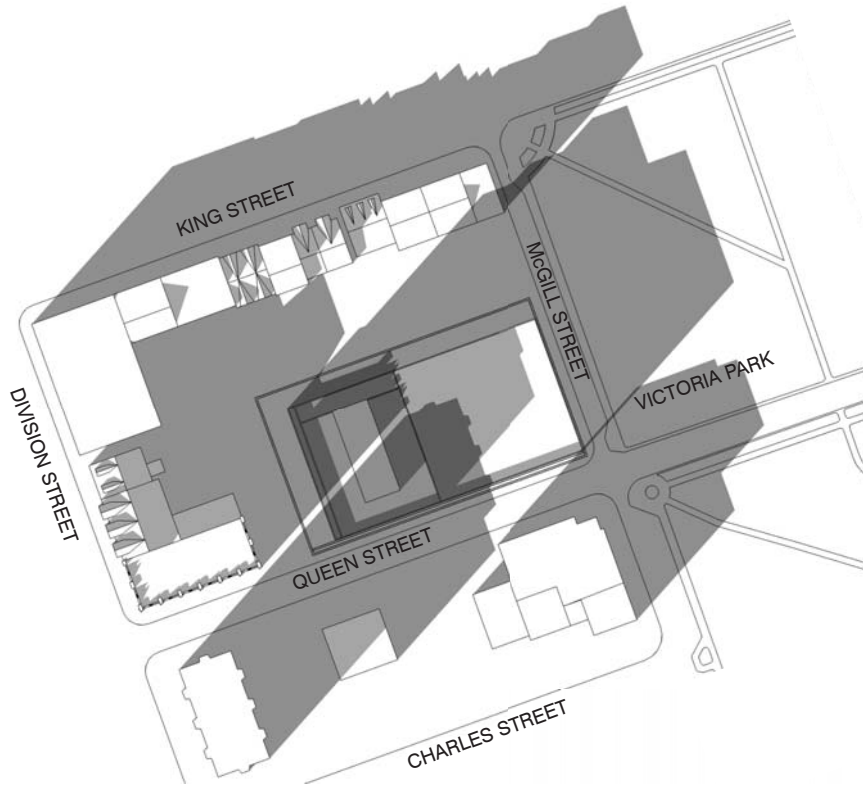
PROPOSED MASSING

DEC 21 | EST | UTC -5

14:18

A 88.0 APPENDIX 1: SHADOW STUDIES

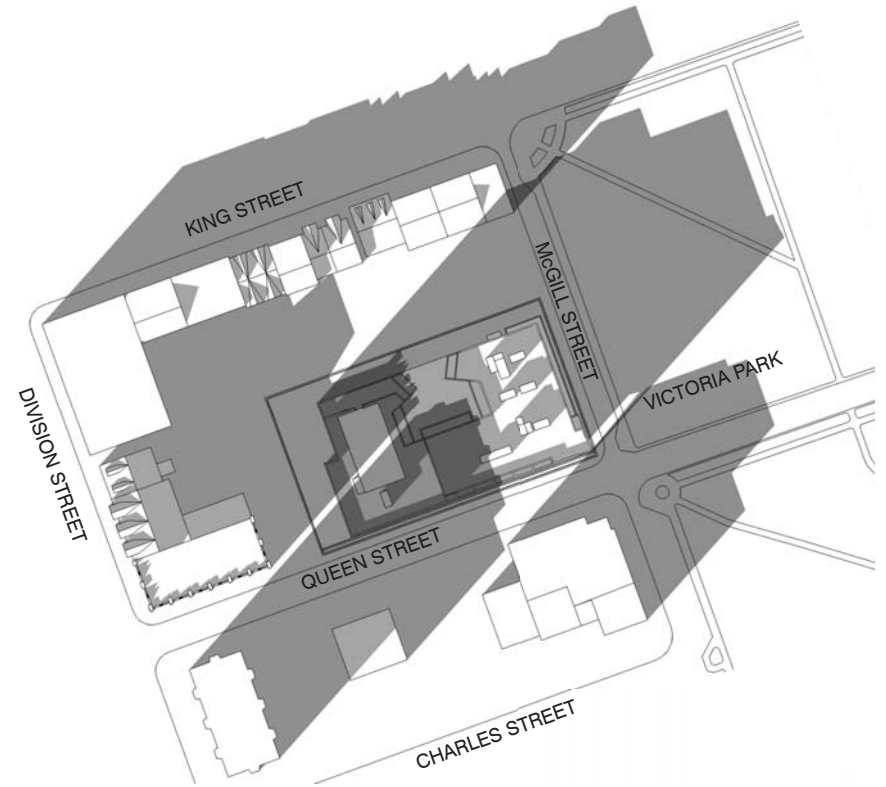




AS-OF-RIGHT MASSING

DEC 21 | EST | UTC -5

15:18



PROPOSED MASSING

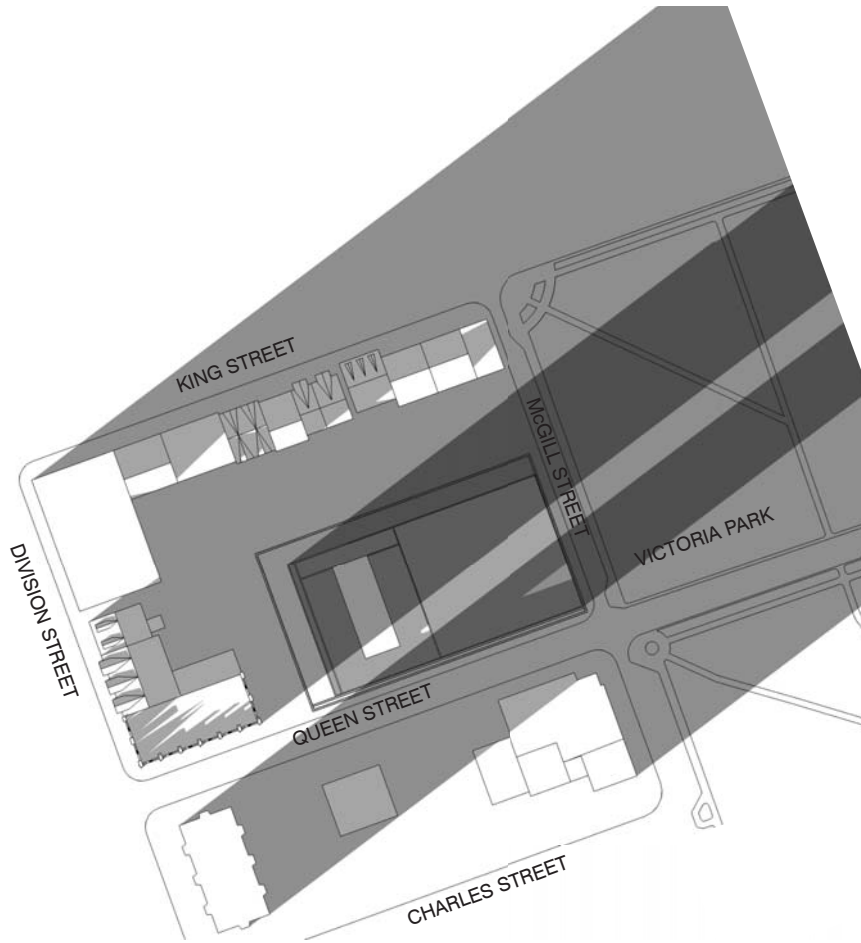
DEC 21 | EST | UTC -5

15:18

A 89.0 APPENDIX 1: SHADOW STUDIES

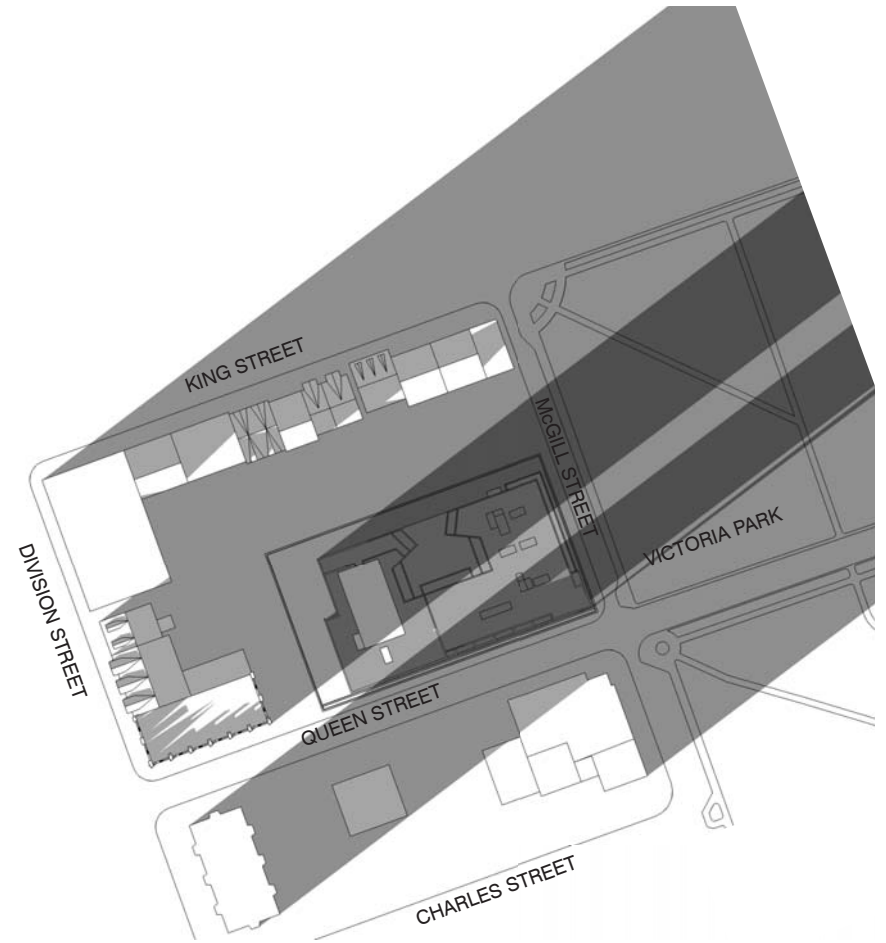


QUEENSVIEW GARDEN



AS-OF-RIGHT MASSING

DEC 21 | EST | UTC -5
16:18



PROPOSED MASSING

DEC 21 | EST | UTC -5
16:18

A 90.0 APPENDIX 1: SHADOW STUDIES

QUEENSVIEW GARDEN

