

## Memo 01

**To:** Town of Cobourg

**Project:** Trinity Housing of Cobourg

**Project No.:** 19851

**Date:** 20 December, 2022

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**Via:** Email

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**Subject:**

This letter has been prepared to describe the Building design intent and Sustainable building goals of the proposed redevelopment of an affordable community based housing located at 321 John St, Cobourg, for the Trinity Housing of Cobourg Corporation.



**Building Details;**

The proposed redevelopment is proposed to be constructed adjacent 25 James Street which is an existing 3 storey rent-geared-to-income 20 unit apartment building also owned by Trinity Housing of Cobourg Corporation.

The proposed redevelopment of the site is for a new 3-storey apartment building with 27 affordable housing units.

The unit count will be a mix of bachelors, one bedrooms, two bedrooms and three bedrooms suites. 20% of the unit mix will be barrier free.

We have allowed for a single passenger elevator to serve all the floors allowing for the entire building to be accessible.

We have located two Barrier free parking spaces as close to the main entry as possible with direct access to the front door.

The project is targeting the ambitious standard to be Operational Carbon “Net Zero”.



### **Compact and Efficient Form**

The proposed project represents a compact, multi-unit, medium-density residential development that provides for a redevelopment of an underutilized site within an existing mature community. The proposed redevelopment makes efficient use of existing municipal infrastructure.

### **Energy Conservation and Efficient Design**

The proposed redevelopment will satisfy the Ontario Building Code in terms of energy efficiency and conservation. Windows and doors will meet SB-10 requirements for thermal resistance and future construction may include high-performance energy efficient building components where possible.

Exterior and interior lighting in common areas to adhere to ASHRAE power density requirements through the use of LED fixtures, occupancy sensors, programable lighting, daylight sensors and dimmable fixtures where possible.

Low consumption plumbing and fixtures to be considered as part of future construction and outfitting as well as the provision of Energy Star compliant appliances such as refrigerators, dryers, and stoves.

Future construction of buildings to include high-albedo roof surfaces and incorporate the use of locally sourced, durable, long-lasting building materials where possible.

### **Energy Generation**

Opportunities for energy generation, such as roof mounted solar panels, are being considered for installation.

### **Waste Reduction and Management**

Garbage, organics and recycling to be managed by building occupants. In the parking area three separate fully accessible bins will be located allowing for the separation of garbage, recycling and organics.

### **Construction Practices**

Detailed construction plans have not been finalized at this time, but opportunities for waste management, reclamation of unused recyclable building site material, and erosion control will be considered at the time. Wherever possible and feasible, local manufacturers or suppliers of construction materials will be sourced to reduce travel distance of material.

Use of low and/or no VOC paints and finishes will be considered during construction and final outfitting of units.

Careful consideration is being considered in selecting building material to ensure embodied carbon is considered. We are minimizing the amount of concrete by not having a basement and the building structural system will be lumber.

### **Amenity space**

We have strategically located the indoor amenity space adjacent to the exterior Amenity space. These two spaces are directly connected to each other and travel to and from each space is barrier free with no change in elevation. The new exterior amenity space is located adjacent to an existing playground belonging to 25 James Street. By locating all the common areas adjacent to each other allows the redevelopment to maximize its utility.

### **Building Face and Relationship to Streetscape**

The building intends to create a formal relationship with the John Street scape. Building public spaces have strategically been located to address the street front including the front door/vestibule, entry lobby, main exit stair and the interior Amenity room.

### **Security,**

Trinity Housing of Cobourg Corporation recently engaged Cobourg Police Services to author a CPTED Audit report for 25 James Street. For the proposed redevelopment we are adapting as best we can all the suggested recommendations as it relates to the building design including but not limited to enhanced passive surveillance from the building to the street, strategic site lighting minimizing dark corners for potential hiding spaces and strategic site and building access planning.