

Memorandum

To: Denise Marshall – County of Northumberland
Cc:
From: Guinevere Ngau – HDR
Andrew O'Connor – HDR
Date: August 14, 2015
Re: **County Road No. 2 Port Hope to Cobourg, Ontario
Socio-Economic Inventory**

1. BACKGROUND

Northumberland County is considering the widening of County Road 2 between the Municipality of Port Hope and the Town of Cobourg. The study limits on County Road 2 are from Hamilton Road (in the Municipality of Port Hope) to William Street (in the Town of Cobourg). The approximate study limits are highlighted in **Exhibit 1**. Currently the road has a two-lane cross-section between Hamilton Road in Port Hope and Wilkins Gate in Cobourg and four-lane cross-section east of Wilkins Gate. The section under study is approximately 6 kilometres long.

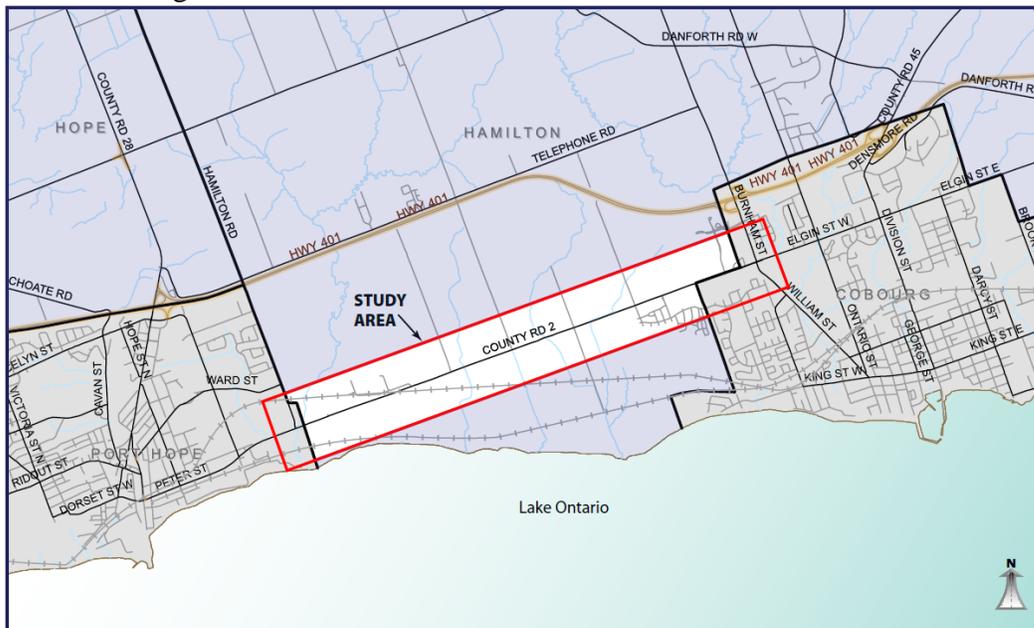


Exhibit 1: Study Area

This memo outlines existing land uses and future development in the study area.

2. EXISTING CONDITIONS

The Study Area includes all properties and land uses within $\pm 200\text{m}$ of the centreline of County Road 2 between Hamilton Road and William Street.

The study area features commercial, residential, institutional and cultural heritage land uses in a variety of forms. The land uses that front directly onto County Road 2 are predominantly residential and agricultural within the rural section of the road (within Port Hope and the Township of Hamilton) and commercial in the urban section of the road (within Cobourg). A comprehensive inventory of all the socio-economic features observed within the study area has been included as **Appendix A**.

2.1 Commercial Uses

Along County Road 2, there are some small businesses fronting directly onto County Road 2. Through the Township of Hamilton, most are small independent businesses, such as Northumberland Grains, Miller Brothers Plumbing and Heating, Betty's Pies and Tarts, Lights Galore, Ray Lane's Auto, County Hearth and Chimney and Pine Ridge Nursery Garden Center, among others. These businesses usually operate in one detached building, include parking areas and have direct access to County Road 2. They are located on both the north and south side of County Road 2.

Between Roger Road and William Street, there are large format shopping centers and big box retail outlets. There is a large Canadian Tire store (with a nursery and service centre), a Mark's Work Warehouse, a Staples, an LCBO, automobile dealerships and some restaurants (Boston Pizza, Tim Hortons, A&W). Northumberland Mall is located on the south side of County Road 2. This large mall has more than 40 tenants, including a supermarket, Sears, department stores, eateries, jewellers, clothing and apparel stores, services, electronics stores and a movie theatre. All of these uses have large parking lots.

In addition to the big box stores and large format shopping centres, there are also small and medium size shopping plazas (strip malls). The shopping plazas include uses such as grocery stores, tanning salons, pet food stores, automobile service centres, legal offices, dollar stores and mental health organizations.

At the southeast corner of County Road 2 and William Street, there is a Best Western hotel. The largest concentrations of commercial land uses are along the south side of County Road 2 from the Canadian Tire (at Rogers Road) to William Street (Town of Cobourg).

2.2 Residential Uses

There are two types of residential uses that typify the study area: older, rural residential dwellings and newer, suburban dwellings.

Township of Hamilton Portion of the Study Area

Between Hamilton Road and Rogers Road there are older rural residential dwellings that front onto County Road 2. These dwellings are generally constructed from brick, and are sometimes part of farm complexes. Their driveways access County Road 2 directly. Sometimes, family businesses are run out of these dwellings. While the homes are spread out along County Road 2, there are small clusters of 5-6 homes at Apple Orchard Road and Augustine Road.

Town of Cobourg Portion of the Study Area

Two new residential communities (New Amherst and West Park Village) are being constructed within the vicinity of County Road 2 within the Town of Cobourg portion of the study area. The homes in these communities do not front onto County Road 2 directly, but access it using new collector roads (such as Wilkins Gate or New Amherst Boulevard). These new homes are being built in a subdivision, which include standard design features such as decorative streetlights, streetscaping, rear laneways in place of driveways and other features. While many of these homes are detached, there are some townhouses being developed in the new communities

In addition to the new subdivisions, there are also some homes within established residential subdivisions that fall within 200 metres of County Road 2 (such as some of the homes on Curtis Crescent, Carlisle Street or Courthouse Road). Apartment buildings can be found on Rogers Road and Courthouse Road.

2.3 Industrial Uses

Polyframe Moulding is located at the northwest corner of Hamilton Road and County Road 2. Although there are no other industrial uses within the study area, there are many farms and agricultural land uses within the Township of Hamilton portion of the study area.

2.4 Institutional Uses

There are some institutional uses located within the Town of Cobourg portion of the study area. Church on the Hill and Fellowship Baptist Church are both located on County Road 2, near William Street. Additionally, County of Northumberland offices are located at the northwest corner of County Road 2 and Burnham Street. This site includes a Community and Social Services office, which offers services such as Children's Services, Housing Services, Income Services and Homelessness Services.

2.5 Recreational Uses

There are several recreational facilities within the study area. Within the New Amherst subdivision, a clock tower and gardens have been constructed on New Amherst Boulevard. Additionally, parks with gardens, benches and monuments are located at the northwest and southwest corners of County Road 2 and William Street. The Waterfront Trail is located along County Road 2 between Port Hope and Rogers Road in Cobourg. The Trail turns south on Rogers Road and continues west along Carlisle Street toward Cobourg's downtown and waterfront. This section of County Road 2 has also been identified as the Apple Route (Port Hope to Trenton).

3. FUTURE DEVELOPMENT

Some future development is planned within the study area:

New Amherst:

New Amherst, a large residential subdivision, is being constructed south of County Road 2 between Lovshin Road and Wilkins Gate. This subdivision includes laneways behind houses (in place of driveways) and includes decorative streetlights, landscaping and parks and public areas.



Site Plan taken from <http://www.newamherst.com/siteplan>

Some units within the subdivision have not yet been developed. The plan calls for four new commercial units which have access to County Road 2. Some commercial units have also been planned within the community. The development also includes a distinctive clocktower and park area on New Amherst Boulevard. Approximately 35 homes within this development are located within 200 metres of County Road 2. Streets in this development have been designed giving consideration to pedestrian and cyclist needs; this suggests that there may be opportunities to provide connections between this community and the multi-use trail.

West Park Village:

West Park Village is a new residential development within the vicinity of County Road 2, located south of the Canadian Tire near Carlisle Street and Rogers Road. This development is just beyond 200 metres from County Road 2. The website indicates that the streets in the community will be usable by people in addition to cars. This suggests that there may be some opportunities to provide connections between this community and the multi-use trail.



(Map from <http://vandyk.com/residential/westpark/directions.html>)

Available Lots:

When the initial existing conditions work was completed in 2010 and 2011, there were some undeveloped plots of land for sale, indicating potential for additional developing along County Road 2.

Appendix A
Inventory of Socio-Economic Features

Inventory of Socio-Economic Features in the Study Corridor

	North Side	South Side
<i>Hamilton Road to Augustine Road</i>		
Residential	<ul style="list-style-type: none"> ▪ Agricultural land and farm complexes ▪ Approximately 5 residences, mostly constructed from brick ▪ 	<ul style="list-style-type: none"> ▪ Agricultural land and farm complexes ▪ Approximately 10 residences, mostly constructed from brick
Commercial	<ul style="list-style-type: none"> ▪ Northumberland Grains (chemicals, agricultures, grains, fertilizers) has a commercial area in addition to a large warehouse structure ▪ Miller Brothers Plumbing and Heating located in a small wooden building ▪ Betty's Pies and Tarts (brick residence with commercial area) 	<ul style="list-style-type: none"> ▪ Quantrill Automobile Dealership (west of Hamilton Road) ▪ Lights Galore and Utopia Esthetics located in a one-storey concrete building
Industrial	<ul style="list-style-type: none"> ▪ Polyframe Moulding (west of Hamilton Road) is a large industrial warehouse with offices attached 	
Institutional	There are no institutional uses within 200 metres of the study corridor	
Recreational	There are no recreational uses within 200 metres of the study corridor	
<i>Augustine Road to Apple Orchard Road / Bob Carr Road</i>		
Residential	<ul style="list-style-type: none"> ▪ Agricultural Land and approximately 2 farm complexes ▪ Approximately 7 detached residences, typically constructed from brick. Some residences are situated within the farm complexes 	<ul style="list-style-type: none"> ▪ Agricultural Land and 1 farm complex ▪ 5 detached residences, typically constructed from brick or wood. ▪ At two residences it appears that goods or services (such as honey) are sold
Commercial	<ul style="list-style-type: none"> ▪ Country Hearth and Chimney (HVAC, heating and cooling services) operating in a 1storey wooden clapboard structure with a parking area 	<ul style="list-style-type: none"> ▪ Ray Lane's Auto (which offers emissions testing and repairs) is in a one-storey structure that includes a large garage and a parking area in the front. ▪ Car Quest Auto Parts is in a 1 storey structure with a large warehouse at the back
Industrial	<ul style="list-style-type: none"> ▪ There are no industrial uses within 200 metres of the study corridor 	
Institutional	<ul style="list-style-type: none"> ▪ There are no institutional uses within 200 metres of the study corridor 	
Recreational	<ul style="list-style-type: none"> ▪ There are no recreational uses within 200 metres of the study corridor 	
<i>Apple Orchard Road to Wilkins Gate</i>		
Residential	<ul style="list-style-type: none"> ▪ Agricultural Land ▪ Approximately 3 farm complexes including residences ▪ Approximately 5 detached houses constructed from brick and fronting County Road 2; one of these residences appears to be part of the Pine Ridge Nursery site 	<ul style="list-style-type: none"> ▪ Agricultural Land ▪ Approximately 10 detached houses constructed from brick or wood ▪ 1 farm complex ▪ New residential subdivision (New Amherst) east of Lovshin – approximately 25 homes in this development are located within 200 metres of County Road 2. New homes, landscaping, laneways in place of driveways, mostly brick construction.
Commercial	<ul style="list-style-type: none"> ▪ Burnham Family Farm Market selling food in a one-storey structure with a parking area 	<ul style="list-style-type: none"> ▪ National Car and Truck Rentals, operating in a one-storey stone building, with a large parking lot full of cars on display adjacent to County Road 2

	North Side	South Side
	<ul style="list-style-type: none"> ▪ Pine Ridge Nursery Garden Centre operates in along building and sells goods such as flowers and garden supplies and includes a vegetable market 	<ul style="list-style-type: none"> ▪ Raymond James Northumberland Wealth Management, operates in a converted side split residence with a parking area in the front ▪ Dickson Carpet One Floor & Home operates in a large two storey building with a large parking area fronting onto County Road 2 ▪ Battlefield Equipment Rentals operates in a one-storey building with a parking area and yard used to store rental equipment
Industrial	<ul style="list-style-type: none"> ▪ There are no industrial uses within 200 metres of the study corridor 	
Institutional	<ul style="list-style-type: none"> ▪ There are no institutional uses within 200 metres of the study corridor 	
Recreational		<ul style="list-style-type: none"> ▪ New Amherst gardens, benches and clock tower on New Amherst Boulevard
<i>Wilkins Gate to Strathy Road</i>		
Residential	<ul style="list-style-type: none"> ▪ Agricultural land ▪ 1 brick residence and farm complex fronting onto County Road 2 	<ul style="list-style-type: none"> ▪ 5 one-storey brick row houses and 2 detached brick houses within the New Amherst development are within 200 metres of County Road 2. ▪ New residential community (West Park Village) constructed south of the Canadian Tire, including townhouses and detached houses (beyond 200 metres of County Road 2) ▪ Established residential community south of Northumberland Mall (but beyond 200 metres of County Road 2), including detached houses and an apartment building
Commercial	<ul style="list-style-type: none"> ▪ Nails and pedicure service operating out of a residential dwelling ▪ CANAUTO service operating out of a small one-storey building, with a large lot of cars on display fronting County Road 2 ▪ Bill Spencer Chevrolet automobile dealership and service centre, including a large parking lot for visitors and vehicles on display ▪ Vacant one-storey brick building with a large parking area ▪ Fraser Ford automobile dealership and service centre, including a large parking lot for visitors and vehicles on display ▪ Strip mall retail commercial, including a Casey's restaurant and patio (facing County Road 2), Bulk Barn grocery store, Paulmac's pet food, First Choice hair salon, coin wash, tanning salon, takeout pizza restaurant, animal clinic and wine store. 	<ul style="list-style-type: none"> ▪ Chadwick's Motor Service operates in a single storey building including an office and a garage with a paved area fronting County Road 2 and a dirt area for construction vehicles to the side of the building ▪ MARCH floor coverings operates in a two-storey building with a paved area for parking ▪ Vacant, undeveloped land ▪ Large Canadian Tire retail commercial development with garden centre, service centre/garage and a large parking lot ▪ Mark's Work Warehouse store, single storey construction, with parking area, landscaping and fencing ▪ Northumberland Mall, with accesses to County Road 2 / Elgin Street West, includes more than 40 tenants and more than 800 full-time and part-time employees. Northumberland Mall includes a Metro supermarket, Sears department store, eateries (such as Boston Pizza and A&W), jewellers, clothing and apparel stores, services (such as an optometrist and a travel agent), specialty stores (such as lotto centre, florist and wine store) electronics stores and a movie theatre.
Industrial	<ul style="list-style-type: none"> ▪ There are no industrial uses within 200 metres of the study corridor 	
Institutional	<ul style="list-style-type: none"> ▪ There are no institutional uses within 200 metres of the study corridor 	

	North Side	South Side
Recreational	<ul style="list-style-type: none"> There are no recreational uses within 200 metres of the study corridor 	
<i>Strathy Road to Williams Street / Burnham Street</i>		
Residential	<ul style="list-style-type: none"> 1 brick residence fronting onto County Road 2 Approximately 3 houses on Courthouse Road Apartment building on Courthouse Road 	<ul style="list-style-type: none"> Approximately 10 houses on Curtis Crescent, within 200 metres of County Road 2 Approximately 2 houses fronting on County Road 2 east of Burnham Street Complex of townhouses at northeast corner of County Road 2 and Burnham Street
Commercial	<ul style="list-style-type: none"> Strathy Place (northeast corner of County Road 2 and Strathy Road) collection of low-rise commercial retail uses, including a Midas automobile service centre, Northumberland Tire, Subway restaurant, car wash, insurance group, spa, auto parts store, electrical supply store and Kinark Child and Family Services (children's mental health organization) Blockbuster Video Rental in a one storey building with parking area 	<ul style="list-style-type: none"> Gas station Staples retail store Commercial plaza including a law firm, M.P.P's office, United Way office, furniture and accessories store, Rogers video and other offices (oral surgery, legal help, etc.) Victoria Place commercial plaza including uses such as a dollar store, meat shop, flower shop, general store and Canada Post, restaurant and Pizza Hut Cobourg Inn Best Western hotel at Southeast corner of County Road 2 and William Street
Industrial	<ul style="list-style-type: none"> There are no industrial uses within 200 metres of the study corridor 	
Institutional	<ul style="list-style-type: none"> Church on the Hill, place of worship that fronts onto Courthouse Road. Includes services on Sunday and some activities throughout the week Northumberland County offices 	<ul style="list-style-type: none"> Fellowship Baptist Church, south of County Road 2 east of Burnham Street
Recreational	<ul style="list-style-type: none"> Park and monument at northwest corner of Burnham Street and County Road 2 	<ul style="list-style-type: none"> Garden, park and bench at southwest corner of County Road 2 and William Street