



Mayor Lucas Cleveland  
Cobourg Council  
55 King Street West  
Cobourg, ON K9A 2M2

**Subject: Support for CANOPY Cobourg & Opposition to Rezoning of 117 Durham Street**

Dear Mayor Cleveland and Council,

The citizens' group **Preserve Our Heritage Harbour** (POHH) is writing to express our full support for the efforts of CANOPY Cobourg in opposing the proposed rezoning and partial sale of the green space at 117 Durham Street.

This area is not only an invaluable community sports field, it is also an essential link in a sensitive and connected ecosystem that includes the West Beach, Waterfront Nature Park, the Headland, and the boardwalk lining the shoreline.

We urge Council to preserve the entire parcel of this land as public open space. It plays a critical role in sustaining local biodiversity and providing passive recreation space that contributes meaningfully to environmental health, public well-being, and the Town's long-term livability.

We would also like to raise several additional concerns regarding the Zoning By-law Amendment Staff Report:

**1. Outdated Parks Master Plan Used to Justify Rezoning**

The Zoning Bylaw Report acknowledges that the Parks Master Plan is outdated, yet still uses it to justify the rezoning of 117 Durham. Relying on a decade-old plan in a period of rapid growth and change is not sound planning practice.

Before any rezoning is considered, Council should commission an updated Parks & Recreation Needs Study. This should include a review of parkland per capita ratios in downtown Cobourg, analysis of current and future green space needs relative to population growth and public consultation to identify recreational priorities for the community.

**2. No Updated Waterfront Strategy**

Given the proximity of 117 Durham to the waterfront and its ecological connection to the West Beach and Nature Park, decisions regarding its use must be grounded in a current Waterfront Strategy.

We call upon Council to undertake a new Waterfront User Needs Assessment before finalizing any decision that would reduce public access or impact waterfront-adjacent lands.

### **3. Public Engagement Was Superficial and Dismissive**

The staff report notes that public consultation occurred, yet overwhelming community opposition—including 89 written submissions to date—was largely dismissed or generalized.

As an example, a single post on our POHH Facebook page sparked widespread engagement, drawing 440 likes, 79 shares, and a flood of supportive comments, all echoing the call to preserve all of the 117 Durham site as public green space.

True engagement is not just a legal requirement; it's a key part of good planning. Meaningful consultation should be responsive, transparent, and reflected in policy outcomes.

### **4. "Thriving Community" Justification Is Incomplete**

While the report frames the rezoning as part of building a “complete community,” it fails to recognize that thriving communities require access to both housing and green space.

High-density housing alone does not deliver livability, particularly when it displaces the very spaces that support health, play, and social connection. Cobourg's own Strategic Plan (2023–2027) speaks clearly to the importance of livability, well-being, and environmental stewardship. These priorities are not reflected in this zoning recommendation.

We respectfully request that Council defer any rezoning of 117 Durham Street until these serious concerns are addressed. Once this land is lost to private development, it cannot be reclaimed. We urge you to act with long-term vision, and to safeguard the public trust placed in your leadership.

Sincerely,

Preserve Our Heritage Harbour  
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