



# Growth Management Strategy

Stakeholder Meeting #2 -  
In Association with the DC  
Background Study

June 19, 2019

# Presentation Outline

- **Introduction**
- **Project timeline**
- **Progress update**
- **Summarize initial findings of land supply analysis**
- **Next Steps**
- **Discussion**

# Purpose of the Project

- To define growth and investment over the next 20+ years
- Undertaken along with other studies, including DC Study, Water EA and Wastewater EA
- Provide Council with guidance on the appropriate location, timing, phasing, servicing and financing of growth between Hillsburgh and Erin Village



# Objectives of GMS

- **Where growth will occur between Erin and Hillsburgh**
- **Provide clarity on phasing of growth**
- **Provide clear direction on growth allocation and infrastructure requirements related to growth**
- **Provide the County with clarity on how to manage growth in Erin and Hillsburgh**

# How do we want to grow?

## Population, Housing and Employment Growth Forecasts

- Needed to support the Growth Management Strategy and the Town's Development Charges
- Will confirm total Town's population, housing and employment forecast to 2036 and 2041 based on the OPA 99 range established
- Will identify split between Erin and Hillsburgh
- Will identify residential versus non-residential breakdown
- Will identify intensification versus greenfield targets

# Where do we want to grow?

## Growth Scenarios

- Needed to confirm the supply of land available for development
- Build on the Town's established water and wastewater servicing strategy, land use framework and the Population, Housing and Employment Growth Forecasts (above)
- Will identify Growth Scenarios for the Town (up to 3) that consider where greenfield growth could be located
- Will evaluate Growth Scenarios to identify a preferred option and phasing plan for the Town

# Project Overview

1. Provincial, County and Municipal Background Review
2. Community Growth Survey
3. Draft Evaluation Criteria
4. Growth Scenarios
5. Preferred Growth Scenario and Phasing
6. Policy Guidance
7. Council Presentation
8. Final Growth Management Strategy Report



We are here

# Community Engagement

- Community Growth Survey
- Stakeholder Meetings (April 24 and June 18)
- Steering Committee participation
- Social Media posts (Facebook, Twitter, Instagram)
- Erin Connection
- Ad in Erin Advocate
- Website: [www.erin.ca/growth-strategy](http://www.erin.ca/growth-strategy)



The screenshot shows the Town of Erin website. The top navigation bar is green with links for 'LIVING HERE', 'VISITING HERE', 'DOING BUSINESS HERE', and 'TOWN HALL'. Below this is a dark blue header with 'Home', 'FAQ's', 'What's On', 'Photo Gallery', 'Contact Us', and 'Log In' with a search icon. The main content area features the 'TOWN OF ERIN' logo on the left and a large photo of a street scene on the right. Below the photo is a breadcrumb trail: 'Home > Town Hall > Growth Management Strategy'. The main heading is 'Growth Management Strategy' in a blue script font. The text below reads: 'Over the coming months, a team of outside professional planners and economists will be working with the Town of Erin and Wellington County officials, residents and key stakeholders to develop a Growth Management Strategy for our community. The Growth Management Strategy will guide growth and investment for the next 20+ years.' On the right side, there is a green 'Town Hall' button and a dark blue sidebar with links for '2018 Election', 'Accessibility', and 'A-Z Services'.



# Community Growth Survey

- 211 respondents (to June 12)
- Generally neutral or happy about future growth prospects
- Erin slightly favoured for future residential and employment growth
- Focus on the redevelopment of existing and small vacant sites
- Focus employment growth to downtown main streets and business parks
- Vision of Erin 2041 – Vibrant small town



# Demand Analysis

|   | 10 Year       | 22 Year       | Buildout <sup>3</sup> |                       |
|---|---------------|---------------|-----------------------|-----------------------|
|   | 2019-2029     | 2019-2041     | 2019-Buildout         |                       |
| Residential   |               |               |                       |                       |
| Population Increase                                 | 1,700         | 6,900         | 12,800                |                       |
| Residential Unit Increase                           | 650           | 2,300         | 4,500                 |                       |
| Non-Residential                                     |               |               |                       |                       |
| Non-Residential Gross Floor Area (ft <sup>2</sup> ) | 187,900       | 479,700       | 1,585,700             |                       |
| Employment Increase <sup>2</sup>                    | 700           | 1,300         | 3,100                 |                       |
|   | 2019          | 2029          | 2041                  | Buildout <sup>3</sup> |
| <b>Total Population<sup>1</sup></b>                 | <b>11,900</b> | <b>13,700</b> | <b>18,900</b>         | <b>24,900</b>         |
| <b>Total Employment<sup>2</sup></b>                 | <b>3,900</b>  | <b>4,600</b>  | <b>5,200</b>          | <b>7,100</b>          |

<sup>1</sup> Includes the net Census undercount estimated at approximately 4%.

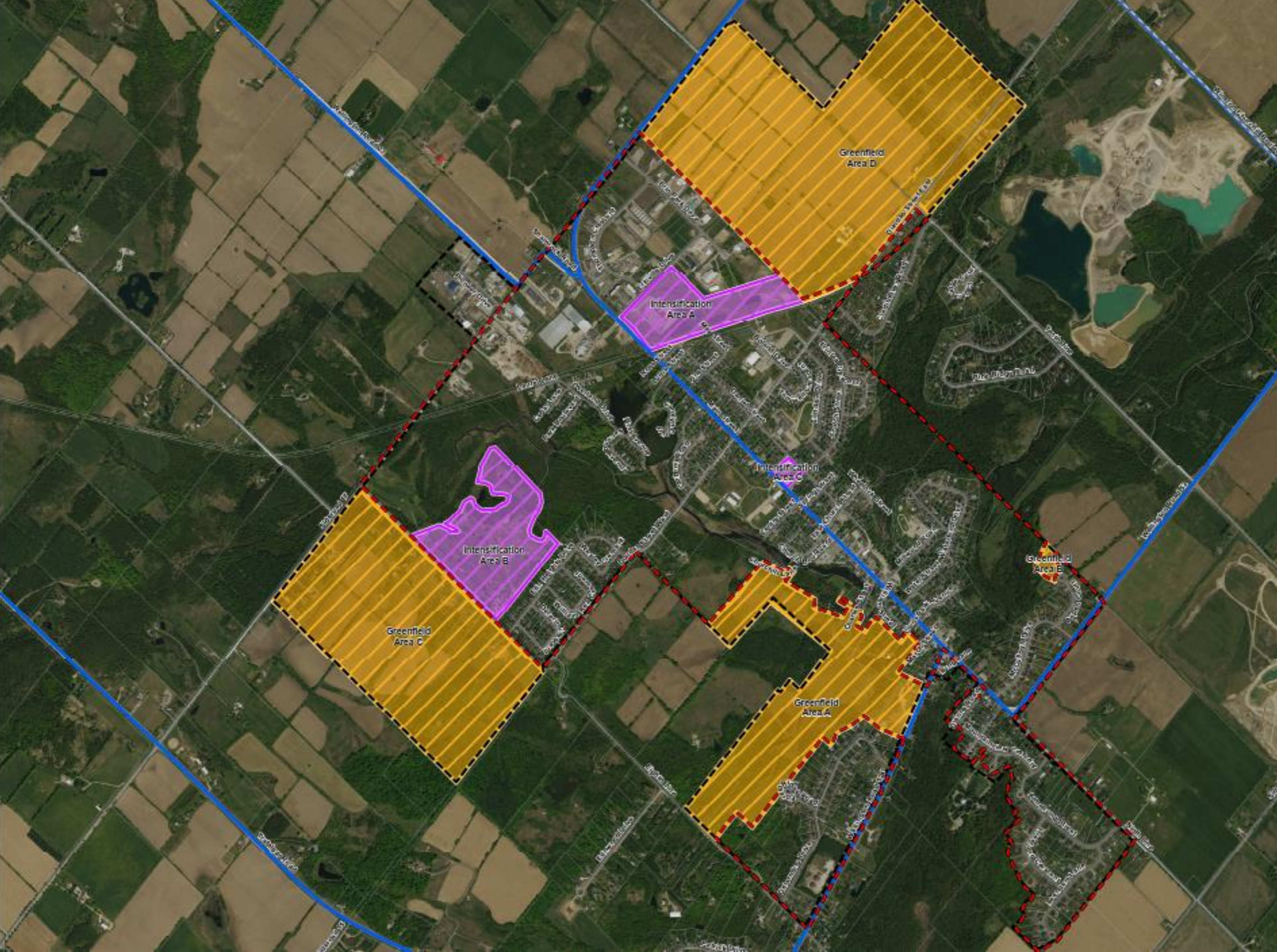
<sup>2</sup> Includes 'no fixed place of work' employment.

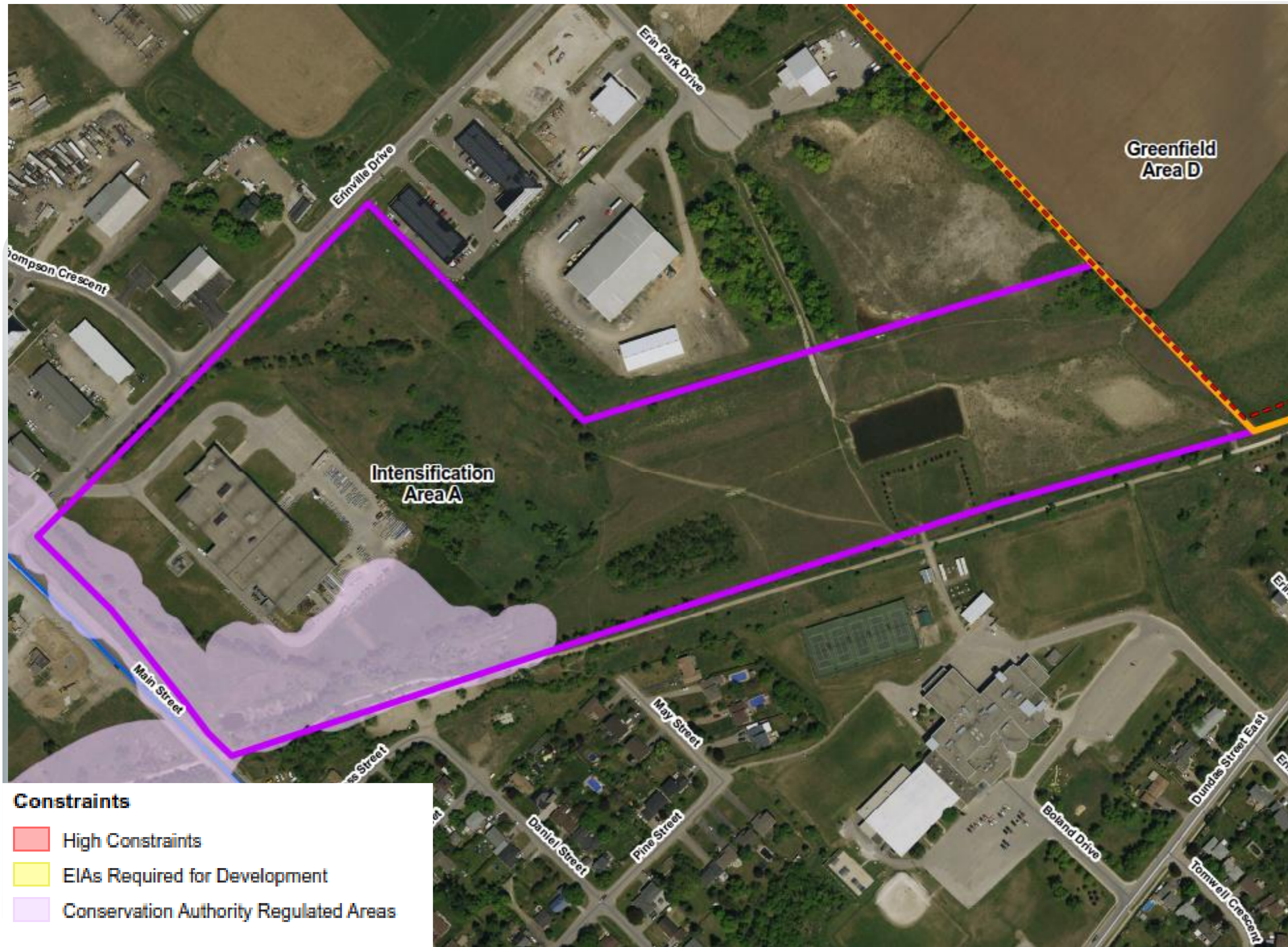
<sup>3</sup> Based on draft findings from Development Charges – Wastewater Background Information, Ainley Group April 8, 2010 derived by Watson & Associates Economists Ltd. 2019.

## Land Supply: Erin

- Three (3) Intensification Areas identified with a total Community Area of 23 ha\* and Employment Area of 15 ha\*
- Four (4) Greenfield Areas identified with a total Community Area of 184 ha\* and Employment Area of 26 ha\*

\*some of these lands are subject to an Environmental Impact Assessment





**Constraints**

- High Constraints
- EIAs Required for Development
- Conservation Authority Regulated Areas

## Intensification Area A

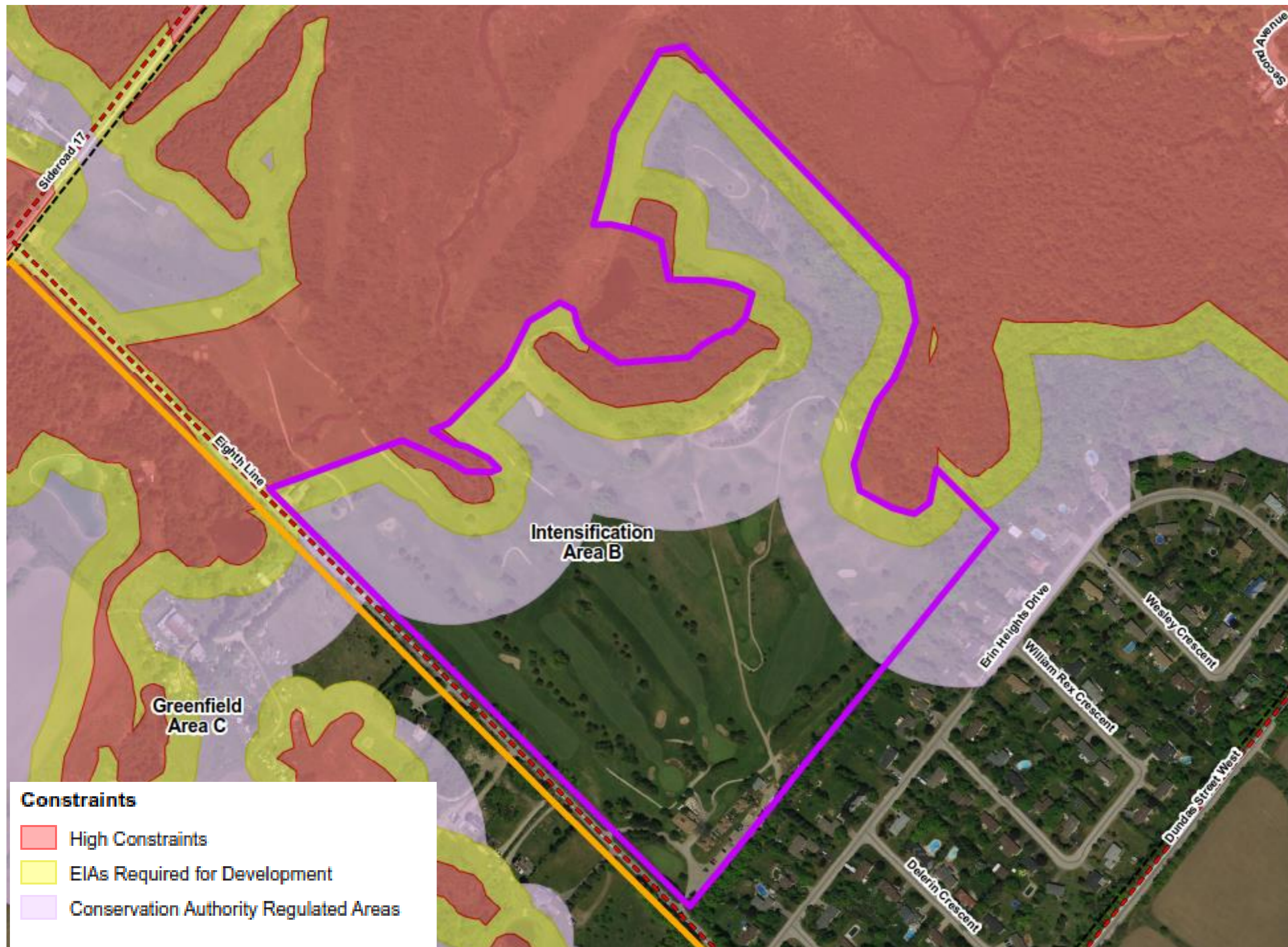
- Erin, Logel's Auto Parts
- Total area: 15 ha
- Potential developable area: 13 ha
- Area subject to an EIS: 2 ha

## Intensification Area B

- Erin, Erin Heights Golf Course
- Total area: 24 ha
- Potential developable area: 9 ha
- Area subject to an EIS: 14 ha

Active development applications:

- 224 residential units proposed



## Intensification Area C




- Erin, former school site
- Total area: 1 ha
- Potential developable area: 1 ha
- Area subject to an EIS: N/A

Active development applications:

- 68 residential units proposed



### Constraints

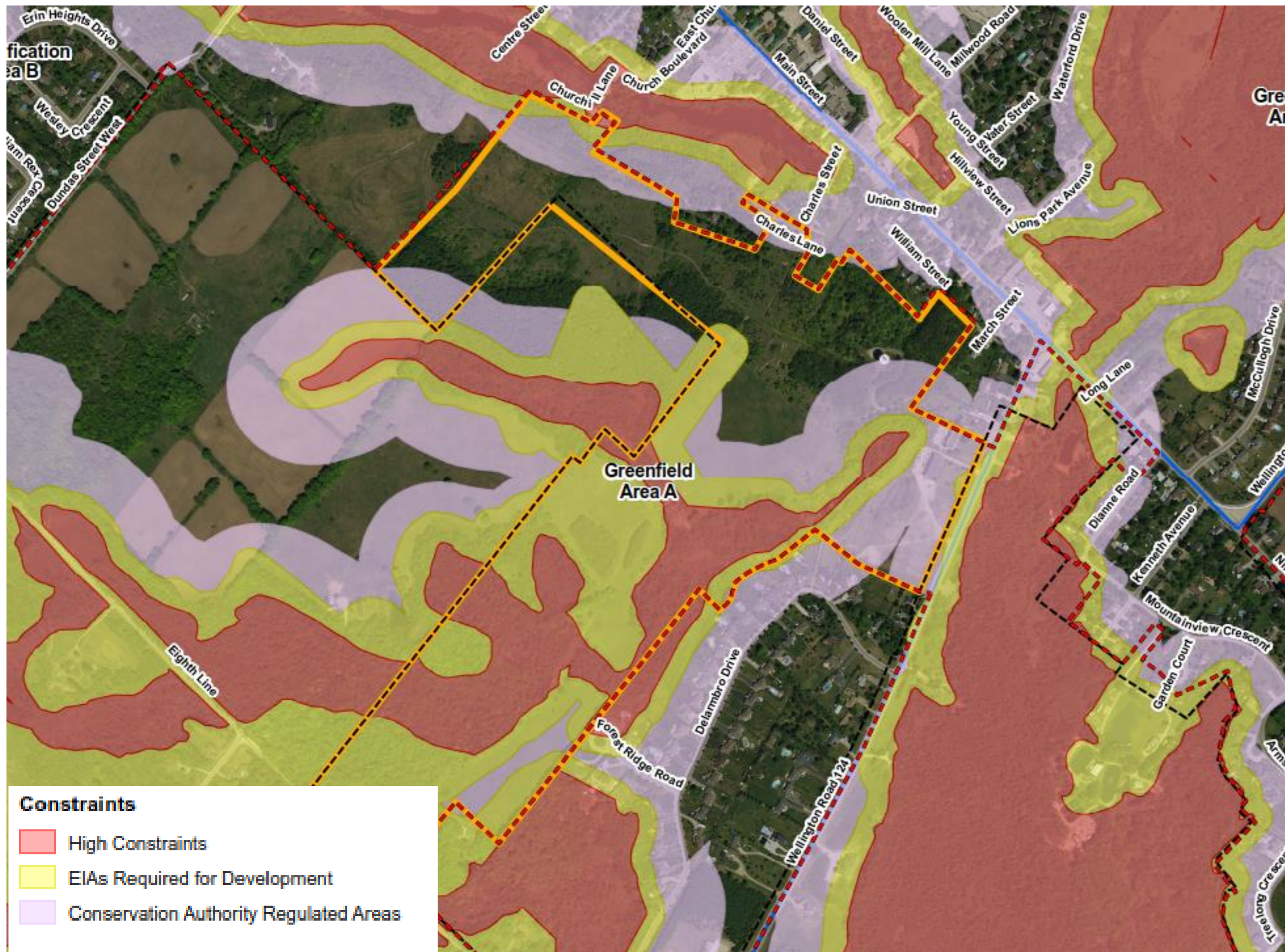
-  High Constraints
-  EIAs Required for Development
-  Conservation Authority Regulated Areas

## Greenfield Area A

- In Erin, north of Wellington Road, east of Main Street
- Total area: 53 ha
- Potential developable area: 15 ha
- Area subject to an EIS: 25 ha

Active development applications:

- 48 Residential units proposed
- 2 ha subject to non-res application



## Greenfield Area B

- Erin, north of Aspen Court
- Total area: 1 ha
- Potential developable area: 0 ha
- Area subject to an EIS: 1 ha

Active development applications:

- 2 residential units proposed



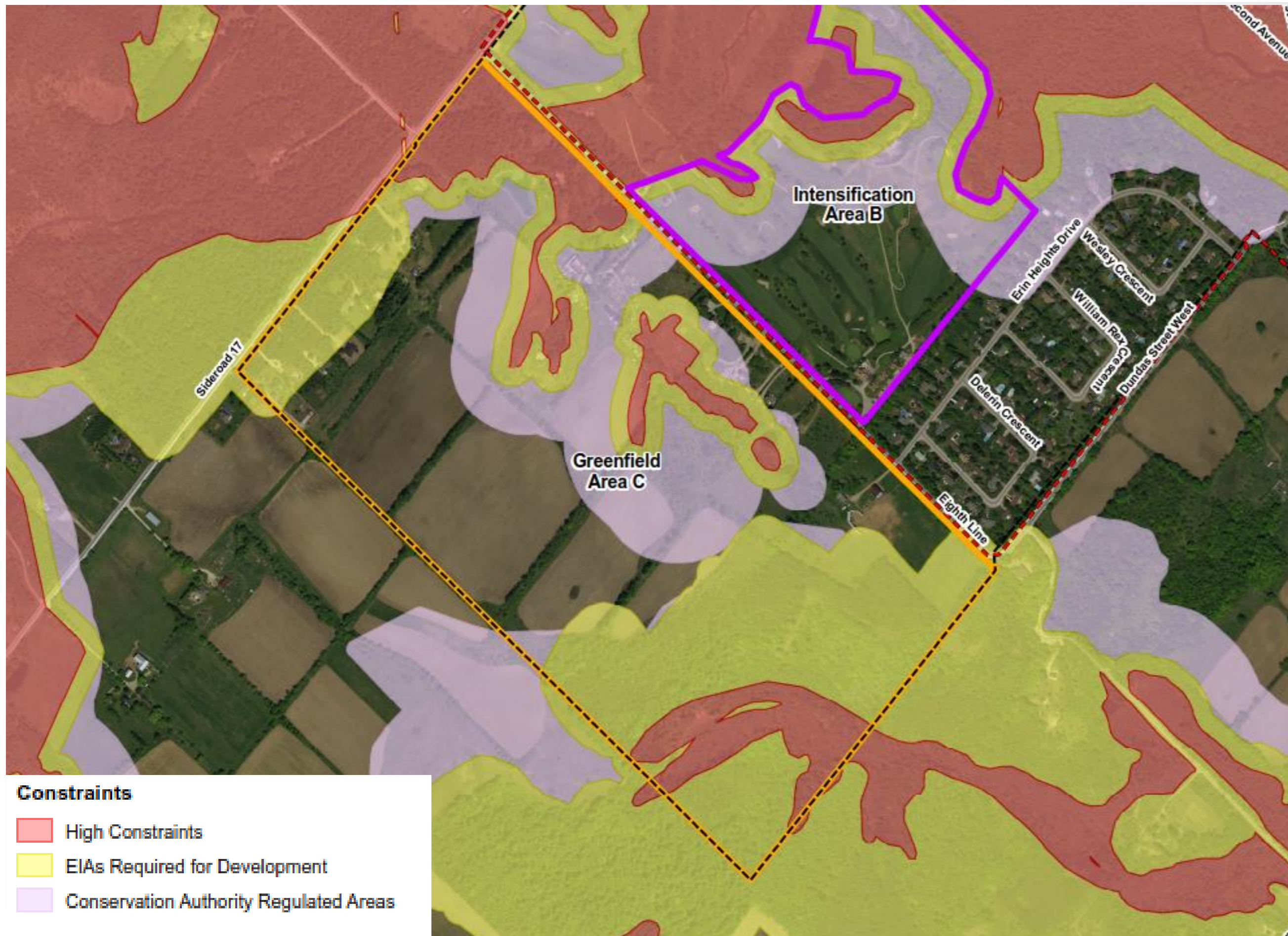


## Greenfield Area C

- Erin, west of Eighth Line and south of Sideroad 17
- Total area: 79 ha
- Potential developable area: 24 ha
- Area subject to an EIS: 44 ha

Active development applications:

- 672 residential units proposed

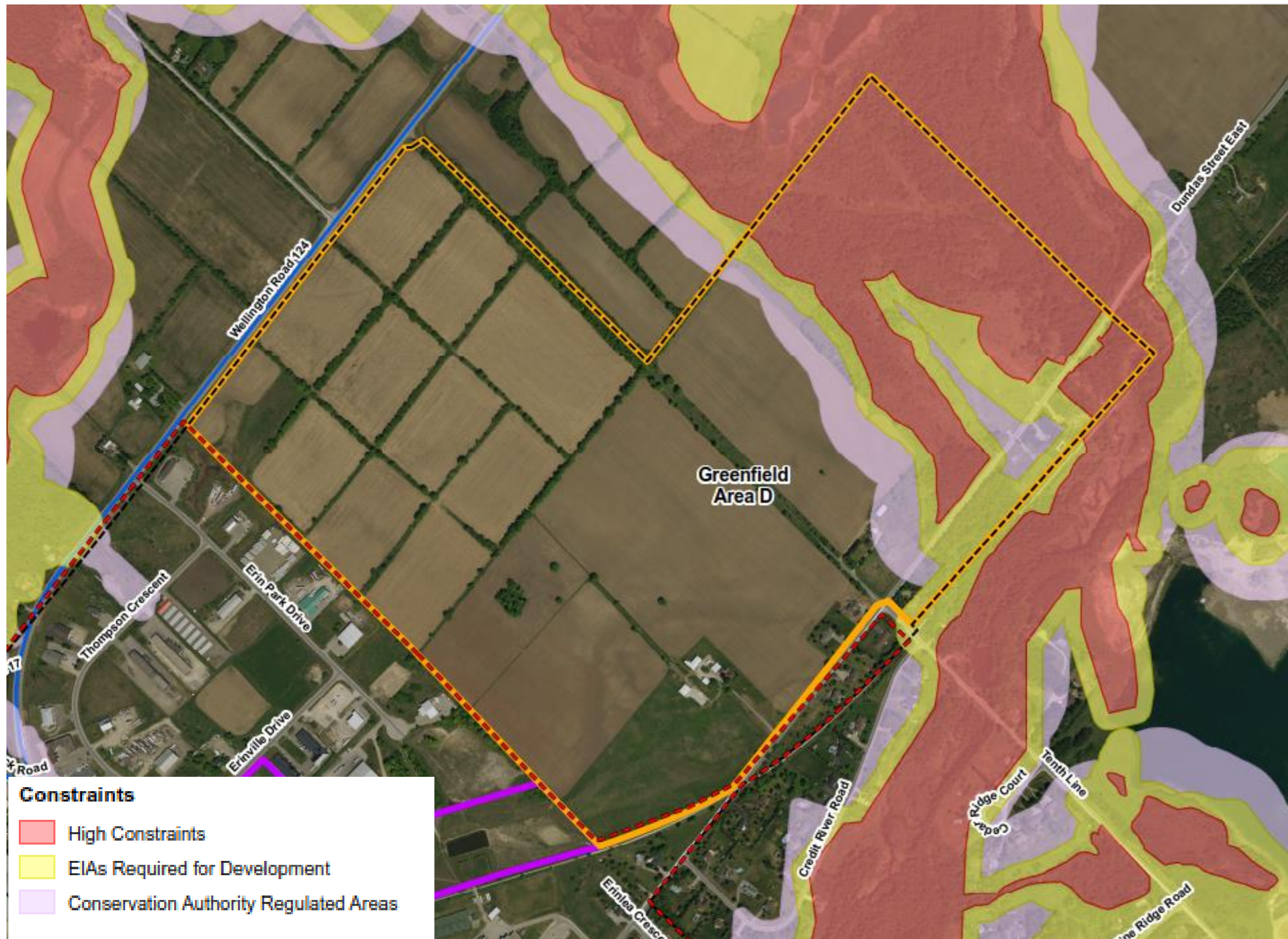


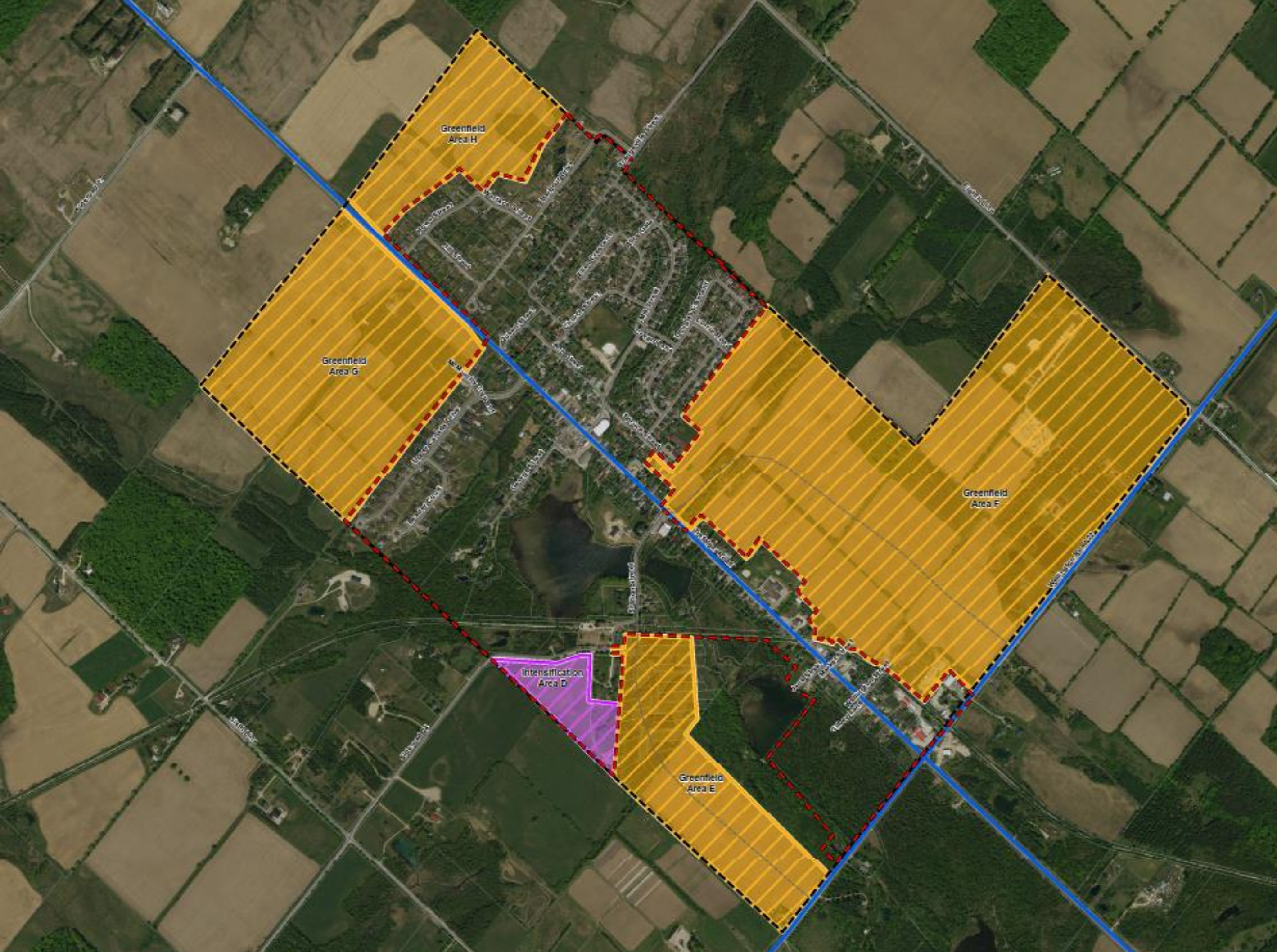
## Greenfield Area D

- Erin, south of Wellington Road 124, east of Main Street
- Total area: 131 ha
- Potential developable area: 93 ha
- Area subject to an EIS: 16 ha

Active development applications:

- 932 residential units proposed
- 23 ha subject to non-res applications





## Land Supply: Hillsburgh

- One (1) Intensification Area identified with a total Community Area of 6 ha\*
- Four (4) Greenfield Areas identified with a total Community Area of 168 ha\* and Employment Area of 8 ha\*

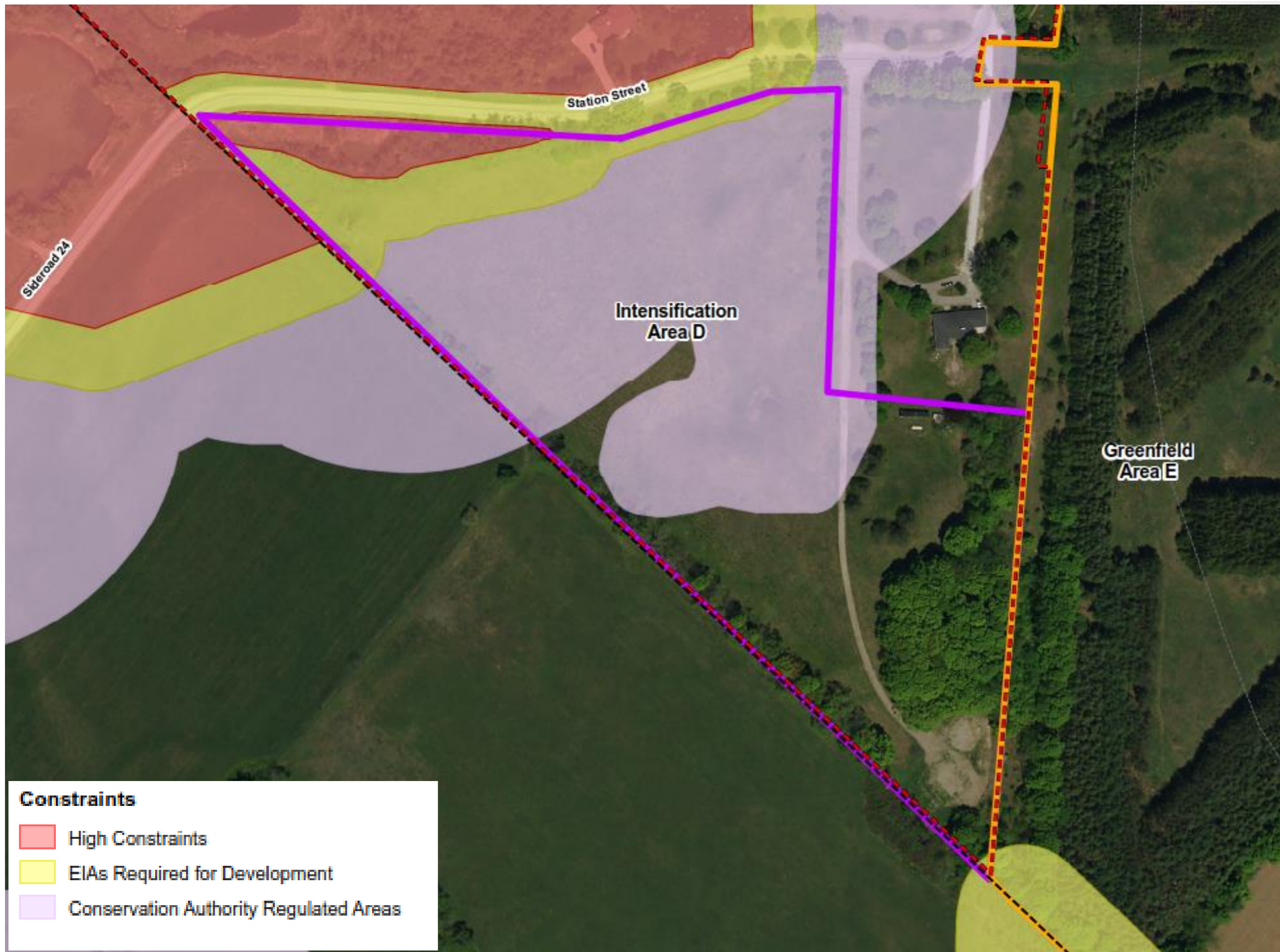
\*some of these lands are subject to an Environmental Impact Assessment

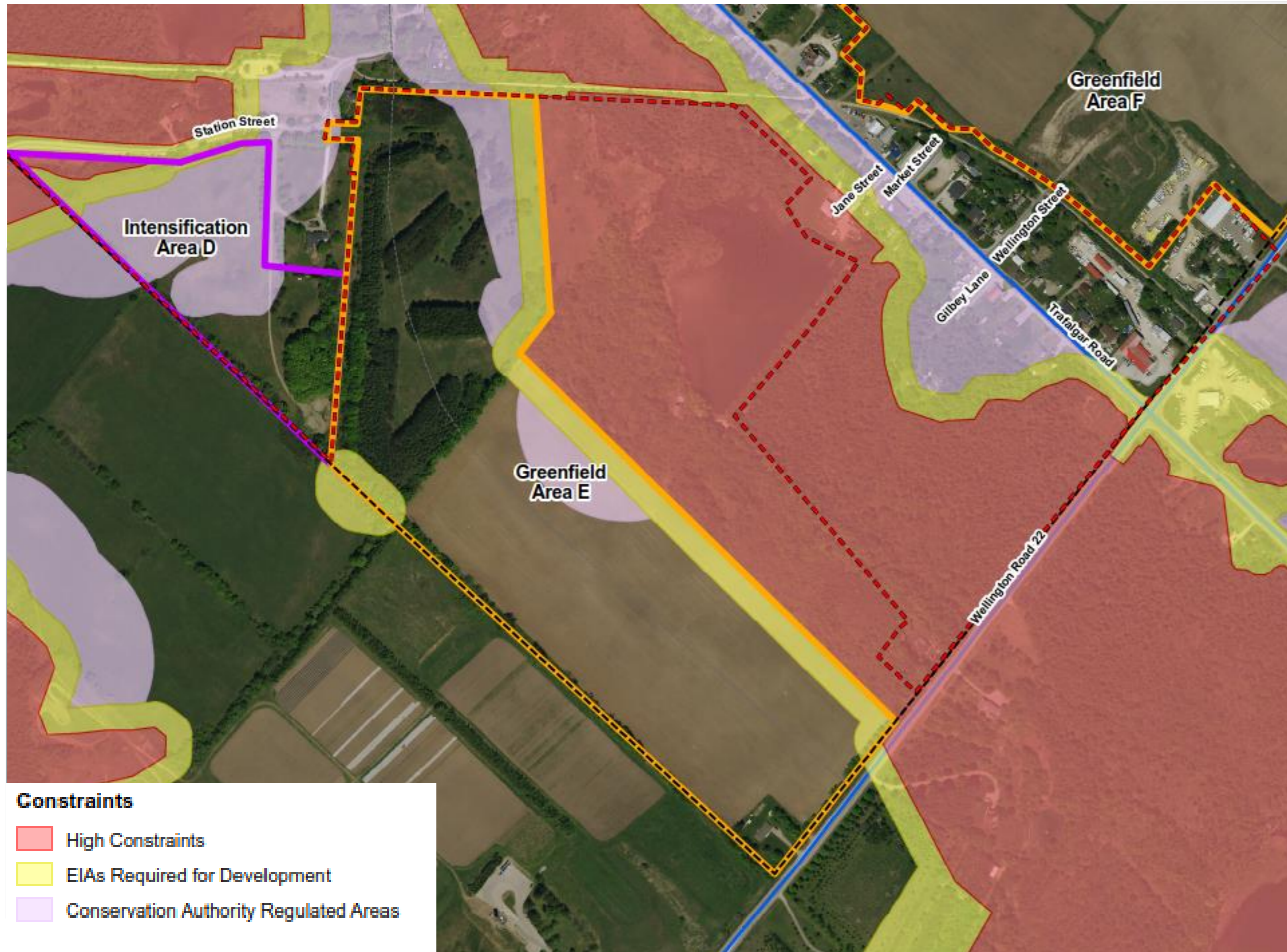
## Intensification Area D

- Hillsburgh, Station street, west side of Hillsburgh
- Total area: 6 ha
- Potential developable area: 2 ha
- Area subject to an EIS: 3 ha

Active development applications:

- 96 residential units proposed



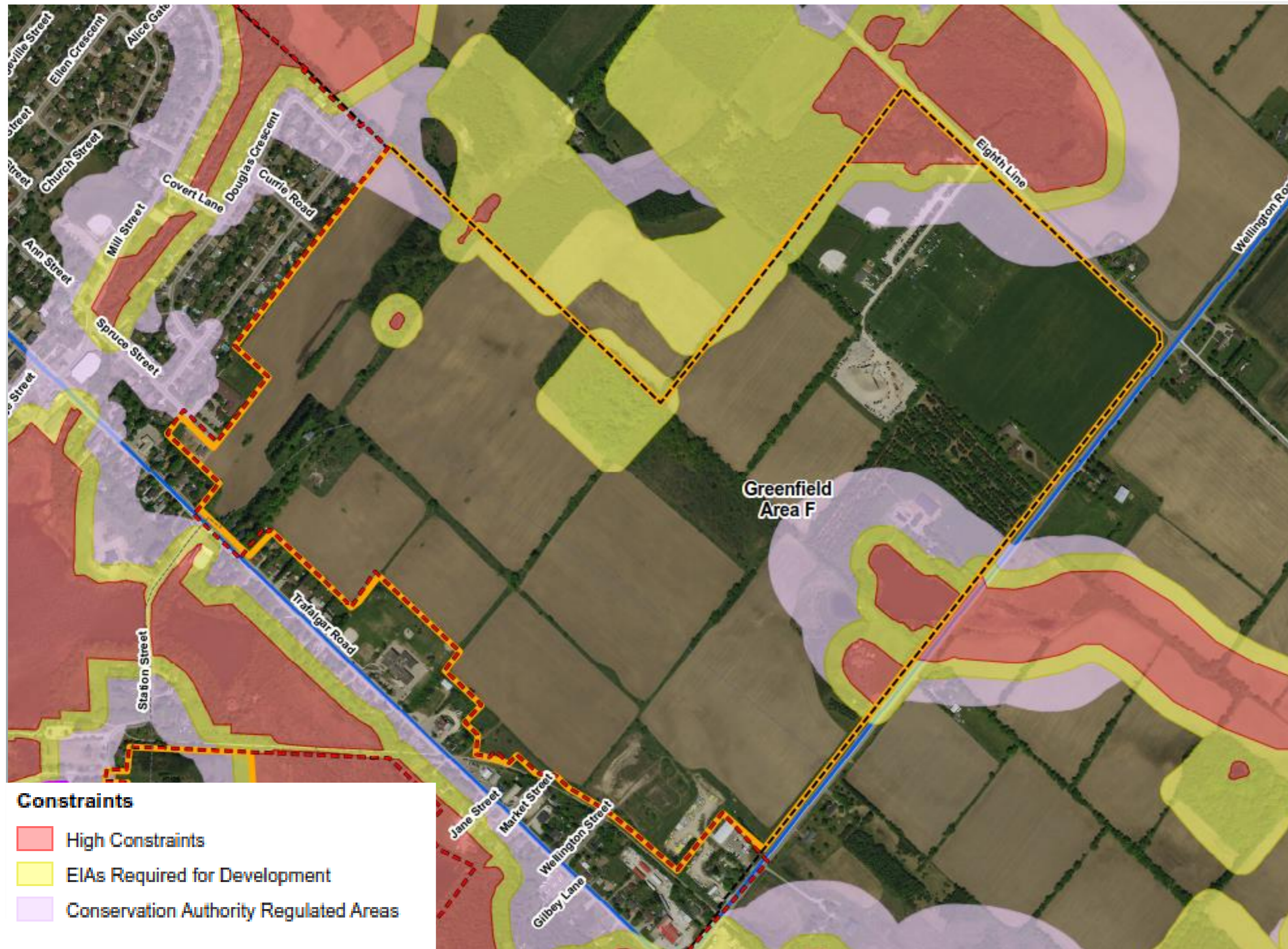


## Greenfield Area E

- Hillsburgh, north of Wellington Road 22, west of Trafalgar Road
- Total area: 24 ha
- Potential developable area: 18 ha
- Area subject to an EIS: 5 ha

Active development applications:

- 320 residential units proposed

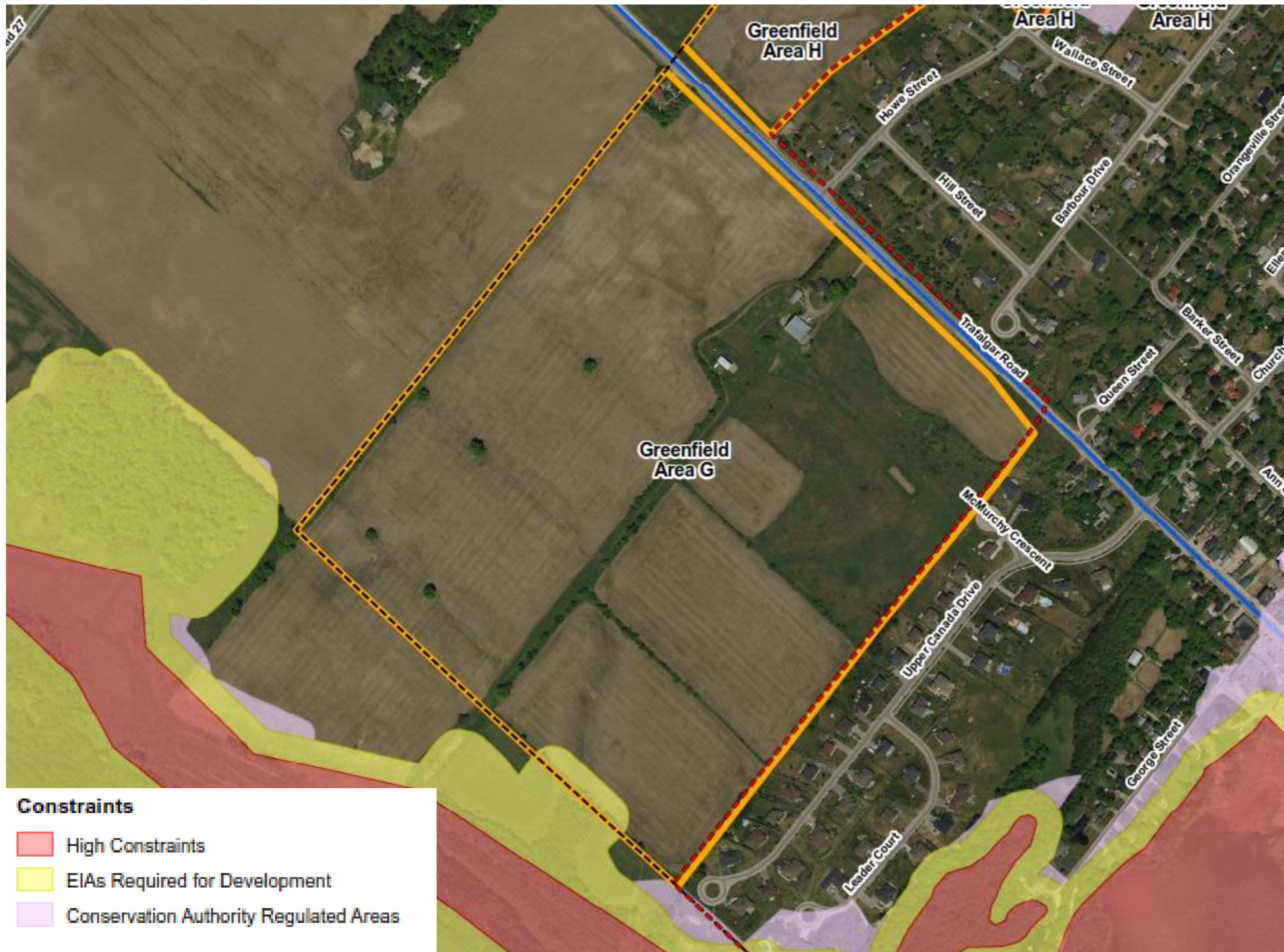


## Greenfield Area F

- Hillsburgh, north of Wellington Road 22, east of Trafalgar Road
- Total area: 108 ha
- Potential developable area: 87 ha
- Area subject to an EIS: 18 ha

Active development applications:

- 852 residential units proposed
- 8 ha subject to non-res application

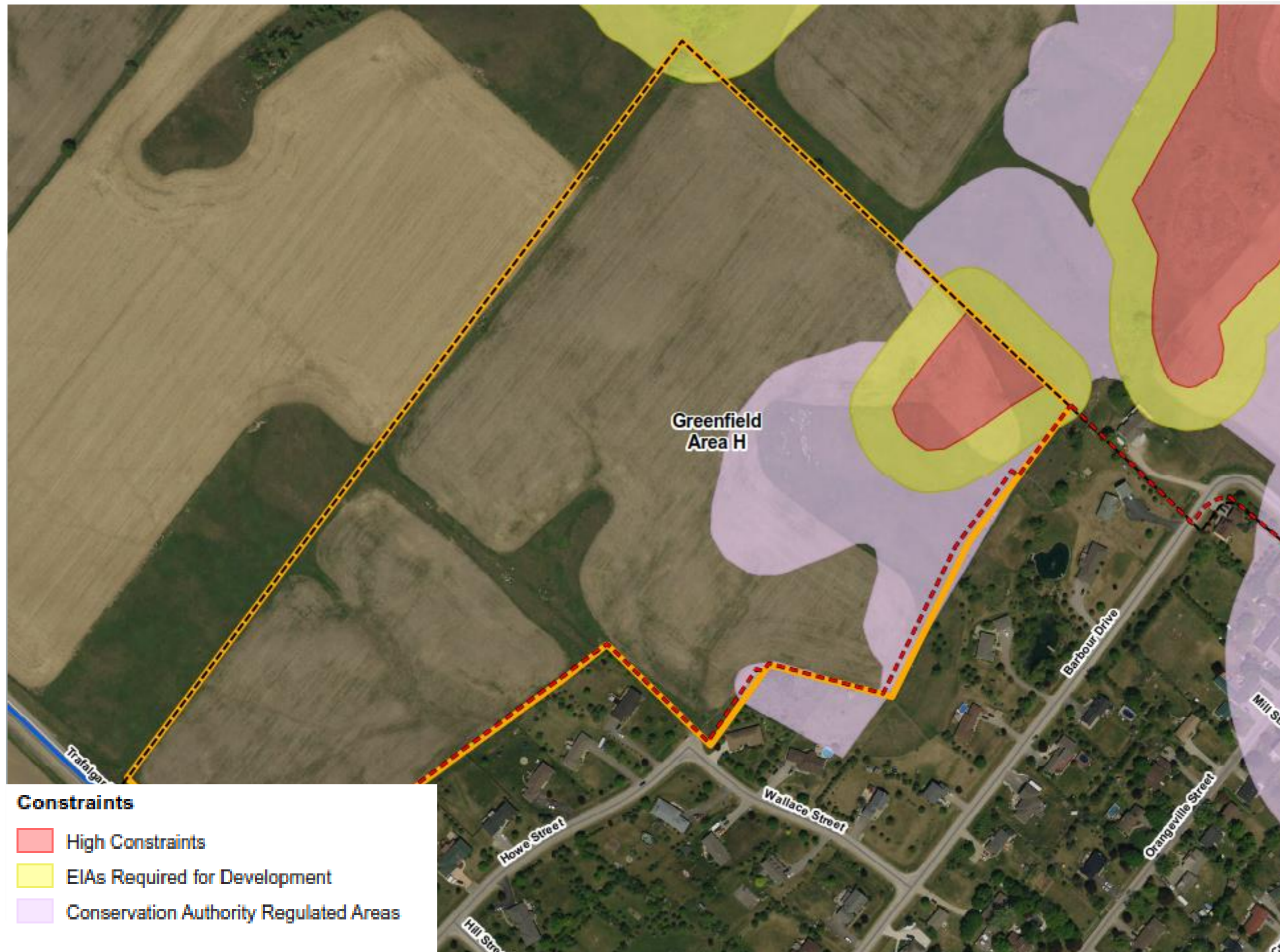


## Greenfield Area G

- Hillsburgh, west of Trafalgar Road
- Total area: 42 ha
- Potential developable area: 41 ha
- Area subject to an EIS: <1ha

Active development applications:

- 320 residential units proposed



## Greenfield Area H

- Hillsburgh, east of Trafalgar Road, north corner of Hillsburgh
- Total area: 18 ha
- Potential developable area: 14 ha
- Area subject to an EIS: 3 ha



# Next Steps

- **Prepare evaluation framework based on the survey results and technical analysis**
- **Complete land needs analysis to confirm Greenfield Area land need**
- **Identify Growth Scenarios**
- **Evaluate the Growth Scenarios**
- **Identify preferred Growth Scenario**
- **Prepare Growth Management Strategy Report**

# Discussion

- **Questions?**