



Town of Erin Green Development Standards

Community Consultation Meeting

October 11, 2023



Land Acknowledgement

SvN is an integrated planning and design firm. Land and community are the foundation of our practice. We acknowledge that the lands that we work on have been cared for, over thousands of years, by many Nations.

We are meeting today in the Town of Erin, which is partly located on lands that are covered by Treaty 19, signed between the British Crown and the Mississaugas of the Credit in 1818. The Town of Erin is also partly located on lands that are covered by the Haldimand Treaty, signed between the Crown and the Six Nations of the Grand River in 1784. We also acknowledge the land claims that remain outstanding between Canada and the Six Nations of the Grand River.

The Town of Erin is reminded that the land on which we live and work is steeped in rich indigenous history and is home to many First Nations, Metis, Inuit and other global indigenous people today. We give thanks to First Nations and Indigenous Peoples and their descendants who are stewards of these lands.

Project Team



SvN Architects
+ Planners



Jack Krubnik
Director of
Planning & Development



John Peterson
Senior Associate,
Architecture &
Sustainability



Kelly Graham
Associate,
Planning

Who Is In The Room?



We'd like to get a sense of who has joined the meeting this evening. Please raise your hand as we call out the name of the group or groups you identify with.



Resident



Non-Resident



Prospective
Resident



Worker



Business
Owner



Community
Organization
Member



Frequent
Visitor



Other

Agenda

1. Background
2. What are Green Development Standards?
3. Vision Statement
4. Guiding Principles
5. Compliance Pathways
6. Wrap-up & Next Steps

Overview

New Neighbours

- Unprecedented growth anticipated for the Town of Erin, with an expected 11,540 new residents by 2041

Climate Change

- Land use & transportation combined account for the majority of greenhouse gas emissions
- We must work together to reduce emissions, meet targets, and avoid the worst impacts of climate change

What Can Be Done?

- 16+ Ontario municipalities use Green Development Standards
- The County of Wellington is collaborating with Dufferin and Grey Counties on a joint set of standards, but this work program has not started yet

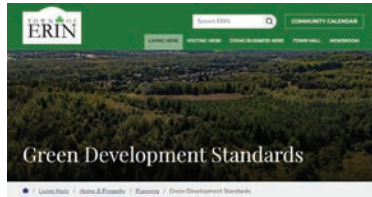


Engagement Opportunities

1

Project Website

<https://www.erin.ca/living-here/home-and-property/planning/green-development-standards>



2

In-Person



- Two rounds of community consultation in Erin and Hillsburgh
- Consultation with Town Staff, members of Council, Environment & Sustainability Advisory Committee and the development community

3

Email Input

Jack Krubnik

Director of Planning & Development

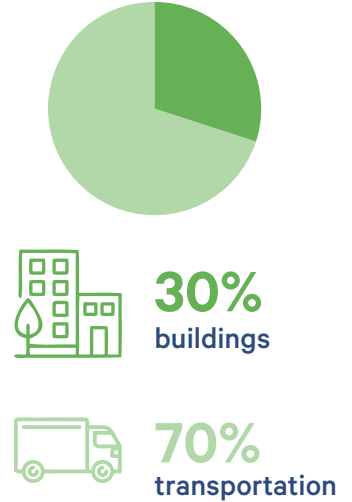
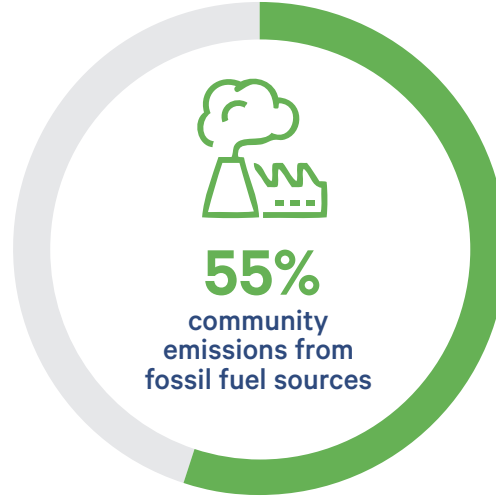
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Wellington Future Focused Climate Change Plan



GOAL: Reduce community greenhouse gas emissions by 6% from 2017 levels by 2030

Why is a Green Development Standard Needed?

Addressing Climate Change

- Increased frequency and severity of extreme weather events
- Drought, forest fires, number of >40°C days
- Direct impacts on health, food system, quality of life

Meeting the Paris Agreement Targets

- Limit warming to 1.5°
- Reduce emissions by 45% by 2030
- Reach net zero by 2050

Immediately and significantly reducing our greenhouse gas emissions

- Municipalities are directly or indirectly responsible for half of all emissions
- Majority of emissions are from buildings & transportation



What are Green Development Standards?

A tool that has been adopted by numerous Ontario municipalities to encourage more sustainable and resilient development and achieve better performing buildings.

Green standards are:

- Tied to a clear vision statement
- Based on principles of economic, social, and ecological sustainability
- Consist of a checklist of voluntary or mandatory measures
- Implemented through the development approvals process
- Monitored and reported on over time to track progress
- Updated periodically to help achieve the Town's climate and emissions goals



Vision Statement: Examples



Caledon Green Development Standards

Caledon aims to be a zero emissions, resilient and complete community. As we grow, we celebrate our rural roots and connection to the land, and find innovative ways for people to connect with nature in all our communities.



Halton Hills Strategic Plan

Small town living at its best is characterized by spectacular countryside, natural heritage, cultural heritage and small town feel; enriched by a unique blend of urban and rural interconnected communities and neighbourhoods; and supported by prosperous employment areas

Erin's Vision Statement

The current vision for the Town is expressed in Council's Strategic Plan:

"The Town of Erin will be recognized for well-managed growth that is attractive to businesses, residents & visitors while preserving its unique rural and small town feel."

Should this statement be modified for the Green Development Standards to include an explicit consideration of climate change mitigation and/or adaptation?

How do you want your children or grandchildren describe the Erin of 2050?

Caledon's Guiding Principles

1. Support **net-zero**, energy-and resource-efficient buildings and **renewable energy** systems
2. Create communities and infrastructure that are **resilient** to climate change impacts
3. Create **complete, compact, connected,** and transit-oriented communities
4. Provide for a range and mix of housing opportunities, choices, and accessibility, with a focus on **affordable** options
5. Enhance and strengthen the **local economy** and create jobs concurrent with residential growth to reduce the need for long distance commuting, support new technologies and innovation;
6. Protect, restore, and enhance the natural heritage system, **ecosystem services,** and agricultural lands
7. Create inclusive, liveable communities that advance **social equity** and improve public health
8. Preserve the Town's **rural character** through place-making, and restoration.

Could any of these principles apply to Erin?



Halton Hills' Strategic Objectives

1. To develop an **energy-efficient mix** of land uses in urban areas to create vibrant, complete, healthy communities.
2. To **reduce consumption** of energy, water, land and other non-renewable resources.
3. To promote sustainable site and building **design and construction techniques** in new development that reduces energy and water consumption, improves air and water quality, encourages alternative modes of transportation, provides for enhanced natural environment conditions, and improves waste management.
4. To promote a **total and per capita reduction** in energy and water consumption in all sectors by encouraging retrofitting of existing buildings and facilities

Could any of these principles apply to Erin?



Common Themes

Theme	Example of a Metric
Buildings and Energy	Limits to Energy Use Intensity, Thermal Energy Demand, and Greenhouse Gas emissions
Natural Systems	% Native and drought-resistant vegetation
Transportation	Reduction in trips by private car
Water	Use of water-efficient fixtures
Land Use	Mix of uses within walking distance
Waste	Construction waste management program
Resiliency	Low-impact stormwater management techniques

Which of these themes are most important to you?



Guiding Principles

Imagine you are introduced to an application for a new subdivision in Erin. What would you like to see as part of that development?



Community Gardens



Social Spaces



Environmental Conservation



Alternative Energy

What else?



Application: Compliance Pathways

Municipalities typically take 1 of 3 approaches to measuring compliance: The singular standard, a points-based system, or a hybrid of the two.

The compliance pathways can be rated across four characteristics:



Ambitious

Set a high bar for sustainability



Adaptable

Can be modified to reflect changing priorities over time



Practical

Easy to understand and apply



Flexible

Are applicable across a broad range of contexts and conditions



What characteristic of the compliance pathway is the most important?

Application: Compliance Pathways

	Singular Standard	Points	Hybrid
Mechanism	<ul style="list-style-type: none"> All measures must be met in order to advance the application 	<ul style="list-style-type: none"> Optional list of measures to choose from Minimum score must be achieved Measures can be weighted differently 	<ul style="list-style-type: none"> Mandatory set of minimum measures to be achieved by all developments as “Tier 1” Optional measures for subsequent tiers associated with a higher level of performance.
Strengths			
Weaknesses	<ul style="list-style-type: none"> Lacks flexibility No incentive for developers to exceed the minimum 	<ul style="list-style-type: none"> Applicants can choose amongst a variety of criteria, so may just choose the ‘easy’ ones. 	<ul style="list-style-type: none"> More complex to interpret and apply
Example Municipality	<ul style="list-style-type: none"> Caledon 	<ul style="list-style-type: none"> Town of Halton Hills 	<ul style="list-style-type: none"> Toronto

Comparison: Caledon and Halton Hills

	Caledon	Halton Hills
Year Introduced	July 2023	2010
Current Version	Draft for consultation	Version 3 (2021)
Development Application Types	All	Zoning By-Law Amendment Draft Plan of Subdivision Site Plan
Compliance Pathway	Singular standard	Points system. A minimum score of 20 points is required
Incentives	None	None
Monitoring/Evaluation	A monitoring strategy is currently being developed	Not found
Themes	Community Design and Mobility Green Infrastructure Buildings and Energy	Energy & Water Ecology Resiliency Transportation Innovation

Wrap-up & Next Steps

October

Further consultation
with stakeholders
and Staff

November

Draft Standards
posted to the project
webpage

December

Round 2 of
community
engagement

Q1 2024

Target for Council
adoption of GDS

Thank you for your participation this evening! If you have any questions, comments or suggestions, please feel free to reach out to:



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