

Cobourg Growth

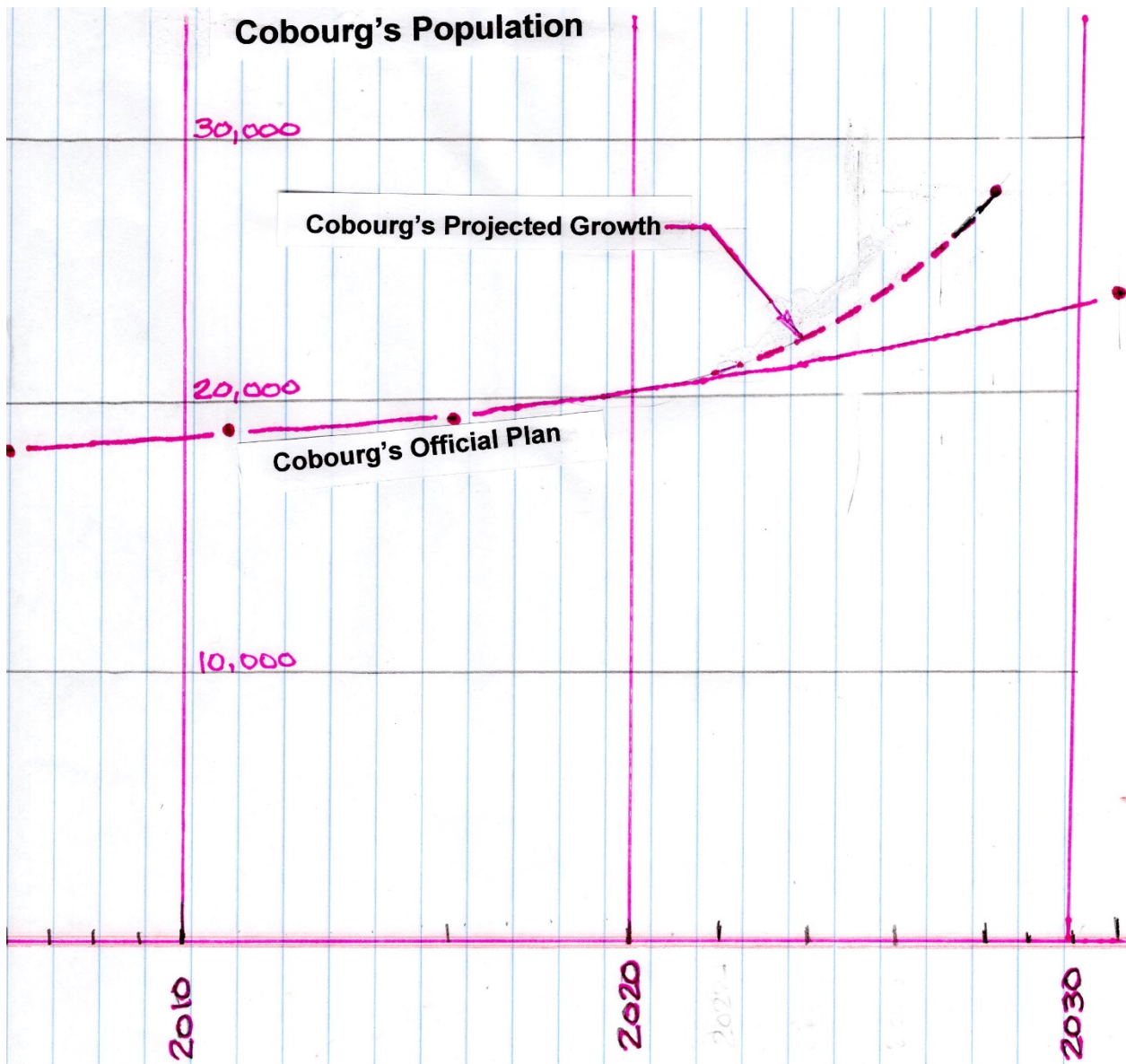
Sept 10, 2021

The purpose of this paper is to create awareness about Cobourg's possible future growth.

The chart below is a list of the current development projects coming to Cobourg.

Sept 2,2021			
	Cobourg Development	New	Coming
NAME	ADDRESS	UNITS	UNITS
Cobourg Creek Lofts	415 King West	26	
University Terrace	96 University West	10	
Balder Corp.	University & William	71	
Agust Court	295 Densmore	24	
Afford H. Solutions	82 Monroe	36	
Elgin Park	Elgin & Darcy	22	
Beackwalk Flats	179 - 185 Division	21	
Joshani Homes	296 George	20	
Rondeau - Villages	Elgin & Brook RD	180	1600
Nickerson Wooda	Darcy North end	24	
Kingswood	425 King St East	27	
East Village Phase 4	Brook Rd N	32	
East Village Phase 5	King St & Maplewood	100	234
Cedar Shores	King St West & Mahar St	15	
New Amherst	Phase 2 John Fairhurst & Kerr St	296	406
West Park	Phase 5	72	
Joshani Homes	377 William	14	
Densmore Meadows	Densmore	110	
	Clyde & Ewart	4	
	TOTAL UNITS	1104	2240
	Number of residents (2.2 per family)	2428	4928
	Total number of residents 7356		

Assuming this chart above is reasonably accurate, I have taken the liberty of plotting an estimated population growth over the next 6 ½ years. There is an alarming divergence between the solid line, our Official Plan and the dashed line, real building. (Cobourg – 2016 census – 19,031)



The Graph Discussion

Our Town's Official Plan indicates a population of 23,975 by 2031

This graph predicts a population of 27,931 by as early as 2028

This graph, created today, assumes no new development over the next 5 years, otherwise these number would increase even more.

No one knows the rate of build, with Covid 19 and a materials and labour shortage, we can only estimate. However, with home prices doubling over the past 5 years, this is a strong motivation for developers to build faster.

Our Town's Official Plan is updated every 5 years. The Plan is required by the province but it is very prudent for a community to plan its future.

*The meaning of the word **Plan** is "a detailed proposal for achieving something" OR "a decision about what one is going to do"*

Do we have any intention of following our Official Plan?

The Growth Discussion

Should we determine our growth rate or just "let it happen"? Should we, as residents, have a say on how Cobourg develops? Is it inevitable or do we want some control over our growth?

Cobourg's recent, 5-year average, growth rate has been approximately 1% per year, very close to the provinces and close to the GTA's growth rate.

The graph shows our growth rate could climb to an alarming 10%

What is happening in communities with extreme growth rates, like Milton with 6.1 % per year and Stouffville with 4.4 % per year? Should we look at these communities?

Respectfully submitted,

Ted Williams
Cobourg
905 375-9194