



Making a Difference



2008 Development Priorities Plan

March 2008

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Schedules

- 1 Number, type and Distribution of Potential units in Draft Plans of Subdivision registered between October 31, 2006 and October 31, 2007.
- 2 Summary of 2008 - Post 2009 Proposed Registration
- 3 Draft Plan Approval Activity (includes Plans that were Draft Approved in 2007 and Plans anticipated to be considered for Draft Plan Approval in 2008)
- 4 Summary, Draft Approved and Preliminary Plans (Northeast, Northwest and South including map)
- 5 Building Permits for new Residential Units by Dwelling Unit Types as of October 31, 2007.
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5. To ensure an adequate supply and mix of housing units consistent with the goals and objectives of the Official Plan and to ensure a minimum three year supply of residential units in draft approved and registered plans to satisfy the housing policies of the Provincial Policy Statement.
 6. To monitor the rate and timing of growth in keeping with Places to Grow densities for the Greenfield area and in meeting the intensification target.
 7. To ensure that the proposed rate and timing of growth is consistent with current Council endorsed population projections.
 8. To assist the development industry and Boards and agencies involved in development (School Boards, Guelph Hydro) by providing growth and staging information for the City.

The DPP provides information to the development industry, individual landowners and the general public about the priorities for current and future residential and industrial development.

The DPP is also prepared in accordance with the policies of the City of Guelph Official Plan, in particular Section 4.2.3, which states:

“The City will undertake a strategic review of its growth management objectives and policies. As an interim step, a development priorities plan will be prepared that will assist in defining the rate, timing and location of development and redevelopment that should occur in the Municipality. This plan prepared and updated on an annual basis, will provide a multi-year forecast of growth.”

By approving the 2008 DPP, City Council will set a limit for the creation of potential dwelling units from Registered Plans from October 31, 2007 to October 31, 2008 (see **Schedule 2**). Staff will manage the registration of the various subdivisions identified for 2008 in keeping with the approved dwelling unit target. Further, Council will also identify those Draft Plans of Subdivision (or phases) that are anticipated to be considered for Draft Plan Approval (DPA) in 2008 (see **Schedule 3**). Staff will allocate time and resources to resolving issues associated with these draft plans so that they may be considered for DPA by Council in 2008.

City Council sets a limit on the creation of potential dwelling units through the approval of the annual DPP.

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- The objective of balanced community growth in all three geographic areas (Northwest, Northeast and South).
 - Complexity of issues and the time necessary to resolve them (e.g. environmental impact, neighbourhood concerns); and
 - Review of Staff resources.

3 EXPLANATION OF SCHEDULES IN THE DPP

The Development Priorities Plan Report 2008 – Post 2009 is comprised of several schedules with development activity statistics for the City of Guelph. In most cases the tables are divided into three geographical areas of the City, “Northwest”, “Northeast” and “South”, that correspond with the geographical areas that were used for the Population Projections Report (“City of Guelph Household and Population Projections 2001-2027”). Guelph City Council approved this study in May 2003. The Population Projections Report contemplated an average annual growth of approximately 1000 dwelling units per year from 2001 to 2006, 900 dwelling units per year for the years 2007- to the end of 2010 and 650 units from 2011 to 2027. It was also assumed that the growth would occur 17% in the northwest, 37% in the northeast and 46% in the south to meet the objective of providing balanced community growth.

Based on population projections, Guelph is expected to grow at an annual rate of 900 dwelling units per year for the period 2006-2011.

The Schedules are described in detail below:

Schedule 1: Registration Activity between October 31, 2006 and October 31, 2007.

This Schedule reports on the subdivisions that were registered in the period October 31, 2006 to October 31, 2007. It also compares the potential dwelling unit totals against the approved DPP registration target for the same time period (in this case the 2007 DPP). When a plan of subdivision is registered, the number of potential dwelling units created by

the registration of the plan are added to the short-term supply of dwelling units (see **Schedule 7**).

Registration activity will not exceed the approved DPP dwelling unit target unless authorized by Guelph City Council.

The plans that were registered between October 31, 2006 and October 31, 2007 are divided into three geographic areas of the City. The unit counts are potential dwelling units and are not indicative of building permit activity (this information is provided on **Schedule 5**). The table shows the number of dwelling units that could be created if the registered plans were fully built out in accordance with the maximum number of dwelling units permitted in the approved zoning.

Through the approval of the 2007 DPP, 1087 potential units could have been registered in 2007. Schedule 1 displays that 8 plans of subdivision (or phases) achieved registration in 2007 or executed a subdivision agreement. These plans provide a total of 959 potential dwelling units; 73% of the units are detached or semi-detached and 27% are multi-residential units. 58% of the registration activity occurred in the Northeast and 42% in the South. On average, 1000 units have been registered each year since the inception of the DPP.

Schedule 2: Summary of 2008 – Post 2009 Proposed Staging, Dwelling Unit Targets.

This Schedule summarizes the staging of development for plans of subdivision for the years 2008, 2009 and post 2009. This schedule also provides a breakdown of all of the dwelling units that could result from Draft Approved and Preliminary Plans of Subdivision as of October 31, 2007.

The portion of the table entitled “2008 Proposed Registrations” is the recommended dwelling unit limit that City Staff are recommending City Council to approve for the year 2008. The recommendation for the 2008 DPP is a total of 1059 potential units in 10 plans of subdivision; two plans do not contain any residential units (23T-03507 Pergola

Schedule 2 of the DPP displays the recommended dwelling unit limit for 2008.

commercial and 23T-03501 Hanlon Creek Business Park. This recommendation would result in 30% of new development in the Northeast, 15% in the Northwest and 55% in the South.

The portion of the table entitled “2009 Anticipated Registrations” is a summary of the likely registration activity in the year 2009, based on input received from the Development Community and Staff’s assessment of the criteria for determining the priority for subdivision registration. This portion of the Table is not a commitment for registration during 2009 because the DPP is approved on an annual basis and provides a Council commitment for the next year only (in this case 2008). It is, however, Staff’s best estimate of the plans that could be registered during 2009. **Schedule 2** shows that 1179 units are anticipated to be registered in 2009.

The final portion of the table entitled “Post 2009 Anticipated Registrations” summarizes the potential dwelling units within all remaining plans for subdivision that have received Draft Plan approval or have been submitted on a preliminary basis to the City. There are approximately 4534 potential units in proposed plans of subdivision that are projected to be registered post 2009. Approximately 1106 units (24%) are in draft approved plans, 3428 units (76%) are in preliminary plans. Development from these plans is 33% in the Northeast, 19% in the Northwest and 48% in the South.

Schedule 3: Draft Plan Approval Activity

This schedule provides information on current and future Draft Plan approval activity in the City. **The table entitled “Plans Anticipated to be considered for Draft Plan Approval in 2008” highlights the draft plans (or phases) that staff expect will be ready to be considered by Council during 2008.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2008 nor does it commit Council to approving all, or any portion, of the plan. Staff will however allocate time and resources to evaluating the application and resolving issues associated with these draft plans so that they can be considered for DPA by Council in 2008. 6 residential plans of

Schedule 3 displays the plans that are anticipated to be considered for Draft Plan approval by Council in 2008.

subdivision are included in this table with a total of 1119 potential units (54% detached and semi-detached and 46% townhouse and apartments).

The table entitled “Draft Approved Plans during 2007” shows plans of subdivision (or phases) that received Draft Plan approval by Council during 2007. Two plans of subdivision were draft approved in 2007 resulting in 98 units (35% detached and semi-detached and 65% townhouse and apartments). Through the 2007 DPP, Council supported a total of 675 units to be brought forward for consideration of draft plan approval in 2007.

Schedule 4: Development Priorities Plan, Draft Approved and Preliminary Plans

This schedule consists of three (3) components and provides the details that generated the Summary provided in **Schedule 2**. The three components include:

1. A table showing the total number of potential dwelling units in Draft Approved and Preliminary Plans of Subdivision by geographic area of the City. **(Please note the total number of dwelling units provided on this chart are the same as the total found on Schedule 2).**
2. Tables showing the detailed land use breakdown of the individual Draft Plans of Subdivision by geographic area of the City. The headings and information provided in these tables are described in more detail in **Section 4** of this report **“Explanation of Columns and Headings”**.
3. Map of the City providing a visual presentation of the recommended priority and timing for the plans of subdivision.

Schedule 4 provides the detailed breakdown of plans of subdivision and expected timing of development.

Schedule 5: Building Permits for New Residential Units

This table shows building permit activity for the last two years. The data for 2007 is reported to year end. Permit activity has declined recently from a record high of 1495 units in 2004 to

836 units in 2006. As of October 31, 2007, 823 permits have been issued within the entire City. It is anticipated that year end permits for 2007 will be slightly higher than 2006.

Schedule 6: Residential Construction Activity

This chart shows residential construction activity in the City of Guelph over the last 20 years (1986-2007). **Schedules 5 and 6** are used by City Staff to monitor the number of units constructed in the City by year. Registration activity is a measure of the supply of potential units. Construction activity is a measure of the demand or absorption of the units that were previously registered in plans of subdivision and/or available through other infill sites. The Population Projections Report and the Development Charges Study both assumed that the City would grow at a rate of approximately 1000 dwelling units per year for the years 2001 – 2006, 900 units per year from 2007 to end of 2010 and 650 from 2011 to 2027. Upon completion of the Local Growth Management Strategy, the population projections that are used for the DPP will be changed to reflect those approved through the Growth Strategy.

The average permit activity from 2001 to 2006 for the entire City is 1000 units per year (not including accessory apartments) which is exactly what the Population Projections study had contemplated.

The building permit activity for the first 10 months of 2007 (745 units) projects to a year end total of approximately 894 units (not including accessory apartments) per year for the entire City which is consistent with the 900 units per year contemplated by the Population Projections study.

The twenty (20) year average (1987 -2006) for building permit activity is 874 units per year (not including accessory apartments) or 904 units per year (including accessory apartments).

The ten (10) year average (1997-2005) is 980 units per year (not including accessory apartments) or 1040 units per year (including accessory apartments).

Notes:

Schedule 7 Table 1: Potential Development Summary – Short, Medium and Long Term

This table displays the potential dwelling units in three time frames: Short, Medium and Long Term. The short term supply includes lots and blocks that are registered and where building permits are readily available. The medium term supply includes lots and blocks in Draft Approved Plans that have not been registered. Long term supply includes lands designated for development where staff is reviewing preliminary plans or unofficial proposals. The Provincial Government, in its Provincial Policy Statement (PPS), requires a municipality to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment and land in draft approved and registered plans (short and medium term). The current figures indicate that as of October 31, 2007, the City has approximately 5675 potential dwelling units in these draft approved and registered plan representing approximately a 6.3 year supply of growth, based on the growth projections.

A part of a commitment with the approval of the 2007 DPP, this table also provides a summary of infill townhouse and apartment sites in the City available for facilitate residential intensification and redevelopment as required by the PPS. These sites have approved zoning (in some cases with a holding zone) and located outside of registered plans. If built out these sites could supply an additional 1206 multiple residential dwelling units and increase the available supply to 7.6 years.

Schedule 7 Table 2: Building Permits and Vacant Lots by Registered Plan of Subdivision

This table provides a listing of permit activity by Registered Plan of Subdivision together with information on the unconstructed units available to be built within each plan. Each of the subdivisions is identified as being within the Built Boundary or Greenfield areas as defined by the Provincial Growth Plan. The table also provides information on the percentage of permits issued from registered plans within the built boundary and Greenfield areas and the percentage of unconstructed units within the two areas. For 2007,

Currently, the City of Guelph has approximately a 6.3 year supply of units in draft approved and registered plans; down from a 7 year supply in 2006.

Notes:

approximately 45% of the building permits from new subdivisions were issued within the Built Boundary. Further, approximately 71% of the unconstructed units were located within the built boundary. Most of these unconstructed units are contained within vacant multiple residential sites (Townhouses and Apartments). The Provincial Growth Plan requires that 40% of new development occur within the Built Boundary by 2015 and for every subsequent year thereafter.

Schedule 7 Map 1: Remaining Units by Registered Plan of Subdivision

This map presents a visual presentation of the location of unconstructed units by Registered Plan (61M Plans) presented in Schedule 7 Table 2.

Schedule 7 Map 2: Infill Townhouse and Apartment Sites

This map presents a visual presentation of vacant infill townhouse and apartment sites not included in Registered Plans of subdivision. These sites are considered to be part of the short term supply of unconstructed units.

Schedule 8: Update on Water and Waste Water Flows

The City of Guelph allocates physical water and wastewater capacity at the time of registration as per an agreement with the Ministry of the Environment (MOE). With respect to draft plan approvals, the City must ensure that the planning commitment for sewage treatment capacity does not exceed the assimilative limits of the Speed River approved in 1998 as part of the Wastewater Treatment Strategy Schedule “C” Class Environmental Assessment. Environmental Services is in the process of updating the 1998 Class EA to confirm the ability of the Speed River to receive a 9,000 m³/day expansion in flow from the existing wastewater treatment plant.

Similarly, the City must ensure that the long-range water supply commitments to draft plans are below the rated capacity. Environmental Services recently completed and Council

Schedule 9: Total Draft and Registered Plan Analysis

This schedule illustrates the relationship between the current supply of Draft Approved and Registered units in comparison to projected annual take up which is based on population projections.

Schedule 9 displays a 4 year supply of detached and semi-detached units, a 5.9 year supply of townhouse units and a 13 year supply of apartment units in draft approved and registered plans. The Populations Projection Study determined a supply of 900 units per year for the years 2006-2010 consisting of 495 (55%) detached/semi-detached, 225 (25%) townhouses and 180 (20%) apartments. This breakdown of unit types will be revised to reflect the recommendations of the Local Growth Management Strategy upon its approval.

4 EXPLANATION OF COLUMNS AND HEADINGS IN SCHEDULE 4

The following is an explanation of the columns and headings found in the tables featured in Schedule 4. Schedule 4 is broken out into geographic areas of the City; Northeast, Northwest and South.

FILE NUMBER (DESCRIPTION)

The City file number and subdivision name are provided for each proposed plan of subdivision (e.g. Northeast Residential, 23T-98501, Watson East). (NB: the files are listed in chronological order from oldest to most recent).

STATUS

The files/subdivisions are either:

1. Draft Approved (City Council has approved).
2. Preliminary (Formal applications have been received and are being reviewed by City Staff).

Notes:

5 FLEXIBILITY

Subdivisions that are scheduled and approved to be registered in 2008 may not necessarily proceed. In some cases, registration does not proceed as the developer/owner may decide that the market conditions do not dictate the risk to service a particular development. In other cases, the time to clear various conditions (e.g. preparation and approval of a necessary Environmental Implementation report) may have been underestimated. Under these circumstances the DPP flexibility clause allows for development not currently approved to be registered in 2008 to be advanced. City Staff have the authority to move the registration of developments ahead (e.g. from 2009 to 2008) provided that the dwelling unit target will not be exceeded and any capital expense is already approved in the capital budget. The flexibility clause is applied using the following procedure:

1. Evaluation of the registration status of plans of subdivision that are included in Schedule 4 for registration in the current DPP by the City Engineer and the Manager of Development and Parks Planning on or before June 30;
2. Re-allocation of unit counts from developments that have not signed and registered a subdivision agreement and posted a letter of credit by July 31; and
3. Consultation with developers who have submitted Engineering drawings for review and are prepared to sign a subdivision agreement but not included in Schedule 4 of the DPP for the current year to ascertain their ability to move forward on or before July 31.

Council approval is required if the requests for advancement will exceed the dwelling unit target or there is an impact on the capital budget. Under this scenario, Staff will review the request and prepare a report and recommendation to the Community Development and Environmental Services Committee of Council.

City staff meets quarterly with the Guelph Development Association and the Guelph and District Homebuilders to review the status of all development in the DPP and identify instances where the flexibility clause may be used.

Notes:

6 SUMMARY OF DEVELOPMENT ACTIVITY IN 2007

“Stable” is the best way to describe subdivision and building permit activity for the year 2007. A historic high was set in 2004 when 1495 permits were issued. During 2005 and 2006, building permits were slightly below the 20 year average of 874 permits (not including accessory apartments). As of the end of October 2007 a total of 745 permits (not including accessory apartments) have been issued for new dwelling units (see **Schedule 5**). The average permit activity from 2001 to 2006 for the entire City is 1000 units per year (not including accessory apartments) which is exactly what the Population Projections study had contemplated. The building permit activity for the first 10 months of 2007 (745 units) projects to a year end total of approximately 894 units (not including accessory apartments) per year for the entire City which is consistent with the 900 units per year contemplated by the Population Projections study.

The reduction in permit activity over the last three years is consistent with other area Municipalities and seems to reflect a general weakening in demand in the residential marketplace. The Canadian Mortgage and Housing Corporation (CMHC) expects that rising home prices, greater choice in the resale home market and less than robust labour markets in the Kitchener and Guelph area will keep housing starts below the record highs recorded in the early 2000's. Single detached housing starts are expected to trend lower in 2008 but detached homes are expected to continue to be the product of choice for homebuyers. In the long term, the focus is expected to shift toward higher density forms of housing due to the Places to Grow Act focus on more compact development and the ageing population's demand for smaller units.

Recent permit activity has continued to see a balanced supply of a full range of housing forms including townhouses and apartments. In 2005, 337 permits were issued for new townhouse and apartment dwellings representing approximately 39% of the total dwelling units; and in 2006, 331 permits (40%) were issued for multiple forms of residential accommodation. To date in 2007, 379 permits (49%) were issued for townhouses and apartments. These figures are consistent with the policy of the City that encourages at least 40% of the dwelling units to be multiple residential forms (includes townhouses, apartments and accessory apartments).

Building permits for 822 new dwelling units were issued by October 31, 2007.

Registration activity was on track with the figures established in the 2007 DPP. Of the 9 registrations proposed for 2007, 2 plans were fully registered while 7 plans signed subdivision agreements allowing the commencement of servicing. The flexibility clause was used in 2007 to move the registration of Victoria Gardens Phase 3 ahead into 2007. The registration of Mitchell Farms Phase 2 and Arkell Springs Phase 2 were delayed thereby allowing the units reserved for their registration to be transferred to other plans. These two plans are included in the allocation of units for registration in 2008. The nine (9) plans of subdivision that were registered in 2007 will result in the potential creation of 959 dwelling units. This overall figure is slightly less than the 1087 dwelling units that were supported for registration by City Council (see **Schedule 1**). Registration activity in the **south** end included the third phase of the Westminster Woods East subdivision (61M-143), the third phase of Victoria Gardens and nine lots on Edinburgh Road South for a total of 398 potential units. Registration activity in the **east** end of the City included Phase 5 of the Watson East subdivision, the first phase of the Morning Crest (Almondale Homes) subdivision, phase 3 of Ingram, phase 4B of Grangehill and phase 2 of Northview for a total of 561 potential units. There was no registration activity in the **west** end of Guelph in 2007.

The 2006 DPP was the first year that a schedule for plans of subdivision seeking Draft Plan approval (DPA) formed part of the DPP. This inclusion responded to a new policy supported by Council dealing with the phasing of new large-scale residential subdivisions. The policy requires that draft plan approval of residential subdivisions containing more than 200 potential dwelling units or greater than 10 hectares in area be brought forward for consideration in a logical phase or phases in keeping with the approved DPP. In 2007 Council directed staff to reduce the proposed number of potential units in anticipated draft plan approvals to 675 in an attempt to reduce the inventory of units in draft and registered plans of subdivision. In keeping with this direction, staff identified 6 plans of subdivision with a total of 526 potential units for consideration of draft plan approval in 2007. Only 2 plans of subdivision were granted draft plan approval in 2007. This added 98 potential dwelling units to the medium term supply of potential dwelling units in the City. These plans include the redline amendment to the Watson East subdivision and Walkover lands (23T-06501) and the nine lot subdivision at 974 Edinburgh Road South. **Schedule 3** provides a summary of all of the plans that achieved Draft Plan approval in 2007.

A phasing policy for subdivisions was approved in 2005.

One plan of subdivision was granted an extension to draft plan approval in 2007 to allow time to complete the plan. The Victoria Gardens subdivision received a 3 year extension to September 27, 2010.

7 FORECAST OF SUBDIVISION AND PERMIT ACTIVITY FOR 2008

Building permit activity in the residential sector is relatively uncertain. Like other Ontario cities, Guelph has experienced a reduction in residential permit activity in the past couple of years from the record high level set in 2004. There was a significant reduction from 2004 to 2005 (-42%) and a slight reduction again from 2005 to 2006 (-3%).

In Guelph, the permit activity for 2007 was forecast to be consistent with or slightly less than the activity experienced in 2006 (837 new dwelling units). As of October 31, 2007 it was apparent that permit activity was going to be slightly higher than that achieved in 2006.

The permit activity is expected to continue to include a full range of dwelling units including detached, semi-detached, townhouse and apartment construction. The range and expected number of new permits is consistent with the City population projections study and the City's objective to provide a variety of housing options to meet the diverse housing needs within the community.

Interest in obtaining draft plan approval and registration of various subdivisions remains strong. At the outset of the annual DPP review in August 2007, City staff received requests from the development community to register approximately 2100 potential dwelling units during 2008. The circulation of the draft 2008 DPP in October 2007 resulted in the development community's understanding of staff's proposed registration timing and there were no additional requests made to modify staff's recommendation for registrations in 2008. Staff's recommendation of a total of 1059 potential units for registration in 2008 is based on the objectives of the DPP and the following:

1. Council's approved growth rate of approximately 900 units per year as set out in the population projection targets.

Building permit activity has decreased since 2004; this decrease is not unique to Guelph.

Notes:

Further, the strategy for achieving the intensification target will be developed through the Local Growth Management Strategy. Upon approval of the strategy, the DPP will act as the monitoring tool for achievement of the intensification targets.

Density Targets

The Growth Plan also specifies a set of density targets for the identified Urban Growth Centre (i.e., the downtown area) and the designated Greenfield area. The City of Guelph is one of the identified municipalities where a minimum density target (in this case 150 people and jobs per hectare) is to be achieved in the Urban Growth Centre. Similar to the establishment of the Built Boundary, the Ministry of Public Infrastructure and Renewal has met with City Staff concerning the establishment of the boundary of the Urban Growth Centre in Downtown Guelph. This boundary has not yet been finalized.

The Growth Plan requires that the density target for the whole of the designated Greenfield area is to be not less than 50 residents and jobs combined per hectare. The density target is to be measured over the entire designated Greenfield area, not by individual project, and excludes provincially significant wetlands where development is prohibited. Census data, released every five years, will be used to monitor progress towards achieving the targets, although municipal data is expected to be used to supplement the census to obtain a count of jobs and residents that is as accurate as possible.

The following changes were recommended to future Development Priority Plans:

- ◆ The Mapping for the 2008 DPP will identify the Urban Growth Centre Boundary and the Built Boundary. It will also provide a density estimate for the areas based on the most recent census information as supplemented by municipal data.
 - ◆ Schedule 4 will provide the density estimate for all draft approved plans within the designated Greenfield area based on the land use schedule for each draft approved plan.
 - ◆ A density estimate for all new Draft Plans of subdivision recommended for consideration in 2008 in the Greenfield area will be provided based on the information available at the time of publication of the DPP (**NB: As noted in**
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Section 4, Draft Plans of subdivision identified for consideration by the DPP does not commit Council to approving the plan in whole or in part. As the most appropriate time to review and establish future densities is at the time of Draft Plan approval, individual plans showing less than the density target will have to be modified to achieve the target).

Staff continue to work toward incorporating these commitments into the DPP. The Urban Growth Centre was not mapped for the 2008 DPP, as this boundary has not yet been formally established and discussions are ongoing with the Ministry of Public Infrastructure and Renewal. The DPP will include this boundary when it is formally established.

Staff have also prepared a detailed spreadsheet for all draft approved and preliminary plans of subdivision in the Greenfield area. While this spreadsheet is still draft, for the six plans (6) of subdivision (or phases) anticipated to be considered for Draft Plan approval in 2008 the data indicates a density of approximately 52 jobs and residents per hectare. This is an average of the six plans and, as such, some plans have a higher density and some have a lower density. As noted above, these plans are being reviewed and revised and the best time to establish future densities is at the time of Draft Plan approval. As reports are generated related to the individual applications, staff will ensure that density calculations are provided for Council's consideration. Further, Staff are currently trying to determine the best way of presenting the data to monitor our obligations for Greenfield densities with the publication of future DPPs.

Population Projections

The population projections established by the Provincial Growth Plan are significantly higher for the City of Guelph than the current City projections prepared by CN Watson and approved by City Council in 2003. Further, the projections contained in the Growth Plan must be used for planning and managing growth in the Greater Golden Horseshoe.

The Province is currently undertaking an allocation process for the Wellington County – Guelph area. This, in turn, will help to determine the population growth rate expected for the City of Guelph and Wellington County. Once this allocation process is finished, it will be incorporated into the City's Local Growth Management Strategy and the Official Plan update. The population projections and growth rate approved by City Council, through the Official Plan update, as part of

10.3 Phasing Policy

The phasing policy (established in 2005) for large scale residential subdivisions is effective in introducing new potential dwelling units at a moderate rate into the medium term housing supply (plans with Draft Plan approval). During 2007, 2 draft plans of subdivision containing 98 potential units received Draft Plan approval (see **Schedule 3**). In support of Council's direction to reduce the inventory of units in draft approved and registered plans, the 2008 DPP highlights plans (or phases of plans) anticipated to be presented to Council for the consideration of Draft Plan approval in 2008 (see also **Schedule 3**). These are the subdivisions where staff time and resources will be allocated to resolving issues so that they can be considered by City Council. If supported these subdivisions would add a potential 1119 dwelling units to the medium term supply. While this number appears high, it is important to note the lack of draft approval activity in 2007 (only 98 units received Draft Plan approval). The recommendation therefore includes a carry-forward of 577 potential units that were anticipated to be considered for draft plan approval in 2007 (based on Council's approval of 675 potential units). Even if all the units (1119) were to receive Draft Plan approval by Council, the two year average is 608.5 dwelling units, which is less than our current growth projections (900 dwelling units per year from 2007-2010) and will not negatively impact the direction to reduce the medium term supply of units.

10.4 Inventory of Units

A lack of new units receiving Draft Plan approval has reduced the medium term inventory of units from approximately 6300 units in 2007 to 5675 units in 2008. This equates to an overall supply of approximately 6.3 years of growth at 900 units per year (see **Schedule 7**) which is the lowest inventory in the history of the DPP. Through careful management, the medium term supply of dwellings has been reduced from a high of 7600 units in 2003 to the current 5675 units. The medium term supply of low density dwellings (detached and semi-detached dwellings) is now at a 4 year supply; down from a 5 year supply in 2007 while the inventory of townhouses and apartments remains high. Within Draft and Registered Plans there are 3699 potential townhouse and apartment units (approximately 65% of the supply).

For the first time, the DPP has also included an inventory of zoned townhouse and apartment infill sites not included in Draft or Registered Plans. There are 1206 potential townhouse and apartment units within this category. When these numbers are added the overall short and

medium term supply of units increases to a 7.6 year supply and the townhouse and apartment units include 71% of the available supply. The medium term supply of units within Draft and Registered plans is at the lowest level recorded since the inception of the DPP and the supply of new low density forms of housing (detached and semi detached dwellings) is approaching the minimum requirements (3 year supply) under the Provincial Policy Statement. A managed approach to the introduction of new units is essential in conjunction with long-term water and wastewater capacities.

10.5 Water and Wastewater

An examination of the information regarding water and wastewater treatment flows (see **Schedule 8**) indicates that the City still has capacity to handle the commitments for the future dwelling units currently registered and draft plan approved.

The data indicates that the current wastewater treatment plant has the capacity for the registration of an additional 6850 units of residential development, which equates to 7.6 years of growth based on the population projections. For water, the data indicates a current capacity to register an additional 4000 dwelling units, which equates to a 4.5 year supply. In addition, long range forecasting shows the City has sewage treatment capacity for approximately 12,700 additional residential units and water capacity for 7100 units.

10.6 Recommendations

City staff recommend that the 2008 Development Priorities Plan (DPP) be approved (Schedules 2, 3 and 4) and used as a guide to manage the rate and timing of development for the next year. The 2008 DPP recommends that Council support the creation of up to 1059 potential dwelling units from the registration of plans in 2008 (See **Schedule 2**). This figure is the lowest recommended total since the DPP was created in 2001. The figure also reflects a couple of new realities for new development.

1. The DPP needs to respond to the population projection forecast, which recommends the creation of approximately 900 potential new units from 2007 – 2010. This is down from the 1000 dwelling units per year from 2001 to 2006.

<p>The 2008 DPP recommends support for the creation of up to 1059 dwelling units from the registration of plans in 2008.</p>
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2. The Growth Plan for the Greater Golden Horseshoe now generally requires that by the year 2015, 40% of new growth occur within the built up areas of Cities. The final minimum requirement will be spelled out in the final recommendations for the Local Growth Management Strategy following discussions with the Minister of Public Infrastructure Renewal. However, since most of the new subdivision activity identified by the DPP is expected to be identified beyond the built boundary (i.e. Greenfield area) there is the need to take a more conservative approach to Greenfield approvals and commitments to achieve the intensification target.

Included in the 1059 potential units is a carryover of 122 units that were identified for registration in 2007. If these units are removed, 937 new units are included in the recommendation. In the recommendation, consideration was also given to the registration activity in the past two years. In 2007, 959 potential units were registered and in 2006, 648 potential units were registered. The two year average is 800 units per year. Both the number of new units (937) and the average of the past two years are consistent with Council's current population project forecast of 900 units per year.

The breakdown of the components of the 1059 dwelling units is 392 detached, 32 semi-detached, 300 townhouses and 335 apartment units. If these registrations are endorsed, the City will continue to have a sufficient supply of lots and blocks in registered plans to respond to market needs and trends and maintain a competitive market place in terms of pricing. In terms of short-term supply, there are 3058 potential units (as of October 31, 2007) currently available for building permits in registered plans. This overall number is up from last year's DPP (2785 units). The addition of the 1206 potential units in infill townhouse and apartment site pushes this total to 4264 potential units. The majority of potential units in the short term supply, approximately 3044 units (71%) are in potential multiple residential projects (**Schedule 7**).

This year's DPP also recommends a number of plans for consideration of draft plan approval in 2008 (see **Schedule 3**). Included in the plans are approximately 1119 future dwelling units. This relatively large number reflects that only 98 units received Draft Plan approval in 2007. When the units carried forward from last year (577) are discounted, only 542 new units are contained within the recommendation. This is in keeping with the population projection (900 units per year). Again, even if all the units (1119) were to receive Draft Plan approval by Council, the two year average is 608.5 dwelling units, which is also less than our current growth projections (900 dwelling units per

year from 2007-2010) and will not negatively impact the direction to reduce the medium term supply of units.

City Staff have begun make a number of changes to the DPP this year in response to the Places to Grow legislation and our commitments under the Growth Plan for the Greater Golden Horseshoe. Further changes will be incorporated when the Local Growth Management Strategy is finalized.

SCHEDULE 1

NUMBER, TYPE AND DISTRIBUTION OF POTENTIAL UNITS IN DRAFT PLANS OF SUBDIVISION REGISTERED BETWEEN OCTOBER 31, 2006 AND OCTOBER 31, 2007

Northwest

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
TOTAL	0	0	0	0	0

Northeast

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-142 Watson East Ph 5	35				35
61M-147 Northern Heights Ph 3	43				43
61M-144 (Morning Crest)	87	32	36		155
Grangehill 4B	117	64	50		231
Northview Ph 2	54		43		97
TOTAL	336	96	129	0	561

South

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-146 Victoria Gardens Phase 3	86	18	86		190
974 Edinburgh Road South	9				9
61M-143 - Westminster East Ph 3	159		40		199
TOTAL	254	18	126	0	398

ACTUAL OVERALL TOTAL (2007)	590	114	255	0	959
APPROVED 2007 DPP	662	64	361	0	1087

ACTUAL OVERALL TOTAL (2006)	522	0	126	0	648
APPROVED 2006 DPP	855	106	326	0	1287

ACTUAL OVERALL TOTAL (2005)	759	128	331	0	1218
APPROVED 2005 DPP	1056	140	324	0	1520

ACTUAL OVERALL TOTAL (2004)	315	66	211	100	692
APPROVED 2004 DPP	805	85	349	100	1339

ACTUAL OVERALL TOTAL (2003)	774	60	126	0	960
APPROVED 2003 DPP	926	134	125	0	1185

ACTUAL OVERALL TOTAL (2002)	567	120	127	199	1013
APPROVED 2002 DPP	1002	152	168	199	1521

ACTUAL OVERALL TOTAL (2001)	575	84	410	425	1494
APPROVED 2001 DPP	790	166	449	446	1851

* Semi-detached numbers are unit counts

*Townhouses and apartments based on approved zoning

SCHEDULE 2

SUMMARY OF 2008-POST 2009 PROPOSED STAGING DWELLING UNIT TARGETS

Sector	Single	Semi- Detached	Townhouses	Apartments	Total
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2008 Proposed Registrations

Northeast	143	0	6	167	316
Northwest	98	32	32	0	162
South	151	0	262	168	581
Subtotal	392	32	300	335	1059

2009 Anticipated Registrations

Northeast	249	128	249	165	791
Northwest	117	0	50	0	167
South	114	0	107	0	221
Subtotal	480	128	406	165	1179

Post 2009 Anticipated Registrations

Northeast	641	92	508	235	1476
Northwest	0	0	0	877	877
South	784	28	627	742	2181
Subtotal	1425	120	1135	1854	4534

2008 DPP OVERALL	2297	280	1841	2354	6772
2007 DPP OVERALL	2780	486	1739	2253	7258
2006 DPP OVERALL	3082	450	1848	1964	7344
2005 DPP OVERALL	3767	646	2198	2013	8624
2004 DPP OVERALL	3867	734	2012	2071	8684
2003 DPP OVERALL	4132	806	1752	1935	8625
2002 DPP OVERALL	4141	831	1628	2127	8727

SCHEDULE 3

Draft Plan Approval Activity

Plans Anticipated to be Considered for Draft Plan Approval in 2008

Northeast	Single	Semi-Detached	Townhouses	Apartments	Total
23T-04501 340 Eastview Rd / Morning Crest	68	94	25	165	352
23T-07502 294-316 Grange Rd	6	34		22	62
23T-07505 300 Grange Rd	14		78		92
Total Northeast	88	128	103	187	506
Northwest					
Total Northwest					
South					
23CDM05506 1159 Victoria Road South	82		20	108	210
23T-01508 Kortright Rd E	175	28			203
23T-02502 Westminster Woods East Ph 4	93			107	200
23CDM05503 0-11 Valley Road	21				21
23T-06503 Southgate Business Park					
Total South	371	28	20	215	634
Overall Total	459	156	123	402	1140

Plans that were Draft Approved during 2007

Northeast	Single	Semi-Detached	Townhouses	Apartments	Total
23T-06501 Walkover & Redline to 23T-98501	25		64		89
Total Northeast	25		64		89
Northwest					
Total Northwest					
South					
23T-06502 974 Edinburgh Road South	9				9
Total South	9	0	0		9
Overall Total	34	0	64	0	98

SCHEDULE 4

Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Total

File # (Description)	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	DC Expenditure	DC Revenue
	D	SD	TH	APT						
Northeast	1033	220	763	567	2.538	2.884	0	3.354	\$4,966,290.69	\$13,525,813.00
Northwest	215	32	82	877	9.72	9.188	0	0.213	\$340,975.89	\$4,607,889.00
South	1049	28	996	910	6.756	167	2.131	4.588	\$12,315,868.53	\$12,379,173.00
TOTAL	2297	280	1841	2354	19.014	179.072	2.131	8.155	\$17,623,135.11	\$30,512,875.00

Note:

D = Single Detached	Comm = Commercial
SD = Semi-Detached	Ind = Industrial
TH = Townhouse	Inst = Institutional
APT = Apartment	DC = Development Charge

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northwest Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Development
		D	SD	TH	APT						
23T-86004 West Hills	Draft Approved				521	3.52			TBD	23/12/1987	Post 2009
Servicing Comments:		Requires extension of existing services.									
Timing Comments:		Developer is reviewing final area of plan in conjunction with proposed realignment of Whitelaw Road. New draft plan expected which will include a park (size to be determined). Environmental Impact Study required because natural heritage feature (woodlot) is affected.									
23T-88009 23T-04503 Mitchell Farm	Draft Approved	215	32	82	356		4.688		0.213	01/06/1997 5/13/2005	Phase 2008 (98 D, 32 SD, 32 TH) Phase 2009 (117 D, 50 TH) Phase Post 2009
Servicing Comments:		Requires extension of existing services. Storm sewer oversizing (SW0023).									
Timing Comments:		Registration of next phase will allow construction of park that also serves the adjacent neighbourhood.									
Subtotal		215	32	82	877	3.52	4.688	0	0.213		

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northwest Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Development
		D	SD	TH	APT						

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Industrial

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Development
		D	SD	TH	APT						
23T-00501 Warner Custom Coating	Preliminary Part Zoning Approved						13.91 4.887			Post 2008	Post 2009
Servicing Comments:	Extension of watermain on York Road and connection to watermain on Airpark Place. Extension of services on Airpark Place. Storm water outlet for York Road via Airpark Place. Storm water outlet to Watson Road.										
Timing Comments:	None.										

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-98501 Watson East Ph 6	Draft Approved	15		6	117	1.048	2.884			20/03/2001 (3 year extension to 2007/03/20)	(\$480,280) \$475,809	2008
Servicing Comments:		Extension of existing services. Watson Road upgrades being completed now. Watermain on Eastview Road under construction now. Upgrades to Eastview Road being completed now.										
Timing Comments:		Watson Road from Grange Road to Eastview Road approved in 2002 Capital Budget (RD0080).										
23T-98501 / 23T06501 Watson Creek	Draft Approved	82		124					part cash in lieu	20/03/2001 (3 year extension to 2007/03/20)	(\$623,958) \$1,151,704	2009
Servicing Comments:		Extension of existing services. Watson Road upgrades required.										
Timing Comments:		Watson Road from Grange Road to Eastview Road approved in 2002 Capital Budget (RD0080).										
23T-98506 Grangehill Phase 5	Preliminary	67		53	140			0.428		Post 2008	(\$230,662) \$1,113,726	Post 2009
Servicing Comments:		Extension of existing services.										
Timing Comments:		Requires amendment to the Official Plan. The application is on hold at the request of the applicant. The Official Plan identifies the lands as part of a mixed use node therefore the residential component of this plan may change.										

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-99501 / 23T-96501 Valeriotte and Martini	Draft Approved	20						cash in lieu	23/11/2000 extension to 11/21/2009	(\$24,308) \$126,720	Post 2009	
Servicing Comments: Requires services from Cityview Drive. Upgrades to Cityview Drive required.												
Timing Comments: Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022).												
23T-01501 Ingram	Draft Approved	78		72	50				06/09/2002 3 year extension to 06/09/2008	(\$939,940) \$1,010,914	Phase 2008 (44D, 50 APT) Phase Post 2009	
Servicing Comments: Requires Victoria Road North upgrade and extension of watermain. Pumping station/forcemain construction underway.												
Timing Comments: Victoria Road North upgrade approved in 2003 Capital Budget (RD0073). Registration of next phase will allow for completion of the park which includes the Ingram Farm House.												
23T-01502 Northview Estates	Draft Approved	56					1.166		06/09/2002 3 year extension to 06/09/2008	(\$540,061) \$354,816	2009	
Servicing Comments: Requires Victoria Road North upgrade and extension of watermain. Pumping station/forcemain construction underway.												
Timing Comments: Victoria Road North upgrade approved in 2003 Capital Budget (RD0073).												
23T-01506 Cityview and Grange	Draft Approved	72						cash in lieu	04/03/2005	(\$87,507) \$456,192	2008	
Servicing Comments: Requires extension of existing services and requires services from Cityview Drive.												
Timing Comments: Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022). A red line amendment is necessary												

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-03502 58-78 Fleming Road	Draft Approved	23							0.31 & cash in lieu	14/07/2006	(\$27,954) \$145,728	2009
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	N/A											
23T-04501 340 Eastview Rd Almondale Homes / Morning Crest	Part Draft Approved Part Preliminary	80	94	25	165	1.49			1	14/03/2006 Part 2008	(\$706,672) \$1,723,759	Phase 2008 (12 D) Phase 2009
Servicing Comments:	Requires extension of services through the northerly portion of the East Watson Plan. Watermain on Eastview Road being completed now. Upgrades to Eastview Road being completed now.											
Timing Comments:	Next phase requires Draft Plan approval.											
23T-07501 Grangehill Ph 7	Preliminary	120	24	36	77				TBD	2009	(\$254,443) \$1,326,373	Post 2009
Servicing Comments:	N/A											
Timing Comments:	Requires Draft Plan approval. A revised plan is expected which will require further public process.											
23T-07502 294-316 Grange Rd	Preliminary	6	34	22					TBD	2008	(\$70,136) \$365,596	2009
Servicing Comments:												
Timing Comments:	Requires Draft Plan Approval.											

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-07505 300 Grange Rd	Preliminary	14		78				TBD	2008	(\$61,802) \$486,348	2009	
Servicing Comments:												
Timing Comments: Requires Draft Plan Approval.												
UP0408 Cityview and Watson	Future	92		22				0.4	Post 2008	(\$133,335) \$695,068	Post 2009	
Servicing Comments: Part of lands require sanitary outlet through adjacent lands (Armishaw). Upgrades to Cityview Drive required.												
Timing Comments: Requires submission of application for draft plan approval. Requires CN approval and an EIS.												
UP0601 Tivoli/Stockford Rd	Future	12	26	32					Post 2008	(\$77,487) \$403,904	Post 2009	
Servicing Comments:												
Timing Comments: Requires submission of application for zoning amendment and draft plan of subdivision.												
UP0604 55 Cityview Drive (Fierro Dev)	Future	153	42	62				0.36	Post 2008	(\$297,648) \$1,551,596	Post 2009	
Servicing Comments:												
Timing Comments: Requires submission of application for zoning amendment and draft plan of subdivision.												

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
UP0607 66-82 Eastview Road	Future	8		120				TBD	Post 2008	(\$127,107) \$662,448	Post 2009	
Servicing Comments:												
Timing Comments: Requires submission of application for zoning amendment and possible draft plan approval. Environmental Impact Study required due to proximity to provincially significant wetland.												
UP0709 Woodlawn/Eramosa	Future	135		111	18				Post 2008	(\$282,992) \$1,475,112	Post 2009	
Servicing Comments:												
Timing Comments: Requires submission of application for zoning amendment and draft plan of subdivision.												

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

South Industrial

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Development
		D	SD	TH	APT						
23T-03501 (SP-0201) Hanlon Creek Business Park	Preliminary					167			Trails in lieu	2006	Phase 2008 Phase Post 2009
Servicing Comments:	Extension of existing services required. Phasing plan required to determine requirements. Possible watermain extension from east side of Hanlon and possible sanitary pumping station depending on phasing plan. SS0002, SW0007, WW0036, WW0053, WW0040, WW0052, WS0029, RD0093										
Timing Comments:	Minutes of Settlement of Ontario Municipal Board appeal approved October 23, 2006. Timing for development beyond the first phase will be dependent on MTO development cap and timing of Laird Road interchange.										
23T-06503 Southgate Business Park	Preliminary					50				2008	Post 2009
Servicing Comments:											
Timing Comments:	Timing for development will be dependent on MTO approval for improvements to Maltby Road and the Hanlon Expressway intersection, including upgrading Maltby from its intersection with Southgate easterly to the Hanlon.										

DRAFT SCHEDULE 4 Continued

Development Priorities Plan: Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-01503 Victoria Gardens Ph 4	Draft Approved			30	168	0.503				27/09/2002 extension to 27/09/2010	(\$1,857,810) \$655,764	2008
Servicing Comments:	Requires sanitary outlet via Victoria Road. Pumping station/forcemain construction underway. Gravity sanitary outlet to Speed River Trunk Sanitary Sewer to be constructed in conjunction with Victoria Road Bridge under construction now. Arkell Road upgrades required.											
Timing Comments:	Sanitary sewer construction on Victoria Road approved in 2002 Capital Budget (WS0055) and pumping station/forcemain approved in 2006 Capital Budget (WS0056). Victoria Road Bridge construction approved in 2006 Capital Budget (RD0051). Arkell Road forecasted for 2007/2008 in proposed 2006 Capital Budget (RD0141).											
23T- 01507 Arkell Springs	Draft Approved	50		72						11/07/2003 extension to 11/07/2008	(\$281,252) \$470,396	2008
Servicing Comments:	None.											
Timing Comments:	None.											
23T-01508 Kortright East (Pine Meadows)	Part Draft Approved Preliminary	476	28	346	400	0.873		2.131	3.014	03/01/2006 Part 2008	(\$4,372,685) \$6,154,452	Phase 2008 (101 D, 160 TH) Phase Post 2009 (176 D, 28 SD) Phase Post 2009 (199 D, 26 TH) Phase Post 2009
Servicing Comments:	Requires sanitary outlet via Victoria Road. Pumping station/forcemain construction underway. Gravity sanitary outlet to Speed River Trunk Sanitary Sewer to be constructed in conjunction with Victoria Road Bridge under construction now.											
Timing Comments:	Sanitary sewer construction on Victoria Road approved in 2002 Capital Budget (WS0055) and pumping station/forcemain approved in 2006 Capital Budget (WS0056). Victoria Road Bridge construction approved in 2006 Capital Budget (RD0051). Kortright Road collector forecasted for 2008 in 2007 Capital Budget (RD0070). Victoria Road forecasted for 2010 in 2007 Capital Budget (RD0078).											

DRAFT SCHEDULE 4 Continued

Development Priorities Plan: Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-02502 Westminster Woods East	Preliminary	231		404						Part 2008	(\$3,245,946) \$3,523,208	Phase 2009 (93 D, 107 TH) Phase Post 2009
Servicing Comments:	Extension of existing services required.											
Timing Comments:	Draft plan approval required for next phase(s). Revised submission and staging strategy has been received.											
23T-03507 Pergola	Draft Approved			26	77	5.38			0.446	26/05/2006	(\$742,646) \$363,009	Phase 2008 (Commercial Blocks) Phase Post 2009
Servicing Comments:	Sanitary sewer outlet complete to Clair Road limit of property from Farley Drive. Watermain extension on Gordon Street required. Developing part of lands will require water pressure booster system.											
Timing Comments:	Application for zoning amendment for commercial uses submitted in 2007. First phase (2008) is the commercial component of plan. Gordon Street, south of Clair, improvements forecasted for 2009 in 2006 Capital Budget (RD0114).											
23T-05501 Victoria Park West	Preliminary	14							cash in lieu	Post 2008	(\$17,015) \$88,704	Post 2009
Servicing Comments:	Detailed servicing report required. Requires sanitary outlet via Victoria Road. Pumping station/forcemain construction underway. Gravity sanitary outlet to Speed River Trunk Sanitary Sewer to be constructed in conjunction with Victoria Road Bridge under construction now.											
Timing Comments:	Requires Draft Plan approval. Requires environmental studies. Sanitary sewer construction on Victoria Road approved in 2002 Capital Budget (WS0055) and pumping station/forcemain approved in 2006 Capital Budget (WS0056). Victoria Road Bridge construction approved in 2006 Capital Budget (RD0051). Victoria Road forecasted for 2010 in 2007 Capital Budget (RD0078).											

DRAFT SCHEDULE 4 Continued

Development Priorities Plan: Draft Approved and Preliminary Plans

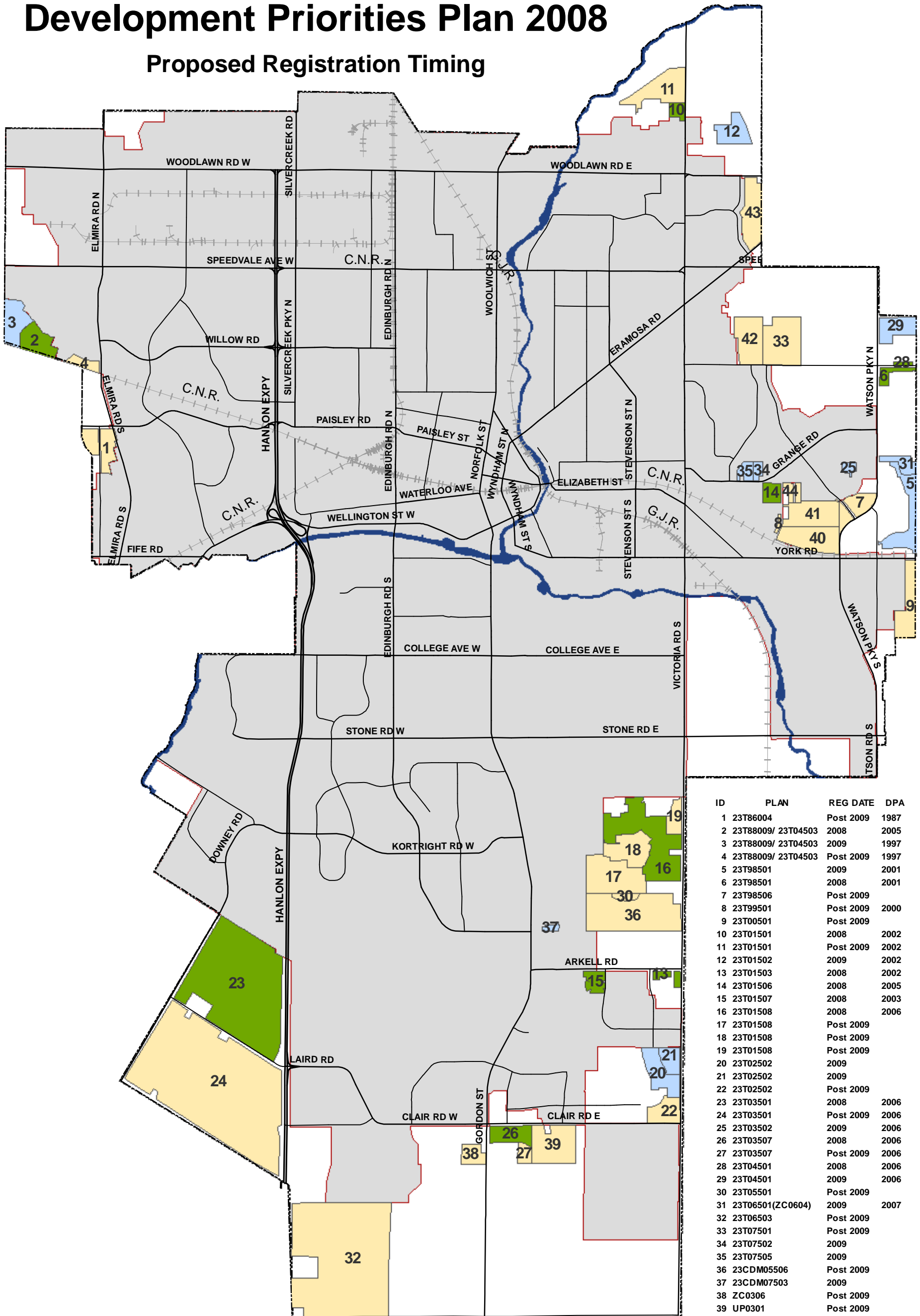
Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23CDM05506 1159 Victoria Rd South	Preliminary	82		20	108				cash in lieu	2008	(\$988,238) \$298,268	Post 2009
Servicing Comments:		Detailed servicing report required. Requires sanitary outlet via Victoria Road. Pumping station/forcemain construction underway. Gravity sanitary outlet to Speed River Trunk Sanitary Sewer to be constructed in conjunction with Victoria Road Bridge under construction now.										
Timing Comments:		Requires Draft Plan approval. Requires environmental studies. Sanitary sewer construction on Victoria Road approved in 2002 Capital Budget (WS0055) and pumping station/forcemain approved in 2006 Capital Budget (WS0056). Victoria Road Bridge construction approved in 2006 Capital Budget (RD0051). Victoria Road forecasted for 2010 in 2007 Capital Budget (RD0078).										
23CDM07503 0&11 Valley Rd	Preliminary	21								2008	(\$25,523) -\$133,056	2009
Servicing Comments:												
Timing Comments:		Requires Draft Plan approval.										
ZC0306 1897 Gordon Street Krizsan-Bird	Preliminary	27		40	60				0.26	Post 2008	(\$258,395) \$195,412	Post 2009
Servicing Comments:		Gordon St services and roadworks required. Development of a portion of the lands will require the construction of either a new water pressure zone or a water booster station.										
Timing Comments:		Requires approval of Zoning Amendment and Draft Plan of condominium. Gordon St reconstruction forecasted for 2009 in 2006 Capital Budget (RD0114). South end In-Ground Storage forecasted for 2008 in 2006 Capital Budget (WW0045).										
UP0301 Dallan	Future	148		58	97				0.868	Post 2008	(\$807,612) \$1,233,412	Post 2009
Servicing Comments:		May require servicing through Pergola/adjacent lands. Developing part of lands may require water pressure booster system. Detailed servicing report required.										
Timing Comments:		Requires submission of Traffic Impact Study for application for Draft Plan approval to be considered complete.										

Schedule 4 - Continued Development Priorities Plan 2008

Proposed Registration Timing

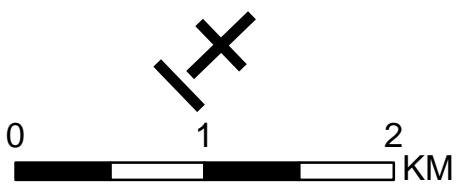


ID	PLAN	REG DATE	DPA
1	23T86004	Post 2009	1987
2	23T88009/ 23T04503	2008	2005
3	23T88009/ 23T04503	2009	1997
4	23T88009/ 23T04503	Post 2009	1997
5	23T98501	2009	2001
6	23T98501	2008	2001
7	23T98506	Post 2009	
8	23T99501	Post 2009	2000
9	23T00501	Post 2009	
10	23T01501	2008	2002
11	23T01501	Post 2009	2002
12	23T01502	2009	2002
13	23T01503	2008	2002
14	23T01506	2008	2005
15	23T01507	2008	2003
16	23T01508	2008	2006
17	23T01508	Post 2009	
18	23T01508	Post 2009	
19	23T01508	Post 2009	
20	23T02502	2009	
21	23T02502	2009	
22	23T02502	Post 2009	
23	23T03501	2008	2006
24	23T03501	Post 2009	2006
25	23T03502	2009	2006
26	23T03507	2008	2006
27	23T03507	Post 2009	2006
28	23T04501	2008	2006
29	23T04501	2009	2006
30	23T05501	Post 2009	
31	23T06501(ZC0604)	2009	2007
32	23T06503	Post 2009	
33	23T07501	Post 2009	
34	23T07502	2009	
35	23T07505	2009	
36	23CDM05506	Post 2009	
37	23CDM07503	2009	
38	ZC0306	Post 2009	
39	UP0301	Post 2009	
40	UP0408	Post 2009	
41	UP0604	Post 2009	
42	UP0607	Post 2009	
43	UP0709	Post 2009	
44	UP0601	Post 2009	

Registration Timing

■ 2008 Anticipated
 ■ 2009 Potential
 ■ Post 2009

City Boundary
 Built Boundary



SCHEDULE 5

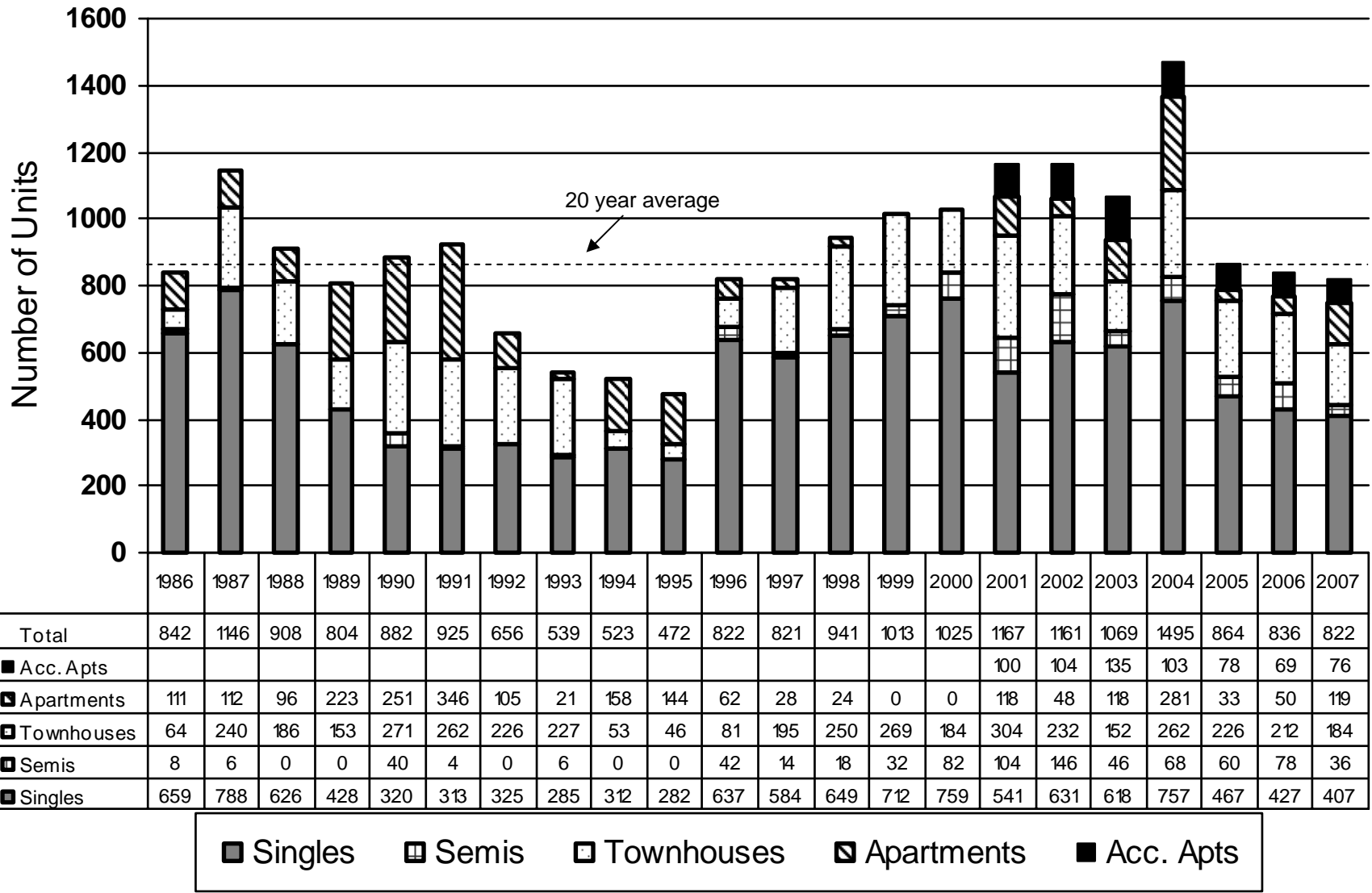
Building Permits For New Residential Units by Dwelling Unit Types as of October 31, 2007

Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Accessory Apts		Building Permit Totals		Demolitions		Net Totals	
	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006
January	20	38	0	4	15	16	0	0	8	5	43	63	1	2	42	61
February	25	28	4	2	34	11	0	0	4	3	67	44	2	0	65	44
March	51	43	4	6	36	33	0	50	4	9	95	141	1	0	94	141
April	43	33	6	10	9	11	0	0	7	7	65	61	1	1	64	60
May	63	57	2	4	39	0	34	0	6	7	144	68	3	1	141	67
June	48	25	0	6	22	33	0	0	12	6	82	70	2	4	80	66
July	53	38	4	16	7	39	0	0	6	6	70	99	0	0	70	99
August	39	36	2	6	4	5	84	0	13	4	142	51	3	3	139	48
September	29	32	6	6	18	6	0	0	10	8	63	52	0	3	63	49
October	36	31	8	4	0	15	0	0	8	8	52	58	1	1	51	57
November		31		0		4		0		5	0	40		1	0	39
December		35		14		39		0		1	0	89		1	0	88
Totals	407	427	36	78	184	212	118	50	78	69	823	836	14	17	809	819

Source: Building Permit Summaries, Community Design and Development Services

Distribution of Permits Based on Places to Grow Areas	Units				% of Total Units
	D	SD	TH	APT	
Permits within the Built Boundary:	156	8	103	186	55.04%
Permits within the Greenfield Area:	251	28	81	10	44.96%
Total Permits:	407	36	184	196	100.00%

Schedule 6 Residential Construction Activity by Unit Type City of Guelph 1986-2007



Source: City of Guelph Building Permit summaries
Accessory apartments tracked beginning in 2001

20 Year Average (1987 – 2006): 874 without acc apts.
904 with acc apts.
2007 Permits to October 31, 2007

Schedule 7 -Table 1

Potential Development Summary - Short, Medium and Long Term October 31, 2007

	<u>Singles</u>	<u>Semis</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Total</u>	<u># of Years Supply</u>
Short Term	1072	148	954	2090	4264	4.7
Registered Plans of Subdivision	1072	148	748	1090	3058	3.4
Infill Townhouse and Apartment Sites			206	1000	1206	1.3
Medium Term	724	32	572	1289	2617	2.9
Draft Plans of Subdivision						
Long Term	1573	248	1269	1065	4155	4.6
Preliminary Plans & Unofficial Proposals						
Overall Total	3369	428	2795	4444	11036	12.3
Total Draft and Registered Plans	1796	180	1320	2379	5675	6.3
Total Short and Medium Term	1796	180	1526	3379	6881	7.6
Previous DPP's						
Total Draft and Registered Plans						
DPP 2007	2145	266	1364	2511	6286	7
DPP 2006	2123	310	1441	2440	6320	7
DPP 2005	2227	430	1544	2344	6545	7.3
DPP 2004	2481	425	1348	2330	6584	7.3
DPP 2003	2958	515	1660	2463	7596	8.4
DPP 2002	2851	518	1213	2059	6641	7.4
DPP 2001	3230	372	1144	2151	6897	7.7

**Schedule 7 Table 2
Building Permits and Vacant Lots by Registered Plan of Subdivision**

Registration Date	Subdivision Name		Places to Grow*	Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
				Total Units	Permits 2007	Vacant Units	Total Units	Permits 2007	Vacant Units	Total Units	Permits 2007	Vacant Units	Total Units	Permits 2007	Vacant Units	Permits 2007	Vacant Units
1988	779	Old Stone Estates	Built	79		1									0	1	
1996	856	Pine Ridge Ph 1	Built	122		0			60		15				0	15	
1998	61M8	Paisley Village	Built	118		0	16	0	0	118	0	0	236	34	169	34	169
1998	61M13	Carrington Place	Built	58		0			24	13	0				13	0	
1998	61M18	Grangehill Ph 3	Built	151	2	4	70	0	8	151	0	0	50		0	2	12
1998	61M26	Paisley Village Ph 2	Built	222		0				129	0	129				0	129
2000	61M35	Westminster Woods Blks. 181 & 182	Built	20		5										0	5
2000	61M45	Pine Ridge East Ph 2	Built	43	1	0			42	0	0				1	0	
2000	61M48	Stephanie Drive	Built	41		0	60	2	2	21	0	0	80	0	80	2	82
2000	61M53	Elmira Road Extension	Built			0						347	0	347	0	347	
2000	61M54	Victoria Wood (Kortright 4)	Built	88		0			30	0	30				0	30	
2001	61M55	Gies (Kortright 4)	Built	157		1	4	0	0						0	1	
2001	61M65	Westminster Woods Ph 3	Green	37		0	22	0	0	71	0	0	100	0	100	0	100
2002	61M67	Southcreek Ph. 9A	Built	64	3	2									3	2	
2002	61M68	Chillico Heights	Built	198		0	38		2	36	0	36			0	38	
2002	61M69	Cedarvale-Schroder West	Built			0			91	0	7	99	0	99	0	106	
2002	61M70	Clairfields Ph 4	Built	125	4	6									4	6	
2003	61M82	Southcreek Ph 9B	Built	50		8									0	8	
2003	61M83	Westminster Woods Ph 4	Built	177		0	44		2	38	6	0			6	2	
2003	61M84	Chillico Woods	Built	96	4	8	16		0	58	10	14			14	22	
2003	61M88	Watson East Ph 1	Green	91	6	4									6	4	
2004	61M90	Northern Heights Ph 1	Green	145	3	4			12	0	0				3	4	
2004	61M91	Valleyhaven	Built	72		3									0	3	
2004	61M92	Watson Creek Ph 1	Green	30	1	0	32	0	0	8		0	12	0	12	1	12
2004	61M93	Grangehill Ph 6B	Built	15		0						84	84	0	84	0	
2004	61M99	Watson East Ph 2	Green	32	1	4	2	0	0						1	4	
2004	61M103	Bathgate Drive	Built	12	2	4									2	4	
2004	61M104	Southcreek Ph 9C	Built	54	3	1	10	0	0						3	1	
2004		VBA Ph 5	Built									405	0	280	0	280	
2005	61M107	Valleyhaven Ph 3	Built	66	7	16	22	4	0						11	16	
2005	61M108	Vic Gardens Ph 2A	Built	106	9	4									9	4	
2005	61M110	Pine Ridge East Ph 7	Built	8		0	30		2	72	8	56			8	58	
2005	61M111	Watson East Ph 3	Green	67	7	9			79	29	12				36	21	
2005	61M113	Pine Meadows Ph 6	Green	42	14	10									14	10	
2005	61M114	Arkell Springs Ph 1	Built	55	20	11	2	2	0						22	11	
2005	61M119	Vic Gardens Ph 2B	Built	46	7	2			49		0				7	2	
2005	61M122	Northern Heights Ph 2	Green	40	8	0	20	6	2	69		69			14	71	
2005	61M124	Fleming/ Pettitt	Built	55	19	13									19	13	
2006	61M125	Grangehill Ph 4A	Green	146	32	94	22	8	0	65	40	14			80	108	
2006	61M129	Watson Creek Ph 2	Green	70	28	37	34	14	16						42	53	
2006	61M130	Westminster Woods East Ph 2	Green	188	65	44			6		6				65	50	
2006	61M132	Watson East Ph 4	Green	65	24	41			34	12	22				36	63	
2006	61M133	Conservation Estates	Built	80	55	25			28		28				55	53	
2007	61M135	Dawn Avenue	Built	3	3	0								3	3	3	
2007	61M136	Joseph St.	Built	15	1	14									1	14	
2007	61M137	Victoriaview North	Green	160	64	96			55		55				64	151	
2007	61M139	Woodside Drive	Built	12	1	11									1	11	
2007	61M142	Watson East Ph 5	Green	35		35										35	
2007	61M143	Westminster Woods East Ph 3	Green	159		159			40	0	40			0	0	199	
Total				3715	394	676	444	36	34	1386	118	533	1413	118	1090	666	2333
Total Built Boundary				2408	141	139	312	8	16	947	37	315	1301	118	978	304	1448
Total Greenfield				1307	253	537	132	28	18	439	81	218	112	0	112	362	885

* Built = within the Built Boundary; Green = within the Greenfield area as defined by Places to Grow

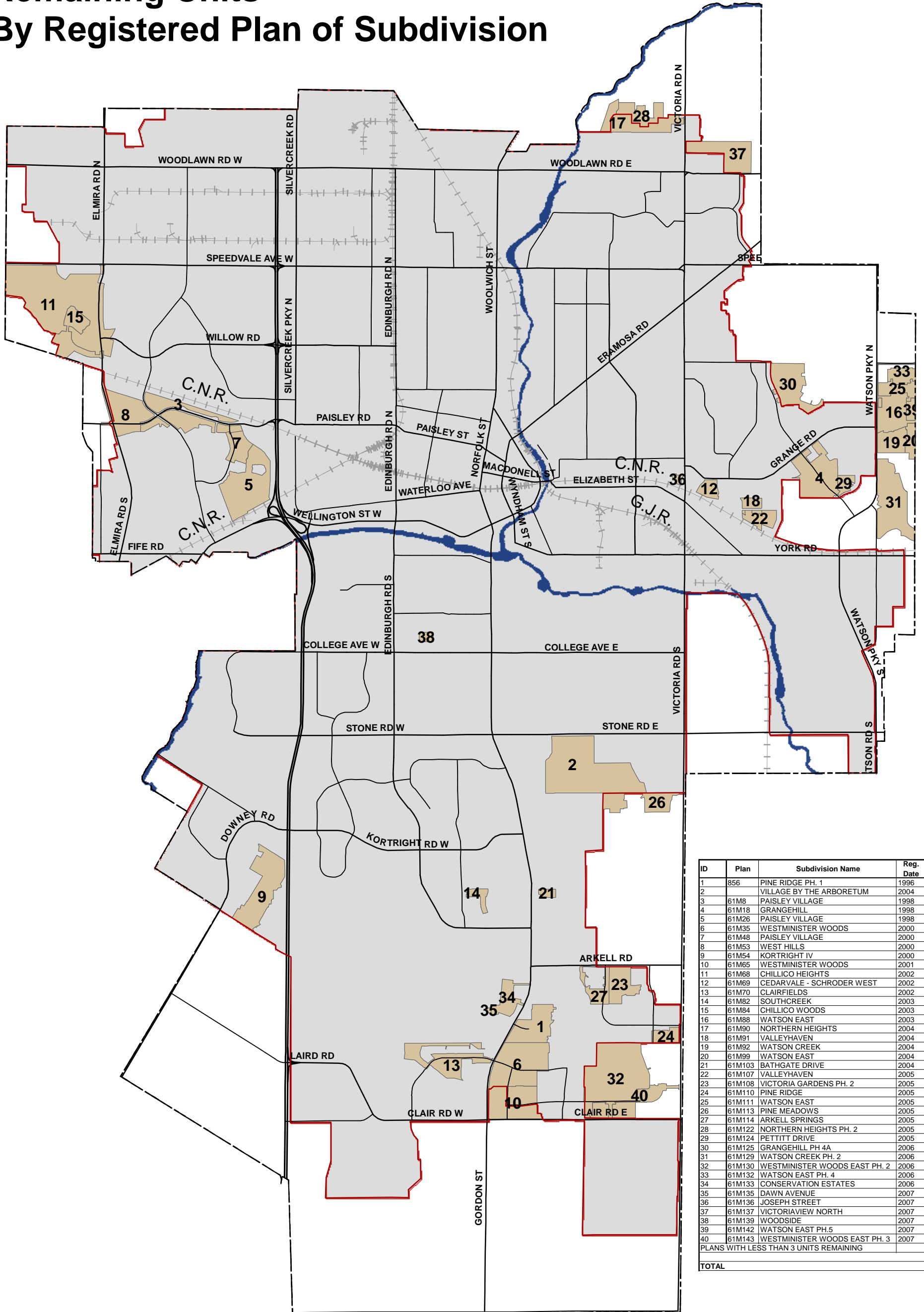
Source: Building Permit Summaries, Community Design and Development Services

% of Total within Built Boundary	45.65%	62.07%
% of Total within Greenfield	54.35%	37.93%

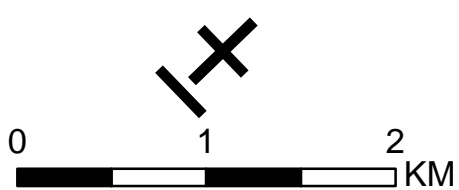
Schedule 7 - Map 1

Remaining Units

By Registered Plan of Subdivision



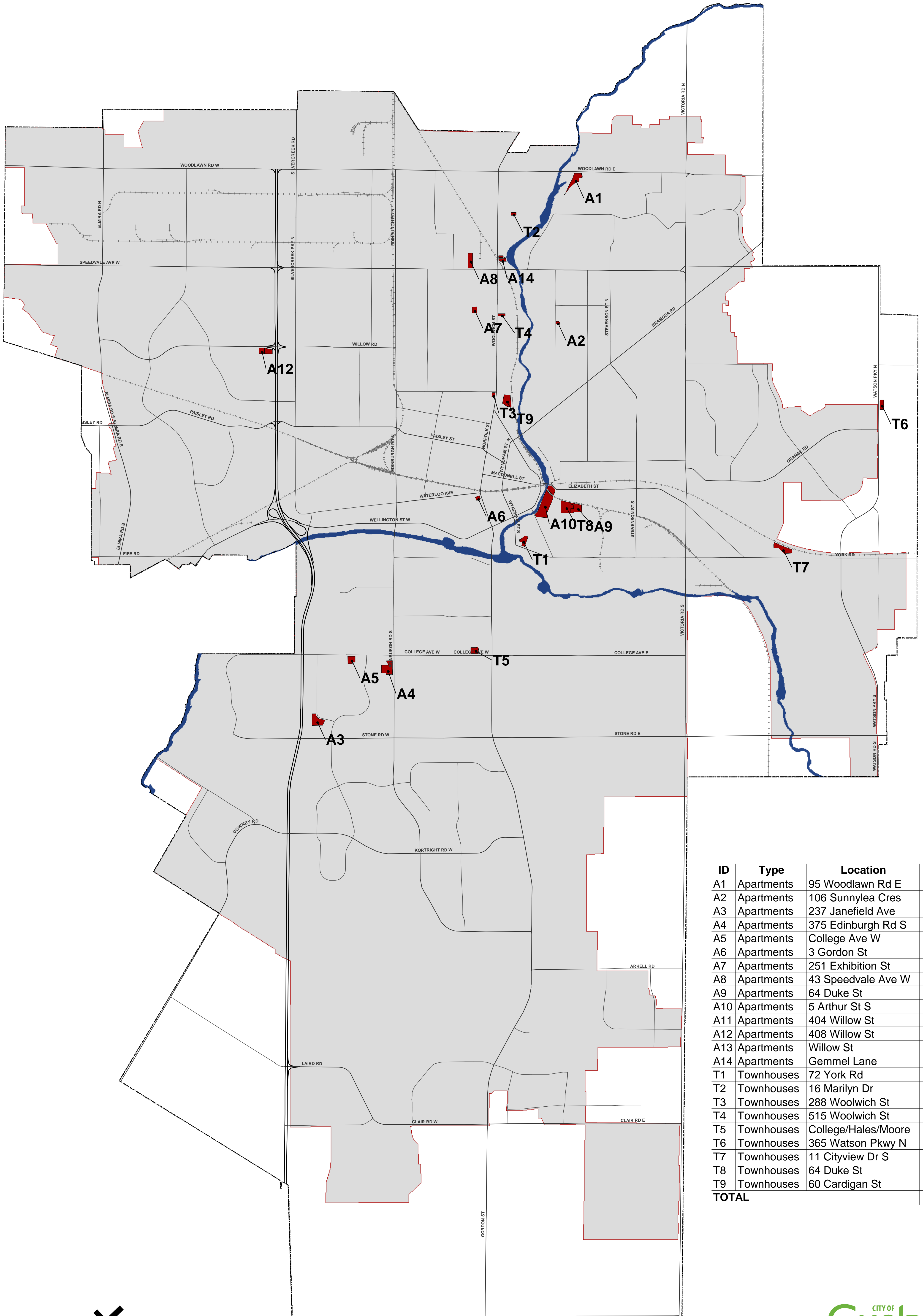
ID	Plan	Subdivision Name	Reg. Date	Units
1	856	PINE RIDGE PH. 1	1996	15
2		VILLAGE BY THE ARBORETUM	2004	280
3	61M8	PAISLEY VILLAGE	1998	169
4	61M18	GRANGHILL	1998	12
5	61M26	PAISLEY VILLAGE	1998	129
6	61M35	WESTMINISTER WOODS	2000	5
7	61M48	PAISLEY VILLAGE	2000	82
8	61M53	WEST HILLS	2000	347
9	61M54	KORTRIGHT IV	2000	30
10	61M65	WESTMINISTER WOODS	2001	100
11	61M68	CHILLICO HEIGHTS	2002	38
12	61M69	CEDARVALE - SCHRODER WEST	2002	106
13	61M70	CLAIRFIELDS	2002	6
14	61M82	SOUTHCREEK	2003	8
15	61M84	CHILLICO WOODS	2003	22
16	61M88	WATSON EAST	2003	4
17	61M90	NORTHERN HEIGHTS	2004	4
18	61M91	VALLEYHAVEN	2004	3
19	61M92	WATSON CREEK	2004	12
20	61M99	WATSON EAST	2004	4
21	61M103	BATHGATE DRIVE	2004	4
22	61M107	VALLEYHAVEN	2005	16
23	61M108	VICTORIA GARDENS PH. 2	2005	4
24	61M110	PINE RIDGE	2005	58
25	61M111	WATSON EAST	2005	21
26	61M113	PINE MEADOWS	2005	10
27	61M114	ARKELL SPRINGS	2005	11
28	61M122	NORTHERN HEIGHTS PH. 2	2005	71
29	61M124	PETTITT DRIVE	2005	13
30	61M125	GRANGHILL PH 4A	2006	108
31	61M129	WATSON CREEK PH. 2	2006	53
32	61M130	WESTMINISTER WOODS EAST PH. 2	2006	50
33	61M132	WATSON EAST PH. 4	2006	63
34	61M133	CONSERVATION ESTATES	2006	53
35	61M135	DAWN AVENUE	2007	3
36	61M136	JOSEPH STREET	2007	14
37	61M137	VICTORIAVIEW NORTH	2007	151
38	61M139	WOODSIDE	2007	11
39	61M142	WATSON EAST PH.5	2007	35
40	61M143	WESTMINISTER WOODS EAST PH. 3	2007	199
PLANS WITH LESS THAN 3 UNITS REMAINING				9
TOTAL				2333



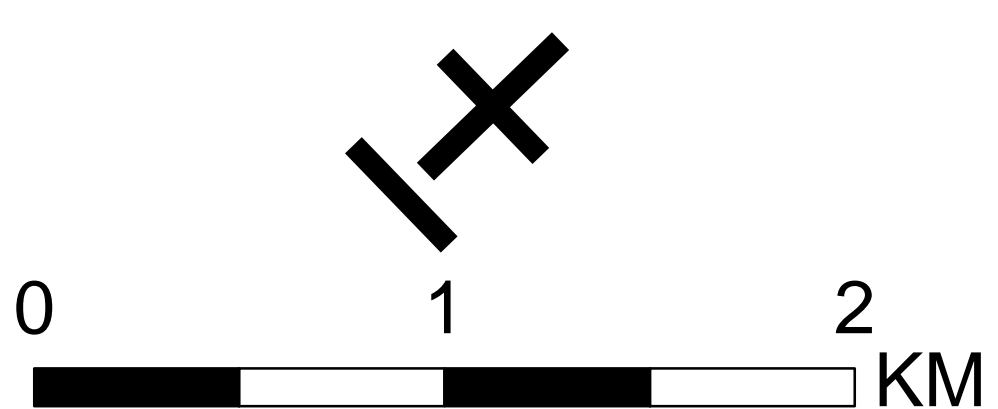
- Registered Plan
- City Boundary
- Built Boundary

Schedule 7 - Map 2

Infill Townhouse and Apartment Sites



ID	Type	Location	Units
A1	Apartments	95 Woodlawn Rd E	90
A2	Apartments	106 Sunnylea Cres	8
A3	Apartments	237 Janefield Ave	48
A4	Apartments	375 Edinburgh Rd S	62
A5	Apartments	College Ave W	42
A6	Apartments	3 Gordon St	70
A7	Apartments	251 Exhibition St	22
A8	Apartments	43 Speedvale Ave W	71
A9	Apartments	64 Duke St	88
A10	Apartments	5 Arthur St S	390
A11	Apartments	404 Willow St	24
A12	Apartments	408 Willow St	26
A13	Apartments	Willow St	10
A14	Apartments	Gemmel Lane	49
T1	Townhouses	72 York Rd	22
T2	Townhouses	16 Marilyn Dr	8
T3	Townhouses	288 Woolwich St	10
T4	Townhouses	515 Woolwich St	6
T5	Townhouses	College/Hales/Moore	40
T6	Townhouses	365 Watson Pkwy N	12
T7	Townhouses	11 Cityview Dr S	28
T8	Townhouses	64 Duke St	41
T9	Townhouses	60 Cardigan St	39
TOTAL			1206



- Infill Sites
- City Boundary
- Built Boundary

Schedule 8 2008 DPP Water/Wastewater Firm Capacity

Explanation: This table shows the determination of how many units can be serviced (line 4) after subtracting the actual daily flow used (line 2 a) and 2 b)) and the servicing commitments (line 3) from the total available firm capacity (line 1). Line 5 shows how many units are proposed to be registered in the 2008 Development Priorities Plan and line 6 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Firm Capacity	75,000 m ³ /day	64,000 m ³ /day
2 a)	Average Maximum Daily Flow (water)	64,361 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	51,229 m ³ /day
3	Servicing Commitments	5,263 m ³ /day (3,928 units)	5,454 m ³ /day (3,928 units)
4	Available Servicing Capacity to Register New Dwelling Units (Uncommitted Reserve Capacity)	4,012units	6,852 units
5	Units to be Registered in 2008 based on the proposed Development Priorities Plan	1,059 units	1,059 units
6	Capacity Available	YES (2,953 units)	YES (5,793 units)

Notes

1. **Total Available Firm Capacity:**

Water - the physical capacity of the constructed water infrastructure to deliver an annual daily flow of 75,000 m³/day of water supply.

Wastewater - the physical capacity of the constructed wastewater infrastructure to deliver an annual daily flow of 64,000 m³/day of wastewater treatment

2. a) **Maximum Daily Flow (water)** is the actual maximum daily flow based on the past three year average.

2. b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.

3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The figure for servicing commitment for wastewater treatment also includes a total of 1260 m³/day committed to the Village of Rockwood.

Schedule 8 2008 DPP Water/Wastewater Planning Capacity

Explanation: This table shows the determination of how many units can be serviced (line 5) after subtracting the actual daily flow used (line 2 a) and 2 b)), the servicing commitments (line 3) and the draft plan approval commitments (line 4) from the total available planning capacity (line 1). Line 6 how many units are proposed to be draft plan approved in the 2008 Development Priorities Plan and line 7 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Planning Capacity	83,100 m ³ /day	73,300 m ³ /day
2 a)	Average Maximum Daily Flow (water)	64,361 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	51,229 m ³ /day
3	Servicing Commitments	5,263 m ³ /day (3,928 units)	5,454 m ³ /day (3,928 units)
4	Draft Approval Commitments	3,881 m ³ /day (2,896 units)	3,093 m ³ /day (2,896 units)
5	Available Servicing Capacity for New Draft Plan Approved Units (Uncommitted Reserve Capacity)	7,161 units	12,666 units
6	Units to be Draft Plan approved in 2008 based on the proposed Development Priorities Plan	1,119 units	1,119 units
7	Capacity Available	YES (6,042 units)	YES (11,547 units)

Notes

1. **Planning Capacity:**

Water - includes the sum of the existing physical capacity of constructed water infrastructure plus additional water pumping certificates of approval, some of which are not currently available. Additional water supply capacity from the approved Arkell Springs Supply EA has been factored in the Planning Capacity shown on this chart.

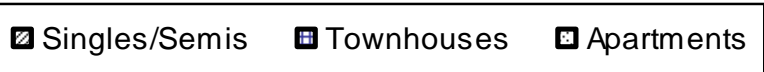
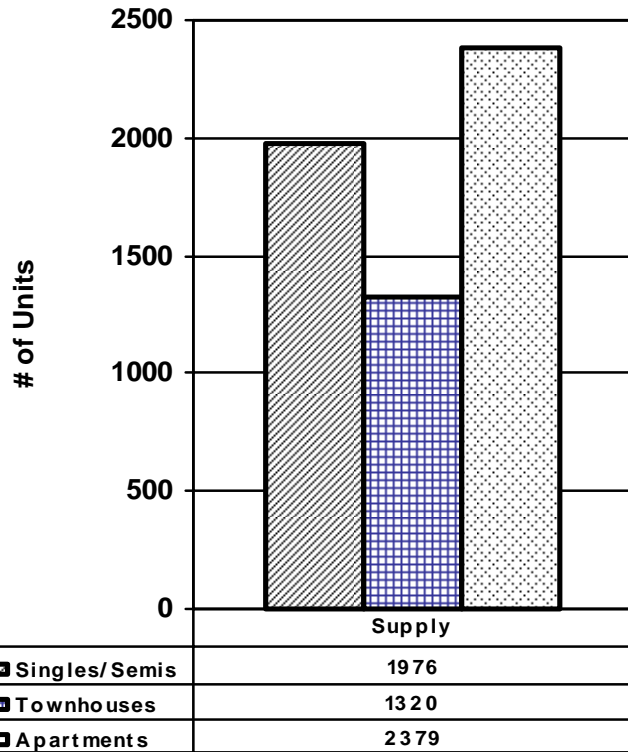
Wastewater - based upon the approved assimilative capacity of the Speed River. Plant expansion to provide an additional 9,000 m³/day of treatment capacity in order to reach the approved assimilative capacity is planned for 2008.

2. a) **Maximum Daily Flow (water)** is the actual maximum daily flow based on the past three year average.
2. b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.
3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The City provides servicing commitment at the time of lot/block registration in keeping with the agreement with the MOE. The figure for servicing commitment for wastewater treatment also includes a total of 1260 m³/day committed to the Village of Rockwood.

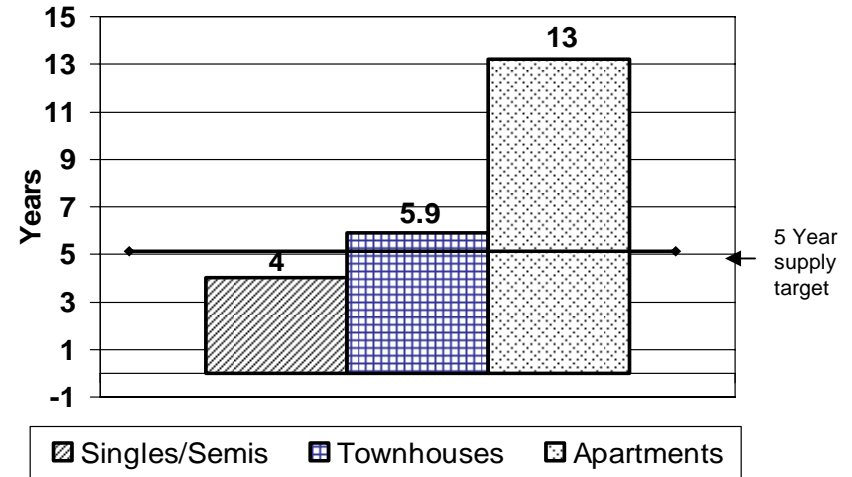
Schedule 9 Total Draft and Registered Plan Analysis

Total Supply 2007

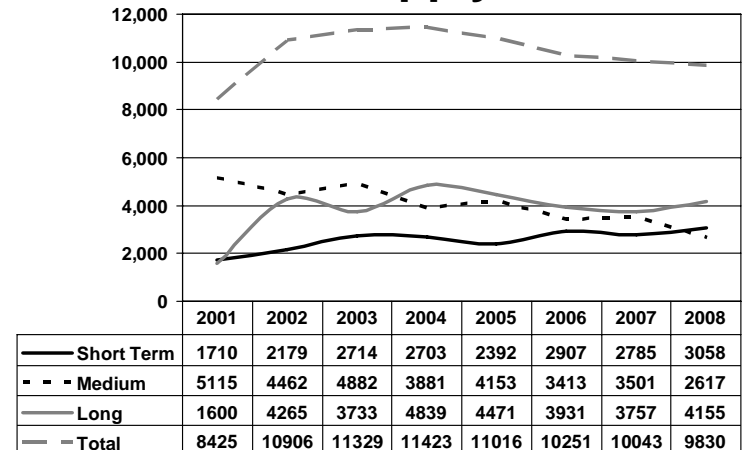
Draft Approved and Registered



Supply (Years)



DPP Overall Supply 2001-2008



Note: Population projections anticipate 900 units per year take up – 495 singles/semis, 225 townhouses, 180 apartments

SCHEDULE 10

Responses to the Draft 2008 Development Priorities Plan



1700 Langstaff Road, Suite 2003, Concord, Ontario L4K 3S3

COMMUNITY DESIGN
DEVELOPMENT SERVICES
Tel: (905) 669-5571
Fax: (905) 669-2134

OCT 30 2007

October 22, 2007

City of Guelph
Community Design and Development Services
59 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Ms. Melissa Castellan, MCIP, RPP, Senior Development Planner

Dear Ms. Castellan

Re: 2008 DEVELOPMENT PRIORITIES PLAN

Further to your letter of October 17, 2007 we have the following comments.

- Page 6 shows Draft Plan Approval for Grangehill Phase 7 in 2008 and expected development post 2009.

We agree with the draft approval timing of 2008, however we request that 50% of the units be allocated for development in 2009.

We would appreciate your confirmation of this request, and thank you for your cooperation.

Yours truly,

Robert L. Hooshley, P.Eng.,
Vice-President

RLH:st

File:Guelph/ph7/DP.

c: John Cox, J.L. Cox Planning Consultings Inc Fax: (519) 837-1701



BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

TEL: (519) 822-4031
FAX: (519) 822-1220

October 16, 2007

Project: 01-3367

Mr. Al Hearne
Senior Development Planner
Community Design and Development Services
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

OCT 16 2007

Dear Mr. Hearne:

**Re: Revision to Apartment Units within the
Proposed Official Plan Amendment, Zoning Amendment,
Draft Plan of Subdivision and Common Element Condominium
Part of the Northeast Half of Lot 5, Concession 8 (Formerly Puslinch Twp.)
1159 Victoria Road South (Victoria Park West Golf Course)
Owner: Diodoro Investments Limited (Ted De Corso)**

Further to my letter of July 25, 2007, the owner has been in discussion with a number of builders regarding the development of this site. You will recall that the apartment buildings proposed for this site were to be 3 storeys in height and contain 19 units per building. It has now been decided that a 4-storey building is more appropriate as there will be a need to provide elevators within these buildings and at 3 storeys in height, this becomes a less viable project.

Attached is a revised plan that now shows each apartment building containing 26 units. Although the footprints remain the same with some additional surface parking, we have chosen to modify the plan so that the accompanying "Relevant Information" chart on the face of the plan accurately reflects the unit breakdown.

The project will now contain a total of 210 units with approximately 61% of these units being townhouses or apartment dwellings.

Should you have any questions, please do not hesitate to call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.

Attachment

Copy: Mr. Ted De Corso, Diodoro Investments Limited

Melissa Castellan

From: peter linke [almondale@rogers.com]
Sent: Tuesday, October 23, 2007 1:59 PM
To: Melissa Castellan
Subject: Fw: Draft DPP 23T-04501

----- Original Message -----

From: peter linke
To: melissa.castellan@guelph.ca
Sent: Tuesday, October 23, 2007 1:21 PM
Subject: Fw: Draft DPP 23T-04501

----- Original Message -----

From: peter linke
To: melissa.castellan@guelph.ca
Sent: Tuesday, October 23, 2007 11:20 AM
Subject: Draft DPP 23T-04501

Hi Melissa.

Re: 340 Eastview Road Morning Crest Subdivision

We responded to the draft DPP yesterday by phone call to you and you agreed with us on the following:

- 1) Subdivision referred to as Morning Crest Phase 1, Morning Crest Phase 2 as will be shown on the subdivision sign
- 2) In Schedule 3, "Draft Plan Approval Activity", the error regarding numbers will be corrected. There will be 94 Semi-Detached, 25 Townhouses, Total 352.

Any questions or further discussion, please call or email.

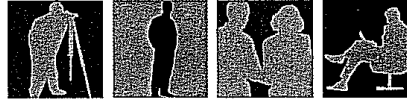
Thanks again.

Regards.

Peter



Gamsby and Mannerow
ENGINEERS



October 25, 2007
Our File: S-284

City of Guelph
Community Design and Development Services
Planning and Development Services
59 Carden Street
Guelph, ON N1H 3A1

Attention: Mr. Scott Hannah
Manager of Development Planning

Re: 2008 Development Priorities Plan
Bird Property
1897 Gordon Street

Dear Mr. Hannah:

Because it is likely that this development will include a plus 5-storey building, it will be necessary to put in a water booster station. Therefore, following our review of the draft schedules and mapping for the 2008 Development Priorities Plan, we kindly request that the servicing comments for the Bird Property (City of Guelph Zone change ZC0306) be revised to state the "Development of a portion of the lands will require the construction of either a new water pressure zone or a water booster station." This revision will provide flexibility in the type of development proposed for the site and the engineering servicing design.

We trust this is the information you require at this time. If you have any questions or require additional information, please do not hesitate to call.

Yours truly,

GAMSBY AND MANNEROW LIMITED

Per:

Christopher R. Sims, P.Eng.

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

OCT 26 2007

AK/

cc: Mr. Tom Krizsan, Thomasfield Homes Limited
Ms. Astrid J. Clos, Planning Consultant
Ms. Melissa Castellan, City of Guelph

Z:\S-JOBS\S0284\Documents\Correspondence\S284 Letter_City_2007-10-25.doc

people engineering environments

Gamsby and Mannerow Limited • Guelph, Kitchener, Listowel, Owen Sound

255 Woodlawn Road W., Suite 210, Guelph, ON N1H 8J1 519-824-8150 fax 519-824-8089 www.gamsby.com

Melissa Castellan

From: Astrid Clos [astrid.clos@ajcplanning.ca]
Sent: Friday, November 02, 2007 10:23 AM
To: Scott Hannah; Melissa Castellan
Cc: 'Jim Horton'
Subject: DPP - Southgate Business Park - Schedule 4

From: Jim Horton [mailto:jameshorton@rogers.com]
Sent: Friday, November 02, 2007 10:08 AM
To: Rajan.Phillips@guelph.ca; Geoffrey.Keyworth@guelph.ca
Cc: 'Astrid Clos'
Subject: Schedule 4

Rajan:

Further to our discussion yesterday, the comment in Schedule 4 regarding the Southgate Business Park (23T-0653) should read:

"Development will be dependant on MTO approval for improvements to Maltby Road and the Hanlon Expressway intersection, including upgrading of Maltby from its intersection with Southgate easterly to the Hanlon"

Thanks

Jim Horton

wci

SCHEDULE 11 – Staff Response

Grangehill Phase 7 - 23T-07501

Metrus Development Limited has requested that this phase be identified for consideration of Draft Plan approval in 2008 and registration in part in 2009.

The draft of the DPP circulated for comment in the fall of 2007 included the request for consideration of Draft approval in 2008 but identified registration of the plan “Post 2009”. Subsequently staff has altered the final DPP to remove consideration of Draft Plan approval until 2009 while maintaining that registration of the plan in whole or in part will not occur until “Post 2009”. Several issues have influenced the staff recommendation including the expectation that changes are needed to the plan to meet the Places to Grow density requirements and further public review will be necessary. This will likely delay consideration of the plan until 2009. Further, this plan is considered to be Greenfield development and the City needs to take a more conservative approach to the approval of Greenfield developments in order to ensure that it meets its intensification targets.

Staff has advised the representatives of this development of this position and the change from the Draft to the Final version of the DPP.

Victoria Park West Golf Course (23CDM05506)

Nancy Shoemaker on behalf of the applicant requested revisions to the unit counts anticipated, based on changes to the apartment building format.

Staff have made the changes requested and would advise that modifications to this development are ongoing.

Morning Crest Subdivision/Almondale Homes – 23T04501

Peter Linke on behalf of the Morning Crest subdivision (340 Eastview Road) indicated some minor oversights in the unit counts for phase 2 of this development. The correct unit counts are now identified in the DPP.

1897 Gordon Street (ZC0306 Krizsan-Bird)

Gamsby and Mannerow requested that the servicing comments for the Bird Property include the need for either a new water pressure zone or water booster station to reflect changes expected to this development to increase the density.

Staff has made the changes requested.

Southgate Business Park (23T-06503)

Astrid Clos on behalf of the owners of the proposal has requested changes to the timing comments to reflect certain road improvements.

Staff has made the changes requested.