

DEVELOPMENT PRIORITIES PLAN 2011



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1 INTRODUCTION

The Development Priorities Plan (DPP) is prepared annually by Planning, Engineering and Environmental Services with the assistance of the Finance Department. The first annual DPP was prepared in 2001 as a recommendation from a study of the Development Services function of the City undertaken by Arthur Anderson in 1999.

The DPP is intended to manage the rate and timing of development in the City. The DPP provides a multi-year forecast of development activity as measured by the anticipated registration of draft plans of subdivision. The DPP has evolved over time and is now also used to track available residential infill opportunities and the number of potential new units created by zone changes and condominiums outside of plans of subdivision. The preparation and approval of the DPP is in keeping with one of the goals of the 'City of Guelph Strategic Plan 07 and beyond – The city that makes a difference' being "An attractive, well-functioning and sustainable city". Through the recommendations in the DPP, City Council establishes priorities for the planning and development of future growth areas.

Other objectives of the Plan, as amended in July 2007, include:

1. To manage the rate and timing of development in the City through a multi-year forecast of development activity as measured by the anticipated registration of draft plans of subdivision.
2. To outline the municipal intentions with respect to the review, processing and servicing of plans of subdivision (residential and industrial).
3. To provide a tool to assist with integrating the financial planning of growth related capital costs (10-Year Capital Budget Forecast) with land use planning and the timing of development in new growth areas.
4. To address how growth will proceed over the long term in conjunction with the long term fiscal growth model and to maintain control over the City's exposure to the underlying costs of growth¹.
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.

¹ Finance staff are in the process of developing a Long Term Financial Plan expected to feed into a new and more comprehensive Fiscal Growth Model than the model referred to in 2007.

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 2011 DPP, City Council will set a limit for the creation of potential dwelling units from Registered Plans from October 31, 2010 to October 31, 2011 (see **Schedule 2**). Staff will manage the registration of the various subdivisions identified for 2011 within 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 2011 (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 2011.

The sections that follow explain the criteria used by Staff for determining the priority of subdivisions and provide an explanation for the DPP schedules. This document also outlines the flexibility clause and the process to advance the registration of a subdivision (or a particular phase) into the current year.

2 CRITERIA FOR DETERMINING THE PRIORITY OF SUBDIVISIONS

The DPP annually approves the subdivisions (or phases), already Draft Approved, that may be registered. The plan also identifies the preliminary plans of subdivision that staff intend to present to City Council for consideration of Draft Plan Approval in the short term. A number of factors have been considered in determining the priority for Registration and Draft Plan approval.

The factors influencing the support for a Registration include:

- Location of plan within the ‘Built Boundary’ or ‘Greenfield’ areas of the City as per the Growth Plan for the Greater Golden Horseshoe;
- Any required Capital works have been approved in the 10 year Capital Forecast;
- Appropriate Phasing Conditions have been fulfilled (e.g. approval of an EA);
- Proximity of servicing (e.g. end of pipe versus need for a service extension);

- Servicing capacity (water and waste water);
- The realization of the goals, objectives and policies of the Official Plan (e.g. design, layout etc.);
- The objective of balanced community growth in all three geographic areas (NW, NE and South);
- The provision of Community benefits (e.g. the addition of parks and school sites);
- Commitment by the Developer (e.g. signing of Engineering Services agreement, posting of Letters of Credit);
- Status and complexity of Draft Plan conditions and timing to fulfill (e.g. need for Environment Implementation Report);
- The variety and mix of housing units being provided;
- Consideration of the City's Growth Management objectives (an average annual growth rate of 1.5 %) and Population Projections; and
- Review of Staff resources.

The factors influencing the consideration of Draft Plan approval are:

- Conformity of the plan to the density targets of the Growth Plan for the Greater Golden Horseshoe;
- The status of relevant Community, Secondary Plans or Watershed Studies;
- Conformity with the Official Plan and any applicable Secondary or Community Plan;
- Community Energy Initiative considerations;
- The need for growth to maintain a minimum 3-year supply of dwelling units in Draft Approved and Registered Plans;
- The need and status of required Capital works in the 10 year Capital Forecast;
- Servicing capacity (water and waste water);
- Council's approved "Phasing Policy for New Large-Scale Residential Plans of Subdivision";
- 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 2011 – Post 2012 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”). In 2008, new population projections were approved as part of the Growth Management Strategy which project a population of 175,000 in 2031 and a 1.5% growth rate til 2031. The Growth Management Strategy projected approximately 1000 new dwelling units per year until 2011, then approximately 1100 new units per year til 2031.

The Schedules are described in detail below:

Schedule 1: Development Activity between October 31, 2009 and October 31, 2010.

This Schedule contains four parts. Part A reports on subdivisions that were registered in the period October 31, 2009 to October 31, 2010. Part B shows approved zone changes and condominiums approved outside of plans of subdivision that are greater than 10 units in size. Both of these tables also identify whether developments were in the Built Boundary or Greenfield area.

Part C of **Schedule 1** also compares the potential dwelling unit totals against the approved DPP registration target for the same time period (in this case the 2010 DPP). Part D is a graphical comparison of the figures in Part C. When a plan of subdivision is registered, the number of potential dwelling units created by the registration of the plan is added to the short-term supply of dwelling units (see **Schedule 7**).

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

The plans that were registered between October 31, 2009 and October 31, 2010 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.

Schedule 1 shows that 5 plans of subdivision (or phases of plans) achieved registration in 2010 or executed a subdivision agreement, including one subdivision (Pergola) comprised entirely of commercial lands. These plans provide a total of 554 potential dwelling units; 19% of the units are detached and 81% are multi-residential units. In total, 84% of the residential registration activity occurred in the Northeast and 16% in the Northwest area of the City. Through Council’s approval of the 2010 DPP, a total

of 858 potential units could have been registered in 2010. On average, 866 units have been registered each year since the inception of the DPP in 2001.

Schedule 2: Summary of 2011 – Post 2012 Proposed Staging, Dwelling Unit Targets.

This Schedule summarizes the staging of development for plans of subdivision for the years 2011, 2012 and post 2012. 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, 2010.

The portion of the table entitled “2011 Proposed Registrations” is the recommended dwelling unit limit that City Staff are recommending City Council to approve for the year 2011. The recommendation for the 2011 DPP is a total of 1056 potential units in 12 plans of subdivision (or phases); two plans included are for industrial subdivisions located in the south end of the City (23T-06503 Southgate and 23T-03501 Hanlon Creek Business Park). In total 129 of the potential residential units would be registered within the Built Boundary and 927 units would be in Greenfield areas.

The portion of the table entitled “2012 Anticipated Registrations” is a summary of the likely registration activity in the year 2012, 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 2012 because the DPP is approved on an annual basis and provides a Council commitment for the next year only** (in this case 2011). It is however, staff’s best estimate of the plans that could be registered during 2012. **Schedule 2** shows that currently 725 potential units are anticipated to be registered in 2012.

The final portion of the table entitled “Post 2012 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 3629 potential units in proposed plans of subdivision that are projected to be registered post 2012.

Schedule 3: Draft Plan Approval Activity

This schedule provides information on current and future Draft Plan approval (DPA) activity in the City. **The table entitled “Plans Anticipated to be considered for Draft Plan Approval in 2011” highlights the draft plans (or phases) that staff expect will be ready to be considered by Council during 2011.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2011 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 2011. Five (5) residential plans of subdivision are proposed in this table with a total of 1326 potential units.

Table B, titled “Actual and Approved Draft Plans by Year” shows the total number of units in plans of subdivision (or phases) that actually received Draft Plan approval by Council compared to what was approved in that year’s DPP. In the 2010 DPP, 604 units in three Draft Plans of Subdivision were included to be considered for Draft Plan Approval, but as of October 31st, 2010, none of these plans had been to Council for approval yet. These units were carried forward into the 2011 DPP together with an additional unit allocation for 2011.

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 is 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 5: Building Permits for New Residential Units

This table shows building permit activity for the last two years. The data for 2010 is reported until October 31st. As of October 31, 2010, 834 permits have been issued within the entire City. It is anticipated that at year end there will be approximately 1100 permits for new dwelling units. The bottom of this schedule tracks the percentage of units built in the Greenfield and Built Boundary areas of the City over the past three years. By the end of October in 2010, approximately 24% of permits were in the Built Boundary and 76% in the Greenfield area of the City. The four year average of permits issued from 2007-2010 shows that approximately 36% of units were built within the Built Boundary and 64% were in the Greenfield areas of the City.

Schedule 6: Residential Construction Activity

This chart shows residential construction activity in the City of Guelph over the last 20 years (1990-2010). **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.

In 2008, new projections were approved as part of Guelph's Growth Management Strategy and a new background study for the Development Charges review. These projections use a constant growth rate of 1.5% per annum to a population of 175,000 by 2031 and approximately 1000 new dwelling units per year until 2011, then approximately 1100 units until 2031.

The building permit activity for the first 10 months of 2010 (834 units) and a projected year end total of approximately 1100 units (including accessory apartments) for the entire City is slightly above average and matches the projections stated above.

The twenty (20) year average (1990-2009) for building permit activity is 857 units per year (not including accessory apartments) or 901 units per year (including accessory apartments).

The ten (10) year average (2000-2009) is 966 units per year (not including accessory apartments) or 1043 units per year (including accessory apartments).

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, 2010, the City has approximately 5472 potential dwelling units in these draft approved and registered plans representing approximately a 5.0 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 are located outside of registered plans. These infill sites have been divided into the short and medium term supply based on whether constraints such as being identified as a potential brownfield site or if the site is currently has a building on it that is being used.

For the short term supply, these infill sites could provide an additional 1315 residential units or additional 1.2 years of supply, bringing the total short term supply to 3.7 years. In the medium term, there are an additional 806 potential infill units or 0.7 additional years of supply.

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. This table is divided into subdivisions 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 2010, approximately 7% of the building permits from new subdivisions were issued within the Built Boundary. However, approximately 51% of the unconstructed (vacant) 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. Sites that are zoned and vacant are considered to be part of the short term supply of unconstructed units. Sites that have significant constraints including an identified brownfield or a site that currently has a building that is in use have been identified on this map. These sites with significant constraints are included in the medium-term supply to reflect the likelihood that they will not be developed in the short term due to the added costs and complexity of development on such sites.

Schedule 8: Update on Water and Waste Water Flows

The tables in **Schedule 8** provide the latest information on Water and Wastewater capacity. The tables are updated and included in the Development Priorities Plan on an annual basis. On an individual draft plan of subdivision application basis, staff will continue to confirm that the subdivision application is consistent with the approved Development Priorities Plan and therefore, the subdivision application would fall within the water and wastewater capacity criteria shown on the tables included in the approved Development Priorities Plan for the current year.

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). Over the past five years, conservation, efficiency and reduced sewer inflow/infiltration have

allowed development to occur without significantly increasing annual water supply or wastewater treatment flows.

With respect to wastewater treatment, the City must ensure that the planning commitment for capacity does not exceed the assimilative capacity of the Speed River. Environmental Services has prepared a 50 year Wastewater Treatment Master Plan which provides direction for wastewater treatment infrastructure planning, investment and implementation to the year 2054 and has updated the 1998 Class Environmental Assessment to confirm the ability of the Speed River to receive a 9,000 m³/day expansion in flow from the existing wastewater treatment plant.

The City currently has an agreement with Guelph Eramosa Township to treat wastewater from the Village of Rockwood. In 2010, Council approved a staff recommendation to increase the quantity of wastewater treatment allocation for Rockwood to 1 700 cubic metres per day and staff has been working with Township staff to finalize an agreement to confirm the increased allocation. The servicing commitment in the **Schedule 8** table includes an allocation of 1710 cubic metres per day to the Village of Rockwood.

The City must ensure that the long-range water supply commitments to draft plans are below the rated capacity. In 2006, Environmental Services completed and Council approved the Water Supply Master Plan in principle to the year 2010. The goal of the Water Supply Master Plan is the provision of an adequate and sustainable supply of water to meet the current and future needs of all customers. In September, 2006, the City received approval from the MOE of an Environmental Assessment (EA) to increase the water taking at the Arkell Spring Grounds by approximately 9 200 cubic metres per day. With the EA approval, it is expected that a portion of this increased water supply capacity will be commissioned during 2011. The EA also recommends implementation of conservation and efficiency strategies to ensure the best use of the City's existing water resources.

The **Schedule 8** table includes additional water supply capacity from the approved Arkell Springs Supply EA in the Planning Capacity chart. The total available Water Firm Capacity shown on the **Schedule 8** table has been re-rated for 2011 based on recent and ongoing changes to several of the City's water supply sources. Water supply investigations in the Southwest Quadrant of the City have identified lower aquifer water levels that result in less available capacity from some wells in the area. Climatic conditions, well interference and water quality influences are impacting upon the yield of the existing municipal water supply.

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 3,940 units of residential development, which equates to 5.8 years of growth based on the population projections. For water, the data indicates a current capacity to register an additional 2,399 dwelling units, which equates to a 2.4 year supply. In

addition, long range forecasting shows the City has sewage treatment capacity for approximately 11 620 additional residential units and water capacity for 8,543 units.

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. The first table shows the total supply by unit type. The second table shows how the overall supply has changed since the first DPP in 2001.

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).
3. Future (Unofficial Proposals have been received by City Staff, but no formal application has been made).

No development will be identified in the DPP until, at least, an Unofficial Proposal has been filed with the City.

RESIDENTIAL

The number of potential dwelling units from the residential portion of a subdivision, yet to be registered, is presented in four columns:

- D** = detached dwellings
- SD** = semi-detached dwellings
- TH** = townhouse dwellings*
- APT** = apartment dwellings*

* The dwelling unit numbers for Townhouse and Apartment dwellings is based on the maximum densities permitted by the Zoning By-law. The actual number of dwelling units eventually built on individual properties may be less than the maximum densities allowed.

COMM, IND, INST,

The land area (in hectares) within plans of subdivision zoned or proposed for Commercial (COMM), Industrial (IND) and Institutional (INST) land uses.

PARK

This column includes the land area (in hectares) within plans of subdivision that is zoned for Parkland or is proposed to be dedicated to the City for Parkland. The phrase “Cash-in-lieu” is listed for those plans of subdivision where the City expects to receive a cash payment in lieu of a land dedication for parkland purposes.

DRAFT PLAN APPROVAL DATE

For “Draft Approved” plans, the date listed is the actual date of Draft Plan approval. For “Preliminary” and “Future Plans” the date listed staff’s expectation of when that the plan of Subdivision may be presented to Council for consideration of Draft Plan approval. **This year is not a commitment by Staff nor does it guarantee that City Council will support the plan in whole or in part. The year provided is an estimate by staff of when the subdivision will be ready to be reviewed by City Council after considering the factors influencing the consideration of Draft Plan approval. Schedule 3 provides a summary of the Draft Plans (or phases) that are anticipated to be considered for draft plan approval in 2010.**

EXPECTED REVENUE (DC’S)

This column lists the expected revenue to the City via Development Charges (DCs) to fully construct the residential component of the given plan of subdivision. Development charges are based on 2009 rates which are valid until March 1, 2010.

EXPECTED DEVELOPMENT

This column identifies the priority for registration given to the plan of subdivision or phases of the plan. The year in which the plan of subdivision (or phase) is likely to be registered and the potential number of dwelling units are shown. The individual plan will either be identified as 2010, 2011 or Post 2011. The information from this column is used to create the Summary Table in **Schedule 2**. The timing and phasing is also consistent with the map provided at the end of **Schedule 4**.

The expected development is reviewed on an annual basis and adjusted accordingly.

5 FLEXIBILITY

Subdivisions that are scheduled and approved to be registered in 2011 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 2011 to be advanced. City Staff have the authority to move the registration of developments ahead (e.g. from 2012 to 2011) 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 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 Planning, Engineering and Environmental Services Committee of Council.

City staff meets regularly with the Guelph and Wellington 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.

6 SUMMARY OF DEVELOPMENT ACTIVITY IN 2010

Permit Activity

Building permit activity improved in 2010 over 2009. As of the end of October 2010 a total of 764 permits (not including accessory apartments) have been issued for new dwelling units, which is higher than last year (see **Schedule 5**). By year end, a total of approximately 1000 building permits for dwelling units (not including accessory apartments) should be reached, meeting our current target of 1000 units per year.

As well, the average permit activity from 2001 to 2009 for the entire City is 966 units per year (not including accessory apartments) which is very close to meeting the current population projection of 1000 new dwelling units per year.

The increase in permit activity in 2010 over 2009 is consistent with the economic improvements seen in Guelph and other area municipalities while the more significant decline in 2009 reflected the economic slowdown and higher unemployment and uncertainty.

Over the past few years, permit activity has continued to see a balanced supply of a full range of housing forms including townhouses and apartments. The City's Growth Management Strategy encourages an increase in the percentage of new dwelling units that are multiple residential forms (includes townhouses, apartments and accessory apartments). To the end of October, 2010, 58% of new residential building permits were issued for townhouses, apartments and accessory apartments (See **Schedule 5**). Larger projects in 2010 include apartments in the Westminster Woods Subdivision and apartments being created at 135 Oxford Street.

Subdivision Registration

Registration activity was somewhat lower than anticipated in the 2010 DPP. In total, three (3) plans achieved registration and two (2) plans signed subdivision agreements allowing the commencement of servicing (see **Schedule 1**). These five plans of subdivision that were registered in 2010 will result in the potential creation of 544 dwelling units. This overall figure is less than the 858 dwelling units that were supported for registration by City Council (see **Schedule 1**). Registration activity in the south end consisted of a commercial phase of subdivision (Pergola). Registration activity in the east end of the City consisted of the final residential phase of Watson Creek with a total of 206 residential units and signed agreements for a phase of Victoria North containing 44 units and Almondale Phase 2A which contains the potential for 209 residential units. In the west end of Guelph a phase of Mitchell Farm was registered containing 85 potential units.

Approval of Draft Plans of Subdivision

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 the 2010 DPP, 604 units were proposed for Draft Plan Approval, in three phases of Plans of Subdivision. However, none of these plans were ready for Draft Approval by Council prior to October 31st, 2010, so they will be brought forward into the 2011 DPP for consideration.

Zoning By-law Amendments and Condominium Approvals

Since the 2009 DPP, staff have monitored other development applications that add to our dwelling unit supply, including Zoning By-law amendments and Plans of Condominium

outside of Plans of Subdivision. The DPP now includes all applications that create more than 10 residential units. Approvals of these applications by year are shown in **Schedule 1 Part B**. By the end of October 2010, 624 new potential residential units were created via five zone changes. The OMB resolution of the LaFarge development on Silvercreek Parkway resulted in the zoning approval of 350 apartment units. Further zone changes within the built boundary in the south end of the city resulted in 42 townhouse and 231 apartment units, including two apartment developments at 1291 and 1440-1448 Gordon Street.

7 FORECAST OF SUBDIVISION AND PERMIT ACTIVITY FOR 2011

Building permit activity in the residential sector has improved in 2010 over 2009 levels. Like other Ontario cities, Guelph has generally 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%). However, in 2007, building permits increased by 8% to 945 permits and they increased again in 2008 by almost 10% to 1044.

In Guelph, the permit activity for 2010 was forecast to be slightly higher than the activity experienced in 2009. Early in 2010, Canadian Mortgage and Housing Corporation (CMHC) forecast that in 2010 building permits would increase in Guelph by 16% anticipated improvements to the local economy. As shown in **Schedule 5**, building permits have improved in 2010 over 2009 levels. By October 31st, 2010, 831 permits had been issued compared to 581 at the same time in 2009 (including accessory apartments).

The range and expected number of new permits is close to average and remains consistent with City population projections and the City's objective to provide a variety of housing options to meet the diverse housing needs within the community.

For 2011, the Canadian Mortgage and Housing Corporation (CMHC) expects housing starts to drop up to fifteen percent in 2011 due to a combination of factors including a higher new home prices, more choice in the resale market and slightly lower demand. However, over the next few years, housing starts are expected to increase with an improved economy and stronger migration and become more in line with expected population growth forecasts. In terms of unit types, construction will continue to shift away from single detached homes to more high density forms, which is in keeping with the City's approved Growth Management Strategy.

Interest in obtaining draft plan approval and registration of various subdivisions continues to remain strong. At the outset of the annual DPP review in August 2010, City staff received requests from the development community to register approximately 1580 potential dwelling units during 2010 as well as over 1900 units requested for draft approval. The circulation of the draft 2011 DPP in November 2010 resulted in the development community's understanding of staff's proposed registration timing and there was only additional request made to modify staff's recommendation for draft approvals in 2011. Staff's recommendation

of a total of 1056 potential units for registration in 2011 is based on the objectives of the DPP and the following:

1. Council's approved growth rate of approximately 1100 units per year starting in 2011 (previously 1000 units per year) as set out in the Growth Management Strategy population projections and the Background Development Charges Study.
2. The impact of the Provincial Places to Grow legislation and Growth Plan for the Greater Golden Horseshoe that places requirements on where future growth needs to occur (see discussion in Section 8).

Requests to register all or parts of 12 subdivisions are contained within the recommended dwelling unit target of 1056 dwellings contained on **Schedule 2** for the 2011 DPP. Seven registrations are expected in the east, four in the south and one in the west end of the City. Included within this recommendation are seven plans of subdivision or phases of plans that were expected to be registered in 2010; Mitchell Phase 2b, Hanlon Creek Business Park Phase 1, Southgate, 312-316 Grange Road, Cityview Heights, Ingram Phase 4, and Victoria North, were all included in the 2010 potential registrations.

Staff expect that five preliminary plans of residential subdivision are likely to be ready to be presented to Council for consideration of Draft Plan approval in whole, or in part, during 2011 (see **Schedule 3**). The subdivisions (or parts thereof) that may be considered for Draft Plan approval in 2011 include a total of approximately 1326 potential dwelling units within the Greenfield area. The recommended number reflects that no potential units achieved draft approval in 2010 and well as the low average number of draft approvals from 2007-2010. During this time period, an average of 280 units were approved each year, which is lower than the 600 unit target for Greenfield development in the City's Growth Management Strategy. The low number of plans that achieved Draft Plan approval recently has reduced the overall supply of potential units in the short and medium term (within plans of subdivision) to a 5.0 year supply, which is the lowest in the history of the DPP.

If all five of the plans were able to be presented to Council for consideration of Draft Plan approval and did, in fact, get approved, the five year average for draft plan approvals would be 490 units per year. Since the majority of Draft Plan approvals occur in Greenfield areas this figure is closer to the current population forecast of 1000 units per year that assumes that 60 percent (600 units) will be created in the Greenfield areas. The recommended figure therefore allows ample room for Council to consider and approve infill projects via zoning amendments or plans of condominium.

8 GROWTH MANAGEMENT AND THE FUTURE OF THE DPP

8.1 Provincial Growth Plan for the Greater Golden Horseshoe

On June 16, 2006 the Province released the Growth Plan for the Greater Golden Horseshoe, 2006. This plan was prepared under the Places to Grow Act, 2005 as part of the Places to Grow initiative to plan for healthy and prosperous growth throughout Ontario. The new growth plan has significant implications for the future development of the City. Since the first DPP was prepared, it has been used effectively as a tool by City Council to manage the rate and timing of development from new plans of subdivision. As a result, City staff view the DPP as the logical tool to be modified to monitor the City's obligations under the Growth Plan for

all development in the City. Of particular interest is that the Growth Plan establishes intensification and density targets for certain areas within municipalities. The Growth Plan also establishes population and employment projections for Guelph. The following discussion highlights some of the obligations under the Growth Plan and recommendations by City Staff on how the DPP could be modified to monitor these obligations.

Intensification Target

The Growth Plan establishes that single tier municipalities (like Guelph) will plan for a phased increase in the yearly percentage of residential intensification so that by the year 2015 generally a minimum of 40% of all new residential units occurring annually within each municipality will be within the defined built up area. The Minister of Energy and Infrastructure may review and permit an alternative minimum intensification target for a single-tier municipality located within the outer ring to ensure that the intensification target is appropriate, but it is expected that this requirement will impact the consideration of future development within the City.

Changes in the 2008 DPP included mapping that shows the approved Built Boundary, and building permits tracked by Built and Greenfield in Schedule 5. Also, schedules and mapping were modified to show all potential residential developments (both infill and subdivisions) by Built or Greenfield area.

Further changes were made in the 2009 DPP related to Guelph's intensification target include Schedule 1 tracking both subdivision registrations and approved zone changes and condominiums by Built Boundary or Greenfield area to get a more accurate count of newly created units. Potential subdivision activity is also tracked by built or greenfield area in Schedules 2 and 3, as are building permits in Schedule 5.

In 2009, the City approved a Growth Management Strategy in keeping the Provincial Growth Plan and the DPP will be used as a tool to assist in the implementation of the Strategy. This will include managing the approval of Draft Plans of subdivisions in Greenfield areas to ensure that the intensification targets are being achieved.

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 Energy and Infrastructure has met with City Staff and recently established the boundary of the Urban Growth Centre in Downtown Guelph. Now that the boundary is in place, future DPPs can monitor development activity in this area.

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.

Starting in 2009, the DPP began to track density by including the current proposed densities of plans of subdivision anticipated for draft plan approval (see Schedule 3). Additional methods

of tracking and determining appropriate densities will need to be included in the future DPPs once Growth Management Policies are finalized in the Official Plan.

Population Projections

The population projections established by the Provincial Growth Plan are higher for the City of Guelph than the previous 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 area. The approved population projection for the City of Guelph is 175,000 by the year 2031. This projection was used in Guelph's Growth Management Strategy and the Development Charges Background Study which estimates the City should grow by approximately 1000 new dwelling units per year and starting in 2011 by 1100 units per year. This is an increase from the previous studies which forecast growth by 900 units per year until 2011, followed by reductions in annual growth until 2021.

8.2 Guelph's Growth Management Strategy and the DPP

Guelph's Growth Management Strategy was developed in response to the challenges of managing growth and to meet the goals of the Provincial Growth Plan. Over the last few years background studies and population forecasts were completed, along with the delineation of the Built Boundary and Urban Growth Centre in cooperation with the Provincial Ministry of Infrastructure and Renewal.

In 2009, staff developed the initial policies necessary to implement the Growth Management Strategy, including high-level policies for the built up areas, the urban growth centre and Greenfield areas. This initial conformity exercise was completed in 2009 as Official Plan Amendment 39. Further detail is anticipated shortly as staff complete the new Official Plan for adoption by Council in 2011.

Among the changes expected, higher densities of 60-70 persons per hectare for Greenfield development will be required (higher than 50 persons and jobs per hectare in Greenfield areas required by the Provincial Growth Plan) and a change to mix of housing types, with a greater percentage of multiple residential units (higher percentage of new units required to be townhouses and apartments, fewer single-detached dwelling units).

It is also likely that how new development in the City is monitored will change to ensure accurate information need to conform to the Growth Management Strategy policies and Provincial Growth Plan. The Development Priorities Plan is expected to continue to act as the primary tool for monitoring development activity, but additional changes are anticipated in future DPPs to accommodate new Growth Management Policies.

9 CIRCULATION OF DRAFT DPP TO THE DEVELOPMENT INDUSTRY

Staff communicate regularly with representatives of the Guelph and Wellington Development Association (GAWDA) to monitor the approved "Development Priorities Plan". Regular quarterly meetings were re-established during 2005 as part of the Development Application

Review (DARP) initiative and the DPP was a regular agenda topic, among a number of issues associated with our development review process.

The Draft 2011 – Post 2012 DPP was circulated to the development community (owners/consultants and agencies) for comment on November 1, 2010. Following release of the draft, City staff met with GAWDA representatives on November 18, 2010. At the meeting GAWDA discussed several issues with staff including:

- ◆ Proposed 2011 draft approvals and registrations limited based on population projects but do not meet developer demand.
- ◆ Discussion about the 2011 market forecast for housing demand.

Individual responses received from the owners and consultants concerning the timing of a number of draft and preliminary plans and the DPP in general are included in **Schedule 10**.

A staff response to the comments and requests is provided on **Schedule 11**. In summary, only one written comment was submitted by Westminster Woods regarding the timing of their next and final phase of Westminster Woods subdivision. Staff reviewed this request and were able to allocate units to a small portion of this phase so work on site could proceed.

10 CONCLUSIONS AND RECOMMENDATIONS

The DPP continues to be an implementation tool for the City's Strategic goal of managing growth in a balanced sustainable manner. The DPP is also effective in assisting staff in establishing priorities for the review and approval of new development from residential plans of subdivision. Staff recommend that 1056 potential dwelling units be considered for registration in 2011 and up to 1326 dwelling units be considered for draft plan approval in 2011. These recommendations take into account the objectives of the Development Priorities Plan as well as the City's Growth Management Strategy and Places to Grow objectives.

SCHEDULE 1

NUMBER, TYPE AND DISTRIBUTION OF POTENTIAL UNITS BETWEEN OCTOBER 31, 2009 AND OCTOBER 31, 2010

A. IN REGISTERED PLANS OF SUBDIVISION

Northwest					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
Mitchell Farm Ph 2a (61M-167)	21	32	32	0	85
SUBTOTAL	21	32	32	0	85
Northeast					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-166 Watson Creek Phase 3	82	0	124	0	206
Victoria North Ph 1 (61M-?)	0	0	44	0	44
Almondale Ph 2a (61M-?)	0	22	22	165	209
SUBTOTAL	82	22	190	165	459
South					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-165 Pergola Ph.1 (Commercial)	0	0	0	0	0
SUBTOTAL	0	0	0	0	0
In Built Boundary	0	0	0	0	0
In Greenfield	103	54	222	165	544
Total Units Registered in 2010	103	54	222	165	544
Units Approved in 2010 DPP	298	128	382	50	858

B. THROUGH APPROVED ZONE CHANGES AND CONDOMINIUMS

Northwest					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
35 & 40 Silvercreek Pkwy S (LaFarge	0	0	0	350	350
SUBTOTAL	0	0	0	350	350
Northeast					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
none					
SUBTOTAL	0	0	0	0	0
South					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
146 Downey Road (Under Appeal)	1	0	28	16	45
1671 Gordon Street	0	0	14	0	14
1440-1448 Gordon Street	0	0	0	87	87
1291 Gordon Street	0	0	0	128	128
SUBTOTAL	1	0	42	231	274
In Built Boundary	1	0	42	581	624
In Greenfield	0	0	0	0	0
Total Additional Units in 2010	1	0	42	581	624

2010 TOTALS (A+B)

In Built Boundary	1	0	42	581	624
In Greenfield	103	54	222	165	544
Total New Units in 2010	104	54	264	746	1168

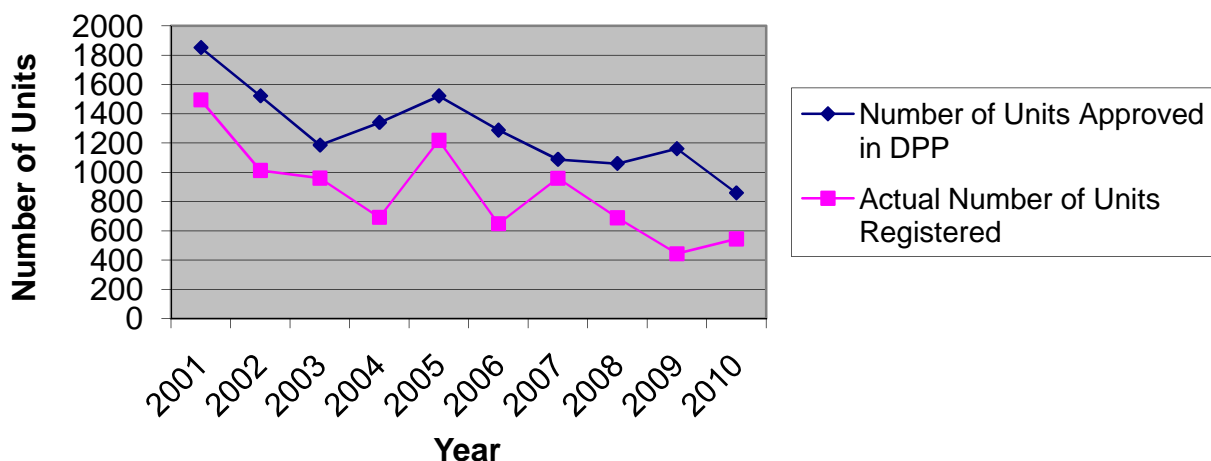
* Semi-detached numbers are unit counts

*Townhouses and apartments based on approved zoning

C. COMPARISON OF ACTUAL AND APPROVED REGISTRATIONS BY YEAR

	Detached	Semi-detached*	Townhouses*	Apartments*	Total
ACTUAL OVERALL TOTAL (2010)	103	54	222	165	544
APPROVED 2010 DPP	298	128	382	50	858
ACTUAL OVERALL TOTAL (2009)	138	42	283	123	443
APPROVED 2009 DPP	391	200	404	165	1160
ACTUAL OVERALL TOTAL (2008)	175	0	268	246	689
APPROVED 2008 DPP	392	32	300	335	1059
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	165	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

D. Comparison of Approved and Registered Units by Year



SCHEDULE 2

SUMMARY OF 2011-POST 2012 PROPOSED STAGING DWELLING UNIT TARGETS

Sector	Single	Semi-Detached	Townhouses	Apartments	Total
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2011 Proposed Registrations

Northeast	265	122	112	50	549
Northwest	77	0	0	0	77
South	73	58	69	230	430
Subtotal	415	180	181	280	1056
In Built Boundary	62	50	17	0	129
In Greenfield	353	130	164	280	927

2012 Anticipated Registrations

Northeast	68	0	146	0	214
Northwest	0	0	0	0	0
South	203	52	104	152	511
Subtotal	271	52	250	152	725
In Built Boundary	34	0	76	0	110
In Greenfield	237	52	174	152	615

Post 2012 Anticipated Registrations

Northeast	423	110	431	371	1335
Northwest	117	0	50	877	1044
South	486	28	268	468	1250
Subtotal	1026	138	749	1716	3629
In Built Boundary	20	0	0	356	376
In Greenfield	1006	138	749	1360	3253

2011 DPP OVERALL	1712	370	1180	2148	5410
2010 DPP OVERALL	1858	410	1518	1941	5727
2009 DPP OVERALL	2122	364	1684	1757	5927
2008 DPP OVERALL	2297	486	1841	2354	6978
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

A. DRAFT PLAN APPROVAL ACTIVITY

Plans Anticipated to be Considered for Draft Plan Approval in 2011						
	Detached	Semi-Detached	Townhouses	Apartments	Total	Density p+j/ha
Northeast						
23T-07501 (*) Grangehill 7	93	38	110	99	340	83
Total Northeast	93	38	110	99	340	-
Northwest						
none	0	0	0	0	0	-
South						
23T-07506 (*) Victoria Park West	72	32	57	326	487	57
23T-08503 (*) Dallan	52	26	55	91	224	63
23T-08505 Thomasfield/Bird	21	0	36	152	209	79
23T-02502 Westminster Woods Ph 5a	66	0	0	0	66	81
Total South	211	58	148	569	986	-
Overall Total	304	96	258	668	1326	
Total in Built Boundary	0	0	0	0	0	-
Total in Greenfield	238	96	258	668	1326	-

(*) - phase carried over from approved 2010 DPP

B. COMPARISON OF ACTUAL AND APPROVED DRAFT PLANS BY YEAR

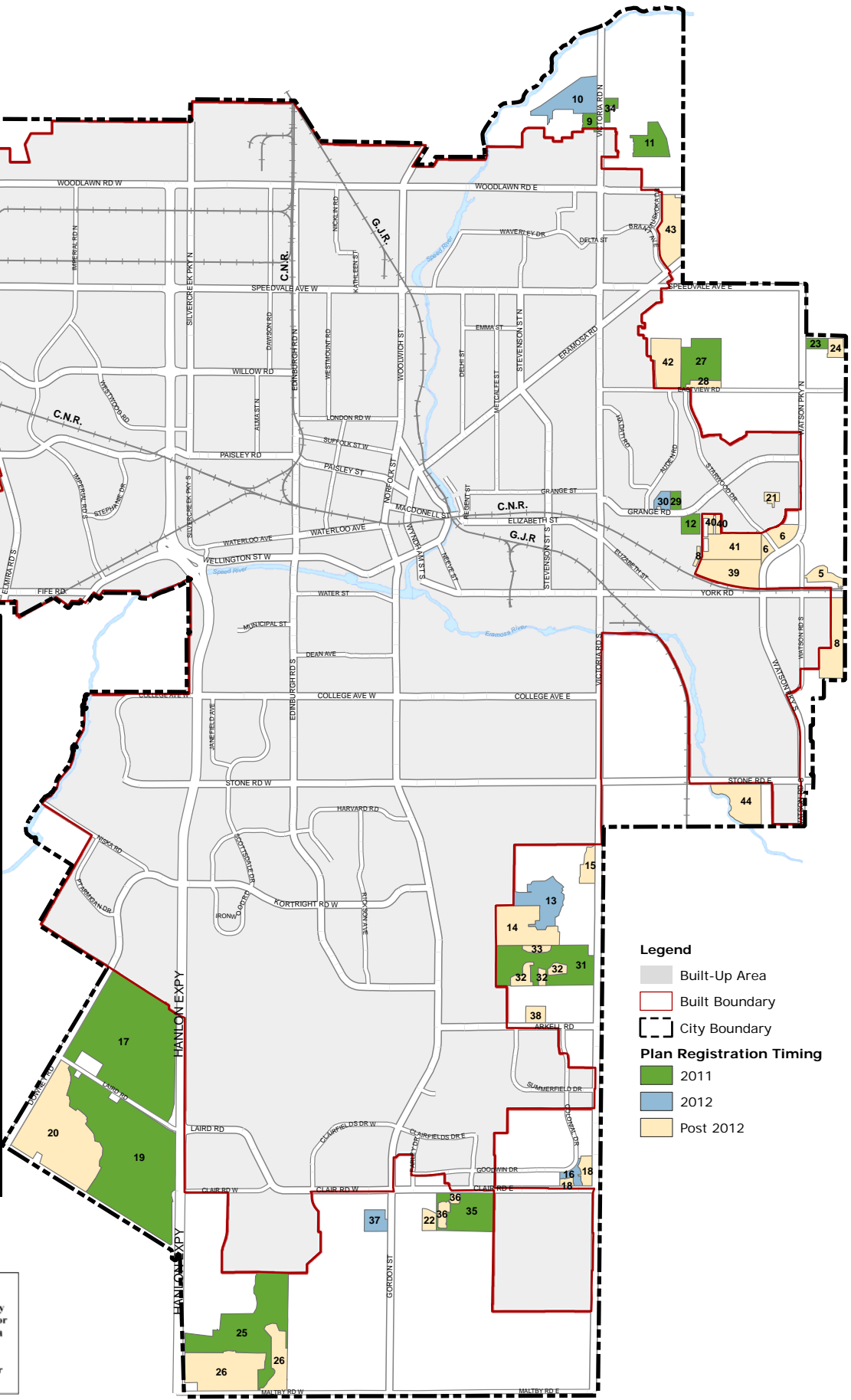
	Detached	Semi-detached	Townhouses*	Apartments*	Total
ACTUAL OVERALL TOTAL (2010)	0	0	0	0	0
APPROVED in 2010 DPP	156	86	132	230	604
ACTUAL OVERALL TOTAL (2009)	138	42	370	123	673
APPROVED in 2009 DPP	334	74	549	77	1034
ACTUAL OVERALL TOTAL (2008)	68	94	25	165	352
APPROVED in 2008 DPP	459	156	123	402	1140
ACTUAL OVERALL TOTAL (2007)	34	0	64	0	98
APPROVED in 2007 DPP	-	-	-	-	675

Summary of 2007-2010 Draft Approvals

Draft Approvals by Year	2010	2009	2008	2007	Average
Expected in Approved DPP	604	1034	1140	675	863.25
Actual Draft Approvals	0	673	352	98	280.75

Based on 600 units per year:	
Current Unit Deficit:	1276
plus 2011 allocation:	600
Total:	1876

ID	Subdivision Number	Subdivision Name	Reg. Date
1	23T86004	West Hills	Post 2012
2	23T88009/ 23T04503	Mitchell Ph 2b	2011
3	23T88009/ 23T04503	Mitchell Ph 3	Post 2012
4	23T88009/ 23T04503	Mitchell Ph 4	Post 2012
5	23T98501	Watson Creek	Post 2012
6	23T98506	Guelph Watson 5-3 Ph 2	Post 2012
8	23T99501 / 23T96501	Valleyhaven	Post 2012
8	23T00501	Warner Custom Coating (Industrial)	Post 2012
9	23T01501	Ingram Farm Ph 4	2011
10	23T01501	Ingram Ph 5	2012
11	23T01502	Northview Estates Ph 3	2011
12	23T01506	Cityview and Grange	2011
13	23T01508	Kortright East Ph 3	2012
14	23T01508	Kortright East Ph 4	Post 2012
15	23T01508	Kortright East Ph 5	Post 2012
16	23T02502	Westminster Woods East Ph 5a	Post 2012
17	23T02502	Westminster Woods East Ph 5b	Post 2012
18	23T03501	Hanlon Creek Business Park Ph 1	2011
19	23T03501	Hanlon Creek Business Park Ph 2	2011
20	23T03501	Hanlon Creek Business Park Ph 3	Post 2012
21	23T03502	58-78 Fleming	Post 2012
22	23T03507	Pergola Ph 2	Post 2012
23	23T04501	Morningcrest Ph 2b	2011
24	23T04501	Morningcrest Ph 2c	Post 2012
25	23T06503	Southgate Business Park Ph 2	2011
26	23T06503	Southgate Business Park Ph 3 & 4	Post 2012
27	23T07501	Grangehill Ph 7a	2011
28	23T07501	Grangehill Ph 7b	Post 2012
29	23T07502	294-316 Grange	2011
30	23T07505	300 Grange	2012
31	23T07506	Victoria Park West Ph 1	2011
32	23T07506	Victoria Park West Ph 2	Post 2012
33	23T07506	Victoria Park West Ph 3	Post 2012
34	23T08502	Victoria North	2011
35	23T08503	Dallan Ph 1	2011
36	23T08503	Dallan Ph 2	Post 2012
37	23T08505	Thomasfield (Bird)	2012
38	23T10501	246 Arkell Rd	Post 2012
39	UP0408	Cityview and Watson	Post 2012
40	UP0601	Tivoli	Post 2012
41	UP0604	55 Cityview (Fierro)	Post 2012
42	UP0607	66-82 Eastview	Post 2012
43	UP0709	Woodlawn/Eramosa	Post 2012
44	UP0802	58 Glenholm Dr & 745 Stone Rd E	Post 2012



Legend

- Built-Up Area
- Built Boundary
- City Boundary

Plan Registration Timing

- 2011
- 2012
- Post 2012

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2011 Development Priorities Plan Proposed Registration Timing



SCHEDULE 4

Summary of Draft Approved and Preliminary Plans

File # (Description)	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)
	D	SD	TH	APT				
Northeast	760	230	686	398	2.73	2.884	0	5.955
Northwest	194	0	50	877	9.72	9.188	0	0.213
South	642	140	563	1260	0.873	167	2.131	5.228
Total	1596	370	1299	2535	13.323	179.072	2.131	11.396

Note:

D = Single Detached
SD = Semi-Detached
TH = Townhouse
APT = Apartment

Comm = Commercial
Ind = Industrial
Inst = Institutional
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 Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-86004 West Hills	Draft Approved				521	3.52		TBD	23/12/1987	\$6,401,267	Post 2012	
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	194	0	50	356	4.688		0.213	01/06/1997 5/13/2005 5/13/2008 ext. to 5/13/2011	\$9,946,076	Phase 2b 2011 (77D) Phase Post 2012 (117 D, 50 TH) Phase Post 2012 (356 A)	
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	Registration of next phase will allow construction of park that also serves the adjacent neighbourhood.											

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 2011	Post 2012
Servicing Comments:	Extension of watermain on York Road and connection to watermain on Airpark Place. Storm water outlet for York Road via Airpark Place. Storm water outlet to Watson Road.										
Timing Comments:	To be determined.										
23T-98501 / 23T06501 Watson Creek	Draft Approved					2.884			part cash in lieu	20/03/2001 (3 year extension to 2007/03/20) (3 year extension to 2010/03/20)	Last Phase (industrial) Post 2012
Servicing Comments:	Requires the extension of existing services.										
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	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-98506 Guelph Watson 5-3 (Grangehill Phase 5)	Preliminary	61		39	54				0.428	Post 2011	\$2,837,228	Phase - Post 2012 (61 D, 39 TH, 54 APT)
Servicing Comments:	Extension of existing services.											
Timing Comments:	Needs an amendment to the Zoning By-law and modified draft plan submission.											
23T-99501 / 23T-96501 Valeriotte and Martini	Draft Approved	20							cash in lieu	23/11/2000 ext. 11/21/2009 ext. to 11/21/2012	\$481,060	Post 2012
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				4.25	06/09/2002 3 year extension to 06/09/2008 3 year extension to 06/09/2011	\$3,794,811	Phase 4 2011 (44D, 50 APT) Phase 5 2012 (34D, 72T)
Servicing Comments:	Victoria Rd N upgrade completed in 2010.											
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	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-01502 Northview Estates	Draft Approved	56								06/09/2002 3 year extension to 06/09/2008	\$1,346,968	Phase 3 - 2011 (56D)
Servicing Comments:	Victoria Rd N upgrade completed in 2010.											
Timing Comments:	None.											
23T-01506 Cityview Heights	Draft Approved	49	24					cash in lieu		04/03/2005 2 year extension to 04/03/2010	\$1,755,869	2011
Servicing Comments:	Requires extension of existing services and requires services from Cityview Drive. Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022).											
Timing Comments:	None.											
23T-03502 58-78 Fleming Road	Draft Approved	23						cash in lieu		14/07/2006 ext. to 14/07/2011	\$553,219	2012
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	N/A											
23T-04501 340 Eastview Rd Morning Crest	Draft Approved	47	68			1.49				02/09/2008	\$2,766,095	Phase 2b - 2011 (14D, 34SD) Phase 2c - post 2012 (33D, 34SD)
Servicing Comments:	Requires extension of existing services. Upgrades to Watson Pkwy completed in 2010.											
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	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-07501 Grangehill Ph 7	Preliminary	97	28	104	100				0.297	2011	\$6,119,339	Phase 1 - 2011 (93D, 38 SD, 52 TH)
Servicing Comments: Requires extension of existing services. developing the lands will require confirmation that expected operating water pressure will meet minimum criteria; may require external water system improvements and/or water											Phase 2 - post 2012 (58 TH, 99 APT)	
Timing Comments: Requires Draft Plan approval, Council decision expected in Dec 2010.												
23T-07502 312-316 Grange Rd	Draft Approved	6	34	22					0.12	12/01/2009	\$1,360,672	2011
Servicing Comments:												
Timing Comments:												
23T-07505 300 Grange Rd	Draft Approved	14		78					0.1	12/01/2009	\$1,749,790	2012
Servicing Comments:												
Timing Comments:												
23T-08502 Victoria North	Draft Approved			43		1.24			cash in lieu	06/07/2009	\$778,988	Phase 2 - 2011 (43 TH)
Servicing Comments: Victoria Rd N upgrade completed in 2010.												
Timing Comments: None.												
UP0408 Cityview and Watson	Future	92		22					0.4	Post 2011	\$2,611,428	Post 2012
Servicing Comments: Requires extension of existing services and upgrades to Cityview Drive.												
Timing Comments: Requires submission of application for draft plan approval. Requires CN approval and an EIS & EIR.												

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	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
UP0601 Tivoli/Stockford Rd	Future	12	26	26				TBD	Post 2011	\$1,385,030	Post 2012	
Servicing Comments: Requires extension of existing services and upgrades to Cityview Drive.												
Timing Comments: Requires submission of application for zoning amendment and draft plan of subdivision.												
UP0604 55 Cityview Drive	Future	62	50	49	176			0.36	Post 2011	\$5,744,044	Post 2012	
Servicing Comments: Requires extension of existing services and upgrades to Cityview Drive.												
Timing Comments: Requires submission of application for zoning amendment and draft plan of subdivision.												
UP0607 66-82 Eastview Road	Future	8		120				TBD	Post 2011	\$2,366,344	Post 2012	
Servicing Comments: Requires extension of existing services.												
Timing Comments: Requires submission of application for zoning amendment and possible draft plan approval. Environmental Impact Study required due to												
UP0709 Woodlawn/Eramosa	Future	135		111	18			TBD	Post 2011	\$5,479,188	Post 2012	
Servicing Comments: Requires extension of existing watermain, retrofit/upgrade to existing SWM Pond #1 and wastewater pumping station to service the lands.												
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			21		167			Trails in lieu	09/11/2006	Phases 1&2 2011 (21 TH) Phase Post 2012
<p>Servicing Comments: Watermain and utility crossing of Hanlon Expressway at Clair Road completed in spring of 2010 (Contract 2-0926). Hanlon Creek Boulevard (Road A) culvert crossing of Tributary A completed in the summer of 2010 (Contract 2-0922). Phase 1, Stage 2 (lands west of Tributary A) earthworks and servicing commenced in the summer of 2010 and will be substantially complete by the end of 2010 (Contract 2-1014). Phase 2 earthworks commenced in the summer of 2010. Phase 2 servicing to commence in early 2011. Phase 1, Stage 3 (lands east of Tributary A) earthworks and servicing to commence in 2011. Account Nos. SS0002, SW0007, WW0036, WW0053, WW0040, WW0052, WS0029, RD0092, RD0093, RD0245, RD0249. MTO Development Cap applies prior to the construction of the Laird Road interchange, HCBP</p> <p>Timing Comments: Phase 1, Stage 2 lands will be fully serviced by the end of 2010. Phase 1, Stage 3 and Phase 2 lands should be fully serviced by the end of 2011. Sanitary sewer connection from the Kortright IV subdivision through the Phase 1, Stage 3 lands to Phase 2 is required to service the Phase 2 lands. Watermain connection through the Phase 2 lands is required to service the Phase 1, Stage 3 lands. EIR required for Phase 3 lands.</p>											
23T-06503 Southgate Business Park	Draft Approved					50			Cash in lieu	22/12/2008	Phase 2 - 2011 Phase 3 Post 2012
<p>Servicing Comments: Requires extension of existing services and a wastewater pumping station to service the southern portion of the subdivision. Maltby Rd reconstruction underway (RD00248). ISF Project. MTO Development Cap applies prior to the construction of the Laird Road interchange.</p> <p>Timing Comments: EIR needs to be completed.</p>											

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	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-01508 Kortright East (Pine Meadows)	Preliminary Preliminary Total	176 199 375	28 26 28	0 160 186	0 400 400	0.873		2.131	3.014	post 2011	\$4,906,812	Phase 2012 (176 D, 28 SD) Phase Post 2012 (199 D, 26 TH) Phase Post 2012 (160 TH, 400 APT)
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	Draft Plan approval required.											
23T-02502 Westminster Woods East	Preliminary	66		30	165					part 2011	\$4,158,251	Phase 2012 (66D) Phase Post 2012 (30 TH, 165 APT)
Servicing Comments:	Extension of existing services required.											
Timing Comments:	Zoning amendment and draft plan approval required for next phase.											
23T-03507 Pergola	Draft Approved			91				0.446		26/05/2006 Ext. to 26/05/2012	\$1,648,556	Phase Post 2012
Servicing Comments:	Developing part of lands will require water pressure booster system until Pressure Zone 3 is established.											
Timing Comments:												
23T-08503 Dallan	Preliminary	74	26	100	213			0.868		part 2011	\$6,833,925	Phase 1 - 2011 (42D, 26SD, 41TH, 91A) Phase 2 - post 2011 (22D, 45TH, 122APT)
Servicing Comments:	A portion may require servicing through Pergola/adjacent lands or upgrades to existing infrastructure in Westminster Woods (north of Clair). Developing part of lands will require water pressure booster system until Pressure Zone 3 is established.											
Timing Comments:	Requires Draft Plan Approval.											

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	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-07506 Victoria Park West	Preliminary	72	36	54	330				0.9	2011	\$7,630,533 (17D,36SD,16TH,162APT)	Phase 1 - 2011 Phase 2 - post 2012 (39D,38TH, 168APT) Phase 3 - post 2012 (16D)
23T-08505 1897 Gordon St	Preliminary	21		36	152				cash-in-lieu	2011	\$3,024,837	2012
	Servicing Comments:	Gordon Street servicing and roadwork required, developing a portion of the lands will require the construction of a new water pressure zone or a water booster system, developing the lands will require confirmation of a satisfactory sanitary sewage outlet which may include the extension of a sanitary sewer from Gosling Gardens and external sanitary sewer improvements within the downstream Clairfields neighbourhood										
	Timing Comments:	Requires approval of Zoning Amendment and Draft Plan of Subdivision.										
23T-10501 246 Arkell Road	Preliminary		24	68					TBD	Post 2011	\$1,809,160	Post 2012
	Servicing Comments:	Extension of Existing Services										
	Timing Comments:	Needs Draft Plan approval										
UP0802 Glenholme Dr Ext	Preliminary	34		24	0				TBD	Post 2011	\$1,252,586	Post 2012
	Servicing Comments:	TBD										
	Timing Comments:	TBD										

SCHEDULE 5

Building Permits For New Residential Units by Dwelling Unit Types as of October 31, 2010

Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Accessory Apts		Building Permit Totals		Demolitions		Net Totals	
	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009
January	34	12	0	2	27	15	0	0	6	2	67	31	0	1	67	30
February	32	25	2	34	4	17	96	0	10	7	144	83	0	1	144	82
March	50	8	6	0	73	4	27	0	9	9	165	21	0	1	165	20
April	39	19	0	2	25	7	0	0	4	14	68	42	1	0	67	42
May	38	24	6	4	14	0	0	0	13	10	71	38	1	0	70	38
June	33	25	0	6	36	0	0	0	6	6	75	37	1	1	74	36
July	21	31	0	2	21	6	0	0	4	13	46	52	1	1	45	51
August	29	26	2	0	16	0	0	0	4	11	51	37	2	2	49	35
September	35	33	4	6	39	8	0	0	8	6	86	53	0	0	86	53
October	16	42	2	2	37	8	0	124	3	10	58	186	0	4	58	182
November		44		10		13		54		12	0	133		0	0	133
December		40		0		42		11		20	0	113		1	0	112
Totals	327	329	22	68	292	120	123	189	67	120	831	826	6	12	825	814

Source: Building Permit Summaries, Community Design and Development Services

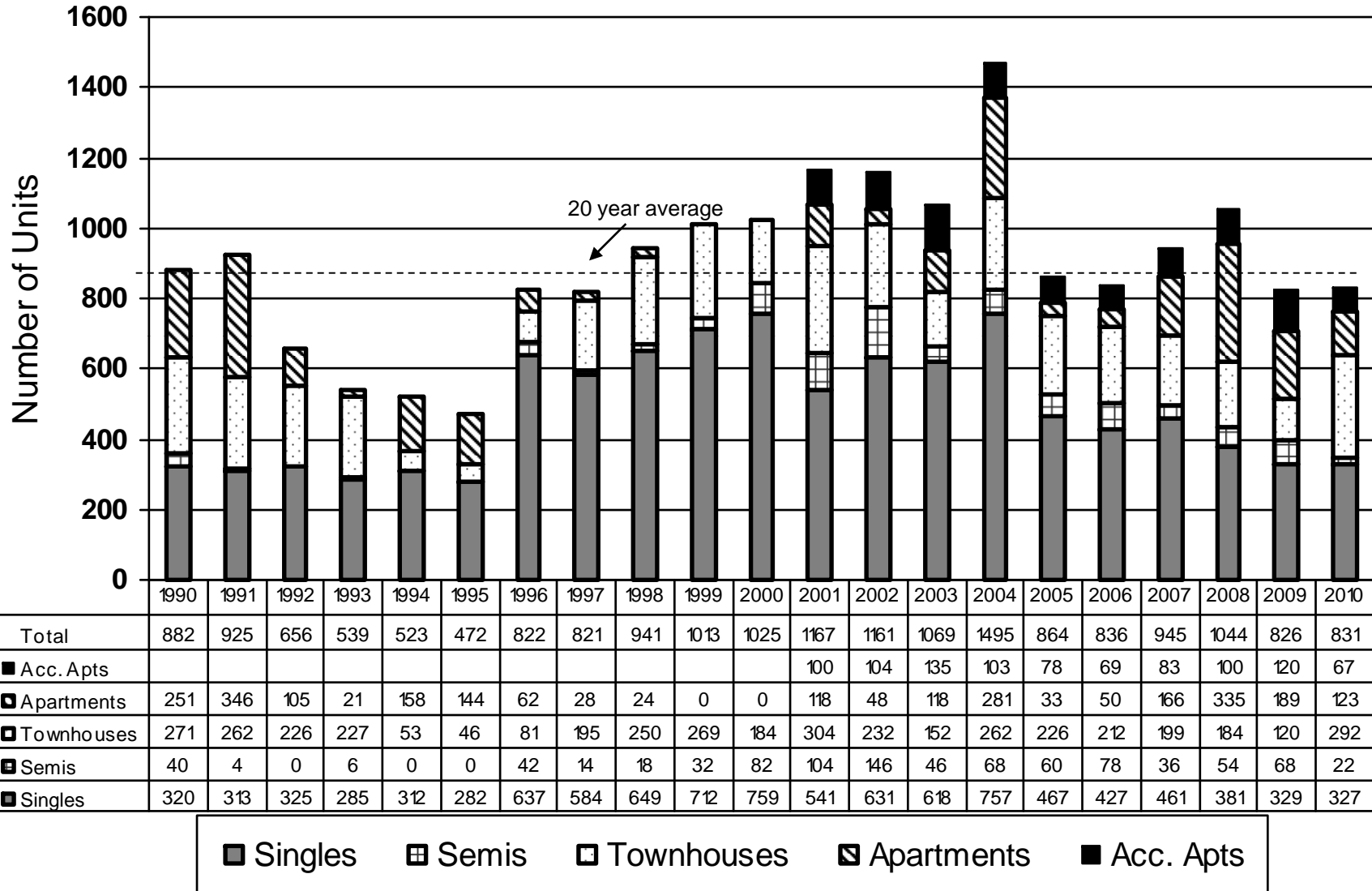
Distribution of Permits Based on Places to Grow Areas	Units (2010*)				Total	2010* % of Total Units	2009 % of Total Units	2008 % of Total Units	2007 % of Total Units	Averaged % (2007-2010)
	D	SD	TH	APT						
Built Up Area:	48	6	9	123	186	24.35%	37.40%	27.29%	55.04%	36.02%
Greenfield Area:	279	16	283	0	578	75.65%	62.60%	72.71%	44.96%	63.98%
Total Permits:	327	22	292	123	764	100.00%	100.00%	100.00%	100.00%	100.00%

*2010 til October 31st only

Schedule 6

Residential Construction Activity by Unit Type

City of Guelph 1990-2010



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

20 Year Average (1990– 2009): 857 without acc apts.
 901 with acc apts.
 *2010 Permits to October 31, 2010

Schedule 7 -Table 1

Potential Development Summary - Short, Medium and Long Term October 31, 2010

	<u>Singles</u>	<u>Semis</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Total</u>	<u># of Years Supply*</u>
Total Short Term	442	60	1148	2373	4023	3.7
Registered Plans of Subdivision	442	60	995	1211	2708	2.5
Infill Townhouse and Apartment Sites	0	0	153	1162	1315	1.2
Total Medium Term	787	236	746	1801	3570	3.2
Draft Plans of Subdivision	787	236	649	1092	2764	2.5
Infill Townhouse and Apartment Sites	0	0	97	709	806	0.7
Total Long Term	1203	252	932	934	3321	3.0
Preliminary Plans & Unofficial Proposals	1203	252	932	934	3321	3.0
Overall Total	2432	548	2826	5108	10914	9.9
Total Draft and Registered Plans	1229	296	1644	2303	5472	5.0
Total Short and Medium Term	1229	296	1894	4174	7593	6.9
Previous DPP's - Total Draft and Registered Plans						
DPP 2010	1487	284	1743	2192	5706	5.7
DPP 2009	1814	266	1297	2315	5692	5.7
DPP 2008	1796	180	1320	2379	5675	6.3*
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

*Years of Supply are based on Current Growth Projections of 1000 units per year until 2010, except in 2007-2008, when 900 units per year were used. Starting in 2011, population projections show an increase to approximately 1100 units per year (Actual Growth Management Strategy figure is 1066 units per year).

Schedule 7 Table 2
Building Permits and Vacant Lots by Registered Plan of Subdivision to October 31st, 2010

Building Permits and Vacant Lots by Registered Plan of Subdivision within the Built-Up Area

Registration Date	Subdivision Name		Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
			Total Units	Permits 2010	Vacant Units	Total Units	Permits 2010	Vacant Units	Total Units	Permits 2010	Vacant Units	Total Units	Permits 2010	Vacant Units	Permits 2010	Vacant Units
1996	856	Pine Ridge Ph 1	122		0	0		0	60		15	0		0	15	
1998	61M8	Paisley Village	118		0	16		0	118		0	236		159	0	159
1998	61M18	Grangehill Ph 3	151		1	70		8	151		0	50		0	0	9
1998	61M26	Paisley Village Ph 2	222		0	0		0	129		129	0		0	0	129
2000	61M48	Stephanie Drive	41		0	60		0	21		0	80		80	0	80
2000	61M53	Elmira Road Extension	0		0	0		0	0		0	347		347	0	347
2000	61M54	Victoria Wood (Kortright 4)	88		0	0		0	30		30	0		0	0	30
2002	61M67	Southcreek Ph. 9A	64		2	0		0	0		0	0		0	0	2
2002	61M68	Chillico Heights	199		0	38		0	36		36	0		0	0	36
2002	61M69	Cedarvale- Schroder West	0		0	0		0	91	7	0	99		99	7	99
2002	61M70	Clairfields Ph 4	125		6	0		0	0		0	0		0	0	6
2003	61M82	Southcreek Ph 9B	50		8	0		0	0		0	0		0	0	8
2003	61M83	Westminister Woods Ph 4	177		0	44		2	38		0	0		0	0	2
2003	61M84	Chillico Woods	96	3	4	16		0	58		14	0		0	3	18
2004	61M90	Northern Heights Ph 1	145		4	0		0	12		0	0		0	0	4
2004	61M91	Valleyhaven	72		3	0		0	0		0	0		0	0	3
2004	61M103	Bathgate Drive	12		3	0		0	0		0	0		0	0	3
2004	61M104	Southcreek Ph 9C	54		1	10		0	0		0	0		0	0	1
2004		Village by Arboretum Ph 5	0			0		0	0		0	405		280	0	280
2005	61M107	Valleyhaven Ph 3	66	1	5	22		0	0		0	0		0	1	5
2005	61M108	Victoria Gardens Ph 2A	106	2	2	0		0	0		0	0		0	2	2
2005	61M110	Pine Ridge East Ph 7	8		0	30		2	72	6	13	0		0	6	15
2005	61M114	Arkell Springs Ph 1	55		0	2		0	0		0	0		0	0	0
2005	61M119	Victoria Gardens Ph 2B	46		2	0		0	49		0	0		0	0	2
2005	61M124	Fleming/ Pettitt	55	1	4	0		0	0		0	0		0	1	4
2006	61M133	Conservation Estates	80		6	0		0	28		0	0		0	0	6
2007	61M136	Joseph St.	15	2	10	0		0	0		0	0		0	2	10
2007	61M139	Woodside Drive	12		5	0		0	0		0	0		0	0	5
2008	61M148	973 Edinburgh Rd S	9		0	0		0	0		0	0		0	0	0
2008	61M150	Arkell Springs Ph 2	50	23	13	0		0	77		63	0		0	23	76
2010	61M164	Cityview Subdivision South	26	8	18	12		12							8	30
		Total Built-Up Area	2264	40	97	320	0	24	970	13	300	1217	0	965	53	1,386

Schedule 7 Table 2
Building Permits and Vacant Lots by Registered Plan of Subdivision to October 31st, 2010

Building Permits and Vacant Lots by Registered Plan of Subdivision in the Designated Greenfield Area

Registration Date	Subdivision Name		Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
			Total Units	Permits 2010	Vacant Units	Total Units	Permits 2010	Vacant Units	Total Units	Permits 2010	Vacant Units	Total Units	Permits 2010	Vacant Units	Permits 2010	Vacant Units
2003	61M88	Watson East Ph 1	91	1	2	0	0	0	0	0	0	0	0	1	2	
2004	61M92	Watson Creek Ph 1	30		0	32	0	8	0	12	12	0	0	12	12	
2004	61M99	Watson East Ph 2	32		1	2	0	0	0	0	0	0	0	0	1	
2005	61M111	Watson East Ph 3	67		9	0	0	79	12	0	0	0	12	9		
2005	61M113	Pine Meadows Ph 6	42	1	3	0	0	0	0	0	0	0	1	3		
2005	61M122	Northern Heights Ph 2	40		0	20	2	69	8	50	0	0	8	52		
2006	61M125	Grangehill Ph 4A	146	20	27	22	0	65		0	0	0	20	27		
2006	61M129	Watson Creek Ph 2	70	10	14	34	2	4	0	0	0	0	12	18		
2006	61M130	Westminster Woods East Ph 2	188	8	3	0	0	6		0	0	0	8	3		
2006	61M132	Watson East Ph 4	65	2	0	0	0	34	6	4	0	0	8	4		
2007	61M137	Victoriaview North	160	18	0	0	0	55		47	0	0	18	47		
2007	61M142	Watson East Ph 5	35	17	0	0	0	0		0	0	0	17	0		
2007	61M143	Westminster Woods East Ph 3	159	24	8	0	0	40		7	0	0	24	15		
2007	61M144	Almondale Linke Ph 1	93	30	27	32	0	33		6	0	0	30	33		
2007	61M146	Victoria Gardens Ph 3	86	22	1	18	2	4	97	26	13	0	50	18		
2007	61M147	Northern Heights Ph 3	43	6	13	0	0	0		0	0	0	6	13		
2008	61M149	Almondale Linke Ph 1B	12	10	0	0	0	0		0	0	0	10	0		
2008	61M151	Northview Estates Ph 2	54	25	20	0	0	53		53	0	0	25	73		
2008	61M152	Grangehill Ph 4B	117	55	32	64	18	4	49	45	0	0	118	36		
2009	61M156	Victoria Gardens Ph. 4	0		0	0	0	29	29	0	0	0	29	0		
2009	61M158	Kortright Ph. 2C	0		0	0	0	118	54	64	0	0	54	64		
2009	61M159	Watson East Ph. 6	15	10	5	0	0	6		6	0	0	10	11		
2009	61M160	Westminster Woods East Ph. 4	86	68	0	0	0	190	127	63	123	54	69	249	132	
2009	61M161	Kortright Ph. 2B	48	13	35	0	0	160		160	0	0	13	195		
2009	61M162	Kortright Ph. 2A	53	11	42	0	0	0		0	0	0	11	42		
2010	61M166	Watson Creek Ph 3 & Walkover	82		82	0	0	124		124	0	0	0	82	206	
2010	61M167	Mitchell Farm Ph. 3	21		21	32	0	32		32	0	0	0	53		
2010?	61M???	Morningcrest Ph. 2a	0		0	22	22	22		22	165	165	0	209		
2010?	61M???	Victoria North Ph. 1	0		0	0	0	44		44	0	0	0	44		
		Total Greenfield	1835	351	242	224	22	14	1091	307	473	135	54	81	734	810

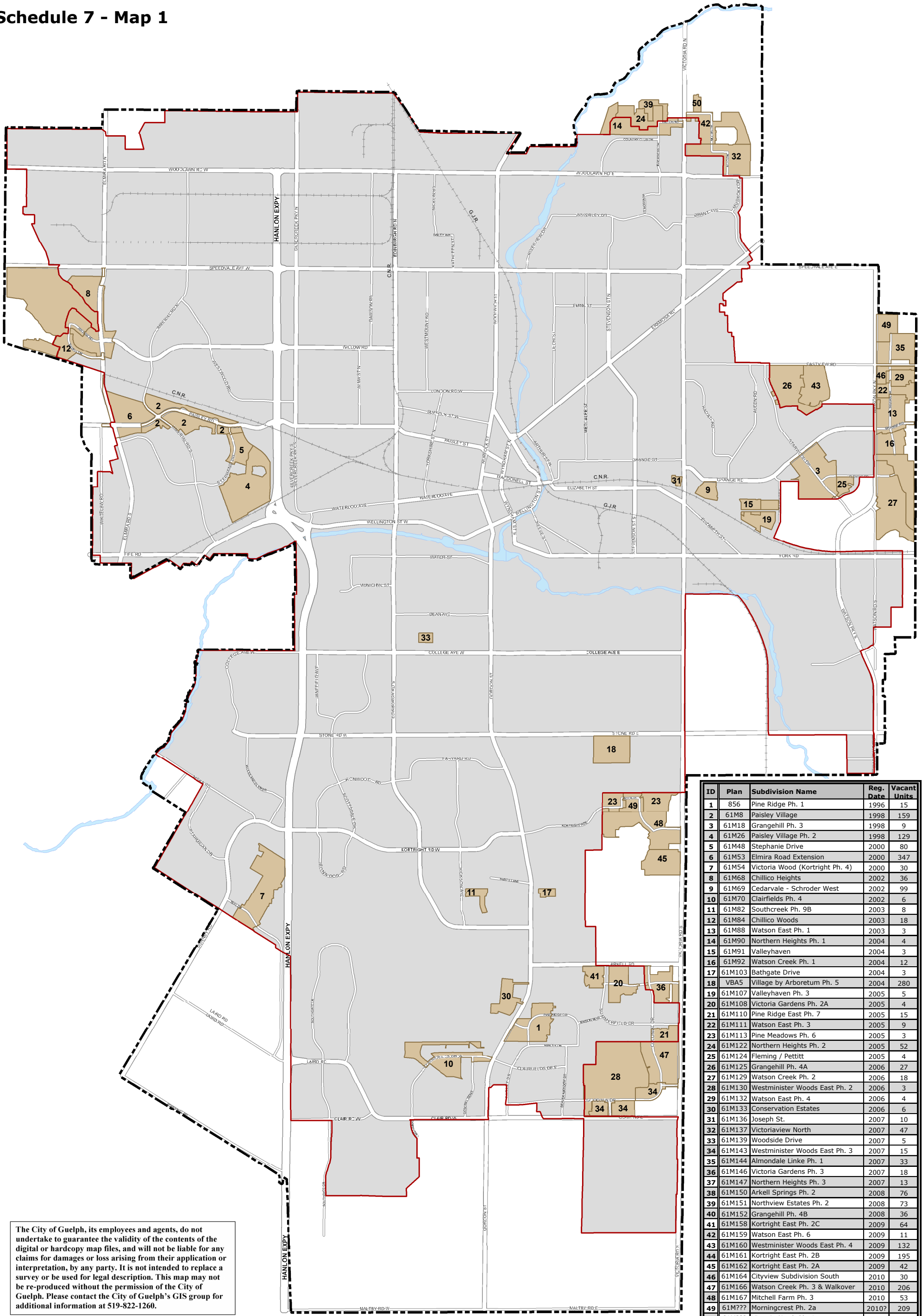
City-Wide Building Permit Summary by Registered Plans

	Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
	Total Units	Permits 2010	Vacant Units	Total Units	Permits 2010	Vacant Units	Total Units	Permits 2010	Vacant Units	Total Units	Permits 2010	Vacant Units	Permits 2010	Vacant Units
Total Built Boundary	2264	40	97	320	0	24	970	13	300	1217	0	965	53	1386
Total Greenfield	1835	351	345	278	22	36	1313	307	695	300	54	246	734	1322
Total	4099	391	442	598	22	60	2283	320	995	1517	54	1211	787	2708
	% of Total within Built Boundary												6.73%	51.18%
	% of Total within Greenfield												93.27%	48.82%

* 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

Schedule 7 - Map 1



ID	Plan	Subdivision Name	Reg. Date	Vacant Units
1	856	Pine Ridge Ph. 1	1996	15
2	61M8	Paisley Village	1998	159
3	61M18	Grangehill Ph. 3	1998	9
4	61M26	Paisley Village Ph. 2	1998	129
5	61M48	Stephanie Drive	2000	80
6	61M53	Elmira Road Extension	2000	347
7	61M54	Victoria Wood (Kortright Ph. 4)	2000	30
8	61M68	Chillico Heights	2002	36
9	61M69	Cedarvale - Schroder West	2002	99
10	61M70	Clairfields Ph. 4	2002	6
11	61M82	Southcreek Ph. 9B	2003	8
12	61M84	Chillico Woods	2003	18
13	61M88	Watson East Ph. 1	2003	3
14	61M90	Northern Heights Ph. 1	2004	4
15	61M91	Valleyhaven	2004	3
16	61M92	Watson Creek Ph. 1	2004	12
17	61M103	Bathgate Drive	2004	3
18	VBA5	Village by Arboretum Ph. 5	2004	280
19	61M107	Valleyhaven Ph. 3	2005	5
20	61M108	Victoria Gardens Ph. 2A	2005	4
21	61M110	Pine Ridge East Ph. 7	2005	15
22	61M111	Watson East Ph. 3	2005	9
23	61M113	Pine Meadows Ph. 6	2005	3
24	61M122	Northern Heights Ph. 2	2005	52
25	61M124	Fleming / Pettitt	2005	4
26	61M125	Grangehill Ph. 4A	2006	27
27	61M129	Watson Creek Ph. 2	2006	18
28	61M130	Westminister Woods East Ph. 2	2006	3
29	61M132	Watson East Ph. 4	2006	4
30	61M133	Conservation Estates	2006	6
31	61M136	Joseph St.	2007	10
32	61M137	Victoriaview North	2007	47
33	61M139	Woodside Drive	2007	5
34	61M143	Westminister Woods East Ph. 3	2007	15
35	61M144	Almondale Linke Ph. 1	2007	33
36	61M146	Victoria Gardens Ph. 3	2007	18
37	61M147	Northern Heights Ph. 3	2007	13
38	61M150	Arkell Springs Ph. 2	2008	76
39	61M151	Northview Estates Ph. 2	2008	73
40	61M152	Grangehill Ph. 4B	2008	36
41	61M158	Kortright East Ph. 2C	2009	64
42	61M159	Watson East Ph. 6	2009	11
43	61M160	Westminister Woods East Ph. 4	2009	132
44	61M161	Kortright East Ph. 2B	2009	195
45	61M162	Kortright East Ph. 2A	2009	42
46	61M164	Cityview Subdivision South	2010	30
47	61M166	Watson Creek Ph. 3 & Walkover	2010	206
48	61M167	Mitchell Farm Ph. 3	2010	53
49	61M???	Morningcrest Ph. 2a	2010?	209
50	61M???	Victoria North Ph. 1	2010?	44
Plans with less than 3 units remaining				8
TOTAL				2711

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Registered Plans Built Boundary City Boundary

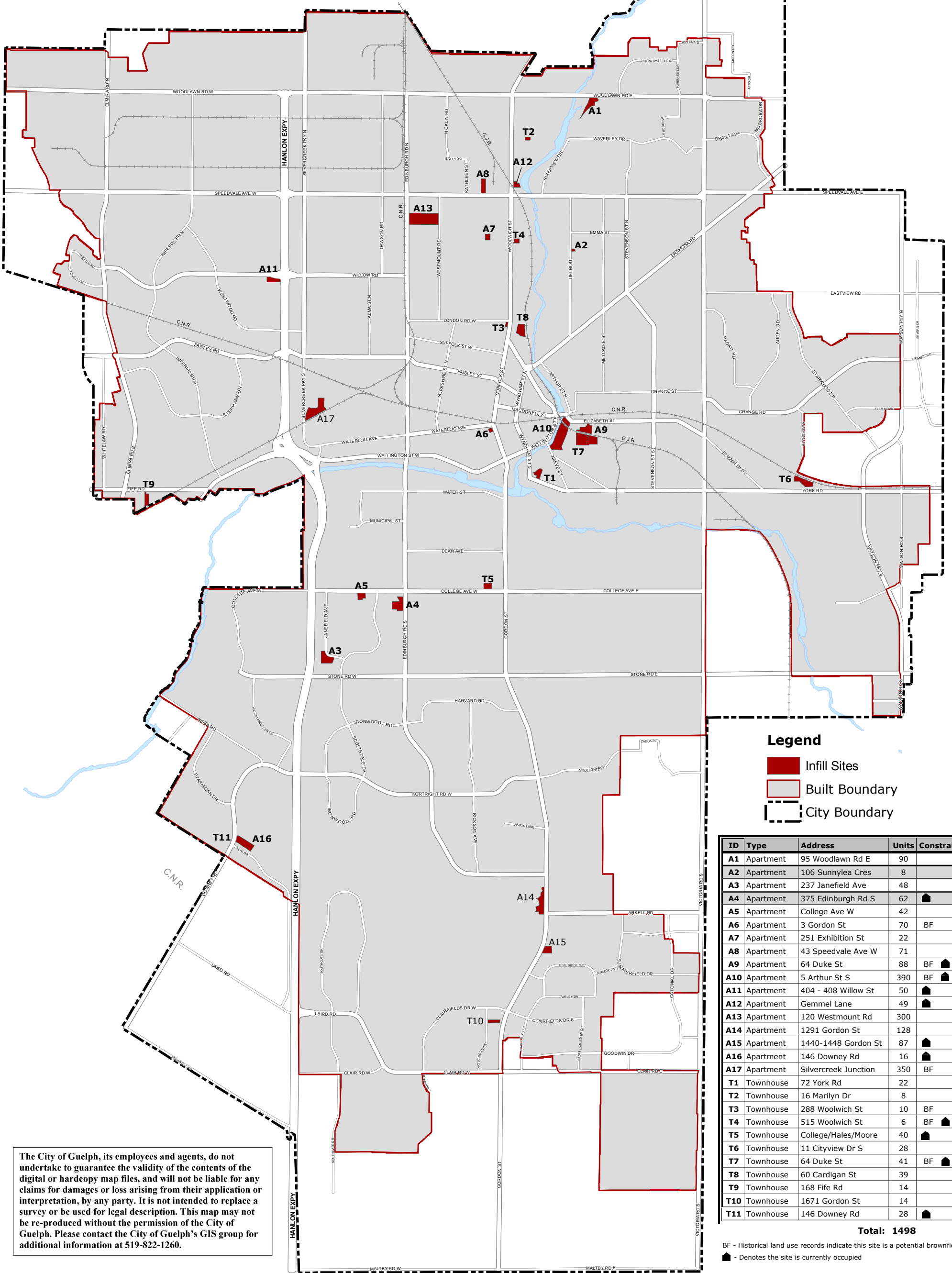


2011 Development Priorities Plan

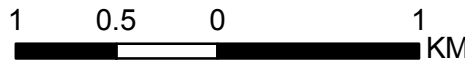
Remaining Units by Registered Plan of Subdivision



Schedule 7 - Map 2



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2011
Development Priorities Plan
Infill Townhouse and Apartment Sites



Schedule 8 2011 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 2011 Development Priorities Plan and line 6 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Firm Capacity	73,000 m ³ /day	64,000 m ³ /day
2 a)	Average Maximum Daily Flow (water)	61,372 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	51,258 m ³ /day
3	Servicing Commitments	7,632 m ³ /day (5,388 units)	7,771 m ³ /day (5,388 units)
4	Available Servicing Capacity to Register New Dwelling Units (Uncommitted Reserve Capacity)	3,455 units	4996 units
5	Units to be Registered in 2011 based on the proposed Development Priorities Plan	1056 units	1056 units
6	Capacity Available	YES (2,399 units)	YES (3,940 units)

Notes

1. **Total Available Firm Capacity:**

Water - the physical capacity of the constructed water infrastructure to deliver an annual daily flow of 73,000 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 for water supply based on the past five year average

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

3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction.

4. **Schedule 8** provides further detailed description of the status and basis for calculations of the figures in the above table.

Schedule 8
2011 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 indicates how many units are proposed to be draft plan approved in the 2011 Development Priorities Plan and line 7 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Planning Capacity	81,100 m ³ /day	73,000 m ³ /day
2 a)	Average Maximum Daily Flow (water)	61,372 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	51,258 m ³ /day
3	Servicing Commitments	6,232 m ³ /day (5,388 units)	5,361 m ³ /day (5,388 units)
4	Draft Approval Commitments	2,082 m ³ /day (1,800 units)	1,791 m ³ /day (1,800 units)
5	Available Servicing Capacity for New Draft Plan Approved Units (Uncommitted Reserve Capacity)	9,869 units	12,946 units
6	Units to be Draft Plan approved in 2011 based on the proposed Development Priorities Plan	1,326 units	1,326 units
7	Capacity Available	YES (8,543 units)	YES (11,620 units)

Notes

1. Planning Capacity:

Water – based upon the sum of the existing physical capacity of constructed water infrastructure plus additional water pumping certificates of approval.

Wastewater - based upon the approved assimilative capacity of the Speed River.

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

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

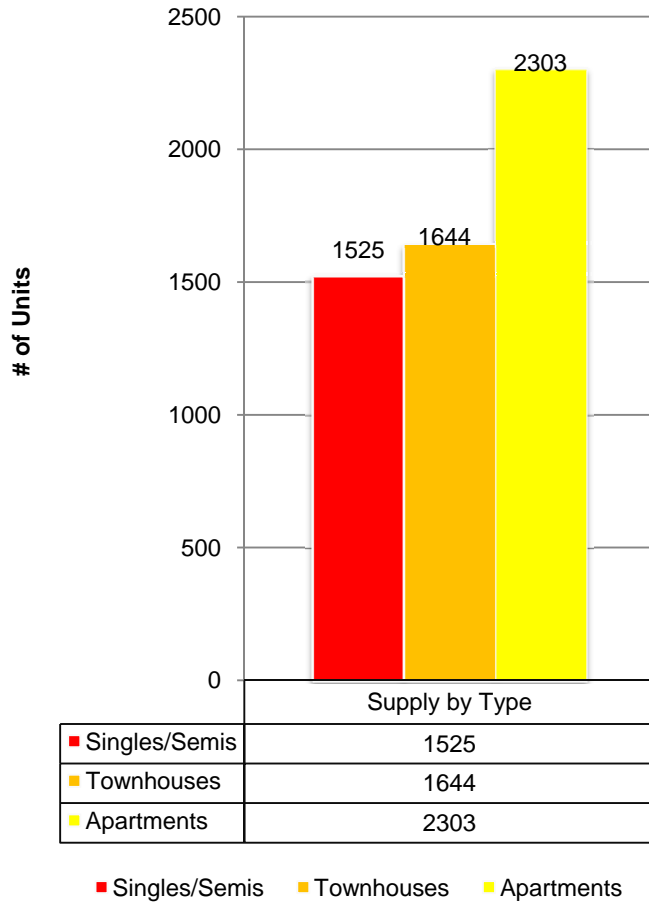
3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction

4. **Schedule 8** provides further detailed description of the status and basis for calculations of the figures in the above table

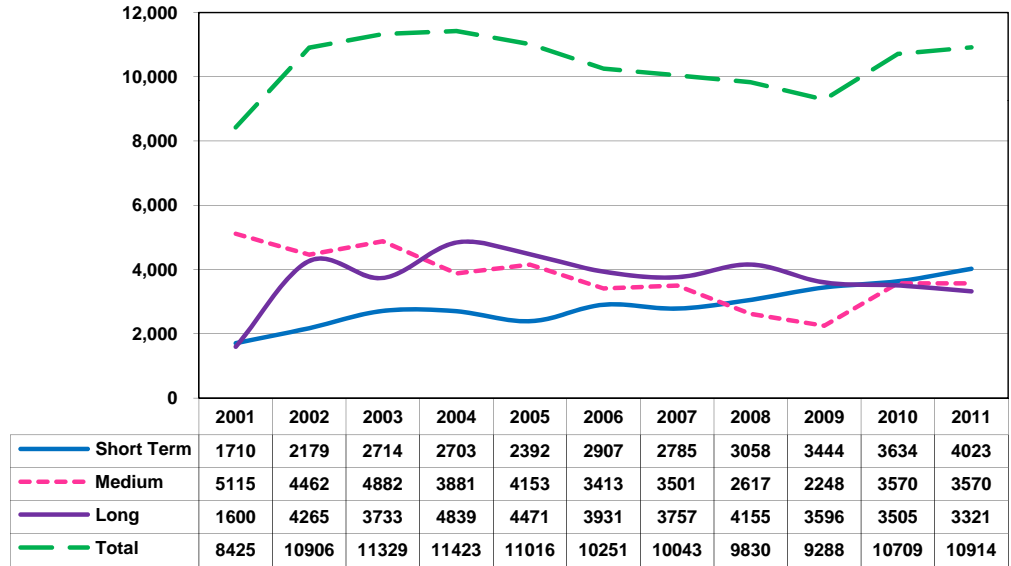
Schedule 9

Total Draft and Registered Plan Analysis

Total Draft Approved and Registered Supply - 2010

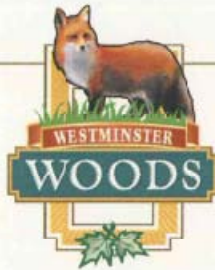


DPP Overall Supply 2001-2011



SCHEDULE 10

Developer's Comments to Draft 2011 DPP



December 20, 2010

City of Guelph
1 Carden Street
Guelph ON N1H 3A1

Attention: Ms. Katie Nasswetter
Senior Development Planner

RECEIVED

DEC 21 2010

Community Design & Development Services

Dear Ms. Nasswetter,

RE: DPP 2011

Having reviewed the draft 2011 Development Priorities Plan we wish to provide the following comments and request reconsideration of including the Westminster Woods East phase 5, or a phase thereof, in the 2011 DPP.

We are disappointed that approval of the Westminster Woods East phase 5 development was not included in the draft report. As you are aware, this phase was originally part of the phase 4 draft plan and deferred as part of that approval. Since then we have been working with staff in a preconsultation process to finalize a plan that meets our mutual requirements with respect to density and design elements. Following this process a formal draft plan amendment was filed in October of this year.

Firstly, we do recognize the City's requirement to manage growth in keeping with the Provincial Policy Statement and Places to Grow legislation. We acknowledge that the City has established density and unit targets and approval of these allocations are administered through the DPP.

We also fully understand that there is flexibility in the DPP in that should a plan for some reason not proceed to draft plan approval there is the ability to advance the approval of another plan if all other requirements are met. In this regard we do acknowledge that staff have agreed to continue the review process of our plan however we are requesting that acknowledgement of this in the DPP would provide more assurance of this process.

In support of our request we would like to bring forward merits of our applications for your consideration.

While this plan is not identified as being in the built boundary area of the City by other measures it could be considered as an infill to an existing development. It is the last phase of an established larger master planned community. All required municipal infrastructure, including roads and services for this development, are already in place. All relevant support background studies are complete resulting in presumably minimal staff and agency review. There are also no natural heritage issues with this final phase.

As mentioned previously, we have been working with staff over the past year on design considerations of the plan which we believe with the formal submission meets or exceeds the density targets and design elements of both the Growth Plan and the City's Growth Management Strategy. The plan as submitted proposes 66 detached lots and a minimum of 195 multi-family units (a 25% singles / 75% multi unit split) as well as a 1.07 ha commercial/institutional block. We acknowledge that the multi unit residential blocks and the commercial/institutional blocks on this plan are subject to further approvals of site plan review.

Also, as you are aware, our company and Reid's Heritage Homes have been industry leaders in building innovation and energy conservation. Westminster Woods is proud to have the first LEED platinum designated home built in Canada. As a company we are committed to Guelph's Community Energy Initiative and will continue to work with the City on establishing criteria that is both cost effective and energy conscious. We believe that we have demonstrated that we have consistently met or exceeded both the Community Energy Initiatives and Places to Grow requirements.

Based on the foregoing we would formally request reconsideration of inclusion of a portion of the Westminster Woods East phase 5 development for consideration of Draft Plan approval in the 2011 DPP. Acknowledging that a high proportion of the plan will be subject to additional approvals, inclusion of the single detached units represent a minimal increase to the current 2011 allocation for consideration of Draft Plan approval and will provide us and the existing community with a continuum of product delivery.

Should you require anything further or wish to meet and discuss any elements of our request please do not hesitate to contact us.

Yours truly,



Alfred Artinger, P. Eng.
Vice-president, Acquisitions/Development

Cc: Scott Hannah
Jim Riddell
Mayor Karen Farbridge

SCHEDULE 11

Staff Response to Draft 2011 DPP Comments

Westminster Woods

Alfred Artinger, on behalf of Westminster Woods Ltd, has requested that final phase of the Westminster Woods East Subdivision consisting of approximately 260 dwelling units and a commercial or institutional block, be draft approved in 2011.

The next phase of the plan has been received by staff and we anticipate it will be brought forward to a public meeting early in 2011, but it was not included in the draft DPP for Draft Plan approval or registration in 2011. Staff have reviewed this request and determined that it is possible to bring forward a small portion of this last phase of Westminster Woods for draft plan approval in 2011. Staff have recommended that the 66 lots for single-detached housing could proceed to Council for Draft Plan approval in 2011, while the multiple residential with approximately 195 residential units and the commercial institutional block will need to wait to be considered.

However, the remaining phase of the subdivision could take advantage of the flexibility provisions of the DPP should other plans of subdivision with allocation choose not to proceed (see chapter 5 of this report). For example, Staff notes that only a small phase of the Westminster Woods East Plan of subdivision, consisting of 167 dwelling units, was anticipated for Draft Plan approval and registration in 2009. When other plans of subdivision, with allocated units, decided not to proceed in 2009, the Westminster Woods plan took advantage of the flexibility offered by the DPP to register 398 potential dwelling units.

It is important for the City to continue to take a cautious approach to new Draft Plan approvals to ensure we have adequate servicing capacity and are meeting our Greenfield and Built area growth targets.