

STAFF REPORT



TO Infrastructure, Development and Enterprise Committee

SERVICE AREA Infrastructure, Development and Enterprise

DATE May 5, 2015

SUBJECT 2015 Development Priorities Plan

REPORT NUMBER 15-36

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To present the annual Development Priorities Plan, with a summary of key recommendations for 2015 development approvals, and a review of development activity in 2014.

KEY FINDINGS

Draft Plan Approvals

The 2014 DPP identified that up to 1319 units could be brought forward for draft plan approval, however none of these approvals were realized. The plans of subdivision that were anticipated for draft plan approval in 2014 are being carried forward to 2015, therefore staff are identifying that up to 1319 housing units could be draft approved as shown in Schedule 3 of the DPP. Of the 1319 units the predominant unit type are singles (612) and apartments (363).

Registration of Draft Plans

The 2014 DPP recommended that up to 1509 dwelling units within eight (8) plans of subdivision could be brought forward for registration. Actual registrations totalled 1036 units. The number of units registered in 2014 was substantially higher than what occurred in 2013. Staff are recommending for 2015 that a total of 686 potential dwelling units in the remaining four plans plus two new plans could be registered. This includes 30 units in the Built Boundary (a portion of Hart's Farm should it be draft approved) and 656 in the Greenfield Area.

Zone Change Applications

The City experienced a significant increase in the total number of units that were approved through zone changes and draft plan of condominium approvals from the previous year. In total there were 1454 units approved in 2014, of which 884 within the Built Boundary and 570 within the Greenfield area. Some of these

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included development downtown redevelopment sites and lands in the east end (i.e. 5 Arthur Street, 150-152 Wellington, 144 Watson and 78 Starwood).

Projected Approvals vs. Actuals

Since 2007, the recommended levels of draft plan approval and registration has been higher than the actual level of approvals achieved. Recommending higher levels of subdivision approvals provides a degree of market flexibility and mitigates against factors that can impact timing of approval, such as appeals and market conditions.

The actual level of units created through subdivision approvals combined with unit creation through zone changes and draft plans of condominium has been sufficient to maintain a healthy short term housing supply in accordance with the housing supply policies as defined by the 2014 Provincial Policy Statement. This healthy short term housing supply, in turn, supports sustained strong annual building permit activity.

FINANCIAL IMPLICATIONS

All capital works required for plans of subdivision recommended for registration in 2015 have been previously approved by Council in the capital budget.

ACTION REQUIRED

IDE Committee is being asked to recommend to Council approval of the dwelling unit targets for anticipated registrations and draft plan approvals in 2015 and direct staff to manage the timing of development in keeping with these targets.

RECOMMENDATION

1. That Infrastructure, Development and Enterprise Report 15-36, 2015 Development Priorities Plan, dated May 5, 2015, be received.
2. That Council approve a 2015 target for the registration of 686 housing units within plans of subdivision in accordance with the 2015 Development Priorities Plan.
3. That Council approve a 2015 target for the draft plan approval of up to 1319 housing units within plans of subdivision in accordance with the 2015 Development Priorities Plan.
4. That amendments to the timing of registration of plans of subdivision be permitted only by Council approval unless it can be shown that there is no impact on the capital budget and that the dwelling unit targets for 2015 are not exceeded.

BACKGROUND

The Development Priorities Plan is an annual report to Council, which based on recommendations from the previous year's DPP, recommends a number of dwelling

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units to be approved in draft and registered plans of subdivision in 2015 in keeping with City population projections and growth management requirements.

The DPP Housing Unit Supply refers to dwelling units created by registered plans of subdivision and zone changes approved outside of plans of subdivision that are greater than 10 units in size. It does not account for the City's total housing supply, which would also include zoned vacant sites, lots created by severance, accessory apartments and designated lands.

For the first time in 2015, the development and construction activity for 2014 and prior years will be presented in an annual Growth Management Monitoring Report, while the DPP will be used to recommend plans of subdivision to be draft approved and registered in 2015.

REPORT

Summary of Achievement of 2014 DPP Recommendations

DPP Housing Unit Supply:

- There were no draft plan approvals in 2014. Five plans of subdivision were registered, accounting for 1036 potential dwelling units in the City's housing supply; zone changes and condominiums accounted for 1454 potential dwelling units (884 within the built-up area and 570 in the greenfield area); for a total of 2490 units (see Schedule 1 of the DPP).

Development Activity Recommended for 2015

Recommended Draft Plans of Subdivision:

- A total of 1319 housing units in five potential plans of subdivision could be recommended for draft plan approval in 2015 as shown in Schedule 3 of the DPP;
- Four of these potential draft plans are in the Greenfield area and one within the Built Boundary.

Registration of Plans of Subdivision:

- For 2015, a total of 566 potential units in five draft plans of subdivision are recommended for registration, all in the Greenfield areas of the City;
- This number, in combination with the potential dwelling units created through zone changes and condominiums, takes into account the City's current population projections that estimate that the City should grow by 1170 units per year on average.

Comments from Landowners/Developers

All landowners with vacant residential lands, developers and planning consultants were circulated draft versions of Schedules 1-4 of the DPP for comment. Staff received some requests for subdivision timing changes from developers (see requests in Attachment 1) and made some modifications to the draft schedules as a result.

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FINANCIAL IMPLICATIONS

The role of the DPP is to provide a forecast of anticipated annual development approvals within plans of subdivision, which helps ensure that capital projects are being brought forward in concurrence with development that is ready to proceed. The DPP and the capital budget are reviewed together to ensure that should a capital project be delayed, any associated plan of subdivision will not be brought forward for registration if the necessary services are not yet in place. Similarly, a capital project required to service development in a specific area will not be brought forward for funding in the budget until development in that area is ready to proceed.

There are no direct financial implications related to the DPP.

CORPORATE STRATEGIC PLAN

Strategic Directions:

- 2.3 Ensure accountability, transparency and engagement.
- 3.1 Ensure a well-designed, safe, inclusive, appealing and sustainable City.
- 3.2 Be economically viable, resilient, diverse and attractive for business.
- 3.3 Strengthen citizen and stakeholder engagement and communications

DEPARTMENTAL CONSULTATION

The 2015 Development Priorities Plan team consists of staff from Infrastructure, Development and Enterprise and Parks and Recreation. Finance staff was also consulted with respect to the financial implications of the DPP.

COMMUNICATIONS

A draft version of Schedules 1-4 was circulated to landowners, developers and planning consultants for feedback in September 2014 and comments were received in October and November of 2014.

ATTACHMENTS

- Attachment 1:** Comments on the Draft 2015 Development Priorities Plan
Attachment 2: The 2015 Development Priorities Plan (DPP)

Report Author

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Senior Development Planner

Approved By

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Approved By

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Recommended By

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Attachment 1 Comments on the Draft 2015 Development Priorities Plan



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LANDSCAPE ARCHITECTS

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November 7, 2014

Project No. 13165

Planning Services
Planning, Building, Engineering and Environment
City of Guelph
City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Katie Nasswetter, Senior Development Planner

Dear Ms. Nasswetter:

**Re: Development Priorities Plan (DPP) 2015
55 & 75 Cityview Drive North, Guelph – 23T-12501
Debrob Investments Limited**

Thank you for requesting comments on the 2015 DPP.

GSP Group acts on behalf of the applicant (Debrob Investments Limited – Mr. Robert Saroli) on the proposed draft plan of subdivision noted above. It is noted as "20" on the "Preliminary and Draft Approved – Plans of Subdivision" attached to your letter of September 29, 2014.

The draft plan of subdivision (23T-12501) and the related zoning by-law amendment (ZC1202) are scheduled for a Council decision meeting in December 2014.

We expect to register Phase 1 of the Debrob subdivision in 2015 and Phase 2 in 2016. We have attached a map of the Debrob Subdivision with a proposed phasing line. We anticipate that the subdivision will be phased from east-to-west; however the direction of phasing could be altered as final development plans are determined.

Phase 1 will contain approximately 66 single detached homes entirely within the Debrob subdivision. Part-lots (11) have not been included at this time as the development of these will be dependent on zoning and agreements between adjacent owners.

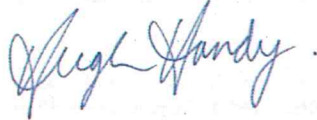
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Phase 2 will contain a mix of single detached (37), semi-detached (28), street towns (14), as well as cluster towns and stacked towns (105-180). Accordingly, the number of units could potentially range from 184 to 259 in Phase 2. The unit count as part of the three (3) multi-blocks will be refined as the product type/mix is determined and as the site plans for each of these blocks is undertaken.

We appreciate you considering our above-noted request. We would be happy to discuss our plans for the subdivision at your convenience. If you have any questions in the meantime or require further information, please do not hesitate to contact me in our Kitchener office.

Yours very truly,

GSP Group Inc.



Hugh Handy, MCIP, RPP
Associate, Planner

cc Bob Saroli, Debrob Investments Limited
Pam Kraft and Larry Kotseff, Fusion Homes
Chris DeVriendt, City of Guelph

STAFF REPORT

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



October 10, 2014

Project: 13-9409

Mrs. Katie Nasswetter
Senior Development Planner
Planning, Building, Engineering and Environment
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mrs. Nasswetter:

**Re: Development Priorities Plan (DPP) 2015
Dallan Property (23T-08503)
Owner: Victoria Wood**

I am responding to your inquiry of September 29th, 2014 with respect to the 2015 Development Priorities Plan and the identification of expectations related to submission, approval and development of properties owned by Victoria Wood.

The Dallan Property received draft plan approval in 2012. The owner has finalizing the servicing plans, has signed a Subdivision Agreement with the City and provided his Letter of Credit to enable tendering of the servicing contract for this subdivision in its entirety.

This final approval and registration of the plan should occur at the end of 2014 or early 2015.

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

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Mr. Gerry Armstrong, Victoria Wood

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OCT 14 2014
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I. D. ROBINSON, B.Sc., O.L.S., O.L.I.P. K. F. HILLIS, B.Sc., O.L.S., O.L.I.P. N. C. SHOEMAKER, B.A.A., M.C.I.P., R.P.P.
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S. W. BLACK, O.L.S. (1917 - 2007) R. L. SHOEMAKER, O.L.S. (1923-2008) W. F. ROBINSON, O.L.S. (1924-2010)

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



October 14, 2014

Project: 09-8158
12-9247

Mrs. Katie Nasswetter
Senior Development Planner
Planning, Building, Engineering and Environment
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mrs. Nasswetter:

**Re: Development Priorities Plan (DPP) 2015
Kortright Road East Extension
City File 23T-01508
Owner: Northmanor Estates Inc.**

Phase 3 of the Kortright Road East subdivision lands received draft plan approval in October of 2012. A portion of the phase 3 plan is owned by Northmanor Estates Inc. and this letter has been prepared on their behalf in response to your inquiry regarding servicing and registration of this plan as part of the Development Priorities Plan review.

At the present time the owner is proceeding with detailed servicing drawings for their portion of Phase 3 of this subdivision with the intention of servicing and registering in 2015. This phase of their plan will include 17 single detached residential lots, 22 semi-detached lots (44 units) and a park block.

A draft plan of subdivision for Phase 4 of the Kortright Road East subdivision was submitted to the City in April 2013. This phase included 58 semi-detached units and between 128 and 157 single detached lots. It is anticipated that this plan will be presented to Council for consideration in 2015. The owner is considering the completion of servicing and registration of this phase at the same time as phase 3 of their plan and would like to keep this option available.

Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Katy Schofield, Northmanor Estates Inc.

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I. D. ROBINSON, B.Sc., O.L.S., O.L.I.P. K. F. HILLIS, B.Sc., O.L.S., O.L.I.P. N. C. SHOEMAKER, B.A.A., M.C.I.P., R.P.P.
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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

October 8, 2014

Project: 10-8570
14-9848

Mrs. Katie Nasswetter
Senior Development Planner
Planning, Building, Engineering and Environment
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mrs. Nasswetter:

**Re: Development Priorities Plan (DPP) 2015
Kortright Road East Extension
City File 23T-01508
Owner: Gamma Developers Limited**

Phase 3 of the Kortright Road East subdivision lands received draft plan approval in October of 2012. This letter is in reference to that part of the subdivision owned by Gamma Developers Limited.

Gamma Developers is in the process of servicing and registering Phase 3A of this plan. This phase includes 56 single detached residential lots and 4 on-street townhouse blocks accommodating approximately 19 townhouse units. The Subdivision Agreement has been signed, the City has the Letter of Credit for this phase and the servicing is nearing completion. Final approval and registration of this phase will occur shortly.

It is the owner's intention to service and register Phase 3B in 2015. This will be the final phase of the subdivision plan as it relates to Gamma Developers Limited. It will include 37 single detached residential lots, 9 semi-detached lots (18 units) and 3 on-street townhouse blocks accommodating approximately 17 on-street townhouse units.

I have not addressed the the high density/church blocks located on the north side of Kortright Road owned by Gamma Developers Limited. The development of these three blocks will be largely dependent on market conditions.

Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Mr. Wolf von Teichman

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I. D. ROBINSON, B.Sc., O.L.S., O.L.I.P. K. F. HILLIS, B.Sc., O.L.S., O.L.I.P. N. C. SHOEMAKER, B.A.A., M.C.I.P., R.P.P.
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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



351 Spadavale Avenue West
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TEL: 519-822-4031
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October 8, 2014

Project: 13-9410

Mrs. Katie Nasswetter
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City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mrs. Nasswetter:

**Re: Development Priorities Plan (DPP) 2014
Pergola Subdivision
City File 23T-03507
Owner: Reid's Heritage Homes**

I am responding to your letter of September 29, 2014 regarding the City's 2015 Development Priorities Plan.

As you are aware, the draft plan of subdivision for the property formerly known as the Pergola lands received draft plan approval in 2006. That plan consisted of both commercial and residential land uses. The commercial portion of the site was registered in 2010.

A redline amendment to the draft plan was filed with the City in January 2012. The revised plan now includes a total of 92 units, consisting of 34 on-street townhouse units, and 58 cluster townhouse units. It will also include an expanded wildlife corridor.

It is the owner's expectation that the plan will be serviced and registered in January 2015. The City has received the completed engineering drawings and the owner is awaiting the Subdivision Agreement for this final phase of the plan.

Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Jim Dodd, Reid's Heritage Group

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OCT 14 2014

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I. D. ROBINSON, B.Sc., O.L.S., O.L.I.P. K. F. HILLIS, B.Sc., O.L.S., O.L.I.P. N. C. SHOEMAKER, B.A.A., M.C.I.P., R.P.P.
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S. W. BLACK, O.L.S. (1917 - 2007) R. L. SHOEMAKER, O.L.S. (1923-2008) W. F. ROBINSON, O.L.S. (1924-2010)

DEVELOPMENT PRIORITIES PLAN 2015



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1 INTRODUCTION

The Development Priorities Plan (DPP) is prepared annually by Planning, Urban Design and Building Services with the assistance of Engineering and Capital Infrastructure Services and Finance. The first annual DPP was prepared in 2001.

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. Through the recommendations in the DPP, City Council establishes priorities for the planning and development of future growth areas.

Other objectives of the DPP 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.
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 growth.
5. To assist the development industry and Boards and agencies involved in development (School Boards, Guelph Hydro) by providing growth and staging information for the City.

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

The DPP is also prepared in accordance with the policies of the City of Guelph Official Plan, Envision Guelph (OPA #48, under appeal) in particular Section 3.21.2, which states:

“The City will prepare a Development Priorities Plan (DPP) on an annual basis to manage and monitor growth and to define and prioritize the rate, timing and location of development in the City.”

By approving the 2015 DPP, City Council will establish a target for the creation of potential dwelling units from Registered Plans from December 31, 2014 to December 31, 2015 (see Schedule 2). Staff will manage the registration of the various subdivisions identified for 2015 within the approved dwelling unit target. Further, Council will also identify those Draft Plans

of Subdivision (or phases thereof) that are anticipated to be considered for Draft Plan Approval (DPA) in 2015 (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 2015.

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 identifies the subdivisions (or phases), already draft approved, that may be registered. The plan also identifies the preliminary plans of subdivision that staff intends 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 wastewater);
- 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

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, and in the Official Plan and OPA #48 (under appeal);
- 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 and through lands suitably zoned to facilitate residential intensification and redevelopment;
- 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

3 EXPLANATION OF SCHEDULES IN THE DPP

The 2015 Development Priorities Plan Report 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 until 2031. The 2014 Development Charges Background Study projects approximately 1000 new dwelling units per year until 2011, then approximately 1170 new units per year until 2031.

The Schedules are described in detail below:

Schedule 1: Dwelling Unit Supply

This Schedule contains three parts. Part A summarizes development activity as anticipated in the DPP that occurred in 2014 in three tables. The first table in Part A reports on subdivisions that were registered in 2014. Table 2 shows zone changes approved outside of plans of subdivision that are greater than 10 units in size. These two types of development approvals make up the DPP housing unit supply, but it does not account for the City’s total housing supply, which would also include lots created by severance and accessory apartments. Both of these tables also identify whether developments were in the Built Boundary or Greenfield area. Table 3 is the combined total development activity that occurred in Built and Greenfield areas.

The unit counts shown in these tables are potential dwelling units and are not indicative of building permit activity. Potential dwelling units count the total number of dwelling units that could be created if the registered plans or rezoned sites were fully built out in accordance with the maximum number of dwelling units permitted in the approved zoning.

Table 1 shows that five (5) plans of subdivision (or phases of plans) achieved registration or executed a subdivision agreement in 2014. These plans provide a total of 1036 potential dwelling units; 31% of the units are detached/semi-detached and 69% are multi-residential units. Through Council’s approval of the 2014 DPP, a maximum of 1509 potential units could have been registered in 2014.

Table 2 shows that an additional 1454 units were approved through zone changes and condominiums. Table 3 summarizes the first two tables and shows that in total 884 potential infill units and 1606 greenfield units were created in 2014 for a total of 2490 units.

Part B of Schedule 1 compares the actual and approved registrations by year from 2001 to 2014, broken down by the different unit types.

Part C of Schedule 1 provides a table that compares the potential dwelling units created by year against the DPP registration target for the same time period. Table C illustrates that registration targets are typically higher than actual development registration, which accommodates the uncertainty associated with subdivision registration timing and the need for flexibility for developers.

Schedule 2: Subdivision Registration Activity

Table A, entitled “Plans of Subdivision Anticipated to be Registered in 2015” provides the recommended dwelling unit limit that City Staff are recommending City Council approve for the year 2015 and the individual plans or phases of plans that could be developed. The recommendation for the 2015 DPP is a total of 686 potential units in five plans of subdivision (or phases). All of the proposed units to be registered in subdivisions would occur in Greenfield areas. The number of potential registrations and units created responds to the capacity that is available when the City’s long-term annual anticipated growth projection is applied to recent subdivision registration activity.

Table B is a Summary of Expected Registration Activity by Year in terms of Dwelling Unit Targets. This Schedule summarizes the staging of development for plans of subdivision for the years 2015, 2016 and post 2016. The portion of the table entitled “2016 Anticipated Registrations” is a summary of the likely registration activity in the year 2016, 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 2016 because the DPP is approved on an annual basis and provides a Council commitment for the next year only** (in this case 2015). It is however, staff’s best estimate of the plans that could be registered during 2016.

The final portion of the table entitled “Post 2016 Anticipated Registrations” summarizes the potential dwelling units within all remaining plans of subdivision that have received Draft Plan approval or have been submitted on a preliminary basis to the City. There are approximately 1504 potential units in proposed plans of subdivision that are projected to be registered post 2016.

Table C in Schedule 2 is a summary of total dwelling unit inventory in potential plans of subdivision in the DPP over time which shows that the total amount of housing supply in subdivision plans is being steadily built out.

Schedule 3: Draft Plan Approval Activity

This schedule provides information on expected Draft Plan Approval (DPA) activity in the City. **The table entitled “Plans Anticipated to be considered for Draft Plan Approval in 2015” highlights the draft plans (or phases) that staff expect will be ready to be considered by Council during 2015.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2015

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 2015. Five (5) residential plans of subdivision are proposed in this table with a total of 1319 potential units, four within the Greenfield area of the City and one within the Built Boundary.

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 logical phases in keeping with the approved DPP.

Table B, titled “Comparison of 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 2014 DPP, 1319 units in five Draft Plans of Subdivision were included to be considered for Draft Plan Approval. As of December 31st, 2014, none of these draft plan of subdivision applications were approved by Council. While one plan (55 and 75 Cityview Drive) was draft approved by Council on February 8, 2015, the remainder of these draft plans are still in the review process.

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

This schedule consists of two components and provides the details that generated the Summary provided in Schedule 2C:

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”.**

Schedule 5: Maps of Development Activity

Two maps showing anticipated development activity are included in this schedule:

- 1. Proposed Timing of Subdivision Registration**

Map of the City providing a visual presentation of the recommended priority and timing for the plans of subdivision, as shown in Schedules 2 and 4.

- 2. Zoned Development Sites and Proposed Zone Changes**

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 6: Update on Water and Waste Water Flows

The tables in Schedule 6 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. Wastewater 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 9,000m³/day expansion in flow from the existing wastewater treatment plant. At this time, Wastewater Services is carrying out an optimization of the plant. Demonstration work is currently underway to assess the potential to re-rate the facility. On completion of the demonstration, an application will be made to the MOE for re-rating.

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 1,710 cubic metres per day (m³/day) and an agreement has been signed on July 13, 2012. The servicing commitment in the Schedule 6 table includes an allocation of 1,710 cubic metres per day to the Village of Rockwood.

With respect to water supply, the City must ensure that the long-range water supply commitments to draft plans are below the rated capacity. In 2006, Water Services completed and Council approved a Water Supply Master Plan (WSMP) and an update

of the master plan was completed in 2014. 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. The WSMP Update (2014) conducted a review of the water system well capacity which included all of the available wells in the City and determined the total well capacity to be 83,836 m³/day. However, in 2015, three well supplies will be removed from service for extended testing and repairs. Restoration of the wells may result in a down grading of the individual wells and the total system capacity. The Firm Capacity has been reduced to 72,336 m³/day as a result of the temporary loss of the three wells. In September, 2006, the City received approval from the MOE for a Class Environmental Assessment (EA) to increase the water taking at the Arkell Spring Grounds by approximately 9, 200 m³/day. With the EA approval, commissioning of the additional water capacity has confirmed the additional capacity of 9,200 m³/day which is included in the total system capacity of 83,836 m³/day. However, the Planning Capacity may be reduced if the full capacity of the three wells is not restored. As a contingency, the Planning Capacity was reduced by 20 percent of the proposed 9,200 m³/day increase from Arkell to 81,996 m³/day. The WSMP Update also recommended implementation of conservation and efficiency strategies to ensure the best use of the City's existing water resources. The Schedule 6 table includes the revised Firm Capacity of 72,336 m³/day and the revised Planning Capacity of 81,996 m³/day as described above. The Schedule 6 table will be reviewed on an annual basis and the Firm Capacity and Planning Capacity will be adjusted based on well capacity assessments.

An examination of the information regarding water and wastewater treatment flows (see Schedule 6) 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 3,455 units of residential development, which equates to approximately 5 years of growth based on the population projections. For water, the data indicates a current capacity to register an additional 5,140 dwelling units, which equates to approximately a 7.5 year of growth based on the population projections. In addition, long range forecasting shows the City has wastewater treatment capacity for approximately 9,530 additional residential units and water supply capacity for 12,224 units.

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).

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.

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 2015.**

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 current rates which are valid until March 1, 2015.

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 2015, 2016 or Post 2016. 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 2015 may not necessarily proceed. In some cases, registration does not proceed as the developer/owner may decide that the market conditions do not warrant the investment 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 2015 to be advanced. City Staff have the authority to move the registration of developments ahead (e.g. from 2016 to 2015) 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 Infrastructure, Development and Enterprise Committee of Council.

6 SUMMARY OF DEVELOPMENT ACTIVITY IN 2014

Subdivision Registration

In total, five (5) draft plans of subdivision or phases achieved registration (see Schedule 1). The plans of subdivision registered in 2014 will result in the potential creation of 1036 dwelling units. This overall figure is less than the 1509 units that were supported for registration by City Council (see Schedule 1). In 2014, all registrations of the residential subdivisions occurred in the Greenfield area.

Approval of Draft Plan of Subdivisions

There were no draft plan approvals in 2014. The 2014 DPP anticipated a total of 1319 dwelling units in five draft plans of subdivisions to achieve Draft Plan Approval. These have been carried over into the 2015 recommended draft plan approvals as shown in Schedule 3.

Zoning By-Law Amendments and Condominium Approvals

Since the 2009 DPP, staff have monitored other development applications that add to the City's 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 Table 2 of Schedule 1. By the end of December 2014, a total of 1454 potential residential units were created through zoning by-law amendments and condominiums. A total of 884 of these units were within the Built boundary, almost exclusively from two large downtown development projects (150-152 Wellington Street and 5 Arthur Street). The remaining 570 residential units were within the Greenfield area, mainly comprised of two apartment development projects within the Eastview Community Mixed Use Node area (78 Starwood Drive and 144 Watson Parkway North).

7 FORECAST OF SUBDIVISION ACTIVITY FOR 2015

Interest in obtaining draft plan approval and registration of various subdivisions continues to remain strong. The staff recommendation of a total of 686 potential residential units for registration in 2015 is based on the objectives of the DPP and the following:

1. Council's approved growth rate of approximately 1170 units per year starting in 2011 (previously 1100 units per year) as set out in the Development Charges Background Study (2014).
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.

Requests to register all or parts of five subdivisions are contained within the recommended dwelling unit target of 686 dwellings in Schedule 2 for the 2015 DPP. Three registrations are expected in the northeast and two are expected in the south end of the City.

Staff expect that five residential draft plans of subdivision are likely to be ready to be presented to Council for consideration of Draft Plan approval during 2015 (see Schedule 3). These subdivisions that may be considered for draft plan approval in 2015 include a total of 1319 dwelling units, with 244 units in the Built Boundary and 1075 units within the Greenfield area.

8 CONCLUSIONS AND RECOMMENDATIONS

The DPP continues to be an implementation tool for the City's 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 686 potential dwelling units be considered for registration and 1319 dwelling units be considered for draft plan approval in 2015. 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

A. Development Activity in 2014

1. POTENTIAL RESIDENTIAL UNITS CREATED THROUGH REGISTERED PLANS OF SUBDIVISION

Plan Name	Location	Detached	Semi-detached*	Townhouses*	Apartments*	Total
Mitchell Farm: Chillico Run 61M-196	W	120	22	98	0	240
Kortright East Phase 3A 61M-197	S	56	0	17	0	73
1897 Gordon St 61M-198	S	21	0	36	152	209
Dallan	S	79	26	100	204	409
Pergola Phase 2	S	0	0	60	45	105
Total Units Registered in 2014		276	48	311	401	1036
Units Approved in 2014 DPP		319	110	679	401	1509
In Built Boundary		0	0	0	0	0
In Greenfield		276	48	311	401	1036

2. POTENTIAL RESIDENTIAL UNITS FROM APPROVED ZONE CHANGES AND CONDOMINIUMS

Address	Location	Detached	Semi-detached*	Townhouses*	Apartments*	Total
158 Fife Road	W	0	0	25	0	25
150-152 Wellington Street	DT	0	0	0	144	144
66 Eastview Road	E	0	0	30	0	30
5 Arthur Street South	DT	0	0	39	646	685
78 Starwood Drive	E	0	0	0	405	405
144 Watson Pkwy N	E	0	0	0	133	133
95 Couling Crescent	E	0	2	0	0	2
50 Law Drive	E	5	0	0	0	5
170-178 Elizabeth Street	E	5	0	0	0	5
12 Summerfield Drive	S	2	0	0	0	2
781 Victoria Road South	S	18	0	0	0	18
Total Units in 2014		30	2	94	1328	1454
In Built Boundary		30	0	64	790	884
In Greenfield		0	2	30	538	570

3. TOTAL POTENTIAL NEW UNITS IN 2014 (1+2)

In Built Boundary	30	0	64	790	884
In Greenfield	276	50	341	939	1606
Total New Units in 2014	306	50	405	1729	2490

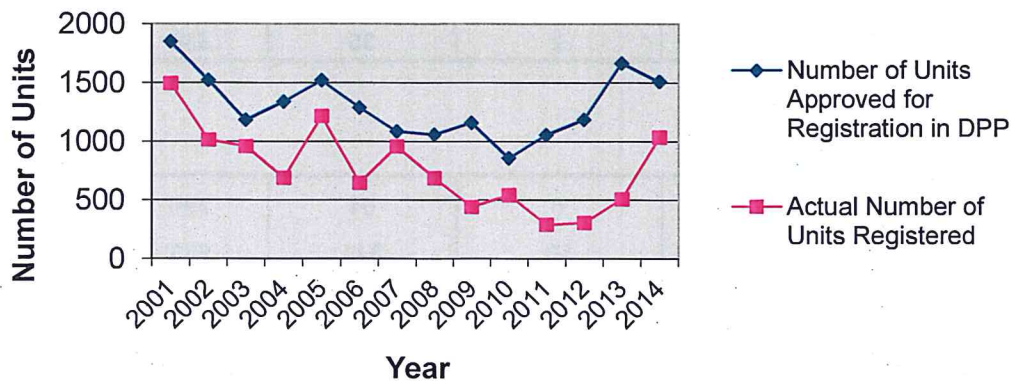
* Semi-detached numbers are unit counts *Townhouses and apartments based on approved zoning

Location Legend: NE - Northeast Area of the City, NW - Northwest, S - South, DT - Downtown

B. COMPARISON OF ACTUAL AND APPROVED REGISTRATIONS BY YEAR

	Detached	Semi-detached	Townhouses	Apartments	Total
ACTUAL 2014 Total	276	48	311	401	1036
APPROVED in 2014 DPP	319	110	679	401	1509
ACTUAL 2013 Total	117	46	249	99	511
APPROVED in 2013 DPP	436	180	799	251	1666
ACTUAL 2012 Total	130	86	92	0	308
APPROVED in 2012 DPP	417	172	469	130	1188
ACTUAL 2011 Total	276	70	311	401	1058
APPROVED in 2011 DPP	415	180	181	280	1056
ACTUAL 2010 Total	103	54	222	165	544
APPROVED in 2010 DPP	298	128	382	50	858
ACTUAL 2009 Total	138	42	283	123	443
APPROVED in 2009 DPP	391	200	404	165	1160
ACTUAL 2008 Total	175	0	268	246	689
APPROVED in 2008 DPP	392	32	300	335	1059
ACTUAL 2007 Total	590	114	255	0	959
APPROVED in 2007 DPP	662	64	361	0	1087
ACTUAL 2006 Total	522	0	126	0	648
APPROVED in 2006 DPP	855	106	326	0	1287
ACTUAL 2005 Total	759	128	331	0	1218
APPROVED in 2005 DPP	1056	140	324	0	1520
ACTUAL 2004 Total	315	66	211	100	692
APPROVED in 2004 DPP	805	85	349	100	1339
ACTUAL 2003 Total	774	60	126	50	960
APPROVED in 2003 DPP	926	134	125	0	1185
ACTUAL 2002 Total	567	120	127	199	1013
APPROVED in 2002 DPP	1002	152	168	199	1521
ACTUAL 2001 Total	575	84	410	425	1494
APPROVED in 2001 DPP	790	166	449	446	1851

C. Comparison of Approved and Registered Dwelling Units by Year



Schedule 2 Subdivision Registration Activity

A. Plans of Subdivision Anticipated to be Registered in 2015

Plan Name	Location	Detached	Semi-Detached	Townhouses	Apartments	Total Housing Units
23T-11502 11 Starwood*	NE	0	0	201	0	201
23T-11501 115 Fleming Ph 2*	NE	0	0	51	0	51
23T-12501 55 & 75 Cityview Ph 1	NE	70	14	49	0	133
23T-01508 Kortright E Ph 3B*	S	63	62	17	0	142
23T-14502 Hart's Farm Phase 1		30				30
23T-07506 Vic Park West Ph 1*	S	64	36	29	0	129
Overall Total		227	112	347	0	686
Portion of Total in Built Boundary		30	0	0	0	30
Portion of Total in Greenfield		197	112	347	0	656

(*) - carried over from approved 2014 DPP;

B. Summary of Expected Registration Activity by Year

Sector	Singles	Semi-Detached	Townhouses	Apartments	Total
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2015 Proposed Registrations

Northeast	70	14	301	0	385
Northwest	0	0	0	0	0
South	157	98	46	0	301
Subtotal	227	112	347	0	686
In Built Boundary	30	0	0	0	30
In Greenfield	197	112	347	0	656

2016 Anticipated Registrations*

Northeast	180	68	199	152	599
Northwest	0	0	0	0	0
South	187	58	185	0	430
Subtotal	367	126	384	152	1029
In Built Boundary	47	8	86	0	141
In Greenfield	320	118	298	152	888

Post 2016 Anticipated Registrations

Northeast	102	0	15	122	239
Northwest	0	0	0	521	521
South	60	0	195	489	744
Subtotal	162	0	210	1132	1504
In Built Boundary	60	0	35	89	184
In Greenfield	102	0	175	1043	1320

*2016 Registrations are an estimate only and could change based on which plans are ready to proceed.

C. Total Dwelling Unit Inventory in Potential Plans of Subdivision by Year

Year	Singles	Semi-Detached	Townhouses	Apartments	Total
2015	756	238	941	1284	3219
2014	1020	286	1189	2209	4704
2013	1073	296	1498	2592	5459
2012	1213	372	1408	2539	5532
2011	1712	370	1180	2148	5410
2010	1858	410	1518	1941	5727
2009	2122	364	1684	1757	5927
2008	2297	486	1841	2354	6978
2007	2780	486	1739	2253	7258
2006	3082	450	1848	1964	7344
2005	3767	646	2198	2013	8624
2004	3867	734	2012	2071	8684
2003	4132	806	1752	1935	8625
2002	4141	831	1628	2127	8727

SCHEDULE 3

DRAFT PLAN APPROVAL ACTIVITY

A. Plans Anticipated to be Considered for Draft Plan Approval in 2015

Plan Name	Location	Detached	Semi-Detached	Townhouses	Apartments	Total
23T-12502 (*) 20 & 37 Cityview Drive	NE	98	46	66	54	264
23T-12501(*) 55 & 75 Cityview Drive	NE	103	28	91	103	325
23T-11503 635 Woodlawn Road East	NE	134	0	20	117	271
23T-01508(*) Kortright East Phase 4	S	157	58	0	0	215
23T-14502 Hart's Farm	S	120	0	35	89	244
Overall Total		612	132	212	363	1319
Total in Built Boundary		120	0	35	89	244
Total in Greenfield		492	132	177	274	1075

(*) - carried over from approved 2014 DPP

B. Comparison of Actual and Approved Draft Plans by Year

	Detached	Semi-detached	Townhouses*	Apartments*	Total
ACTUAL OVERALL TOTAL (2014)	0	0	0	0	0
APPROVED in 2014 DPP	612	132	212	363	1319
ACTUAL OVERALL TOTAL (2013)	0	0	201	0	201
APPROVED in 2013 DPP	411	72	383	102	968
ACTUAL OVERALL TOTAL (2012)	181	112	225	205	723
APPROVED in 2012 DPP	380	112	452	205	1149
ACTUAL OVERALL TOTAL (2011)	221	70	167	425	883
APPROVED in 2011 DPP	304	96	258	668	1326
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

Schedule 4

Summary of Residential Units in Draft Approved and Preliminary Plans

File # (Description)	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)
	D	SD	TH	APT				
Northeast	352	82	515	274	0.656	2.884	0	1.39
Northwest	0	0	0	521	3.52	0	0	0
South	404	156	426	489	0	0	0	0
Total	756	238	941	1284	4.176	2.884	0	1.39

3219

Note:

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

Comm = Commercial
Ind = Industrial
Inst = Institutional

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northwest Residential

File # (Description)	Status	Expected Registration Timing	Residential Units				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue (based on 2015 DCs)
			D	SD	TH	APT					
1 23T-86004 West Hills (Greenfield)	Draft Approved: December 23, 1987	Post 2016	0	0	0	521	3.52			TBD	\$8,667,356
Servicing Comments: None.											
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). Site is currently under appeal - extent of woodlot to be protected is yet to be determined.											

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Industrial

File # (Description)	Status	Expected Registration Timing	Residential				Ind (ha.)	Inst (ha.)	Park (ha.)	DC Expenditure/ Revenue
			D	SD	TH	APT				
1 23T-98501 / 23T06501 Watson Creek (Greenfield)	Draft Approved March 20, 2001	Post 2016					2.884			TBD
Servicing Comments: Improvements to Watson Road required.										
Timing Comments: Third Draft Plan Approval extension lapses on March 20, 2017.										

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Expected Registration Timing	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue (based on 2015 DC's)
			D	SD	TH	APT					
1 23T-11502 East Node (north side of Starwood 11 Starwood Dr. (Greenfield))	Draft Approved (OMB decision)	2015	0	0	201	0			TBD	\$4,184,217	
Servicing Comments: None.											
Timing Comments: None.											
2 23T-11501 115 Fleming (Greenfield)	Draft Approved September 4, 2012	Phase 2: 2015	0	0	51	0				\$1,061,667	
Servicing Comments: None.											
Timing Comments: None.											
3 23T12501 55 & 75 Cityview (Greenfield)	Draft Approved February 9, 2015	Phase 1: 2015 Phase 2: 2016	70 33	14 14	49 42	0 103				\$3,341,709 \$1,677,111	
Servicing Comments: Requires improvements to Cityview Drive and outlet to 20 & 37 Cityview lands.											
Timing Comments:											

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Expected Registration Timing	Residential			Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue (based on 2015 DC's)
			D	SD	TH					
4 23T-07502 312-316 Grange Rd (Built Boundary)	Draft Approved January 12, 2009	Phase 2 - 2016	3	8	8	0			0.12	\$470,565
Servicing Comments: None Timing Comments: Phase 2 to proceed with 23T-07505 (300 Grange Road). Draft plan extension granted with no lapsing date.										
5 23T-07505 300 Grange Rd (Built Boundary)	Draft Approved January 12, 2009	2016	14	0	78	0			0.1	\$2,010,672
Servicing Comments: None Timing Comments: 5 year draft plan extension granted until December 8, 2019.										
6 23T12502 20 & 37 Cityview Drive (Greenfield)	Preliminary	Phase 1: 2016 Phase 2: post 2016	98	46	66	0			1.17	\$5,353,938 \$898,344
Servicing Comments: Requires improvements to Cityview Drive										
Timing Comments: New draft plan application incorporates the unregistered lots from the Valleyhaven subdivision (20 lots previously draft approved 23T-99501/23T-96501). Draft Plan approval expected 2015.										
7 23T-11503 635 Woodlawn (Greenfield)	Preliminary	Phase 1: 2016 Phases 2-4, Post 2016	32	0	5	49			TBD	\$1,803,697 \$4,262,681
Servicing Comments: Requires retrofit/upgrade to existing SWM Pond #1, sanitary pumping station required to service the lands.										
Timing Comments: Requires draft plan approval and rezoning, expected in 2015, expect registration in 4 phases.										

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

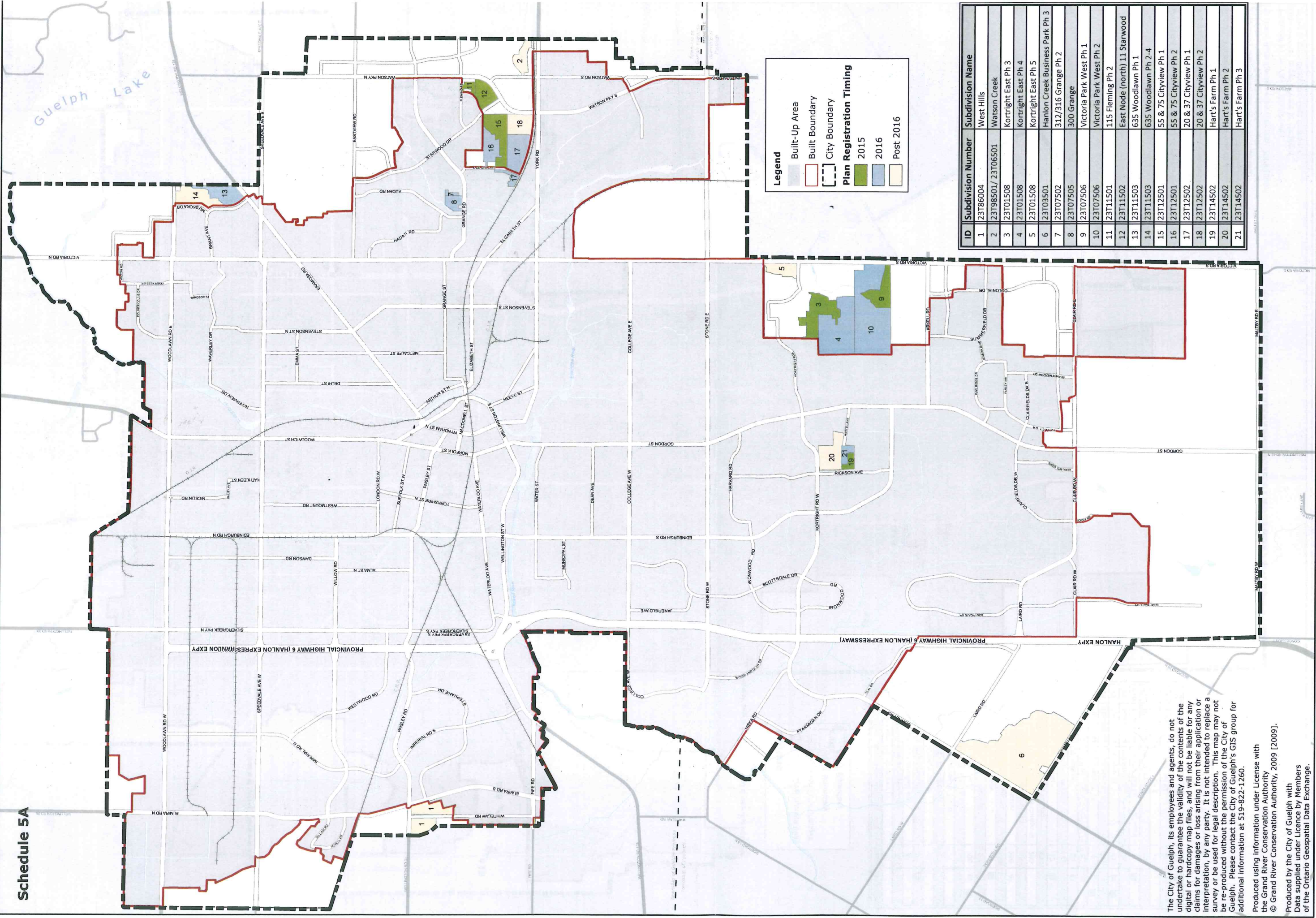
South Industrial

File # (Description)	Status	Expected Registration Timing	Residential Units					Inst (ha.)	Park (ha.)	Expected Revenue (based on 2015 DCs)
			D	SD	TH	APT	Ind (ha.)			
1 23T-03501 (SP-0201) Hanlon Creek Business Park (Greenfield)	Draft Approved November 8, 2006	Phase 3 - post 2016						167		TBD
Servicing Comments:										
Timing Comments: 5 year draft plan extension granted until November 8, 2016										

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector
South

File # (Description)	Status	Expected Registration Timing	Residential Units				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue Based on 2015 DCs
			D	SD	TH	APT					
1 23T-01508 Kortright East (Greenfield)	Draft Approved: Ph 3: Oct 1, 2012 Preliminary: Phases 4 & 5	Phase 3B: 2015 Ph4: 2016 Ph5: Post 2016	63	62	17	0			1.023	\$3,808,764 \$5,942,385 \$9,985,120	
Servicing Comments: None.											
Timing Comments: Draft Plan approval required for phases 4 and 5. Phase 4 DPA anticipated 2015.											
5 23T-07506 Victoria Park West (Greenfield)	Draft Approved 2011 Redlined draft plan approved at OMB	Phase 1: 2015 Phase 2: 2016	64 0	36 0	29 185	0 0			0.9	\$3,367,593 \$3,851,145	
Servicing Comments: None.											
Timing Comments: Redline Amendment Application approved at OMB - 2014											
6 23T-14502 Hart's Farm (Built Boundary)	Preliminary	Phase 1: 2015 Phase 2: 2016 Phase 3: post 2016	30 30 60	0 0 0	0 0 35	0 0 89			tbd	\$829,170 \$624,510 \$1,831,280	
Servicing Comments: To be determined.											
Timing Comments: Draft plan approval expected in 2015.											



Legend

- Built-Up Area
- Built Boundary
- City Boundary

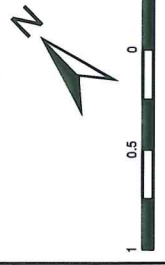
Plan Registration Timing

- 2015
- 2016
- Post 2016

ID	Subdivision Number	Subdivision Name
1	23T86004	West Hills
2	23T98501/23T06501	Watson Creek
3	23T01508	Kortright East Ph 3
4	23T01508	Kortright East Ph 4
5	23T01508	Kortright East Ph 5
6	23T03501	Hanlon Creek Business Park Ph 3
7	23T07502	312/316 Grange Ph 2
8	23T07505	300 Grange
9	23T07506	Victoria Park West Ph 1
10	23T07506	Victoria Park West Ph 2
11	23T11501	115 Fleming Ph 2
12	23T11502	East Node (north) 11 Starwood
13	23T11503	635 Woodlawn Ph 1
14	23T11503	635 Woodlawn Ph 2-4
15	23T12501	55 & 75 Cityview Ph 1
16	23T12501	55 & 75 Cityview Ph 2
17	23T12502	20 & 37 Cityview Ph 1
18	23T12502	20 & 37 Cityview Ph 2
19	23T14502	Hart's Farm Ph 1
20	23T14502	Hart's Farm Ph 2
21	23T14502	Hart's Farm Ph 3

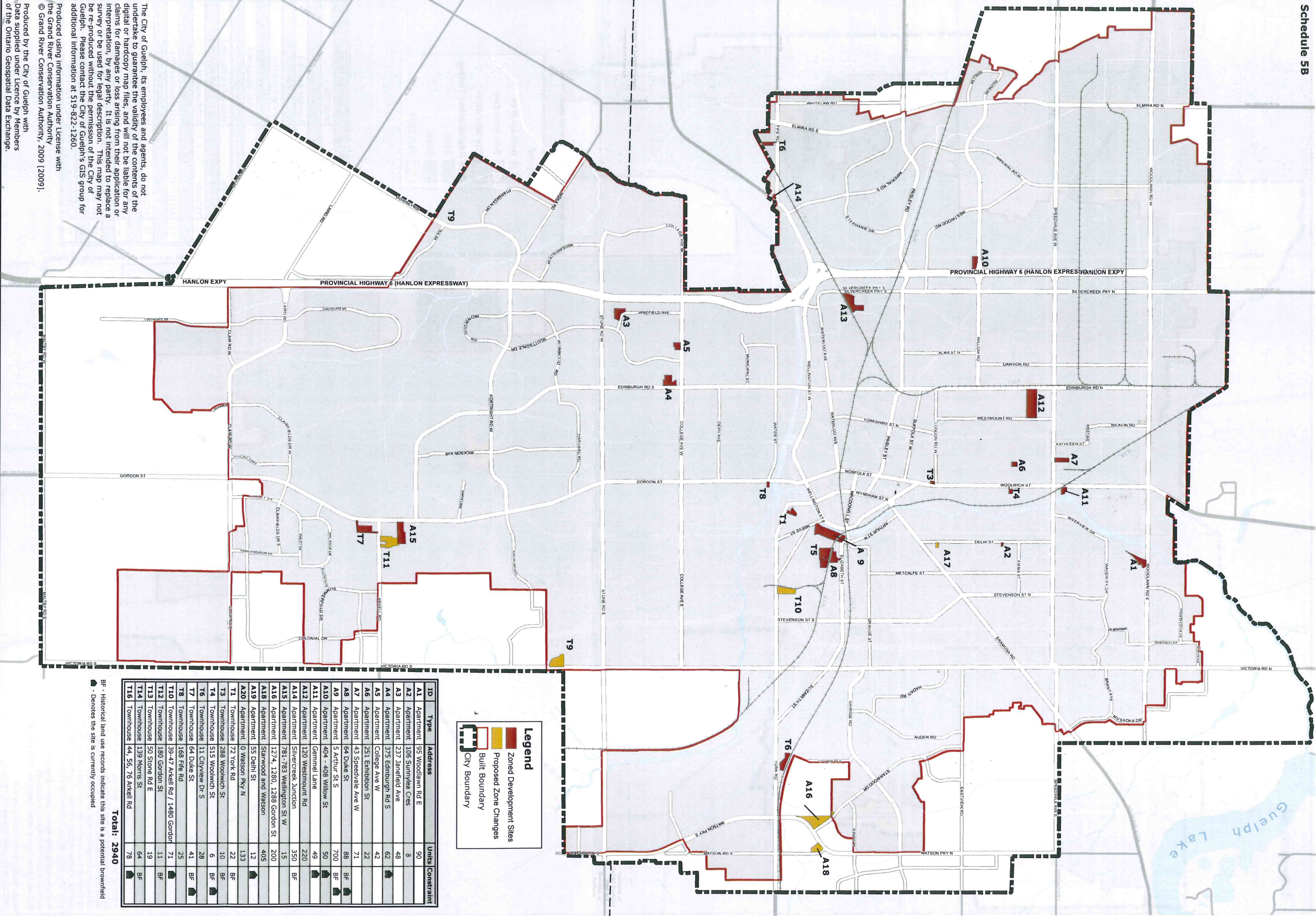
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2015 Development Priorities Plan Proposed Registration Timing





Legend

- Zoned Development Sites
- Proposed Zone Changes
- Built Boundary
- City Boundary

ID	Type	Address	Units	Constraint
A1	Apartment	95 Woodlawn Rd E	90	
A2	Apartment	106 Sunnylea Cres	8	
A3	Apartment	237 Janefield Ave	48	
A4	Apartment	375 Edinburgh Rd S	62	
A5	Apartment	College Ave W	42	
A6	Apartment	251 Exhibition St	22	
A7	Apartment	43 Speedvale Ave W	71	
A8	Apartment	64 Duke St	88	BF
A9	Apartment	5 Arthur St S	700	BF
A10	Apartment	404 - 408 Willow St	49	
A11	Apartment	Geminal Lane	50	
A12	Apartment	120 Westmount Rd	220	
A14	Apartment	Silvercreek Junction	350	BF
A15	Apartment	781-783 Wellington St W	15	
A16	Apartment	1274, 1280, 1288 Gordon St	200	
A18	Apartment	Starwood and Watson	405	
A19	Apartment	55 Delhi St	12	
A20	Apartment	0 Watson Pky N	133	
T1	Townhouse	72 York Rd	22	BF
T3	Townhouse	288 Woodwich St	10	BF
T4	Townhouse	515 Woodwich St	6	BF
T6	Townhouse	11 Cityview Dr S	28	
T7	Townhouse	64 Duke St	41	BF
T8	Townhouse	168 Fife Rd	25	
T10	Townhouse	39-47 Arkell Rd / 1480 Gordon	71	
T12	Townhouse	180 Gordon St	11	BF
T13	Townhouse	50 Stone Rd E	19	
T14	Townhouse	139 Morris St	64	BF
T16	Townhouse	44, 56, 76 Arkell Rd	78	

Total: 2940

BF - Historical land use records indicate this site is a potential brownfield
 ■ - Denotes the site is currently occupied

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2015 Development Priorities Plan Zoned Development Sites & Proposed Zone Changes

Schedule 6
2015 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 2015 Development Priorities Plan and line 6 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Firm Capacity	72,336 m ³ /day	64,000 m ³ /day
2 a)	Average Maximum Daily Flow (water)	54,639 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	48,802 m ³ /day
3	Servicing Commitments	11,563 m ³ /day (9,248 units)	11,309 m ³ /day (9,248 units)
4	Available Servicing Capacity to Register New Dwelling Units (Uncommitted Reserve Capacity)	5,826 units	4,141 units
5	Units to be Registered in 2015 based on the proposed Development Priorities Plan	686 units	686 units
6	Capacity Available	YES (5,140 units)	YES (3,455 units)

Notes

1. **Total Available Firm Capacity:**
Water - the physical capacity of the constructed water infrastructure to deliver an annual daily flow of 72,336 m³/day of water supply.

Wastewater - the physical capacity of the constructed wastewater infrastructure to deliver an annual daily flow of 64,000 m³/day of wastewater treatment
2. a) **Maximum Daily Flow (water)** is the actual maximum daily flow based on the past three year average.

 b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.
3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The figure for servicing commitment for wastewater treatment also includes a total of 1,710 m³/day committed to the Village of Rockwood.

Schedule 6
2015 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 2015 Development Priorities Plan and line 7 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Planning Capacity	81,996 m ³ /day	73,300 m ³ /day
2 a)	Average Maximum Daily Flow (water)	54,639 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	48,802 m ³ /day
3	Servicing Commitments	13,100 m ³ /day (12,443 units)	14,309 m ³ /day (12,443 units)
4	Draft Approval Commitments	3,364 m ³ /day (3,195 units)	3,001 m ³ /day (3,195 units)
5	Available Servicing Capacity for New Draft Plan Approved Units (Uncommitted Reserve Capacity)	13,543 units	10,849 units
6	Units to be Draft Plan approved in 2014 based on the proposed Development Priorities Plan	1,319 units	1,319 units
7	Capacity Available	YES (12,224 units)	YES (9,530 units)

Notes

1. Planning Capacity:

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

Wastewater - based upon the approved assimilative capacity of the Speed River the treatment plant may be re-rated and/or expanded to provide an additional 9,000 m³/day of treatment capacity to bring the total plant capacity to 73,300 m³/d.

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

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

3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The City provides servicing commitment at the time of lot/block registration in keeping with the agreement with the MOE. The figure for servicing commitment for wastewater treatment also includes a total of 1,710 m³/day committed to the Village of Rockwood.