

# STAFF REPORT



TO Planning & Building, Engineering and Environment Committee

SERVICE AREA Planning, Building, Engineering and Environment

DATE May 14, 2013

**SUBJECT 2013 Development Priorities Plan**

REPORT NUMBER 13-18

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To present the annual Development Priorities Plan, with a summary of key recommendations for 2013 development approvals, development activity in 2012 and a review of growth management implementation and monitoring practices in other municipalities.

### KEY FINDINGS

Summary of 2012 development activity:

- In total, 940 new units were added to our housing supply, 705 (75%) in the Built-up area and 235 (25%) in the Greenfield area;
- 77% of new housing supply units were multi-residential forms and 23% were in single or semi-detached units.

Staff recommendation for approval of draft plans of subdivision:

- A total of 968 housing units could be recommended for draft plan approval in 2013 as shown in Schedule 3 of the DPP;
- All of these potential plans are in the Greenfield area and take into account population projections and the limited amount of Greenfield housing supply approved since 2008 (as shown in Schedule 3, Table C of the DPP).

Staff recommendation for registration of plans of subdivision:

- For 2013, a total of 1666 dwelling units are recommended for registration, predominantly in the Greenfield area of the City (1643 Greenfield units). This number is high because it takes into account the lower than anticipated number of units created through subdivision registration since 2008, as shown in Schedule 2 Table B and Figure 2E. A shortfall of 995 Greenfield units, together with 660 potential Greenfield units for 2013 means that 1655 Greenfield units could be accommodated in keeping with population projections.
- For 2014, staff have not allocated potential Greenfield units to specific draft plans of subdivision, because it is not clear at this time which draft plans will best meet the criteria for priority in 2014. Staff will consider these plans later in 2013 and include appropriate recommendations in the 2014 Development Priorities Plan.

## **FINANCIAL IMPLICATIONS**

All capital works required for the plans of subdivision recommended for registration in 2013 have been previously approved by Council in the capital budget.

## **ACTION REQUIRED**

PBEE Committee is being asked to approve dwelling unit targets for registrations and draft plan approvals for 2013 and direct staff to manage the timing of development in keeping with these targets.

## **RECOMMENDATION**

1. That the 2013 Development Priorities Plan dwelling unit targets for registration and draft plan approval be approved, as set out in the Planning, Building, Engineering and Environment Report 13-18 dated May 14, 2013.
2. That staff be directed to use the 2013 Development Priorities Plan to manage the timing of development within plans of subdivision in the City for the year 2013.
3. That amendments to the timing of development in 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 2013 are not exceeded.

## **BACKGROUND**

The Development Priorities Plan is an annual report to Council which highlights development and construction activity in the previous year (2012) and recommends a number of dwelling units to be approved in draft and registered plans of subdivision in keeping with City population projections and growth management requirements.

## **REPORT**

### **Changes to the 2013 DPP**

In response to comments received about the function and usability of the Development Priorities Plan several changes have been made to the monitoring and allocation recommendation schedules at the back of the report to more clearly present information.

- Schedule 1B of the DPP is a new figure showing annual housing supply (created through subdivision registration, zone changes and condominium registrations) by built up and Greenfield areas;
- Schedule 2E is a new figure which compares the number of dwelling units approved for registration in the DPP each year and the actual number of units registered each year;
- Schedule 5B shows building permits issued by year, divided into built-up and Greenfield areas;



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- Schedule 7B compares dwelling units by type available in draft and registered plans of subdivision;
- Schedule 7C shows trends in overall dwelling unit supply since the DPP started since 2001.

## **Summary of 2012 Development Activity**

### Housing Supply:

- Three plans of subdivision were registered, adding 308 potential dwelling units to the City's housing supply;
- 632 potential dwelling units were created through zone changes within the built-up area of the City; all were townhouse or apartment units;
- In total, 940 new units were added to the City's housing supply, 705 were in the Built-up area and 235 were in the Greenfield area;
- 77% of approved units were townhouse or apartment, contributing to intensification goals, 23% of new units were single or semi-detached units.

### Residential Construction Activity:

- A total of 749 building permits were issued for housing units as of October 31st, 2012 (867 permits by year end);
- 52% of permits issued were in the Built-Up area and 48% were in the Greenfield area.

## **Development Activity Recommended for 2013**

### Approval of Draft Plans of Subdivision:

- A total of 968 housing units in four potential plans of subdivision could be recommended for draft plan approval in 2013 as shown in Schedule 3 of the DPP;
- All of these potential plans are in the Greenfield area and take into account City population projections and the limited amount of Greenfield housing supply approved since 2008 (as shown in Schedule 3, Table C of the DPP).

### Registration of Plans of Subdivision:

- For 2013, a total of 1666 dwelling units in 12 phases of plans of subdivision are recommended for registration, predominantly in the Greenfield area of the City (1643 Greenfield units);
- This number is higher than average but takes into account the lower than anticipated number of units created through subdivision registration since 2008, as shown in Schedule 2 Table B and Figure 2E. A shortfall of 995 Greenfield units, together with 660 potential Greenfield units for 2013 means that 1655 Greenfield units could be accommodated in keeping with population projections.

### Note on Potential 2014 Registrations

- For 2014, staff have only anticipated that 111 units in the built boundary could be registered (see Schedule 2C of the DPP) and have not allocated any potential Greenfield units to specific draft plans of subdivision, because it is

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not clear at this time which draft plans will best meet the criteria for priority in 2014. Staff will instead consider these plans later in 2013 and will report on them in the 2014 Development Priorities Plan.

## **Comments Received**

All landowners with vacant residential lands, developers and planning consultants were circulated draft versions of Schedules 1-4 of the DPP for comment. Some minor comments were submitted about changes to the numbers of units in phases of some plans or agreement with the phases proposed for registrations. Only one comment was provided with concerns about the 2013 DPP (included in Attachment 2). Representatives of the Victoria Park West subdivision in the south end of the City requested that their remaining phases of development, a total of 328 units be included in the 2014 proposed allocation. They do have allocation in the 2013 DPP for up to 123 units of this subdivision, though they have appealed their application to the Ontario Municipal Board and are awaiting a hearing. As noted above, because of uncertainty in number of Greenfield units that could be allocated in 2014 staff recommend delaying determining which projects could potential be registered in 2014, though based on current population projections, up to 660 new greenfield units could likely be considered.

## **Summary of Other Municipal Practices**

Staff reviewed other area municipalities that are monitoring development activity and growth management to better understand opportunities for improving and better utilizing the data gathered in the Development Priorities Plan. A summary of the municipalities reviewed (Brantford, Brampton, Hamilton, Kitchener and London) is provided in Attachment 3. Generally staff found that other municipalities were completing similar reviews of development activity and growth management monitoring, some, like Brampton, had more focus on providing infrastructure needed for development, while others, like Kitchener and Brantford were more focused on monitoring development activity and growth management targets.

## **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 2013 Development Priorities Plan team consists of staff from Planning, Building, Engineering and Environment (Development Planning, Policy Planning, Building, Engineering and Water Services) and Parks Planning and Development.



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## COMMUNICATIONS

Initial input from landowners, developers and planning consultants was received in September 2012. A draft version of Schedules 1-4 was circulated to these groups in January 2013.

## ATTACHMENTS

Attachments are available on the City's website at <http://guelph.ca/plans-and-strategies/development-priorities-plan-dpp/>. Click on the link for the May 14, 2013, Development Priorities Plan Report (including Attachments).

- Attachment 1:** The 2013 Development Priorities Plan (DPP)  
**Attachment 2:** Comments on the Draft 2013 Development Priorities Plan  
**Attachment 3:** Overview of Growth Management Tools in Other Municipalities

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# DEVELOPMENT PRIORITIES PLAN 2013





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# 1 INTRODUCTION

The Development Priorities Plan (DPP) is prepared annually by Planning, Building, Engineering and Environment 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. 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 (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 growth<sup>1</sup>.
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.

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<sup>1</sup> 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.

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 2013 DPP, City Council will establish a target for the creation of potential dwelling units from Registered Plans from October 31, 2012 to October 31, 2013 (see **Schedule 2**). Staff will manage the registration of the various subdivisions identified for 2013 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 2013 (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 2013.

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 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.

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 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).

### 3 EXPLANATION OF SCHEDULES IN THE DPP

The 2013 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 Growth Management Strategy projected approximately 1000 new dwelling units per year until 2011, then approximately 1100 new units per year until 2031.

The Schedules are described in detail below:

#### Schedule 1: Dwelling Unit Supply

This Schedule contains two parts. Part A summarizes development activity that occurred in 2012 in three tables. The first table (1) in Part A reports on subdivisions that were registered in the period October 31, 2011 to October 31, 2012. Table 2 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. 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 (this information is provided in **Schedule 5**). 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 three (3) plans of subdivision (or phases of plans) achieved registration in 2012 or executed a subdivision agreement. These plans provide a total of 308 potential dwelling units; 70% of the units are detached/semi-detached and 30% are multi-residential units. Through Council’s approval of the 2012 DPP, a total of 1188 potential units could have been registered in 2012. On average, 837 units have been registered each year since the inception of the DPP in 2001.

Table 2 shows that an additional 632 infill townhouse and apartment units were approved through zone changes, all of which occurred downtown or in the south end of the City. Table 3 summarizes the first two tables and shows that in total 705 potential infill units and 235 greenfield units were created in 2012.

Part B of **Schedule 1** is a chart which compares the annual amount of housing supply created in Built-Up and Greenfield areas. In 2012, 76% of new dwelling unit supply was created through infill in Built-Up areas and only 24% occurred in Greenfield areas. Tracking of Greenfield and Built-Up area units began in 2008, and over the last five



years, this figure shows that 48% of housing supply was created in the Built-Up area and 52% of housing supply was added to the Greenfield area of the City.

## Schedule 2: Subdivision Registration Activity

**Part A, entitled “Plans of Subdivision Anticipated to be Registered in 2013” provides the recommended dwelling unit limit that City Staff are recommending City Council approve for the year 2013 and the individual plans or phases of plans that could be developed.** The recommendation for the 2013 DPP is a total of 1666 potential units in 12 plans of subdivision (or phases). Only 23 of the potential residential units would be registered within the Built Boundary and up to 1643 units would be in Greenfield areas. **The number of potential registrations and units created is high because of lower than expected activity in Greenfield subdivision registration over the past several years.**

**Table B** further details actual housing supply created compared to City Growth Projections. This table shows that housing supply created since 2008 has not met expectations in City Growth Projections, by a shortfall of 1100 units. Assuming our goal is to achieve 40% of new units within the Built-Up area and 60% within the Greenfield area, there is the potential for an additional 995 greenfield units that could be created. These units, along with the 2013 allocation of 660 greenfield units, for a total of 1655 potential Greenfield units, would be in keeping with City growth projections in terms of housing supply.

Table C 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 2013, 2014 and post 2014. The portion of the table entitled “2014 Anticipated Registrations” is a summary of the likely registration activity in the year 2014, 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 2014 because the DPP is approved on an annual basis and provides a Council commitment for the next year only** (in this case 2013). It is however, staff’s best estimate of the plans that could be registered during 2014. A note for the 2013 DPP is that no Greenfield units have been allocated for the 2014 year. Because there are a large number of potential units that still need draft approval before registration, there are no clear reasons to allocate Greenfield units to one of these plans over another. For this reason, staff will wait until later in 2013 to allocate Greenfield units for registration in 2014 when project statuses are better known, in keeping with DPP priorities.

The final portion of the table entitled “Post 2014 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 3682 potential units in proposed plans of subdivision that are projected to be registered post 2014.

Table D in Schedule 2 is a summary of total dwelling unit inventory in the DPP over time. Over the last 12 years the total amount of housing supply has steadily decreased, from over 8700 units in 2002 to 5459 in 2013.

Part E of Schedule 2 is a figure which compares the potential dwelling unit created by year against the approved DPP registration target for the same time period (in this case the 2012 DPP). This figure shows that registration targets have always been higher than actual development registration. While registration activity may not exceed the approved DPP dwelling unit target unless authorized by City Council, timing is still uncertain for registration of individual plans depending on a number of factors outside of the DPP timing allocation.

### **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 2013” highlights the draft plans (or phases) that staff expect will be ready to be considered by Council during 2013.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2013 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 2012. Four (4) residential plans of subdivision are proposed in this table with a total of 968 potential units, all within the Greenfield area of the City.

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.

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 2012 DPP, 1149 units in seven Draft Plans of Subdivision were included to be considered for Draft Plan Approval. As of October 31<sup>st</sup>, 2012, three of these plans had been to Council for approval and 723 dwelling were draft approved.

Table C reviews how Greenfield units are allocated in Draft Plans compared to Projected Greenfield growth in terms of the City’s population. In total the City has estimated that 1100 units per year of growth will occur on average, and that 660 of these can occur in the Greenfield area. Actual draft plan approvals since 2008 have resulted in a shortfall of units compared to population projection, so staff recommend



that additional units be permitted draft plan approval to make up for this underperformance.

#### **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 2C**. 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**

Table A shows building permit activity for the last two years. The data for 2012 is reported until October 31st. As of October 31, 2012, 749 permits have been issued within the entire City. By the end of the year 867 permits were issued for new residential units within the entire City. The bottom of this schedule tracks the percentage of units built in the Greenfield and Built Boundary areas of the City over the past five years. By the end of October in 2012, approximately 52% of permits were in the Built Boundary and 48% in the Greenfield area of the City.

Schedule 5B is a figure showing the breakdown of annual building permits by Built-Up and Greenfield areas. This figure also identifies the City’s projected population growth and average number of building permits issued for new residential dwellings (889 over the last four years). On average since 2008, 37% of permits have been issued in the Built-up area and 63% in the Greenfield area.

#### **Schedule 6: Residential Building Permits by Type**

This chart shows residential construction activity by building permits issued in the City of Guelph over the last 20 years (1993-2012). **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 2012 (749 units), with a yearend total of 867 units (including accessory apartments) for the entire City is slightly below average and is below the population projections stated above.

The twenty (20) year average (1993-2012) for building permit activity is 885 units per year (including accessory apartments).

The ten (10) year average (2003-2012) is 919 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, 2012, the City has approximately 2510 potential dwelling units in the short term supply in registered plans of subdivision, and approximately 3045 potential dwelling units in the medium term supply in draft plans of subdivision. This is a total of 5555 potential dwelling units in these draft approved and registered plans representing approximately a five (5) year supply of growth, based on the growth projections.

As 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 857 residential units or additional 0.8 years of supply, bringing the total short term supply to 3.1 years. In the medium term, there are an additional 1189 potential infill units or 1.1 additional years of supply, bringing the total medium term supply to 3.9 years.

Taking into account registered plans of subdivision, draft plans of subdivision and infill sites, the total short term supply is approximately 3367 potential units (3.1 years of supply) and the total medium term supply is approximately 4234 potential units (3.9 years of supply). Total supply has decreased over the years to be closer aligned with what should be provided in terms of needed housing supply versus the previous high supply of approvals of housing supply through plans of subdivision that were not being developed for years when the DPP started in 2001.

Schedule 7B is a figure comparing dwelling units available in draft and registered plans of subdivision in 2012 and 2013. The numbers by dwelling unit are fairly consistent between the last two years, with supply of all unit types being slightly higher in 2013.

Schedule 7C shows the overall trends in housing supply since the start of the DPP in 2001. Generally long term housing supply has trended down because it only includes preliminary plans of subdivision. The opposite is true for short and medium term housing supply as of 2008, when infill zoned sites were counted as part of housing supply instead of just plans of subdivisions, these numbers began to trend higher.

Schedule 7 Table 2 is 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 2012, approximately 52% of the building permits from new subdivisions were issued within the Built Boundary and approximately 50% 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 residential 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. 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 9,000m<sup>3</sup>/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. The servicing commitment in the **Schedule 8** table includes the 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 and an update of the master plan will be undertaken. 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, commissioning of the additional water capacity is underway. 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.

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 4,560 units of residential development, which equates to approximately 2.7 years of growth based on the population projections. For water, the data indicates a current capacity to register an additional 3,842 dwelling units, which equates to approximately a 2.3 year of growth based on the population projections. In addition, long range forecasting shows the City has wastewater treatment capacity for approximately 11,808 additional residential units and water supply capacity for 8,745 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 or some pre-consultation with staff has been held.

## RESIDENTIAL

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

<b>D</b>	= detached dwellings
<b>SD</b>	= semi-detached dwellings
<b>TH</b>	= townhouse dwellings*
<b>APT</b>	= 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 2013.**

## 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 2012 rates which are valid until March 1, 2013.

## 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 2013, 2014 or Post 2014. 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 beginning 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 2013 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 2013 to be advanced. City Staff have the authority to move the registration of developments ahead (e.g. from 2014 to 2013) 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, Building, Engineering and Environment 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 2012**

### **Permit Activity**

Slightly more building permits for residential units were issued in 2012 when compared to 2011. As of the end of October 2012 a total of 749 permits (including accessory apartments) have been issued for new dwelling units, which is more than last year which was 646 in total (see **Schedule 5**). By year end, a total of 867 building permits for dwelling units (including accessory apartments) was reached, which is still under our current projection of 1100 units per year.

As well, the average permit activity from 2003 to 2012 for the entire City is 919 units per year (including accessory apartments) which is also below the current population projection of 1100 new dwelling units per year.

The slight increase in permit activity in 2012 over 2011 seems to be consistent with the relatively stable local economy despite continued global economic uncertainty. As well, 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 2012, 69% of new residential building permits were issued for townhouses, apartments and accessory apartments (See **Schedule 5**).

### **Subdivision Registration**

Registration activity was lower than anticipated in the 2012 DPP. In total, only three (3) plans achieved registration (see **Schedule 1**). These three plans of subdivision that were registered in 2012 will result in the potential creation of 308 dwelling units. This overall figure is less than the 1188 dwelling units that were supported for registration by City Council (see **Schedule 1**). Registration activity consisted of three phases of residential subdivisions in the northeast part of the City.

### **Approval of Draft Plans of Subdivision**

In the 2012 DPP, 1149 units were proposed for Draft Plan Approval, in seven phases of Plans of Subdivision. Five of these phases of plans achieved Draft Plan Approval in 2012, predominantly in the south end of the City, including both phases of the Dallon subdivision (405 potential units), Kortright East Phase 3 (215 units), 246 Arkell Road (92 units). One plan of subdivision in the east end of the City was approved, 115 Fleming, containing 62 potential units.

### **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 Table 2**. By the end of October 2012, 632 potential townhouse and apartment units were created through zoning by-law amendments downtown and in the south end of the City.

## **7 FORECAST OF SUBDIVISION AND PERMIT ACTIVITY FOR 2013**

Building permit activity in the residential sector was slightly greater in 2012 over 2011 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 1037.

In Guelph, the permit activity for 2012 was forecast to be similar to 2011 with only a 3% increase expected. In actuality, the number of permits in 2012 increased by almost 24% over 2011.

The range and expected number of new permits is below the City's average over the last 20 years, however remains consistent with the City's objective to provide a variety of housing options to meet the diverse housing needs within the community.

The Canadian Mortgage and Housing Corporation (CMHC) expects housing starts to start slowly in 2013 but gain momentum in the latter half of the year with improved employment prospects. Low mortgage rates and continued population growth are predicted to support demand.

Housing starts are expected to increase slowly over the next few years with an improved economy and stronger migration and become more in line with expected population growth forecasts. In terms of unit types, CMHC predicts 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 September 2012, City staff received requests from the development community to register approximately 1800 potential dwelling units during 2013 as well as approximately 1300 units requested for draft approval. The circulation of the draft 2013 DPP in January 2013 resulted in the development community's understanding of staff's proposed registration timing and there were only a few minor requests made to modify staff's recommendation for approvals in 2013. Staff's recommendation of a total of 1666 potential units for registration in 2013 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 1666 dwellings contained on **Schedule 2** for the 2013 DPP. Six registrations are expected in the east, five in the south and one in the west end of the City. Included within this recommendation are six plans of subdivision or phases of plans that were expected to be registered in 2012.

Staff expect that four preliminary plans of residential subdivision (or phases thereof) are likely to be ready to be presented to Council for consideration of Draft Plan approval in whole, or in part, during 2013 (see **Schedule 3**). The subdivisions (or parts thereof) that may be considered for Draft Plan approval in 2013 include a total of approximately 968 potential dwelling units within the Greenfield area. The recommended number reflects the low average number of draft approvals from 2007-2012. During this time period, an average of 455 units were approved each year, which is lower than the 660 unit expected 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 5.1 year supply, which is slightly higher than the last two years but consistently low compared to the DPP starting point in 2001 of 7.7 years of supply.

## **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 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. In 2009, Official Plan Amendment (OPA) #39 was approved and introduced policies into the City's Official Plan to conform to the Growth Plan. The following discussion highlights some of the obligations under the Growth Plan and OPA #39 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.

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 including 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 Province approved the City's Growth Management Strategy, OPA #39 which confirmed a 40% intensification target for Guelph 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 Official Plan also specifies density targets for the identified Urban Growth Centre (i.e., the downtown area) and the designated Greenfield area in accordance with the Growth Plan.

The minimum density target for the City of Guelph's Urban Growth Centre is 150 people and jobs per hectare. The boundary for the Urban Growth Centre has been established and future DPPs will monitor development activity in this area.

The Growth Plan requires that the City plan to achieve a density target of not less than 50 residents and jobs combined per hectare for the whole of the designated Greenfield. The density target is to be measured over the entire designated Greenfield area, not by individual project, and excludes provincially significant wetlands and natural areas 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.

### **Population Projections**

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 change is anticipated over the next year (2013) as staff ensure conformity with the new Official Plan (OPA #48, adopted by Council in 2012 and currently under review at the Province.

It is likely that how new development in the City is monitored will change to ensure accurate information needed 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 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 1666 potential dwelling units be considered for registration in 2013 and 968 dwelling units be considered for draft plan approval in 2013. 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 Dwelling Unit Supply

## A. Development Activity in 2012 (Between November 1<sup>st</sup>, 2011 and October 31<sup>st</sup>, 2012)

### 1. POTENTIAL RESIDENTIAL UNITS CREATED THROUGH REGISTERED PLANS OF SUBDIVISION

Plan Name	Location	Detached	Semi-detached*	Townhouses*	Apartments*	Total
Cityview Heights Ph 2 (61M-181)	NE	49	24	0	0	73
Grangehill Ph 7A (61M-182)	NE	67	28	92	0	187
Morningcrest Ph 2B (61M-180)	NE	14	34	0	0	48
<b>Total Units Registered in 2012</b>		<b>130</b>	<b>86</b>	<b>92</b>	<b>0</b>	<b>308</b>
<b>Units Approved in 2012 DPP</b>		<b>417</b>	<b>172</b>	<b>469</b>	<b>130</b>	<b>1188</b>
<b>In Built Boundary</b>		49	24	0	0	73
<b>In Greenfield</b>		81	62	92	0	235

### 2. POTENTIAL RESIDENTIAL UNITS FROM APPROVED ZONE CHANGES AND CONDOMINIUMS

Address	Location	Detached	Semi-detached*	Townhouses*	Apartments*	Total
148-152 Macdonell Street	DT	0	0	0	130	130
39-47 Arkell Road and 1408 Gordon Street	S	0	0	71	0	71
180 Gordon Street (Under appeal)	S	0	0	11	0	11
30, 34 & 40 Arkell Road	S	0	0	36	0	36
1077 Gordon Street	S	0	0	0	184	184
1274, 1280 & 1288 Gordon Street	S	0	0	0	200	200
<b>Total Units in 2012</b>		<b>0</b>	<b>0</b>	<b>118</b>	<b>514</b>	<b>632</b>
<b>In Built Boundary</b>		<b>0</b>	<b>0</b>	<b>118</b>	<b>514</b>	<b>632</b>
<b>In Greenfield</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### 3. TOTAL NEW UNITS IN 2012 (1+2)

<b>In Built Boundary</b>	<b>49</b>	<b>24</b>	<b>118</b>	<b>514</b>	<b>705</b>
<b>In Greenfield</b>	<b>81</b>	<b>62</b>	<b>92</b>	<b>0</b>	<b>235</b>
<b>Total New Units in 2012</b>	<b>130</b>	<b>86</b>	<b>210</b>	<b>514</b>	<b>940</b>

\* 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

# Schedule 1B: Annual Housing Supply

by Built-Up and Greenfield Areas





## Schedule 2 Subdivision Registration Activity

### A. Plans of Subdivision Anticipated to be Registered in 2013

Plan Name	Location	Detached	Semi-Detached	Townhouses	Apartments	Total Housing Units
23T-88009 Mitchell Farm*	NW	100	22	74	0	196
23T-11502 11 Starwood	NE	0	0	201	0	201
23T-11501 115 Fleming*	NE	0	0	62	0	62
23T-01501 Ingram*	NE	34	0	83	0	117
23T-03502 58-78 Fleming*	NE	23	0	0	0	23
23T-04501 Morningcrest 2c	NE	34	36	0	0	70
23T-07501 Grangehill 7B	NE	26	10	18	99	153
23T-01508 Kortright E Ph 3*	S	119	62	34	0	215
23T-08503 Dallan Ph 1	S	79	26	100	0	205
23T-07506 Vic Park West Ph 1	S	0	0	123	0	123
23T-10501 246 Arkell*	S	0	24	68	0	92
23T-08505 1897 Gordon St	S	21	0	36	152	209
<b>Overall Total</b>		<b>436</b>	<b>180</b>	<b>799</b>	<b>251</b>	<b>1666</b>
<b>Portion of Total in Built Boundary</b>		<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23</b>
<b>Portion of Total in Greenfield</b>		<b>413</b>	<b>180</b>	<b>799</b>	<b>251</b>	<b>1643</b>

(\*) - carried over from approved 2012 DPP

### B. Actual Housing Supply Compared to City Growth Projections

	2008	2009	2010	2011	2012	Total
<b>1. City Growth Projection</b>	<b>1000</b>	<b>1000</b>	<b>1000</b>	<b>1100</b>	<b>1100</b>	<b>5200</b>
Built Boundary Portion	400	400	400	440	440	2080
Greenfield Portion	600	600	600	660	660	3120
<b>2. Actual Registrations and Approvals</b>	<b>1148</b>	<b>443</b>	<b>1168</b>	<b>412</b>	<b>924</b>	<b>4095</b>
Built Boundary Portion	581	45	624	15	705	1970
Greenfield Portion	567	398	544	397	219	2125
<b>Difference from Projection (2-1)</b>	<b>148</b>	<b>-557</b>	<b>168</b>	<b>-688</b>	<b>-176</b>	<b>-1105</b>
Built Boundary Portion	181	-355	224	-425	265	-110
Greenfield Portion	-33	-202	-56	-263	-441	-995

**C. Summary of Expected Registration Activity by Year**

Sector	Singles	Semi-Detached	Townhouses	Apartments	Total
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**2013 Proposed Registrations**

Northeast	117	46	364	99	626
Northwest	100	22	74	0	196
South	219	112	361	152	844
<b>Subtotal</b>	<b>436</b>	<b>180</b>	<b>799</b>	<b>251</b>	<b>1666</b>
In Built Boundary	23	0	0	0	23
In Greenfield	413	180	799	251	1643

**2014 Anticipated Registrations\*\***

Northeast	17	8	86	0	111
Northwest	0	0	0	0	0
South	0	0	0	0	0
<b>Subtotal</b>	<b>17</b>	<b>8</b>	<b>86</b>	<b>0</b>	<b>111</b>
In Built Boundary	17	8	86	0	111
In Greenfield	0	0	0	0	0

**Post 2014 Anticipated Registrations**

Northeast	349	72	284	691	1396
Northwest	0	0	0	877	877
South	271	36	329	773	1409
<b>Subtotal</b>	<b>620</b>	<b>108</b>	<b>613</b>	<b>2341</b>	<b>3682</b>
In Built Boundary	0	0	0	0	0
In Greenfield	492	52	514	2293	3351

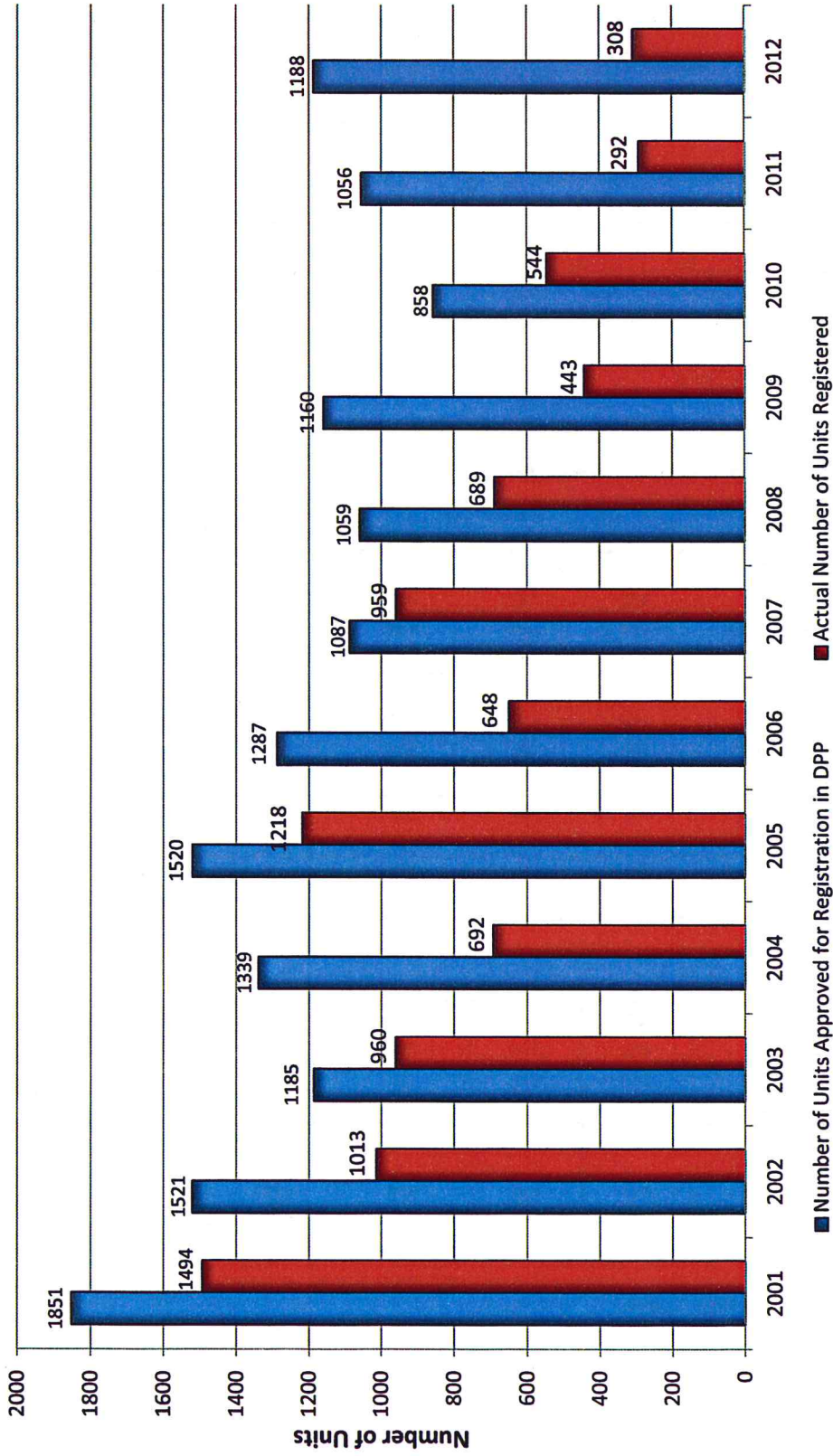
\*\*2014 Registrations are shown lower than actual anticipated registrations. Because a number of plans that do not have draft approval yet have potential to register in 2014, 2014 registration of greenfield plans will be reviewed and up to 660 units allocated for the 2014 DPP and are currently counted in post 2014.

**D. Total Dwelling Unit Inventory in the DPP by Year**

Year	Singles	Semi-Detached	Townhouses	Apartments	Total
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 2E:  
Comparison of Approved and Actual Registered Dwelling Units by Year**



## SCHEDULE 3

### DRAFT PLAN APPROVAL ACTIVITY

#### A. Plans Anticipated to be Considered for Draft Plan Approval in 2013

Plan Name	Location	Detached	Semi-Detached	Townhouses	Apartments	Total	Density p+j/ha
23T-11502(*) 11 Starwood Dr	NE	0	0	201	0	201	167
23T-12502 Cityview Ridge	NE	101	40	66	54	261	?
23T-12501 55 & 75 Cityview Drive	NE	111	32	90	48	281	?
23T-01508(*) Kortright East Ph 4	S	199	0	26	0	225	65
<b>Overall Total</b>		<b>411</b>	<b>72</b>	<b>383</b>	<b>102</b>	<b>968</b>	
<b>Total in Built Boundary</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total in Greenfield</b>		<b>411</b>	<b>72</b>	<b>383</b>	<b>102</b>	<b>968</b>	

(\*) - carried over from approved 2012 DPP

#### B. Comparison of Actual and Approved Draft Plans by Year

	Detached	Semi-detached	Townhouses*	Apartments*	Total
<b>ACTUAL OVERALL TOTAL (2012)</b>	181	112	225	205	723
APPROVED in 2012 DPP	380	112	452	205	1149
<b>ACTUAL OVERALL TOTAL (2011)</b>	221	70	167	425	883
APPROVED in 2011 DPP	304	96	258	668	1326
<b>ACTUAL OVERALL TOTAL (2010)</b>	0	0	0	0	0
APPROVED in 2010 DPP	156	86	132	230	604
<b>ACTUAL OVERALL TOTAL (2009)</b>	138	42	370	123	673
APPROVED in 2009 DPP	334	74	549	77	1034
<b>ACTUAL OVERALL TOTAL (2008)</b>	68	94	25	165	352
APPROVED in 2008 DPP	459	156	123	402	1140
<b>ACTUAL OVERALL TOTAL (2007)</b>	34	0	64	0	98
APPROVED in 2007 DPP	-	-	-	-	675

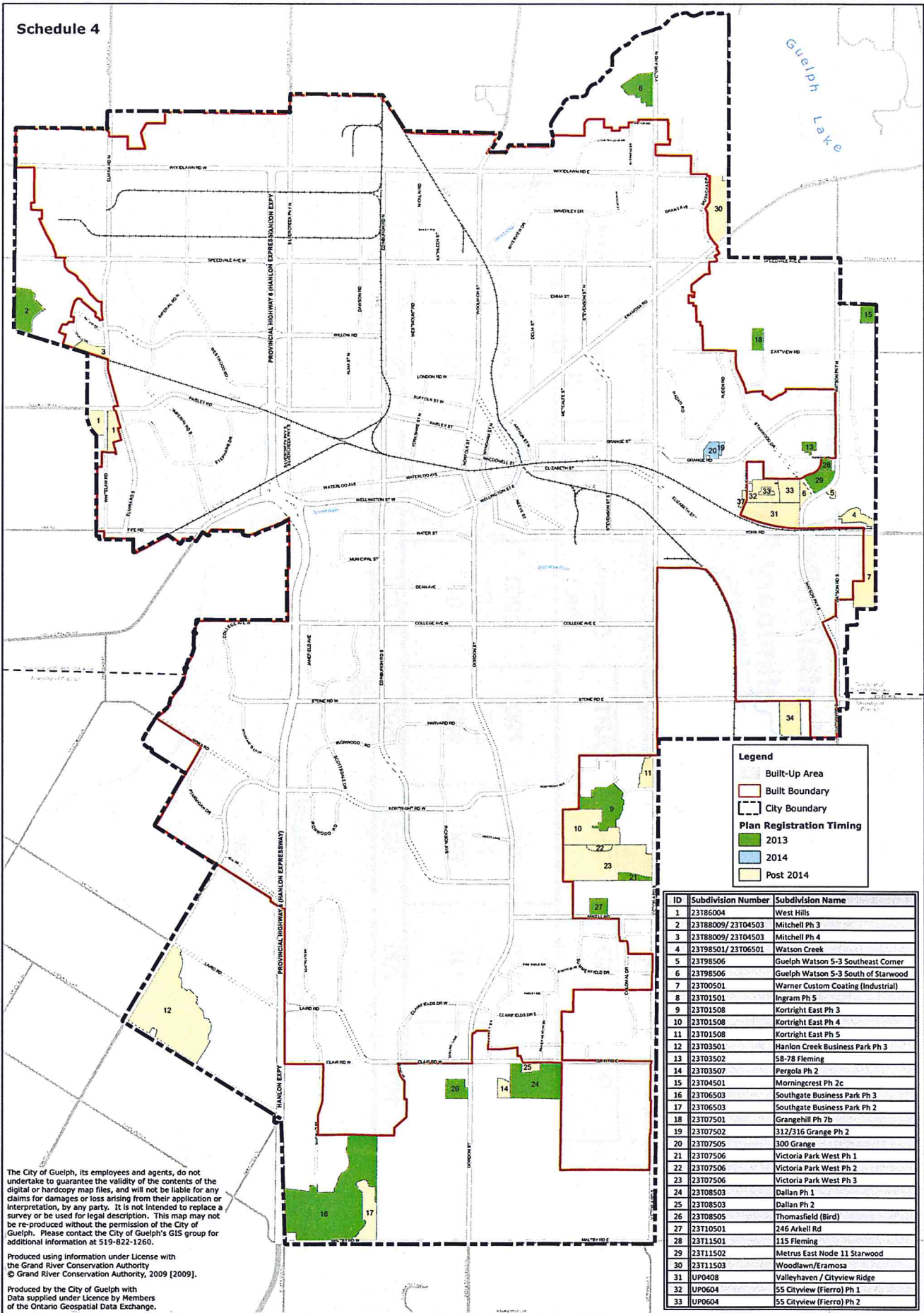
#### C. Greenfield Unit Allocation in Draft Plans Compared to Projected Greenfield Growth

	2008	2009	2010	2011	2012	Total
<b>Projected Greenfield Allocation*</b>	600	600	600	660	660	3120
<b>Actual Draft Approvals</b>	352	673	0	883	723	2631
Built Boundary Portion	0	188	0	0	0	188
Greenfield Portion	352	485	0	883	723	2443
<b>Difference between Projected and Actual Greenfield Units</b>	248	115	600	-223	-63	677
					Plus 2013 Greenfield Allocation	660
					<b>Total Greenfield Units Available in 2013</b>	<b>1337</b>

\*City growth projections are based on 1100 new units per year and 60% of those (660 units) are anticipated to be greenfield units, in keeping with our Places to Grow Targets.



Schedule 4



**Legend**

- Built-Up Area
- City Boundary

**Plan Registration Timing**

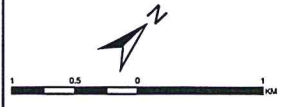
- 2013
- 2014
- Post 2014

ID	Subdivision Number	Subdivision Name
1	23186004	West Hills
2	23188009/ 23104503	Mitchell Ph 3
3	23188009/ 23104503	Mitchell Ph 4
4	23198501/ 23106501	Watson Creek
5	23198506	Guelph Watson 5-3 Southeast Corner
6	23198506	Guelph Watson 5-3 South of Starwood
7	23100501	Warner Custom Coating (Industrial)
8	23101501	Ingram Ph 5
9	23101508	Kortright East Ph 3
10	23101508	Kortright East Ph 4
11	23101508	Kortright East Ph 5
12	23103501	Hanlon Creek Business Park Ph 3
13	23103502	58-78 Fleming
14	23103507	Pergola Ph 2
15	23104501	Morningcrest Ph 2c
16	23106503	Southgate Business Park Ph 3
17	23106503	Southgate Business Park Ph 2
18	23107501	Grangehill Ph 7b
19	23107502	312/316 Grange Ph 2
20	23107505	300 Grange
21	23107506	Victoria Park West Ph 1
22	23107506	Victoria Park West Ph 2
23	23107506	Victoria Park West Ph 3
24	23108503	Dallan Ph 1
25	23108503	Dallan Ph 2
26	23108505	Thomasfield (Bird)
27	23110501	246 Arkell Rd
28	23111501	115 Fleming
29	23111502	Metrus East Node 11 Starwood
30	23111503	Woodlawn/Eramosa
31	UP0408	Valleyhaven / Cityview Ridge
32	UP0604	55 Cityview (Fierro) Ph 1
33	UP0604	55 Cityview (Fierro) Ph 2

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## 2013 Development Priorities Plan

### Proposed Registration Timing



# 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	483	126	734	790	2.201	2.884	0	1.64
Northwest	100	22	74	877	3.52	4.688	0	0
South	490	148	690	925	0	0	0	0
<b>Total</b>	<b>1073</b>	<b>296</b>	<b>1498</b>	<b>2592</b>	<b>5.721</b>	<b>7.572</b>	<b>0</b>	<b>1.64</b>

5459

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 2012 DC's)
			D	SD	TH	APT					
1 23T-86004 West Hills (Greenfield)	Draft Approved: December 23, 1987	Post 2014	0	0	0	521	3.52			TBD	\$6,802,437
<b>Servicing Comments:</b> None.											
<b>Timing Comments:</b> 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.											
2 23T-88009 Mitchell Farm (Greenfield)	Draft Approved: June 1, 1997	Phase 3: 2013 Phase 4: Post 2014	100 0	22 0	74 0	0 356		4.688			\$4,345,860 \$4,648,114
<b>Servicing Comments:</b> None.											
<b>Timing Comments:</b> None.											

**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 2014					2.884		part cash in lieu	TBD
<b>Servicing Comments:</b> None.										
<b>Timing Comments:</b> 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				Inst (ha.)	Park (ha.)	Expected Revenue (based on 2012 DC's)
			D	SD	TH	APT			
1 23T-98506 East Node (south side of Starwood) (Greenfield)	Preliminary	Post 2014	0	0	0	420	TBD	\$5,483,730	
<b>Servicing Comments:</b> None.									
<b>Timing Comments:</b> Needs an amendment to the Zoning By-law.									
2 23T-98506 East Node (southeast side) (Greenfield)	Preliminary	Post 2014	0	0	110	105	TBD	\$3,420,893	
<b>Servicing Comments:</b> None.									
<b>Timing Comments:</b> Needs an amendment to the Zoning By-law, expected post 2013.									
3 23T-11502 East Node (north side of Starwood) 11 Starwood Dr. (Greenfield)	Preliminary	2013	0	0	201	0	TBD	\$3,745,836	
<b>Servicing Comments:</b> None.									
<b>Timing Comments:</b> Needs Draft Plan Approval and amendments to the Official Plan and Zoning By-law. Currently under appeal, expected to be resolved in 2013.									

**Schedule 4 continued**  
**Development Priorities Plan Draft Approved and Preliminary Plans**

Sector

**Northeast Residential**

File # (Description)	Status	Expected Registration Timing	Residential			Inst (ha.)	Park (ha.)	Expected Revenue (based on 2012 DC's)
			D	SD	TH			
4 23T-11501 115 Fleming (Greenfield)	Draft Approved September 4, 2012	2013	0	0	62	0	cash-in lieu	\$1,155,432
Servicing Comments: None.								
Timing Comments: None.								
5 23T12502 20 & 37 Cityview Previously 23T-99501 / 23T-96501 (Greenfield)	Preliminary	Post 2014	101	40	66	54	cash in lieu/TBD	\$5,363,865
Servicing Comments: Upgrades to Cityview Drive required.								
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 2013.								
6 23T-01501 Ingram (Greenfield)	Draft Approved September 6, 2002	Phase 5: 2013	34	0	83	0		\$2,373,600
Servicing Comments: None.								
Timing Comments: Third, 3-year extension granted until September 6, 2014.								
7 23T-03502 58-78 Fleming Road (Built Boundary)	Draft Approved July 14, 2006	2013	23	0	0	0	cash in lieu	\$559,314
Servicing Comments: None.								
Timing Comments: Two, 2-year extensions granted until July 14, 2013.								



**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 2012 DC's)
			D	SD	TH	APT					
8 23T-04501 340 Eastview Rd Morning Crest (Greenfield)	Draft Approved October 3, 2008	Phase 2c: 2013	34	36	0	0	1.49				\$1,702,260
Servicing Comments: None.											
Timing Comments: 2 year draft plan extension granted until October 3, 2013.											
9 23T-07501 Grangehill Ph. 7 (Greenfield)	Draft Approved January 14, 2011	Phase 7b - 2013	26	10	18	99			0.25		\$2,503,490
Servicing Comments: Developing the lands will require confirmation that expected operating water pressure will meet minimum criteria; may require external water system improvements and/or water booster system											
Timing Comments:											
10 23T-07502 312-316 Grange Rd (Built Boundary)	Draft Approved January 12, 2009	Phase 2 - 2014	3	8	8	0			0.12		\$416,566
Servicing Comments: None											
Timing Comments: Phase 2 to proceed with 23T-07505 (300 Grange Road). 3 year draft plan extension granted until January 12, 2015.											

**Schedule 4 continued**  
**Development Priorities Plan Draft Approved and Preliminary Plans**

Sector

**Northeast Residential**

File # (Description)	Status	Expected Registration Timing	Residential				Inst (ha.)	Park (ha.)	Expected Revenue (based on 2012 DC's)
			D	SD	TH	APT			
11 23T-07505 300 Grange Rd (Built Boundary)	Draft Approved January 12, 2009	2014	14	0	78	0	0.1	\$1,794,060	
<b>Servicing Comments:</b> None									
<b>Timing Comments:</b> 3 year draft plan extension granted until January 12, 2015.									
12 23T12501 55&75 Cityview Drive (Greenfield)	Preliminary	Phase 1: post 2014 Phase 2: post 2014	72 39	20 12	47 43	48 0	1.17	\$3,739,860 \$2,041,566	
<b>Servicing Comments:</b> Requires upgrades to Cityview Drive and outlet to 20 & 37 Cityview lands.									
<b>Timing Comments:</b> Draft plan approval expected in 2013.									
13 23T-11503 635 Woodlawn (Greenfield)	Preliminary	Post 2014	137	0	18	64	TBD	\$4,502,630	
<b>Servicing Comments:</b> Requires retrofit/upgrade to existing SWM Pond #1, sanitary pumping station required to service the lands.									
<b>Timing Comments:</b> Requires draft plan approval and rezoning, expected in 2014, expect 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 2012 DC's)
			D	SD	TH	APT			
1 23T-03501 (SP-0201) Hanlon Creek Business Park (Greenfield)	Draft Approved November 8, 2006	Phase 3 - post 2014					167	Trails in lieu	TBD
<b>Servicing Comments:</b> Phase 3:									
<b>Timing Comments:</b> 5 year draft plan extension granted until November 8, 2016									
2 23T-06503 Southgate Business Park (Greenfield)	Draft Approved December 22, 2008	Phase 2 - 2013 Phase 3 - Post 2014					50	Cash in lieu	TBD TBD
<b>Servicing Comments:</b> MTO Development Cap applies prior to the construction of the Laird Road interchange.									
<b>Timing Comments:</b> None.									

**Schedule 4 continued**

**Development Priorities Plan Draft Approved and Preliminary Plans**

Sector

**South**

File # (Description)	Status	Expected Registration Timing	Residential Units					Inst (ha.)	Park (ha.)	Expected Revenue Based on 2012 DCs
			D	SD	TH	APT	Comm (ha.)			
1 23T-01508 Kortright East (Greenfield)	Draft Approved: Ph 3: Oct 1, 2012 Preliminary: Phases 4 & 5	Phase 3: 2013 Ph4: post 2014 Ph5: Post 2014	119	62	34	0		1.023	\$4,969,537 \$5,257,563 \$7,813,160	
<b>Servicing Comments:</b> None.										
<b>Timing Comments:</b> Draft Plan approval required for phases 4 and 5. Phase 4 DPA anticipated 2013.										
2 23T-03507 Pergola (Greenfield)	Draft Approved May 26, 2006	Phase 2: post 2014	0	0	91	0		0.446	\$1,648,556	
<b>Servicing Comments:</b> Phase 2: low water pressure, new pressure zone 3 system works required.										
<b>Timing Comments:</b> Redline Amendment for Phase 2 underway. Draft plan approval extended until May 26, 2015.										
3 23T-08503 Dallan (Greenfield)	Draft Approved October 1, 2012	Phase 1: 2013 Phase 2: Post 2014	79 0	26 0	100 0	0 205		0.868	\$4,337,165 \$2,518,733	
<b>Servicing Comments:</b> A portion may require servicing through Pergola/adjacent lands or upgrades to existing sanitary sewer infrastructure in Westminister Woods (north of Clair). Part of lands have low water pressure : new pressure zone 3 system works required.										
<b>Timing Comments:</b> None.										



**Schedule 4 continued**  
**Development Priorities Plan Draft Approved and Preliminary Plans**

**Sector**

**South**

File # (Description)	Status	Expected Registration Timing	Residential Units				Inst (ha.)	Park (ha.)	Expected Revenue Based on 2012 DCs
			D	SD	TH	APT			
4 23T-07506 Victoria Park West (Greenfield)	Draft Approved 2011	Phase 1: 2013 Phase 2: post 2014 Phase 3: post 2014	0 56 16	0 36 0	123 52 0	0 0 168	0.9	\$2,228,268 \$3,154,908 \$2,448,980	
<b>Servicing Comments:</b> None.									
<b>Timing Comments:</b> Redline Amendment Application appealed by applicant, dependent on OMB resolution to proceed.									
5 23T-08505 1897 Gordon St (Greenfield)	Draft Approved November 2012	Phase 1: 2013	21	0	36	152	cash-in-lieu	\$3,024,837	
<b>Servicing Comments:</b> Gordon Street servicing and roadwork required. A portion of the lands will have low water pressure; pressure zone 3 system works required Capital: WD0012 (2013), WD0011 (2016), SC0027 (2016) & RD0265 (2020). Developing the lands will require confirmation of a satisfactory sanitary sewage outlet including the extension of a sanitary sewer to Gosling Gardens and external sanitary sewer improvements within the downstream Clairfields neighbourhood.									
<b>Timing Comments:</b> Appeal to OMB and Divisional Court dismissed November 2012.									
6 23T-10501 246 Arkeil Road (Greenfield)	Draft Approved September 4, 2012	2013	0	24	68	0	TBD	\$1,809,160	
<b>Servicing Comments:</b> None.									
<b>Timing Comments:</b> None.									

# Schedule 5A

## A. Building Permits For New Residential Units by Dwelling Unit Types as of October 31, 2012

Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Accessory Apts		Building Permit Totals		Demolitions		Net Totals	
	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011
January	15	15	2	14	43	9	91	0	5	9	156	47	0	1	156	46
February	18	30	8	0	7	12	0	0	4	4	37	46	2	0	35	46
March	17	35	18	4	19	4	32	0	15	11	101	54	0	0	101	54
April	23	23	4	4	8	8	0	0	12	5	47	40	0	0	47	40
May	25	30	0	2	4	34	0	0	24	9	53	75	1	0	52	75
June	15	22	0	0	59	6	50	54	20	8	144	90	5	0	139	90
July	26	17	0	8	0	3	0	0	25	4	51	32	4	1	47	31
August	24	15	0	4	16	37	0	2	27	3	67	61	0	1	67	60
September	8	7	0	2	10	12	0	0	21	2	39	23	1	2	38	21
October	26	19	0	2	7	6	0	0	21	4	54	31	0	2	54	29
November		19		8		76		0		5	0	108		0	0	108
December		24		6		4		0		5	0	39		1	0	38
<b>Totals</b>	<b>197</b>	<b>256</b>	<b>32</b>	<b>54</b>	<b>173</b>	<b>211</b>	<b>173</b>	<b>56</b>	<b>174</b>	<b>69</b>	<b>749</b>	<b>646</b>	<b>13</b>	<b>8</b>	<b>736</b>	<b>638</b>

Source: Building Permit Summaries, Planning Services

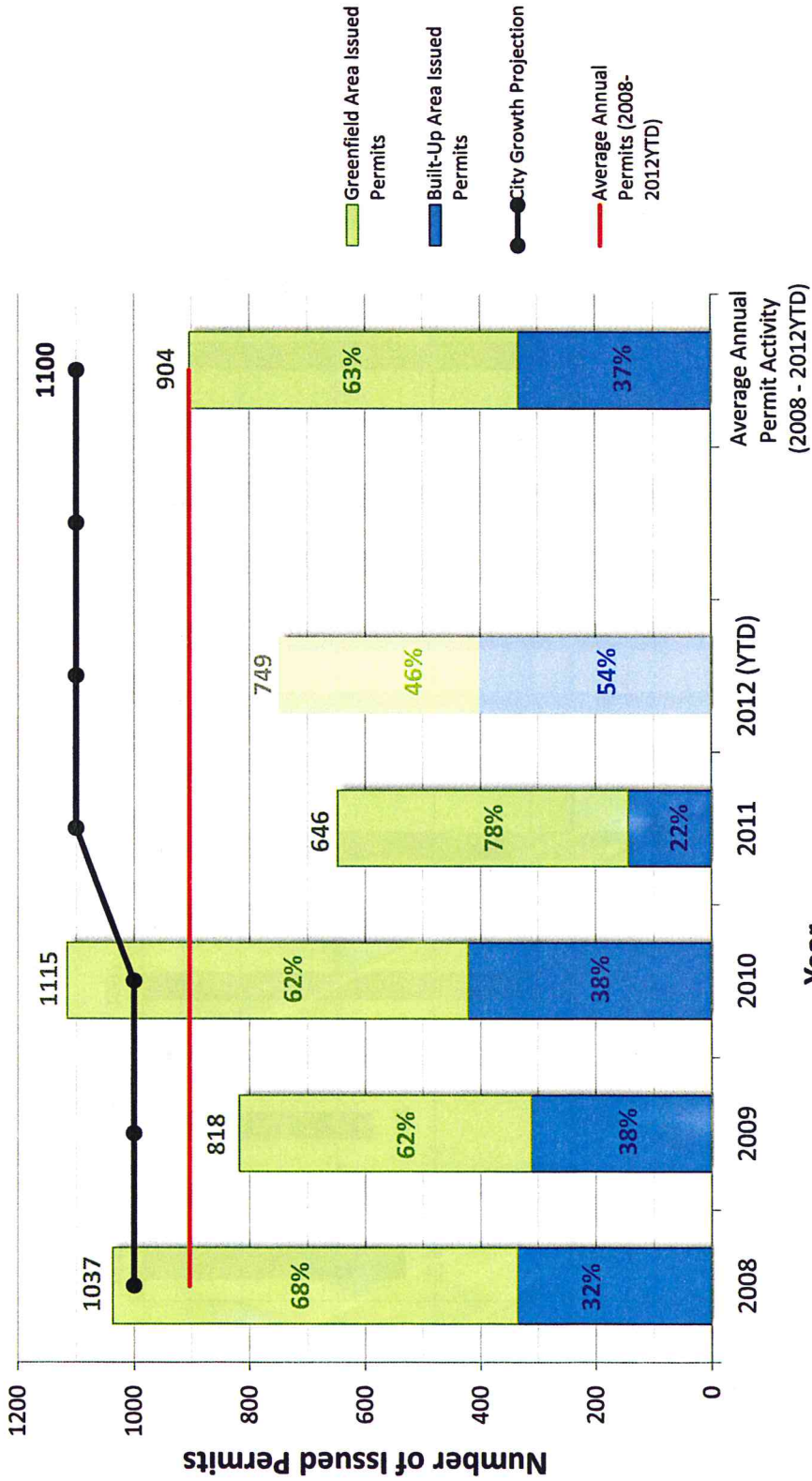
Accessory Apartments include Registered Accessory Apartments and Two-unit Registrations

Distribution of Permits Based on Places to Grow Areas	Units (2012*)				Total	2012 YTD* % of Total Units	2011 % of Total Units	2010 % of Total Units	2009 % of Total Units	2008 % of Total Units	Averaged % (2008 - 2012 YTD)
	D	SD	TH	APT							
Built Up Area:	44	20	72	266	402	54%	22%	38%	38%	32%	37%
Greenfield Area:	153	12	101	81	347	46%	78%	62%	62%	68%	63%
Total Permits:	197	32	173	347	749	100%	100%	100%	100%	100%	100%

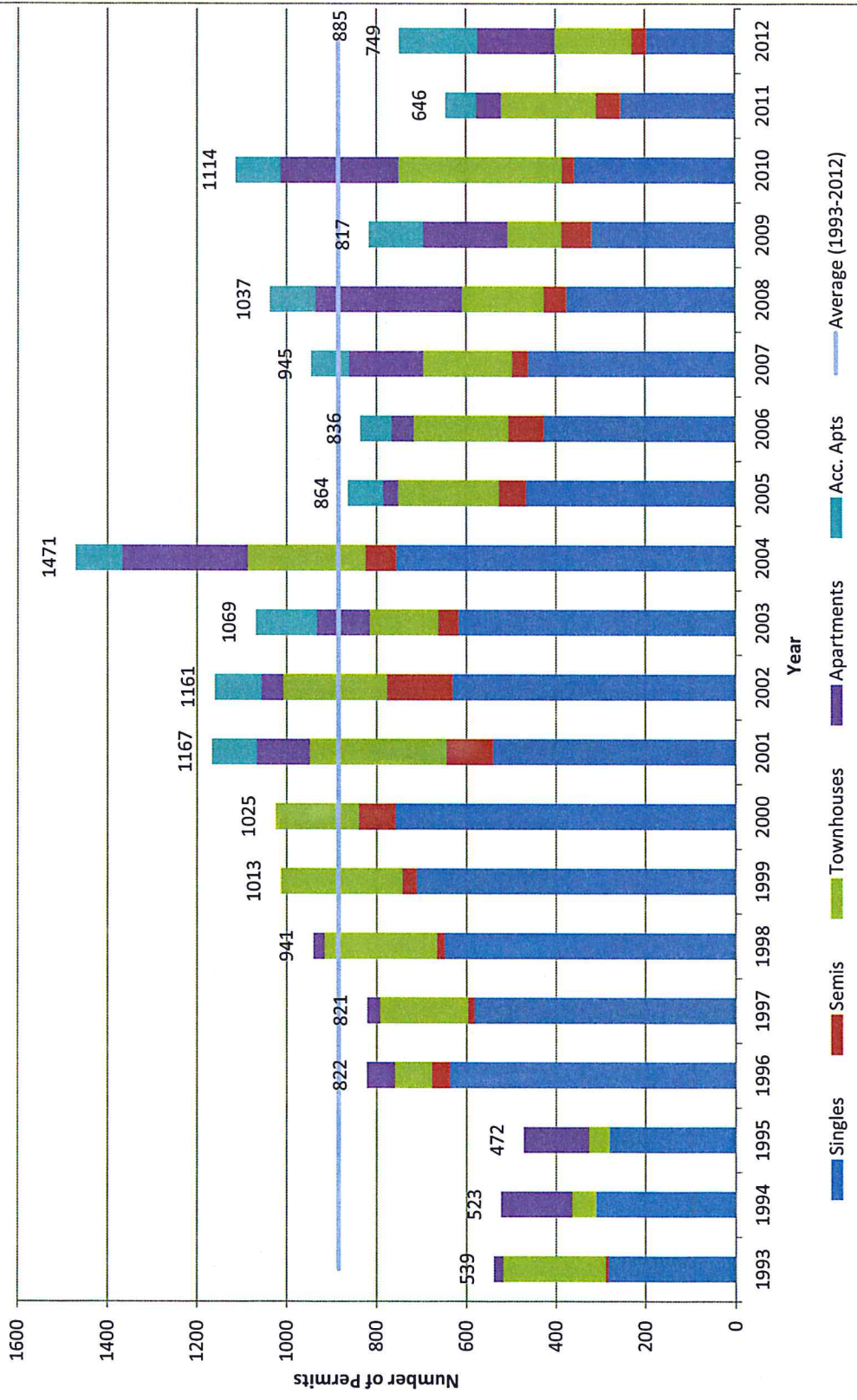
\*until October 31st only



**Schedule 5B:  
Annual Dwelling Permits By Built-Up and Greenfield Areas**



## Schedule 6 Building Permits by Type 1993-2012



Notes:  
1. Accessory Apartment Tracking Began in 2001



## Schedule 7

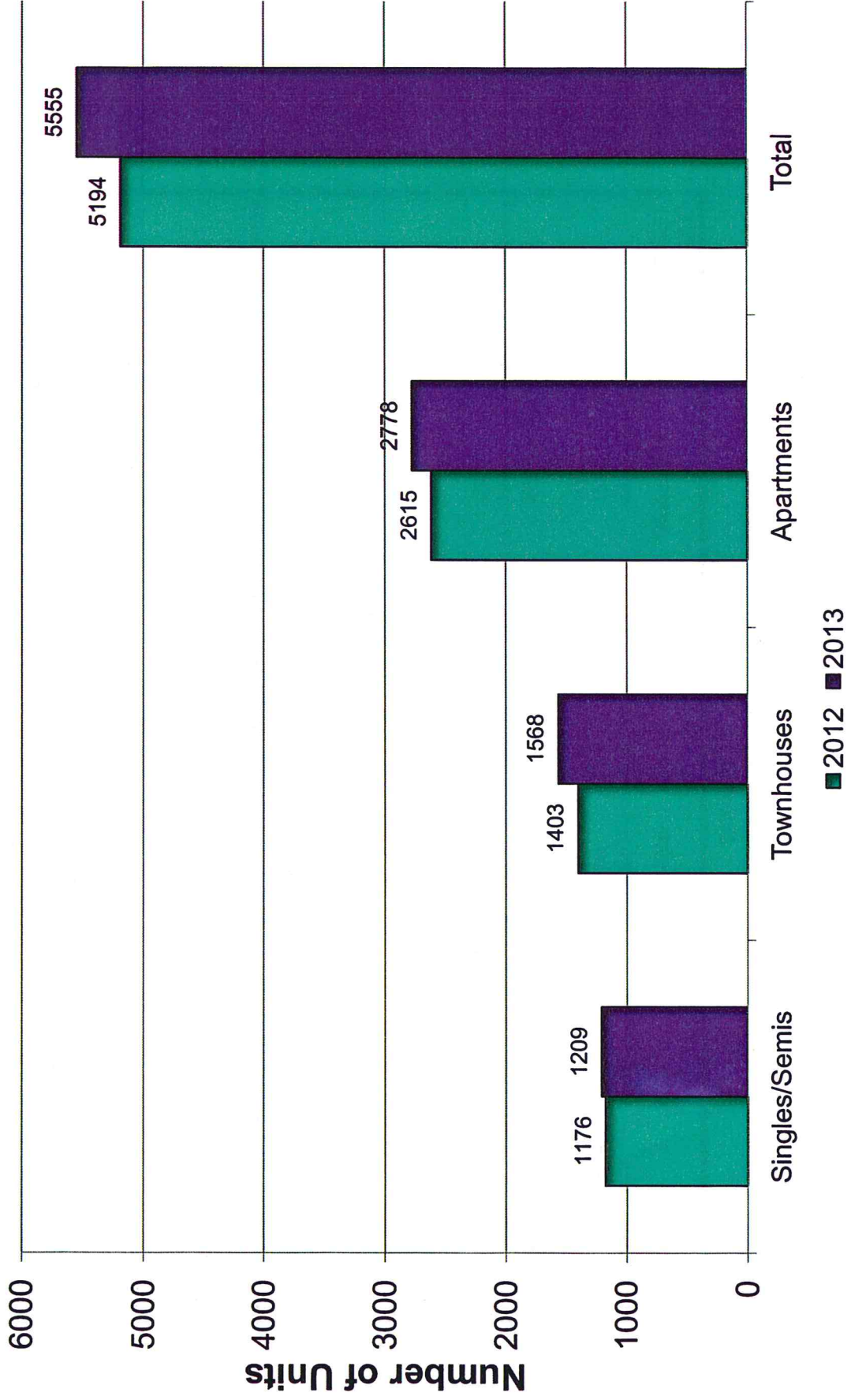
### A. Potential Development Summary - Short, Medium and Long Term October 31, 2012

	<u>Singles</u>	<u>Semis</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Total</u>	<u># of Years Supply*</u>
<b>Total Short Term</b>						
Registered Plans of Subdivision	394	98	921	1954	3367	3.1
Infill Townhouse and Apartment Sites	394	98	741	1277	2510	2.3
	0	0	180	677	857	0.8
<b>Total Medium Term</b>						
Draft Plans of Subdivision	493	224	957	2560	4234	3.9
Infill Townhouse and Apartment Sites	493	224	827	1501	3045	2.8
	0	0	130	1059	1189	1.1
<b>Total Long Term</b>						
Preliminary Plans & Unofficial Proposals	411	72	452	1027	1962	1.8
	411	72	452	1027	1962	1.8
<b>Overall Total</b>	<b>1298</b>	<b>394</b>	<b>2330</b>	<b>5541</b>	<b>9563</b>	<b>8.7</b>
<b>Total Draft and Registered Plans</b>	<b>887</b>	<b>322</b>	<b>1568</b>	<b>2778</b>	<b>5555</b>	<b>5.1</b>
<b>Total Short and Medium Term</b>	<b>887</b>	<b>322</b>	<b>1878</b>	<b>4514</b>	<b>7601</b>	<b>7.0</b>
<b>Previous DPP's - Total Draft and Registered Plans</b>						
DPP 2012	938	238	1403	2615	5194	4.7
DPP 2011	1229	296	1644	2303	5472	5
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 7B

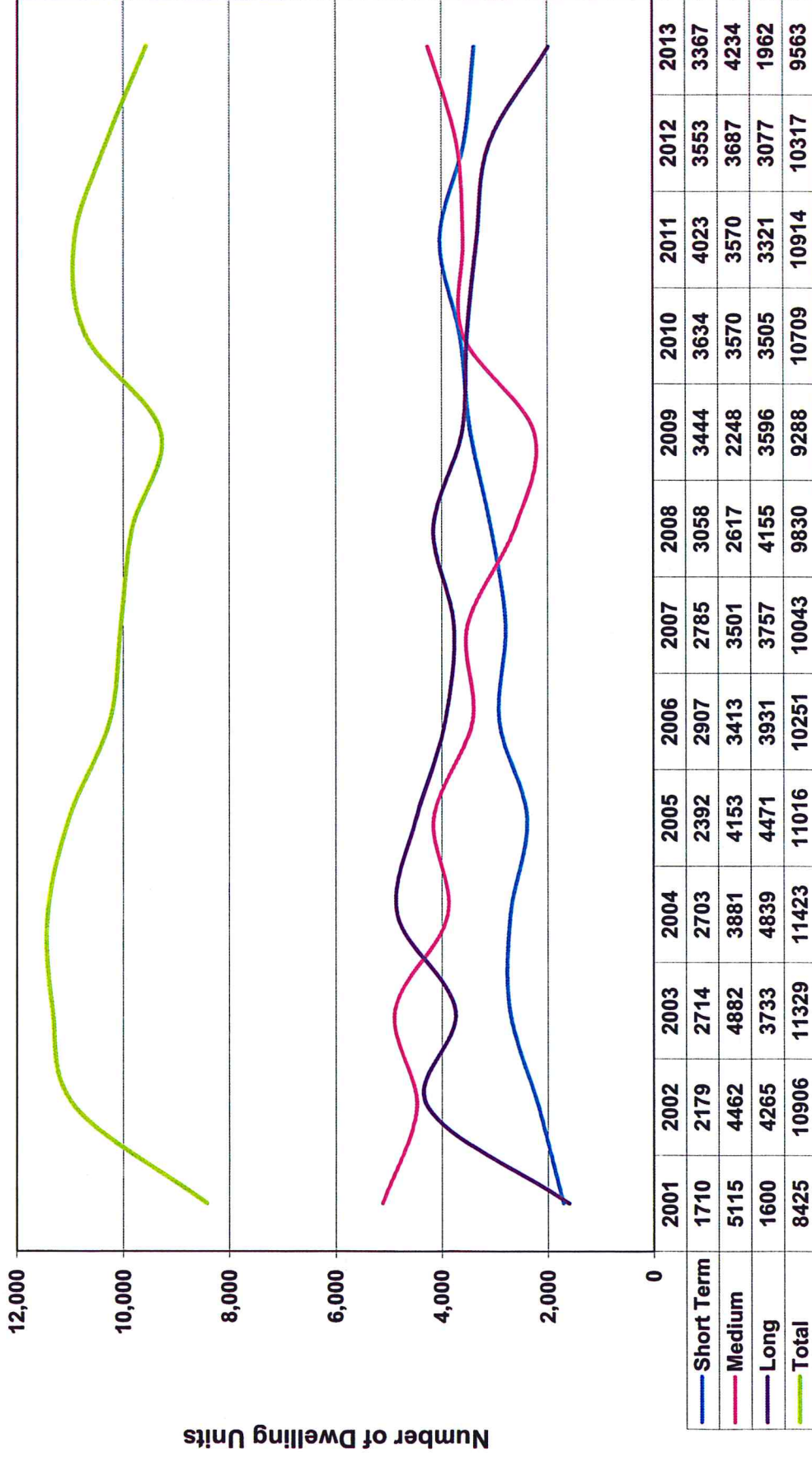
### Comparison of Dwelling Units Available in Draft and Registered Plans of Subdivision in 2012 and 2013





# Schedule 7C

## Trends in Overall Dwelling Unit Supply, 2001 - 2013



**Schedule 7 Table 2  
Building Permits and Vacant Lots by Registered Plan of Subdivision to October 31st, 2012**

**A. In the Built-Up Area**

Registration Date	Subdivision Name	Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
		Total Units	Permits 2012	Vacant Units	Total Units	Permits 2012	Vacant Units	Total Units	Permits 2012	Vacant Units	Total Units	Permits 2012	Vacant Units	Permits 2012	Vacant Units
1996	856 Pine Ridge Ph 1	122		0	0		61		0	0		0		0	
1998	61M8 Paisley Village	118		0	16		118		0	236		159		0	
1998	61M18 Grangehill Ph 3	151		1	70		151		0	50		0		0	
1998	61M26 Paisley Village Ph 2	222		0	0		129		129	0		0		0	
2000	61M48 Stephanie Drive	41		0	60		21		0	80		80		0	
2000	61M53 Elmira Road Extension	0		0	0		0		0	347		347		0	
2000	61M54 Victoria Wood (Kortright 4)	88		0	0		30		30	0		0		0	
2002	61M67 Southcreek Ph. 9A	64		2	0		0		0	0		0		0	
2002	61M68 Chillico Heights	199		0	38		36		27	0		99		0	
2002	61M69 Cedarvale- Schroder West	0		0	0		91		0	0		0		0	
2002	61M70 Clairfields Ph 4	125		6	0		0		0	0		0		0	
2003	61M82 Southcreek Ph 9B	50		8	0		0		0	0		0		0	
2003	61M83 Westminister Woods Ph 4	177		0	44		38		0	0		0		0	
2003	61M84 Chillico Woods	96	1	1	16		58		14	0		0		1	
2004	61M90 Northern Heights Ph 1	145		4	0		12		0	0		0		0	
2004	61M91 Valleyhaven	72		3	0		0		0	0		0		0	
2004	61M103 Bathgate Drive	12		3	0		0		0	0		0		0	
2004	Village by Arboretum Ph 5	0		0	0		0		0	405		248		32	
2005	61M107 Valleyhaven Ph 3	66		1	22		0		0	0		0		0	
2005	61M108 Victoria Gardens Ph 2A	106	1	1	0		0		0	0		0		1	
2005	61M110 Pine Ridge East Ph 7	8		0	30		72		13	0		0		0	
2005	61M114 Arkell Springs Ph 1	59		1	2		0		0	0		0		0	
2005	61M119 Victoria Gardens Ph 2B	46		2	0		49		0	0		0		0	
2005	61M124 Fleming/ Pettitt	55	1	3	0		0		0	0		0		1	
2006	61M133 Conservation Estates	80		5	0		28		0	0		0		0	
2007	61M136 Joseph St	15	3	4	0		0		0	0		0		3	
2007	61M139 Woodside Drive	12		4	0		0		0	0		0		0	
2008	61M150 Arkell Springs Ph 2	50	4	0	0		77		16	0		0		0	
2010	61M164 Cityview Subdivision South	29	3	1	12	4	0		0	0		0		7	
2011	61M175 Lunor Ph 1	10	10	0	18	16	9		9	0		0		26	
2012	61M181 Cityview Heights Ph 2	49		49	24		0		24	0		0		0	
<b>Total Built-Up Area</b>		<b>2267</b>	<b>23</b>	<b>99</b>	<b>352</b>	<b>20</b>	<b>980</b>	<b>16</b>	<b>252</b>	<b>1217</b>	<b>32</b>	<b>933</b>	<b>91</b>	<b>1318</b>	

Source: Building Permit Summaries, Planning Services



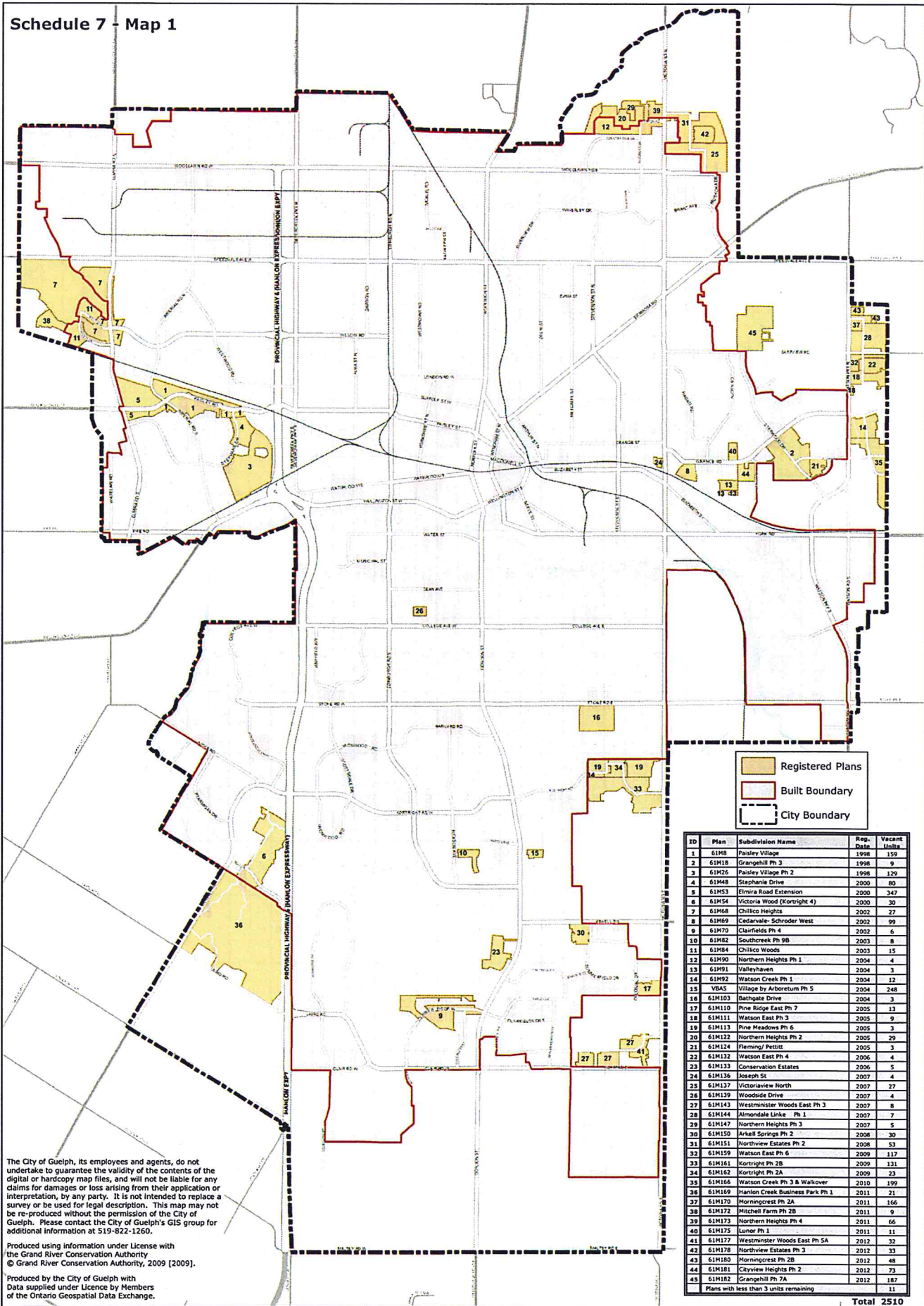
**Schedule 7 Table 2  
Building Permits and Vacant Lots by Registered Plan of Subdivision to October 31st, 2011**

**B. In the Greenfield Area**

Registration Date	Subdivision Name	Single-Detached			Semi-Detached			Townhouse			Apartment			Total		
		Total Units	Permits 2012	Vacant Units	Total Units	Permits 2012	Vacant Units	Total Units	Permits 2012	Vacant Units	Total Units	Permits 2012	Vacant Units	Permits 2012	Vacant Units	
2003	Watson East Ph 1	91		0	0		0		0		0		0		0	
2004	Watson Creek Ph 1	30		0	32		0		8		0		12		0	
2005	Watson East Ph 3	67		9	0		0		79		0		0		0	
2005	Pine Meadows Ph 6	42		3	0		0		0		0		0		0	
2005	Northern Heights Ph 2	40		0	20		2		69		6		0		6	
2006	Grangehill Ph 4A	146		0	22		0		65		0		0		7	
2006	Watson Creek Ph 2	70		0	34		0		0		0		0		1	
2006	Westminster Woods East Ph 2	188		0	0		0		6		0		0		2	
2006	Watson East Ph 4	65		0	0		0		34		4		0		0	
2007	Victoriaview North	160		0	0		0		55		27		0		0	
2007	Watson East Ph 5	35		0	0		0		0		0		0		0	
2007	Westminster Woods East Ph 3	159		7	0		0		40		6		0		7	
2007	Almondale Linke Ph 1	93		1	32		0		33		6		0		0	
2007	Victoria Gardens Ph 3	86		0	18		0		98		0		0		0	
2007	Northern Heights Ph 3	43		5	0		0		0		0		0		0	
2008	Northview Estates Ph 2	54		0	0		0		53		53		0		0	
2008	Grangehill Ph 4B	117		1	64		0		49		0		0		2	
2009	Victoria Gardens Ph. 4	0		0	0		0		40		0		50		50	
2009	Kortright Ph 2C	0		0	0		0		118		2		0		0	
2009	Watson East Ph 6	15		0	0		0		6		0		117		0	
2009	Westminster Woods East Ph 4	87		0	0		0		190		10		162		10	
2009	Kortright Ph 2B	48		0	0		0		160		19		0		27	
2009	Kortright Ph 2A	53		23	0		0		0		0		0		9	
2010	Watson Creek Ph 3 & Walkover	82		75	0		0		124		124		0		7	
2010	Mitchell Farm Ph 2A	21		0	32		6		32		8		0		17	
2011	Hanlon Creek Business Park Ph 1	0		0	0		0		21		21		0		0	
2011	Morningcrest Ph 2A	0		0	22		6		22		7		165		13	
2011	Mitchell Farm Ph 2B	77		9	0		0		0		0		0		46	
2011	Northern Heights Ph 4	44		16	0		0		0		0		50		25	
2011	Victoria North Ph 1	0		0	0		0		45		45		0		45	
2012	Westminster Woods East Ph 5A	56		32	0		0		0		0		0		24	
2012	Northview Estates Ph 3	50		33	0		0		0		0		0		17	
2012	Morningcrest Ph 2B	14		14	34		34		0		0		0		0	
2012	Grangehill Ph 7A	67		67	28		28		92		101		556		315	
	<b>Total Greenfield</b>	<b>2100</b>	<b>152</b>	<b>295</b>	<b>338</b>	<b>12</b>	<b>64</b>	<b>1439</b>	<b>101</b>	<b>489</b>	<b>50</b>	<b>344</b>	<b>50</b>	<b>315</b>	<b>1192</b>	

Source: Building Permit Summaries, Planning Services

Schedule 7 - Map 1



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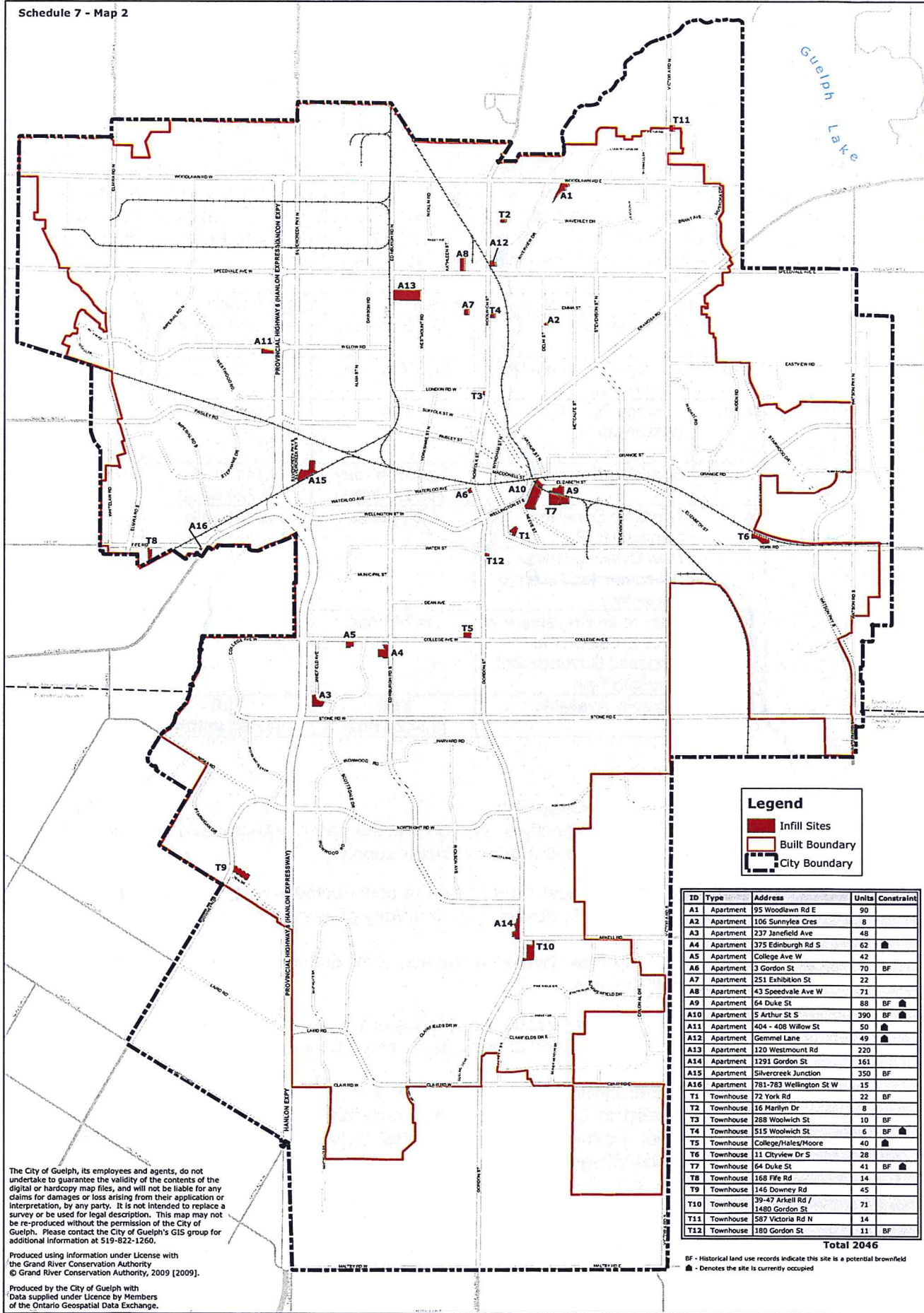


# 2013 Development Priorities Plan

## Remaining Units by Registered Plan of Subdivision





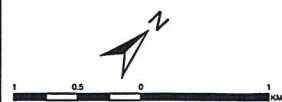


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BF - Historical land use records indicate this site is a potential brownfield  
 ■ - Denotes the site is currently occupied



# 2013 Development Priorities Plan

## Proposed Registration Timing



**Schedule 8**  
**2013 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 2013 Development Priorities Plan and line 6 confirms whether there is capacity available for these units.

		<b>Water</b>	<b>Wastewater</b>
1	Firm Capacity	75,000 m <sup>3</sup> /day	64,000 m <sup>3</sup> /day
2 a)	Average Maximum Daily Flow (water)	57,815 m <sup>3</sup> /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	48,348 m <sup>3</sup> /day
3	Servicing Commitments	10,933 m <sup>3</sup> /day (6,724 units)	9,741 m <sup>3</sup> /day (6,724 units)
4	Available Servicing Capacity to Register New Dwelling Units (Uncommitted Reserve Capacity)	5,516 units	6,234 units
5	Units to be Registered in 2013 based on the proposed Development Priorities Plan	1,674 units	1,674 units
6	Capacity Available	<b>YES</b> <b>(3,842 units)</b>	<b>YES</b> <b>(4,560 units)</b>

**Notes**

1. **Total Available Firm Capacity:**  
**Water** - the physical capacity of the constructed water infrastructure to deliver an annual daily flow of 75,000 m<sup>3</sup>/day of water supply.  
  
**Wastewater** - the physical capacity of the constructed wastewater infrastructure to deliver an annual daily flow of 64,000 m<sup>3</sup>/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 m<sup>3</sup>/day committed to the Village of Rockwood.



**Schedule 8**  
**2013 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 2013 Development Priorities Plan and line 7 confirms whether there is capacity available for these units.

		<b>Water</b>	<b>Wastewater</b>
1	Planning Capacity	83,100 m <sup>3</sup> /day	73,000 m <sup>3</sup> /day
2 a)	Average Maximum Daily Flow (water)	57,815 m <sup>3</sup> /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	48,348 m <sup>3</sup> /day
3	Servicing Commitments	10,933 m <sup>3</sup> /day (6,724 units)	9,741 m <sup>3</sup> /day (6,724 units)
4	Draft Approval Commitments	3,343 m <sup>3</sup> /day (2,949 units)	2,796 m <sup>3</sup> /day (2,949 units)
5	Available Servicing Capacity for New Draft Plan Approved Units (Uncommitted Reserve Capacity)	9,713 units	12,776 units
6	Units to be Draft Plan approved in 2013 based on the proposed Development Priorities Plan	968 units	968 units
7	Capacity Available	<b>YES</b> <b>(8,745 units)</b>	<b>YES</b> <b>(11,808 units)</b>

**Notes**

**1. Planning Capacity:**

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

**Wastewater** - based upon the approved assimilative capacity of the Speed River the treatment plant may be re-rated and/or expanded to provide an additional 9,000 m<sup>3</sup>/day of treatment capacity to bring the total plant capacity to 73,300 m<sup>3</sup>/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 m<sup>3</sup>/day committed to the Village of Rockwood.

## Attachment 2: Comments on the Draft 2013 Development Priorities Plan

**RUSSELL D. CHEESEMAN** B.A., LL.B., M.E.S.  
BARRISTER AND SOLICITOR

---

DUNDEE PLACE  
1 ADELAIDE STREET EAST  
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FAX (416) 955-9532  
CELL (416) 520-9854  
E-MAIL: rdcheese@aol.com  
www.rdcheese.com

February 15, 2013

### VIA EMAIL AND COURIER

Katie Nasswetter, Senior Development Planner  
Planning, Building, Engineering & Environment  
City of Guelph, City Hall  
1 Carden Street  
Guelph, ON  
N1H 3A1

Dear Ms. Nasswetter:

**Re: Development Priorities Plan 2013  
Request for Comments on Draft Schedules and Mapping  
Redlined Draft Plan of Subdivision Application 23T-07506  
Zoning By-law Amendment Application ZC01206**

I am the solicitor representing Victoria Park Homes Ltd in connection with the appeals of the above-noted applications to the Ontario Municipal Board. My client is currently working with the City to resolve outstanding issues so that the proposed subdivision may proceed to registration in a timely manner.

In September 2012, Metropolitan Consulting Inc. sent you a letter with my client's proposed timing for the City's preparation of the 2013 DPP, whereby my client would register 198 units in Phase 1 prior to October 31, 2013 and the remainder in 2014.

The draft 2013 DPP schedules propose a registration timing for a reduced Phase 1 which would include Block 134 (for 123 units) and the easterly Stormwater Management Pond block and westerly park block, to prior October 31, 2013, and a targeted registration of all the rest of the subdivision comprising Phases 2 and 3 to post 2014. We note that the draft Schedule 4 map regarding Phase 1 should be represented by ID 21 and not ID 23 and the draft South Sector Chart should specify Townhouse units and not apartment units in accordance with the requested zoning.

We are confident that the issues regarding these applications can be resolved in order to allow my client to register the reduced Phase 1 with 123 units +/- to prior October 31, 2013 as proposed by your draft schedules, with registration of the remainder

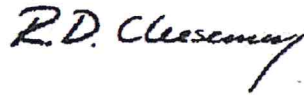


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of the subdivision comprising Phases 2 and 3 to between November 1, 2013 and October 31, 2014 (not post 2014).

I request that these schedules for the 2013 DPP be amended to reflect my client's proposed registration timing for Phases 2 and 3.

Yours very truly,



Russell D. Cheeseman

RDC/pt

cc. Adam Nesbitt, Victoria Park Village Ltd.  
Robert Walters, Metropolitan Consulting Inc.

BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED



351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

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

February 14, 2013

Project: 05-5991

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) 2013  
Dallan Property (23T-08503)  
Owner: Victoria Wood**

Further to our correspondence of August 29<sup>th</sup>, 2012 and our meeting of February 13<sup>th</sup>, we are requesting that staff considered a revised phasing plan for the Dallan subdivision with Phase 1 being final approved and registered in 2013.

Since the approval of the draft plan in 2012, we have examined the overall grading of the property in greater detail and have developed a plan that allows for more efficient servicing of the site, accommodates a looped system and organizes the phasing in such a manner that the initial phase is not unduly disrupted by the servicing of future phases.

On this basis we are now proposing that Phase 1 consist of 205 residential units which will include approximately 47 cluster townhouse units, 53 on-street townhouse units, 26 semi-detached units and 79 single detached units. This phase will also include the major park, wildlife corridor and all open space blocks.

A copy of the proposed phasing plan is attached.

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

Yours very truly,

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

A handwritten signature in black ink that reads 'Nancy Shoemaker'.

**Nancy Shoemaker, MCIP, RPP**

Copy: Mr. Gerry Armstrong, Victoria Wood  
Mr. Ken Behm, K.J. Behm & Associates





February 15th, 2013

Ms. Katie Nasswetter  
Senior Development Planner  
Planning, Building, Engineering and Environment  
City Hall, 1 Carden Street  
Guelph ON N1H 3A1

Dear Ms. Nasswetter:

Re: Development Priorities Plan 2013

Thank you for the opportunity to comment on the City's Development Priorities Plan (DPP) for 2013. We previously provided comments on the proposed plan in our letter of September 6th, 2012. Our Company's objectives will continue to focus on building and development activities related to residential and mixed uses here in Guelph for years to come.

As such, we have a very keen interest on the lot fabric and land inventory that is made available through the DPP to allow such activities to continue. As you are aware, it is important to ensure that draft plan approvals and plan registrations are provided on a timely basis in order to provide sufficient land supply to accommodate the demand for housing here in the community.

As mentioned previously, we are undertaking the detailed planning work for the development of the former W C Wood property at 5 Arthur St S within the downtown area of the City. We have been working closely with Kilmer Brownfield Management Ltd., our consultant team, City staff and residents in the community to ready the site for what we are sure will be a landmark development.

We feel that this project is one that we will all be extremely proud. In this regard, it is our intention to submit a rezoning application for the site early this year.

We understand that infill lands such as the Arthur St site will continue to be permitted in the 2013 DPP although specific time horizons are not specified. This includes the 66 Eastview Road site for which we have an

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[fusionhomes.com](http://fusionhomes.com)



interest. Infill sites do provide for innovative and creative opportunities to accommodate residential uses while fulfilling the City's intensification policies notwithstanding they can be complex sites to develop.

We would like to thank you for your consideration and would be available to discuss our comments further with you as required.

Yours very truly,

A handwritten signature in black ink, appearing to read "Larry Kotseff", written over a horizontal line.

Larry Kotseff  
Vice-President, Planning & Development

50 HANLON CREEK BLVD  
GUELPH, ONTARIO  
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---

**Katie Nasswetter**

---

**From:** Alex Droic [Alex.Droic@Linamar.com]  
**Sent:** February 15, 2013 4:17 PM  
**To:** Katie Nasswetter  
**Cc:** jamie miller; Ken Spira (ken@spira.ca)  
**Subject:** Development Priorities Plan 2013  
**Attachments:** image003.jpg

Hello Katie,

I'm providing a response to the 2013 DPP on behalf of my mother and father, Helen and John Droic, land owners of 24 acres on 745 Stone Road East.

As you may recall from prior submissions, we have been working together with the University of Guelph to design a subdivision which would contain innovative residences that would function independently of city water and wastewater services. We have this property located inside the Guelph Innovation district and proposals have been made to city staff around its feasibility and concepts and discussions are still taking place. Currently the lands in question are designated as Special Residential, however there is no real definition to this title. Last time I delegated to Counsel, the mayor recommended changing the designation from 'Special Residential' to 'Special Permit' which would elude to the allowance for private servicing. There has not been a formal plan of subdivision on these lands because the roadblock is servicing as well as a question to the appropriate density for that area. Once we can overcome these roadblocks an application for subdivision will soon follow. The scope of this project I believe would be approximately 12-15 homes depending on the bio-mimicry studies from the UofG around sustainability and use of the 'support lands' in the area.

I hope this puts some perspective on our longer term intentions (2-5 years) for these lands. Our immediate development needs (phase 0) will likely be done outside of the DPP since that scope is only for 2-4 homes (between 2 land owners) done through an application for severance.

Alex Droic

---

**Katie Nasswetter**

---

**From:** Astrid Clos [astrid.clos@ajcplanning.ca]  
**Sent:** February 4, 2013 12:22 PM  
**To:** Katie Nasswetter  
**Cc:** lesliemariowe@sympatico.ca; 'John Perks'  
**Subject:** Southgate Business Park - City of Guelph - Development Priorities Plan 2013  
**Attachments:** Southgate Phasing(3).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Katie,

Could the Draft DPP please be revised in accordance with the comments below and the attached phasing plan;

Phase 1 has been completed by a severance and development agreement and can be removed from the DPP.

Phase 2 will be registered in 2013.

Phase 3 will be registered post 2015.

Please remove the reference to the "Sanitary Pumping Station required" as this is yet to be determined.

Regards,

Astrid

Astrid J. Clos  
Planning Consultants  
423 Woolwich Street  
Suite 201  
Guelph, Ontario  
N1H 3X3

Phone (519) 836-7526 (836-PLAN)  
Mobile Number (519)710-7526 (519)710-PLAN  
Fax (519) 836-9568

Email [astrid.clos@ajcplanning.ca](mailto:astrid.clos@ajcplanning.ca)



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**Katie Nasswetter**

---

**From:** Chris Corosky [ccorosky@armie.corp.com]  
**Sent:** February 14, 2013 10:44 AM  
**To:** Katie Nasswetter  
**Cc:** Nancy  
**Subject:** 2013 DPP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Katie.

I have reviewed the draft DPP and see that our Chillico Run phase is included for this year.

Our engineering drawings were submitted to the City in January. Hopefully review of the drawing package will not take long as detailed design for this phase had been previously approved by the City. The re-submission reflects the recently approved red-line lotting adjustment.

Assuming a reasonable turn around of the drawings, agreement prep, and tendering, our program is to complete the servicing of Chillico Run this year.

Thank you for the opportunity to review the draft DPP.

Chris

---

## **ATTACHMENT 3:**

### **Overview of Growth Management Monitoring Tools in Other Municipalities**

#### **City of Brantford**

- Residential Monitoring Report (2011) reviewed Built Boundary and Greenfield construction activity annually from 2007-2011.
- Report also covered available population growth projections, land supply, building permits, market trends and affordable and social housing opportunities.
- Not an annual report, but an overview of demographic, economic, and construction trends;

#### **City of Brampton**

- The Development Allocation Strategy (DAS), which is based on Growth Management requirements and Official Plan policies – it permits 5,500 new residential units to be allocated annually
- Supply of land for residential units available to meet six years of housing growth, exceeding the three year supply required by the PPS.
- Allocation of new units focused in areas where the delivery of key infrastructure facilities and services is sufficiently advanced.
- Allocation linked to infrastructure timing in the 10 Year Capital Program.
- The City made significant increases in internal financing to permit timely delivery of infrastructure. Development Charge credits and developer funded interim financing are used increasingly.
- Preparation of the DAS include input from City staff and major landowner group representatives (rationale include: coordination of infrastructure and growth that is financially sustainable; OP direction; timing of required infrastructure is consistent with the Capital Programs). Annual DAS must take account of recent economic trends in residential development activity.
- DAS and the City's other sustainable growth initiatives have helped to manage the rate and quality of growth in Brampton, but challenges to coordinating growth with the provision of required infrastructure and services still exist. Recommendations for allocation have only been proposed by staff for those applications:
  - For which the timing of occupancy aligns acceptably well with the delivery of infrastructure items; or
  - That would result in the delivery of priority infrastructure as part of the approvals process (such as roads or schools) or the provision of employment uses that support residential growth.

#### **City of Hamilton**

- The Development Staging Plan (DSP) is a multi-purpose tool to process plans of subdivision for residential and industrial development, and to draft plan approval and registration.
- Assists the City and development industry by supporting development and managing growth.
- Ensures conformity to the City's OP and P2G, and informs Capital Budget preparation for development related capital works and expenditures;
- Facilitates co-ordination and plan growth toward a logical development sequence and provides guidance to local school boards and utility companies for the planning and co-ordination of capital works related to growth;



- 
- Provides information regarding capital works budget forecasting and growth and staging information to the development industry and the public.
  - Highlights areas where the completion of planning studies and major capital works are required prior to development proceeding<sup>1</sup>.

### **City of Kitchener**

- Annual Growth Management Monitoring Report tracks the supply of development opportunities and the achievement of intensification and density targets. The report covers the number and status of plans of subdivision, part-lot control exemption by-laws, consent applications, plans of condominium, and the number and type of units created by approvals for the preceding year
- Monitoring report updates the data and presents a summary of recent residential development rates and the potential capacity to accommodate growth both within the Built-up Area (intensification areas) and in the Designated Greenfield Area.
- Provides updates to available unit supply in built and Greenfield areas by housing type
- Looks specifically at intensification areas under Places to Grow and capacity for new growth
- Provides the potential supply of both intensification and greenfield inventories for the total estimated inventory of potential new units and residents for Kitchener.

### **City of London**

- The Growth Management Implementation Strategy (GMIS) Update annually compares anticipated growth projections against the original growth forecasts for which the Development Charge (DC) rate was calculated and assesses the potential implications for the scheduling of growth works.
  - The Official Plan and DC Background Study set out forecasts for single family residential growth over the 20-year planning horizon.. Projected demand for residential units in the identified growth areas was 1,270 units/year over the first 5 years (2008-2012).
  - GMIS is updated annually and trends and projections are adjusted accordingly.
  - Embedded in the GMIS core principles are multiple considerations involved in aligning the schedule for growth infrastructure with the needs of growth to ensure the orderly and economic progression of development.
  - Identified Challenges/Constraints in London include:
    - A significant amount of greenfield lands available and limited intensification opportunities make it difficult to maintain a high intensification rate (minimum of 40% of all new residential within the built-up area) until such time as most of the greenfield lands are exhausted.
    - Difficult to accommodate continual growth and related infrastructure in a fiscally responsible manner in more than one growth area at a time.
    - Coordinating growth with the provision of required infrastructure and services
    - Achieving a minimum density of 40 jobs per hectare on the greenfield employment lands by 2031 is a challenge because of the employment base.
-