

City
— *of* **Guelph**

Community Design and Development Services

Working Together to Build our Community



2007

Development Priorities Plan

Approved March 26, 2007

Table of Contents

1	INTRODUCTION.....	1
2	CRITERIA FOR DETERMINING THE PRIORITY OF SUBDIVISIONS	3
3	EXPLANATION OF SCHEDULES IN THE DPP.....	4
4	EXPLANATION OF COLUMNS AND HEADINGS IN SCHEDULE 4.....	11
5	FLEXIBILITY.....	14
6	SUMMARY OF DEVELOPMENT ACTIVITY IN 2006	15
7	FORECAST OF SUBDIVISION AND PERMIT ACTIVITY FOR 2007	17
8	IMPLICATIONS OF THE PROVINCIAL GROWTH PLAN AND THE FUTURE OF THE DPP.....	19
9	CIRCULATION OF DRAFT DPP TO THE DEVELOPMENT INDUSTRY	22
10	CONCLUSIONS AND RECOMMENDATIONS	23
10.1	Registration Activity	23
10.2	Building Permit Activity	23
10.3	Phasing Policy	24
10.4	Inventory of Units	24
10.5	Water and Wastewater	24
10.6	Recommendations	25

Schedules

- 1 Number, type and Distribution of Potential units registered in Plans of Subdivision between October 31, 2005 and October 31, 2006.
- 2 Summary of 2007 - Post 2008 Proposed Staging
- 3 Draft Plan Approval Activity
- 4 Summary, Draft Approved and Preliminary Plans (Northeast, Northwest and South plus mapping)
- 5 Building Permits for new Residential Units by Dwelling Unit Types as of December 31, 2006.
- 6 Residential Construction Activity by Unit Type, City of Guelph 1985 to 2006.
- 7 Potential Development Summary - Short, Medium and Long Term, December 31, 2006.
- 8 3rd Quarter Updates on Wastewater Treatment Plant Flows and Water Treatment Flows
- 9 Total Draft and Registered Plan Analysis
- 10 Written Responses to the Draft DPP
- 11 Staff Response

1 INTRODUCTION

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

The DPP is intended to manage the rate and timing of development in the City. The DPP provides a multi-year forecast of development activity as measured by the anticipated registration of draft plans of subdivision. The preparation and approval of the DPP is in keeping with one of the goals of the ‘City of Guelph Strategic Plan 2005 and beyond – A great place to call home’ being “To manage growth in a balanced sustainable manner”. Through the recommendations in the DPP, City Council establishes priorities for the planning and development of future growth areas.

Other objectives of the Plan include:

1. To outline the municipal intentions with respect to the review, processing and servicing of plans of subdivision (residential and industrial).
2. 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.
3. To help estimate potential development charge revenues and expenditures.
4. 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.
5. To monitor the number of new lots being created as part of the Provincial Government’s “Municipal Performance Measurement Program”.

Notes:

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

The development industry, individual landowners and the general public should use the DPP as data and information related to the priority 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 2007 DPP City Council will set a limit for the creation of potential dwelling units from Registered Plans from October 31, 2006 to October 31, 2007 (see **Schedule 2**). Staff will be asked to manage the registration of the various subdivisions identified for 2007 to ensure that the dwelling unit targets are not exceeded. By approving the annual DPP, Council will also highlight those Draft Plans of Subdivision (or phases) that are anticipated to be considered for Draft Plan Approval (DPA) in 2007 (see **Schedule 3**). Staff will be asked to devote time and resources to resolving issues associated with these draft plans so that they can be considered for DPA by Council in 2007.

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

The sections that follow lay out the criteria used by Staff for determining the priority of the various subdivisions and provide an explanation for the schedules of the annual DPP. This document also includes a brief discussion of the flexibility included in the plan and the process to advance the priority of subdivisions (or a particular phase) into the current year.

2 CRITERIA FOR DETERMINING THE PRIORITY OF SUBDIVISIONS

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

The factors influencing the support for a Registration include:

- Any required Capital works have been approved in the 10 year Capital Forecast.
- Appropriate Phasing Conditions have been fulfilled (e.g. approval of an EA).
- Proximity of servicing (e.g. end of pipe versus need for a service extension).
- Servicing capacity (water and waste water).
- The realization of the goals, objectives and policies of the Official Plan.
- 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.

Notes:

- Consideration of the City’s Growth Management objectives (an average annual growth rate of 1.5 %) and Population Projections.
- Review of Staff resources.

The factors influencing the consideration of Draft Plan approval are:

- The status of relevant Community, Secondary Plans or Watershed Studies.
- Conformity with the Official Plan and any applicable Secondary or Community Plan.
- The need for growth to maintain a 5-year supply of dwelling units in Draft Approved and Registered Plans.
- The need and status of required Capital works in the 10 year Capital Forecast.
- Servicing capacity (water and waste water).
- Council’s approved “Phasing Policy for New Large-Scale Residential Plans of Subdivision”
- The objective of balanced community growth in all three geographic areas (Northwest, Northeast and South).
- Complexity of issues and the time necessary to resolve them (e.g. environmental impact, neighbourhood concerns).
- Review of Staff resources.

3 EXPLANATION OF SCHEDULES IN THE DPP

The Development Priorities Plan Report 2007 – Post 2008 is comprised of several schedules showing statistical information related to development activity in the City of Guelph. In most cases

Notes:

the tables are divided into three geographical areas of the City, namely “Northwest”, “Northeast” and “South” to correspond with the same geographical areas that were used for the Population Projections Report (“City of Guelph Household and Population Projections 2001-2027”). Guelph City Council approved this study in May 2003. The Population Projections Report contemplated an average annual growth of approximately 1000 dwelling units per year from 2001 to 2006 and 900 dwelling units per year for the years 2006-2011. It was also assumed that the growth would occur 17% in the northwest, 37% in the northeast and 46% in the south to meet the objective of providing balanced community growth.

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

The Schedules are described in detail below:

Schedule 1: Registration Activity between October 31, 2005 and October 31, 2006.

This table monitors the registration activity for the previous year against the approved DPP for the same time period (in this case the 2006 DPP). The numbers in the table are the potential supply of dwelling units from new subdivisions that have been added to the available supply during the previous Calendar year. Staff will not allow these numbers to exceed the approved DPP dwelling unit targets unless authorized by Guelph City Council.

The plans that were registered between October 31, 2005 and October 31, 2006 are divided into the three geographic areas of the City. The unit counts are potential dwelling units and are not indicative of building permit activity (this information is provided on **Schedule 5**). The table shows the number of dwelling units that could be created if the registered plans were fully built out in accordance with the maximum number of dwelling units permitted in the approved zoning.

Schedule 1 displays that 7 plans of subdivision (or phases) achieved registration in 2006 or executed a subdivision agreement. City Council approved the registration of 1287 potential units with the 2006 DPP. Only half of the total potential units expected to be registered in 2006 were registered. These registrations total 648 potential residential units with 50% of the development occurring in the Northeast and 50% in the South. Overall, 80% of the units

registered are detached or semi-detached and 20% are multi-residential units. This is the lowest registration activity recorded since the initiation of the DPP in 2001.

Schedule 2: Summary of 2007 – Post 2008 Proposed Staging, Dwelling Unit Targets.

This Schedule summarizes the staging of development within the DPP. The unit counts provided on the chart provide a summary of all of the dwelling units that could result from all Draft Approved and Preliminary Plans of Subdivision as of October 31, 2006.

The portion of the table entitled “2007 Proposed Registrations” is the recommended dwelling unit limits that City Staff are asking Council to approve for the year 2007. The recommendation for the 2007 DPP is a total of 1087 potential units in 9 plans of subdivision. This recommendation would result in 30% of new development in the Northeast, 15% in the Northwest and 54% in the South which is in keeping with the Population Projections study.

The portion of the table entitled “2008 Anticipated Registrations” is a summary of the likely registration activity in the year 2008, based on input received from the Development Community and Staff’s examination of the criteria for determining the priority for subdivision registration. This portion of the Table is not a commitment to a registration during 2008 because the DPP is approved on an annual basis and provides a Council commitment for the next year only (in this case 2007). It is, however, Staff’s best estimate of the plans that could be registered during 2008. Schedule 2 shows that 1182 units are anticipated to be registered in 2008.

The final portion of the table entitled “Post 2008 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 5000 units in proposed plans of subdivision that are proposed to be registered post 2008. Approximately 1550 units are in draft approved plans, 2250 units are in

Schedule 2 of the DPP displays the recommended dwelling unit limit for 2007.

preliminary plans and 1140 units are part of future applications. Development from these plans is 17% in the Northwest, 34% in the Northeast and 49% in the South.

Schedule 3: Draft Plan Approval Activity

This schedule provides information on current and future Draft Plan approval activity in the City. **The table entitled “Plans Anticipated to be considered for Draft Plan Approval in 2007” highlights the draft plans (or phases) that staff believe will be ready to be considered for approval by Council during 2007.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2007 nor does it commit Council to approving all, or any portion, of the plan. Staff will however be asked to devote 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 2007. Five residential plans of subdivision are included in this table with a total of 878 units (66% detached and semi-detached and 44% townhouse and apartments).

The table entitled “Draft Approved Plans during 2006” highlights plans of subdivision (or phases) that received Draft Plan approval by Council during 2006. Eight plans of subdivision were draft approved in 2006 resulting in 944 units (61% detached and semi-detached and 39% townhouse and apartments).

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

This schedule is broken up into three (3) components and provides the details that generated the Summary provided in **Schedule 2**. The three components include:

1. A table showing the total number of potential dwelling units in Draft Approved and Preliminary Plans of Subdivision broken into the three geographic areas of the City. **(Please note the total number of dwelling units provided on this chart is identical to the total found on Schedule 2).**

Schedule 3 displays the plans that are anticipated to be considered for Draft Plan approval by Council in 2007.

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

2. Tables showing the detailed land use breakdown of the individual Draft Plans of Subdivision located in the three geographic areas of the City. The headings and information provided in these tables are described in more detail in the **Section 4** of this report **“Explanation of Columns and Headings”**.
3. Mapping of the three areas of the City (NW, NE and South), which provides a visual presentation of the recommended priority and timing for the individual plans of subdivision.

Schedule 5: Building Permits for New Residential Units

This table shows building permit activity for the last two years. The data for 2006 is reported to year end. Permit activity has declined recently from a record high of 1495 units in 2004 to 837 units in 2006. This downward trend in permit activity is expected to continue in 2007.

Schedule 6: Residential Construction Activity

This chart shows residential construction activity in the City of Guelph over the last 20 years (1986-2006). **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. The Population Projections Report and the Development Charges Study both assumed that the City would grow at a rate of approximately 1000 dwelling units per year for the years 2001 – 2006 and 900 units per year from 2006 to 2011.

The average permit activity from 2001 to 2005 is 1047 units per year (not including accessory apartments) or 1151 units per year (including accessory apartments) which is a 5% to 15% increase over what the Population Projections Study expected.

The building permit activity for 2006 (837 units) is slightly less (-7%) than the projected 900 units per year.

Notes: _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____

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

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

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

This table breaks the potential dwelling units into 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 and long term supply includes lands designated for development where staff is considering preliminary plans or unofficial proposals. The Provincial Government, in its Provincial Policy Statement, requires a municipality to have a minimum three-year supply of dwelling units in Registered and Draft Approved Plans (short and medium term). The current figures indicate that as of December 31, 2006, the City has approximately 6300 potential dwelling units in these two categories representing approximately a 7-year supply of growth, based on the growth projections.

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

Schedule 8: Update on Water and Waste Water Flows

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

Notes:

Similarly, the City must ensure that the long-range water supply commitments to draft plans are below the rated capacity. Environmental Services recently completed and Council approved the Water Supply Master Plan in principle to the year 2010. Climatic conditions, well interference and water quality influences are impacting upon the yield of the existing municipal water supply. 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 of this year, the City received approval from the Ministry of Environment (MOE) of an Environmental Assessment (EA) to increase the water taking at the Arkell Spring Grounds by approximately 9,000 m³/day. With this the EA approval, it is expected that a portion of this increased water supply capacity will be commissioned by late 2008. The EA also recommends implementation of conservation and efficiency strategies to ensure the best use of the City's existing water resources. In 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.

In addition to the water and wastewater capacity expansions proposed above, Environmental Services is in the process of developing a long term Wastewater Treatment Master Plan to address the needs of development in Guelph for the next 50 years. This master plan, in conjunction with the Water Supply Master Plan, will form part of the Local Growth Strategy which has been commenced by Community Design and Development Services.

The tables in **Schedule 8** provide the latest information on Water and Wastewater capacity. These tables have previously been attached to draft plan of subdivision application reports as subdivision applications come forward to Council for approval. With the tables being updated and included in the Development Priorities Plan on an annual basis, the necessity to provide the tables on an individual draft plan of subdivision application basis should not be required if the subdivision application has been accounted for in the Development Priorities Plan. In the future, staff will confirm that draft plan of subdivision applications are consistent with the approved Development Priorities Plan and therefore, the subdivision

Notes:

applications would fall within the water and wastewater capacity criteria shown on the tables included in the approved Development Priorities Plan for the current year.

Schedule 9: Total Draft and Registered Plan Analysis

These charts illustrate the relationship between the current supply of Draft Approved and Registered lots in comparison to projected annual take up.

Schedule 9 displays a 5 year supply of detached and semi-detached units, a 6 year supply of townhouse units and a 14 year supply of apartment units in draft approved and registered plans. The Populations Projection Study determined a supply of 900 units per year for the years 2006-2011 which is made up of 495 (55%) detached/semi-detached, 225 (25%) townhouses and 180 (20%) apartments.

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

⇒ **STATUS**

The files/subdivisions are either:

Notes:

Horizontal lines for notes

- 1. Draft Approved (City Council has approved).
- 2. Preliminary (Formal applications have been received and are being reviewed by City Staff).
- 3. Future (Unofficial Proposals have been received by City Staff, but no formal application has been made).

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

⇒ **RESIDENTIAL**

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

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

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

Notes:

⇒ **PARK**

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 is the year in which staff expects that the plan of Subdivision will 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 2007.**

⇒ **DC EXPENDITURE/REVENUE**

This column lists the expected revenue and expenditures from the hard service component of Development Charges (DCs) to construct the plan of subdivision. The DC revenue is based on the current rates. The DC expenditures are based on capital works for hard services (roads, sewers, and wastewater treatment plant expansion) directly attributable to the plan of subdivision. For larger capital works (e.g. road improvements, wastewater treatment plant) the expenditures have been allocated as a percentage of the benefiting landowner or on a per unit cost.

⇒ **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 presented. The individual plan

Notes:

will either be identified as 2007, 2008 or Post 2008. The information from this column is used to create the Summary Table in **Schedule 2**. The timing and phasing is also consistent with the mapping provided at the end of **Schedule 4**.

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

5 FLEXIBILITY

Subdivisions that are scheduled and approved to be registered in 2007 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 builds in flexibility for development not currently approved to be registered in 2007 to be advanced. City Staff have the authority to move the registration of developments ahead (e.g. from 2008 to 2007) provided that the dwelling unit target will not be exceeded and any capital expense is already approved in the capital budget. Council approval is required if a development wishing to be advanced exceeds the dwelling unit targets or there is an impact on the capital budget. Under this scenario, Staff will review the situation and prepare a report and recommendation to the Community Development and Environmental Services Committee of Council.

City staff meets quarterly with the Guelph Development Association and the Guelph and District Homebuilders to review the status of all development in the DPP to ensure that this flexibility is realized.

Notes:

6 SUMMARY OF DEVELOPMENT ACTIVITY IN 2006

The best way to describe subdivision and building permit activity for the year 2006 was steady but slightly slower than in previous years. 2006 represents the second consecutive year that permit activity has fallen from the historic high set in 2004 when 1495 permits were issued. As of the end of December 2006 a total of 837 new dwelling units have been created (see **Schedule 5**). This total is a slight reduction (-3%) from the 864 new residential dwelling units that were built in 2005. However, the totals for the last two years compare well with the direction of City Council to grow at approximately 900 dwelling units per year from 2006 to 2011 as set out in the Population Projections study.

Building permits for 837 new dwelling units were issued by year-end 2006.

The reduction in permit activity over the last two years is consistent with other area Municipalities and seems to reflect a general weakening in demand in the residential marketplace. The Canadian Mortgage and Housing Corporation (CMHC) predicts that new housing construction will continue to ease in 2007 from the record highs set a few years ago. There are several factors that may be responsible including higher land, labour and material costs causing house prices to rise and changes in consumer confidence. While consumer confidence remains high, the CMHC predicts that slower job growth will result in less households being willing and able to purchase a new home. However, demand for new homes will continue as mortgage rates are predicted to remain low into 2007. The CMHC states that while housing starts for detached dwellings are declining from the record levels, the demand for less expensive forms of housing (i.e., semi-detached, townhouses and apartments) will strengthen.

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

Registration activity was significantly less than anticipated in 2006. Of the 12 registrations proposed for 2006, only 3 were officially registered while 4 others signed subdivision agreements allowing the

Two (2) plans of subdivision were granted extensions to draft plan approval in 2006 to allow time to complete the plans. The Arkell Springs subdivision (23T-01507) received a 2-year extension to July 11, 2008. The last phase of this subdivision is expected to be registered in 2007. The Valeriotte subdivision (23T-99501/23T-96501) received a 3 year extension to November 21, 2009. The servicing of this last remaining phase of the subdivision, located on the west side of Cityview Drive, needs to be coordinated with the development of the lands on the east side of Cityview Drive.

7 FORECAST OF SUBDIVISION AND PERMIT ACTIVITY FOR 2007

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

Recent articles suggest that the recent cooling off of residential housing starts is expected to continue into 2007 and Guelph is expected to follow this trend.

In Guelph, the permit activity for 2007 is forecast to be consistent with or slightly less than the activity experienced in 2006 (837 new dwelling units). The factors influencing the downward trend for new home construction across Ontario are also relevant to Guelph.

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

Interest in obtaining draft plan approval and registration of various subdivisions remains strong. In fact, at the outset of the annual DPP review in August 2006, City staff were faced with requests from the development community to register in excess of 2000 potential dwelling units during 2007. While City staff were encouraged by the cooperation from the various developers to modify these

Building permit activity has decreased in 2006; this decrease is not unique to Guelph.

8 IMPLICATIONS OF THE PROVINCIAL GROWTH PLAN AND THE FUTURE OF THE DPP

On June 16, 2006 the Province released the Growth Plan for the Greater Golden Horseshoe, 2006. This plan was prepared under the Places to Grow Act, 2005 as part of the Places to Grow initiative to plan for healthy and prosperous growth throughout Ontario. The new growth plan has significant implications for the future development of the City. Since the first DPP was prepared, it has been used effectively as a tool by City Council to manage the rate and timing of development from new plans of subdivision. As a result, City staff view the DPP as the logical tool to be modified to monitor the City's obligations under the Growth Plan. Of particular interest is that the Growth Plan establishes intensification and density targets for certain areas within municipalities. The Growth Plan also establishes population and employment projections for Guelph. The following discussion highlights some of the obligations under the Growth Plan and recommendations by City Staff on how the DPP could be modified to monitor these obligations.

Intensification Target

The Growth Plan establishes that single tier municipalities (like Guelph) will plan for a phased increase in the yearly percentage of residential intensification so that by the year 2015 a minimum of 40% of all new residential units occurring annually within each municipality will be within the defined built up area. Currently, City staff are reviewing and refining a draft "built boundary" with representatives of the Ministry of Public Infrastructure Renewal. This built boundary should be established in early 2007.

Since the Growth Plan states that all municipalities will develop strategies to phase-in and achieve intensification and the intensification targets the following changes are recommended to future Development Priority Plans starting with the 2008 DPP:

- ◆ The mapping for the 2008 DPP (Schedule 4) will clearly identify the built boundary.
- ◆ Building permit statistics (Schedule 5) will continue to show an overall City total but also be broken into permits within the defined "Built up" area and designated

Notes:

9 CIRCULATION OF DRAFT DPP TO THE DEVELOPMENT INDUSTRY

Staff continued to communicate with representatives of the Guelph Development Association (GDA) during the year 2006 to monitor the approved “2006 Development Priorities Plan”. Regular quarterly meetings were re-established during 2005 as part of the Development Application Review (DARP) initiative and the DPP was a regular agenda topic, among a number of issues associated with our development review process.

The Draft 2007 – Post 2008 DPP was circulated to the development community (owners/consultants and agencies) for comment on October 13, 2006. Following release of the draft, City staff met with the GDA representatives on October 31, 2006. At the meeting the GDA discussed several issues including:

- ◆ Servicing capacity upgrades (water and wastewater) and need for the DPP to clearly articulate the status of the upgrades and when additional capacity will be on-line and available.
- ◆ The Places to Grow legislation and the Growth Plan and the need to show how the DPP will be used to implement the intensification commitments set out in the Growth Plan.
- ◆ The need to make infill development easier since the Growth Plan encourages intensification and requires 40% of new growth to be within the Built up area. Several suggestions were discussed.

In response, the 2007 DPP includes an update on the status of the water and wastewater upgrades (see **Schedule 8**) and discussion and recommendations on how the DPP will be modified to monitor the intensification and density commitments set out in the Growth Plan. Staff are also reviewing the suggestions concerning infill development and will continue to dialogue with the Guelph Development Association.

Several individual responses were received from the owners and consultants concerning the timing of a number of draft and preliminary plans and the DPP in general (see also **Schedule 10**).

Notes:

A staff response to all of the comments and requests is provided on **Schedule 11**.

10 CONCLUSIONS AND RECOMMENDATIONS

The DPP continues to be a useful tool in meeting the City's Strategic goal of managing growth in a balanced sustainable manner. During 2006, the DPP was also effective in assisting staff in establishing priorities for the review and approval of new development from residential plans of subdivision.

10.1 Registration Activity

Registration activity in 2006 was significantly less than the dwelling unit targets set by Council as a limit to growth. The 2006 DDP supported the creation of up to 1287 potential dwellings units from new registered plans while only 648 potential units were registered. From 2001 to 2006 a total of 6025 potential dwelling units were registered for an average of 1004 units per year. This is in keeping with the Council approved population projection forecast which called for a growth of 1000 units per year from 2001-2006. Staff will continue to recommend registration activity to reflect the population projection forecast which now calls for an average of 900 units per year from 2006 to 2011.

10.2 Building Permit Activity

Residential building permit activity continued to decline in 2006. The residential permit activity for 2006, a total of 837 units at year end, is less than the 864 permits issued for new units in 2005. Buoyed by a strong economy and large inventory of potential units, 5756 permits were issued for new dwelling units from 2001 to 2005 for a year over year average of 1151 units. This is slightly higher than the Population Projections endorsed by Council. These projections indicated that the City would grow at a rate of approximately 1000 dwelling units per year for the years 2001 to 2006 and 900 units per year from 2006 to 2011. The number of permits issued for 2006 is less than the projection of 900 units per year and a slight decline in building permit activity is predicted for next year. The 20-year average is 904 dwelling units per year as noted on **Schedule 6**.

Notes:

10.3 Phasing Policy

The new phasing policy (established in 2005) for large scale residential subdivisions continues to be effective in introducing new potential dwelling units at a moderate rate into the medium term housing supply (plans with Draft Plan approval). During 2006, eight (8) draft plans of subdivision containing 944 potential units received Draft Plan approval (see **Schedule 3**). In support of this policy, the 2007 DPP highlights plans (or phases of plans) anticipated to be presented to Council for the consideration of Draft Plan approval in 2007 (see also **Schedule 3**). These are the subdivisions where staff time and resources will be devoted to resolving issues so that they can be considered by City Council. If supported these subdivisions would add a potential 878 dwelling units to the medium term supply. This number is also consistent with our growth projections (900 dwelling units per year from 2006-2011) and will assist in maintaining the medium term supply of units.

10.4 Inventory of Units

A managed approach to the approval of new units has maintained the medium term inventory of units at approximately 6300 units. This equates to an overall supply of approximately 7 years of growth at 900 units per year (see **Schedule 7**). Through careful management, the medium term supply of dwellings has been reduced from a high of 7600 units in 2003 to the current 6300 units. The medium term supply of low density dwellings (detached and semi-detached dwellings) remains at a 5 year supply (2411 units) while the inventory of townhouses and apartments remains high at 3875 units (approximately 60% of the supply). A managed approach to the introduction of new units is essential in conjunction with long-term water and wastewater capacities.

10.5 Water and Wastewater

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

The data indicates that the current wastewater treatment plant has the capacity for the registration of an additional 5100 units of residential development, which equates to 5.7 years of growth based on the population projections. For water, the data indicates a current capacity to register an

Notes:

additional 4800 dwelling units, which equates to a 5.3 year supply. In addition, long range forecasting shows the City has sewage treatment capacity for approximately 9400 additional residential units and water capacity for 7000 units.

10.6 Recommendations

City staff recommend that the 2007 Development Priorities Plan (DPP) be approved (Schedules 2, 3 and 4) and used as a guide to manage the rate and timing of development for the next year. The 2007 DPP recommends that Council support the creation of up to 1087 potential dwelling units from the registration of plans in 2007 (See **Schedule 2**). This figure is the lowest recommended total since the DPP was created in 2001. The figure also reflects a couple of new realities for new development.

1. The DPP needs to respond to the population projection forecast, which recommends the creation of approximately 900 potential new units from 2006 – 2011. This is down from the 1000 dwelling units per year from 2001 to 2006.
2. The Growth Plan for the Greater Golden Horseshoe now requires that by the year 2015, 40% of new growth occur within the built up areas of Cities. Since most of the new subdivision activity identified by the DPP is expected to be identified beyond the built boundary (i.e. Greenfield area) there is the need to take a more conservative approach to Greenfield approvals and commitments.

Included in the 1087 potential units is a carryover of 162 units that were identified for registration in 2006. If these units are removed, 920 new units are included in the recommendation. In the recommendation, consideration was also given to the fact that only 648 potential units were registered in 2006. When the figures are combined (648+1087) the average for the two years would be 868 units. Both the number of new units (920) and projected two year average (868) are consistent with Council's current population project forecast of 900 units per year.

The breakdown of the components of the 1087 dwelling units is 657 detached, 64 semi-detached and 361 townhouses. If these registrations are endorsed, the City will continue to have a sufficient supply of lots and blocks in registered plans to respond to market needs and trends and maintain a competitive market place in terms of pricing. In terms of short-term supply, there are 2785 potential units (as of December 31, 2006) currently available for building permits in registered

The 2007 DPP recommends support for the creation of up to 1087 dwelling units from the registration of plans in 2007.

plans. This overall number is down slightly from last year's DPP (2907 units). The number of potential detached and semi-detached dwellings has, however, remained consistent with the approximately 940 units last year. This is generally consistent with one of the recommendations in last year's DPP, which was to try and increase the short-term supply of these types of units. The vast majority of potential units in the short term supply, approximately 1800 units (65%) are in potential multiple residential projects (**Schedule 7**).

This year's DPP also recommends a number of plans for consideration of draft plan approval in 2007 (see **Schedule 3**). Included in the plans are approximately 878 future dwelling units which is also in keeping with the population projection (900 units per year).

City Staff also intend to make a number of changes to the DPP beginning with the 2008 DPP to respond to the Places to Grow legislation and more specification our commitments under the Growth Plan for the Greater Golden Horseshoe. These recommended changes were summarized in Section 8.

Notes:

SCHEDULE 1

NUMBER, TYPE AND DISTRIBUTION OF POTENTIAL UNITS IN REGISTERED PLANS OF SUBDIVISION BETWEEN OCTOBER 31, 2005 AND OCTOBER 31, 2006

Northwest

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

Northeast

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-132 Watson East Phase 4	65		34		99
61M-?? Concession Holdings (Joseph Street)	15				15
61M-?? VictoriaView North	160		58		218
TOTAL	240	0	92	0	332

South

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-130 Westminister Woods Ph. 2	188		6		194
61M-133 Conservation Estates	80		28		108
61M-?? Dawn Avenue	3				3
61M-?? Woodside Road	11				11
					0
					0
TOTAL	282	0	34	0	316

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

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

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

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

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

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

* Semi-detached numbers are unit counts

*Townhouses and apartments based on approved zoning

SCHEDULE 2

SUMMARY OF 2007-POST 2008 PROPOSED STAGING DWELLING UNIT TARGETS

Sector	Single	Semi- Detached	Townhouses	Apartments	Total
--------	--------	-------------------	------------	------------	-------

2007 Proposed Registrations

Northeast	225	32	81	0	338
Northwest	98	32	32	0	162
South	339	0	248	0	587
Subtotal	662	64	361	0	1087

2008 Anticipated Registrations

Northeast	323	98	177	50	648
Northwest	117	0	50	0	167
South	175	18	174	0	367
Subtotal	615	116	401	50	1182

Post 2008 Anticipated Registrations

Northeast	642	198	427	422	1689
Northwest	0	0	0	877	877
South	861	108	550	904	2423
Subtotal	1503	306	977	2203	4989

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

* includes a carryover of 162 potential units that were anticipated to be registered in 2006.
Note: 639 potential units that were expected to be registered in 2006 were not registered.

SCHEDULE 3

Draft Plan Approval Activity

Plans Anticipated to be Considered for Draft Plan Approval in 2007

	Single	Semi-Detached	Townhouses	Apartments	Total
Northeast					
To be determined as per Council resolution					
Total Northeast					
Northwest					
To be determined as per Council resolution					
Total Northwest					
South					
To be determined as per Council resolution					
Total South					
Overall Total					675

Plans that were Draft Approved during 2006

	Single	Semi-Detached	Townhouses	Apartments	Total
Northeast					
23T-03502 58-78 Fleming Rd	23				23
23T-04501 340 Eastview Rd Ph 1	108	32	36		176
23T-05502 Concession Holdings	15				15
ZC0602 Watson School Site	35				35
Total Northeast	181	32	36	0	249
Northwest					
To be determined as per Council resolution					
Total Northwest	0	0	0	0	0
South					
23T-01508 Kortright East	101			160	261
23T-03506 Conservation Estates	80		56		136
23T-03507 Pergola			26	77	103
23T-02502 Westminister Woods East Ph 3	179		16		195
Total South	360	0	98	237	695
Overall Total	541	32	134	237	944

SCHEDULE 4

Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Total

File # (Description)	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	DC Expenditure	DC Revenue
	D	SD	TH	APT						
Northeast	1190	328	685	472	2.538	2.884	1.76	2.994	\$6,800,037.00	\$13,585,551.00
Northwest	215	32	82	877	9.72	9.188	0	0.213	\$691,525.00	\$4,310,627.00
South	1375	126	972	904	6.384	167	2.6	4.84	\$14,426,203.00	\$15,682,295.00
TOTAL	2780	486	1739	2253	18.642	179.072	4.36	8.047	\$21,917,765.00	\$33,578,473.00

Note:

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

SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northwest Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-86004 West Hills	Draft Approved				521	3.52			TBD	12/23/1987	(\$226,842) \$1,458,800	Post 2008
Servicing Comments:		Requires extension of existing services.										
Timing Comments:		Developer is reviewing final area of plan in conjunction with proposed realignment of Whitelaw Road. New draft plan expected which will include a park (size to be determined). Environmental Impact Study required because natural heritage feature (woodlot) is affected.										
23T-88009 23T-04503 Mitchell Farm	Draft Approved	215	32	82	356	4.688		0.213		6/1/1997 5/13/2005	(\$464,683) \$2,851,827	Phase 2007 (98 D, 32 SD, 32 TH) Phase 2008 (117 D, 50 TH) Phase Post 2008
Servicing Comments:		Requires extension of existing services. Storm sewer oversizing (SW0023).										
Timing Comments:		Registration of next phase will allow construction of park that also serves the adjacent neighbourhood.										

SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Industrial

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Development
		D	SD	TH	APT						
23T-00501 Warner Custom Coating	Preliminary Part Zoning Approved						13.91 4.887			2007	2008
Servicing Comments:	Extension of watermain on York Road and connection to watermain on Airpark Place. Extension of services on Airpark Place. Storm water outlet for York Road via Airpark Place. Storm water outlet to Watson Road.										
Timing Comments:	None.										

SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-98501 Watson East Ph 5	Draft Approved	12		6	117	1.048	2.884	1.76		3/20/2001 (3 year extension to 2007/03/20)	(\$511,394) \$427,338	Post 2008
<p>Servicing Comments: Extension of existing services. Watson Road upgrades required. Watermain on Eastview Road required.</p> <p>Timing Comments: Watson Road from Grange Road to Eastview Road approved in 2002 Capital Budget (RD0080). Watermain on Eastview Road forecasted for 2009 in 2006 Capital Budget (WW0069). Draft Plan approval required.</p>												
23T-98501 / 23T06501 Watson Creek	Part Preliminary Draft Approved	54	52	127					part cash in lieu	3/20/2001 (3 year extension to 2007/03/20)	(\$756,364) \$1,233,925	Phase 2008
<p>Servicing Comments: Extension of existing services. Watson Road upgrades required. Watermain on Eastview Road required. Plan includes Flex zoning where it is assumed that 20-25% of the units will be semi detached.</p> <p>Timing Comments: Draft Plan Approval required for 23T-06501 (Walkover lands) and approval of red-line amendment to 23T-98501. Watson Road from Grange Road to Eastview Road approved in 2002 Capital Budget (RD0080). Watermain on Eastview Road forecasted for 2009 in 2006 Capital Budget (WW0069).</p>												
ZC0602 Watson East - Former School Site	Draft Approved	35								3/20/2001 (3 year extension to 2007/03/20)	(\$59,395) \$207,445	2007
<p>Servicing Comments: Extension of existing services. Watson Road upgrades required. Watermain on Eastview Road required.</p> <p>Timing Comments: Zoning By-law amendment requires Council approval which is expected by the end of 2006.</p>												
23T-98506 Grangehill Phase 5	Preliminary	67		53	140			0.428		2008	(\$315,377) \$1,041,866	Post 2008
<p>Servicing Comments: Extension of existing services.</p> <p>Timing Comments: Requires amendment to the Official Plan. The application is on hold at the request of the applicant. The Council approved Commercial Policy Review identifies the lands as part of a mixed use node therefore the residential component of this plan may change.</p>												

SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-99501 / 23T-96501 Valeriote and Martini	Draft Approved	20							cash in lieu	11/23/2000 extension to 11/21/2009	(\$33,940) \$118,540	Post 2008
Servicing Comments: Requires services from Cityview Drive. Upgrades to Cityview Drive required.												
Timing Comments: Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022). Requires extension of draft plan approval.												
23T-01501 Ingram	Draft Approved	106		76	50					9/6/2002 3 year extension to 9/6/2008	(\$1,069,798) \$1,130,706	Phase 2007 (43 D) Phase 2008 (29 D, 50 APT)
Servicing Comments: Requires Victoria Road North upgrade and extension of watermain. Pumping station/forcemain design underway with construction scheduled for 2007.												
Timing Comments: Victoria Road North upgrade approved in 2003 Capital Budget (RD0073). Registration of next phase will allow for completion of the park which includes the Ingram Farm House.												
23T-01502 Northview Estates	Draft Approved	105		45			1.166			9/6/2002 3 year extension to 9/6/2008	(\$711,655) \$836,940	Phase 2007 (54 D, 45 TH) Phase Post 2008 (51 D)
Servicing Comments: Requires Victoria Road North upgrade and extension of watermain. Pumping station/forcemain design underway with construction scheduled for 2007 on Ingram lands.												
Timing Comments: Victoria Road North upgrade approved in 2003 Capital Budget (RD0073).												
23T-01506 Cityview and Grange	Draft Approved	72							cash in lieu	3/4/2005	(\$122,184) \$426,744	2008
Servicing Comments: Requires extension of existing services and requires services from Cityview Drive.												
Timing Comments: Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022).												

SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-03502 58-78 Fleming Road	Draft Approved	23						0.31 & cash in lieu	7/14/2006	(\$39,031) \$136,321	2008	
Servicing Comments:		Requires extension of existing services.										
Timing Comments:		N/A										
23T-03504 Grangehill 4B	Draft Approved	145	46	50					10/4/2004	(\$1,227,427) \$1,370,507	2008	
Servicing Comments:		Requires extension of existing services. Development of part of lands may require water booster pump system.										
Timing Comments:		N/A										
23T-04501 340 Eastview Rd Almondale Homes	Part Preliminary Part Draft Approved	173	126	61	165	1.49		1	3/14/2006 Part 2007	(\$1,099,059) \$2,525,082	Phase 2007 (93 D, 32 SD, 36 TH) Phase Post 2008	
Servicing Comments:		Requires extension of services through the northerly portion of the East Watson Plan. Watermain on Eastview Road required.										
Timing Comments:		Next phase requires Draft Plan approval. Timing will be dependent on the development of the northerly section of the East Watson plan. Watermain on Eastview Road forecasted for 2009 in 2006 Capital Budget (WW0069). 12 lots on Eastview Road cannot be registered until Eastview Road is upgraded.										
UP0408 Cityview and Watson	Future	92		22				0.4	Post 2008	(\$186,176) \$650,202	Post 2008	
Servicing Comments:		Part of lands require sanitary outlet through adjacent lands (Armishaw).										
Timing Comments:		Requires submission of application for draft plan approval. Requires CN approval and an EIS.										

SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
UP0506 Grangehill Ph 7	Future	125	62	63				TBD	Post 2008	(\$149,974) \$1,408,796	Post 2008	
Servicing Comments:												
Timing Comments: Requires submission of application.												
UP0607 66-82 Eastview Road	Future	8		120				TBD	Post 2008	(\$102,656) \$619,696	Post 2008	
Servicing Comments:												
Timing Comments: Requires submission of application for zoning amendment and possible draft plan approval. Environmental Impact Study required due to proximity to provincially significant wetland.												
UP0604 Cityview Drive (Fierro Dev)	Future	153	42	62				TBD	Post 2008	(\$415,607) \$1,451,443	Post 2008	
Servicing Comments:												
Timing Comments: Requires submission of application for draft plan approval.												

SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

South Industrial

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Development
		D	SD	TH	APT						
23T-03501 (SP-0201) Hanlon Creek Business Park	Preliminary					167		Trails in lieu	2006	Phase 2007 Phase Post 2008	
Servicing Comments:		Extension of existing services required. Phasing plan required to determine requirements. Possible watermain extension from east side of Hanlon and possible sanitary pumping station depending on phasing plan. SS0002, SW0007, WW0036, WW0053, WW0040, WW0052, WS0029, RD0093									
Timing Comments:		Minutes of Settlement of Ontario Municipal Board appeal approved October 23, 2006. Timing for development beyond the first phase will be dependent on MTO development cap and timing of Laird Road interchange.									
UP0608 Southgate Business Park	Future					50			2007	2008	
Servicing Comments:											
Timing Comments:		Requires submission of application for draft plan approval. Timing for development will be dependent on MTO development cap and Laird Road interchange.									

SCHEDULE 4 Continued

Development Priorities Plan: Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-01503 Victoria Gardens	Draft Approved	86	18	116	169	0.503				9/27/2002 extension to 9/27/2007	(\$2,202,482) \$1,642,812	Phase 2008 (86 D, 18 SD, 38 TH) Phase Post 2008
Servicing Comments:	Requires sanitary outlet via Victoria Road. Pumping station/forcemain design underway with construction scheduled for 2007. Gravity sanitary outlet to Speed River Trunk Sanitary Sewer to be constructed in conjunction with Victoria Road Bridge construction scheduled for 2007. Arkell Road upgrades required.											
Timing Comments:	Sanitary sewer construction on Victoria Road approved in 2002 Capital Budget (WS0055) and pumping station/forcemain approved in 2006 Capital Budget (WS0056). Victoria Road Bridge construction approved in 2006 Capital Budget (RD0051). Arkell Road forecasted for 2007/2008 in proposed 2006 Capital Budget (RD0141).											
23T- 01507 Outback Developments Arkell Springs	Draft Approved	50		72						7/11/2003 extension to 7/11/2008	(\$374,202) \$639,718	2007
Servicing Comments:	Requires extension of existing services and sanitary sewer on Arkell Road. Arkell Road improvements required.											
Timing Comments:	Arkell Road forecasted for 2007/2008 budget in proposed 2006 capital budget (RD0141). Completion of park is dependent on registration.											
23T-01508 Kortright East (Pine Meadows)	Part Draft Approved Preliminary	476	28	343	400	1		2.6	3.014	1/3/2006 Part 2008	(\$4,836,626) \$5,742,975	Phase 2007 (101D, 160TH) Phase Post 2008 (175 D, 28 SD) Phase Post 2008
Servicing Comments:	Requires sanitary outlet via Victoria Road. Pumping station/forcemain design underway with construction scheduled for 2007. Gravity sanitary outlet to Speed River Trunk Sanitary Sewer to be constructed in conjunction with Victoria Road Bridge construction scheduled for 2007.											
Timing Comments:	Sanitary sewer construction on Victoria Road approved in 2002 Capital Budget (WS0055) and pumping station/forcemain approved in 2006 Capital Budget (WS0056). Victoria Road Bridge construction approved in 2006 Capital Budget (RD0051). Kortright Road collector forecasted for 2008 in 2007 Capital Budget (RD0070). Victoria Road forecasted for 2010 in 2007 Capital Budget (RD0078).											

SCHEDULE 4 Continued

Development Priorities Plan: Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-02502 Westminister Woods East	Preliminary Part Draft Approved	459	80	223	190				0.12	Part 09/05/2005 Part 10/16/2006 Part 2007	(\$3,941,681) \$4,790,140	Phase 2007 (179 D, 16 TH) Phase 2008 (89 D, 136 TH)
Servicing Comments:	Extension of existing services required.											
Timing Comments:	Draft plan approval required for next phase(s). Revised submission and staging strategy has been received.											
23T-03507 Pergola	Draft Approved			26	77	4.881			0.446	5/26/2006	(\$708,516) \$339,594	Phase 2007 Phase Post 2008
Servicing Comments:	Sanitary sewer outlet complete to Clair Road limit of property from Farley Drive. Watermain extension on Gordon Street required. Developing part of lands will require water pressure booster system.											
Timing Comments:	First phase (2007) to include commercial component of plan. Gordon Street, south of Clair, improvements forecasted for 2009 in 2006 Capital Budget (RD0114).											
23T-05501 Victoria Park West	Preliminary	14							cash in lieu	Post 2008	(\$23,758) \$82,978	Post 2008
Servicing Comments:	Detailed servicing report required. Requires sanitary outlet via Victoria Road. Pumping station/forcemain design underway with construction scheduled for 2007. Gravity sanitary outlet to Speed River Trunk Sanitary Sewer to be constructed in conjunction with Victoria Road Bridge construction scheduled for 2007.											
Timing Comments:	Requires Draft Plan approval. Requires environmental studies. Sanitary sewer construction on Victoria Road approved in 2002 Capital Budget (WS0055) and pumping station/forcemain approved in 2006 Capital Budget (WS0056). Victoria Road Bridge construction approved in 2006 Capital Budget (RD0051). Victoria Road forecasted for 2010 in 2007 Capital Budget (RD0078).											

SCHEDULE 4 Continued

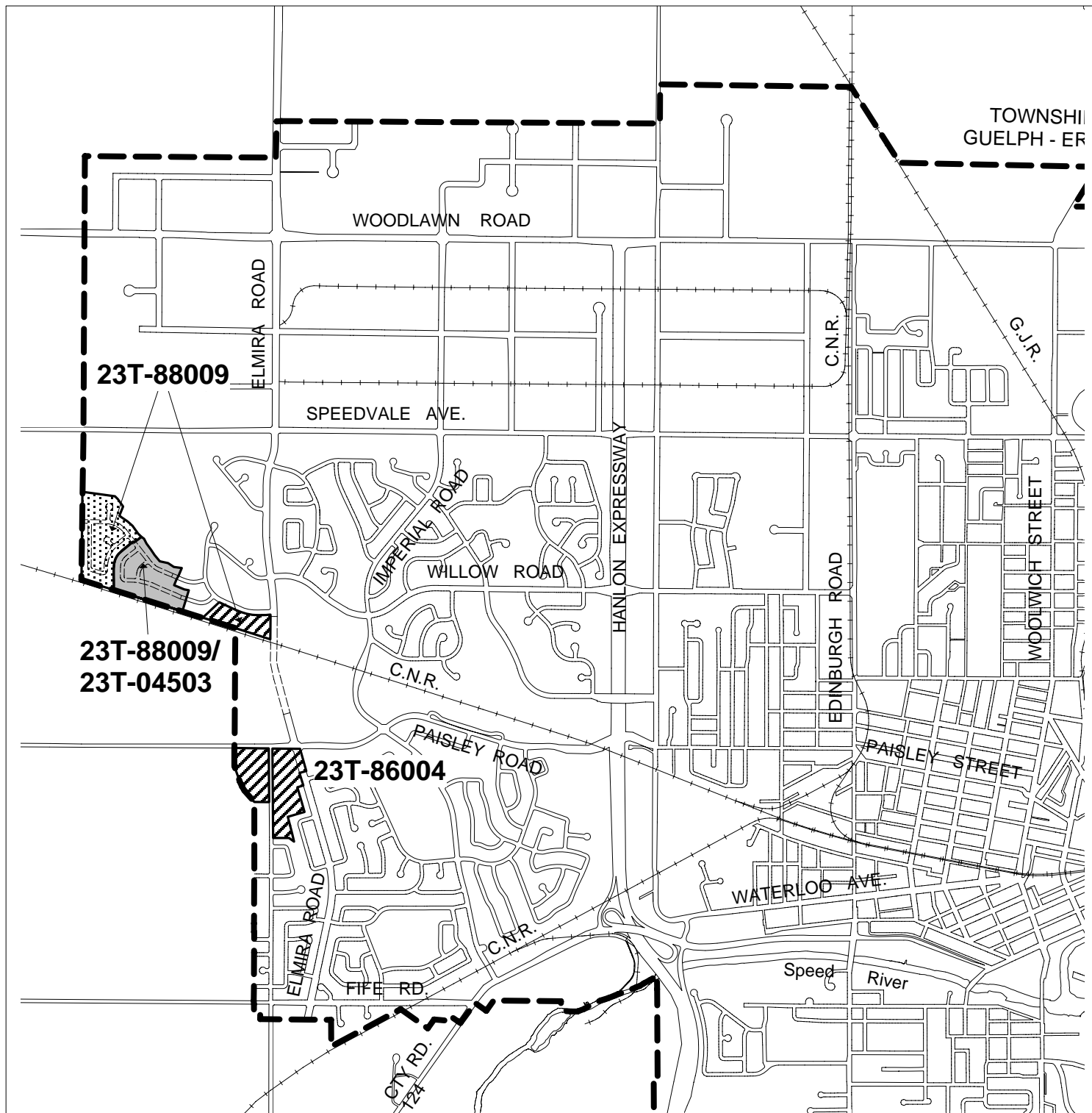
Development Priorities Plan: Draft Approved and Preliminary Plans

Sector




South

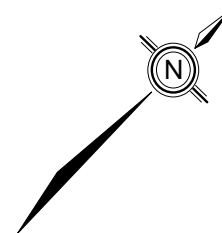
File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23CDM05506 1159 Victoria Rd West	Preliminary	95		48	8				cash in lieu	2008	(\$1,040,199) \$769,577	Post 2008
Servicing Comments:		Detailed servicing report required. Detailed servicing report required. Requires sanitary outlet via Victoria Road. Pumping station/forcemain design underway with construction scheduled for 2007. Gravity sanitary outlet to Speed River Trunk Sanitary Sewer to be constructed in conjunction with Victoria Road Bridge construction scheduled for 2007.										
Timing Comments:		Requires Draft Plan approval. Requires environmental studies. Sanitary sewer construction on Victoria Road approved in 2002 Capital Budget (WS0055) and pumping station/forcemain approved in 2006 Capital Budget (WS0056). Victoria Road Bridge construction approved in 2006 Capital Budget (RD0051). Victoria Road forecasted for 2010 in 2007 Capital Budget (RD0078).										
23T-06502 974 Edinburgh Rd S	Preliminary	9							cash in lieu	2007	(\$15,273) \$53,343	2007
Servicing Comments:		Extension of existing										
Timing Comments:		Requires Draft Plan approval.										
ZC0306 Krizsan-Bird	Preliminary	27		40	60				0.26	2008	(\$300,579) \$182,789	Post 2008
Servicing Comments:		Gordon St services and roadworks required. Development of part of lands will require construction of a new water pressure zone.										
Timing Comments:		Requires approval of Zoning Amendment and Draft Plan of condominium. Gordon St reconstruction forecasted for 2009 in 2006 Capital Budget (RD0114). South end In-Ground Storage forecasted for 2008 in 2006 Capital Budget (WW0045).										
UP0301 Dallan	Future	159		104					1	Post 2008	(\$982,887) \$1,438,369	Post 2008
Servicing Comments:		May require servicing through Pergola/adjacent lands. Developing part of lands may require water pressure booster system. Detailed servicing report required.										
Timing Comments:		Requires submission for Draft Plan approval.										

SCHEDULE 4 CONTINUED



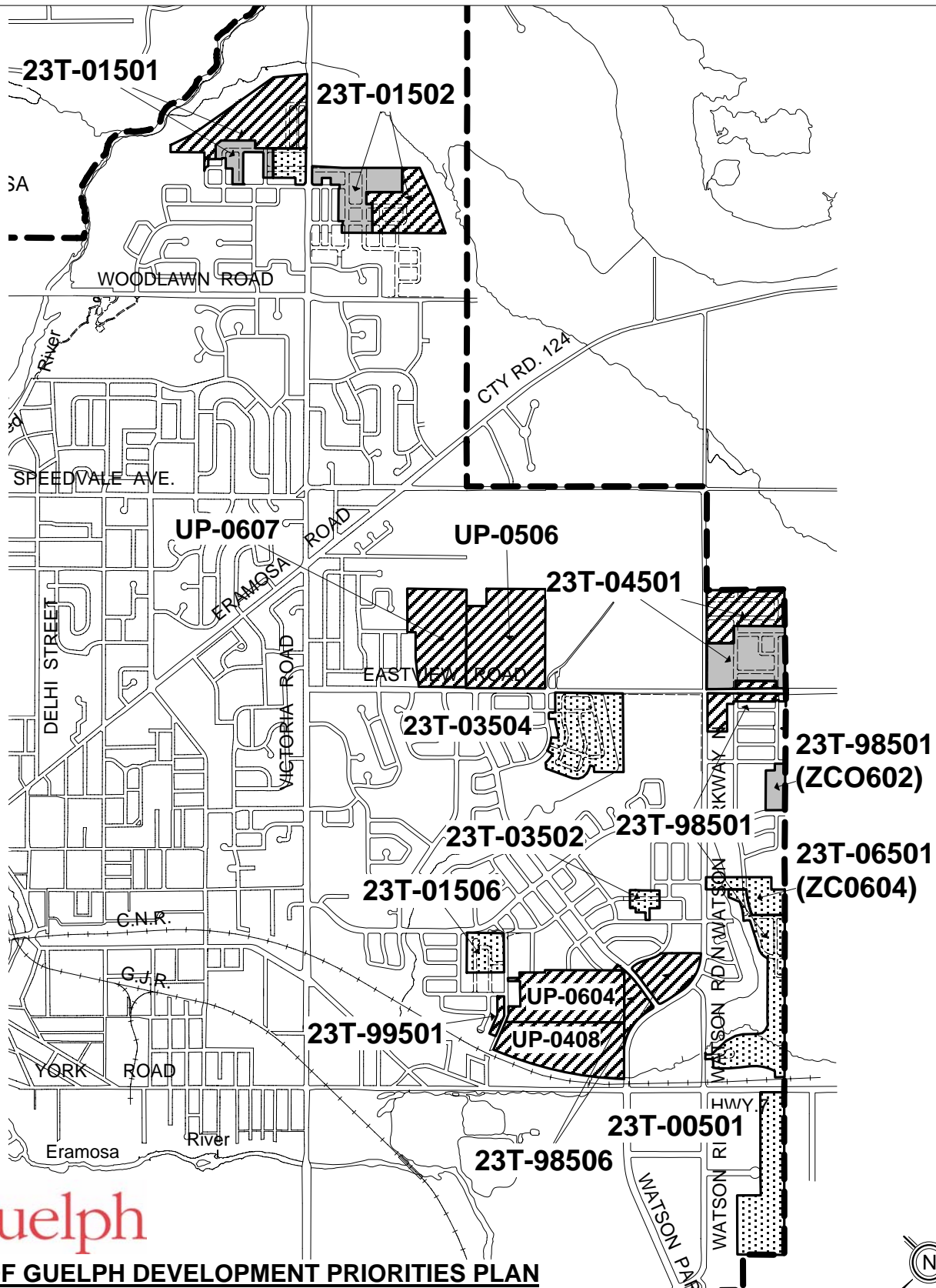
CITY OF GUELPH DEVELOPMENT PRIORITIES PLAN PROPOSED REGISTRATION 2007+ NORTHWEST SECTOR

-  2007 ANTICIPATED REGISTRATIONS
-  2008 POTENTIAL REGISTRATIONS
-  POST 2008






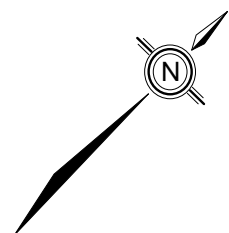
COMMUNITY DESIGN and DEVELOPMENT SERVICES
PLANNING SERVICES

**SCHEDULE 4
CONTINUED**



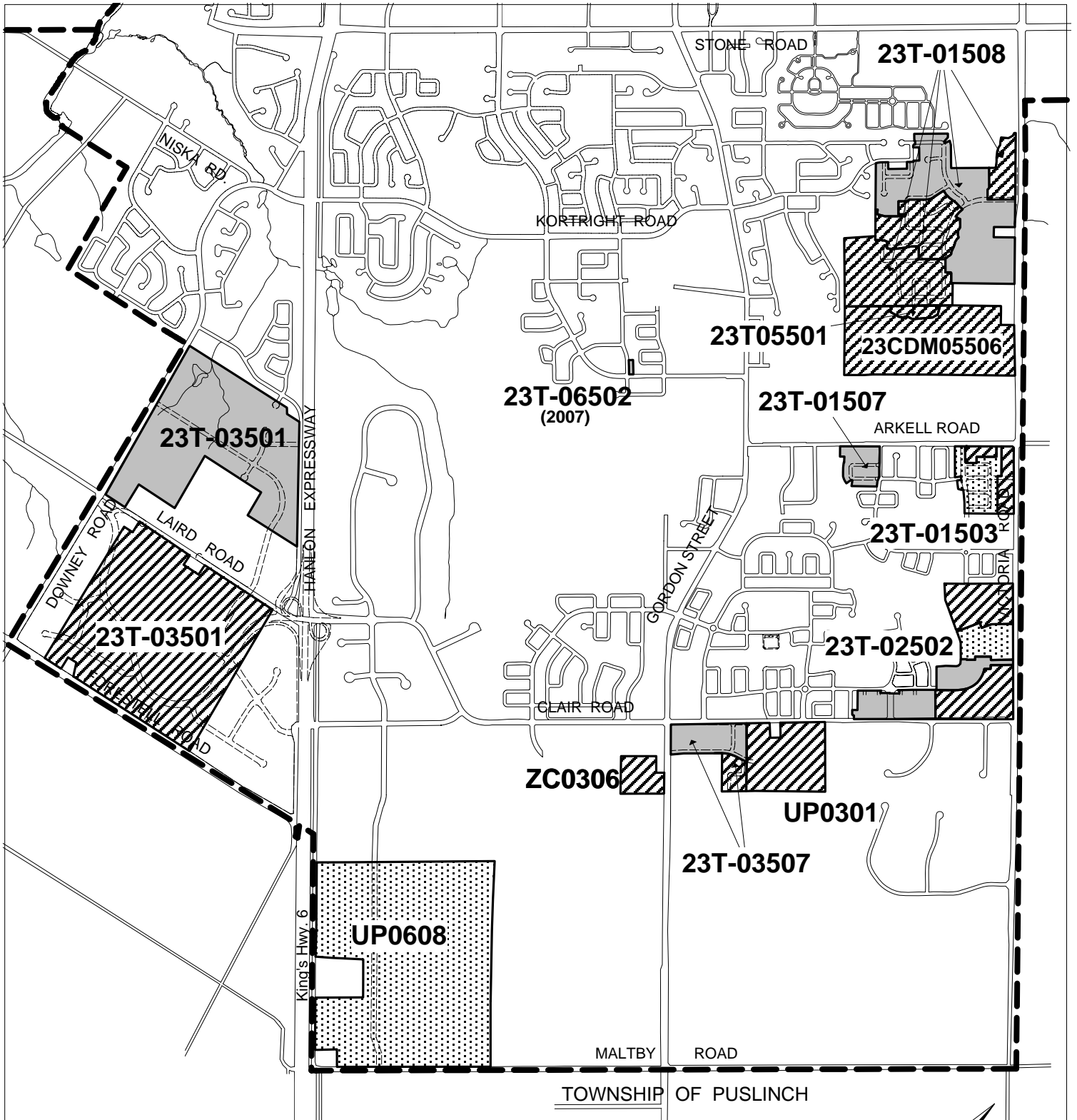
**CITY OF GUELPH DEVELOPMENT PRIORITIES PLAN
PROPOSED REGISTRATION 2007+
NORTHEAST SECTOR**

-  2007 ANTICIPATED REGISTRATIONS
-  2008 POTENTIAL REGISTRATIONS
-  POST 2008



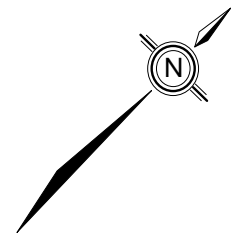
COMMUNITY DESIGN and DEVELOPMENT SERVICES
PLANNING SERVICES

SCHEDULE 4 CONTINUED



**CITY OF GUELPH DEVELOPMENT PRIORITIES PLAN
PROPOSED REGISTRATION 2007+
SOUTH SECTOR**

- 2007 ANTICIPATED REGISTRATIONS
- 2008 POTENTIAL REGISTRATIONS
- POST 2008



COMMUNITY DESIGN and DEVELOPMENT SERVICES
PLANNING SERVICES

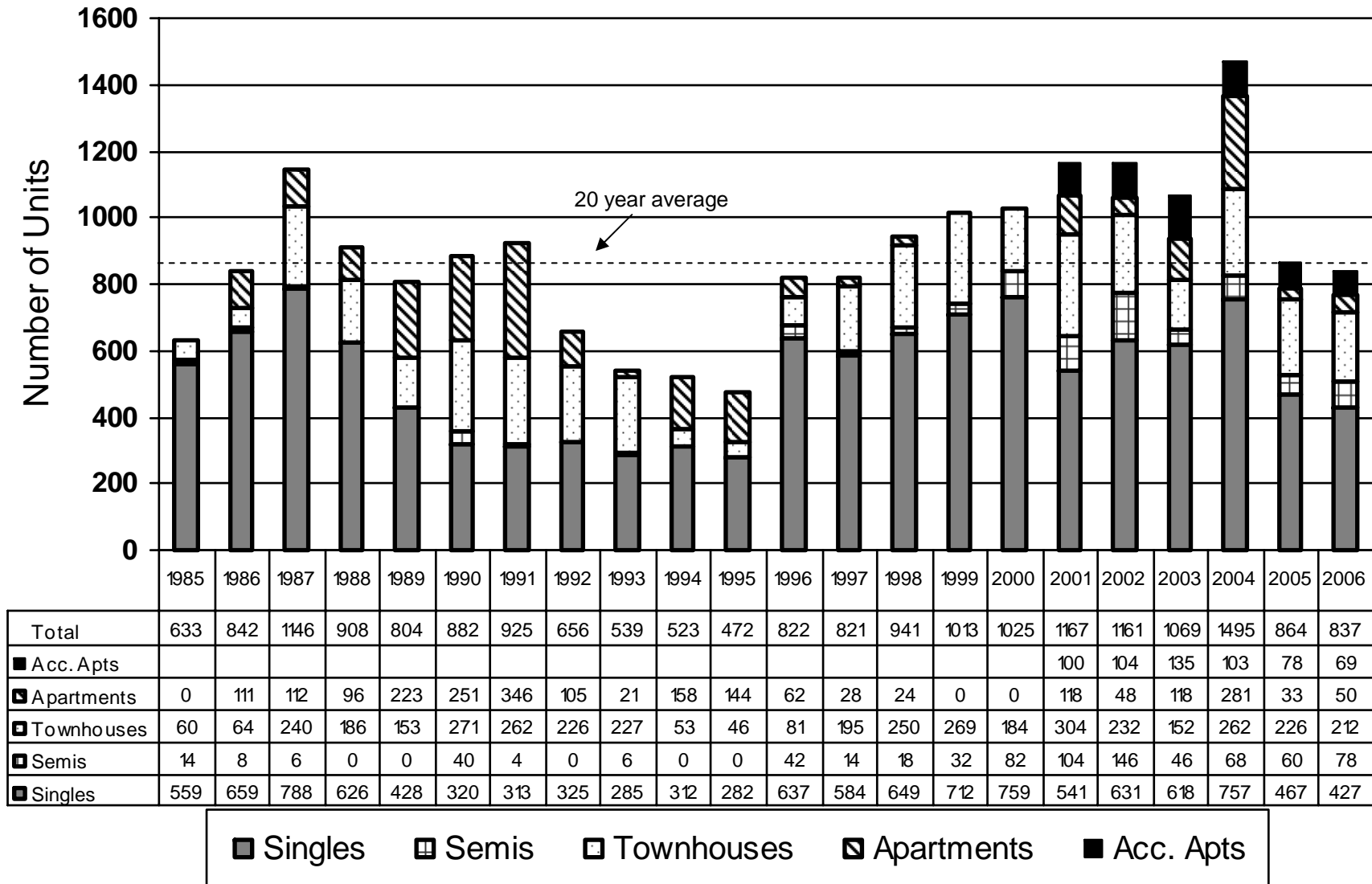
SCHEDULE 5

Building Permits For New Residential Units by Dwelling Unit Types as of December 31, 2006

Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Basement Apts		Conversions		Building Permit Totals		Demolitions		Deconversions		Net Totals	
	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005
January	38	28	4	2	16	50	0	33	5	3	0	1	63	117	2	0	0	0	61	117
February	28	41	2	0	11	42	0	0	3	7	0	1	44	91	0	0	0	0	44	91
March	43	22	6	8	33	22	50	0	9	3	0	0	141	55	0	0	0	0	141	55
April	33	56	10	8	11	17	0	0	7	8	0	1	61	90	1	1	0	0	60	89
May	57	33	4	8	0	38	0	0	7	15	1	0	69	94	1	1	0	0	68	93
June	25	36	6	6	33	28	0	0	6	5	0	0	70	75	4	0	0	0	66	75
July	38	69	16	0	39	8	0	0	6	5	0	0	99	82	0	2	0	0	99	80
August	36	36	6	4	5	0	0	0	4	6	0	0	51	46	3	0	0	0	48	46
September	32	38	6	2	6	6	0	0	8	7	0	0	52	53	3	0	0	0	49	53
October	31	54	4	12	15	6	0	0	8	6	0	0	58	78	1	1	0	0	57	77
November	31	31	0	0	4	0	0	0	5	7	0	0	40	38	1	2	0	0	39	36
December	35	23	14	10	39	9	0	0	1	6	0	0	89	48	1	1	0	0	88	47
Totals	427	467	78	60	212	226	50	33	69	78	1	3	837	867	17	8	0	0	820	859

Source: Building Permit Summaries, Community Design and Development Services

Schedule 6 Residential Construction Activity by Unit Type City of Guelph 1985-2006



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

20 Year Average (1987 – 2006): 874 without acc apts.
904 with acc apts.

Schedule 7

Potential Development Summary - Short, Medium and Long Term December 31, 2006

	<u>Singles</u>	<u>Semis</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Total</u>	<u># of Years Supply</u>
Short Term	862	86	616	1221	2785	3.1
Registered Plans of Subdivision						
Medium Term	1283	180	748	1290	3501	3.9
Draft Plans of Subdivision						
Long Term	1497	306	991	963	3757	4.2
Preliminary Plans & Unofficial Proposals						
Overall Total	3642	572	2355	3474	10043	11.2
Total Draft and Registered Plans	2145	266	1364	2511	6286	7.0
Previous DPP's						
Total Draft and Registered Plans (2006)	2123	310	1441	2440	6320	7
Total Draft and Registered Plans (2005)	2227	430	1544	2344	6545	7.3
Total Draft and Registered Plans (2004)	2481	425	1348	2330	6584	7.3
Total Draft and Registered Plans (2003)	2958	515	1660	2463	7596	8.4
Total Draft and Registered Plans (2002)	2851	518	1213	2059	6641	7.4
Total Draft and Registered Plans (2001)	3230	372	1144	2151	6897	7.7

Schedule 7 Table 2

City Of Guelph
Permits Issued Year to-date and Remaining Vacant Lots
by Registered Plan of Subdivision as of December 31, 2006

Year Plan Registered	Subdivision	Single-Detached		Semi-Detached		Townhouse		Apartment		Totals Per Subdivision	
		Permits This Year	Vacant lots	Permits This Year	Vacant lots	Permits This Year	Vacant units	Permits This Year	Vacant units	Permits This Year	Vacant lots/ units
1988	779 779 Old Stone Estates	0	1							0	1
1996	856 856 Pine Ridge Phase 1	0	0				22			0	22
1998	61M8 61M8 Paisley Village	0	0	0	0	0	0	0	203	0	203
	61M13 61M13 Carrington Place	0	0			11	8			11	8
	61M18 Grangehill Ph.3	0	0	0	8	0	0	50	0	50	8
	61M26 Paisley Village Ph. 2	0	0			0	129			0	129
2000	61M35 Westminister Woods Blk 181 & 182	0	5							0	5
	61M39 Clairfields Phase 3	3	0			0	12			3	12
	61M45 Pine Ridge East Ph.2	0	1			0	0			0	1
	61M48 Stephanie Drive	0	0	0	4	0	0	0	80	0	84
	61M53 Elmira Road Extension							0	347	0	347
	61M54 Victoria Wood (Kortright 4)	0	0			0	30			0	30
2001	61M55 Gies (Kortright 4)	0	1	0	0					0	1
	61M65 Westminister Woods Ph. 3	0	0	0	0	0	0	0	100	0	100
2002	61M67 Southcreek Ph. 9A	4	5							4	5
	61M68 Chillico Heights	0	0	4	20	0	36			4	56
	61M69 Cedarvale- Schroder West					0	7	0	99	0	106
	61M70 Clairfields Phase 4	4	10							4	10
	61M80 Clairfields Phase 5	2	0							2	0
2003	61M82 Southcreek Ph. 9B	7	1							7	1
	61M83 Westminister Woods Ph.4	0	0	8	0	17	6			25	6
	61M84 Chillico Woods	14	12	2	0	7	24			23	36
	61M88 Watson East Phase 1	10	10							10	10
2004	61M90 Northern Heights Phase 1	0	7			0	0			0	7
	61M91 Valleyhaven	0	3							0	3
	61M92 Watson Creek Phase 1	3	1	0	0	8	0	0	12	11	13
	61M93 Grangehill Phase 6B	1	2					0	100	1	102
	61M97 Pine Ridge East Phase 6	5	0							5	0
	61M99 Watson East Phase 2	5	5	0	0					5	5
	61M103 Bathgate Drive	4	6							4	6
	61M104 Southcreek Ph.9C	24	4	0	0					24	4
	23CDM04501 Arboretum Ph. 5							0	280	0	280
2005	61M107 Valleyhaven Phase 3	18	23	10	4					28	27
	61M108 Victoria Gardens Phase 2A	36	13							36	13
	61M110 Pine Ridge East Subd. Ph.7	1	0	24	2	8	64			33	66
	61M111 Watson East Subd. Ph.3	18	16			34	29			52	45
	61M113 Kortright East Ph. 1	10	24							10	24
	61M114 Arkell Springs Ph. 1	15	31		2					15	33
	61M117 Clairfields Phase 8	9	0							9	0
	61M119 Victoria Gardens Phase 2B	33	9			49	0			82	9
	61M122 Northern Heights Phase 2	34	6	12	8	0	69			46	83
	61M124 Fleming/ Pettitt	23	32							23	32
2006	61M125 Grangehill Ph. 4A	20	126	14	8	11	54			45	188
	61M129 Watson Creek Phase 2	5	65	4	30					9	95
	61M130 Westminister Woods East Ph.2	79	109				6			79	115
	61M132 Watson East Ph 4	0	65			0	34			0	99
	61M133 Conservation Estates	0	80			0	28			0	108
Sub-Total Registered Plans		393	673	78	86	178	558	50	1221	699	2538
Other (Reference Plans, Severed Lots, etc.)		34				34				69	
Overall Total		427	673	78	86	212	558	50	1221	768	2538

Source: Building Permit Summaries; Community Design and Development Services

Schedule 8

2007 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 2a and 2b) 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 2007 Development Priorities Plan and line 6 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Firm Capacity	75,000 m ³ /day	64,000 m ³ /day
2 a)	Average Maximum Daily Flow (water)	63,178 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	52,622 m ³ /day
3	Servicing Commitments	5,446 m ³ /day (4,110 units)	5,739 m ³ /day (4,110 units)
4	Available Servicing Capacity to Register New Dwelling Units (Uncommitted Reserve Capacity)	4,811 units	5,105 units
5	Units to be Registered in 2007 based on the proposed Development Priorities Plan	1,087 units	1,087 units
6	Capacity Available	YES (3,724 units)	YES (4,018 units)

Notes

1. Total Available Firm Capacity:

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

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

2. a) **Maximum Daily Flow (water)** is the actual maximum daily flow based on the past three year average.
2. b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.
3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The figure for servicing commitment for wastewater treatment also includes a total of 1200 m³/day committed to the Village of Rockwood.

Schedule 8 continued

2007 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 2a and 2b), the servicing commitments (line 3) and the draft plan approval commitments (line 4) from the total available planning capacity (line 1). Line 6 shows how many units are proposed to be draft plan approved in the 2007 Development Priorities Plan and line 7 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Planning Capacity	83,100 m ³ /day	73,000 m ³ /day
2 a)	Average Maximum Daily Flow (water)	63,178 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	52,622 m ³ /day
3	Servicing Commitments	5,446 m ³ /day (4,110 units)	4,539 m ³ /day (4,110 units)
4	Draft Approval Commitments	5,159 m ³ /day (3,893 units)	4,300 m ³ /day (3,893 units)
5	Available Servicing Capacity for New Draft Plan Approved Units (Uncommitted Reserve Capacity)	7,030 units	9,362 units
6	Units to be Draft Plan approved in 2007 based on the proposed Development Priorities Plan	878 units	878 units
7	Capacity Available	YES (6,152 units)	YES (8,484 units)

Notes

1. Planning Capacity:

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

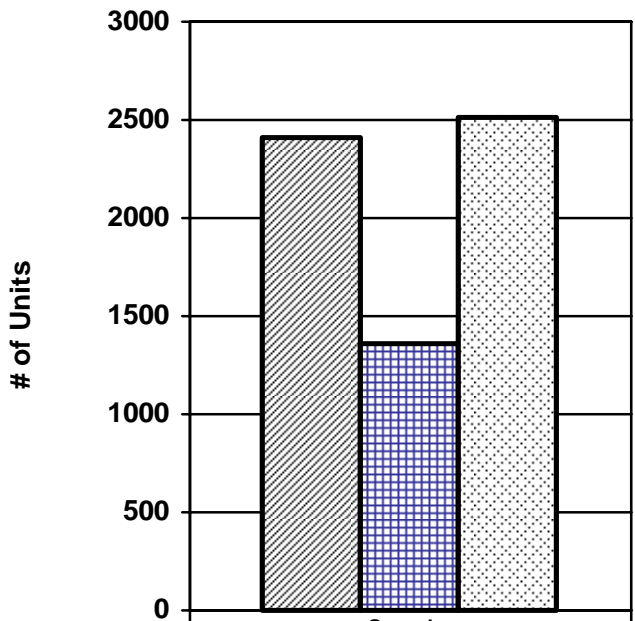
Wastewater - based upon the approved assimilative capacity of the Speed River. Plant expansion to provide an additional 9,000 m³/day of treatment capacity in order to reach the approved assimilative capacity is planned for 2008.

2. a) **Maximum Daily Flow (water)** is the actual maximum daily flow based on the past three year average.
2. b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.
3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The City provides servicing commitment at the time of lot/block registration in keeping with the agreement with the MOE. The figure for servicing commitment for wastewater treatment also includes a total of 1200 m³/day committed to the Village of Rockwood.

Schedule 9 Total Draft and Registered Plan Analysis

Total Supply 2006

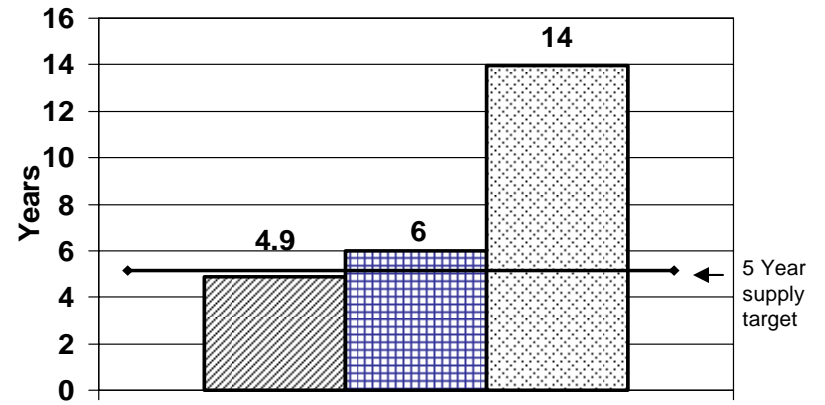
Draft Approved and Registered



	Supply
■ Singles/Semis	2411
■ Townhouses	1364
■ Apartments	2511

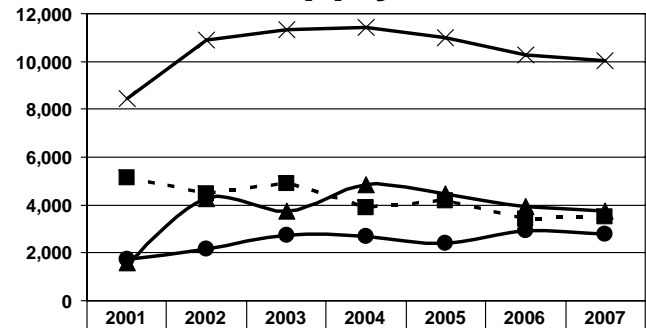
■ Singles/Semis ■ Townhouses ■ Apartments

Supply (Years)



■ Singles/Semis ■ Townhouses ■ Apartments

DPP Overall Supply 2001-2007



	2001	2002	2003	2004	2005	2006	2007
● Short Term	1710	2179	2714	2703	2392	2907	2785
■ Medium	5115	4462	4882	3881	4153	3413	3501
▲ Long	1600	4265	3733	4839	4471	3931	3757
× Total	8425	10906	11329	11423	11016	10251	10043

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

SCHEDULE 10

Responses to the Draft 2007 Development Priorities Plan

From: peter linke [mailto:almondale@rogers.com]
Sent: Thursday October 26, 2006 6:39 AM
To: Scott Hannah
Subject: Draft DPP 2007: Melissa's email of Oct. 24, 2006

Hi Scott.

Thank you for the meeting. We agree with Staff that there is a typographical error in Schedule 4 (Page 6) regarding our draft plan approval date for Phase 2. As pointed out by you, this draft plan approval date should read 2007. Thank you for the correction.

Regards.

Peter Linke



A Heritage of Quality, Built One Home at a Time
Since 1978

November 2, 2006

By email and regular mail

The City of Guelph
Planning Department
59 Carden Street
Guelph, Ontario N1H 3A1

PLANNING AND
BUILDING SERVICES
NOV 02 2006

Attention: Ms. Melissa Castellan
Senior Development Planner

Dear Ms. Castellan,

Re: City of Guelph Development Priorities Plan 2007
Response to Draft Schedules and Mapping

I am writing to provide commentary as requested in your October 13, 2006 letter prefacing the draft schedules and mapping for the upcoming year's Development Priorities Plan.

The only inclusion in the document that we do not agree with is the remnant parcel of draft plan 23T-03506 (Conservation Estates). This parcel has been reviewed, with adjacent lands, through the Site Plan approval process and at this time is only waiting on cash-in-lieu of parkland payment, some minor changes to the site plan drawings and signing of the site plan control agreement in order to achieve full site plan approval. There is no reason why this parcel should appear in the Development Priorities Plan if it has been approved to the point where we could apply for a Building Permit and legally expect one to be issued. The parcel forms an integral component of the entire townhouse block and must be developed at the same time as the balance of the plan.

In fairness, when I did speak with Mr. Hannah about the townhouses blocks in this plan, I erroneously believed I was speaking about the street fronting townhouse blocks in the Conservation Estates plan which will not likely come to the market until the latter half of 2007.

I trust this clarifies our position.

Yours truly,
Reid's Heritage Group

Brian D. Blackmere - Director of Development Planning

cc: Mr. Tim Blevins
Mr. John Wood



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

Tel: (905) 669-5571
Fax: (905) 669-2134

October 26, 2006

City of Guelph
Planning Department
59 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Ms. Melissa Castalan, Senior Development Planner

Dear Madam:

Re: Development Priorities Plan

We have reviewed the October draft of the DPP provided in your letter of October 13th 2006.

We are presently undertaking engineering design of Grangehill Phase 4B (21T-03504) and anticipate servicing to occur in 2007, with registration targeted for late 2007.

We are also finalizing a draft plan on approximately 25 acres north of Eastview Road just west of the former landfill site and by copy to John Cox, we ask that he forward the plan to you for your information. A formal draft plan submission will be made in November of this year. We anticipate development of that plan in 2008/2009.

Thank you for your attention in this matter.

Yours truly,

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

RLH:st

File:Guelph/gen

c.c. Mr. John Cox, J.L. Cox Planning

PLANNING AND
BUILDING SERVICES

OCT 31 2006



BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

November 2, 2006

Project: 06-6962

Ms. Melissa Castellan
Senior Development Planner
Planning and Development Services
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1

PLANNING AND
BUILDING SERVICE
NOV 03 2006

Dear Ms. Castellan:

**Re: Development Priorities Plan
Victoria Road North
City File 23T-01501
Owner: J.E. Ingram (Artifex Construction)**

Thank you for providing a copy of the draft 2007 Development Priorities Plan.

I have reviewed the proposed registration allocation for Ingram Farm with the owner. Given the recent changes in the building market, Mr. Ingram has decided to reduce the size of his next phase to include only 33 single detached residential lots.

This reduction would reduce the allocation by 39 single detached lots and 50 multiple units. The owner anticipates moving forward with a further registration in 2008.

Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Mr. Jack Ingram, Artifex Construction
Mr. Steve Perschbacher, Stantec Consulting

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

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

November 2, 2006

Project: 01-3367

Ms. Melissa Castellan
Senior Development Planner
Planning and Development Services
City of Guelph
59 Carden Street
GUELPH, Ontario N1H 3A1

PLANNING AND
BUILDING SERVICES
NOV 06 2006

Dear Ms. Castellan:

**Re: Draft Development Priorities Plan 2007
Victoria Park West Golf Course
Draft Plan of Subdivision/Condominium
1159 Victoria Road South**

I have reviewed the draft 2007 Development Priorities Plan with the owner of Victoria Park West. We understand that the timing of the plan of subdivision relates to the lands to the north and in this regard, we appreciate that these lots need to be considered in conjunction with the timing of the Kortright East subdivision.

We are, however, concerned about the proposed date for consideration of draft plan approval as it relates to the plan of condominium.

The servicing information provided in the draft report notes that the pumping station required to service this property is to be located on lands not yet draft approved. As discussed with staff, the pumping station is actually located within an approved draft plan of subdivision and the construction of this Pumping Station, including the gravity sewer connection between Stone Road and Arkell Road is to be completed in 2007. This property could be serviced in 2007.

The Victoria Park Condominium proposal will include a mixed density residential development that will consist of apartment units, townhouse units and single detached residential, centered on a recreation resource. This project complies with the principles of residential intensification and will create a unique residential community within the City.

Based on this information, I am requesting that this proposal (condominium only) be considered for draft plan approval in 2007 with servicing of the condominium in 2008.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Mr. Ted De Corso, Victoria Park West Golf Course

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

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



351 Spadavale Avenue West
Guelph, Ontario N1H 1C6

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

November 3, 2006

Projects: 05-6590
04-5402
05-6228

Ms. Melissa Castellan
Senior Development Planner
Planning and Development Services
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1

PLANNING AND
BUILDING SERVICES
NOV 06 2006

Dear Ms. Castellan:

**Re: Development Priorities Plan
Valeriote lands 23T-99501
Watson Road East (Watson Creek Phase 2) 23T-98501
Walkover Property (Watson Road East)
Tivoli Property
Owner: Carson Reid Homes Ltd.**

I have reviewed the draft 2007 Development Priorities Plan with the owner of the above-noted projects.

While we are not requesting any changes to the projects recommended for consideration of draft plan approval or registration within the 2007 time frame, we are concerned about projected allocations for draft plan approval in 2008.

As noted previously, considerable work has been completed on file UP0408 (Valeriote lands) and we anticipate filing an application for a draft plan of subdivision on this property before the end of 2006. We are therefore requesting that staff move this project forward for consideration by Council in 2008.

Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Mr. Carson Reid, Carson Reid Homes Ltd.

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

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

October 26, 2007

Project: 05-6547

Ms. Melissa Castellan
Senior Development Planner
Department of Planning and Development Services
City of Guelph
59 Carden Street
GUELPH, Ontario N1H 3A1

PLANNING AND
BUILDING SERVICES

NOV 02 2006

Dear Ms. Castellan:

Re: Draft Development Priorities Plan - Victoria Gardens Phase 3
Owner: Victoria Wood

Thank you for meeting to discuss the inclusion of a portion of the Victoria Gardens subdivision within the proposed registrations of the 2007 Development Priorities Plan.

I believe that we were able to correct some servicing information that would make the registration of a further phase of this subdivision at this time, consistent with the provision of services to this area. As noted by the Engineering Division of the City; the construction of the Kortright East Pumping Station, including the gravity sewer connection between Stone Road and Arkell Road is to be completed in late summer of 2007. This matches Victoria's Wood's anticipated timing of registration of a further phase of this development.

To assist in the City's desire to better control the registrations within the municipality, Victoria Wood will eliminate the request for registration of the 48 unit cluster townhouse block located along Victoria Road, thereby reducing the number of units that would be included in this phase of the registration. This would still allow for the registration of a mixed density project, which we understand is one of the goals of the Development Priorities Plan. This requested phase would now include 86 single detached units, 18 semi-detached units and 38 on-street townhouse units.

We hope this reduction in overall unit count and the clarification regarding timing of services will allow staff to reconsider the registration of a phase of the Victoria Gardens subdivision within the 2007 Development Priorities Plan.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Mr. Scott Hannah, Manager of Development Planning
Mr. Gerry Armstrong, Victoria Wood
Mr. Ken Behm, K.J. Behm & Associates
Mr. John Valeriote, Smith Valeriote

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

Melissa Castellan

From: Chris Corosky [chris@armelcorp.com]
Sent: Tuesday, October 31, 2006 3:17 PM
To: Melissa Castellan
Cc: joe@armel.ca; Nancy
Subject: DPP - Northwest

Hi Melissa.

Thank you for sending a copy of the draft DPP. My comments are as follows:

1. The first page of the draft DPP (ie the page following your cover letter) is "Schedule 2". Where is Schedule 1?
2. At the bottom of Sched 2 there is an asterisk indicating that the 2007 subtotal includes a 'carry over' of 162 potential units anticipated to be registered in 2006. This is followed by a "note" that says there were a total of 616 units expected to be registered in 2006, which were not. Are the other 454 units (616 - 162) not being 'carried over' to 2007?
3. DPP allocation for the balance of the Mitchell Farm draft plan area (88009 and 04503) indicates remaining lands will be developed in two phases, in subsequent years (ie 2007 and 2008). As you know, we have previously requested DPP allocation to enable all remaining Mitchell Farm draft approved lands to be developed in one phase. In previous DPP's, this request has been denied. We would like to again request DPP allocation to enable all remaining Mitchell Farm draft approved lands to be developed in one final, single phase - - market conditions permitting. Cut / fill balancing necessitated that all lands be graded at one time, which occurred this year. Given the grading program, it would be sensible to enable this area to be serviced and developed in one phase as well, market permitting.
4. Could you provide some additional detail as to how you derived 'Post 2008' totals for the northwest sector as are contained in Sched 2?
5. Commentary contained in your Schedule 4 indicates that we may be submitting a 'new' draft plan for a portion of West Hills. This is accurate. This revised draft plan will pick up some undeveloped lands in 86004 as well as lands we own south of Paisley, west of Whitelaw Road, inclusive of lands recently annexed in to the City. These lands are being considered in conjunction with lands north of Paisley. The key variable tying this area together is consideration of grades, and cost feasible earth moving and cut / fill equations. Whereas we had originally assumed a 4 - 6 metre cut at the crest of the drumlin, this number is approaching a 10 metre cut in our most recent iteration of an area grading program. While this very significant cut would rationalize grades, it also results in significant cost implications. Given the complexity involved with establishing grades that work from a design perspective, and are cost feasible to achieve, as well the engineering required to properly integrate appropriate lands use in this area relative to localized pipe capacity considerations, we anticipate submission of this plan package in 2007.

As a footnote to the discussion of our Mitchell Farm registrations, we had anticipated 2006 construction of the Chillico Glen phase this year (ie in 2006), however approvals of engineering design drawings occurred too late (Oct) to enable this. If certain plans do not proceed to registration due to delays in timing of approvals, this should be noted in the DPP.

If you require any additional information, or clarification please call.

Chris

Chris Corosky, MBA, MCIP
Director, Land Development
Armel Corporation
Chris@Armel.ca
5060 Spectrum Way • Suite 505
Mississauga • Ontario • L4W 5N5
voice • 905 206 8809
fax • 905 206 8801

SCHEDULE 11: STAFF RESPONSE TO COMMENTS**23T-04501 340 Eastview Road: Comment received from Peter Linke (Almondale Homes)**

A request has been made to clarify the anticipated timing of draft plan approval for Phase 2 of the Almondale Homes subdivision located at 340 Eastview Road.

Staff note that Schedule 4 of the Draft 2007 DPP erroneously listed Phase 2 of 23T-04501 as being considered for draft plan approval in 2008; this error has been corrected.

The correct timing for consideration of draft plan approval is 2007 as displayed in “Schedule 3: Draft Plan Approval Activity” of the 2007 Development Priorities Plan.

23T-03506 Conservation Estates: Comment received from Brian Blackmere (Reid’s Heritage Homes)

Brian Blackmere confirmed that the 22 townhouse units shown in the Draft 2007 DPP for Conservation Estates only require site plan approval in order to be developed. Thus, the whole of the Conservation Estates subdivision is registered as plan 61M-133 and has been removed from Schedule 4 of the 2007 DPP.

23T-03504 Grangehill Phase 4B: Comment from Robert L. Hooshley (Metrus Development Inc.)

A request has been received to consider Grangehill Phase 4B for registration in late 2007.

The 2007 DPP anticipates registration of Grangehill Phase 4B in 2008 which is consistent with the late 2007 timing requested by Metrus (i.e. post October 31, 2007). Should Metrus be prepared to register earlier in 2007, they could make use of the flexibility in the DPP (see **Section 5**) to advance the development.

23T-01501 Ingram: Comment from Nancy Shoemaker on behalf of J.E. Ingram (Artifex Construction)

A request has been received to modify the proposed registration of a phase of the Ingram subdivision in 2007. The proposal decreases the proposed phase in 2007 to 38 detached lots and seeks to register the remaining units (34 detached and 50 apartment units) in 2008.

Staff are supportive of this approach and are satisfied that the proposed phasing addresses the requirements for development of the park block.

23CDM05506 1159 Victoria Road West: Comments from Nancy Shoemaker on behalf of Victoria Park West Golf Course

A comment letter has been received related to the proposed timing for draft plan approval for 23CDM05506. The applicant has requested that the timing for draft plan approval be moved forward to 2007 from the proposed draft approval timing of 2008 indicated in the Draft 2007 DPP. Schedule 3 displays plans that staff anticipate to be ready to be presented to Council in 2007 and it is expected that staff will devote time and resources to reviewing these plans. Staff are not supportive of advancing the timing of draft plan approval for this plan of condominium which contains 151 units. The 2007 DPP anticipates the draft plan approval of approximately 900 units in 2007 (See **Schedule 3**) which is in keeping with the population projections target of 900 units per year. Advancing the draft approval of 23CDM05506 would result in the potential draft approval of 1050 units in 2007 which exceeds the target of 900 units per year. The intent is to maintain a balance between units that are draft approved and units that are registered each year rather than increase the supply of units in draft approved plans. However, should the review of this application be completed in 2007 it is possible that it could be considered by Council in 2007.

UP0408 Cityview and Watson: Comments from Nancy Shoemaker on behalf of Carson Reid Homes Ltd.

A request has been received from the applicant to consider this application for draft plan approval in 2008. The anticipated timing for draft plan approvals is set out in **Schedule 3** of the DPP for the

current year; future timing of draft plan approvals is listed in Schedule 4 for information. Each year the expected timing for draft plan approvals is reviewed therefore it could be considered for draft approval in 2008 in the 2008 DPP. Since this application has not been formally submitted to the City it will not be considered for draft approval in 2007.

23T-01503 Victoria Gardens Phase 3: Comments from Nancy Shoemaker on behalf of Victoria Wood.

A request has been received from Nancy Shoemaker on behalf of Victoria Wood to include Phase 3 of 23T-01503 in the proposed registrations for 2007. This plan was identified as a post-2007 registration in the 2006 DPP and as an anticipated 2008 registration in the Draft 2007 DPP.

If this phase was included in the proposed registrations for 2007, the overall unit count would increase from 1082 potential units to 1224 potential units.

Staff are not supportive of this request. The proposed 2008 registration identified in the 2007 DPP is consistent with the proposed timing outlined in the 2006 DPP. The expected timing was determined based on the timing of the installation of services along Victoria Road. Servicing for this subdivision is dependent upon the construction of the Kortright East Pumping Station and the sewer connection on Victoria Road between Stone Road and Arkell Road. This work is expected to be completed by late summer 2007. Since registration is reliant upon this work being completed, it is reasonable to identify this plan as an anticipated registration for 2008. Any registrations that occur late fall 2007 are considered to be a 2008 registration so the developer could proceed on this basis or could make use of the flexibility in the DPP (see **Section 5**) to advance the development.

23T-88009 and 23T-04503 Mitchell Farm: Comments from Chris Corosky on behalf of Armel Corporation

A request was received to identify the registration of the remaining portion of 23T-88009 and 23T-04503 as one phase in 2007. This development, including approximately 330 units, was identified to be registered in two phases in the 2006 DPP. Staff continue to recommend that the registration occur in two phases in keeping with the phasing strategy for large-scale subdivisions.

The timing of the final phase is identified as 2008 so Armel may be able to utilize the flexibility in the DPP to advance the entire development in 2007 if one or more other subdivisions do not proceed for registration.