
APPENDIX A
BACKGROUND INFORMATION ON RESIDENTIAL AND
NON-RESIDENTIAL GROWTH FORECAST

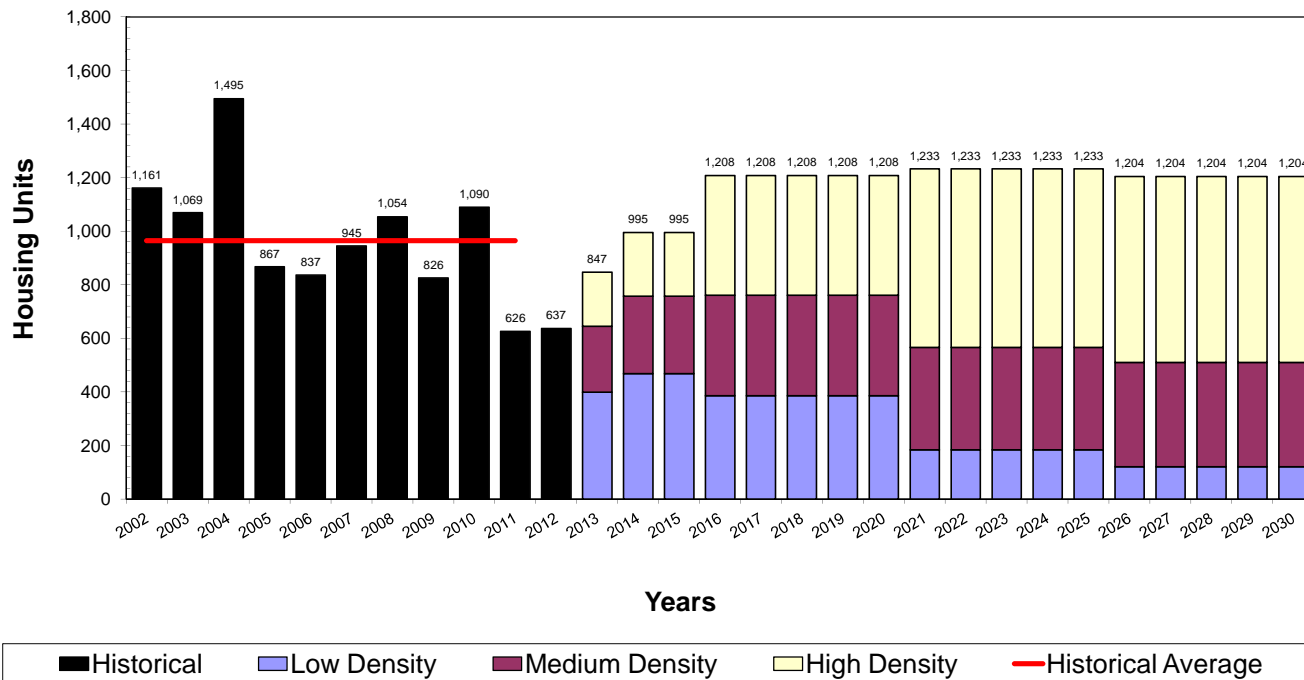
**SCHEDULE 1
CITY OF GUELPH
RESIDENTIAL GROWTH FORECAST SUMMARY (1,2)**

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ³	Housing Units					Total Households	Person Per Unit (PPU) ⁶
			Singles & Semi Detached	Multiple Dwellings ⁴	Apartments ⁵	Other			
<i>Mid 2001</i>	106,170	109,890	24,685	5,550	9,965	325	40,525	2.62	
<i>Mid 2006</i>	114,943	118,970	25,895	7,880	10,860	60	44,695	2.57	
<i>Mid 2011</i>	121,688	125,950	28,530	8,615	10,915	60	48,120	2.53	
<i>Late 2013</i>	126,250	130,670	29,439	9,195	11,272	60	49,966	2.53	
<i>Late 2023</i>	151,006	156,290	32,969	12,723	15,750	60	61,502	2.46	
<i>Mid 2031</i>	169,020	174,940	34,031	15,629	20,885	60	70,604	2.39	
<i>Buildout</i>	169,400	175,330	34,031	15,629	21,093	60	70,813	2.39	
Mid 2001 - Mid 2006	8,773	9,080	1,210	2,330	895	-265	4,170		
Mid 2006 - Mid 2011	6,745	6,980	2,635	735	55	0	3,425		
Mid 2011 - Late 2013	4,562	4,720	909	580	357	0	1,846		
Late 2013 - Late 2023	24,756	25,620	3,530	3,528	4,478	0	11,536		
Late 2013 - Buildout	43,150	44,660	4,592	6,434	9,821	0	20,847		

Source: Watson & Associates Economists Ltd., August, 2013.

- Forecast excludes lands designated Reserve Lands, and Open Space/Park within Clair-Maltby Secondary Plan Area as shown in Map 3-1, provided herein
- Population forecasts excludes students which would not be captured within the permanent population base
- Census Undercount estimated at approximately 3.5%. Note: Population Including the Undercount has been rounded.
- Includes townhomes and apartments in duplex
- Includes Bachelor, 1 bedroom and 2 bedroom + apartments
- PPU is based on population excluding the net census undercount divided by total housing units
- Buildout refers to the residential and non-residential development yield on all lands within the City's Municipal Corporate boundary including the Guelph Innovation District (GID), but excluding lands designated Reserve Lands and Open Space/Park land in the Clair-Maltby Secondary Plan Area as shown in Map 3-1, provided herein

**FIGURE A-1
2013-2031 HOUSING FORECAST¹**



Source: Historical housing activity (2002-2012) based on building permits provided by City of Guelph Planning Department 2013

1. Growth Forecast represents start year.

**SCHEDULE 2
CITY OF GUELPH
CURRENT YEAR GROWTH FORECAST
MID 2011 to LATE 2013**

		POPULATION	
Mid 2011 Population		121,688	
Occupants of New Housing Units, Mid 2011 to Late 2013	<i>Units (2)</i>	1,846	
	<i>multiplied by persons per unit (3)</i>	2.69	
	<i>gross population increase</i>	4,964	4,964
Decline in Housing Unit Occupancy, Mid 2011 to Late 2013	<i>Units (4)</i>	48,120	
	<i>multiplied by ppu decline rate (5)</i>	-0.0083	
	<i>total decline in population</i>	-402	-402
Population Estimate to Late 2013		126,250	
<i>Net Population Increase, Mid 2011 to Late 2013</i>		4,562	

- (1) 2011 population based on StatsCan Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2011 to the beginning of the growth period, assuming a six month lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.24	49%	1.59
<i>Multiples (6)</i>	2.44	31%	0.77
<i>Apartments (7)</i>	1.71	19%	0.33
<i>one bedroom or less</i>	1.36		
<i>two bedrooms or more</i>	1.95		
Total		100%	2.69

¹ Based on 2006 Census custom database

² Based on Building permit/completion activity

- (4) 2011 households taken from StatsCan Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 3
CITY OF GUELPH
TEN YEAR GROWTH FORECAST
LATE 2013 TO LATE 2023**

		POPULATION	
Late 2013 Population		126,250	
Occupants of New Housing Units, Late 2013 to Late 2023	<i>Units (2)</i>	11,536	
	<i>multiplied by persons per unit (3)</i>	2.40	
	<i>gross population increase</i>	27,683	27,683
Decline in Housing Unit Occupancy, Late 2013 to Late 2023	<i>Units (4)</i>	49,966	
	<i>multiplied by ppu decline rate (5)</i>	-0.0586	
	<i>total decline in population</i>	-2,927	-2,927
Population Estimate to Late 2023		151,006	
<i>Net Population Increase, Late 2013 to Late 2023</i>		24,756	

(1) Late 2013 Population based on:

2011 Population (121,688) + Mid 2011 to Late 2013 estimated housing units to beginning of forecast period (1,846 x 2.69 = 4,964)
+ (48,120 x -0.0083 = -402) = 126,250

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.24	31%	0.99
<i>Multiples (6)</i>	2.44	31%	0.75
<i>Apartments (7)</i>	1.71	39%	0.66
<i>one bedroom or less</i>	1.36		
<i>two bedrooms or more</i>	1.95		
Total		100%	2.40

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Late 2013 households based upon 48,120 (2011 Census) + 1,846 (Mid 2011 to Late 2013 unit estimate) = 49,966

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 4
CITY OF GUELPH
BUILDOUT GROWTH FORECAST
LATE 2013 TO BUILDOUT**

		POPULATION
Late 2013 Population		126,250
Occupants of New Housing Units, Late 2013 to Buildout	<i>Units (2)</i>	20,847
	<i>multiplied by persons per unit (3)</i>	2.27
	<i>gross population increase</i>	47,342
		47,342
Decline in Housing Unit Occupancy, Late 2013 to Buildout	<i>Units (4)</i>	49,966
	<i>multiplied by ppu. decline rate (5)</i>	-0.0839
	<i>total decline in population</i>	-4,192
		-4,192
Population Estimate to Buildout		169,400
<i>Net Population Increase, Late 2013 to Buildout</i>		43,150

(1) Late 2013 Population based on:

$$2011 \text{ Population } (121,688) + \text{Mid 2011 to Late 2013 estimated housing units to beginning of forecast period } (1,846 \times 2.69 = 4,964) \\ + (48,120 \times -0.0083 = -402) = 126,250$$

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.24	22%	0.71
<i>Multiples (6)</i>	2.44	31%	0.75
<i>Apartments (7)</i>	1.71	47%	0.81
<i>one bedroom or less</i>	1.36		
<i>two bedrooms or more</i>	1.95		
Total		100%	2.27

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Late 2013 households based upon 48,120 (2011 Census) + 1,846 (Mid 2011 to Late 2013 unit estimate) = 49,966

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

SCHEDULE 5
CITY OF GUELPH
SUMMARY OF FUTURE HOUSING UNIT SUPPLY POTENTIAL (AS OF MID 2013)

Stage of Development - Built Up Area	Density Type			
	Singles & Semi-Detached	Multiples	Apartments	Total
Vacant Registered Units	98	267	861	1,226
<i>% Breakdown</i>	8%	22%	70%	100%
Draft Approved Units	68	86	356	510
<i>% Breakdown</i>	13%	17%	70%	100%
Units Created Through Severance Activity	0	0	0	0
<i>% Breakdown</i>	0%	0%	0%	0%
Zoned Infill Sites	0	301	1,981	2,282
<i>% Breakdown</i>	0%	13%	87%	100%
Anticipated Other Intensification	2,105	1,725	1,635	5,465
<i>% Breakdown</i>	39%	32%	30%	100%
Total Built Up Area	2,271	2,379	4,833	9,483
<i>% Breakdown</i>	24%	25%	51%	100%

Stage of Development - Greenfield Area	Density Type			
	Singles & Semi-Detached	Multiples	Apartments	Total
Vacant Registered Units	339	527	398	1,264
<i>% Breakdown</i>	27%	42%	31%	100%
Draft Approved Units	631	783	1,145	2,559
<i>% Breakdown</i>	25%	31%	45%	100%
Units Created Through Severance Activity	0			0
<i>% Breakdown</i>	0%	0%	0%	0%
Residential Land Uses Outside Approved Plans	1,351	2,745	3,445	7,541
<i>% Breakdown</i>	18%	36%	46%	100%
Total Greenfield Area	2,321	4,055	4,988	11,364
<i>% Breakdown</i>	20%	36%	44%	100%

Total 2013 Supply	4,592	6,434	9,821	20,847
<i>% Breakdown</i>	22%	31%	47%	100%

Source: Guelph Planning Department, August 2013

Housing Supply data excludes lands designated Reserve Lands, and Open Space/Park within Clair-Maltby Secondary Plan Area as shown in Map 3-1, provided herein

SCHEDULE 6

CITY OF GUELPH
 HISTORICAL RESIDENTIAL BUILDING PERMITS
 YEARS 2002 - 2011

Year	RESIDENTIAL BUILDING PERMITS				
	Singles & Semi Detached	Multiples ¹	Apartments ²	Accessory Dwellings/ Basement Apts	Total
2002	777	232	48	104	1,161
2003	664	152	118	135	1,069
2004	825	274	293	103	1,495
2005	527	228	34	78	867
2006	505	213	50	69	837
Sub-total	3,298	1,099	543	489	5,429
Average (2002 - 2006)	660	220	109	98	1,086
% Breakdown	60.7%	20.2%	10.0%	9.0%	100.0%
2007	497	199	166	83	945
2008	435	184	335	100	1,054
2009	397	120	189	120	826
2010	385	367	263	75	1,090
2011	310	211	54	51	626
Sub-total	2,024	1,081	1,007	429	4,541
Average (2007 - 2011)	405	216	201	86	908
% Breakdown	44.6%	23.8%	22.2%	9.4%	100.0%
2002 - 2011					
Total	5,322	2,180	1,550	918	9,970
Average	532	218	155	92	997
% Breakdown	53.4%	21.9%	15.5%	9.2%	100.0%

Sources:

Building Permits - City of Guelph Planning Department, January 2013

SCHEDULE 7

**CITY OF GUELPH
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING
(2006 CENSUS)**

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	3.529	2.308	3.342	4.921	3.329	3.32	
6-10	-	2.786	2.227	3.352	4.517	3.258	3.25	
11-15	-	-	2.324	3.005	4.346	3.042	3.04	
16-20	-	-	2.407	3.362	3.750	3.333	3.33	3.24
20-25	-	-	2.125	3.060	4.400	3.021	3.02	
25-35	-	-	2.114	2.848	3.778	2.836	2.84	
35+	-	1.508	1.909	2.666	3.693	2.519	2.52	
Total	-	2.054	2.042	2.990	4.093	2.899		

Age of Dwelling	MULTIPLES ²						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.938	1.852	2.555	-	2.407	2.39	
6-10	-	1.833	1.900	2.537	-	2.335	2.33	
11-15	-	1.706	2.171	2.906	-	2.610	2.61	
16-20	-	2.429	2.000	2.608	-	2.431	2.43	2.44
20-25	-	-	2.250	2.718	-	2.592	2.59	
25-35	-	1.750	1.983	2.824	-	2.629	2.63	
35+	-	1.446	1.988	2.641	2.765	2.289	2.29	
Total	1.400	1.705	1.988	2.676	3.026	2.444		

Age of Dwelling	APARTMENTS ³						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.235	1.810	-	-	1.674	1.67	
6-10	-	1.167	1.608	-	-	1.500	1.50	
11-15	-	1.344	1.756	3.389	-	1.879	1.88	
16-20	-	1.333	1.862	2.636	-	1.800	1.80	1.71
20-25	-	1.486	1.907	2.706	-	1.827	1.83	
25-35	1.308	1.376	2.007	2.922	-	1.825	1.83	
35+	1.164	1.349	1.919	2.633	-	1.704	1.70	
Total	1.344	1.358	1.907	2.772	-	1.753		

Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	2.240	2.057	3.157	4.766	3.025
6-10	1.364	1.714	1.955	3.154	4.355	2.857
11-15	-	1.582	1.980	3.000	4.086	2.647
16-20	-	1.679	2.015	3.227	3.596	2.909
20-25	-	1.513	2.000	2.988	4.045	2.619
25-35	1.567	1.393	2.014	2.846	3.714	2.403
35+	1.241	1.379	1.921	2.662	3.377	2.257
Total	1.419	1.475	1.966	2.922	3.845	2.540

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

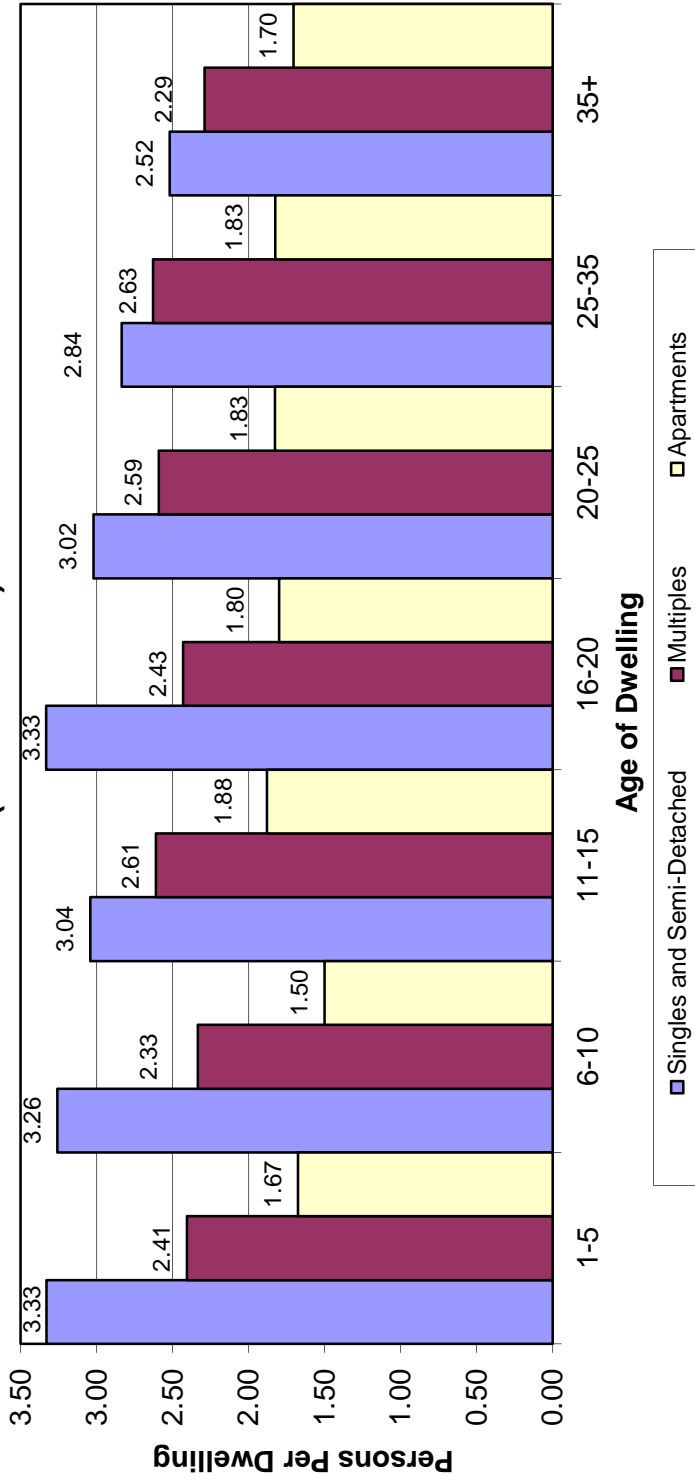
2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Note: Does not include Statistics Canada data classified as 'Other'

PPU Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population

**SCHEDULE 8
CITY OF GUELPH
PERSONS PER UNIT BY STRUCTURAL TYPE AND AGE OF DWELLING
(2006 CENSUS)**



Multiple and Apartment PPU's are based on .

**SCHEDULE 9A
CITY OF GUELPH
EMPLOYMENT FORECAST, LATE 2013 TO BUILDOUT¹**

Period	Population	Activity Rate					Employment					Total			
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	NFPOW	Total	Primary	Work at Home	Industrial		Commercial/ Population Related	Institutional	NFPOW
2001	106,170	0.002	0.030	0.239	0.175	0.141	0.038	0.587	260	3,150	25,395	18,540	14,970	4,075	66,390
2006	114,943	0.004	0.031	0.229	0.179	0.135	0.038	0.578	460	3,585	26,300	20,625	15,475	4,345	70,790
Late 2013	126,250	0.003	0.031	0.211	0.186	0.129	0.038	0.560	380	3,950	26,600	23,500	16,250	4,772	75,452
Late 2023	151,006	0.002	0.033	0.208	0.201	0.125	0.038	0.570	340	4,983	31,449	30,352	18,876	5,708	91,708
Buildout ²	169,400	0.002	0.033	0.231	0.209	0.125	0.038	0.599	288	5,539	39,066	35,354	21,175	6,404	107,826
Incremental Change															
2001 - 2006	8,773	0.002	0.002	-0.010	0.005	-0.006	-0.002	-0.009	200	435	905	2,085	505	270	4,400
2006 - Late 2013	11,307	-0.0010	0.0001	-0.0181	0.0067	-0.0059	0.0000	-0.0182	-80	365	300	2,875	775	427	4,662
Late 2013 - Late 2023	24,756	-0.0008	0.0017	-0.0024	0.0149	-0.0037	0.0000	0.0097	-40	1,033	4,849	6,852	2,626	936	16,256
Late 2013 - Buildout	43,150	-0.0013	0.0014	0.0189	0.0226	-0.0037	0.0000	0.0389	-92	1,589	12,466	11,854	4,925	1,631	32,373

Source: Watson & Associates Economists Ltd., August, 2013.

- Forecast excludes lands designated Reserve Lands, and Open Space/Park within Clair-Maltby Secondary Plan Area as shown in Map 3-1, provided herein
- Buildout refers to the residential and non-residential development yield on all lands within the City's Municipal Corporate boundary including the Guelph Innovation District (GID), but excluding lands designated Reserve Lands and Open Space/Park land in the Clair-Maltby Secondary Plan Area as shown in Map 3-1, provided herein

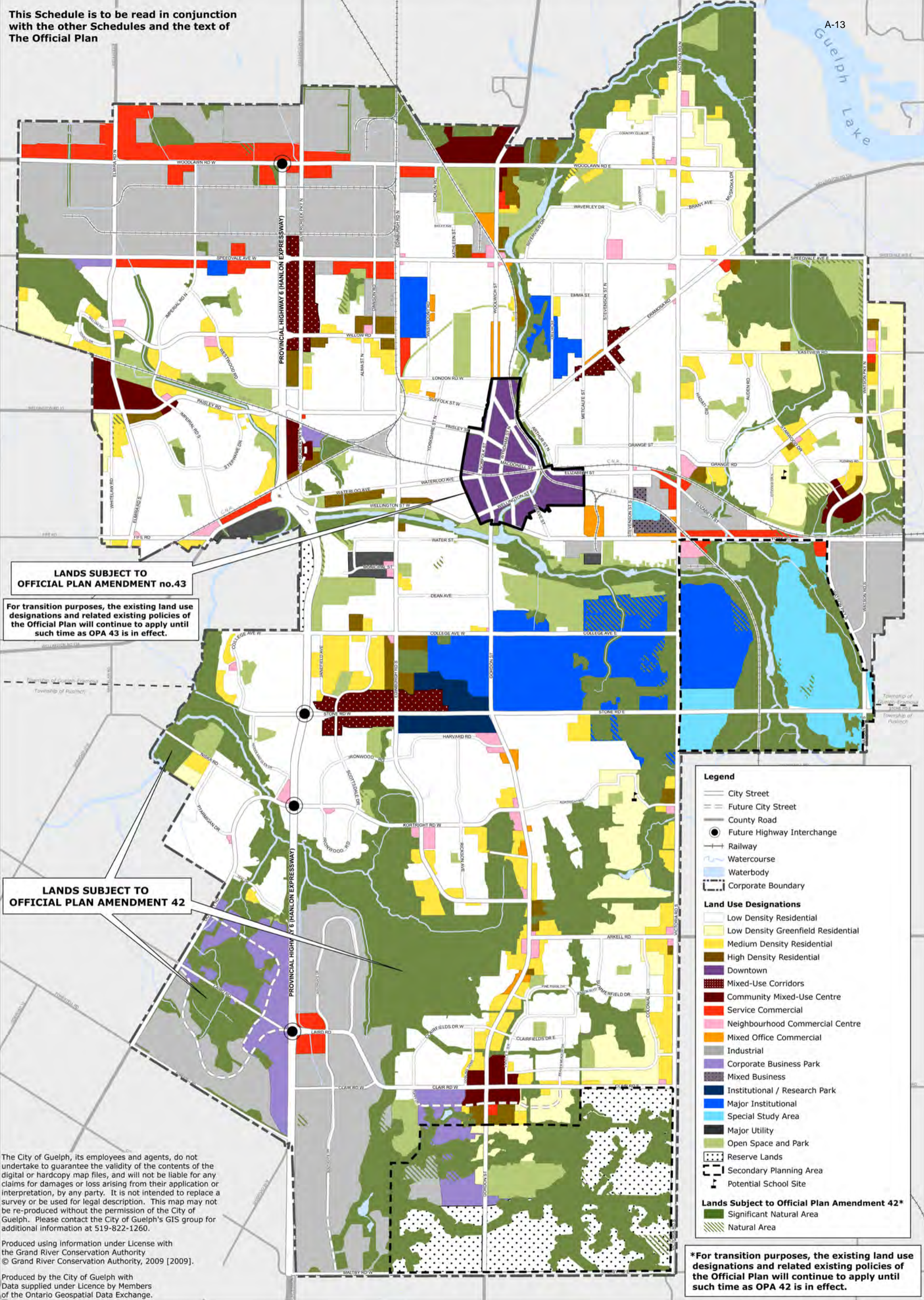
SCHEDULE 11
CITY OF GUELPH
EMPLOYMENT TO POPULATION RATIO BY MAJOR EMPLOYMENT SECTOR, 1996 TO 2006

		Year			Change		Comments
		1996	2001	2006	96-01	01-06	
Employment by industry							
1.0	Primary Industry Employment						Categories which relate to local land-based resources.
1.1	All primary	595	280	505	-315	225	
Sub-total		595	280	505	-315	225	
2.0	Industrial and Other Employment						Categories which relate primarily to industrial land supply and demand.
2.1	Manufacturing	16,615	19,965	20,575	3,350	610	
2.2	Wholesale trade	2,080	2,060	2,290	-20	230	
2.3	Construction	1,035	1,595	1,555	560	-40	
2.4	Transportation, storage, communication and other utility	1,625	2,370	2,480	745	110	
Sub-total		21,355	25,990	26,900	4,635	910	
3.0	Population Related Employment						Categories which relate primarily to population growth within the municipality.
3.1	Retail trade	6,065	6,025	6,350	-40	325	
3.2	Finance, insurance, real estate operator and insurance agent	2,820	3,165	3,550	345	385	
3.3	Business service	2,595	4,255	5,635	1,660	1,380	
3.4	Accommodation, food and beverage and other service	6,360	6,770	7,210	410	440	
Sub-total		17,840	20,215	22,745	2,375	2,530	
4.0	Institutional						
4.1	Government Service	2,280	2,670	2,620	390	-50	
4.2	Education service, Health, Social Services	11,020	13,160	13,675	2,140	515	
Sub-total		13,300	15,830	16,295	2,530	465	
Total Employment		53,090	62,315	66,445	9,225	4,130	
Population		95,821	106,170	114,943	10,349	8,773	
Employment to Population Ratio							
Industrial and Other Employment		0.22	0.24	0.23	0.02	-0.01	
Population Related Employment		0.19	0.19	0.20	0.00	0.01	
Institutional Employment		0.14	0.15	0.14	0.01	-0.01	
Primary Industry Employment		0.01	0.00	0.00	0.00	0.00	
Total		0.55	0.59	0.58	0.03	-0.01	

Source: Statistics Canada Employment by Place of Work

Note: 1996-2006 employment figures are classified by Standard Industrial Classification (SIC) Code

This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



LANDS SUBJECT TO OFFICIAL PLAN AMENDMENT no.43

For transition purposes, the existing land use designations and related existing policies of the Official Plan will continue to apply until such time as OPA 43 is in effect.

LANDS SUBJECT TO OFFICIAL PLAN AMENDMENT 42

Legend

- City Street
- - - Future City Street
- County Road
- Future Highway Interchange
- Railway
- Watercourse
- Waterbody
- Corporate Boundary

Land Use Designations

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential
- Downtown
- Mixed-Use Corridors
- Community Mixed-Use Centre
- Service Commercial
- Neighbourhood Commercial Centre
- Mixed Office Commercial
- Industrial
- Corporate Business Park
- Mixed Business
- Institutional / Research Park
- Major Institutional
- Special Study Area
- Major Utility
- Open Space and Park
- Reserve Lands
- Secondary Planning Area
- Potential School Site

Lands Subject to Official Plan Amendment 42*

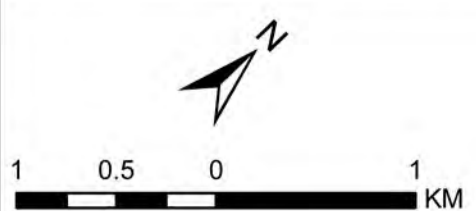
- Significant Natural Area
- Natural Area

*For transition purposes, the existing land use designations and related existing policies of the Official Plan will continue to apply until such time as OPA 42 is in effect.

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CITY OF GUELPH OFFICIAL PLAN

MAP 3-1



Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
June 5, 2012

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