

Staff Report

To **Committee of the Whole**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, May 1, 2017

Subject **2017 Development Priorities Plan Summary**

Report Number IDE 17-20

Recommendation

That Council approve a 2017 target for the draft approval of 286 housing units and the registration of 885 housing units within plans of subdivision in accordance with the 2017 Development Priorities Plan.

Executive Summary

Purpose of Report

To summarize the annual Development Priorities Plan, and provide key recommendations for 2017 subdivision related development approvals.

Key Findings

Staff recommend that Council approve the target that 286 housing units be draft approved and 885 housing units be registered in 2017.

Financial Implications

All capital works required for plans of subdivision recommended for registration in 2017 have been previously approved by Council in the capital budget.

Report

Background

Generally the Development Priorities Plan (DPP) is an annual report that sets out recommended dwelling unit targets for subdivision registration and draft plan approval. The recommendations are based on project-readiness, related capital projects being accounted for in the budget, and services being available.

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

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

In 2016, one plan of subdivision was draft approved, two already draft approved plans were registered and one new draft plan of subdivision application was received. Given the lower than anticipated subdivision activity, staff have provided a brief summary of this year's Development Priorities Plan and recommend that the plans that were anticipated for approval in 2016, or forecast for approval in 2017, be permitted to continue to work towards registration.

Subdivision Registration

The 2016 DPP recommended that up to 934 dwelling units within six (6) plans of subdivision could be brought forward for registration. Only two plans were actually registered last year with a total of 142 units (Phase 3A and 3B of the Kortright East subdivision). The number of units registered in 2016 was less than what occurred in 2015.

Staff recommend that for 2017 that a total of 885 potential dwelling units in nine (9) draft approved plans could be registered (as shown in ATT-1). 176 of the residential units recommended for registration are within the built boundary, and 709 are within the designated greenfield area. ATT-2 shows the anticipated timing of all current subdivision applications in the City.

Staff have updated the standard DPP background information review and can confirm that adequate water and wastewater capacity are available at the City's Water and Wastewater Treatment Plants; and that any capital works needed for the proposed plans to be registered in 2017 are complete or approved Capital projects. Staff are able to recommend to Committee that these plans of subdivision continue to work towards registration in 2017.

Draft Plan Approvals

The 2016 DPP identified that up to 540 units in two (2) plans could be brought forward for draft plan approval. By year-end 2016, one (1) plan comprised of 342 units was draft plan approved (Harts Village – 23T-14502). The one (1) remaining plan of subdivision that was anticipated for draft plan approval in 2016 is being carried forward to 2017 (Cityview Ridge – 23T-12502). One (1) new draft plan of subdivision application was submitted in 2016 with a total of 18 dwelling units (46-87 Hyland Road – 23T-16501). Staff have identified that both plans, if ready for approval, could proceed to Council for draft plan approval this year, containing a total of 286 housing units, as shown in ATT-1. Of the 286 proposed dwelling units, 110 are single detached, 54 are semi-detached, 68 are townhouses, and 54 are apartments.

Financial Implications

All capital works required for plans of subdivision recommended for registration in 2017 have been previously approved by Council in the capital budget.

Consultations

Developers, property owners and planning consultants with active proposals and subdivision applications were asked to provide their anticipated timing in order to update City projections for registration.

Corporate Administrative Plan

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our Resources - A solid foundation for a growing city

Attachments

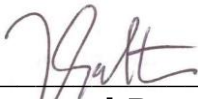
ATT-1 Anticipated Subdivision Activity in 2017
ATT-2 Anticipated Subdivision Registration Timing Map

Departmental Approval

Not applicable.

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ATT-1
Anticipated Subdivision Activity in 2017

A. Plans of Subdivision Anticipated to be Registered in 2017

Plan Name	Location	Detached	Semi-Detached	Townhouses	Apartments	Total Housing Units
Victoria Park Village Ph 1*	S	0	0	98	0	98
Victoria Park Village Ph 2A*	S	64	36	87	0	187
Kortright East Ph 4A*	S	62	0	0	0	62
Kortright East Ph 4B*	S	73	58	0	0	131
Harts Village Ph 1	S	65	0	0	0	65
NiMa Trails Ph 1*	E	52	0	34	78	164
55 & 75 Cityview	E	67	0	0	0	67
312-316 Grange	E	3	8	8	0	19
300 Grange	E	14	0	78	0	92
OVERALL TOTAL		400	102	305	78	885
Portion of Total in Built Boundary		82	8	86	0	176
Portion of Total in Greenfield		318	94	219	78	709

(*) - carried over from approved 2016 DPP.

NOTE: Data in green denotes location in designated greenfield area.

B. Plans of Subdivision Anticipated to be Draft Approved in 2017

Plan Name	Location	Detached	Semi-Detached	Townhouses	Apartments	Total Housing Units
23T-12502 Cityview Ridge*	NE	91	54	68	54	267
23T-16501 Hyland Road	NE	19	0	0	0	19
OVERALL TOTAL		110	54	68	54	286
Portion of Total in Built Boundary		0	0	0	0	0
Portion of Total in Greenfield		110	54	68	54	286

(*)- carried over from approved 2016 DPP.

NOTE: Data in green denotes location in designated greenfield area.

ATT-2 Anticipated Subdivision Registration Timing Map

