

City of Guelph

Stakeholder Meeting #2

March 23, 2018

Overview of Presentation

- Project Progress - Timelines of the Study
- Growth Forecast
- Draft Local Service Policy
- Service Standards
- Review of Next Steps:
 - Capital needs refinement and review
 - Policy discussions
 - By-law Refinements
 - Rate calculations

Timelines of the Study

- ✓ Meetings and discussions with City Staff regarding Service Standard information and Growth-related Capital needs.
- ✓ Policy Review and discussions with Staff
- ✓ Meeting with Stakeholders #1 (December 13, 2017)
- ✓ Draft Growth forecast development (December – March 2018)
- ✓ Council Workshop #1 (February 21, 2018)
- ❖ Meeting with Stakeholders #2 (March 23, 2018)
 - Future Meetings with Stakeholders (May & November, 2018)
 - Future Council Workshops (May, 2018 and January, 2019)
 - Draft Background Study and draft by-law prepared (early Fall 2018)
 - Final Background Study and draft by-law released to public (November, 2018)
 - Public Meeting (January, 2019)
 - Council Consider By-law for adoption (February, 2019)

Timelines of the Study

	Jun 2017	Dec 2017	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun-Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019
Project Kick off	█										
External Stakeholder Meetings		█		█		█		█			
Service Standard Calculation			█								
Growth Forecast			█								
Local Service Policy			█								
Council Workshops			█			█			█		
Capital Needs				█	█	█					
Background Study & Bylaw complete								█			
Council Meetings				█						█	█

Growth Forecast Overview

□ Provincial Planning Context

- There have been considerable changes since 2005 in the provincial policies that guide planning in Central Ontario (including the City of Guelph), with the Province taking a stronger role in managing growth and mandating a fundamental shift in focus, which places a priority on the intensification of existing developed areas over greenfield development.

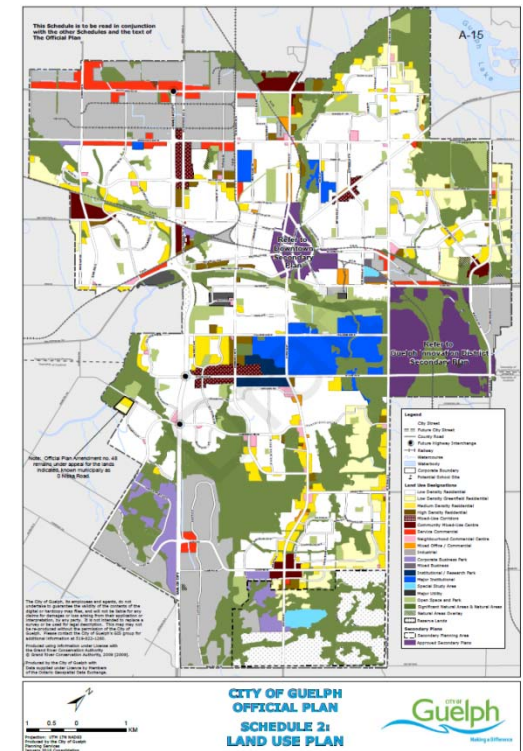


Growth Forecast Overview

- In accordance with the provincial planning policy context, the Guelph's Official Plan (OP) establishes the long-term population and employment forecast and growth management framework for the City.
- The 2018 DC growth forecast is consistent with the City's OP.
- 2018 DC growth forecast assumptions:
 - Generally reflects status quo relative to 2014 DCBS, updated for 2016 Census and remaining available residential and non-residential urban land supply.
 - Derived from City of Guelph Official Plan
 - 175,000 people and 92,000 jobs by 2031
 - 2017 Provincial Grow Plan is not reflected in the City's current approved Official Plan as the municipal conformity deadline is June 2022.
 - 10-year forecast provided for soft services, buildout forecast prepared for all other hard services.

Growth Forecast Overview

- 2018 DC growth forecast assumptions:
 - Growth forecast to buildout includes all designated residential/non-residential lands within the City municipal boundary, excluding designated Reserve Lands and Open Space/Park within Clair-Maltby Secondary Plan Area
 - Buildout growth forecast exceeds 2031 OP population forecast:
 - 176,900 including population undercount (170,900 excl. population undercount)
 - 106,900 employment



Growth Forecast Overview

- ❑ The Clair-Maltby Secondary Plan will not be completed in time for this DC study (potentially completed by Mid 2019).
- ❑ The DCBS and by-law could be amended early to incorporate these lands and related infrastructure needs if the secondary plan comes into effect before the next mandatory DC by-law review.
- ❑ 2022 DCBS may embrace the Provincial 2041 population and employment allocation for City of Guelph and full-buildout of all urban lands including Clair-Maltby Secondary Plan Area (subject to all planning documents and Master Plans embracing the allocation).

Draft Growth Forecast Summary

Measure	10-Year 2018 - 2027	Buildout ¹ 2018- Buildout
(Net) Population Increase	22,600	34,500
Residential Unit Increase	11,000	18,300
Total Employment Increase, Including Work at Home & NFPOW	12,200	26,300
Total Employment, Excluding Work at Home & NFPOW	10,500	24,100
Non-Residential Gross Floor Area Increase (ft ²)	7,442,800	17,600,900

Source: Watson & Associates Economists Ltd. Forecast 2018.

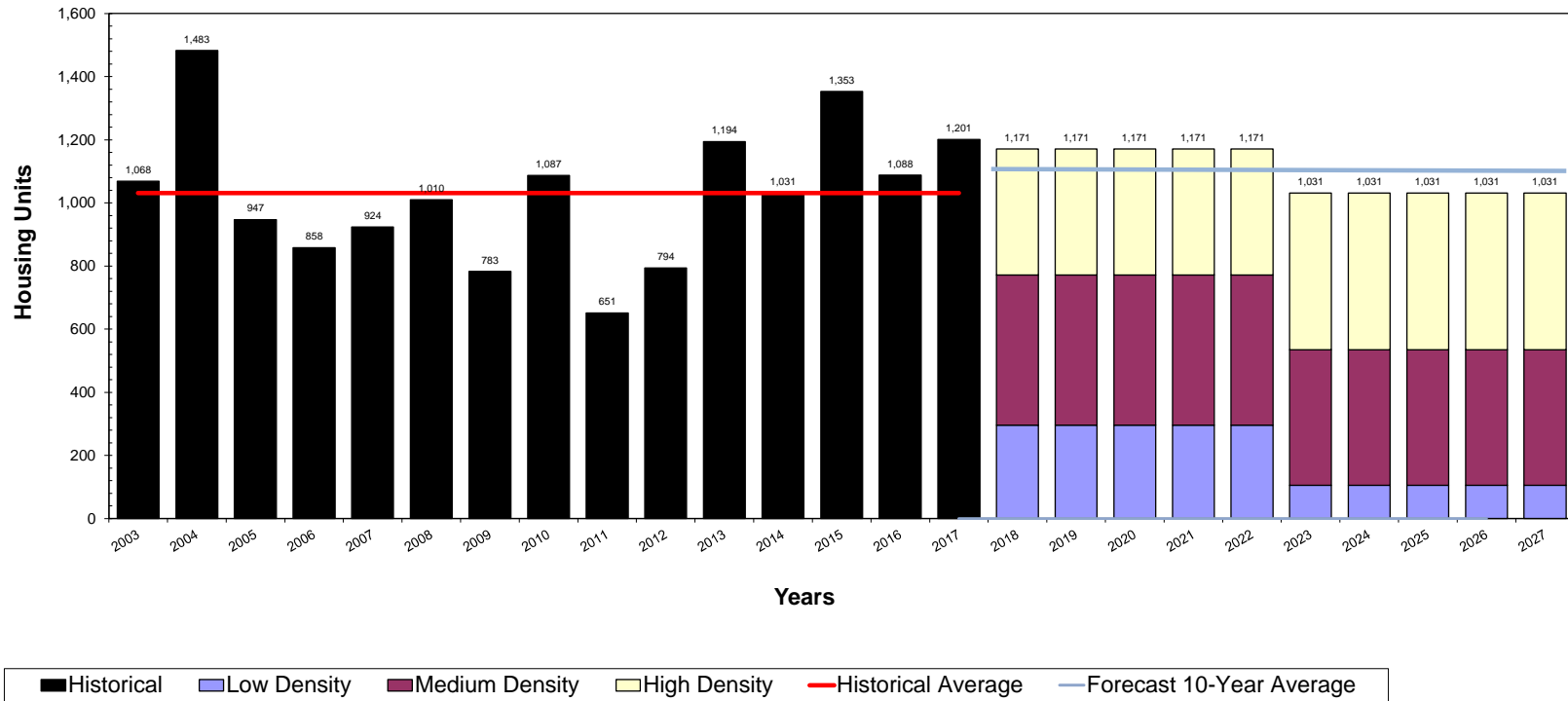
1. Buildout growth forecast excludes designated Reserve Lands and Open Space/Park within Clair-Maltby Secondary Plan Area.

Note: Figures have been rounded.

Draft Growth Forecast - Residential

Figure A-1

10-Year Annual Housing Forecast¹



Source: Historical housing activity (2003-2017) derived from City of Guelph building permit activity reporting, 2003-2017. Includes accessory apartments.

1. Growth Forecast represents calendar year.

Draft Growth Forecast - Residential

Estimate of the Anticipated Amount, Type and Location of Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
City of Guelph	2018 - 2028	2,005	4,530	4,475	11,010	25,304	(3,075)	22,229	336	22,565
	2018 - Buildout ³	2,161	5,045	11,143	18,349	38,270	(4,289)	33,981	538	34,519

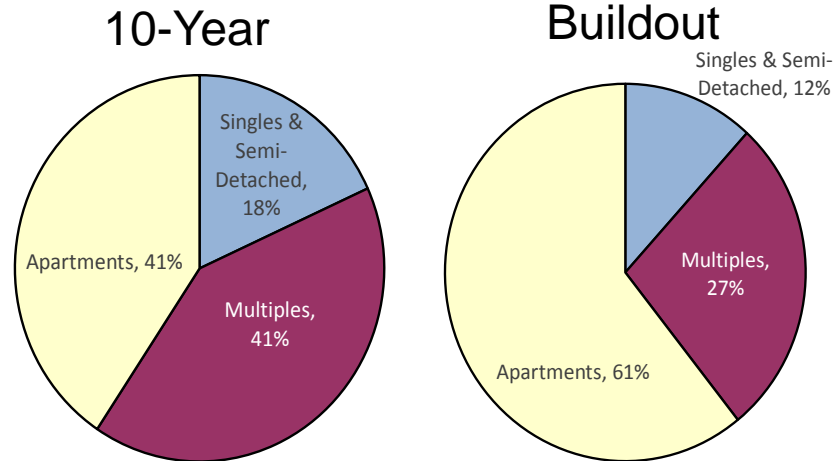
Source: Watson & Associates Economists Ltd., 2018

1. Includes townhomes and apartments in duplexes.

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

3. Buildout growth forecast excludes designated Reserve Lands and Open Space/Park within Clair-Maltby Secondary Plan Area.

Forecast Housing Mix by Structure Type



Draft Growth Non-Residential Forecast Summary

Estimate of the Anticipated Amount, Type and Location of Non-Residential Development for Which Development Charges Can be Imposed

Development Location	Timing	Industrial	Commercial	Institutional	Total Non-Res
		GFA S.F.	GFA S.F.	GFA S.F.	GFA S.F.
City of Guelph	2018 - 2028	3,138,000	2,148,800	2,156,000	7,442,800
	2018 - Buildout	8,189,400	5,008,500	4,403,000	17,600,900

Source: Watson & Associates Economists Ltd., 2018

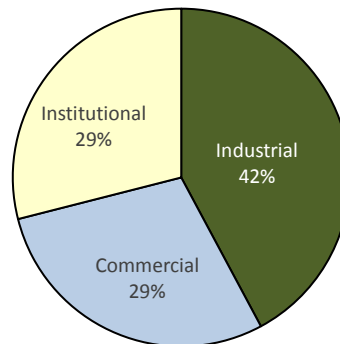
1. Employment Increase does not include No Fixed Place of Work.

2. Square feet per employee assumptions:

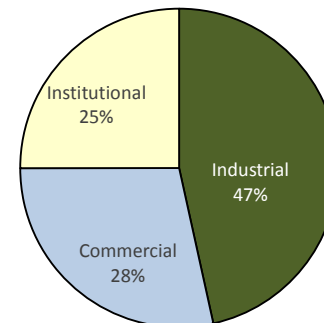
Industrial	1,200
Commercial	450
Institutional	700

Forecast GFA by Sector

10-Year



Buildout



Local Service Policy (LSP)

- ❑ Draft LSP is in-line with municipal sector comparators
- ❑ Compliant with new Bill 73 legislative changes
- ❑ Provides more certainty to developers about costs with the elimination of “additional levies”.
- ❑ Should reduce administration and streamline development applications and requirements as more costs are brought into the Development Charge envelope
- ❑ Past practice was more unique. This update is aimed to make things more transparent, more clear and easier to understand and administer.
- ❑ Less grey area for interpretation.

Summary of LSP Changes

Roads

- ❑ Developers will no longer contribute towards roads, intersections, traffic controls or signals or centre turning lanes and sidewalks that are unrelated to the immediate access of the site or other direct site requirements.
- ❑ Turning lanes or intersection improvements (including traffic controls and signals) that are required for immediate access to the development will be the developer responsibility through a local service charge.
- ❑ Staff are working on calculating a 'provision' for the intersection improvements, traffic controls and signals, and centre turning lanes, to include in the 2018 Background Study to ensure the City collects money towards future reasonable intersection improvements, traffic controls and signals, and centre turning lanes required to maintain average service levels.
- ❑ This shift from direct developer responsibility to growth related, will result in an upward pressure on the D.C. rate. However, charges for 'local services' will be reduced.

Summary of LSP Changes

Parkland Development

- ❑ Developers are required to construct trails local to their development but City wide trails shown on a corporate plan (GTMP, ATMP, Official Plan) will be included in the D.C.
- ❑ Developers will be encouraged to construct such City wide trails at the time of development, and will be able receive a D.C. credit equal to the cost of the trail (up to the amount permitted under the D.C.A.).
- ❑ Developers are responsible for all connecting trails that connect trails interior to a development to external existing trail (trail network).

Draft Service Standards

Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)		Quantity (per capita)	Quality (per capita)		
Services Related to a Highway	Services Related to a Highway - Roads	\$4,999	0.0016	km of roadways	3,124,625	per lane km	172,574,289
	Services Related to a Highway - Bridges, Culverts & Structures	\$858	0.0099	Number of Bridges, Culverts & Structures	86,707	per item	29,631,110
	Services Related to a Highway - Traffic Signals & Controllers	\$198	0.0029	No. of Traffic Signals	68,276	per item	6,834,762
	Services Related to a Highway - Facilities	\$209	0.6534	ft² of building area	320	per ft²	7,210,674
	Services Related to a Highway - Vehicles & Equipment	\$98	0.0009	No. of vehicles and equipment	109,433	per vehicle	3,399,776
Fire	Fire Facilities	\$191	0.4320	ft² of building area	441	per ft²	6,581,393
	Fire Vehicles	\$103	0.0002	No. of vehicles	514,000	per vehicle	3,548,553
	Fire Small Equipment and Gear	\$25	0.0043	No. of equipment and gear	5,851	per item	868,498
Police	Police Facilities	\$261	0.6617	ft² of building area	395	per ft²	9,020,505
	Police Vehicles, Small Equipment and Gear	\$55	0.0054	No. of equipment and gear	10,117	per item	1,885,773
Parking	Parking Spaces	\$462	0.0152	No. of Parking Items	30,366	per item	10,415,327
	Parking Meters & Equipment	\$2	0.0006	ft² of building area	3,983	per ft²	53,930
Parks	Parkland Development	\$1,628	0.0220	Acres of Parkland	74,012	per acre	36,741,913
	Parkland Amenities	\$625	0.0039	No. of parkland amenities	160,144	per amenity	14,093,196
	Parkland Amenities - Buildings	\$137	0.0226	sq.m. of parkland amenity buildings	6,065	per sq.m.	3,093,210
	Parkland Trails	\$123	0.5427	Linear Metres of Paths and Trails	227	per lin m.	2,774,592
	Parks Operations and Forestry Vehicles and Equipment	\$43	0.0008	No. of vehicles and equipment	53,825	per vehicle	971,649
Recreation	Indoor Recreation Facilities	\$1,839	4.3407	ft² of building area	424	per ft²	41,500,871
	Recreation Vehicles and Equipment	\$13	0.0010	No. of vehicles and equipment	13,260	per vehicle	299,212
Library	Library Facilities	\$141	0.4589	ft² of building area	306	per ft²	3,171,736
	Library Vehicles	\$2	0.00001	No. of vehicles and equipment	286,250	per vehicle	51,674
	Library Collection Materials	\$129	3.5874	No. of library collection items	36	per collection item	2,921,491
Ambulance	Ambulance Facilities	\$26	0.1013	ft² of building area	260	per ft²	594,588
	Ambulance Vehicles	\$29	0.0002	No. of vehicles and equipment	142,950	per vehicle	645,133
Provincial Offences Act	Provincial Offences Act Facilities	\$53	0.0965	ft² of building area	552.8497	per ft²	1,203,843
Health	Health Facilities	\$69	0.2327	ft² of building area	295	per ft²	1,550,667
Waste Diversion	Waste Diversion - Facilities - Stations/Depots	\$342	0.7869	ft² of building area	434	per ft²	7,711,137
	Waste Diversion - Vehicles & Equipment	\$49	0.0003	No. of vehicles and equipment	163,200	per item	1,104,782
	Waste Diversion - Other	\$44	0.0701	No. of items	625	per Item	988,798

Comparison of Service Standards

Service Category	Sub-Component	2013 D.C. Study		2018 DRAFT
		Maximum Ceiling LOS	Utilized	Maximum Ceiling LOS
Services Related to a Highway	Services Related to a Highway - Roads	105,950,510	73,647,418	172,574,289
	Services Related to a Highway - Bridges, Culverts & Structures	16,694,304	9,201,300	47,076,322
	Services Related to a Highway - Traffic Signals & Controllers			
	Services Related to a Highway - Facilities			
	Services Related to a Highway - Vehicles & Equipment			
Fire	Fire Facilities	8,386,203	6,815,158	10,998,444
	Fire Vehicles			
	Fire Small Equipment and Gear			
Police	Police Facilities	10,099,258	9,368,848	10,906,278
	Police Vehicles, Small Equipment and Gear			
Parking	Parking Spaces	10,532,440	10,531,952	10,469,257
	Parking Meters & Equipment			
Parks	Parkland Development	55,386,846	33,405,445	57,674,560
	Parkland Amenities			
	Parkland Amenities - Buildings			
	Parkland Trails			
	Parks Operations and Forestry Vehicles and Equipment			
Recreation	Indoor Recreation Facilities	26,742,917	26,251,319	41,800,083
	Recreation Vehicles and Equipment			
Library	Library Facilities	5,441,864	5,441,840	6,144,901
	Library Vehicles			
	Library Collection Materials			
Ambulance	Ambulance Facilities	434,220	399,944	1,239,721
	Ambulance Vehicles			
Provincial Offences Act	Provincial Offences Act Facilities	720,895	123,222	1,203,843
Health	Health Facilities	673,116	673,065	1,550,667
Waste Diversion	Waste Diversion - Facilities - Stations/Depots	N/A	N/A	9,804,718
	Waste Diversion - Vehicles & Equipment			
	Waste Diversion - Other			
Transit	Transit Facilities	9,170,860	7,454,549	
	Transit Vehicles			
	Other Transit Infrastructure			

Next Steps

- Finalize Growth forecast
- Council Workshops (May, 2018 and January, 2019)
- Stakeholder Meetings (May & November, 2018)
- Draft Background Study and draft by-law prepared (early Fall 2018)
- Final Background Study and draft by-law released to public (November, 2018)
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