

COMMITTEE AGENDA



TO **Infrastructure, Development & Enterprise Committee**

DATE Tuesday, May 5, 2015

LOCATION Council Chambers, Guelph City Hall, 1 Carden Street

TIME 5:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

CONFIRMATION OF MINUTES – April 8, 2015 Open and Closed Meeting Minutes

PRESENTATIONS (Items with no accompanying report)

a) None

CONSENT AGENDA

The following resolutions have been prepared to facilitate the Committee's consideration of the various matters and are suggested for consideration. If the Committee wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with separately. The balance of the Infrastructure, Development & Enterprise Committee Consent Agenda will be approved in one resolution.

ITEM	CITY PRESENTATION	DELEGATIONS	TO BE EXTRACTED
IDE-2015.9 Guelph Growth Management – Annual Monitoring Report for 2014	Todd Salter, General Manager, Planning Urban Design and Building Services Melissa Aldunate, Manager of Policy Planning and Urban Design		✓
IDE-2015.10 2015 Development Priorities Plan	Sylvia Kirkwood, Manager of Development Planning		✓
IDE-2015.11 2014 Building Permit Fee Revenues, Costs, Building Stabilization Reserve Fund and Annual Setting of Building Permit Fees for 2015			

IDE-2015.12 Elementary School Speed Zones – Update			
IDE-2015.13 2014 Delegation of Authority Report			

Resolution to adopt the balance of the Infrastructure, Development & Enterprise Committee Consent Agenda.

ITEMS EXTRACTED FROM CONSENT AGENDA

Once extracted items are identified, they will be dealt with in the following order:

- 1) delegations (may include presentations)
- 2) staff presentations only
- 3) all others.

STAFF UPDATES AND ANNOUNCEMENTS

ADJOURNMENT

NEXT MEETING – June 2, 2015

**Infrastructure, Development & Enterprise Committee
Held in the Council Chambers, Guelph City Hall
Wednesday, April 8, 2015 at 5:10 p.m.**

Attendance

Members: Chair B. Bell
Mayor C. Guthrie
Councillor D. Gibson
Councillor L. Piper
Councillor M. Salisbury

Councillors: Councillor J. Gordon
Councillor J. Hofland
Councillor M. MacKinnon

Staff: Mr. A. Horsman, Deputy CAO – Infrastructure, Development & Enterprise
Mr. T. Salter, General Manager, Planning Services
Mr. T. Myles, Termite Control Officer
Ms. J. Juste, Transportation Demand Management Coordinator
Mr. P. Sheehy, Program Manager – Zoning
Ms. D. Black, Council Committee Coordinator

Call to Order (5:10 p.m.)

Chair Bell called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Confirmation of Minutes

1. Moved by Councillor Salisbury
Seconded by Councillor Piper

That the open meeting minutes of the Infrastructure, Development & Enterprise Committee held on March 3, 2015 be confirmed as recorded.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Gibson, Piper and Salisbury (5)
VOTING AGAINST: (0)*

CARRIED

Consent Agenda

The following items were extracted from the April 8, 2015 Consent Agenda to be voted on separately:

IDE-2015.5 Termite Control Program 2014 Annual Report
IDE-2015.6 Community CarShare Co-operative Parking at City-Owned Facilities
IDE-2015.8 Sign By-law Variance – 435 Stone Road West

2. Moved by Mayor Guthrie
Seconded by Councillor Piper

That the balance of the April 8, 2015 Infrastructure, Development & Enterprise Committee Consent Agenda, as identified below, be adopted:

IDE-2015.7 Building Services 2014 Annual Report

That the report from Infrastructure, Development and Enterprise dated April 8, 2015 entitled "Building Services 2014 Annual Report" be received.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Gibson, Piper and Salisbury (5)

VOTING AGAINST: (0)

CARRIED

Extracted Consent Items

IDE-2015.5 Termite Control Program 2014 Annual Report

Dr. Tim Myles, Termite Control Officer provided an update of the most recent termite activity discovery. He explained the Termite Control Program management practices in 2014, current termite activity areas, and goals for 2015. He noted that termite activity in Guelph is at its lowest rate with only 32 properties involved.

3. Moved by Councillor Piper
Seconded by Councillor Gibson

That the report from Infrastructure, Development and Enterprise dated April 8, 2015 entitled "Termite Control Program 2014 Annual Report" be received.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Gibson, Piper and Salisbury (5)

VOTING AGAINST: (0)

CARRIED

IDE-2015.6 Community CarShare Co-operative Parking at City-Owned Facilities

Ms. Jennifer Juste, Transportation Demand Management Coordinator provided clarification regarding the CarShare parking locations and the terms of the contracts.

4. Moved by Councillor Piper
Seconded by Councillor Salisbury

WHEREAS non-commercial carshare services are part of a suite of options that support the City of Guelph in meeting its transportation demand management (TDM) policy objectives to support sustainable transportation alternatives,

AND WHEREAS the use of off-street municipal parking space, where appropriate and available, may be reserved for carshare services for the purposes of supporting TDM;

1. The Deputy CAO of Infrastructure, Development and Enterprise Services is authorized to enter into and execute a Parking Agreement between The People's Car Co-operative Inc. o/a Community CarShare and the City, in a form substantially as described in the

report dated April 8, 2015, with the final form and content to the satisfaction of the City Solicitor.

2. The Deputy CAO of Infrastructure, Development and Enterprise Services is authorized to approve and execute amendments to the Parking Agreement, provided that such amendments are to the satisfaction of the City Solicitor, to add or change parking locations, upon requests by carshare services, to reserve a non-revenue generating parking space at a city-owned facility, and to make other amendments to the agreement provided it is in accordance with the general terms therein.

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Gibson, Piper and Salisbury (5)

VOTING AGAINST: (0)

CARRIED

IDE-2015.8 Sign By-law Variance – 435 Stone Road West

Mr. P. Sheehy, Program Manager – Zoning provided clarification of the exemption request and status of other signs on the property.

Discussion ensued regarding the sign illumination effects on the residential properties, the feasibility of placing signage restrictions retroactively, the notification process of sign by-law exemption requests and enforcement.

5. Moved by Councillor Piper
Seconded by Councillor Salisbury
 1. That the report from Infrastructure, Development and Enterprise dated April 8, 2015 regarding a sign by-law variance for 435 Stone Road West, be received.
 2. That the request for a variance from the Sign By-law for 435 Stone Road West to permit one (1) sign with an area of 5.7m² to be located on the second storey of a building face fronting a public road allowance, be approved **with a condition that restricts illumination to be within the hours of operation of Stone Road Mall.**

VOTING IN FAVOUR: Mayor Guthrie, Councillors Bell, Gibson, Piper and Salisbury (5)

VOTING AGAINST: (0)

CARRIED

There was discussion regarding the need for a comprehensive review of the sign by-law and the process for sign by-law exemptions. Staff advised they are currently evaluating their work plans and will be bringing them forward in the near future.

Staff Updates and Announcements

There were no updates or announcements.

Authority to Resolve Into a Closed Meeting

THAT the Infrastructure, Development & Enterprise Committee now hold a meeting that is closed to the public with respect to Sec. 239(2)(b) of the *Municipal Act* with respect to personal matters about identifiable individuals.

Closed Meeting (6:15 p.m.)

The following matters were considered:

IDE-C-2015.1 Citizen Appointments to the Economic Development Advisory Committee, Environmental Advisory Committee, Heritage Guelph and the River Systems Advisory Committee

Rise from Closed Meeting (6:22 p.m.)

6. Moved by Mayor Guthrie
 Seconded by Councillor Salisbury

That the Infrastructure, Development & Enterprise Committee rise from its closed meeting and reconvene in open meeting.

CARRIED

Open Meeting (6:23 p.m.)

Adjournment (6:24 p.m.)

6. Moved by Mayor Guthrie
 Seconded by Councillor Salisbury

That the meeting be adjourned.

CARRIED

Dolores Black
Council Committee Coordinator

**INFRASTRUCTURE, DEVELOPMENT & ENTERPRISE COMMITTEE
CONSENT AGENDA**

May 5, 2015

Members of the Infrastructure, Development & Enterprise Committee.

SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate the Committee's consideration of the various matters and are suggested for consideration. If the Committee wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Infrastructure, Development & Enterprise Committee Consent Agenda will be approved in one resolution.

A Reports from Administrative Staff

REPORT	DIRECTION
IDE-2015.9 GUELPH GROWTH MANAGEMENT – ANNUAL MONITORING REPORT FOR 2014 1. That Report #15-33 from Infrastructure, Development and Enterprise titled "Guelph Growth Management: Annual Monitoring Report for 2014" dated May 5, 2015 be received.	Receive
IDE-2015.10 2015 DEVELOPMENT PRIORITIES PLAN 1. That Infrastructure, Development and Enterprise Report 15-36, 2015 Development Priorities Plan, dated May 5, 2015, be received. 2. That Council approve a 2015 target for the registration of 686 housing units within plans of subdivision in accordance with the 2015 Development Priorities Plan. 3. That Council approve a 2015 target for the draft plan approval of up to 1319 housing units within plans of subdivision in accordance with the 2015 Development Priorities Plan. 4. That amendments to the timing of registration of plans of subdivision be permitted only by Council approval unless it can be shown that there is no impact on the capital budget and that the dwelling unit targets for 2015 are not exceeded.	Approve

IDE-2015.11 2014 BUILDING PERMIT FEE REVENUES, COSTS, BUILDING STABILIZATION RESERVE FUND AND ANNUAL SETTING OF BUILDING PERMIT FEES FOR 2015

Approve

1. That the report from Infrastructure, Development and Enterprise dated May 5, 2015 entitled 2014 Building Permit Fee Revenues, Costs, Building Stabilization Reserve Fund and Annual Setting of Building Permit Fees for 2015, be received.
2. That Council approve the attached Schedule of Building Permit Fees, effective June 1, 2015.

IDE-2015.12 ELEMENTARY SCHOOL SPEED ZONES - UPDATE

Approve

1. That the report from Infrastructure, Development and Enterprise dated May 5, 2015 entitled "Elementary School Speed Zone - Update" be received.
2. That the existing 30 km/h reduced speed zone on Imperial Drive be replaced with "40 km/h when flashing" signage with the flashing beacons operating on school days from 8:00-9:00 a.m. and 3:00-4:00 p.m.
3. That staff use the City of Guelph Community Engagement Framework to consult with community members and provide opportunity to offer feedback on the existing Elementary School Speed Zones program. These inputs will contribute to developing the next steps of the program.
4. That staff continue to monitor the effectiveness of reduced speeds limits in school zones and report back to Committee with the additional analysis, including the feedback obtained through community engagement, after a full school year of operation.

IDE-2015-13 2014 DELEGATION OF AUTHORITY REPORT

Receive

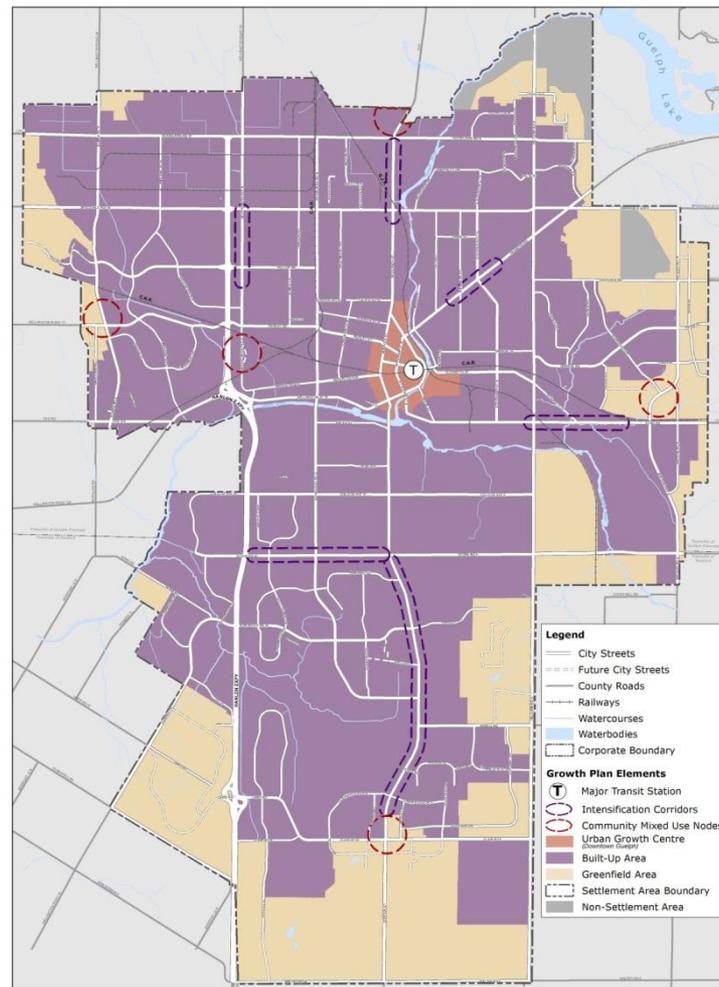
1. That the report dated May 5, 2015 entitled "2014 Delegation of Authority Report", with respect to delegated authority under the purview of the Infrastructure, Development and Enterprise Committee be received.

attach.

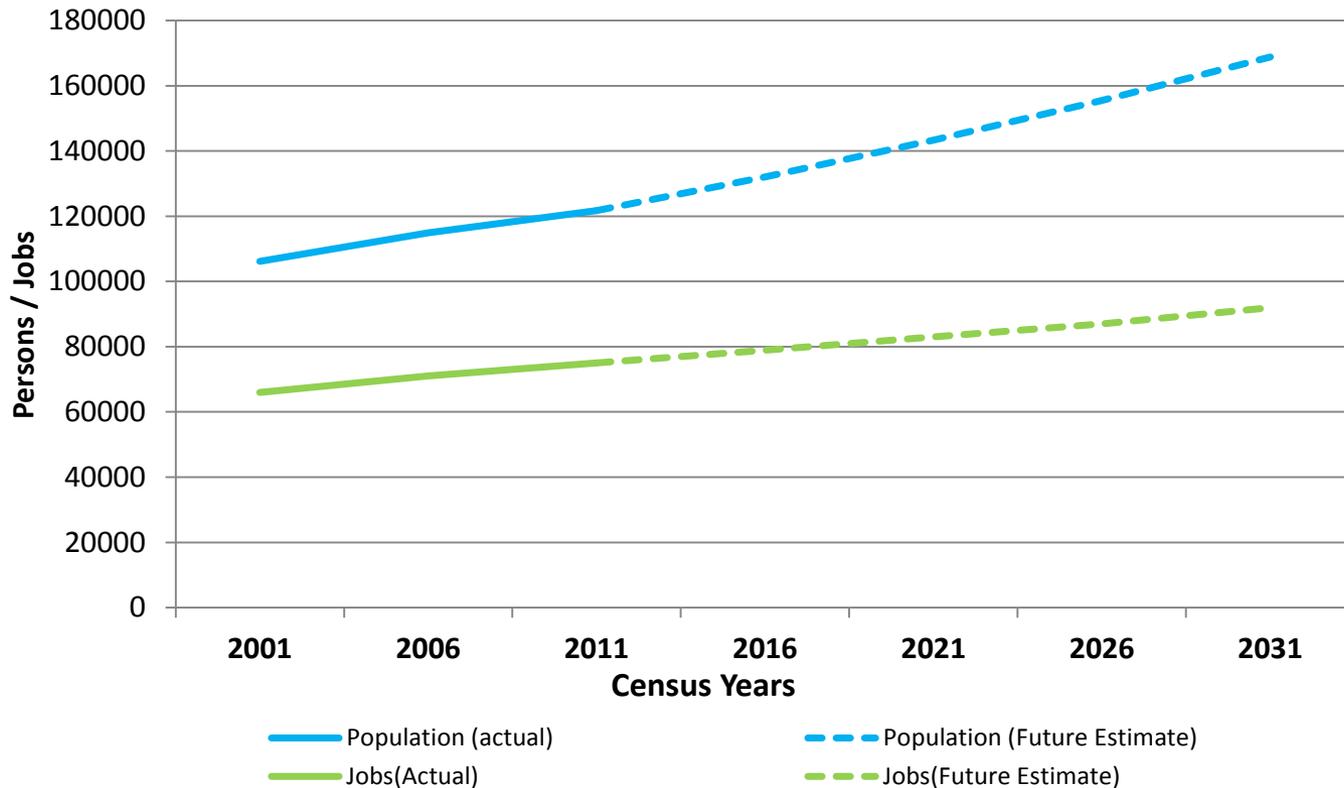


Annual Growth Monitoring Report 2014

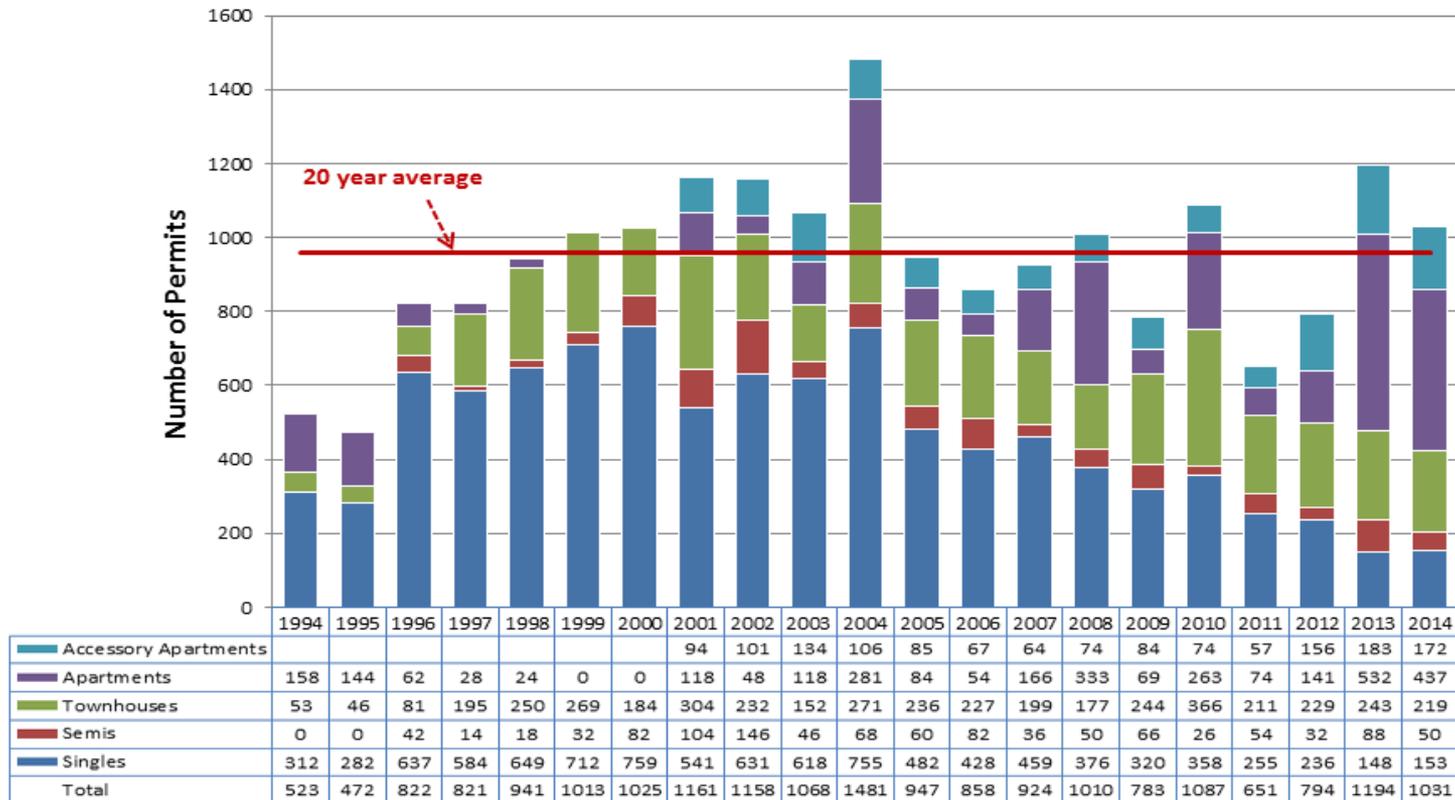
1. Growth Management Geography



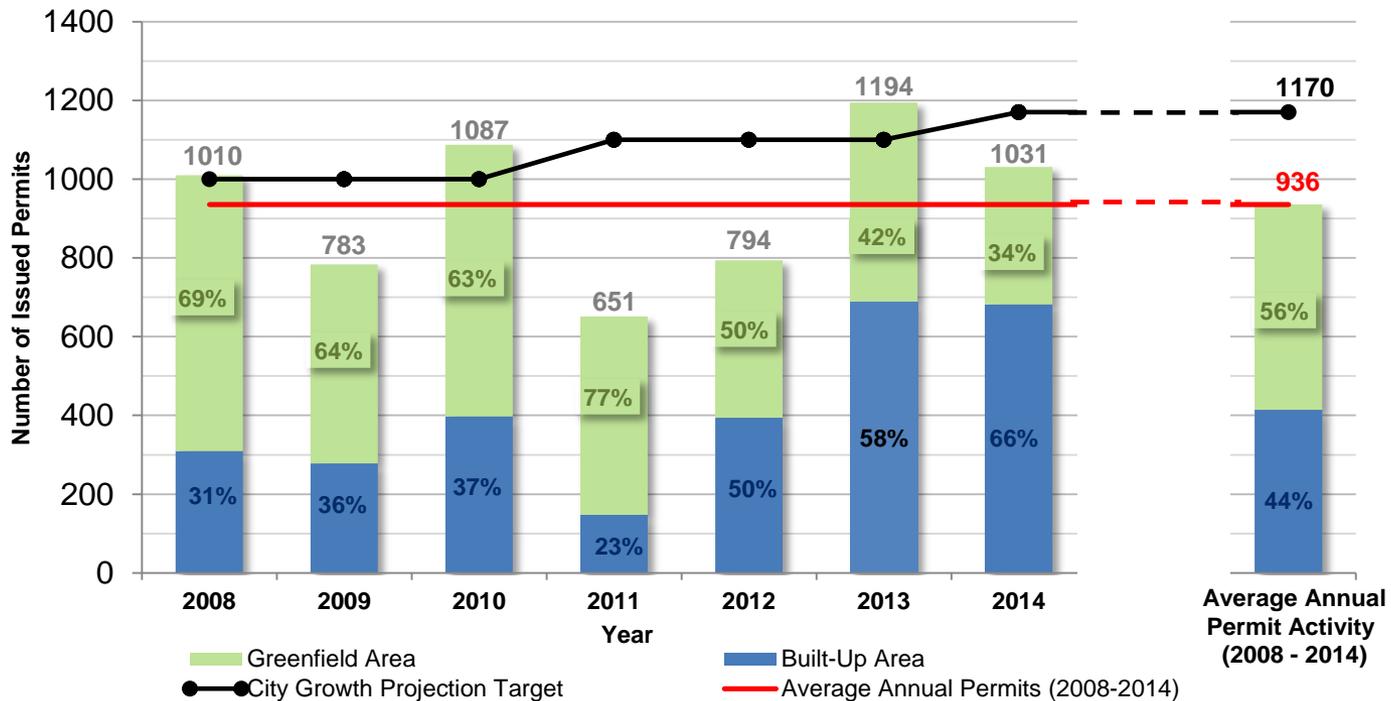
2.1 Population and Employment Forecast to 2031



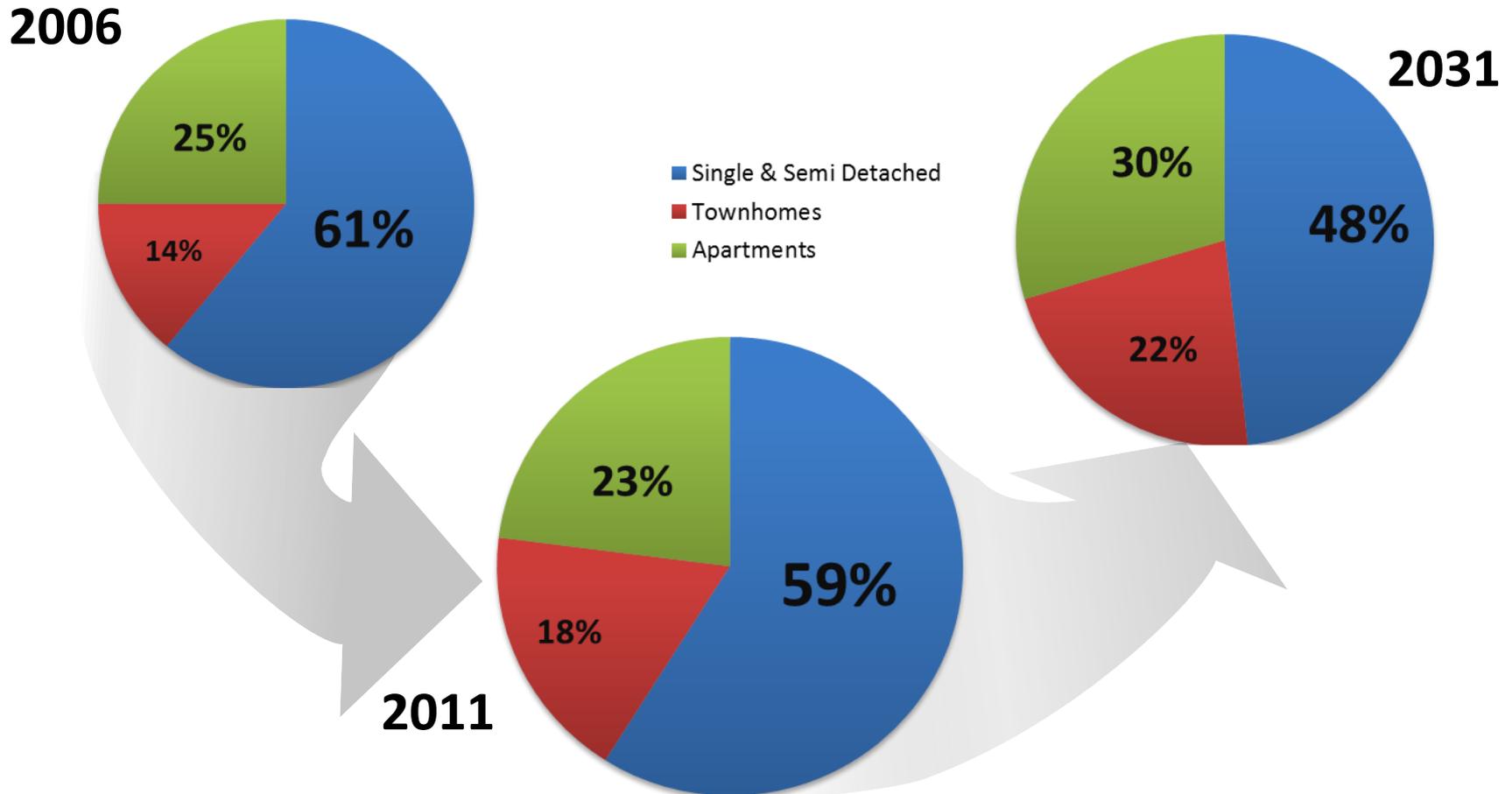
3.1 Historical Building Permits by Dwelling Type 1994-2014



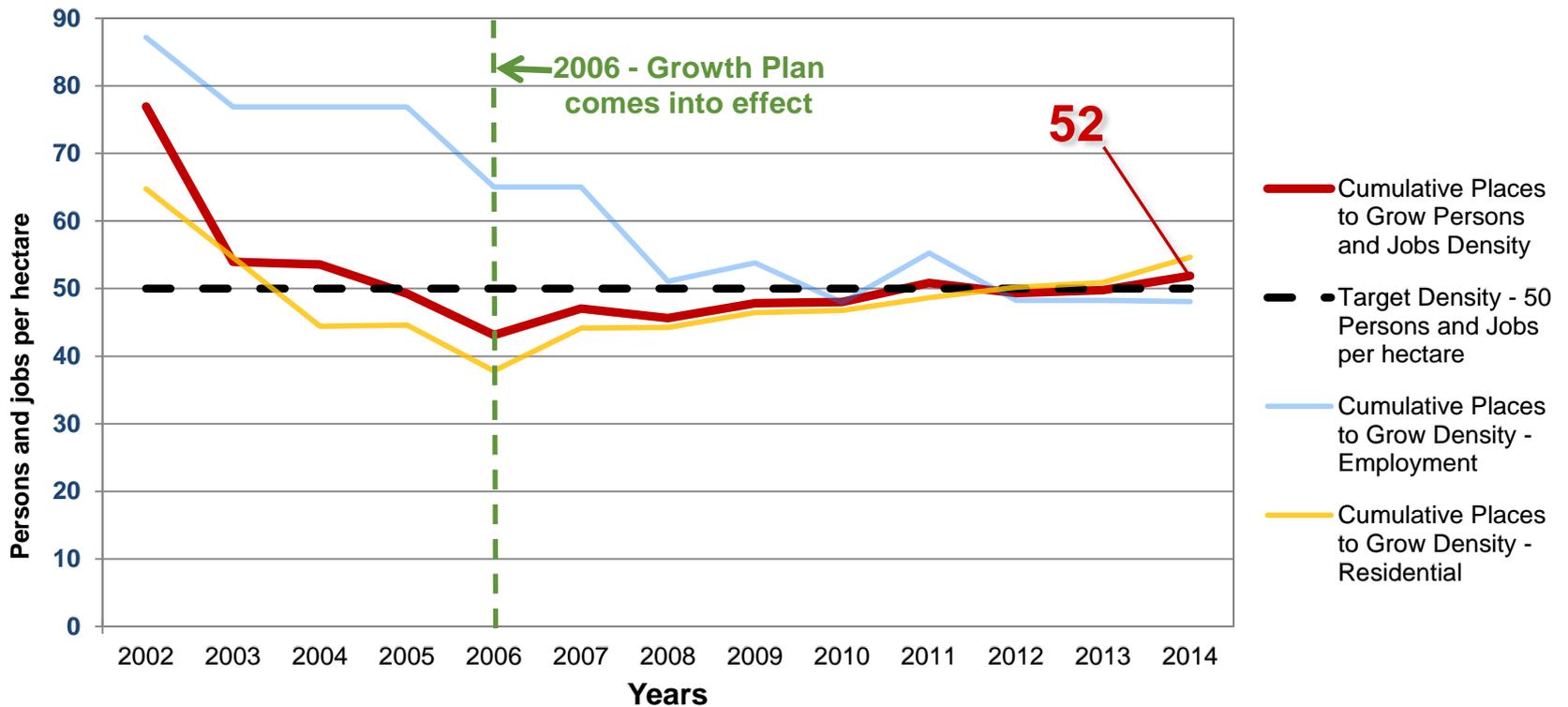
3.2 Annual Residential Permit Summary by Growth Plan Area, 2008-2014



4.2 City of Guelph Housing Mix Total Housing Stock, 2006 to 2031



5.2 Greenfield Area Cumulative Persons and Job Density within Committed Lands



5.2 City of Guelph Housing Supply

2015-2031

Housing Supply in the Built-up Area

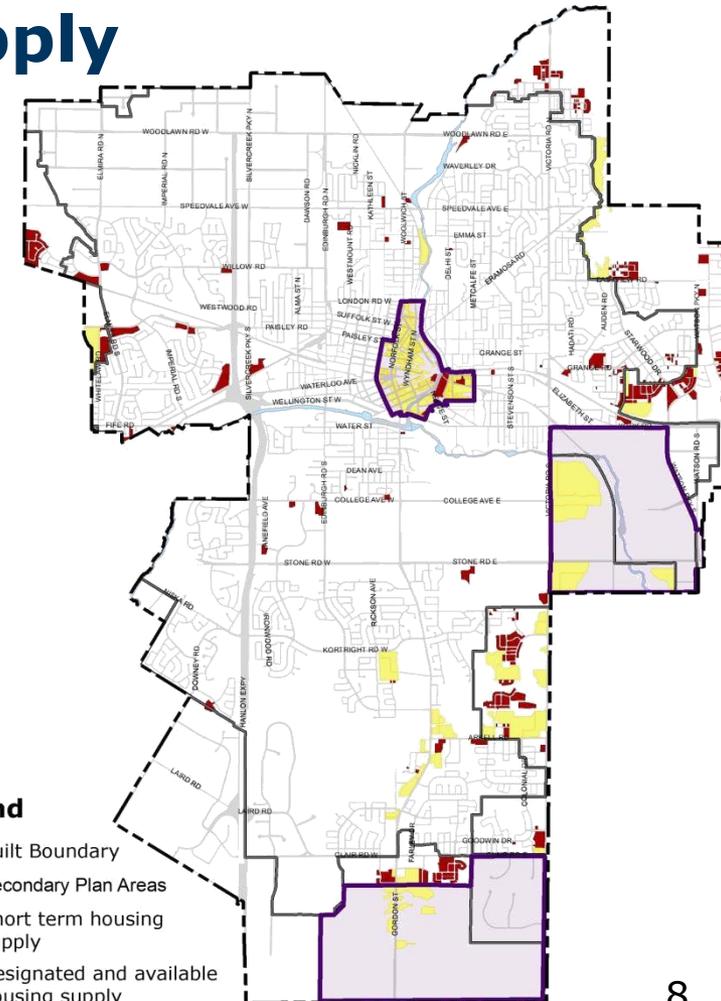
Supply	Single Detached	Semi Detached	Townhomes	Apartments	Total	Years of Supply
Short term supply	133	8	579	3012	3732	3.19
Designated and Available	72	0	1424	1386	2882	2.46
TOTAL	205	8	2003	4398	6614	5.65

Housing Supply in the Greenfield Area

Supply	Single Detached	Semi Detached	Townhomes	Apartments	Total	Years of Supply
Short term supply	705	192	1051	2499	4447	3.80
Designated and Available	1146	0	2773	3434	7353	6.28
TOTAL	1851	192	3824	5933	11800	10.09

City-Wide Housing Supply

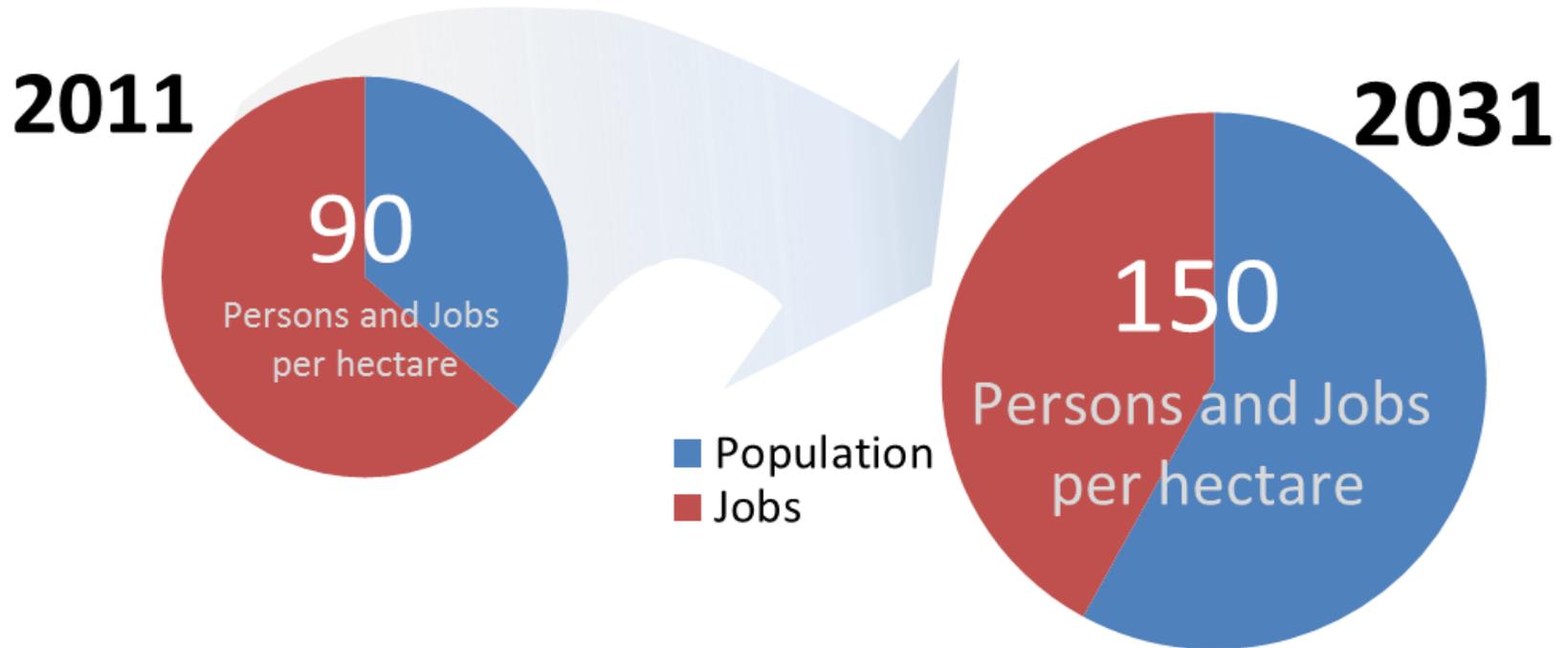
Supply	Single Detached	Semi Detached	Townhomes	Apartments	Total	Years of Supply
Short term supply	838	200	1630	5511	8179	6.99
Designated and Available	1218	0	4197	4820	10235	8.75
TOTAL	2056	200	5827	10331	18414	15.74



Legend

- Built Boundary
- Secondary Plan Areas
- Short term housing supply
- Designated and available housing supply

5.2 Urban Growth Centre Population and Employment Density



STAFF REPORT



TO Infrastructure, Development and Enterprise Committee

SERVICE AREA Infrastructure, Development and Enterprise

DATE May 5, 2015

SUBJECT Guelph Growth Management – Annual Monitoring Report for 2014

REPORT NUMBER 15-33

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To provide an annual report on the achievement of Official Plan policies which implement the Growth Plan for the Greater Golden Horseshoe; and provide information on monitoring of development activity and housing supply in accordance with the City's population forecasts to 2031 and the Provincial Policy Statement.

KEY FINDINGS

Development activity within the City is:

- Trending higher than the 20 year average in the past two years and is generally in line with long term projections in the Development Charges Background Study;
- Resulting in a range and mix of housing types with a greater proportion of townhouse and apartment units being constructed in recent years;
- Meeting the annual Intensification Target for the Built-up Area since 2012;
- Meeting the overall Greenfield Area Density Target (for developed and committed lands) as of 2014;
- Supporting the achievement of the Urban Growth Centre density target through residential intensification in the form of major apartment projects.

The City is exceeding the minimum housing supply requirement of the Provincial Policy Statement which supports continued development activity. The supply translates into the creation of housing units as building permits are issued.

The City is performing well in comparison to other municipalities located in the outer-ring of the Greater Toronto Area in terms of working towards achievement of the Places to Grow density target for the Urban Growth Centre.

STAFF REPORT



FINANCIAL IMPLICATIONS

None

ACTION REQUIRED

For the Infrastructure, Development and Enterprise Committee to receive the report for information.

RECOMMENDATION

1. That Report #15-33 from Infrastructure, Development and Enterprise titled "Guelph Growth Management: Annual Monitoring Report for 2014" dated May 5, 2015 be received.

BACKGROUND

Since 2001, Planning Services have been managing growth and development activity through the annual Development Priorities Plan (DPP). The DPP has been used effectively as a tool by City Council to manage the rate and timing of development from new plans of subdivision. The DPP evolved over the past 6 years to include a secondary role of monitoring growth. In the recent past, the increasing importance of growth monitoring has been recognized especially with regard to the need to address the monitoring requirements of the Growth Plan for the Greater Golden Horseshoe which came into effect in 2006 and the growth management policies of the City's Official Plan. In response to this, a separate and expanded growth management monitoring program has been developed. This program will report annually on the implementation of the Growth Plan and the City's Official Plan policies including achievement of density targets, intensification targets and population projections and the housing supply requirements of the Provincial Policy Statement. The Development Priorities Plan will continue to be a separate annual report and will be focused on its primary role of determining priorities for the rate, timing and location of future development approvals.

REPORT

Purpose of the Growth Management Monitoring Report:

The Growth Management Monitoring Report (Attachment 1) will be an annual report (commencing with this report) that provides information on land supply, development activity and achievement of City and Provincial Policies. This report presents year end data and will inform the annual Development Priorities Plan and other City plans and documents in terms of growth projections and policies.

The report primarily focuses on the City's Official Plan policies that conform to the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement.

STAFF REPORT



Official Plan Policies:

The Official Plan conforms to the Growth Plan for the Greater Golden Horseshoe and sets: an intensification target for the Built-up area; and density targets for the greenfield area and the Urban Growth Centre. Attachment 2 provides a map outlining the built-up area and greenfield area of the City as defined by the Growth Plan.

Intensification Target: by the year 2015 and for each year thereafter, a minimum of 40% of the City's annual residential development will occur within the City's built-up area.

Built-up area: the lands identified within the built boundary as shown on Attachment 2.

Greenfield Area Density Target: the greenfield area will be planned and designed to achieve an overall minimum density target that is not less than 50 people and jobs combined per hectare. The greenfield area density target is measured over the entire designated greenfield area.

Greenfield area: is the area within the settlement area boundary that was not part of the built-up area in 2006 and is not part of the non-settlement areas (see Attachment 2)

Urban Growth Centre Density Target: The Urban Growth Centre, defined as downtown with boundaries established through the Downtown Secondary Plan, will be planned and designed to achieve a minimum density target of 150 people and jobs combined per hectare by 2031, which is measured across the entire Downtown.

The Official Plan update (OPA 48, currently under appeal) provided new policy directions for monitoring growth including policies directed at monitoring development activity to ensure that growth is consistent with population forecasts, intensification targets for the built-up area and density targets for the greenfield area. OPA 48 also requires tracking of the supply of residential units in accordance with the housing supply policies of the Official Plan. The housing supply policies conform to the Provincial Policy Statement policy 1.4.1.

PPS 1.4.1 *To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) *maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*

- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to supply at least a three-year supply of residential units through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

Population and Employment Projections

The City's Official Plan sets out the following policy related to population and employment forecasts:

- 2.4.3.1 The city will accommodate growth by:
- i. planning for a population forecast of 175 000 people by the year 2031;
 - ii. promoting a steady rate of growth equivalent to an average population growth rate of 1.5% annually, which will allow growth to keep pace with the planning for future physical infrastructure and community infrastructure;
 - iii. ensuring the employment growth in the City is planned to keep pace with population growth by planning for a minimum of 92 000 jobs by the year 2031."

The Development Charges Background Study (2014) further breaks down the projected population increase into projections for number of housing units. By 2031, the projected total number of households is approximately 70,500; an increase of approximately 22,500 units since 2011.

Highlights of the Monitoring Report

- As of the 2011 Census, the City's population was 121,690 with employment at 75,000 jobs. The 2011 Census also reported a total of approximately 48,100 occupied dwelling units.
- The average annual growth rate for the period from 2006 to 2011 was 1.2%.
- Building permit activity has resulted in the creation of 1031 units in 2014. The past two years have seen an increase in permit activity (from a low of 651 units in 2011) particularly for apartment units. The Development Charges Background Study (2014) projects an average of 1170 units per year to 2031.
- 34% of available greenfield area lands have been committed for development (i.e., either developed or approved for development). The density of the committed lands within the designated greenfield area is approximately 52 persons and jobs per hectare in 2014 which meets the minimum density target set out by the City's Official Plan and the provincial Growth Plan.

STAFF REPORT



- The Built-up Area has achieved the 40% intensification target since 2012 and on average, 45% of new residential development has occurred within the Built-up Area between the years 2008 to 2014. Major apartment developments have contributed to the achievement of the target. Recent projects include 1077 Gordon Street, 1440 Gordon Street and 1291 Gordon Street.
- The Urban Growth Centre (downtown) has experienced renewed interest in development over the past few years including apartment projects at 5 Gordon Street and 160 Macdonell Street which have added 185 new residential units. Over the next ten years, development activity is expected to remain strong as 5 Arthur Street South (MetalWorks) and 150 Wellington Street East (Tri-car's River Mill condominiums) are developed. As of 2011, the UGC was at a density of 90 persons and jobs per hectare. With the addition of new population downtown as these apartment projects are built-out, the density target in the UGC will continue to increase.
- The range and mix of housing units is becoming more balanced through new development activity but the overall existing housing stock has remained at approximately 60% detached and semi-detached dwellings. A shift toward a higher proportion of apartment and townhouse forms of housing is expected to result in a more balanced supply of housing units by 2031, with approximately 48% of the City's overall housing stock being detached and semi-detached units.
- The City continues to maintain a supply of housing units above the minimum requirements of the Provincial Policy Statement (PPS). Currently, there is approximately a seven year supply of lands that are serviced, suitably zoned or within draft approved or registered plans. The City is able to accommodate approximately 16 years of residential growth through residential intensification and lands that are designated and available for residential development where the PPS requires a minimum of 10 years.

CORPORATE STRATEGIC PLAN

3.1 City Building - Ensure a well-designed, safe, inclusive, appealing and sustainable City.

DEPARTMENTAL CONSULTATION

None

FINANCIAL IMPLICATIONS

None

COMMUNICATIONS

None

STAFF REPORT



ATTACHMENTS

- Attachment 1 Growth Monitoring Report 2014
Attachment 2 Growth Plan Elements (Schedule 1B of the Official Plan)

Report Author

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Authored and Approved By

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Annual Growth Monitoring Report 2014

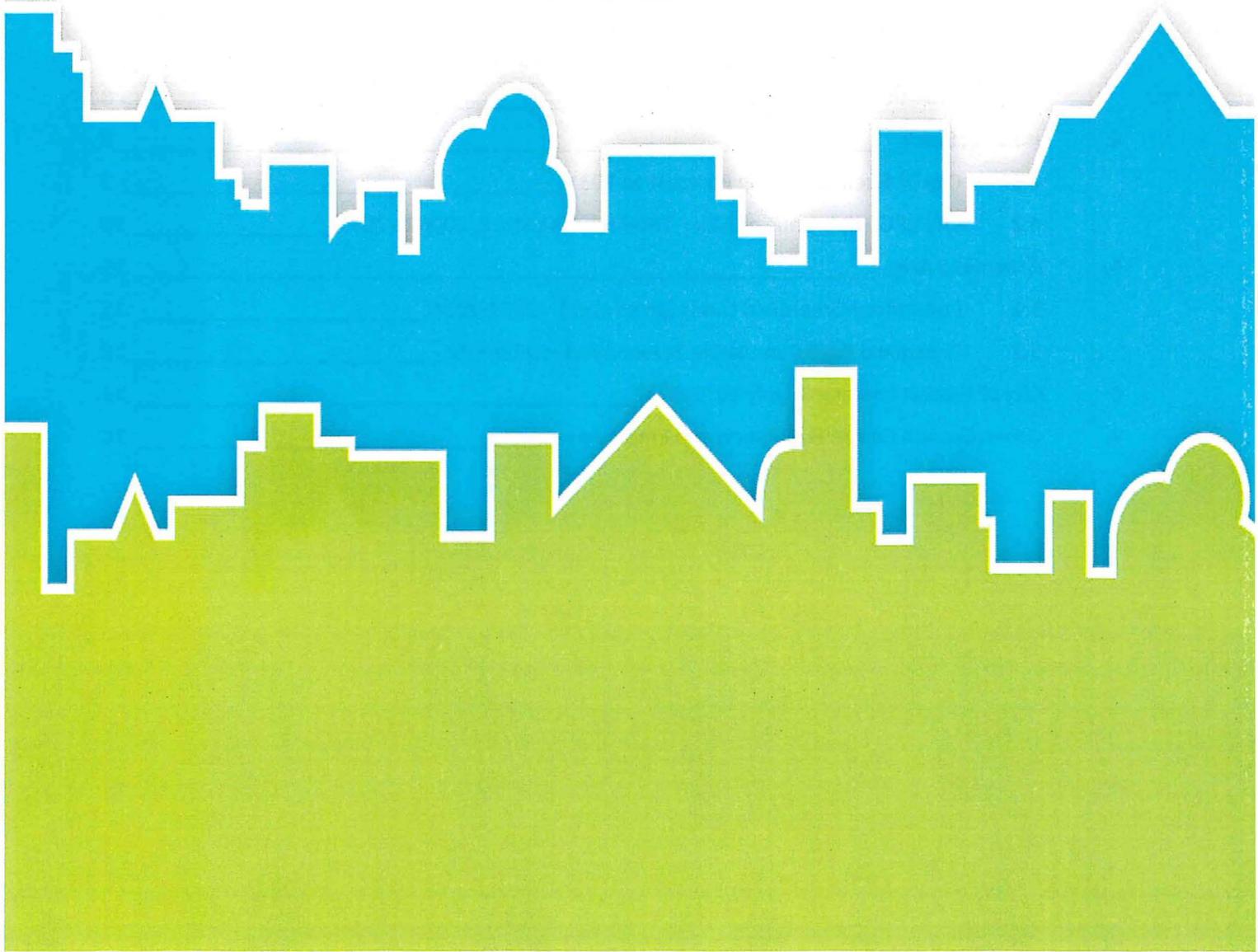
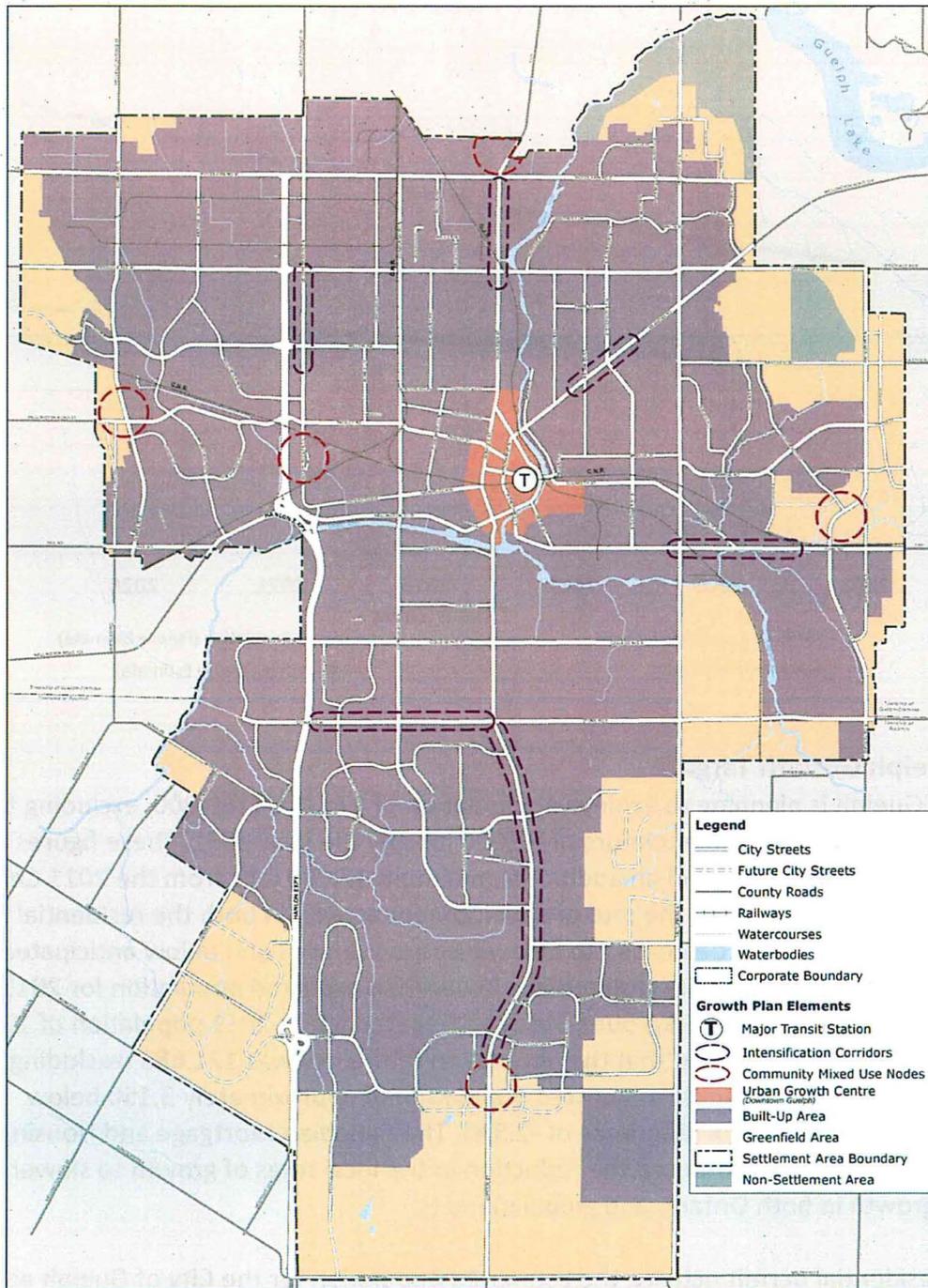


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1. Growth Plan Elements

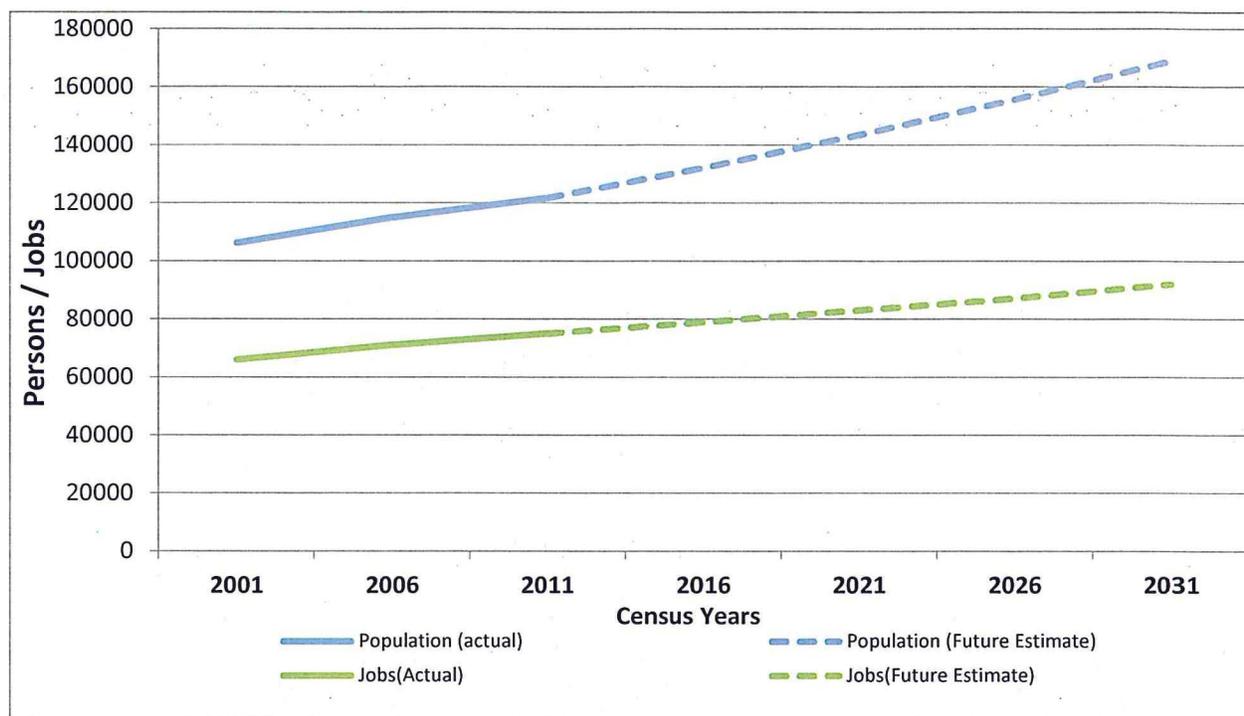
Growth Management Geography



The City of Guelph's Official Plan, amended by OPA 39 in 2010, includes policies that conform to the Growth Plan for the Greater Golden Horseshoe. The Official Plan identifies elements of the Growth Plan on Schedule 1B, including the Urban Growth Centre, the Designated Greenfield Area and the built-up area, all major geographic divisions of the City that have minimum intensification or density targets associated with them.

2. Population and Employment

2.1 Population and Employment Forecast to 2031



City of Guelph Growth Targets

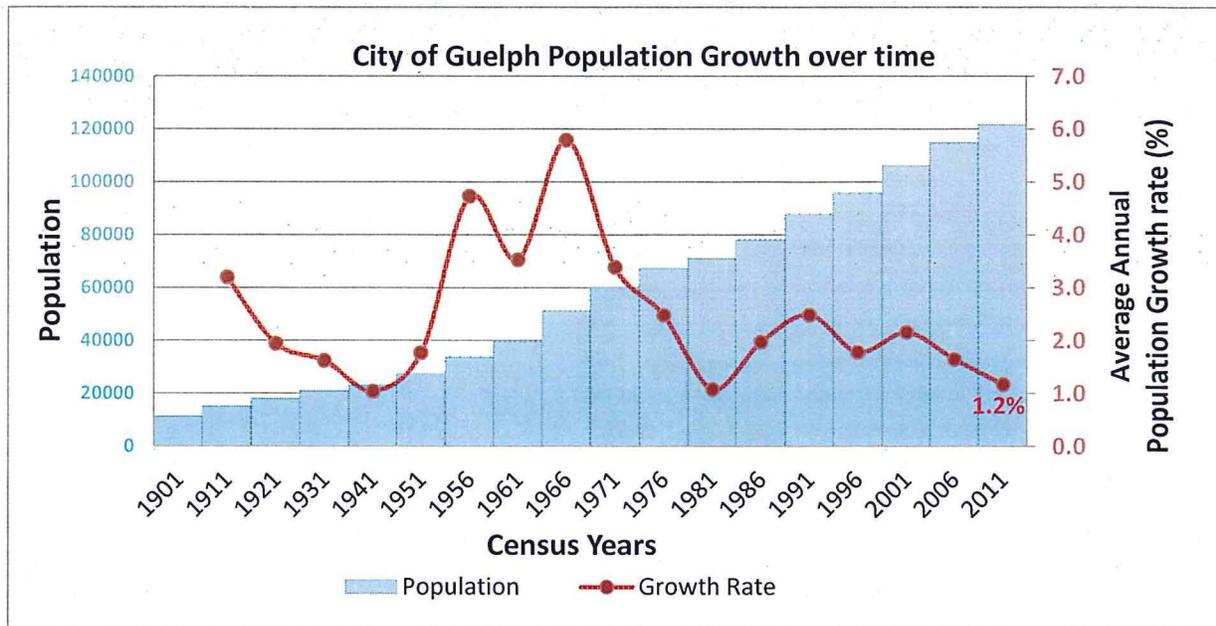
The City of Guelph is planning to achieve a population of 175,000 (169,000, excluding the census undercoverage) and a minimum of 92,000 jobs by the year 2031. These figures represent an additional 47,000 people and an additional minimum 17,000 jobs from the 2011 Census to the year 2031. In recent years, the rate of development activity in both the residential and the non-residential sectors has decreased to below historic averages and below anticipated levels. The slower development activity resulted in a lower than expected population for 2011. The 2008 Development Charges Background Study anticipated a mid-2011 population of 124,856, while the 2011 Census reported that the population of the city was 121,688 (excluding the undercoverage). This represents a reported population of approximately 3,150 below forecasted expectations (or a difference of -2.5%). The Canadian Mortgage and Housing Corporation (CMHC) has attributed the reduction in the local rates of growth to slower economic growth in both Ontario and global markets.

Based on residential permit activity, the estimated population for the City of Guelph at the end of 2014 was 128,000.

Sources:

1. Statistics Canada, Census of Population, 2001-2011
2. Statistics Canada, National Household Survey, 2011
3. Canadian Mortgage and Housing Corporation, Housing Market Outlooks

2.2 City of Guelph Population Statistics



Guelph Population, Area, and Density, 2011	
Population	121,688
Occupied Dwellings	48,115
Average Household Size (persons/dwelling)	2.5
Area (hectares)	8806
Population Density (persons/hectare)	13.82
Gross Dwelling Density (units/hectare)	5.46

Comparator Municipalities	Average Annual Rate of Population Growth 2006 - 2011
Richmond Hill	2.8%
Oakville	2.0%
Burlington	1.4%
Kitchener	1.4%
Guelph	1.2%
Ontario	1.1%
Barrie	1.1%
Kingston	1.1%
Oshawa	1.1%
Brantford	0.8%
Hamilton	0.6%
St. Catharines	-0.1%

Population Growth Rate

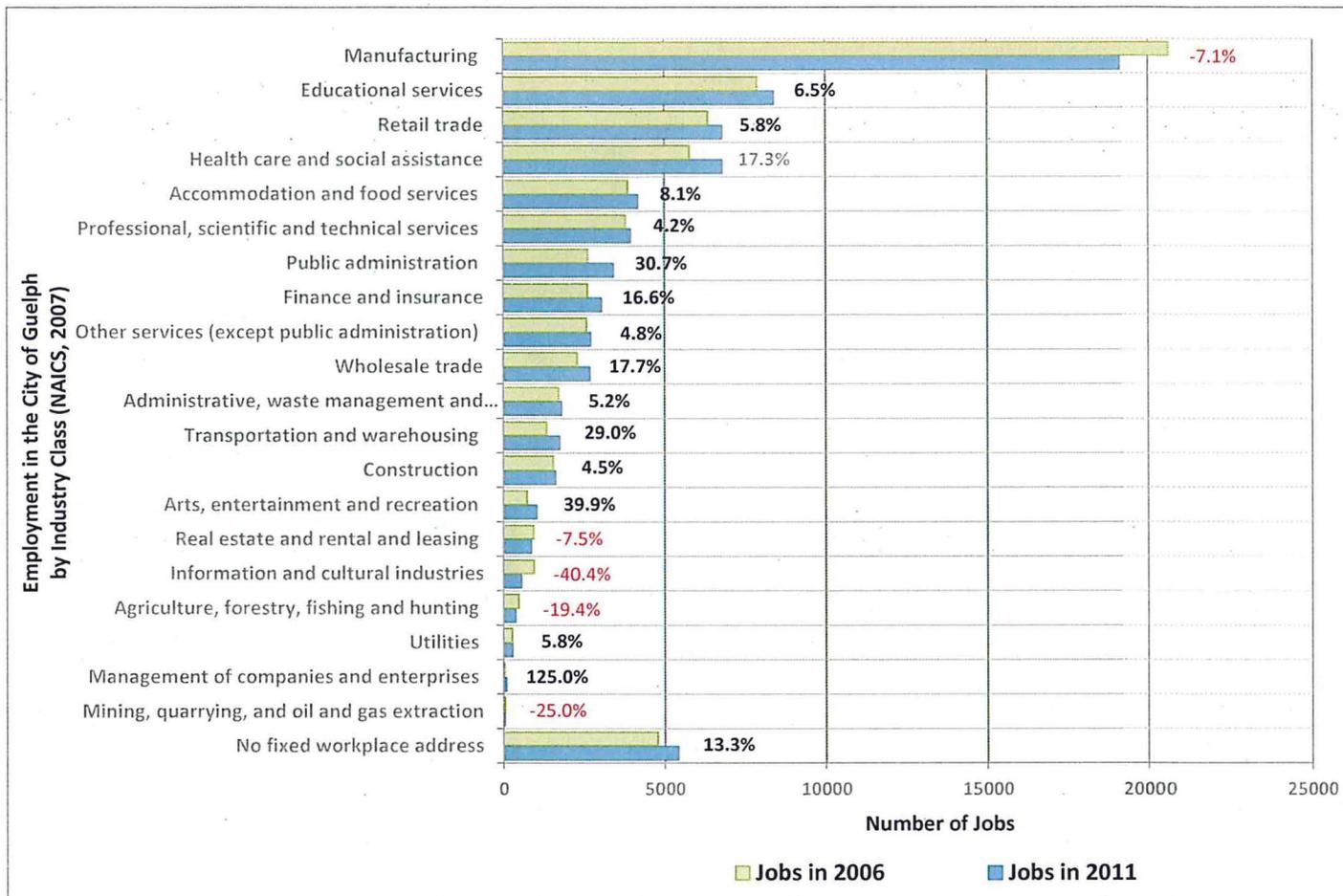
The average annual growth rate is calculated as the percent change in population between successive census years as an annual average. Until 1951, the Census was conducted every 10 years, after which time the Census switched to a 5 year interval. The high growth rate seen in the 1950s and again in the 1960s is in large part due to the annexation of neighbouring township lands. The population contained within the existing dwellings on lands annexed from the township was assimilated with that of the City of Guelph. Another large annexation occurred during the year 1993.

Guelph's population grew by an annual average of 1.2% between 2006 and 2011, which comparatively is only marginally higher than the provincial average and lower than many communities in the Greater Toronto Area. The estimated population of 128,000 for the city at the end of 2014 would represent an average annual growth rate of 1.4% since mid-2011.

Sources:

1. Statistics Canada, 2011 Census of Population
2. Planning Services, 2015

2.3. 2006 - 2011 Employment in the City of Guelph by Employment Sector



Guelph Employment

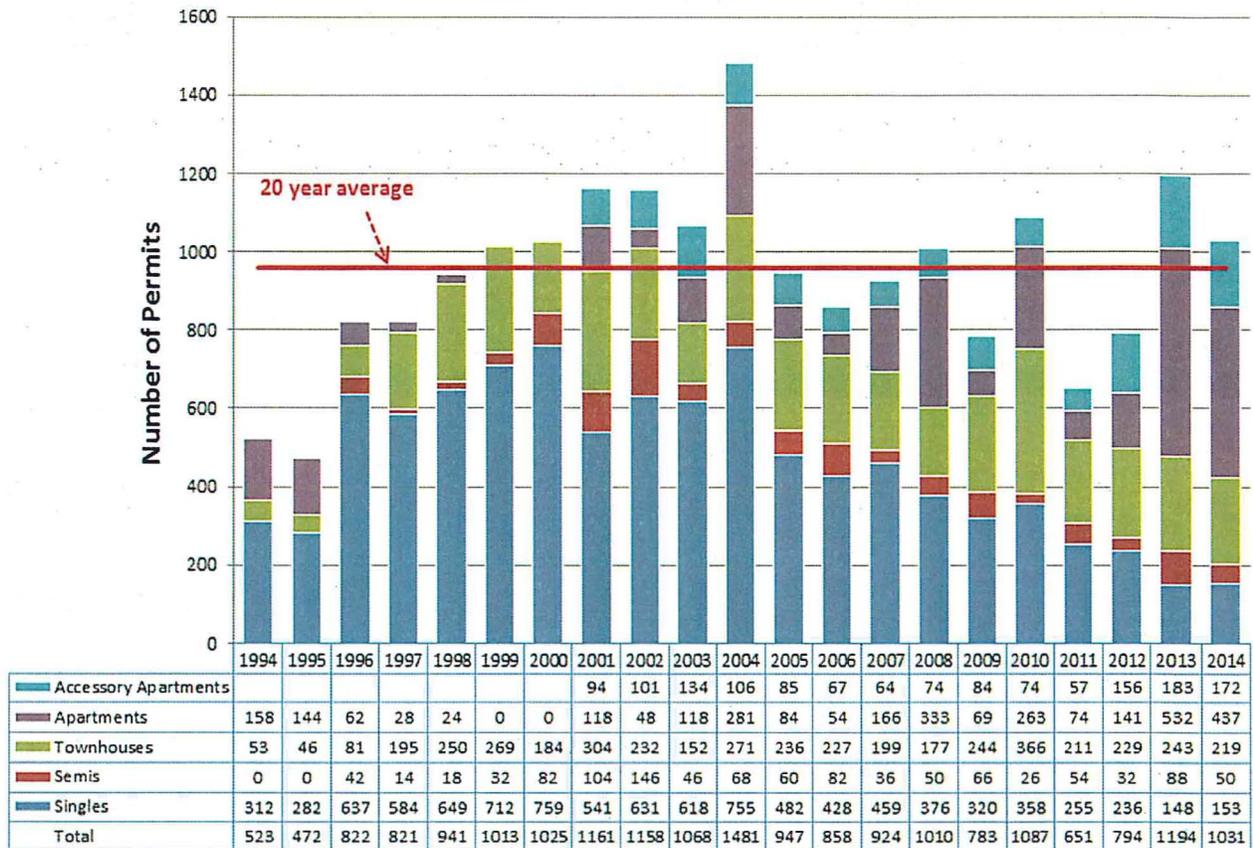
While overall employment in the city increased by approximately 4000 jobs between 2006 and 2011, the general makeup of the city's employment by sector changed moderately over the period. While most sectors experienced an increase in jobs, there was a sizeable decline in the manufacturing employment sector, with most of the jobs lost due to the closure of the W.C. Woods Plants, in downtown Guelph. However, the decline in manufacturing was partially offset by gains in other types of industrial employment, such as transportation and warehousing, and wholesale trade. The majority of the gains in employment between 2006 and 2011 were seen in the traditionally job dense sectors, such as finance and insurance; health care; public administration; professional, scientific and technical services; and management of companies and enterprises. Recently, during the global economic downturn, Guelph boasted some of the country's lowest unemployment rates, which is largely attributed to the city's diverse employment base.

Sources:

1. Statistics Canada, National Household Survey, 2011
2. Statistics Canada, Labour Force Survey

3. Building Permit Activity

3.1 Historical Building Permits by Dwelling Type 1994-2014



Note: Accessory apartment tracking began in 2001.

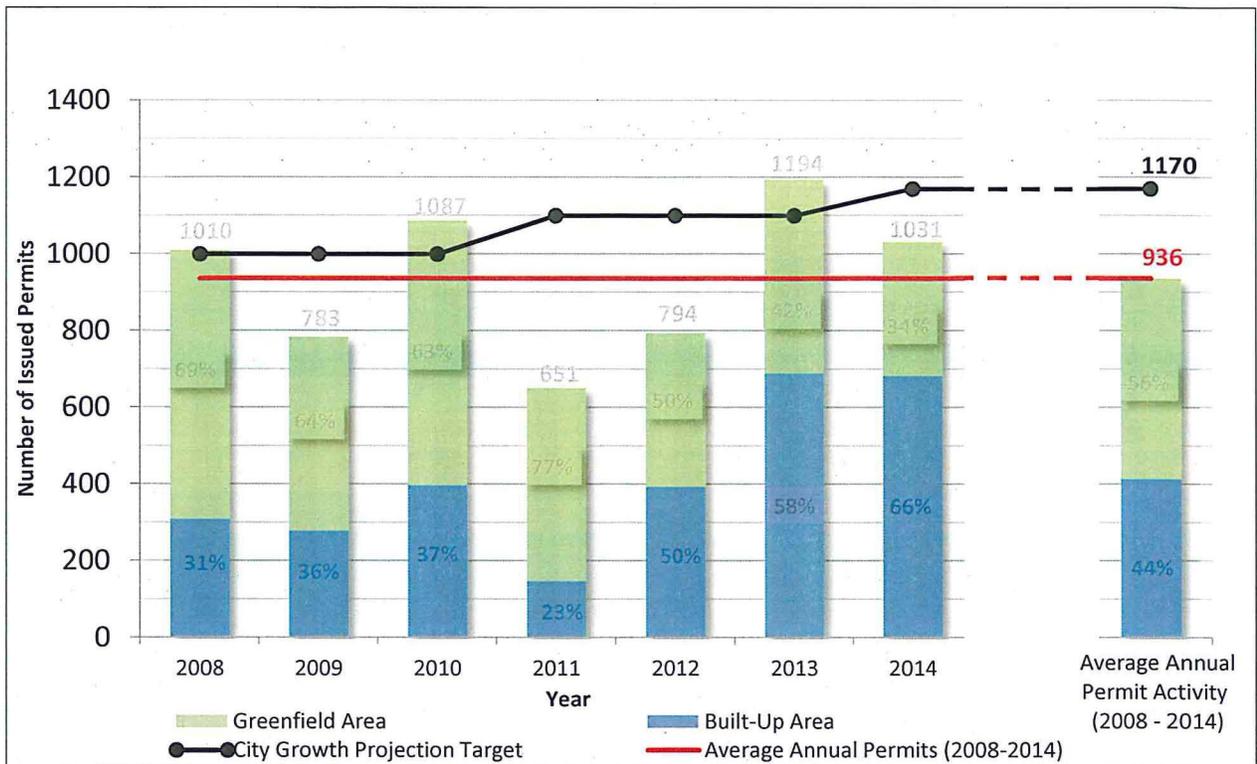
Residential Permit Trends

In recent years, the City of Guelph has started to experience a shift in the types of dwelling units that are being constructed. Traditionally, single detached dwellings have been the predominant housing type constructed each year. However, the number of single detached dwelling permits issued in the City of Guelph have generally been trending downward, from a high of 759 permits issued in 2000 to a low of 148 in 2013. During this same period, the number of permits issued for apartment units have been steadily increasing, now representative of the majority of residential permits issued in both 2013 and 2014. The Canadian Mortgage and Housing Corporation (CMHC) attributes this trend to decreased housing affordability, and demographic changes leading to a decline in the size of a Census household family. The introduction of policy changes through Places to Grow is also a factor in this trend.

Sources:

1. City of Guelph Building Permit Summaries, Planning Services, 2015
2. Canadian Mortgage and Housing Corporation, Housing Market Outlooks, (2013-2014)
3. Canadian Mortgage and Housing Corporation, Housing Now, fourth quarter 2014.

3.2 Annual Residential Permit Summary by Growth Plan Area* 2008-2014



Growth Plan Intensification Targets

Under the Growth Plan, the City of Guelph is required to achieve a minimum of 40% of all new residential development within the built-up area, on an annual basis by the year 2015 and for each year thereafter. The tracking of building permits against the intensification target began in 2008. The majority of infill development during this period has been the result of increased apartment construction, primarily through redevelopment of properties in the City’s downtown and intensification corridors. From an intensification performance standpoint, the City of Guelph has on average, been exceeding the minimum intensification target over the course of the reporting period from 2008 to 2014, and on an individual annual basis since 2012.

Note:

*Growth Plan Area refers to the division of the City into designated greenfield and built-up area as per the Growth Plan.

Source: City of Guelph Building Permit Summaries, Planning Services, 2015

3.3 Annual Residential Permit Summary Dwelling Types by Growth Plan Area 2008-2014

Building Permit Summary										
Permit Type		2008	2009	2010	2011	2012	2013	2014	Total	Average
Single Detached Dwellings	Built-up Area	74	36	58	57	61	48	44	378	54
	Greenfield Area	302	284	300	198	175	100	109	1468	210
Semi-Detached Dwellings	Built-up Area	4	4	8	8	20	24	10	78	11
	Greenfield Area	46	62	18	46	12	64	40	288	41
Townhouses	Built-up Area	41	156	69	33	82	50	104	535	76
	Greenfield Area	136	88	297	178	147	193	115	1154	165
Apartments	Built-up Area	129	15	209	20	91	424	365	1253	179
	Greenfield Area	204	54	54	54	50	108	72	596	85
Accessory Apartments	Built-up Area	61	67	53	29	140	143	159	652	93
	Greenfield Area	13	17	21	28	16	40	13	148	21
Total	Built-up Area	309	278	397	147	394	689	682	2896	414
	Greenfield Area	701	505	690	504	400	505	349	3654	522
	City-wide	1010	783	1087	651	794	1194	1031	6550	936

The tracking and reporting of residential intensification targets in the City of Guelph began in 2008, and since that time, a few trends in residential permits have emerged.

Low Density Housing Trends

Early on in the reporting period during the years 2008 and 2009, low density forms of housing comprised over 40% of the total number of permits being issued. Towards the end of the reporting period in the years 2013 and 2014, the proportion of permits for low density dwelling types fell to below 20%, despite an overall increase in the total number of permits issued both years.

High Density Housing Trends

Apartment permits in 2008 and 2009 were primarily being issued within vacant blocks of registered plans of subdivision in the Designated Greenfield Area. It wasn't until 2010 when the number of apartment permits issued in the built-up area began to outnumber those issued in the Designated Greenfield Area. Since then, the overall proportion of apartments constructed in the built-up area have continued to steadily increase, a major contributing factor in helping the city achieve its intensification and housing mix targets.

Overall Housing Trends

While there are annual variations in the mix of housing types, the result over the entire 7 year reporting period shows that there has been a relatively even distribution of housing types, contributing to a balanced range and mix of new housing in the city. Early in the reporting period, the majority of the development that occurred in the built-up area was primarily within remaining vacant sites within registered plans of subdivision. Today, a larger proportion of that development is resulting from infill redevelopment opportunities. The vast majority of greenfield development over the reporting period occurred within plans of subdivision.

Source: City of Guelph Building Permit Summaries, Planning Services, 2015

3.4 New Residential Building Permits by Dwelling Unit Types - Monthly for 2013 & 2014

Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Accessory Apartments		Building Permit Totals		Demolitions		Net Totals	
	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013
January	11	16	2	0	16	58	0	0	12	8	41	82	0	1	41	81
February	10	4	2	4	32	0	17	0	16	11	77	19	1	0	76	19
March	4	4	2	0	11	18	0	0	15	16	32	38	0	0	32	38
April	9	12	4	14	0	19	0	239	10	16	23	300	1	5	22	295
May	23	23	10	16	0	20	0	76	14	22	47	157	1	0	46	157
June	24	12	10	2	91	3	0	0	19	19	144	36	2	0	142	36
July	15	17	4	18	0	24	0	0	15	28	34	87	3	1	31	86
August	14	16	10	4	4	65	168	0	14	23	210	108	2	2	208	106
September	9	9	0	4	10	9	0	0	11	11	30	33	2	3	28	30
October	14	13	4	8	44	11	72	0	16	18	150	50	3	2	147	48
November	7	15	0	12	5	0	0	1	17	8	29	36	0	0	29	36
December	13	7	2	6	6	16	180	216	13	3	214	248	1	1	213	247
Totals	153	148	50	88	219	243	437	532	172	183	1,031	1,194	16	15	1,015	1,179

Residential Permit Summary

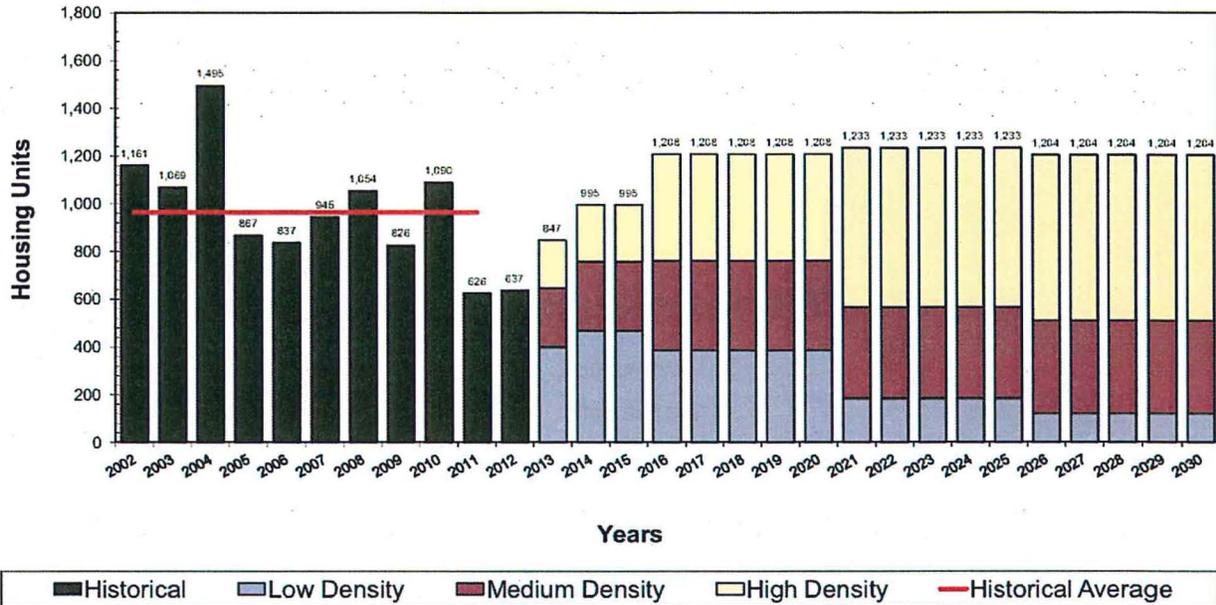
The total number of residential permits issued in 2013 and 2014 closely aligns with the long term average number of residential permits projected to 2031. The proportional split between housing types for both years are also generally reflective of the splits by type of unit over the long term average, which anticipates a higher proportion of apartments being constructed.

Sources:

1. City of Guelph Building Permit Summaries, Planning Services, 2015
2. Development Charges Background Study, Appendix A, March 2014

4. Housing Stock

4.1 City of Guelph Housing Forecast to 2031



Future Housing Forecast

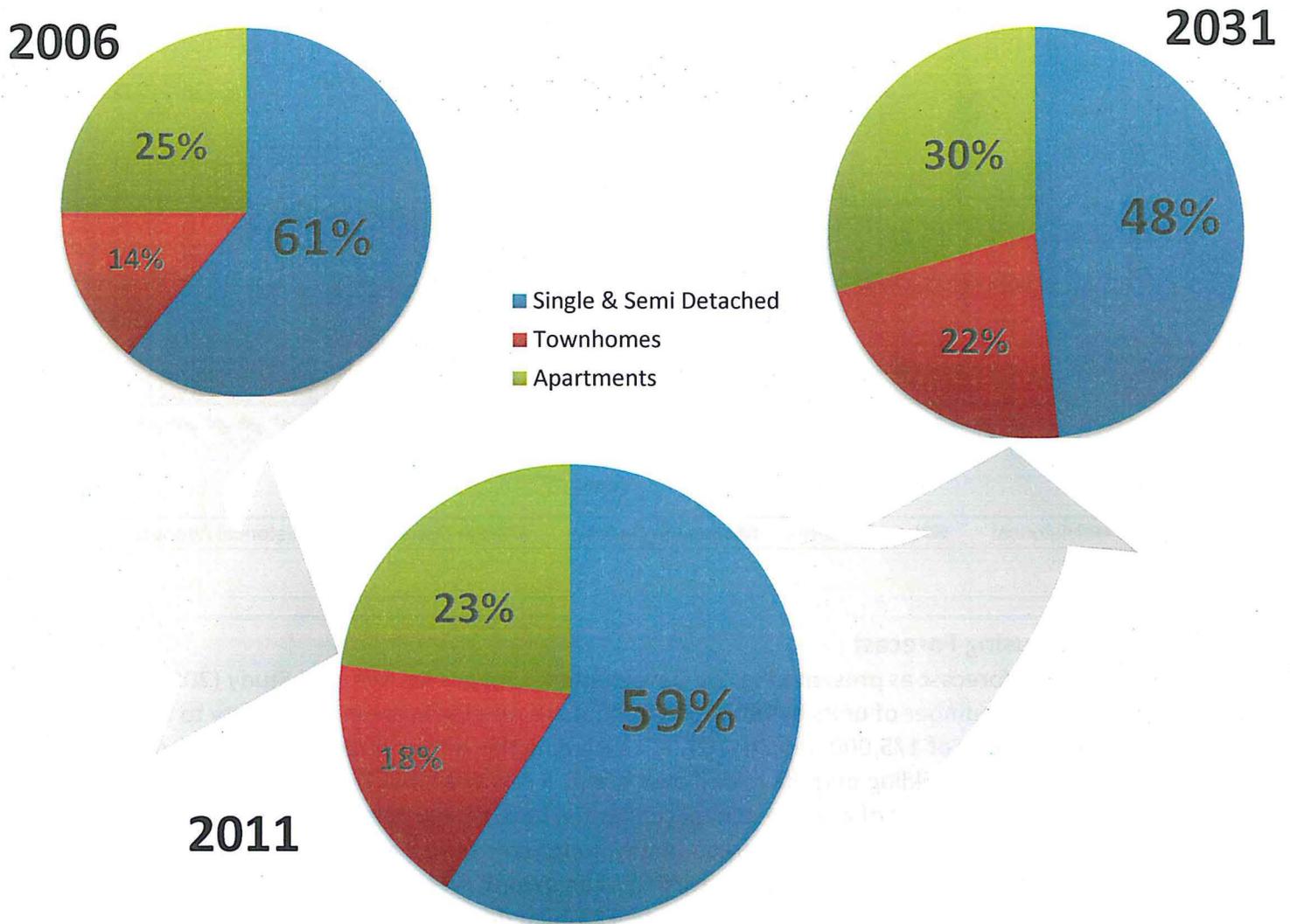
The housing forecast as presented in the Development Charges Background Study (2014) illustrates the number of units by housing type that are needed in order for the city to achieve its population target of 175,000 people (169,000 excluding the census undercoverage). A decrease in the number of building permits issued over the past few years has led to the need for an increase to the number of average annual residential building permits over the long term period to 2031 to achieve the population target. A new long term annual average of 1170 units is targeted to be constructed per year, consisting of an overall average of 22% low density dwellings, 31% medium density dwellings, and 47% high density dwelling units, with the mix shifting over time.

In the years 2013 through 2015, the Development Charges Background Study anticipated that the number of issued residential permits would be fewer than 1,000 each year, forecasting a gradual recovery by 2016, exceeding 1,200 issued residential permits per year to the year 2030. The actual issued number of residential permits for 2013 and 2014 exceeded anticipated levels in the Development Charges Background Study due to multiple large scale apartment construction projects.

Sources:

1. Figure A-1, City of Guelph Development Charge Background Study, March 2014
2. Canadian Mortgage and Housing Corporation, Housing Now Reports

4.2 City of Guelph Housing Mix Total Housing Stock, 2006 to 2031



Housing Mix

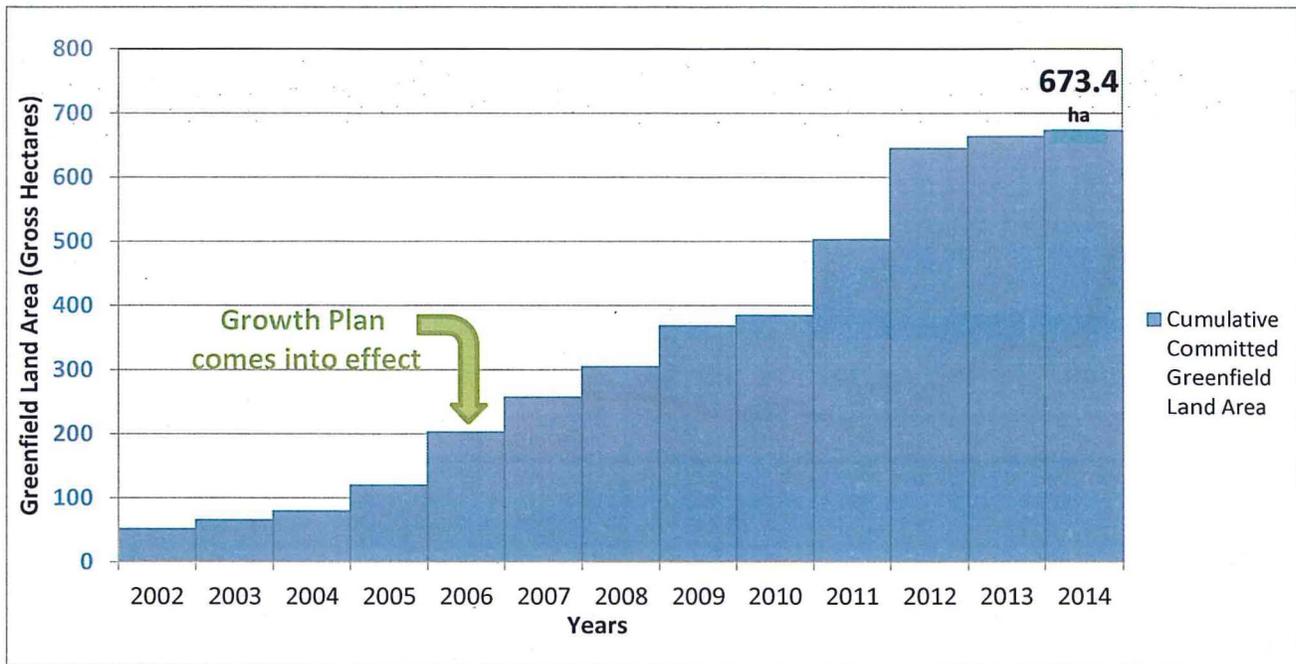
The city's current housing stock is comprised predominantly of low density housing in the form of single detached and semi-detached dwellings. A shift in the demand for different forms of housing combined with policy changes required by the Growth Plan, including a greater mix of housing will see an increasing proportion of medium and high density forms of housing being constructed. The anticipated result of this shift will be a more balanced distribution of unit types in the City of Guelph by 2031 with approximately 48% of the City's overall housing stock in a low density form of housing.

Sources:

1. Statistics Canada, 2011 Census of Population
2. Development Changes Background Study, Consolidated Report, March 21, 2014.

5. Greenfield Area

5.1 Committed* Greenfield Lands (gross area) 2002-2014



Designated Greenfield Area Approvals

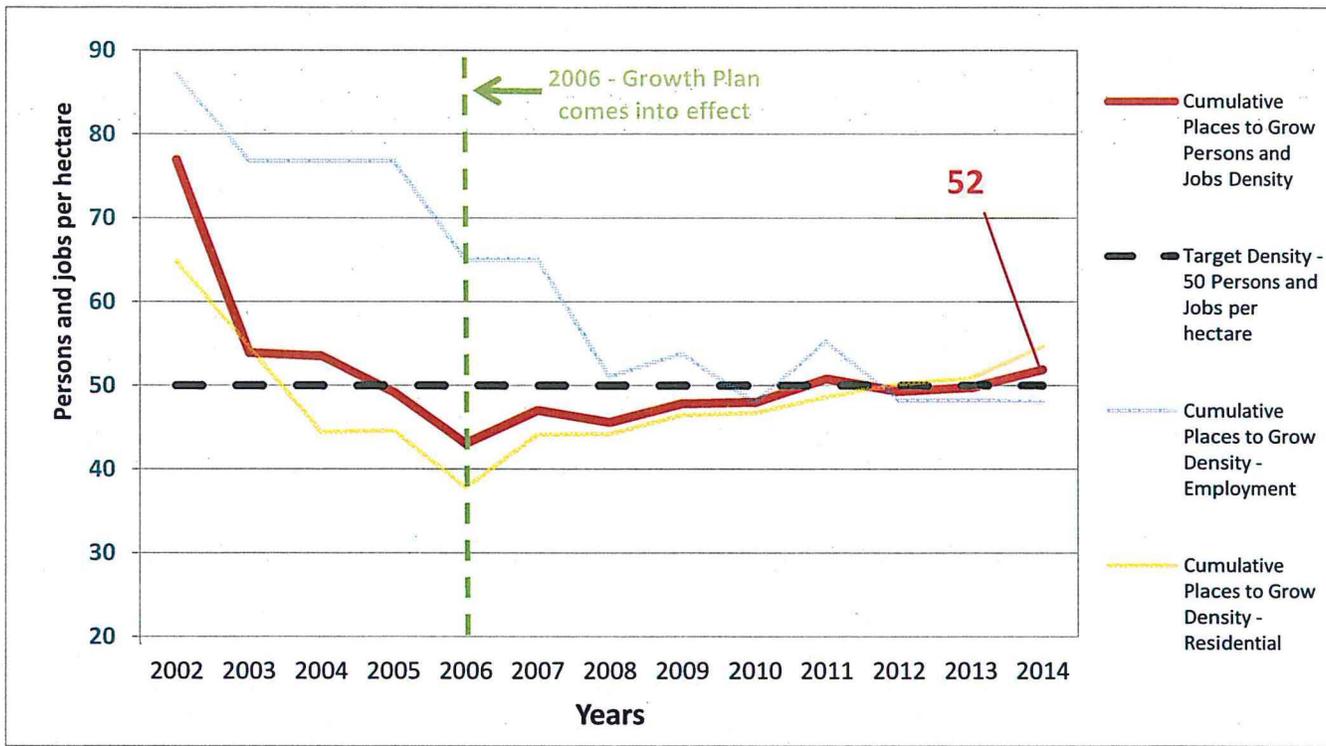
The Designated Greenfield Area and policies were defined through the Growth Plan as a means to ensure the development of healthy, safe and balanced communities and make better use of land and existing infrastructure. The Growth Plan promotes the building of compact, transit supportive communities in the Designated Greenfield Area. The chart above illustrates the cumulative rate in which lands are being committed* for development each year within the Designated Greenfield Area. Prior to the effective date of the Growth Plan in 2006, the Designated Greenfield Area included lands with existing planning approvals, but which had not yet been constructed. It is for this reason the chart illustrates a timeline prior to the effective date of the Growth Plan. By the end of 2014, 673 gross hectares of the city's 2020 hectares of Designated Greenfield Area had planning commitments, inclusive of natural areas protected through the plan of subdivision process. This represents approximately 34% of the total Designated Greenfield Area.

Notes:

1. *The term *committed* refers to lands within registered plans of subdivision and lands that have been zoned outside of plans of subdivision.
2. This figure excludes any lands within the Designated Greenfield Area that are not considered to be in their final form.
3. The Designated Greenfield Area does not include the non-settlement area designation as illustrated on Schedule 1B, Growth Plan Elements of the 2001 Official Plan, September 2014 Consolidation.

Source: Planning Services, 2015

5.2 Greenfield Area Cumulative Persons and Job Density within Committed* Lands



Greenfield Densities

The City of Guelph’s committed* lands within the Designated Greenfield Area are currently estimated to be achieving a density of 52 persons and jobs per net hectare. The first lands to be committed in the Designated Greenfield Area were several large commercial sites along with multiple large scale apartment developments between the years 2002 and 2004. These initial commitments resulted in densities higher than the targeted density level for the Designated Greenfield Area (due to the scale of the sites involved and the absence of natural heritage features on the development blocks). However, during the following years of 2005 through 2008, the Designated Greenfield Area experienced a decrease in the overall density to levels below the target due to the registration of subdivisions comprised primarily of lower density forms of housing which also included natural heritage features which could not be netted out of the land area. The greenfield densities began to steadily trend upwards starting in 2009, reflective of the registration of plans of subdivision that were received after 2006. The development proposals received after 2006 were obligated to comply with the Growth Plan’s policies, including the plan’s greenfield density policies, resulting in developments with densities that contribute to the achievement of the greenfield density target. The overall density target for the Designated Greenfield Area is a minimum of 50 persons and jobs per hectare measured over the entirety of the Designated Greenfield Area, excluding areas where provincial plans and policies prohibit development.

Source: Planning Services, 2015

At the end of 2014, residential densities on committed lands in the Designated Greenfield Area are approximately 55 persons and jobs per hectare over 400 hectares of land (20% of the Designated Greenfield Area), while employment lands across the Designated Greenfield Area are at a density of approximately 48 person and jobs per hectare over 274 hectares of land (14% of the Designated Greenfield Area).

Notes:

1. *The term *committed* refers to lands within registered plans of subdivision and lands that have been rezoned outside of plans of subdivision.
 2. This figure excludes lands within the Designated Greenfield Area that are not considered to be in their final form
 3. For the purposes of this chart, residential densities include population serving employment, such as school sites and neighbourhood commercial sites found in residential plans of subdivision. Employment densities include community mixed use nodes, industrial and corporate business park.
-

6. City of Guelph Housing Supply 2015-2031

Housing Supply in the Built-up Area

Supply	Single Detached	Semi Detached	Townhomes	Apartments	Total	Years of Supply
Short term supply	133	8	579	3012	3732	3.19
Designated and Available	72	0	1424	1386	2882	2.46
TOTAL	205	8	2003	4398	6614	5.65

Housing Supply in the Greenfield Area

Supply	Single Detached	Semi Detached	Townhomes	Apartments	Total	Years of Supply
Short term supply	705	192	1051	2499	4447	3.80
Designated and Available	1146	0	2773	3434	7353	6.28
TOTAL	1851	192	3824	5933	11800	10.09

City-Wide Housing Supply

Supply	Single Detached	Semi Detached	Townhomes	Apartments	Total	Years of Supply
Short term supply	838	200	1630	5511	8179	6.99
Designated and Available	1218	0	4197	4820	10235	8.75
TOTAL	2056	200	5827	10331	18414	15.74

Housing Supply

These charts illustrate the supply of housing by type that is available for future development. The housing supply policies of the Provincial Policy Statement (PPS, 2014) require the city to plan for an appropriate range and mix of housing types and densities to meet future projections. According to the PPS definition, the city exceeds the minimum short term supply by 4 years, with a very healthy 7 year supply of housing available for development within lands that are suitably zoned with sufficient servicing capacity. The City also has a healthy longer term housing supply that includes supply on lands that are designated and available, calculated at approximately 16 years, which exceeds the minimum requirement of 10 years in the PPS.

Notes:

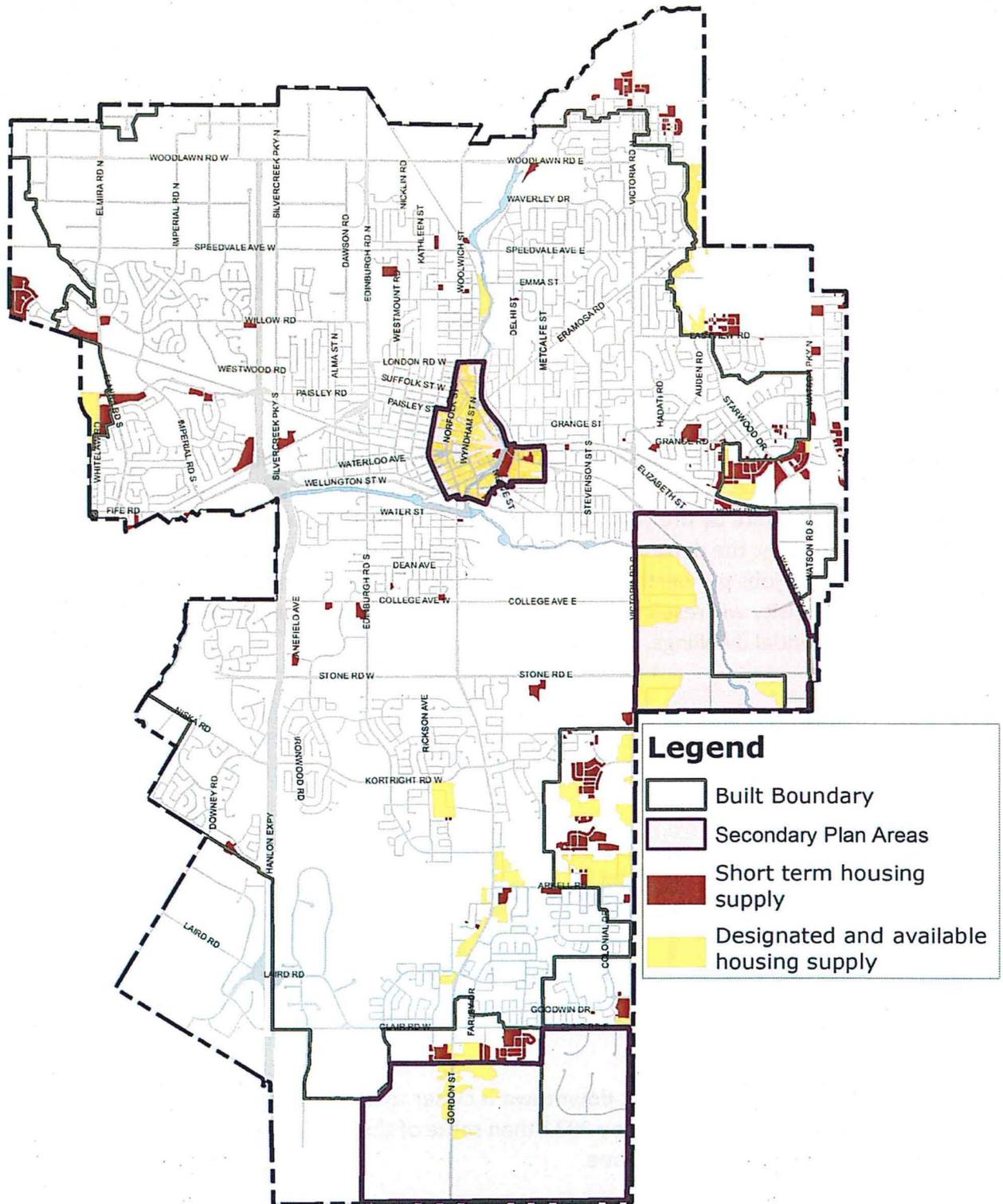
1. Designated and available supply does not include the short term housing supply.
2. Years of housing supply are calculated based on a long term average number of units forecast per annum of 1170. [Figure A-1, Appendix A, Development Charges, March 21, 2014]
3. Short term supply includes units on lands that are suitably zoned to facilitate residential intensification and redevelopment, along with lands contained within draft approved and registered plans of subdivision
4. Designated and available supply refers to residential units on lands that are designated and available for residential development. This includes units forecasted as part of the Guelph Innovation District Secondary Plan (currently under appeal). The Guelph Innovation District is anticipated to generate approximately 3200 units, or 2.7 years' worth of designated and available housing supply.
5. Lands that are not yet designated for residential development, such as the reserve lands are not included in the current housing supply.

Source:

1. Planning Services, City of Guelph, 2015
2. Provincial Policy Statement, 2014

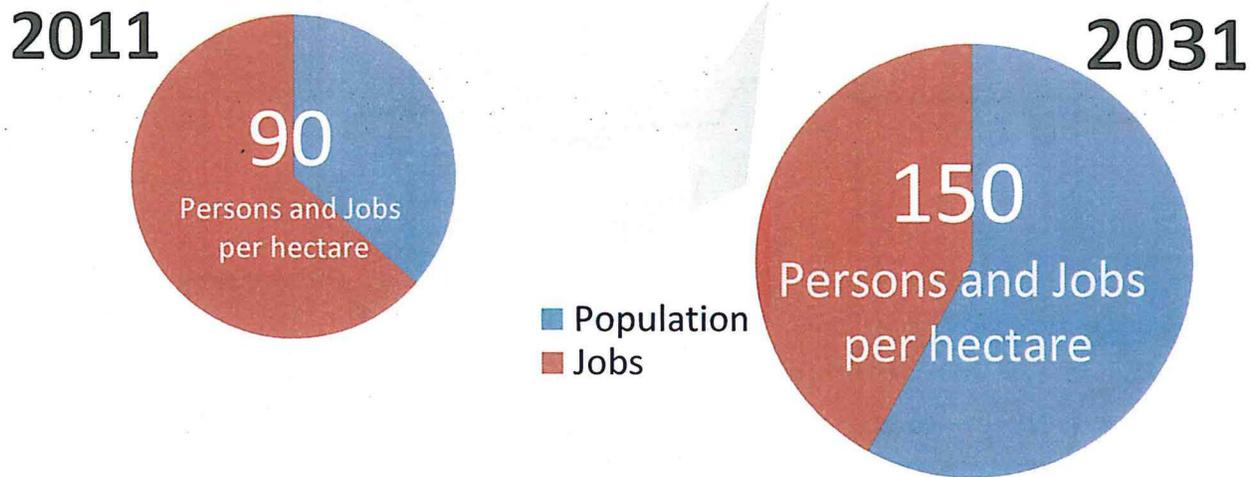
City of Guelph Housing Supply Sites 2015-2031

Short Term, and Designated and Available Housing Supply



Source:
1. Planning Services, City of Guelph, 2015

7. Urban Growth Centre Population and Employment



Urban Growth Centre Densities

The City of Guelph’s Urban Growth Centre, with boundaries established through the Downtown Secondary Plan in 2013 is being planned to accommodate a density of 150 persons and jobs per hectare by the year 2031. According to the 2011 Census and 2011 National Household Survey, the density of the Urban Growth Centre is estimated to be approximately 90 persons and jobs per hectare. Between 2011 and 2031, the majority of the future downtown density will result from residential intensification in the form of medium and high density residential dwellings.



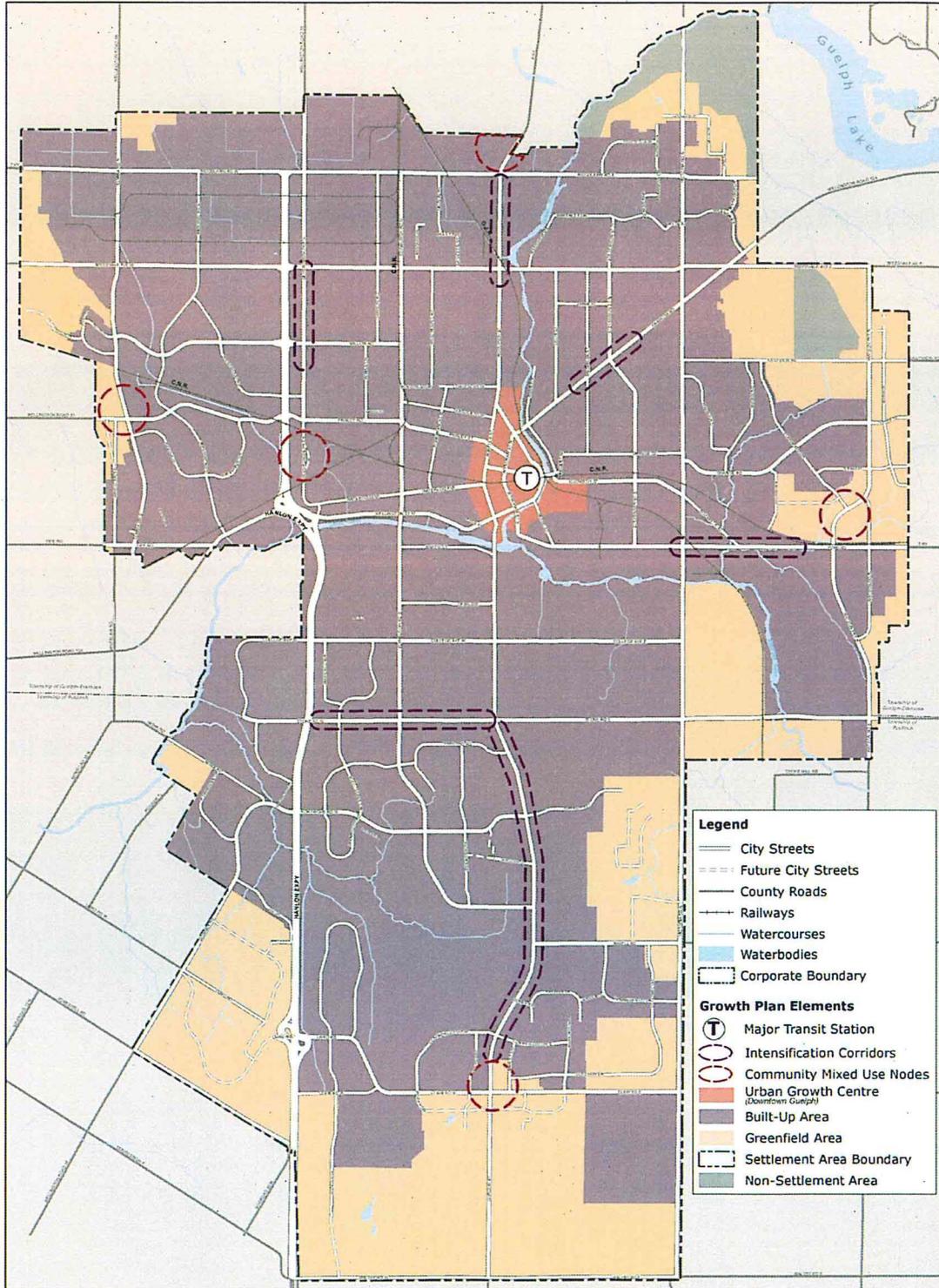
Comparatively, Guelph’s 2011 downtown is closer to achieving the growth plan target of 150 persons and jobs per hectare by 2031 than some of the other communities in the outer ring of the Greater Golden Horseshoe.

Sources:

1. Statistics Canada, 2011 Census of Population
2. Statistics Canada, 2011 National Household Survey
3. City of Guelph, Downtown Secondary Plan
4. Growth Plan for the Greater Golden Horseshoe, 2006, Office Consolidation, June 2013

Attachment 2

Growth Plan Elements (Schedule 1B of the Official Plan)



STAFF REPORT



TO Infrastructure, Development and Enterprise Committee

SERVICE AREA Infrastructure, Development and Enterprise

DATE May 5, 2015

SUBJECT 2015 Development Priorities Plan

REPORT NUMBER 15-36

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To present the annual Development Priorities Plan, with a summary of key recommendations for 2015 development approvals, and a review of development activity in 2014.

KEY FINDINGS

Draft Plan Approvals

The 2014 DPP identified that up to 1319 units could be brought forward for draft plan approval, however none of these approvals were realized. The plans of subdivision that were anticipated for draft plan approval in 2014 are being carried forward to 2015, therefore staff are identifying that up to 1319 housing units could be draft approved as shown in Schedule 3 of the DPP. Of the 1319 units the predominant unit type are singles (612) and apartments (363).

Registration of Draft Plans

The 2014 DPP recommended that up to 1509 dwelling units within eight (8) plans of subdivision could be brought forward for registration. Actual registrations totalled 1036 units. The number of units registered in 2014 was substantially higher than what occurred in 2013. Staff are recommending for 2015 that a total of 686 potential dwelling units in the remaining four plans plus two new plans could be registered. This includes 30 units in the Built Boundary (a portion of Hart's Farm should it be draft approved) and 656 in the Greenfield Area.

Zone Change Applications

The City experienced a significant increase in the total number of units that were approved through zone changes and draft plan of condominium approvals from the previous year. In total there were 1454 units approved in 2014, of which 884 within the Built Boundary and 570 within the Greenfield area. Some of these

STAFF REPORT

included development downtown redevelopment sites and lands in the east end (i.e. 5 Arthur Street, 150-152 Wellington, 144 Watson and 78 Starwood).

Projected Approvals vs. Actuals

Since 2007, the recommended levels of draft plan approval and registration 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 level 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.

FINANCIAL IMPLICATIONS

All capital works required for plans of subdivision recommended for registration in 2015 have been previously approved by Council in the capital budget.

ACTION REQUIRED

IDE Committee is being asked to recommend to Council approval of the dwelling unit targets for anticipated registrations and draft plan approvals in 2015 and direct staff to manage the timing of development in keeping with these targets.

RECOMMENDATION

1. That Infrastructure, Development and Enterprise Report 15-36, 2015 Development Priorities Plan, dated May 5, 2015, be received.
2. That Council approve a 2015 target for the registration of 686 housing units within plans of subdivision in accordance with the 2015 Development Priorities Plan.
3. That Council approve a 2015 target for the draft plan approval of up to 1319 housing units within plans of subdivision in accordance with the 2015 Development Priorities Plan.
4. That amendments to the timing of registration of plans of subdivision be permitted only by Council approval unless it can be shown that there is no impact on the capital budget and that the dwelling unit targets for 2015 are not exceeded.

BACKGROUND

The Development Priorities Plan is an annual report to Council, which based on recommendations from the previous year's DPP, recommends a number of dwelling

STAFF REPORT



units to be approved in draft and registered plans of subdivision in 2015 in keeping with City population projections and growth management requirements.

The DPP Housing Unit Supply refers to dwelling units created by registered plans of subdivision and zone changes approved outside of plans of subdivision that are greater than 10 units in size. It does not account for the City's total housing supply, which would also include zoned vacant sites, lots created by severance, accessory apartments and designated lands.

For the first time in 2015, the development and construction activity for 2014 and prior years will be presented in an annual Growth Management Monitoring Report, while the DPP will be used to recommend plans of subdivision to be draft approved and registered in 2015.

REPORT

Summary of Achievement of 2014 DPP Recommendations

DPP Housing Unit Supply:

- There were no draft plan approvals in 2014. Five plans of subdivision were registered, accounting for 1036 potential dwelling units in the City's housing supply; zone changes and condominiums accounted for 1454 potential dwelling units (884 within the built-up area and 570 in the greenfield area); for a total of 2490 units (see Schedule 1 of the DPP).

Development Activity Recommended for 2015

Recommended Draft Plans of Subdivision:

- A total of 1319 housing units in five potential plans of subdivision could be recommended for draft plan approval in 2015 as shown in Schedule 3 of the DPP;
- Four of these potential draft plans are in the Greenfield area and one within the Built Boundary.

Registration of Plans of Subdivision:

- For 2015, a total of 566 potential units in five draft plans of subdivision are recommended for registration, all in the Greenfield areas of the City;
- This number, in combination with the potential dwelling units created through zone changes and condominiums, takes into account the City's current population projections that estimate that the City should grow by 1170 units per year on average.

Comments from Landowners/Developers

All landowners with vacant residential lands, developers and planning consultants were circulated draft versions of Schedules 1-4 of the DPP for comment. Staff received some requests for subdivision timing changes from developers (see requests in Attachment 1) and made some modifications to the draft schedules as a result.

STAFF REPORT



FINANCIAL IMPLICATIONS

The role of the DPP is to provide a forecast of anticipated annual development approvals within plans of subdivision, which helps ensure that capital projects are being brought forward in concurrence with development that is ready to proceed. The DPP and the capital budget are reviewed together to ensure that should a capital project be delayed, any associated plan of subdivision will not be brought forward for registration if the necessary services are not yet in place. Similarly, a capital project required to service development in a specific area will not be brought forward for funding in the budget until development in that area is ready to proceed.

There are no direct financial implications related to the DPP.

CORPORATE STRATEGIC PLAN

Strategic Directions:

- 2.3 Ensure accountability, transparency and engagement.
- 3.1 Ensure a well-designed, safe, inclusive, appealing and sustainable City.
- 3.2 Be economically viable, resilient, diverse and attractive for business.
- 3.3 Strengthen citizen and stakeholder engagement and communications

DEPARTMENTAL CONSULTATION

The 2015 Development Priorities Plan team consists of staff from Infrastructure, Development and Enterprise and Parks and Recreation. Finance staff was also consulted with respect to the financial implications of the DPP.

COMMUNICATIONS

A draft version of Schedules 1-4 was circulated to landowners, developers and planning consultants for feedback in September 2014 and comments were received in October and November of 2014.

ATTACHMENTS

- Attachment 1:** Comments on the Draft 2015 Development Priorities Plan
Attachment 2: The 2015 Development Priorities Plan (DPP)

Report Author

Chris DeVriendt
Senior Development Planner

Approved By

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Manager of Development Planning

Recommended By

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Infrastructure, Development and Enterprise
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Attachment 1 Comments on the Draft 2015 Development Priorities Plan



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NOV 17 2014

PBEE

November 7, 2014

Project No. 13165

Planning Services
Planning, Building, Engineering and Environment
City of Guelph
City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Katie Nasswetter, Senior Development Planner

Dear Ms. Nasswetter:

**Re: Development Priorities Plan (DPP) 2015
55 & 75 Cityview Drive North, Guelph – 23T-12501
Debrob Investments Limited**

Thank you for requesting comments on the 2015 DPP.

GSP Group acts on behalf of the applicant (Debrob Investments Limited – Mr. Robert Saroli) on the proposed draft plan of subdivision noted above. It is noted as "20" on the "Preliminary and Draft Approved – Plans of Subdivision" attached to your letter of September 29, 2014.

The draft plan of subdivision (23T-12501) and the related zoning by-law amendment (ZC1202) are scheduled for a Council decision meeting in December 2014.

We expect to register Phase 1 of the Debrob subdivision in 2015 and Phase 2 in 2016. We have attached a map of the Debrob Subdivision with a proposed phasing line. We anticipate that the subdivision will be phased from east-to-west; however the direction of phasing could be altered as final development plans are determined.

Phase 1 will contain approximately 66 single detached homes entirely within the Debrob subdivision. Part-lots (11) have not been included at this time as the development of these will be dependent on zoning and agreements between adjacent owners.

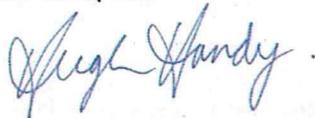
STAFF REPORT

Phase 2 will contain a mix of single detached (37), semi-detached (28), street towns (14), as well as cluster towns and stacked towns (105-180). Accordingly, the number of units could potentially range from 184 to 259 in Phase 2. The unit count as part of the three (3) multi-blocks will be refined as the product type/mix is determined and as the site plans for each of these blocks is undertaken.

We appreciate you considering our above-noted request. We would be happy to discuss our plans for the subdivision at your convenience. If you have any questions in the meantime or require further information, please do not hesitate to contact me in our Kitchener office.

Yours very truly,

GSP Group Inc.



Hugh Handy, MCIP, RPP
Associate, Planner

cc Bob Saroli, Debrob Investments Limited
Pam Kraft and Larry Kotseff, Fusion Homes
Chris DeVriendt, City of Guelph

STAFF REPORT

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



October 10, 2014

Project: 13-9409

Mrs. Katie Nasswetter
Senior Development Planner
Planning, Building, Engineering and Environment
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mrs. Nasswetter:

**Re: Development Priorities Plan (DPP) 2015
Dallan Property (23T-08503)
Owner: Victoria Wood**

I am responding to your inquiry of September 29th, 2014 with respect to the 2015 Development Priorities Plan and the identification of expectations related to submission, approval and development of properties owned by Victoria Wood.

The Dallan Property received draft plan approval in 2012. The owner has finalizing the servicing plans, has signed a Subdivision Agreement with the City and provided his Letter of Credit to enable tendering of the servicing contract for this subdivision in its entirety.

This final approval and registration of the plan should occur at the end of 2014 or early 2015.

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

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Mr. Gerry Armstrong, Victoria Wood

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OCT 14 2014
PBEE

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.
A. B. DONALDSON, O.L.S., O.L.I.P. ARIE LISE, O.L.S., O.L.I.P., Dipl.T. BRIAN BEATTY, B.A.A., M.U.R.PL C. V. YOUNG, C.S.T.
S. W. BLACK, O.L.S. (1917 - 2007) R. L. SHOEMAKER, O.L.S. (1923-2008) W. F. ROBINSON, O.L.S. (1924-2010)

STAFF REPORT

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



October 14, 2014

Project: 09-8158
12-9247

Mrs. Katie Nasswetter
Senior Development Planner
Planning, Building, Engineering and Environment
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mrs. Nasswetter:

**Re: Development Priorities Plan (DPP) 2015
Kortright Road East Extension
City File 23T-01508
Owner: Northmanor Estates Inc.**

Phase 3 of the Kortright Road East subdivision lands received draft plan approval in October of 2012. A portion of the phase 3 plan is owned by Northmanor Estates Inc. and this letter has been prepared on their behalf in response to your inquiry regarding servicing and registration of this plan as part of the Development Priorities Plan review.

At the present time the owner is proceeding with detailed servicing drawings for their portion of Phase 3 of this subdivision with the intention of servicing and registering in 2015. This phase of their plan will include 17 single detached residential lots, 22 semi-detached lots (44 units) and a park block.

A draft plan of subdivision for Phase 4 of the Kortright Road East subdivision was submitted to the City in April 2013. This phase included 58 semi-detached units and between 128 and 157 single detached lots. It is anticipated that this plan will be presented to Council for consideration in 2015. The owner is considering the completion of servicing and registration of this phase at the same time as phase 3 of their plan and would like to keep this option available.

Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Katy Schofield, Northmanor Estates Inc.

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OCT 14 2014

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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.
A. B. DONALDSON, O.L.S., O.L.I.P. ARIE LISE, O.L.S., O.L.I.P., Dipl.T. BRIAN BEATTY, B.A.A., M.U.R.P.L. C. V. YOUNG, C.S.T.
S. W. BLACK, O.L.S. (1917 - 2007) R. L. SHOEMAKER, O.L.S. (1923-2008) W. F. ROBINSON, O.L.S. (1924-2010)

STAFF REPORT



BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

October 8, 2014

Project: 10-8570
14-9848

Mrs. Katie Nasswetter
Senior Development Planner
Planning, Building, Engineering and Environment
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mrs. Nasswetter:

**Re: Development Priorities Plan (DPP) 2015
Kortright Road East Extension
City File 23T-01508
Owner: Gamma Developers Limited**

Phase 3 of the Kortright Road East subdivision lands received draft plan approval in October of 2012. This letter is in reference to that part of the subdivision owned by Gamma Developers Limited.

Gamma Developers is in the process of servicing and registering Phase 3A of this plan. This phase includes 56 single detached residential lots and 4 on-street townhouse blocks accommodating approximately 19 townhouse units. The Subdivision Agreement has been signed, the City has the Letter of Credit for this phase and the servicing is nearing completion. Final approval and registration of this phase will occur shortly.

It is the owner's intention to service and register Phase 3B in 2015. This will be the final phase of the subdivision plan as it relates to Gamma Developers Limited. It will include 37 single detached residential lots, 9 semi-detached lots (18 units) and 3 on-street townhouse blocks accommodating approximately 17 on-street townhouse units.

I have not addressed the the high density/church blocks located on the north side of Kortright Road owned by Gamma Developers Limited. The development of these three blocks will be largely dependent on market conditions.

Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Mr. Wolf von Teichman

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OCT 14 2014

PBEE

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.
A. B. DONALDSON, O.L.S., O.L.I.P. ARIE LISE, O.L.S., O.L.I.P., Dipl.T. BRIAN BEATTY, B.A.A., M.U.R.P.L. C.V. YOUNG, C.S.T.
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STAFF REPORT

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

October 8, 2014

Project: 13-9410

Mrs. Katie Nasswetter
Senior Development Planner
Planning, Building, Engineering and Environment
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mrs. Nasswetter:

**Re: Development Priorities Plan (DPP) 2014
Pergola Subdivision
City File 23T-03507
Owner: Reid's Heritage Homes**

I am responding to your letter of September 29, 2014 regarding the City's 2015 Development Priorities Plan.

As you are aware, the draft plan of subdivision for the property formerly known as the Pergola lands received draft plan approval in 2006. That plan consisted of both commercial and residential land uses. The commercial portion of the site was registered in 2010.

A redline amendment to the draft plan was filed with the City in January 2012. The revised plan now includes a total of 92 units, consisting of 34 on-street townhouse units, and 58 cluster townhouse units. It will also include an expanded wildlife corridor.

It is the owner's expectation that the plan will be serviced and registered in January 2015. The City has received the completed engineering drawings and the owner is awaiting the Subdivision Agreement for this final phase of the plan.

Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Jim Dodd, Reid's Heritage Group

RECEIVED

OCT 14 2014

PBEE

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.
A. B. DONALDSON, O.L.S., O.L.I.P. ARIE LISE, O.L.S., O.L.I.P., Dipl.T. BRIAN BEATTY, B.A.A., M.U.R.PL C. V. YOUNG, C.S.T.
S. W. BLACK, O.L.S. (1917 - 2007) R. L. SHOEMAKER, O.L.S. (1923-2008) W. F. ROBINSON, O.L.S. (1924-2010)

DEVELOPMENT PRIORITIES PLAN 2015



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1 INTRODUCTION

The Development Priorities Plan (DPP) is prepared annually by Planning, Urban Design and Building Services with the assistance of Engineering and Capital Infrastructure Services and Finance. The first annual DPP was prepared in 2001.

The DPP is intended to manage the rate and timing of development in the City. The DPP provides a multi-year forecast of development activity as measured by the anticipated registration of draft plans of subdivision. The DPP has evolved over time and is now also used to track available residential infill opportunities and the number of potential new units created by zone changes and condominiums outside of plans of subdivision. Through the recommendations in the DPP, City Council establishes priorities for the planning and development of future growth areas.

Other objectives of the DPP include:

1. To manage the rate and timing of development in the City through a multi-year forecast of development activity as measured by the anticipated registration of draft plans of subdivision.
2. To outline the municipal intentions with respect to the review, processing and servicing of plans of subdivision.
3. To provide a tool to assist with integrating the financial planning of growth related capital costs (10-Year Capital Budget Forecast) with land use planning and the timing of development in new growth areas.
4. To address how growth will proceed over the long term in conjunction with the long term fiscal growth model and to maintain control over the City's exposure to the underlying costs of growth.
5. 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 DPP provides information to the development industry, individual landowners and the general public about the priorities for current and future residential and industrial development.

The DPP is also prepared in accordance with the policies of the City of Guelph Official Plan, Envision Guelph (OPA #48, under appeal) in particular Section 3.21.2, which states:

"The City will prepare a Development Priorities Plan (DPP) on an annual basis to manage and monitor growth and to define and prioritize the rate, timing and location of development in the City."

By approving the 2015 DPP, City Council will establish a target for the creation of potential dwelling units from Registered Plans from December 31, 2014 to December 31, 2015 (see Schedule 2). Staff will manage the registration of the various subdivisions identified for 2015 within the approved dwelling unit target. Further, Council will also identify those Draft Plans

of Subdivision (or phases thereof) that are anticipated to be considered for Draft Plan Approval (DPA) in 2015 (see Schedule 3). Staff will allocate time and resources to resolving issues associated with these draft plans so that they may be considered for DPA by Council in 2015.

The sections that follow explain the criteria used by Staff for determining the priority of subdivisions and provide an explanation for the DPP schedules. This document also outlines the flexibility clause and the process to advance the registration of a subdivision (or a particular phase) into the current year.

2 CRITERIA FOR DETERMINING THE PRIORITY OF SUBDIVISIONS

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

The factors influencing the support for a registration include:

- Location of plan within the 'Built Boundary' or 'Greenfield' areas of the City as per the Growth Plan for the Greater Golden Horseshoe;
- Any required Capital works have been approved in the 10 year Capital Forecast;
- Appropriate Phasing Conditions have been fulfilled (e.g. approval of an EA);
- Proximity of servicing (e.g. end of pipe versus need for a service extension);
- Servicing capacity (water and wastewater);
- The realization of the goals, objectives and policies of the Official Plan (e.g. design, layout etc.);
- The objective of balanced community growth in all three geographic areas (NW, NE and South);
- The provision of Community benefits (e.g. the addition of parks and school sites);
- Commitment by the Developer (e.g. signing of Engineering Services agreement, posting of Letters of Credit);
- Status and complexity of Draft Plan conditions and timing to fulfill (e.g. need for Environment Implementation Report);
- The variety and mix of housing units being provided;

- Consideration of the City's Growth Management objectives (an average annual growth rate of 1.5 %) and population projections; and

The factors influencing the consideration of Draft Plan approval are:

- Conformity of the plan to the density targets of the Growth Plan for the Greater Golden Horseshoe, and in the Official Plan and OPA #48 (under appeal);
- The status of relevant Community, Secondary Plans or Watershed Studies;
- Conformity with the Official Plan and any applicable Secondary or Community Plan;
- Community Energy Initiative considerations;
- The need for growth to maintain a minimum 3-year supply of dwelling units in Draft Approved and Registered Plans and through lands suitably zoned to facilitate residential intensification and redevelopment;
- The need and status of required Capital works in the 10 year Capital Forecast;
- Servicing capacity (water and waste water);
- Council's approved "Phasing Policy for New Large-Scale Residential Plans of Subdivision";
- The objective of balanced community growth in all three geographic areas (Northwest, Northeast and South).
- Complexity of issues and the time necessary to resolve them (e.g. environmental impact, neighbourhood concerns); and

3 EXPLANATION OF SCHEDULES IN THE DPP

The 2015 Development Priorities Plan Report is comprised of several schedules with development activity statistics for the City of Guelph. In most cases the tables are divided into three geographical areas of the City, “Northwest”, “Northeast” and “South”, that correspond with the geographical areas that were used for the Population Projections Report (“City of Guelph Household and Population Projections 2001-2027”). In 2008, new population projections were approved as part of the Growth Management Strategy which project a population of 175,000 in 2031 and a 1.5% growth rate until 2031. The 2014 Development Charges Background Study projects approximately 1000 new dwelling units per year until 2011, then approximately 1170 new units per year until 2031.

The Schedules are described in detail below:

Schedule 1: Dwelling Unit Supply

This Schedule contains three parts. Part A summarizes development activity as anticipated in the DPP that occurred in 2014 in three tables. The first table in Part A reports on subdivisions that were registered in 2014. Table 2 shows zone changes approved outside of plans of subdivision that are greater than 10 units in size. These two types of development approvals make up the DPP housing unit supply, but it does not account for the City’s total housing supply, which would also include lots created by severance and accessory apartments. Both of these tables also identify whether developments were in the Built Boundary or Greenfield area. Table 3 is the combined total development activity that occurred in Built and Greenfield areas.

The unit counts shown in these tables are potential dwelling units and are not indicative of building permit activity. Potential dwelling units count the total number of dwelling units that could be created if the registered plans or rezoned sites were fully built out in accordance with the maximum number of dwelling units permitted in the approved zoning.

Table 1 shows that five (5) plans of subdivision (or phases of plans) achieved registration or executed a subdivision agreement in 2014. These plans provide a total of 1036 potential dwelling units; 31% of the units are detached/semi-detached and 69% are multi-residential units. Through Council’s approval of the 2014 DPP, a maximum of 1509 potential units could have been registered in 2014.

Table 2 shows that an additional 1454 units were approved through zone changes and condominiums. Table 3 summarizes the first two tables and shows that in total 884 potential infill units and 1606 greenfield units were created in 2014 for a total of 2490 units.

Part B of Schedule 1 compares the actual and approved registrations by year from 2001 to 2014, broken down by the different unit types.

Part C of Schedule 1 provides a table that compares the potential dwelling units created by year against the DPP registration target for the same time period. Table C illustrates that registration targets are typically higher than actual development registration, which accommodates the uncertainty associated with subdivision registration timing and the need for flexibility for developers.

Schedule 2: Subdivision Registration Activity

Table A, entitled “Plans of Subdivision Anticipated to be Registered in 2015” provides the recommended dwelling unit limit that City Staff are recommending City Council approve for the year 2015 and the individual plans or phases of plans that could be developed. The recommendation for the 2015 DPP is a total of 686 potential units in five plans of subdivision (or phases). All of the proposed units to be registered in subdivisions would occur in Greenfield areas. The number of potential registrations and units created responds to the capacity that is available when the City’s long-term annual anticipated growth projection is applied to recent subdivision registration activity.

Table B is a Summary of Expected Registration Activity by Year in terms of Dwelling Unit Targets. This Schedule summarizes the staging of development for plans of subdivision for the years 2015, 2016 and post 2016. The portion of the table entitled “2016 Anticipated Registrations” is a summary of the likely registration activity in the year 2016, based on input received from the Development Community and staff’s assessment of the criteria for determining the priority for subdivision registration. **This portion of the table is not a commitment for registration during 2016 because the DPP is approved on an annual basis and provides a Council commitment for the next year only** (in this case 2015). It is however, staff’s best estimate of the plans that could be registered during 2016.

The final portion of the table entitled “Post 2016 Anticipated Registrations” summarizes the potential dwelling units within all remaining plans of subdivision that have received Draft Plan approval or have been submitted on a preliminary basis to the City. There are approximately 1504 potential units in proposed plans of subdivision that are projected to be registered post 2016.

Table C in Schedule 2 is a summary of total dwelling unit inventory in potential plans of subdivision in the DPP over time which shows that the total amount of housing supply in subdivision plans is being steadily built out.

Schedule 3: Draft Plan Approval Activity

This schedule provides information on expected Draft Plan Approval (DPA) activity in the City. **The table entitled “Plans Anticipated to be considered for Draft Plan Approval in 2015” highlights the draft plans (or phases) that staff expect will be ready to be considered by Council during 2015.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2015

nor does it commit Council to approving all, or any portion, of the plan. Staff will, however, allocate time and resources to evaluating the application and resolving issues associated with these draft plans so that they can be considered for DPA by Council in 2015. Five (5) residential plans of subdivision are proposed in this table with a total of 1319 potential units, four within the Greenfield area of the City and one within the Built Boundary.

The 2006 DPP was the first year that a schedule for plans of subdivision seeking Draft Plan approval (DPA) formed part of the DPP. This inclusion responded to a new policy supported by Council dealing with the phasing of new large-scale residential subdivisions. The policy requires that draft plan approval of residential subdivisions containing more than 200 potential dwelling units or greater than 10 hectares in area be brought forward for consideration in logical phases in keeping with the approved DPP.

Table B, titled “Comparison of Actual and Approved Draft Plans by Year” shows the total number of units in plans of subdivision (or phases) that actually received Draft Plan approval by Council compared to what was approved in that year’s DPP. In the 2014 DPP, 1319 units in five Draft Plans of Subdivision were included to be considered for Draft Plan Approval. As of December 31st, 2014, none of these draft plan of subdivision applications were approved by Council. While one plan (55 and 75 Cityview Drive) was draft approved by Council on February 8, 2015, the remainder of these draft plans are still in the review process.

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

This schedule consists of two components and provides the details that generated the Summary provided in Schedule 2C:

1. A table showing the total number of potential dwelling units in Draft Approved and Preliminary Plans of Subdivision by geographic area of the City. **(Please note the total number of dwelling units provided on this chart is the same as the total found on Schedule 2).**
2. Tables showing the detailed land use breakdown of the individual Draft Plans of Subdivision by geographic area of the City. **The headings and information provided in these tables are described in more detail in Section 4 of this report “Explanation of Columns and Headings”.**

Schedule 5: Maps of Development Activity

Two maps showing anticipated development activity are included in this schedule:

- 1. Proposed Timing of Subdivision Registration**

Map of the City providing a visual presentation of the recommended priority and timing for the plans of subdivision, as shown in Schedules 2 and 4.

- 2. Zoned Development Sites and Proposed Zone Changes**

This map presents a visual presentation of vacant infill townhouse and apartment sites not included in Registered Plans of subdivision. Sites that are zoned and vacant are considered to be part of the short term supply of unconstructed units. Sites that have significant constraints including an identified brownfield or a site that currently has a building that is in use have been identified on this map. These sites with significant constraints are included in the medium-term supply to reflect the likelihood that they will not be developed in the short term due to the added costs and complexity of development on such sites.

Schedule 6: Update on Water and Waste Water Flows

The tables in Schedule 6 provide the latest information on Water and Wastewater capacity. The tables are updated and included in the Development Priorities Plan on an annual basis. On an individual draft plan of subdivision application basis, staff will continue to confirm that the subdivision application is consistent with the approved Development Priorities Plan and therefore, the subdivision application would fall within the water and wastewater capacity criteria shown on the tables included in the approved Development Priorities Plan for the current year.

The City of Guelph allocates physical water and wastewater capacity at the time of registration as per an agreement with the Ministry of the Environment (MOE). Over the past five years, conservation, efficiency and reduced sewer inflow/infiltration have allowed development to occur without significantly increasing annual water supply or wastewater treatment flows.

With respect to wastewater treatment, the City must ensure that the planning commitment for capacity does not exceed the assimilative capacity of the Speed River. Wastewater Services has prepared a 50 year Wastewater Treatment Master Plan which provides direction for wastewater treatment infrastructure planning, investment and implementation to the year 2054 and has updated the 1998 Class Environmental Assessment to confirm the ability of the Speed River to receive a 9,000m³/day expansion in flow from the existing wastewater treatment plant. At this time, Wastewater Services is carrying out an optimization of the plant. Demonstration work is currently underway to assess the potential to re-rate the facility. On completion of the demonstration, an application will be made to the MOE for re-rating.

The City currently has an agreement with Guelph Eramosa Township to treat wastewater from the Village of Rockwood. In 2010, Council approved a staff recommendation to increase the quantity of wastewater treatment allocation for Rockwood to 1,710 cubic metres per day (m³/day) and an agreement has been signed on July 13, 2012. The servicing commitment in the Schedule 6 table includes an allocation of 1,710 cubic metres per day to the Village of Rockwood.

With respect to water supply, the City must ensure that the long-range water supply commitments to draft plans are below the rated capacity. In 2006, Water Services completed and Council approved a Water Supply Master Plan (WSMP) and an update

of the master plan was completed in 2014. 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. The WSMP Update (2014) conducted a review of the water system well capacity which included all of the available wells in the City and determined the total well capacity to be 83,836 m³/day. However, in 2015, three well supplies will be removed from service for extended testing and repairs. Restoration of the wells may result in a down grading of the individual wells and the total system capacity. The Firm Capacity has been reduced to 72,336 m³/day as a result of the temporary loss of the three wells. In September, 2006, the City received approval from the MOE for a Class Environmental Assessment (EA) to increase the water taking at the Arkell Spring Grounds by approximately 9, 200 m³/day. With the EA approval, commissioning of the additional water capacity has confirmed the additional capacity of 9,200 m³/day which is included in the total system capacity of 83,836 m³/day. However, the Planning Capacity may be reduced if the full capacity of the three wells is not restored. As a contingency, the Planning Capacity was reduced by 20 percent of the proposed 9,200 m³/day increase from Arkell to 81,996 m³/day. The WSMP Update also recommended implementation of conservation and efficiency strategies to ensure the best use of the City's existing water resources. The Schedule 6 table includes the revised Firm Capacity of 72,336 m³/day and the revised Planning Capacity of 81,996 m³/day as described above. The Schedule 6 table will be reviewed on an annual basis and the Firm Capacity and Planning Capacity will be adjusted based on well capacity assessments.

An examination of the information regarding water and wastewater treatment flows (see Schedule 6) 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 3,455 units of residential development, which equates to approximately 5 years of growth based on the population projections. For water, the data indicates a current capacity to register an additional 5,140 dwelling units, which equates to approximately a 7.5 year of growth based on the population projections. In addition, long range forecasting shows the City has wastewater treatment capacity for approximately 9,530 additional residential units and water supply capacity for 12,224 units.

4 EXPLANATION OF COLUMNS AND HEADINGS IN SCHEDULE 4

The following is an explanation of the columns and headings found in the tables featured in Schedule 4. Schedule 4 is broken out into geographic areas of the City; Northeast, Northwest and South.

FILE NUMBER (DESCRIPTION)

The City file number and subdivision name are provided for each proposed plan of subdivision (e.g. Northeast Residential, 23T-98501, Watson East).

STATUS

The files/subdivisions are either:

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

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

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 may be less than the maximum densities allowed.

COMM, IND, INST,

The land area (in hectares) within plans of subdivision zoned or proposed for Commercial (COMM), Industrial (IND) and Institutional (INST) land uses.

PARK

This column includes the land area (in hectares) within plans of subdivision that is zoned for Parkland or is proposed to be dedicated to the City for parkland.

DRAFT PLAN APPROVAL DATE

For “Draft Approved” plans, the date listed is the actual date of Draft Plan approval. For “Preliminary” and “Future Plans” the date listed staff’s expectation of when that the plan of Subdivision may be presented to Council for consideration of Draft Plan approval. **This year is not a commitment by Staff nor does it guarantee that City Council will support the plan in whole or in part. The year provided is an estimate by staff of when the subdivision will be ready to be reviewed by City Council after considering the factors influencing the consideration of Draft Plan approval. Schedule 3 provides a summary of the Draft Plans (or phases) that are anticipated to be considered for draft plan approval in 2015.**

EXPECTED REVENUE (DC'S)

This column lists the expected revenue to the City via Development Charges (DCs) to fully construct the residential component of the given plan of subdivision. Development charges are based on current rates which are valid until March 1, 2015.

EXPECTED DEVELOPMENT

This column identifies the priority for registration given to the plan of subdivision or phases of the plan. The year in which the plan of subdivision (or phase) is likely to be registered and the potential number of dwelling units are shown. The individual plan will either be identified as 2015, 2016 or Post 2016. The information from this column is used to create the Summary Table in **Schedule 2**. The timing and phasing is also consistent with the map provided at the 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 2015 may not necessarily proceed. In some cases, registration does not proceed as the developer/owner may decide that the market conditions do not warrant the investment to service a particular development. In other cases, the time to clear various conditions (e.g. preparation and approval of a necessary Environmental Implementation report) may have been underestimated. Under these circumstances the DPP flexibility clause allows for development not currently approved to be registered in 2015 to be advanced. City Staff have the authority to move the registration of developments ahead (e.g. from 2016 to 2015) provided that the dwelling unit target will not be exceeded and any capital expense is already approved in the capital budget. The flexibility clause is applied using the following procedure:

1. Evaluation of the registration status of plans of subdivision that are included in Schedule 4 for registration in the current DPP by the City Engineer and the Manager of Development Planning on or before June 30;
2. Re-allocation of unit counts from developments that have not signed and registered a subdivision agreement and posted a letter of credit by July 31; and
3. Consultation with developers who have submitted Engineering drawings for review and are prepared to sign a subdivision agreement but not included in Schedule 4 of the DPP for the current year to ascertain their ability to move forward on or before July 31.

Council approval is required if the requests for advancement will exceed the dwelling unit target or there is an impact on the capital budget. Under this scenario, staff will review the

request and prepare a report and recommendation to the Infrastructure, Development and Enterprise Committee of Council.

6 SUMMARY OF DEVELOPMENT ACTIVITY IN 2014

Subdivision Registration

In total, five (5) draft plans of subdivision or phases achieved registration (see Schedule 1). The plans of subdivision registered in 2014 will result in the potential creation of 1036 dwelling units. This overall figure is less than the 1509 units that were supported for registration by City Council (see Schedule 1). In 2014, all registrations of the residential subdivisions occurred in the Greenfield area.

Approval of Draft Plan of Subdivisions

There were no draft plan approvals in 2014. The 2014 DPP anticipated a total of 1319 dwelling units in five draft plans of subdivisions to achieve Draft Plan Approval. These have been carried over into the 2015 recommended draft plan approvals as shown in Schedule 3.

Zoning By-Law Amendments and Condominium Approvals

Since the 2009 DPP, staff have monitored other development applications that add to the City's dwelling unit supply, including zoning by-law amendments and plans of condominium outside of plans of subdivision. The DPP now includes all applications that create more than 10 residential units. Approvals of these applications by year are shown in Table 2 of Schedule 1. By the end of December 2014, a total of 1454 potential residential units were created through zoning by-law amendments and condominiums. A total of 884 of these units were within the Built boundary, almost exclusively from two large downtown development projects (150-152 Wellington Street and 5 Arthur Street). The remaining 570 residential units were within the Greenfield area, mainly comprised of two apartment development projects within the Eastview Community Mixed Use Node area (78 Starwood Drive and 144 Watson Parkway North).

7 FORECAST OF SUBDIVISION ACTIVITY FOR 2015

Interest in obtaining draft plan approval and registration of various subdivisions continues to remain strong. The staff recommendation of a total of 686 potential residential units for registration in 2015 is based on the objectives of the DPP and the following:

1. Council's approved growth rate of approximately 1170 units per year starting in 2011 (previously 1100 units per year) as set out in the Development Charges Background Study (2014).
2. The impact of the Provincial Places to Grow legislation and Growth Plan for the Greater Golden Horseshoe that places requirements on where future growth needs to occur.

Requests to register all or parts of five subdivisions are contained within the recommended dwelling unit target of 686 dwellings in Schedule 2 for the 2015 DPP. Three registrations are expected in the northeast and two are expected in the south end of the City.

Staff expect that five residential draft plans of subdivision are likely to be ready to be presented to Council for consideration of Draft Plan approval during 2015 (see Schedule 3). These subdivisions that may be considered for draft plan approval in 2015 include a total of 1319 dwelling units, with 244 units in the Built Boundary and 1075 units within the Greenfield area.

8 CONCLUSIONS AND RECOMMENDATIONS

The DPP continues to be an implementation tool for the City's goal of managing growth in a balanced sustainable manner. The DPP is also effective in assisting staff in establishing priorities for the review and approval of new development from residential plans of subdivision. Staff recommend that 686 potential dwelling units be considered for registration and 1319 dwelling units be considered for draft plan approval in 2015. These recommendations take into account the objectives of the Development Priorities Plan as well as the City's Growth Management Strategy and Places to Grow objectives.

Schedule 1

A. Development Activity in 2014

1. POTENTIAL RESIDENTIAL UNITS CREATED THROUGH REGISTERED PLANS OF SUBDIVISION

Plan Name	Location	Detached	Semi-detached*	Townhouses*	Apartments*	Total
Mitchell Farm: Chillico Run 61M-196	W	120	22	98	0	240
Kortright East Phase 3A 61M-197	S	56	0	17	0	73
1897 Gordon St 61M-198	S	21	0	36	152	209
Dallan	S	79	26	100	204	409
Pergola Phase 2	S	0	0	60	45	105
Total Units Registered in 2014		276	48	311	401	1036
Units Approved in 2014 DPP		319	110	679	401	1509
In Built Boundary		0	0	0	0	0
In Greenfield		276	48	311	401	1036

2. POTENTIAL RESIDENTIAL UNITS FROM APPROVED ZONE CHANGES AND CONDOMINIUMS

Address	Location	Detached	Semi-detached*	Townhouses*	Apartments*	Total
158 Fife Road	W	0	0	25	0	25
150-152 Wellington Street	DT	0	0	0	144	144
66 Eastview Road	E	0	0	30	0	30
5 Arthur Street South	DT	0	0	39	646	685
78 Starwood Drive	E	0	0	0	405	405
144 Watson Pkwy N	E	0	0	0	133	133
95 Couling Crescent	E	0	2	0	0	2
50 Law Drive	E	5	0	0	0	5
170-178 Elizabeth Street	E	5	0	0	0	5
12 Summerfield Drive	S	2	0	0	0	2
781 Victoria Road South	S	18	0	0	0	18
Total Units in 2014		30	2	94	1328	1454
In Built Boundary		30	0	64	790	884
In Greenfield		0	2	30	538	570

3. TOTAL POTENTIAL NEW UNITS IN 2014 (1+2)

In Built Boundary	30	0	64	790	884
In Greenfield	276	50	341	939	1606
Total New Units in 2014	306	50	405	1729	2490

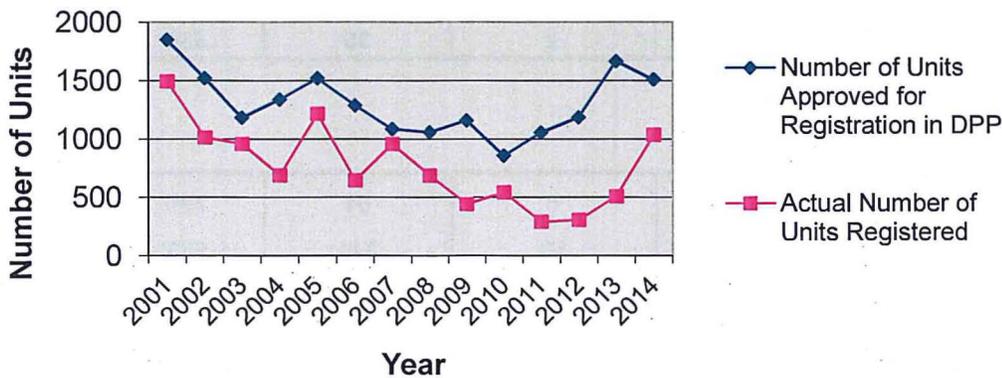
* Semi-detached numbers are unit counts *Townhouses and apartments based on approved zoning

Location Legend: NE - Northeast Area of the City, NW - Northwest, S - South, DT - Downtown

B. COMPARISON OF ACTUAL AND APPROVED REGISTRATIONS BY YEAR

	Detached	Semi-detached	Townhouses	Apartments	Total
ACTUAL 2014 Total	276	48	311	401	1036
APPROVED in 2014 DPP	319	110	679	401	1509
ACTUAL 2013 Total	117	46	249	99	511
APPROVED in 2013 DPP	436	180	799	251	1666
ACTUAL 2012 Total	130	86	92	0	308
APPROVED in 2012 DPP	417	172	469	130	1188
ACTUAL 2011 Total	276	70	311	401	1058
APPROVED in 2011 DPP	415	180	181	280	1056
ACTUAL 2010 Total	103	54	222	165	544
APPROVED in 2010 DPP	298	128	382	50	858
ACTUAL 2009 Total	138	42	283	123	443
APPROVED in 2009 DPP	391	200	404	165	1160
ACTUAL 2008 Total	175	0	268	246	689
APPROVED in 2008 DPP	392	32	300	335	1059
ACTUAL 2007 Total	590	114	255	0	959
APPROVED in 2007 DPP	662	64	361	0	1087
ACTUAL 2006 Total	522	0	126	0	648
APPROVED in 2006 DPP	855	106	326	0	1287
ACTUAL 2005 Total	759	128	331	0	1218
APPROVED in 2005 DPP	1056	140	324	0	1520
ACTUAL 2004 Total	315	66	211	100	692
APPROVED in 2004 DPP	805	85	349	100	1339
ACTUAL 2003 Total	774	60	126	50	960
APPROVED in 2003 DPP	926	134	125	0	1185
ACTUAL 2002 Total	567	120	127	199	1013
APPROVED in 2002 DPP	1002	152	168	199	1521
ACTUAL 2001 Total	575	84	410	425	1494
APPROVED in 2001 DPP	790	166	449	446	1851

C. Comparison of Approved and Registered Dwelling Units by Year



Schedule 2 Subdivision Registration Activity

A. Plans of Subdivision Anticipated to be Registered in 2015

Plan Name	Location	Detached	Semi-Detached	Townhouses	Apartments	Total Housing Units
23T-11502 11 Starwood*	NE	0	0	201	0	201
23T-11501 115 Fleming Ph 2*	NE	0	0	51	0	51
23T-12501 55 & 75 Cityview Ph 1	NE	70	14	49	0	133
23T-01508 Kortright E Ph 3B*	S	63	62	17	0	142
23T-14502 Hart's Farm Phase 1		30				30
23T-07506 Vic Park West Ph 1*	S	64	36	29	0	129
Overall Total		227	112	347	0	686
Portion of Total in Built Boundary		30	0	0	0	30
Portion of Total in Greenfield		197	112	347	0	656

(*) - carried over from approved 2014 DPP;

B. Summary of Expected Registration Activity by Year

Sector	Singles	Semi-Detached	Townhouses	Apartments	Total
--------	---------	---------------	------------	------------	-------

2015 Proposed Registrations

Northeast	70	14	301	0	385
Northwest	0	0	0	0	0
South	157	98	46	0	301
Subtotal	227	112	347	0	686
In Built Boundary	30	0	0	0	30
In Greenfield	197	112	347	0	656

2016 Anticipated Registrations*

Northeast	180	68	199	152	599
Northwest	0	0	0	0	0
South	187	58	185	0	430
Subtotal	367	126	384	152	1029
In Built Boundary	47	8	86	0	141
In Greenfield	320	118	298	152	888

Post 2016 Anticipated Registrations

Northeast	102	0	15	122	239
Northwest	0	0	0	521	521
South	60	0	195	489	744
Subtotal	162	0	210	1132	1504
In Built Boundary	60	0	35	89	184
In Greenfield	102	0	175	1043	1320

*2016 Registrations are an estimate only and could change based on which plans are ready to proceed.

C. Total Dwelling Unit Inventory in Potential Plans of Subdivision by Year

Year	Singles	Semi-Detached	Townhouses	Apartments	Total
2015	756	238	941	1284	3219
2014	1020	286	1189	2209	4704
2013	1073	296	1498	2592	5459
2012	1213	372	1408	2539	5532
2011	1712	370	1180	2148	5410
2010	1858	410	1518	1941	5727
2009	2122	364	1684	1757	5927
2008	2297	486	1841	2354	6978
2007	2780	486	1739	2253	7258
2006	3082	450	1848	1964	7344
2005	3767	646	2198	2013	8624
2004	3867	734	2012	2071	8684
2003	4132	806	1752	1935	8625
2002	4141	831	1628	2127	8727

SCHEDULE 3

DRAFT PLAN APPROVAL ACTIVITY

A. Plans Anticipated to be Considered for Draft Plan Approval in 2015

Plan Name	Location	Detached	Semi-Detached	Townhouses	Apartments	Total
23T-12502 (*) 20 & 37 Cityview Drive	NE	98	46	66	54	264
23T-12501(*) 55 & 75 Cityview Drive	NE	103	28	91	103	325
23T-11503 635 Woodlawn Road East	NE	134	0	20	117	271
23T-01508(*) Kortright East Phase 4	S	157	58	0	0	215
23T-14502 Hart's Farm	S	120	0	35	89	244
Overall Total		612	132	212	363	1319
Total in Built Boundary		120	0	35	89	244
Total in Greenfield		492	132	177	274	1075

(*) - carried over from approved 2014 DPP

B. Comparison of Actual and Approved Draft Plans by Year

	Detached	Semi-detached	Townhouses*	Apartments*	Total
ACTUAL OVERALL TOTAL (2014)	0	0	0	0	0
APPROVED in 2014 DPP	612	132	212	363	1319
ACTUAL OVERALL TOTAL (2013)	0	0	201	0	201
APPROVED in 2013 DPP	411	72	383	102	968
ACTUAL OVERALL TOTAL (2012)	181	112	225	205	723
APPROVED in 2012 DPP	380	112	452	205	1149
ACTUAL OVERALL TOTAL (2011)	221	70	167	425	883
APPROVED in 2011 DPP	304	96	258	668	1326
ACTUAL OVERALL TOTAL (2010)	0	0	0	0	0
APPROVED in 2010 DPP	156	86	132	230	604
ACTUAL OVERALL TOTAL (2009)	138	42	370	123	673
APPROVED in 2009 DPP	334	74	549	77	1034
ACTUAL OVERALL TOTAL (2008)	68	94	25	165	352
APPROVED in 2008 DPP	459	156	123	402	1140
ACTUAL OVERALL TOTAL (2007)	34	0	64	0	98
APPROVED in 2007 DPP	-	-	-	-	675

Schedule 4

Summary of Residential Units in Draft Approved and Preliminary Plans

File # (Description)	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)
	D	SD	TH	APT				
Northeast	352	82	515	274	0.656	2.884	0	1.39
Northwest	0	0	0	521	3.52	0	0	0
South	404	156	426	489	0	0	0	0
Total	756	238	941	1284	4.176	2.884	0	1.39

3219

Note:

D = Single Detached
SD = Semi-Detached
TH = Townhouse
APT = Apartment

Comm = Commercial
Ind = Industrial
Inst = Institutional

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northwest Residential

File # (Description)	Status	Expected Registration Timing	Residential Units				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue (based on 2015 DC's)
			D	SD	TH	APT					
1 23T-86004 West Hills (Greenfield)	Draft Approved: December 23, 1987	Post 2016	0	0	0	521	3.52			TBD	\$8,667,356
Servicing Comments: None.											
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). Site is currently under appeal - extent of woodlot to be protected is yet to be determined.											

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Industrial

File # (Description)	Status	Expected Registration Timing	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	DC Expenditure/ Revenue
			D	SD	TH	APT					
1 23T-98501 / 23T06501 Watson Creek (Greenfield)	Draft Approved March 20, 2001	Post 2016					2.884				TBD
Servicing Comments:	Improvements to Watson Road required.										
Timing Comments:	Third Draft Plan Approval extension lapses on March 20, 2017.										

Schedule 4 continued

Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Expected Registration Timing	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue <small>(based on 2015 DC's)</small>
			D	SD	TH	APT					
1 23T-11502 East Node (north side of Starwood) 11 Starwood Dr. (Greenfield)	Draft Approved (OMB decision)	2015	0	0	201	0				TBD	\$4,184,217
Servicing Comments: None.											
Timing Comments: None.											
2 23T-11501 115 Fleming (Greenfield)	Draft Approved September 4, 2012	Phase 2: 2015	0	0	51	0					\$1,061,667
Servicing Comments: None.											
Timing Comments: None.											
3 23T12501 55 & 75 Cityview (Greenfield)	Draft Approved February 9, 2015	Phase 1: 2015 Phase 2: 2016	70 33	14 14	49 42	0 103					\$3,341,709 \$1,677,111
Servicing Comments: Requires improvements to Cityview Drive and outlet to 20 & 37 Cityview lands.											
Timing Comments:											

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Expected Registration Timing	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue (based on 2015 DC's)
			D	SD	TH	APT					
4 23T-07502 312-316 Grange Rd (Built Boundary)	Draft Approved January 12, 2009	Phase 2 - 2016	3	8	8	0				0.12	\$470,565
Servicing Comments: None											
Timing Comments: Phase 2 to proceed with 23T-07505 (300 Grange Road). Draft plan extension granted with no lapsing date.											
5 23T-07505 300 Grange Rd (Built Boundary)	Draft Approved January 12, 2009	2016	14	0	78	0				0.1	\$2,010,672
Servicing Comments: None											
Timing Comments: 5 year draft plan extension granted until December 8, 2019.											
6 23T12502 20 & 37 Cityview Drive (Greenfield)	Preliminary	Phase 1: 2016 Phase 2: post 2016	98 0	46 0	66 0	0 54				1.17	\$5,353,938 \$898,344
Servicing Comments: Requires improvements to Cityview Drive											
Timing Comments: New draft plan application incorporates the unregistered lots from the Valleyhaven subdivision (20 lots previously draft approved 23T-99501/23T-96501). Draft Plan approval expected 2015.											
7 23T-11503 635 Woodlawn (Greenfield)	Preliminary	Phase 1: 2016 Phases 2-4, Post 2016	32 102	0 0	5 15	49 68	0.656			TBD	\$1,803,697 \$4,262,681
Servicing Comments: Requires retrofit/upgrade to existing SWM Pond #1, sanitary pumping station required to service the lands.											
Timing Comments: Requires draft plan approval and rezoning, expected in 2015, expect registration in 4 phases.											

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

South Industrial

File # (Description)	Status	Expected Registration Timing	Residential Units				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue (based on 2015 DC's)
			D	SD	TH	APT					
1 23T-03501 (SP-0201) Hanlon Creek Business Park (Greenfield)	Draft Approved November 8, 2006	Phase 3 - post 2016					167				TBD
Servicing Comments:											
Timing Comments: 5 year draft plan extension granted until November 8, 2016											

Schedule 4 continued

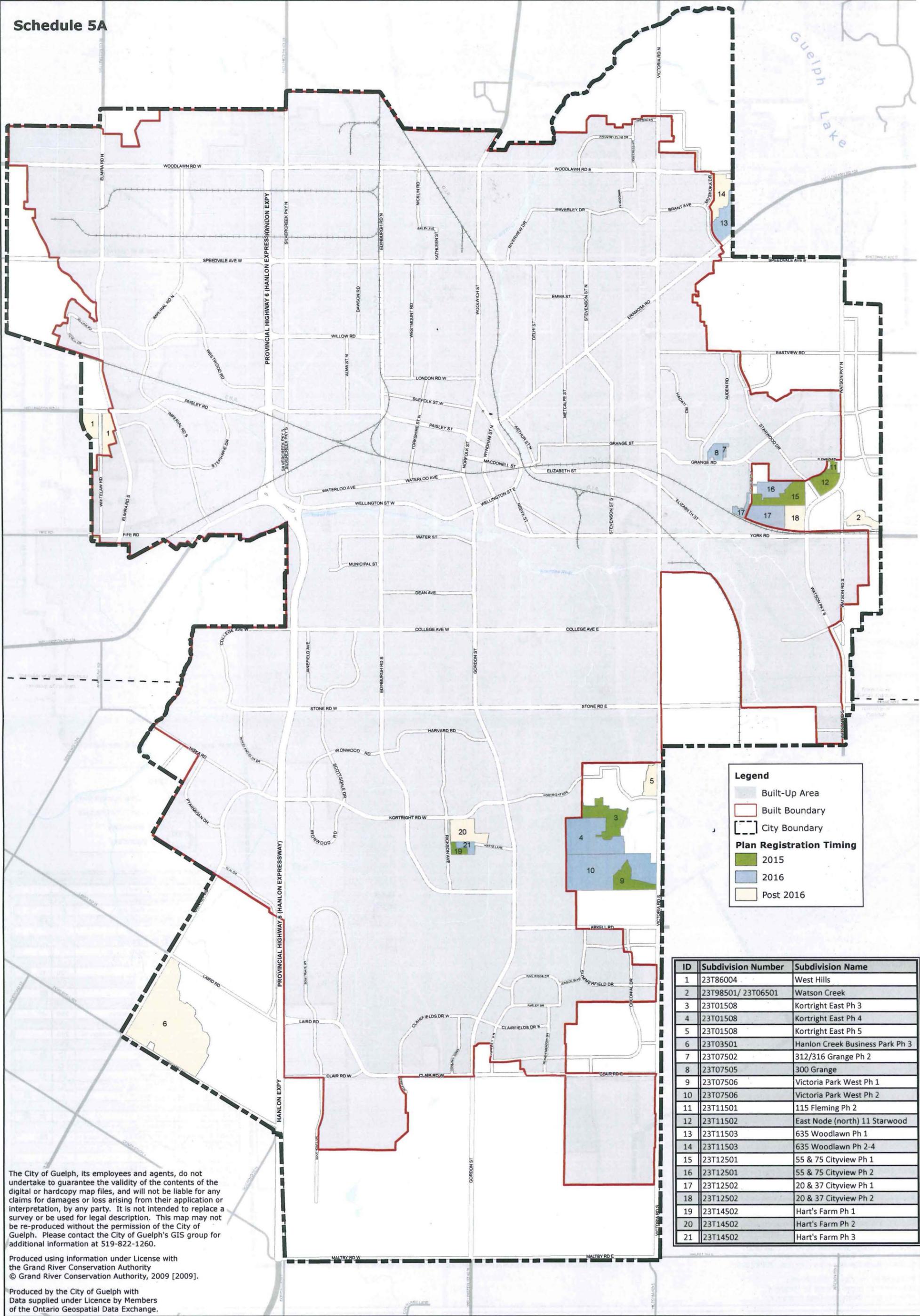
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Expected Registration Timing	Residential Units				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue Based on 2015 DCs
			D	SD	TH	APT					
1											
23T-01508 Kortright East (Greenfield)	Draft Approved: Ph 3: Oct 1, 2012 Preliminary: Phases 4 & 5	Phase 3B: 2015 Ph4: 2016 Ph5: Post 2016	63 157 0	62 58 0	17 0 160	0 0 400				1.023 0 0	\$3,808,764 \$5,942,385 \$9,985,120
Servicing Comments: None.											
Timing Comments: Draft Plan approval required for phases 4 and 5. Phase 4 DPA anticipated 2015.											
5											
23T-07506 Victoria Park West (Greenfield)	Draft Approved 2011 Redlined draft plan approved at OMB	Phase 1: 2015 Phase 2: 2016	64 0	36 0	29 185	0 0				0.9	\$3,367,593 \$3,851,145
Servicing Comments: None.											
Timing Comments: Redline Amendment Application approved at OMB - 2014											
6											
23T-14502 Hart's Farm (Built Boundary)	Preliminary	Phase 1: 2015 Phase 2: 2016 Phase 3: post 2016	30 30 60	0 0 0	0 0 35	0 0 89				tbd	\$829,170 \$624,510 \$1,831,280
Servicing Comments: To be determined.											
Timing Comments: Draft plan approval expected in 2015.											

Schedule 5A



Legend

- Built-Up Area
- Built Boundary
- City Boundary

Plan Registration Timing

- 2015
- 2016
- Post 2016

ID	Subdivision Number	Subdivision Name
1	23T86004	West Hills
2	23T98501/ 23T06501	Watson Creek
3	23T01508	Kortright East Ph 3
4	23T01508	Kortright East Ph 4
5	23T01508	Kortright East Ph 5
6	23T03501	Hanlon Creek Business Park Ph 3
7	23T07502	312/316 Grange Ph 2
8	23T07505	300 Grange
9	23T07506	Victoria Park West Ph 1
10	23T07506	Victoria Park West Ph 2
11	23T11501	115 Fleming Ph 2
12	23T11502	East Node (north) 11 Starwood
13	23T11503	635 Woodlawn Ph 1
14	23T11503	635 Woodlawn Ph 2-4
15	23T12501	55 & 75 Cityview Ph 1
16	23T12501	55 & 75 Cityview Ph 2
17	23T12502	20 & 37 Cityview Ph 1
18	23T12502	20 & 37 Cityview Ph 2
19	23T14502	Hart's Farm Ph 1
20	23T14502	Hart's Farm Ph 2
21	23T14502	Hart's Farm Ph 3

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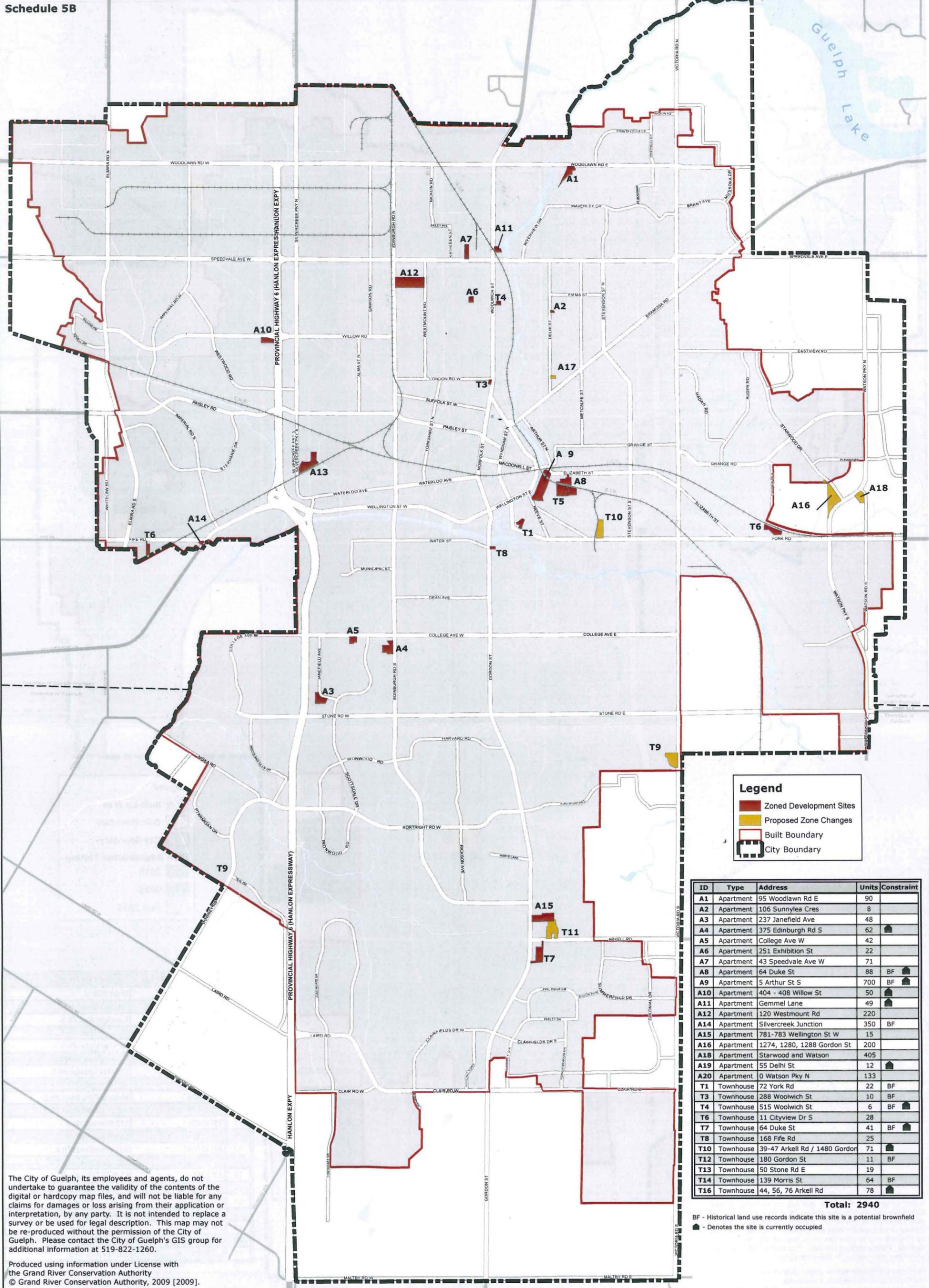
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2015 Development Priorities Plan

Proposed Registration Timing





Legend

- Zoned Development Sites
- Proposed Zone Changes
- Built Boundary
- City Boundary

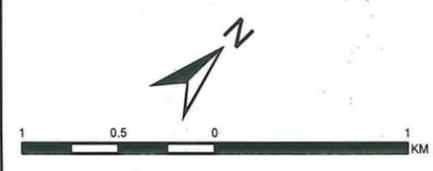
ID	Type	Address	Units	Constraint
A1	Apartment	95 Woodlawn Rd E	90	
A2	Apartment	106 Sunnylea Cres	8	
A3	Apartment	237 Janefield Ave	48	
A4	Apartment	375 Edinburgh Rd S	62	🏠
A5	Apartment	College Ave W	42	
A6	Apartment	251 Exhibition St	22	
A7	Apartment	43 Speedvale Ave W	71	
A8	Apartment	64 Duke St	88	BF 🏠
A9	Apartment	5 Arthur St S	700	BF 🏠
A10	Apartment	404 - 408 Willow St	50	🏠
A11	Apartment	Gemmel Lane	49	🏠
A12	Apartment	120 Westmount Rd	220	
A14	Apartment	Silvercreek Junction	350	BF
A15	Apartment	781-783 Wellington St W	15	
A16	Apartment	1274, 1280, 1288 Gordon St	200	
A18	Apartment	Starwood and Watson	405	
A19	Apartment	55 Delhi St	12	🏠
A20	Apartment	0 Watson Pky N	133	
T1	Townhouse	72 York Rd	22	BF
T3	Townhouse	288 Woolwich St	10	BF
T4	Townhouse	515 Woolwich St	6	BF 🏠
T6	Townhouse	11 Cityview Dr S	28	
T7	Townhouse	64 Duke St	41	BF 🏠
T8	Townhouse	168 Fife Rd	25	
T10	Townhouse	39-47 Arkell Rd / 1480 Gordon	71	🏠
T12	Townhouse	180 Gordon St	11	BF
T13	Townhouse	50 Stone Rd E	19	
T14	Townhouse	139 Morris St	64	BF
T16	Townhouse	44, 56, 76 Arkell Rd	78	🏠
Total:			2940	

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

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2015 Development Priorities Plan

Zoned Development Sites & Proposed Zone Changes



Schedule 6
2015 DPP Water/Wastewater Firm Capacity

Explanation: This table shows the determination of how many units can be serviced (line 4) after subtracting the actual daily flow used (line 2 a) and 2 b)) and the servicing commitments (line 3) from the total available firm capacity (line 1). Line 5 shows how many units are proposed to be registered in the 2015 Development Priorities Plan and line 6 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Firm Capacity	72,336 m ³ /day	64,000 m ³ /day
2 a)	Average Maximum Daily Flow (water)	54,639 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	48,802 m ³ /day
3	Servicing Commitments	11,563 m ³ /day (9,248 units)	11,309 m ³ /day (9,248 units)
4	Available Servicing Capacity to Register New Dwelling Units (Uncommitted Reserve Capacity)	5,826 units	4,141 units
5	Units to be Registered in 2015 based on the proposed Development Priorities Plan	686 units	686 units
6	Capacity Available	YES (5,140 units)	YES (3,455 units)

Notes

1. **Total Available Firm Capacity:**
Water - the physical capacity of the constructed water infrastructure to deliver an annual daily flow of 72,336 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.

 b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.
3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The figure for servicing commitment for wastewater treatment also includes a total of 1,710 m³/day committed to the Village of Rockwood.

Schedule 6
2015 DPP Water/Wastewater Planning Capacity

Explanation: This table shows the determination of how many units can be serviced (line 5) after subtracting the actual daily flow used (line 2 a) and 2 b)), the servicing commitments (line 3) and the draft plan approval commitments (line 4) from the total available planning capacity (line 1). Line 6 indicates how many units are proposed to be draft plan approved in the 2015 Development Priorities Plan and line 7 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Planning Capacity	81,996 m ³ /day	73,300 m ³ /day
2 a)	Average Maximum Daily Flow (water)	54,639 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	48,802 m ³ /day
3	Servicing Commitments	13,100 m ³ /day (12,443 units)	14,309 m ³ /day (12,443 units)
4	Draft Approval Commitments	3,364 m ³ /day (3,195 units)	3,001 m ³ /day (3,195 units)
5	Available Servicing Capacity for New Draft Plan Approved Units (Uncommitted Reserve Capacity)	13,543 units	10,849 units
6	Units to be Draft Plan approved in 2014 based on the proposed Development Priorities Plan	1,319 units	1,319 units
7	Capacity Available	YES (12,224 units)	YES (9,530 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 minus a contingency for loss of supply capacity. Additional water supply capacity from the approved Arkell Springs Supply EA has been factored into the Planning Capacity shown on this chart.

Wastewater - based upon the approved assimilative capacity of the Speed River the treatment plant may be re-rated and/or expanded to provide an additional 9,000 m³/day of treatment capacity to bring the total plant capacity to 73,300 m³/d.

2. a) **Maximum Daily Flow (water)** is the actual maximum daily flow based on the past three year average.

b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.

3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The City provides servicing commitment at the time of lot/block registration in keeping with the agreement with the MOE. The figure for servicing commitment for wastewater treatment also includes a total of 1,710 m³/day committed to the Village of Rockwood.

STAFF REPORT



TO Infrastructure, Development and Enterprise Committee

SERVICE AREA Infrastructure, Development and Enterprise

DATE May 5, 2015

SUBJECT 2014 Building Permit Fee Revenues, Costs, Building Stabilization Reserve Fund and Annual Setting of Building Permit Fees for 2015

REPORT NUMBER 15-41

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To present a summary on 2014 Building Permit Fee Revenues, Costs, the Building Stabilization Reserve Fund and to outline new building permit fees being proposed for the period from June 1, 2015 to May 31, 2016.

KEY FINDINGS

1. The operating budget surplus for the administration and enforcement of the Building Code Act for 2014 was \$114,405. This amount was transferred to the Building Stabilization Reserve Fund.
2. The balance in the Building Stabilization Reserve Fund, not including interest, was \$2,138,117 as of December 31, 2014.
3. Building permit fees are recommended to increase by 4.26% on June 1, 2015.
4. Guelph's fees remain competitive with those in neighbouring municipalities (i.e. Cambridge, Kitchener and Waterloo).

FINANCIAL IMPLICATIONS

In accordance with the Council approved policy, the balance of the Building Stabilization Reserve Fund shall not exceed the anticipated funding for approximately one (1) year of operation which was \$2,694,179 in 2014.

The Building Stabilization Reserve Fund remains healthy.

An increase in building permit fees will assist staff in balancing building permit fee revenues against costs and maintaining a related Building Stabilization Reserve Fund.

ACTION REQUIRED

To receive the Report on 2014 Building Permit Fee Revenues, Costs, Building Stabilization Reserve Fund and Annual Setting of Building Permit Fees for 2015.

To decide whether to approve the recommended building permit fee increases.

STAFF REPORT



RECOMMENDATION

1. That the report from Infrastructure, Development and Enterprise dated May 5, 2015 entitled 2014 Building Permit Fee Revenues, Costs, Building Stabilization Reserve Fund and Annual Setting of Building Permit Fees for 2015, be received.
2. That Council approve the attached Schedule of Building Permit Fees, effective June 1, 2015.

BACKGROUND

2014 Annual Report on Building Permit Fee Revenues and Costs

In accordance with Subsection 7(4) of the Building Code Act, municipalities shall prepare an annual report on the total building permit fees collected, the direct and indirect costs of delivering services related to the administration and enforcement of the Building Code Act and the amount of an established reserve fund. All indirect costs (i.e. support and overhead costs) were reviewed utilizing the Ontario Municipal Benchmarking Initiative (OMBI) methodology.

Purpose of the Building Stabilization Reserve Fund

The Building Code Act allows permit fees to be set to cover only the costs associated with the administration and enforcement of the Building Code Act, as well as reasonable contributions to a reserve fund. The reserve fund can be used to offset lean years, implement service enhancements and to cover unexpected expenses related to the administration and enforcement of the Building Code Act.

Funding of the Building Stabilization Reserve Fund

Where building permit revenues exceed expenditures, the surplus is transferred to the reserve fund. Where expenditures exceed building permit revenues, funds are transferred from the reserve fund.

Building Stabilization Reserve Fund Balance

The balance of the reserve fund shall not exceed the anticipated funding for approximately 1 year of operation of Building Services for the administration and enforcement of the Building Code Act only (\$2,694,179 in 2014). This balance will provide staff with an upper limit to freeze automatic increases and the ability to maintain a healthy reserve fund.

Automatic Setting of Building Permit Fees

In 2010, City Council approved the automatic increase of building permit fees to be equal to the increase to the City of Guelph's Tax-Supported Operating budget (3.55% in 2015) plus 20 percent (0.71%) of the increase, which results in a 4.26% increase to fees in 2015. This formula has been used to determine the annual fee increases since that time. The automatic setting of the Building Permit fees will be frozen when the Building Stabilization Reserve Fund Balance reaches the upper limit.

STAFF REPORT



The new fees come into effect on June 1st of each year to allow time for staff to compare the year-end Building Stabilization Reserve Fund balance to the established cap on the reserve fund, advertise the required Public Notice and inform our industry partners.

REPORT

2014 Permit Fee Revenues, Costs and Reserve Fund

See Attachment 1 for a summary of total fee revenues collected, direct and indirect costs, surplus transferred to the reserve fund and the balance in the reserve fund, not including interest, is \$2,138,117 as of December 31, 2014.

Public Notice

As required by the Building Code Act, when a municipality is proposing changes to their building permit fees, the municipality must hold a public meeting concerning the proposed changes and must provide a minimum of 21 days notice prior to the public meeting, which will be the Council meeting on May 25, 2015. A Public Notice was placed in the Guelph Tribune on April 23, 2015.

CORPORATE STRATEGIC PLAN

Strategic Direction #2.3: Ensure accountability, transparency and engagement.

DEPARTMENTAL CONSULTATION - N/A

FINANCIAL IMPLICATIONS

In accordance with the Council approved policy, the balance of the Building Stabilization Reserve Fund shall not exceed the anticipated funding for approximately one (1) year of operation which was \$2,694,179 in 2014.

The Building Stabilization Reserve Fund remains healthy.

An increase in building permit fees will assist staff in balancing building permit fee revenues against costs and maintaining a related Building Stabilization Reserve Fund.

COMMUNICATIONS

1. A Public Notice was advertised in the Guelph Tribune April 23, 2015, as required by the Building Code Act.
2. An information notice will also be sent to industry partners affected by the increase in building permit fees.

STAFF REPORT



ATTACHMENTS

- Attachment 1 2014 Permit Fee Revenues, Costs and Reserve Fund
- Attachment 2 Schedule of Building Permit Fees

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2014 PERMIT FEE REVENUES, COSTS AND RESERVE FUND

1.	TOTAL BUILDING PERMIT FEE REVENUES COLLECTED	\$2,808,583
2.	a) Total Direct Costs of administration and enforcement of the Building Code Act, including the review of applications for permits and inspection of buildings	\$2,243,179
	b) Total Indirect Costs of administration and enforcement of the Building Code Act, including support and overhead costs.	\$451,000
	TOTAL COSTS OF DELIVERING SERVICES RELATED TO THE ADMINISTRATION AND ENFORCEMENT OF THE BUILDING CODE ACT.	\$2,694,179
3.	TRANSFER TO RESERVE FUND FROM OPERATING BUDGET	\$114,405
4.	TOTAL AMOUNT OF BUILDING STABILIZATION RESERVE FUND AS OF DECEMBER 31, 2014.	\$2,138,117

Schedule of Permit Fees
Effective June 1, 2015

SCHEDULE "A"
of By-law Number (2015)- ??
being new Schedule "A" of By-law (2012)-19356

Fees for a required Permit are set out in this Schedule and are due and payable upon submission of an application for a Permit.

Classes of Permits	Permit Fee (\$ per ft ²)	Flat Fee (\$)
NEW BUILDINGS, ADDITIONS, MEZZANINES		
Group A: Assembly Buildings		
(Shell)	2.04	
(Finished)	2.35	
Outdoor Patio/Picnic Shelter		190.00
Outdoor Public Pool		760.00
Group B: Detention, Care & Treatment and Care Buildings		
(Shell)	2.21	
(Finished)	2.53	
Group C: Residential		
Single Detached Dwelling, Semi Detached Dwelling, Duplex Dwelling and Townhouses	1.25	
Garage/Carport (per bay), Shed, Deck, Porch, Ext. Stairs, Ext. Ramps		95.00
Hot Tubs, Low-Rise Residential Solar Collectors (per application)		95.00
Other Residential Solar Collectors (per application)		380.00
Swimming Pools		190.00
Apartment Building	1.19	
Hotels/Motels	1.97	
Residential Care Facility	1.62	
Group D: Business and Personal Services Buildings		
Office Buildings (Shell)	1.67	
Office Buildings (Finished)	1.97	
Group E: Mercantile Buildings		
Retail Stores (Shell)	1.11	
Retail Stores (Finished)	1.39	
Group F: Industrial Buildings		
Warehouse, Factories	0.87	
Parking Garage	0.74	
Farm Building	0.42	
Foundation, Conditional Permit	0.12	
INTERIOR FINISHES: All Classifications		
Interior finishes to previously unfinished areas (including finishing of residential basements and major renovations)	0.39	
ALTERATIONS/RENOVATIONS: All Classifications		
Alterations and renovations to existing finished areas, new roof structures, rack storage	0.35	
MINOR ALTERATIONS:		
Partitions, Washrooms, New Entry, Minor Demolitions (500 sq. ft. or less)		95.00
SPECIAL CATEGORIES:		
Accessory Apartments / Lodging Houses	0.35/190.00 min.	
Air Supported Structures	0.44	
Temporary Tents - per application		190.00
Temporary Buildings		380.00
Portables - per application (excludes port-a-pak)		190.00
Major Demolitions (more than 500 sq. ft.)	0.03/190.00 min.	
Change of Use Permit (with no renovations)		190.00
MISCELLANEOUS:		
Fireplace / Woodstove (each)		95.00
Elevator, Escalator, Lift		380.00
Demising Wall/Firewall		95.00
Ceiling (new or replace per square foot)	0.06	
Exterior Ramps (excluding Low-Rise Residential Ramps)		190.00
Balcony Guard (replace per linear foot)	0.72	
Window Replacement (each)		15.00
Storefront Replacement		190.00
Reclad Exterior Wall (per square foot)	0.06	
Retaining Wall (per linear foot)	3.61	
All Designated Structures - including Non-Residential Solar Collectors (per application) except Retaining Walls, Public Pools, Signs & Residential Solar Collectors		380.00
MECHANICAL WORK: (independent of building permit)		
HVAC Permit (residential per suite)		95.00
HVAC Permit (non-residential)	0.12	
New Sprinkler System or New Standpipe System	0.05/190.00 min.	
Alterations to existing Sprinkler System or existing Standpipe System	0.03/190.00 min.	
Commercial Kitchen Exhaust Systems, Spray Booths, Dust Collectors		190.00
ELECTRICAL WORK: (independent of building permit)		
New Fire Alarm System	0.05/190.00 min.	
Alterations to existing Fire Alarm System or existing Electrical Work		190.00
Electromagnetic Locks (each) and Hold Open Devices (each)		45.00
PLUMBING WORK: (independent of building permit)		
Plumbing Permit (per fixture)		15.00
Hot Water Heaters (each)		45.00
Testable Backflow Prevention Devices (each)		95.00
Catchbasins/Manholes/Roof drains (each)		15.00
Building Services (per group) -SDD, Semi-Detached, Duplex		95.00
Building/Site Services (per linear foot), excluding SDD, Semi-Detached, Duplex	0.75	
SEWAGE SYSTEMS:		
New Installations		570.00
Replacement or Alteration		285.00

(SCHEDULE "A" – continued)

Administration Fees	Flat Fee (\$)
Alternative Solutions (as per Subsection 6.2 of this by-law)	
All Buildings/systems within the scope of Division B, Part 9 of the Building Code	500.00
All other Buildings/systems	1,000.00
Note: Fifty percent (50%) of the Administration Fee for an approved Alternative Solution will be refunded, where in the opinion of the Chief Building Official, the proposal has supported the Community Energy Initiative.	
Occupancy without a Permit	
Occupancy without the required Occupancy Permit (as per Subsection 6.3 of this By-law)	300.00
Work without a Permit	
Building, Demolition or Change of Use without the required Permit (as per Subsection 6.4 of this By-law)	50% of the required Permit fee, to a maximum of \$5,000.00

Rules for Determining Permit Fees:

- A minimum Permit fee of \$95.00 shall be charged for all work where the calculated Permit fee is less than \$95.00.
- For classes of Permits not described in this Schedule, a reasonable Permit fee shall be determined by the Chief Building Official.
- Floor area of the proposed work is to be measured to the outer face of exterior walls (excluding residential attached garages) and to the centre line of party walls, firewalls or demising walls.
- In the case of interior finishes, alterations or renovations, area of proposed work is the actual space receiving the work, e.g. tenant suite.
- Mechanical penthouses and floors, mezzanines, lofts, habitable attics and interior balconies are to be included in all floor area calculations.
- Except for interconnected floor spaces, no deductions are made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, ducts, etc.).
- Unfinished basements for single detached dwellings, semi-detached dwellings, duplex dwellings and townhouses are not included in the floor area.
- Attached garages and fireplaces are included in the Permit fee for single detached dwellings, semi-detached dwellings, duplex dwellings and townhouses.
- Where interior alterations and renovations require relocation of sprinkler heads, standpipe components or fire alarm components, no additional charge is applicable.
- Ceilings are included in both new shell and finished (partitioned) Buildings. The Permit fees for ceilings only apply when alterations occur in existing Buildings. Minor alterations to existing ceilings to accommodate lighting or HVAC improvements are not chargeable.
- Where Demolition of partitions or alterations to existing ceilings are part of an alteration or renovation Permit, no additional charge is applicable.
- Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major occupancy for the floor area on which they are located.
- The occupancy categories in this Schedule correspond with the major occupancy classifications in the Ontario Building Code. For multiple occupancy floor areas, the Permit fees for each of the applicable occupancy categories may be used, except where an occupancy category is less than 10% of the floor area.
- For rack storage use, with platforms or mezzanines, apply the square footage charge that was used for the Building.
- A temporary Building is considered to be a Building that will be erected for not more than three years.
- Additional Permit fees are not required when the Sewage System is included with the original Building Permit.

Refund of Permit Fees:

In the case of withdrawal or abandonment of an application for a Permit or abandonment of all or a portion of the work or the non-commencement of any project, the Chief Building Official shall, upon written request of the Owner or Applicant, determine the amount of paid Permit fees that may be refunded to the Owner or Applicant, if any, as follows:

- a) 80 percent (80%) if administrative functions only have been performed;
- b) 70 percent (70%) if administrative and zoning functions only have been performed;
- c) 50 percent (50%) if administrative, zoning and plans examination functions have been performed;
- d) 35 percent (35%) if the Permit has been issued and no field inspections have been performed subsequent to Permit issuance;
- e) 5 percent (5%) shall additionally be deducted for each field inspection that has been performed after the Permit has been issued;
- f) No refund shall be made of an amount that is less than the minimum Permit fee applicable to the work;
- g) No refund shall be made after two years following the date of Permit application where the Permit has not been issued or one year following the date of Permit issuance.

STAFF REPORT



TO Infrastructure, Development and Enterprise Committee

SERVICE AREA Infrastructure, Development and Enterprise

DATE May 5, 2015

SUBJECT Elementary School Speed Zones – Update

REPORT NUMBER

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To provide Council with information on the impacts of the recently reduced speed limits on streets adjacent to elementary schools, a summary of public feedback and recommendations.

KEY FINDINGS

- Following the implementation of speed limit reductions of 10 or 20 km/h, the average speed in front of elementary schools reduced by approximately 2.0 km/h.
- The implementation of School Zone Maximum Speeds on some streets, particularly Imperial Road, has resulted in less uniform travel speeds.
- It is recommended that staff continue to monitor the effectiveness of reduced speeds limits in school zones and report back to committee with the additional analysis, including the feedback obtained through community engagement, after a full school year of operation.
- Staff recommends that the existing 30km/h reduced speed zone on Imperial Drive be removed and "40 km/h when flashing" signage, with the flashing beacons operating on school days from 8-9 a.m. and 3-4 p.m. be installed.

FINANCIAL IMPLICATIONS

The replacement of the existing 30km/h reduced speed zone on Imperial Drive with "40 km/h when flashing" signage, with the flashing beacons operating on school days from 8-9 a.m. and 3-4 p.m. at an estimated cost of \$10,000 be funded from the 2015 Engineering Operating Budget.

ACTION REQUIRED

To receive staff's report entitled "Elementary School Speed Zones-Update" and approve the staff recommendations made therein.

STAFF REPORT

RECOMMENDATION

1. That the report from Infrastructure, Development and Enterprise dated May 5, 2015 entitled "Elementary School Speed Zone – Update" be received.
2. That the existing 30 km/h reduced speed zone on Imperial Drive be replaced with "40 km/h when flashing" signage with the flashing beacons operating on school days from 8:00-9:00 a.m. and 3:00-4:00 p.m.
3. That staff use the City of Guelph Community Engagement Framework to consult with community members and provide opportunity to offer feedback on the existing Elementary School Speed Zones program. These inputs will contribute to developing the next steps of the program.
4. That staff continue to monitor the effectiveness of reduced speeds limits in school zones and report back to Committee with the additional analysis, including the feedback obtained through community engagement, after a full school year of operation.

BACKGROUND

Council approved the establishment of elementary school speed zones as part of the 2014 budget process. This report provides information on the impacts of the recently reduced speed limits on streets adjacent to elementary schools.

Operations, Transit and Emergency Services Committee report dated November 6, 2013 (refer to Attachment 1), provided Council context of the implementation alternatives and staff recommendations.

REPORT

Implementation of School Zone Maximum Speeds:

As directed by Council, staff implemented School Zone Maximum Speeds for all 45 elementary schools in Guelph. Sign installation began in April 2014. All school zone maximum speeds were implemented by June 10, 2014. Staff implemented "40 km/h when flashing" zones in front of elementary schools on arterial streets, with the flashing beacons operating on school days from 8-9 a.m. and 3-4 p.m. Staff implemented "30 km/h" zones in front of elementary schools on collector and local streets, in effect at all times. Staff implemented one school zone per elementary school, at the front of the school as defined by the school address.

Guelph Police Services commenced enforcement as the School Zone Maximum Speeds as they became operational.

STAFF REPORT

Speed Changes:

Staff arranged for Automatic Traffic Recorders (ATRs) to record the speeds in front of each elementary school for two school days before and two school days after the school zones became operational. The "before" speeds were recorded beginning April 23, 2014, with all speed survey locations having posted speeds of 50 km/h. The "after" speeds were recorded June 4 to 11, 2014 (depending on the date that the reduced speed became operational for each street). The "after" speeds were recorded with posted speeds on arterial streets of 40 km/h from 8-9 a.m. and 3-4 p.m. and posted speeds of 30 km/h at all times on all other streets. For arterial streets, only the speed data collected from 8-9 a.m. and 3-4 p.m. were considered.

Following the implementation of speed limit reductions of 10 or 20 km/h, the average speed in front of elementary schools reduced by approximately 2.0 km/h.

Staff have also noted that the implementation of School Zone Maximum Speeds on some streets, particularly Imperial Road, has resulted in less uniform travel speeds. Some drivers are obeying the new speed limit while others continue to drive at the speed that feels appropriate to them. Research has shown that, in general, the majority of motorists tend to travel at speeds dictated by the physical characteristics of a roadway and the surrounding environment, regardless of posted speed limits.

Before the implementation of the School Zone Maximum Speed, speeds on Imperial Road generally fell into the range of 45 to 65 km/h. After the implementation of the School Zone Maximum Speed, speeds on Imperial Road now range from 30 to 65 km/h. Staff are concerned about the new range of speeds on Imperial Road because traffic flowing at a uniform speed tends to result in increased safety and fewer collisions. With uniform speed, drivers are less impatient, pass less often, and are less likely to tailgate, which reduces both head-on and rear-end collisions. Staff observations indicate that motorists on Imperial Road have become more impatient, tailgate slow drivers, and are now using the centre two-way left-turn lane to accelerate and pass slow drivers.

Public Feedback – Post Implementation:

Public comments submitted by email or telephone following the implementation of the new speed limits included:

- Nine complaints about new school zone speed sign placement (e.g. signs in front of homes, requests for more signs where local streets intersect the school zones, need to improve sign visibility);
- Seven complaints that a 30km/h school speed zone should be signed 40 km/h, particularly on Imperial Road, and that the school zone speeds should only be in effect during school hours;
- Four comments supporting school zone maximum speeds and/or requesting that a school zone be extended farther or onto other streets; and,
- Three requests for information on school zone maximum speeds.

STAFF REPORT

Although, the analysis of the information collected has shown a relatively minor reduction in the average speed, more comprehensive studies undertaken throughout North America have indicated there are qualitative benefits that reduced speed zones in front of schools create, namely:

- Raises motorists awareness of schools and school crossing;
- Potentially improves safety of school children;
- Increases the community's confidence about children's safety on the road outside the school; and,
- Reinforces the motorist's awareness of the surrounding environment.

Staff Recommendations:

Based on analysis of the data collected and public feedback, staff recommends the following actions be taken:

1. That the existing 30km/h reduced speed zone on Imperial Drive be removed and "40 km/h when flashing" signage, with the flashing beacons operating on school days from 8-9 a.m. and 3-4 p.m. be installed. The estimated cost for the removal of the 30 km/h reduced speed signage and the installation of the "40 km/h when flashing" signage is \$10,000 (includes all labour and material costs). The installation will be funded from the 2015 Engineering Operating Budget.
2. That staff use the City of Guelph Community Engagement Framework to consult with community members and provide opportunity to offer feedback on the existing Elementary School Speed Zones program. These inputs will assist in developing the next steps of the program.
3. That staff continue to monitor the effectiveness of reduced speeds limits in school zones and report back to committee with the additional analysis, including the feedback obtained through community engagement, after a full school year of operation.

CORPORATE STRATEGIC PLAN

3.1 Build a well-designed, safe, inclusive, appealing and sustainable City.

FINANCIAL IMPLICATIONS

The replacement of the existing 30km/h reduced speed zone on Imperial Drive with "40 km/h when flashing" signage, with the flashing beacons operating on school days from 8-9 a.m. and 3-4 p.m. at an estimated cost of \$10,000 be funded from the 2015 Public Works Operating Budget.

STAFF REPORT

DEPARTMENTAL CONSULTATION

Guelph Police Services
Corporate Communications
Community Engagement

COMMUNICATIONS

Staff developed and implemented a communications plan to educate the public about the reduced speed limits in elementary school zones. The communications include:

- Providing newsletter content for the two local school boards. This content was used by schools in their newsletters to educate parents, guardians, students and drivers about the new school zone speed limits;
- Messages on Twitter and Facebook;
- A project specific webpage, including frequently asked questions;
- News release;
- Posts on the Mayor's and Chief Administrative Officer's (CAO) blogs;
- Newspaper advertisements in the Guelph Tribune (City News) and Guelph Mercury;
- Article in the City Holler;
- Radio advertisement;
- A Guelph Transit bus advertisement (as shown in Figure 1 below); and,
- A notice letter dropped off at the door of those properties where flashing beacon signs were being installed.

Figure 1: Guelph Transit bus advertisement for school zone speed limits



STAFF REPORT



ATTACHMENTS

Attachment 1 Link to staff report entitled "Establishing Elementary School Speed Zones" to OTES Committee dated November 6, 2013
http://guelph.ca/wp-content/uploads/OTES_agenda_110613.pdf#page=63

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COMMITTEE REPORT



TO **Infrastructure , Development and Enterprise Committee**

SERVICE AREA Corporate Services
DATE May 5, 2015

SUBJECT 2014 Delegation of Authority Report
REPORT NUMBER CS-2015-40

SUMMARY

PURPOSE OF REPORT:

To advise of staff action with respect to Council's delegated authority in 2014 relating to those services under the jurisdiction of this standing committee.

KEY FINDINGS

This report is an annual report back to Committee and Council on how authority, which has been delegated to staff, has been exercised.

FINANCIAL IMPLICATIONS

As this is an annual reporting mechanism, there are no financial implications.

ACTION REQUIRED

To recommend that Committee receive the information contained in the report.

RECOMMENDATION

1. That the report dated May 5, 2015 entitled "2014 Delegation of Authority Report", with respect to delegated authority under the purview of the Infrastructure , Development and Enterprise Committee be received.

BACKGROUND

The *Municipal Act* provides Council with the authority to delegate its powers to a person or body subject to some noted restrictions. Over the years, Council has delegated their authority on various matters either by way of a resolution of Council or through a specific by-law. By-law (2013)-19529 regarding "Delegated authority with respect to a variety of routine administrative functions which are considered to be minor in nature" is the principal reference related to Council's existing delegations of authority under the purview of the Infrastructure, Development and Enterprise Committee.

REPORT

The delegation of authority from Council contributes to the efficient management of the City while still adhering to the principles of accountability and transparency. The following is a summary of the actions taken in 2014 with respect to authority delegated by Council.

By-law (2013)-19529		
Schedule "A" Grant Agreements	Item	Purpose
<u>Delegate:</u> <i>General Manager, Planning Services</i>	Ministry of Infrastructure Grant Funding Agreement Places to Grow Fund	Provincial assistance in funding the Guelph Urban Design Summit held in May of 2014. \$30,000.00
Schedule "A" Grant Agreements	Item	Purpose
<u>Delegate:</u> <i>Executive Director, Planning & Development, Building and Environment (Now: D-CAO IDE)</i>	Agreement with the University of Waterloo	Intellectual Property Term Sheet and participation agreement (Water Services)
	Agreement with the University of Waterloo	Ontario Centres of Excellence Funding (Water Services)
	Showcasing Water innovation Grant Agreement Amendment	Guelph Transit Bus Wash Rainwater Harvesting and rinse project (Water Services)
	Showcasing Water innovation Grant Agreement Amendment with MOE	Water efficiency upgrade: monitoring, predicting and Improving
	Showcasing Water innovation Grant Agreement Amendment progress report	Guelph Transit Bus Wash Rainwater Harvesting and rinse project (Water Services)
	Showcasing Water innovation Grant Agreement Amendment with MOE	Sidesteam-Mainstream Anammox treatment for low energy Ammonia removal (Water Services)
	Agreement with Union Gas Limited	Access rights to Union Gas Limited for 10 Surrey Street, to conduct Environmental Investigation. (former Guelph Gasification)

Schedule "E" Agreements Pursuant to an Approval Under the Planning Act <i>Delegate: General Manager, Planning Services</i>	Application Number	Property
Condominiums	23CDM11507	15 Carere Cr. Phase 2
	23CDM13502	25 Hodgson Dr. Phase 2
	23CDM13502	25 Hodgson Dr. Phase 3
	23CDM13505	45 Kingsbury Phase 2
	23CDM13503	65 & 101 Frederick Dr. Phase 3
	23CDM12501	167 Arkell Rd Phase 3
	23CDM11507	15 Carere Cr Phase 2
	23CDM14504	5 Gordon St.
Site Plans	SP14B028	42 Arrow Rd.
	SP14B008	195 Hanlon Creek Blvd.
	SP14C042	125 Chancellors Way
	SP13A029	150-152 Wellington St. E
	SP13B055	500-550 Wellington St. W
	SP14B035	230 Southgate Dr.
	SP14D023	400 Elmira Rd. N
	SP13A030	978 Paisley Rd.
	SP14B053	32 Independence Pl.
	SP14B052	87 Campbell Rd.
	SP14C025	28 Bett Crt.
	SP13A057 Phase 2	160 Macdonell St.
	SP14B038	16 Fair Rd.
	SP14A011	9 Amos Dr.
	SP14C055	175 Stone Rd. W
	SP13B047	500-550 Wellington St. W
	SP14C039	29 Waterworks Pl.
	SP14E043	106 Bard Blvd.
	SP14C051	230 Silvercreek Pkwy N
	SP14C059	410 Clair Rd. E
	SP14C026	875 Woodlawn Rd. W
	SP14C010	426 Clair Rd. W
	SP14A003	246 Arkell Rd.
	SP14B009	104 Cooper Dr.
	SP10C035	9 Woodlawn Rd. E
	SP14A050	1291 Gordon St.
	SP11C001	64 Frederick Dr.

	SP14C044	380 Eramosa Rd.	
	SP14A046	72 York Rd.	
	SP13C059	415 Woodlawn Rd. W	
	SP14B001	230 Hanlon Creek Blvd.	
	SP14D019	5 Arthur St. S	
	SP14C032	200-240 Victoria Rd. S	
	SP14A022	19 Amos Dr.	
	SP14C005	95 Willow Rd.	
	SP13A002	803-807 Gordon St.	
	SP13C054	575 Wellington St. W	
	SP14A004	95 Dawes Ave.	
	SP14B020	74 Campbell Rd.	
	SP14A014	660 Victoria Rd. N	
	SP11A011	1291 Gordon St.	
	SP12C021	410 Clair Rd. E	
	SP12A046	106 Bard Blvd.	
	SP13B042	485 Southgate Dr.	
	SP11B054	265 Hanlon Creek Blvd.	
	SP13B037	240 Massey Rd.	
	SP13A036	671 Victoria Rd. N	
	SP13C049	487 Grange Rd.	
	SP13C050	391 Victoria Rd. N	
	SP13C046	140 Goodwin Dr.	
	SP13C022	320 Eastview Rd.	
	SP13B048	285 Massey Rd.	
	SP12A040	16 Marilyn Dr.	
	SP13C034	421 Woolwich St.	
	SP12B034	225 Hanlon Creek Blvd.	
Subdivisions	23T-08505	1897 Gordon Street	
	23T-88009, 23T-04503	0 Speedvale Avenue	
	23T-08503	161, 205 & 253 Clair Road East	
	23T-13501	855 Victoria Road South	
Schedule "Q" Downtown Guleph Community Improvement Grants	Address	Amount	Type of Grant
<i>Delegate: Corporate Manager, Downtown Renewal</i>	34 Carden Street	1,353	Façade Improvement
	42 Carden Street	3,789	Façade Improvement
	50 Carden Street	2,000	Façade Improvement
	22 Essex Street	7,057	Façade Improvement
	32-34 Essex Street	7,342	Façade Improvement
	46 Essex Street	10,000	Façade Improvement
	31 Gordon Street	10,000	Façade Improvement
	32 Gordon Street	10,420	Façade Improvement
	5-7 Quebec Street	16,379	Façade Improvement
	27A Quebec Street	1,167	Façade

	26 Wilson Street	10,000	Improvement Façade Improvement
	38 Wilson Street	2,194	Façade Improvement
	25 Gordon Street	73,800	Minor Activation
Schedule "S" To Award Environmental Study Grants re: Brownfield Redevelopment CIP <i>Delegate: General Manager, Planning Services</i>	Address	Amount	
	68 and 76 Wyndham Street South	Up to \$30,000	
Schedule "V" to negotiate the Price for sale of City owned land in Hanlon Creek Business park <i>Delegate: General Manager, Economic Development</i>	Amount of land	Sale Price	
	1.111 acres	\$311,080	
	1.407 acres	\$393,960	
	3.529 acres	\$988,120	
	2.996 acres	\$898,800	
	2.743 acres	\$768,040	
Schedule "Z" To Enter Into Contracts and Agreements <i>Delegate: Executive Director Planning & Building, Environment and Engineering (Now: D-CAO IDE)</i>	Purpose		
	Purchase of land from Seth: Lot 1, Plan 427 for road widening purposes		
	Arkell Springs firing range agreement with the Guelph Police services Board		
	SOWC Wastewater Influent and Effluent Agreement - between the City of Guelph and the University of Guelph		

CORPORATE STRATEGIC PLAN

- Organizational Excellence: 1.3 Build robust systems, structures and frameworks aligned to strategy
- Innovation in Local Government: 2.3 Ensure accountability, transparency and engagement

DEPARTMENTAL CONSULTATION

Service Area staff taking action with respect to a delegated authority in 2014 were canvassed in the preparation of the report. The City Clerk's Office continues to work with staff to capture and document this ongoing action as well as to pursue further opportunities for delegated authority where appropriate.

COMMUNICATIONS

Information regarding the Delegation of Authority policy is available from the City's "Accountability and Transparency" webpage.

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