

STAFF REPORT



TO Planning & Building, Engineering and Environment Committee

SERVICE AREA Planning, Building, Engineering and Environment

DATE February 3, 2014

SUBJECT 2014 Development Priorities Plan

REPORT NUMBER 14-04

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To present the annual Development Priorities Plan, with a summary of key recommendations for 2014 development approvals, and a review of development activity in 2013 and growth management implementation.

KEY FINDINGS

Growth Plan Conformity

- 43% of the DPP housing unit supply created since 2008 has occurred in the Built-up area of the City
- 41% of new residential units resulting from building permits since 2008 have been located within the Built-up area of the City (this is consistent with the Growth Plan's post-2014 intensification target)

Summary of 2013 development activity:

- In total, 538 new units were added to our housing supply, 488 (90.7%) in the Greenfield area and 50 (9.3%) in the Built-up area;
- 70% of new housing supply units in the DPP were multi-residential forms and 30% were in single or semi-detached units.

Staff recommendation for approval of draft plans of subdivision:

- A total of 1319 housing units could be recommended for draft plan approval in 2014 as shown in Schedule 3 of the DPP;

Staff recommendation for registration of plans of subdivision:

- For 2014, a total of 1509 dwelling units are recommended for registration, all within the Greenfield area of the City.

FINANCIAL IMPLICATIONS

Staff were asked by Council in 2013 to review the risks of slower growth as evidenced by the recent development activity shown in the annual DPP. Staff have reviewed this request and are satisfied that appropriate checks and balances are in place to mitigate against potential fiscal risk. Further detail is found within the report on page 4 and Attachment 2.

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All capital works required for plans of subdivision recommended for registration in 2014 have been previously approved by Council in the capital budget.

ACTION REQUIRED

PBEE Committee is being asked to recommend to Council approval of the dwelling unit targets for anticipated registrations and draft plan approvals in 2014 and direct staff to manage the timing of development in keeping with these targets.

RECOMMENDATION

1. That the 2014 Development Priorities Plan dwelling unit targets for registration and draft plan approval be approved, as set out in the Planning, Building, Engineering and Environment Report 14-04 dated February 3, 2014.
2. That staff be directed to use the 2014 Development Priorities Plan to manage the timing of registration for plans of subdivision in the City for the year 2014.
3. 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 2014 are not exceeded.

BACKGROUND

The Development Priorities Plan is an annual report to Council which highlights development and construction activity in the previous year (2013) and recommends a number of dwelling units to be approved in draft and registered plans of subdivision in 2014 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 lots created by severance and accessory apartments.

REPORT

Summary of 2013 Development Activity

DPP Housing Unit Supply:

- Seven plans of subdivision were registered, adding 511 potential dwelling units to the City's housing supply; 27 potential dwelling units were created through zone changes within the built-up area of the City; for a total of 538 units.
- 70% of approved units were townhouse or apartment, 30% of new units were single or semi-detached units.

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Residential Construction Activity:

- A total of 913 building permits were issued for housing units as of October 31st, 2012;
- 55% of permits issued were in the Built-Up area and 45% were in the Greenfield area.

Development Activity Recommended for 2014

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 2014 as shown in Schedule 3 of the DPP;
- Four of these potential draft plans are in the Greenfield area.

Registration of Plans of Subdivision:

- For 2014, a total of 1509 dwelling units in 8 phases of plans of subdivision are recommended for registration, all in the Greenfield areas of the City ;
- This number takes into account the lower than anticipated number of units created through subdivision registration since 2008, as shown in Schedule 2 Table B and Figure 2E. A shortfall of 1167 Greenfield units, together with 660 potential Greenfield units for 2014 means that 1827 Greenfield units could be accommodated and still be in keeping with the City's anticipated long-term population projections.

The City's approved population projection is 175,000 by the year 2031. This projection was used in Guelph's Growth Management Strategy which estimates that the City should grow by approximately 1000-1100 units per year. Over the past few years, the City's growth has been slower than what was estimated through the Growth Management Strategy. Therefore, the 2014 Development Charges (DC) Update Background Study contains a modified Growth Forecast that reflects actual growth rates to 2013 and adjusts the annual average growth rate going forward in order to achieve the City's total growth forecast of 175,000 for the City by the year 2031.

For purposes of the 2014 DPP, the original Growth Management Strategy target of 1100 units per year was relied upon due to the timing of the preparation work associated with the DPP which occurred ahead of the development of the modified annual forecast associated with the 2014 DC Update. The 2015 DPP will be adjusted to reflect the modified growth forecast as approved through the 2014 DC Update and actual growth that occurs in 2014. Since both growth forecasts anticipate a total population of 175,000 for the City by the year 2031 treating 2014 as a transitional year between the two forecasts does not pose any significant risk to the City's achievement of its 2031 target.

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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. Plans that did not receive the timing requested may be re-evaluated in late spring of 2014 and have the potential to be moved forward if other recommended plans do not proceed as anticipated.

FINANCIAL IMPLICATIONS

The role of the DPP is to monitor when growth has occurred and where development is ready to proceed, 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, however, staff have been asked by Council to review the potential risks and financial impacts associated with growth rates that are slower than the anticipated annual growth rate. Accordingly, through the 2014 Development Charges Update and the 2014 DPP, staff have reviewed this issue and prepared a response which was attached to Report FIN-14-01, the 2013 Development Charge Background Study and 2014 Development Charges By-law Report which was considered by Council on January 27, 2014 and is included as Attachment 2 to this report.

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 2014 Development Priorities Plan team consists of staff from Planning, Building, Engineering and Environment (Development Planning, Policy Planning, Building, Engineering and Water Services) and Parks Planning and Development. Finance staff was also consulted with respect to the financial implications of the DPP.

COMMUNICATIONS

Initial input from landowners, developers and planning consultants was received in August 2013. A draft version of Schedules 1-4 was circulated to these groups for

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feedback in October 2013 and comments were received in October and November of 2013.

ATTACHMENTS

- Attachment 1:** Comments on the Draft 2014 Development Priorities Plan
Attachment 2: Implications of a Slower Growth Rate
Attachment 3: The 2014 Development Priorities Plan (DPP)

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Attachment 1 Developer Responses to the Draft DPP



October 29, 2013

Katie Nasswetter
Senior Development Planner
Planning & Buildings, Engineering and Environment
City Hall
1 Carden Street
Guelph, ON
N1H 3A1

Dear Ms. Nasswetter:

**Re: Victoria Park Village Ltd. - File 23T-07506
Comments on Draft Development Priorities Plan 2014**

This letter is further to your email request for comments of October 21, 2013 on the above-noted.

We note from the schedules and mapping in the draft DPP 2014 that staff anticipate registration of Phase 1 of File 23T-07506 for only 123 townhouse units prior to Oct. 31st, 2014 (carry over from the approved DPP 2013) with Phases 2 and 3 targeted for registration to post 2015.

While this subdivision application and the related rezoning application are under appeal, productive settlement meetings have been taking place with the City. As a result of these meetings, issues related to the revised draft plan (including conditions) and most issues related to the rezoning and site plans have been resolved to date, and we anticipate a Phase 1 registration allowing for the development of 259 units prior to Oct. 31, 2014. Our proposed Phase 1 area is outlined on the attached draft plan and comprises:

Single-Detached units:	17
Semi-Detached units	36
Street Townhouse units	23
<u>Townhouse units in Blocks 131 and 132</u>	<u>183</u>

Total Phase 1 Units: 259

It is also the owner's intention to register the remainder of Phases 2 and 3 comprising 230 units prior to October 31st, 2015.

Given the progress made with the City in resolving issues, we request that staff's recommended DPP 2014 reflect the above-noted phasing. Should staff not be prepared to recommend the entire 259 units for the DPP 2014, we would appreciate being advised of this with the reasons, in advance of completion of the recommendation report.

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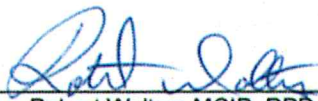
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Please also advise when this matter will be proceeding to PBEE Committee and how we can get a copy of the report.

We appreciate the opportunity to provide comments.

Sincerely,

METROPOLITAN CONSULTING INC.



Robert Walters MCIP, RPP

- c. Adam Nesbitt, Victoria Park Village Ltd.
attach.

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November 1, 2013

Project No. 13165

Planning, Building, Engineering and Environment
City of Guelph
City Hall
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Attention: Katie Nasswetter, M.Sc, MCIP, RPP, Senior Development Planner

Dear Ms. Nasswetter:

**Re: Development Priorities Plan (DPP) 2014, City of Guelph
55 & 75 Cityview Drive North, Guelph – 23T-12501
Debrob Investments Limited**

Thank you for recently circulating a copy of the draft schedules for the 2014 DPP.

GSP Group Inc. has recently been retained on behalf of the applicant (Debrob Investments Limited – Mr. Robert Saroli) to assist with the land use planning approvals related to a proposed draft plan of subdivision in the northeast end of Guelph ("Debrob subdivision"). The draft plan of subdivision (23T-12501) and related zoning by-law amendment (ZC1202) are scheduled for a public meeting on November 4, 2013.

In particular we have reviewed Schedules 3 and 4 of the 2014 DPP in relation to the Debrob subdivision, as well as the proposed plan of subdivision immediately adjacent to the south known as 20 & 37 Cityview Drive North (23T-12502/ZC1208). We concur that draft plan approval is anticipated in 2014 for the Debrob subdivision, but question registration in "Post 2015". We note the suggested registration timing for 20 & 37 Cityview Drive North subdivision suggests "Phase 1: 2015" and "Phase 2: post 2015".

However, provided approval for the Debrob subdivision is secured in early 2014, our client is anxious to move forward with registration of a first phase of development. Therefore, we would appreciate consideration for registration of "Phase 1: 2014" and "Phase 2: 2015". The extent of Phase 1 of the subdivision has not been determined yet, but we intended to work closely with the City staff and the subdivision owner to the south to coordinate both plans moving forward in an expeditious manner.

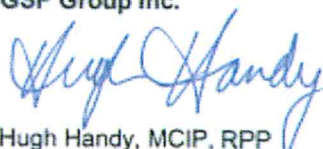
Accordingly, we would appreciate your further consideration of registration timing with respect to the Debrob subdivision. We would be happy to discuss at your convenience.

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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
Larry Kotseff, Fusion Homes

Attachment 2 Implications of a Slower Growth Rate

2013 DEVELOPMENT CHARGE BACKGROUND STUDY & 2014 BY-LAW

ISSUE: Implications of a Slower Growth Rate
DEPARTMENT: Planning & Engineering and Finance & Enterprise
PREPARER: Todd Salter, Christel Gregson

STAFF RESPONSE

Purpose

The purpose of this memo is to provide a summary of the implications to the City of a growth rate that does not meet growth projections. This memo will also highlight processes that are undertaken within the City in order to ensure that a slower growth rate is managed and any associated financial risk is minimized.

Background

Municipalities are required to plan for growth as provincially mandated under the Places-To-Grow (PTG) legislation. The City's growth projections are used to inform the City's Official Plan, Local Growth Management Strategy, Corporate Master plans and underpin the City's Development Charge Background Study. The growth forecast that underpins the DC Background Study uses a straight line projection methodology which forecasts the average annual growth that would have to occur to achieve the 2031 targets. In reality, the growth that actually occurs on an annual basis may not exactly match the straight line projections contained in the growth forecast for each year, which can create the impression of annual discrepancies. It needs to be recognized however, that the growth targets themselves are to be achieved over the longer term (i.e. 2031), and that it is not unexpected to see annual and cyclical variations in actual growth rates.

The City's most recent Official Plan Update was completed in 2012 and projects a population growth of approximately 25,000 by 2023.

Over the past five years, the City has experienced slower than anticipated growth and staff have been asked to comment on the risks and implications of the City not meeting the forecasted growth targets.

Report

From the City's perspective the financial risks and implications associated with slower than anticipated growth are a resulting shortfall in development charge revenue and a misstatement of the timing of capital works which support the development charge rate. These two key considerations are discussed in detail below as well as the checks and balances in place to help mitigate these risks.

1) Shortfall in Development Charge (DC) Revenue:

From a financial perspective, one of the most prominent risks associated with slower than anticipated growth is the resulting shortfall in DC revenue. If the associated capital construction that is required to support the projected growth continues unchecked, the

City could find itself investing in growth related infrastructure that is unfunded and not yet required. This scenario would typically only apply to hard services such as pumping stations and linear water/wastewater distribution where the infrastructure is required prior to the development arriving. The consequence of this situation is that the City would have to finance the cost of the infrastructure as well as absorb the lifecycle and operating costs associated with owning the asset.

2) Development Charge Rate

The Development Charge is calculated by identifying the infrastructure needed to accommodate the projected growth target as required by the Development Charges Act, 1997. The timing for individual capital works identified within the DC study is directly tied to the growth forecast assumptions identified at the time the DC study is developed and the DC rate is calculated. As a result of this approach, there is a perception that the City will construct specific infrastructure in certain years; however, should growth be slower than projected, the need for the construction of infrastructure may be delayed (but not cancelled). This delay in need is a function of lower demand (resulting from lower population) and reduced DC revenue collected.

Risk Mitigation

The City of Guelph relies on two key processes and policies to minimize the risks associated with slow growth:

- the annual capital budget process, and;
- the corporate processes regarding the treatment of DC reserve balances in conjunction with the methodology used in the development charge calculation.

Annual Capital Budget Process

As part of the City's annual budget process, Finance calculates a revenue projection for each development charge reserve fund to determine a forecast of the development charges expected to be collected. This forecast is based on a 3 year average of historical collections, the planned growth mix as identified in the current background study and the construction price index. The projection provides a funding limit used in the development of the 10-year capital budget for all growth related capital projects. The calculated funding cap forces Management to prioritize their growth related capital work and only pursue projects that are reflective of the current development needs and essential to accommodate actual growth. Projects in the capital plan that are not yet required due to the slow growth rate are pushed out in the capital forecast until the growth eventually materializes. This process ensures that the City is only building infrastructure that is needed and funded.

Reserve Fund Management Policy

Legislated policies for DC reserve fund management and the provincially mandated methodology used to calculate the DC rate ensure that the money collected through development charges is used to support growth related service needs despite project delays resulting from slow growth.

The *DCA, 1997* prescribes that all DC collections are deposited into the Obligatory DC reserve funds that can only be used to fund projects that support growth related infrastructure for each of the respective service categories. If projects are delayed or modified because of a slow growth rate, the balance in the reserve remains dedicated to the service category until enough

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growth has been realized to justify the planned investment.

The methodology used to calculate the DC rate requires the balance in each service category reserve be used to offsets the amount needed to support a forecasted growth target. This process re-aligns the capital need with the updated growth projections so that all growth pays equitably for the required infrastructure.

Conclusion

As noted earlier, the City is required by provincial planning legislation and policies to plan to achieve the 2031 growth targets established for the City by the province. These growth targets are used to calculate the development charge which is collected from new developments throughout the City. If growth does not materialize as quickly as planned, there is a shortfall in development charge revenue. The impact of this shortfall is managed through the City's capital budget processes and the policies directing the management of DC reserve funds. The checks and balances described above have provided staff with the flexibility needed to respond to cyclical fluctuations in the growth rate and mitigate the potential fiscal risks.

DEVELOPMENT PRIORITIES PLAN 2014



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1 INTRODUCTION

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

The DPP is intended to manage the rate and timing of development in the City. The DPP provides a multi-year forecast of development activity as measured by the anticipated registration of draft plans of subdivision. The 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 (residential and industrial).
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 ensure an adequate supply and mix of housing units consistent with the goals and objectives of the Official Plan and to ensure a minimum three year supply of residential units in draft approved and registered plans to satisfy the housing policies of the Provincial Policy Statement.
6. To monitor the rate and timing of growth in keeping with Places to Grow densities for the Greenfield area and in meeting the intensification target.
7. To ensure that the proposed rate and timing of growth is consistent with current Council endorsed population projections.
8. 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 2014 DPP, City Council will establish a target for the creation of potential dwelling units from Registered Plans from October 31, 2013 to October 31, 2014 (see **Schedule 2**). Staff will manage the registration of the various subdivisions identified for 2014 within the approved dwelling unit target. Further, Council will also identify those Draft Plans of Subdivision (or phases) that are anticipated to be considered for Draft Plan Approval (DPA) in 2014 (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 2014.

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
- Review of Staff resources.

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 as introduced through OPA #39 (in effect) 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
- Review of Staff resources.

3 EXPLANATION OF SCHEDULES IN THE DPP

The 2014 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 Growth Management Strategy projected approximately 1000 new dwelling units per year until 2011, then approximately 1100 new units per year until 2031.

The Schedules are described in detail below:

Schedule 1: Dwelling Unit Supply

This Schedule contains two parts. Part A summarizes development activity that occurred in 2013 in three tables. The first table in Part A reports on subdivisions that were registered in the period October 31, 2012 to October 31, 2013. Table 2 shows approved 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 (this information is provided in **Schedule 6**). 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 seven (7) plans of subdivision (or phases of plans) achieved registration or executed a subdivision agreement in 2013. These plans provide a total of 511 potential dwelling units; 32% of the units are detached/semi-detached and 68% are multi-residential units. Through Council’s approval of the 2013 DPP, a maximum of 1666 potential units could have been registered in 2013.

Table 2 shows that an additional 27 infill townhouse units were approved through a zone change in the south end of the City. Table 3 summarizes the first two tables and shows that in total 50 potential infill units and 488 greenfield units were created in 2013.

Part B of **Schedule 1** is a chart which compares the annual amount of potential DPP housing unit supply created in Built-Up and Greenfield areas. In 2013 91% of the new DPP housing unit supply was created in Greenfield areas and 9% through infill in

Built-Up areas. In 2012 76% of new supply was created within the Built-Up area. Tracking of potential Greenfield and Built-Up area units began in 2008, and over the last six years, this figure shows that 43% of the DPP housing unit supply was created in the Built-Up area and 57% was added to the Greenfield area of the City.

Schedule 2: Subdivision Registration Activity

Part A, entitled “Plans of Subdivision Anticipated to be Registered in 2014” provides the recommended dwelling unit limit that City Staff are recommending City Council approve for the year 2014 and the individual plans or phases of plans that could be developed. The recommendation for the 2014 DPP is a total of 1509 potential units in 8 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 further details actual DPP housing unit supply created compared to City Growth Projections since 2008. Note: the population projections are being updated through the 2014 Development Charges update.

Table C 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 2014, 2015 and post 2015. The portion of the table entitled “2015 Anticipated Registrations” is a summary of the likely registration activity in the year 2015, 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 2015 because the DPP is approved on an annual basis and provides a Council commitment for the next year only** (in this case 2014). It is however, staff’s best estimate of the plans that could be registered during 2015.

The final portion of the table entitled “Post 2015 Anticipated Registrations” summarizes the potential dwelling units within all remaining plans for subdivision that have received Draft Plan approval or have been submitted on a preliminary basis to the City. There are approximately 2481 potential units in proposed plans of subdivision that are projected to be registered post 2015.

Table D 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 2E is a figure which compares the potential dwelling units created by year against the DPP registration target for the same time period. This figure shows 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. While registration activity may not exceed the

approved DPP dwelling unit target unless authorized by City Council, timing is still uncertain for registration of individual plans depending on a number of factors outside of the DPP timing allocation, including the complexity of the proposed subdivision, number of subdivision approval conditions to be cleared, developer's preferred timing for servicing the lands, and time for City staff review and sign offs.

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 2014” highlights the draft plans (or phases) that staff expect will be ready to be considered by Council during 2014.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2014 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 2014. 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 2013 DPP, 968 units in four Draft Plans of Subdivision were included to be considered for Draft Plan Approval. As of October 31st, 2013, one plan with 201 dwelling units had been draft approved by Council. The other subdivision applications are still in the review process, all having undertaken major changes to their proposed draft plans which warranted additional review.

Table C reviews how Greenfield units are allocated in Draft Plans compared to Projected Greenfield growth in terms of the City's population. In total the City has estimated that 1100 units per year of growth will occur on average, and that 660 of these can occur in the Greenfield area, through both plans of subdivision and zoning applications. Recommendations for draft plan approval take into consideration the Greenfield/Built Boundary split in an effort to achieve the 60% Greenfield, 40% Built Boundary requirements at the time of subdivision registration. Potential housing supply through draft plan approvals in the Greenfield area have been lower than expected, resulting in capacity to consider additional units in draft plan approvals in 2014.

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: Building Permits for New Residential Units

Schedule 6A shows building permit activity for the last two years. Building permits for 1217 residential units were issued in 2013 (to year-end) for the entire City. The bottom of this schedule tracks the percentage of units built in the Greenfield and Built Boundary areas of the City over the past five years. In 2013, approximately 58% of permits were in the Built Boundary and 42% in the Greenfield area of the City.

Schedule 6B is a figure showing the breakdown of annual building permits by Built-Up and Greenfield areas. This figure also identifies the City's projected population growth and average number of building permits issued for new residential dwellings (938 over the last five years). On average since 2008, 59% of permits have been issued in the Greenfield area and 41% in the Built up area.

Schedule 6C shows residential construction activity by building permits issued in the City of Guelph over the last 20 years (1994-2013). **Schedule 6** is used by City Staff to monitor the number of units constructed in the City by year. Registration activity is a measure of the supply of potential units. Construction activity is a measure of the demand or absorption of the units that were previously registered in plans of subdivision and/or available through other infill sites.

In 2008, projections were approved as part of Guelph's Growth Management Strategy and the background study for the Development Charges review. These projections assume a constant growth rate of 1.5% per annum to a population of 175,000 by 2031 and approximately 1000 new dwelling units per year until 2011, then approximately 1100 units until 2031. Note: the population projections are being updated through the 2014 Development Charges update.

The twenty (20) year average (1994-2013) for building permit activity is 960 units per year (including accessory apartments). The ten (10) year average (2004-2013) is 974 units per year (including accessory apartments).

The building permit activity for 2013 has resulted in 1217 new residential units, including accessory apartments, which is significantly higher than our average growth and is higher than the growth in recent years.

Schedule 7 Table 1: Potential Development Summary – Short, Medium and Long Term

This table displays the potential dwelling units in three time frames: Short, Medium and Long Term. The short term supply includes lots and blocks that are registered and where building permits are readily available. The medium term supply includes lots and blocks in Draft Approved Plans that have not been registered. Long term supply includes lands designated for development where staff is reviewing preliminary plans or unofficial proposals.

The Provincial Government, in its Provincial Policy Statement (PPS), requires a municipality to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment and land in draft approved and registered plans (short and medium term). The current figures indicate that as of October 31, 2013, the City has approximately 2622 potential dwelling units in the short term supply in registered plans of subdivision, and approximately 2825 potential dwelling units in the medium term supply in draft plans of subdivision. This is a total of 5447 potential dwelling units in

these draft approved and registered plans representing approximately a five (5) year supply of growth, based on the growth projections.

This table also provides a summary of infill townhouse and apartment sites in the City available to facilitate residential intensification and redevelopment as required by the PPS. These sites have approved zoning (in some cases with a holding zone) and are located outside of registered plans. These infill sites have been divided into the short and medium term supply based on whether constraints such as being identified as a potential brownfield site or if the site is currently has a building on it that is being used.

For the short term supply, these infill sites could provide an additional 952 residential units or additional 0.9 years of supply, bringing the total short term supply to 3.2 years. In the medium term, there are an additional 2461 potential infill units or 2.2 additional years of supply, bringing the total medium term supply to 3.9 years.

Taking into account registered plans of subdivision and infill sites, the total short term supply is approximately 3574 potential units (3.2 years of supply) and the total medium term supply is approximately 5286 potential units (4.8 years of supply). Total supply has generally decreased over the years for a variety of reasons including a decrease in the availability of large tracts of easily developable land, the economic downturn in 2008 coupled with low interest rates in the mid-2000s, changes to the Planning Act related to the lapsing of Draft Plan approvals and the City's phasing policy for large-scale plans.

Schedule 7B is a figure comparing dwelling units available in draft and registered plans of subdivision in 2013 and 2014. The numbers by dwelling unit are fairly consistent between the last two years, with supply of dwelling units being slightly higher in 2013.

Schedule 7C shows the overall trends in DPP housing unit supply since the start of the DPP in 2001. Generally long term supply has trended down because it only includes preliminary plans of subdivision. Short and medium term housing supply has trended higher because infill zoned sites have been included since 2008, adding to the inventory considered by the DPP.

Schedule 7D is a table showing Building Permits Issued and Vacant Lots by Registered Plan of Subdivision. This table provides a listing of permit activity by Registered Plan of Subdivision together with information on the unconstructed units available to be built within each plan. This table is divided into subdivisions identified as being within the Built Boundary or Greenfield areas as defined by the Provincial Growth Plan. The table also provides information on the percentage of permits issued from registered plans within the built boundary and Greenfield areas and the percentage of unconstructed units within the two areas.

For 2013, approximately 38% of the building permits from new subdivisions were issued within the Built Boundary and approximately 43% of the unconstructed (vacant) units remaining were located within the built boundary. Most of these unconstructed units are contained within vacant multiple residential sites (Townhouses and

Apartments). The Provincial Growth Plan requires that 40% of new residential development occur within the Built Boundary by 2015 and for every subsequent year thereafter, however much of this is expected to occur outside of registered plans, through existing infill opportunities and future zone changes.

Schedule 7 Map 1: Remaining Units by Registered Plan of Subdivision

This map presents a visual presentation of the location of unconstructed units by Registered Plan (61M Plans) presented in Schedule 7D.

Schedule 8: Update on Water and Waste Water Flows

The tables in **Schedule 8** 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 and an agreement has been signed on July 13, 2012. The servicing commitment in the **Schedule 8** 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 and an update of the master plan will be 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. 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 cubic metres per day. With the EA approval, commissioning of the additional water capacity is underway. An operational testing program has confirmed the additional capacity of 7,373 cubic metres per day but additional testing is still required to confirm the full additional capacity of 9,200 cubic metres per day. The Class EA also recommends implementation of conservation and efficiency strategies to ensure the best use of the City's existing water resources. The **Schedule 8** table includes additional water supply capacity (7,373 cubic metres per day) from the approved Arkell Springs Supply EA in the Planning Capacity chart.

An examination of the information regarding water and wastewater treatment flows (see **Schedule 8**) indicates that the City still has capacity to handle the commitments for the future dwelling units currently registered and draft plan approved. The data indicates that the current wastewater treatment plant has the capacity for the registration of an additional 8,442 units of residential development, which equates to approximately 5.6 years of growth based on the population projections. For water, the data indicates a current capacity to register an additional 4,047 dwelling units, which equates to approximately a 2.7 year of growth based on the population projections. In addition, long range forecasting shows the City has wastewater treatment capacity for approximately 17,027 additional residential units and water supply capacity for 10,331 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. The phrase “Cash-in-lieu” is listed for those plans of subdivision where the City expects to receive a cash payment in lieu of a land dedication for parkland purposes.

DRAFT PLAN APPROVAL DATE

For “Draft Approved” plans, the date listed is the actual date of Draft Plan approval. For “Preliminary” and “Future Plans” the date listed 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 2014.**

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, 2014.

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 2014, 2015 or Post 2015. 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 2014 may not necessarily proceed. In some cases, registration does not proceed as the developer/owner may decide that the market conditions do not dictate the risk to service a particular development. In other cases, the time to clear various conditions (e.g. preparation and approval of a necessary Environmental Implementation report) may have been underestimated. Under these circumstances the DPP flexibility clause allows for development not currently approved to be registered in 2014 to be advanced. City Staff have the authority to move the registration of developments ahead (e.g. from 2015 to 2014) 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 Planning, Building, Engineering and Environment Committee of Council.

6 SUMMARY OF DEVELOPMENT ACTIVITY IN 2013

Permit Activity

Overall building permits issued for residential units increased in 2013 over the previous year. As of the end of October 2013 a total of 927 permits (including accessory apartments) have been issued for new dwelling units, and 1217 new dwelling units by year-end which is more than last year's total of 793 by year-end (see **Schedule 6**).

As well, the average permit activity from 2004 to 2013 for the entire City is 945 units per year (including accessory apartments) which is lower than the current growth forecast of 1100 new dwelling units per year.

The significant increase in permit activity in 2013 over 2012 seems to be consistent with the relatively stable local economy despite continued global economic uncertainty. As well, over the past few years, permit activity has continued to see a balanced supply of a full range of housing forms including more townhouses and apartments. The City's Growth Management Strategy encourages an increase in the percentage of new dwelling units that are multiple residential forms (includes townhouses, apartments and accessory apartments). To the end of October 2013, 79% of new residential building permits were issued for townhouses, apartments and accessory apartments (See **Schedule 6**).

Subdivision Registration

In total, seven (7) plans or phases of plans achieved registration (see **Schedule 1**). The plans of subdivision that were registered in 2013 will result in the potential creation of 511 dwelling units. This overall figure is less than the 1666 dwelling units that were supported for registration by City Council because several plans were not ready to proceed by the DPP year end of October 31st. (see **Schedule 1**). Registration of residential subdivisions predominantly occurred in the northeast part of the City. Plans that were not registered are carried over into the DPP 2014 recommended subdivision registrations.

Approval of Draft Plans of Subdivision

One plan achieved Draft Plan Approval in 2013, the 11 Starwood plan in the northeast area of the City, adding 201 potential units. The 2013 DPP anticipated a total of 968 units in four draft plans of subdivision to achieve Draft Plan Approval. The preliminary plans that did not achieve draft plan approval needed revisions and were not ready to proceed as of October 31st, 2013, but have been carried over into the 2014 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 our 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 **Schedule 1 Table 2**. By the end of October 2013, 27 potential townhouse units were created through a zoning by-law amendment in the south end of the City. While this is lower than in 2012, when 632 new townhouse and apartment units were created, several large infill developments are expected to reach the approval stage in 2014.

7 FORECAST OF SUBDIVISION AND PERMIT ACTIVITY FOR 2014

Building permit activity in the residential sector was 27% higher in 2013 over 2012. Permit activity over the past five years has been variable and this can be attributed to economic downturn and recovery, as well as changes in percentage of building permits issued for multi-unit residential development.

In Guelph, the permit activity for 2013 was forecast to be similar to 2012 with a slow first half and gradual increase with an overall increase in permits of 16%. However higher than usual apartment unit construction increased building permits beyond what was anticipated to 27% more than 2012.

The range and expected number of new permits is above the City's average over the last 20 years and remains consistent with the City's objective to provide a variety of housing options to meet the diverse housing needs within the community.

The Canadian Mortgage and Housing Corporation (CMHC) expects housing starts in 2014 to be 4.7% lower than their 2013 forecast to approximately 810 permits for new units (does not include accessory apartments). Overall low mortgage rates and continued population growth are predicted to support demand for a similar range of new housing units as in 2013.

Housing starts are expected to increase slowly over the next few years with an improved economy and stronger migration and become more in line with expected population growth forecasts. In terms of unit types, construction will continue to shift away from single detached homes to more high density forms, which is in keeping with the City's approved Growth Management Strategy.

Interest in obtaining draft plan approval and registration of various subdivisions continues to remain strong. At the outset of the annual DPP review in September 2013, City staff received requests from the development community to register approximately 1996 potential dwelling units during 2014 as well as approximately 1300 units requested for draft approval. The circulation of the draft 2014 DPP in October 2014 resulted in additional requests for registration timing from some developers. Staff's recommendation of a total of 1509 potential units for registration in 2013 is based on the objectives of the DPP and the following:

1. Council's approved growth rate of approximately 1100 units per year starting in 2011 (previously 1000 units per year) as set out in the Growth Management Strategy population projections.

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 (see discussion in Section 8).

Requests to register all or parts of 8 subdivisions are contained within the recommended dwelling unit target of 1509 dwellings contained on **Schedule 2** for the 2014 DPP. Two registrations are expected in the east, five in the south and one in the west end of the City. Included within this recommendation are six plans of subdivision or phases of plans that were expected to be registered in 2013.

Staff expect that five preliminary plans of residential subdivision (or phases thereof) are likely to be ready to be presented to Council for consideration of Draft Plan approval in whole, or in part, during 2014 (see **Schedule 3**). The subdivisions (or parts thereof) that may be considered for Draft Plan approval in 2013 include a total of approximately 1319 potential dwelling units, with 1075 within the Greenfield area and 244 within the Built Boundary. The recommended number reflects the low average number of draft approvals from 2007-2013. During this time period, an average of 440 units were approved each year, which is lower than the 660 unit target for Greenfield development in the City's Growth Management Strategy. The low number of plans that achieved Draft Plan approval recently has contributed to the reduction in the overall supply of potential units in the short and medium term (within plans of subdivision) to a 5.1 year supply, which is similar to the last two years, however lower than the DPP starting point in 2001 of 7.7 years of supply.

8 GROWTH MANAGEMENT AND THE FUTURE OF THE DPP

8.1 Provincial Growth Plan for the Greater Golden Horseshoe

On June 16, 2006 the Province released the Growth Plan for the Greater Golden Horseshoe, 2006. This plan was prepared under the Places to Grow Act, 2005 as part of the Places to Grow initiative to plan for healthy and prosperous growth throughout Ontario. The growth plan has significant implications for the future development of the City. Since the first DPP was prepared, it has been used effectively as a tool by City Council to manage the rate and timing of development from new plans of subdivision. As a result, City staff view the DPP as the logical tool to be modified to monitor the City's obligations under the Growth Plan for all development in the City. Of particular interest is that the Growth Plan establishes intensification and density targets for certain areas within municipalities. The Growth Plan also establishes population and employment projections for Guelph. In 2009, Official Plan Amendment (OPA) #39 was approved and introduced policies into the City's Official Plan to conform to the Growth Plan. The following discussion highlights some of the obligations under the Growth Plan and the City's Official Plan and recommendations by City Staff on how the DPP could be modified to monitor these obligations.

Intensification Target

The Growth Plan establishes that single tier municipalities (like Guelph) will plan for a phased increase in the yearly percentage of residential intensification so that by the year 2015 generally a minimum of 40% of all new residential units occurring annually within each municipality will be within the defined built up area.

Changes in the 2008 DPP included mapping that shows the approved Built Boundary, and building permits tracked by Built and Greenfield in Schedule 5. Also, schedules and mapping were modified to show all potential residential developments (both infill and subdivisions) by Built or Greenfield area.

Further changes were made in the 2009 DPP related to Guelph's intensification target including Schedule 1 tracking both subdivision registrations and approved zone changes and condominiums by Built Boundary or Greenfield area to get a more accurate count of newly created units. Potential subdivision activity is also tracked by built or greenfield area in Schedules 2 and 3, as are building permits in Schedule 5.

In 2009, the Province approved the City's Growth Management Strategy, OPA #39 which confirmed a 40% intensification target for Guelph and the DPP will be used as a tool to assist in the implementation of the Strategy. This will include managing the approval of Draft Plans of subdivisions in Greenfield areas to ensure that the intensification targets are being achieved.

Density Targets

The Official Plan also specifies density targets for the identified Urban Growth Centre (i.e., the downtown area) and the designated Greenfield area in accordance with the Growth Plan.

The minimum density target for the City of Guelph's Urban Growth Centre is 150 people and jobs per hectare. The boundary for the Urban Growth Centre has been established and future DPPs will monitor development activity in this area.

The Growth Plan requires that the City plan to achieve a density target of not less than 50 residents and jobs combined per hectare for the whole of the designated Greenfield. The density target is to be measured over the entire designated Greenfield area, not by individual project, and excludes provincially significant wetlands and natural areas where development is prohibited. Census data, released every five years, will be used to monitor progress towards achieving the targets, although municipal data is expected to be used to supplement the census to obtain a count of jobs and residents that is as accurate as possible.

Starting in 2009, the DPP began to track density by including the current proposed densities of plans of subdivision anticipated for draft plan approval (see Schedule 3). Additional methods of tracking and determining appropriate densities will need to be included in the future DPPs.

Population Projections

The approved population projection for the City of Guelph is 175,000 by the year 2031. This projection was used in Guelph's Growth Management Strategy which estimates the City should grow by approximately 1000 new dwelling units per year and starting in 2011 by 1100 units per year. Note: a modified growth forecast for the City has been prepared as part of the 2014 Development Charges By-law update, which reflects actual growth to 2013 and adjusts the annual average growth rate going forward in order to continue to plan to achieve the City's total growth forecast of 175,000 by 2031.

8.2 Guelph's Growth Management Strategy and the DPP

As outlined, the DPP has evolved to better implement Guelph's Growth Management Strategy and monitor growth. It is anticipated that how new development is monitored by the DPP

will continue to change to ensure conformity with the Local Growth Management Strategy and modified growth forecast, as well as the Growth Plan for the Greater Golden Horseshoe requirement that 40% of all new residential units occurring annually within the municipality will be within the defined built up area by the year 2015. The Development Priorities Plan is expected to continue to act as the primary tool for monitoring development activity, but continue to evolve to accommodate new Growth Management Policies.

9 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 1509 potential dwelling units be considered for registration and 1309 dwelling units be considered for draft plan approval in 2014. 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 DPP Housing Unit Supply

A. Development Activity in 2013

(Between November 1st, 2012 and October 31st, 2013)

1. POTENTIAL RESIDENTIAL UNITS CREATED THROUGH REGISTERED PLANS OF SUBDIVISION

Plan Name	Location	Detached	Semi-detached*	Townhouses*	Apartments*	Total
58-78 Fleming (61M-188)	NE	23	0	0	0	23
671 Victoria Rd N Phase 2 (61M-189)	NE	0	0	45	0	45
Morningcrest Phase 2C (61M-184)	NE	34	36	0	0	70
Ingram Phase 5 (61M-??)	NE	34	0	83	0	117
Grangehill Phase 7B (61M-??)	NE	26	10	18	99	153
115 Fleming Phase 1 (61M-190)	NE	0	0	11	0	11
246 Arkell (61M-??)	S	0	0	92	0	92
Total Units Registered in 2013		117	46	249	99	511
Units Approved in 2013 DPP		436	180	799	251	1666
In Built Boundary		23	0	0	0	23
In Greenfield		94	46	249	99	488

2. POTENTIAL RESIDENTIAL UNITS FROM APPROVED ZONE CHANGES AND CONDOMINIUMS

Address	Location	Detached	Semi-detached*	Townhouses*	Apartments*	Total
803-807 Gordon Street	S	0	0	27	0	27
Total Units in 2013		0	0	27	0	27
In Built Boundary		0	0	27	0	27
In Greenfield		0	0	0	0	0

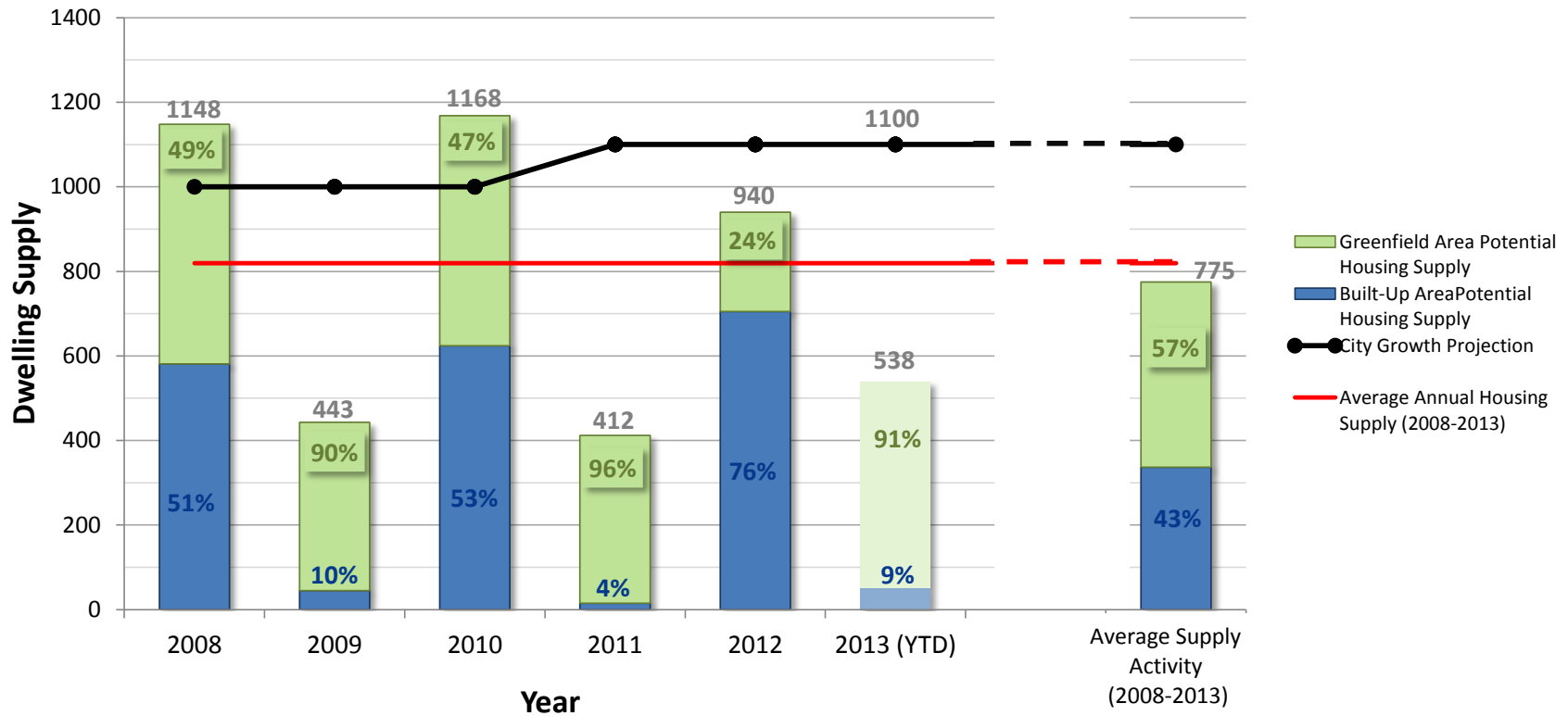
3. TOTAL POTENTIAL NEW UNITS IN 2013 (1+2)

In Built Boundary	23	0	27	0	50
In Greenfield	94	46	249	99	488
Total New Units in 2013	117	46	276	99	538

* 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

Schedule 1B: Annual Potential Housing Supply from Registrations and Zone Changes as Reported in the DPP



Schedule 2

Subdivision Registration Activity

A. Plans of Subdivision Anticipated to be Registered in 2014

Plan Name	Location	Detached	Semi-Detached	Townhouses	Apartments	Total Housing Units
23T-88009 Mitchell Farm**	NW	100	22	74	0	196
23T-11502 11 Starwood*	NE	0	0	201	0	201
23T-11501 115 Fleming Phase 2*	NE	0	0	51	0	51
23T-01508 Kortright E Ph 3**	S	119	62	34	0	215
23T-08503 Dallan	S	79	26	100	204	409
23T-03507 Pergola Phase 2	S	0	0	60	45	105
23T-08505 1897 Gordon St*	S	21	0	36	152	209
23T-07506 Vic Park West Ph 1*	S	0	0	123	0	123
Overall Total		319	110	679	401	1509
Portion of Total in Built Boundary		0	0	0	0	0
Portion of Total in Greenfield		319	110	679	401	1509

(*) - carried over from approved 2013 DPP; (**) - carried over from 2012 DPP

B. Actual Housing Supply (from Registrations and Zone Changes) Compared to City Growth Projections as Reported in the DPP

	2008	2009	2010	2011	2012	2013	Total
1. City Growth Projection	1000	1000	1000	1100	1100	1100	6300
Built Boundary Portion	400	400	400	440	440	440	2520
Greenfield Portion	600	600	600	660	660	660	3780
2. Actual Registrations and Approvals	1148	443	1168	412	940	538	4649
Built Boundary Portion	581	45	624	15	705	50	2020
Greenfield Portion	567	398	544	397	235	488	2629
Annual Difference from Projection (2-1)	148	-557	168	-688	-160	-562	-1651
Built Boundary Portion	181	-355	224	-425	265	-390	-500
Greenfield Portion	-33	-202	-56	-263	-425	-172	-1151

C. Summary of Expected Registration Activity by Year

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

2014 Proposed Registrations

Northeast	0	0	252	0	252
Northwest	100	22	74	0	196
South	219	88	353	401	1061
Subtotal	319	110	679	401	1509
In Built Boundary	0	0	0	0	0
In Greenfield	319	110	679	401	1509

2015 Anticipated Registrations*

Northeast	217	68	206	49	540
Northwest	0	0	0	0	0
South	86	36	52	0	174
Subtotal	303	104	258	49	714
In Built Boundary	47	8	86	0	141
In Greenfield	256	96	172	49	573

Post 2015 Anticipated Registrations

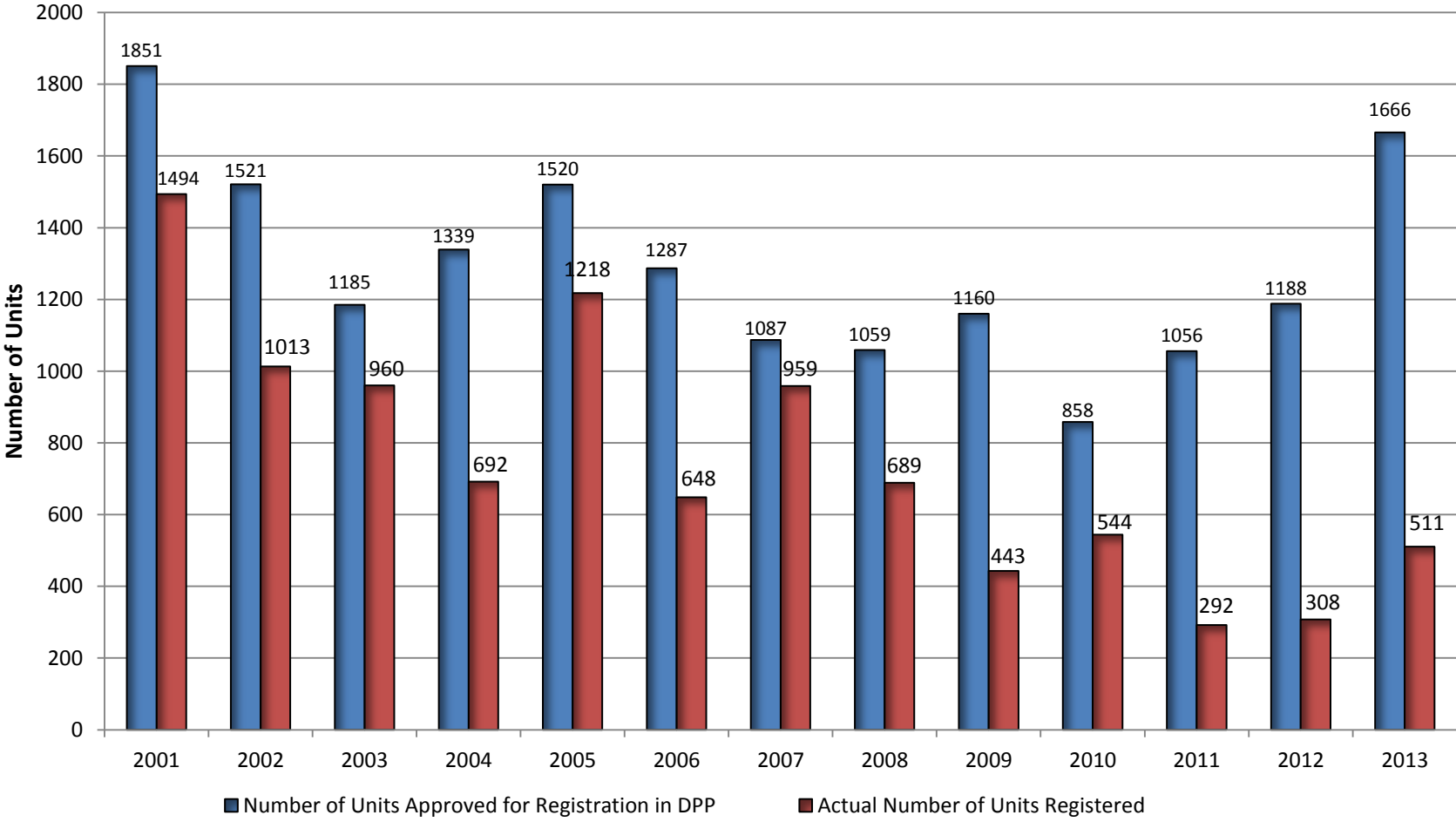
Northeast	135	14	57	225	431
Northwest	0	0	0	877	877
South	263	58	195	657	1173
Subtotal	398	72	252	1759	2481
In Built Boundary	90	0	35	89	214
In Greenfield	308	72	217	1670	2267

*2015 Registrations are an estimate only and could change based on which plans achieve draft plan approval and are ready to proceed.

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

Year	Singles	Semi-Detached	Townhouses	Apartments	Total
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 2E:
Comparison of DPP Anticipated and Actual Dwelling Units
from Registered Plans of Subdivision by Year**



SCHEDULE 3

DRAFT PLAN APPROVAL ACTIVITY

A. Plans Anticipated to be Considered for Draft Plan Approval in 2014

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
Preliminary Plan 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 2013 DPP

B. Comparison of Actual and Approved Draft Plans by Year

	Detached	Semi-detached	Townhouses*	Apartments*	Total
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

C. Greenfield Unit Allocation in Draft Plans Compared to Projected Greenfield Growth

	2008	2009	2010	2011	2012	2013	Total
Projected Greenfield Allocation*	600	600	600	660	660	660	3780
Draft Approved Units	352	673	0	883	723	201	2832
Built Boundary Portion	0	188	0	0	0	0	188
Greenfield Portion	352	485	0	883	723	201	2644
Difference between Projected Allocation and Draft Approved Units in Greenfield	248	115	600	-223	-63	459	1136
						Plus 2014 Greenfield Allocation	660
						Total Greenfield Units Available in 2014	1796

*City growth projections are based on 1100 new units per year and 60% of those (660 units) are anticipated to be greenfield units, in keeping with our Places to Grow Targets.

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	100	22	74	877	3.52	0	0	0
South	568	182	600	1058	0	0	0	0
Total	1020	286	1189	2209	4.176	2.884	0	1.39

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 <small>(based on 2012 DC's)</small>
			D	SD	TH	APT					
1 23T-86004 West Hills (Greenfield)	Draft Approved: December 23, 1987	Post 2015	0	0	0	521	3.52			TBD	\$6,802,437
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.											
2 23T-88009 Mitchell Farm (Greenfield)	Draft Approved: June 1, 1997	Phase 3: 2014 Phase 4: Post 2015	100 0	22 0	74 0	0 356					\$4,345,860 \$4,648,114
Servicing Comments: None.											
Timing Comments: None.											

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 2015					2.884		part cash in lieu	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 2012 DC's)</small>
			D	SD	TH	APT					
1											
23T-11502 East Node (north side of Starwood) 11 Starwood Dr. <i>(Greenfield)</i>	Draft Approved (OMB decision)	2014	0	0	201	0				TBD	\$3,745,836
Servicing Comments: None.											
Timing Comments: None.											
2											
23T-11501 115 Fleming <i>(Greenfield)</i>	Draft Approved September 4, 2012	Phase 2: 2014	0	0	51	0				cash-in lieu	\$950,436
Servicing Comments: None.											
Timing Comments: None.											
3											
23T12501 55 & 75 Cityview <i>(Greenfield)</i>	Preliminary	Phase 1: 2015 Phase 2: Post 2015	70 33	14 14	49 42	0 103				cash in lieu/TBD	\$2,955,876 \$1,424,265
Servicing Comments: Requires improvements to Cityview Drive and outlet to 20 & 37 Cityview lands.											
Timing Comments: Draft Plan approval anticipated in 2014											

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 2012 DC's)</small>
			D	SD	TH	APT					
4 23T-07502 312-316 Grange Rd (Built Boundary)	Draft Approved January 12, 2009	Phase 2 - 2015	3	8	8	0				0.12	\$416,586
Servicing Comments: None											
Timing Comments: Phase 2 to proceed with 23T-07505 (300 Grange Road). 3 year draft plan extension granted until January 12, 2015.											
5 23T-07505 300 Grange Rd (Built Boundary)	Draft Approved January 12, 2009	2015	14	0	78	0				0.1	\$1,794,060
Servicing Comments: None											
Timing Comments: 3 year draft plan extension granted until January 12, 2015.											
6 23T12502 20 & 37 Cityview Drive (Greenfield)	Preliminary	Phase 1: 2015 Phase 2: post 2015	98 0	46 0	66 0	0 54				1.17	\$4,731,768 \$705,051
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 2014.											
7 23T-11503 635 Woodlawn (Greenfield)	Preliminary	Phase 1: 2015 Phases 2-4, Post 2015	32 102	0 0	5 15	49 68	0.656			TBD	\$3,647,818
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 2014, 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 <small>(based on 2012 DC's)</small>
			D	SD	TH	APT					
1 23T-03501 (SP-0201) Hanlon Creek Business Park (Greenfield)	Draft Approved November 8, 2006	Phase 3 - post 2015						167		Trails in lieu	TBD
Servicing Comments:											
Timing Comments: 5 year draft plan extension granted until November 8, 2016											
2 23T-06503 Southgate Business Park (Greenfield)	Draft Approved December 22, 2008	Phase 2 - 2014 Phase 3 - Post 2015						50		Cash in lieu	TBD TBD
Servicing Comments: MTO Development Cap applies prior to the construction of the Laird Road interchange.											
Timing Comments: None.											

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 <small>Based on 2012 DCs</small>
			D	SD	TH	APT					
1 23T-08505 1897 Gordon St (Greenfield)	Draft Approved November 2012	Phase 1: 2013	21	0	36	152				cash-in-lieu	\$3,024,837
Servicing Comments:											
Timing Comments: Appeal to OMB and Divisional Court dismissed November 2012.											
2 23T-01508 Kortright East (Greenfield)	Draft Approved: Ph 3: Oct 1, 2012 Preliminary: Phases 4 & 5	Phase 3: 2014 Ph4: post 2015 Ph5: Post 2015	119 157 0	62 58 0	34 0 160	0 0 400				1.023 0 0	\$4,969,537 \$5,171,395 \$7,813,160
Servicing Comments: None.											
Timing Comments: Draft Plan approval required for phases 4 and 5. Phase 4 DPA anticipated 2014.											
3 23T-03507 Pergola (Greenfield)	Draft Approved May 26, 2006	Phase 2: 2014	0	0	60	45				0.446	\$1,639,853
Servicing Comments: Phase 2: low water pressure, new pressure zone 3 system works required.											
Timing Comments: Redline Amendment for Phase 2 underway. Draft plan approval extended until May 26, 2015.											

Schedule 4 continued

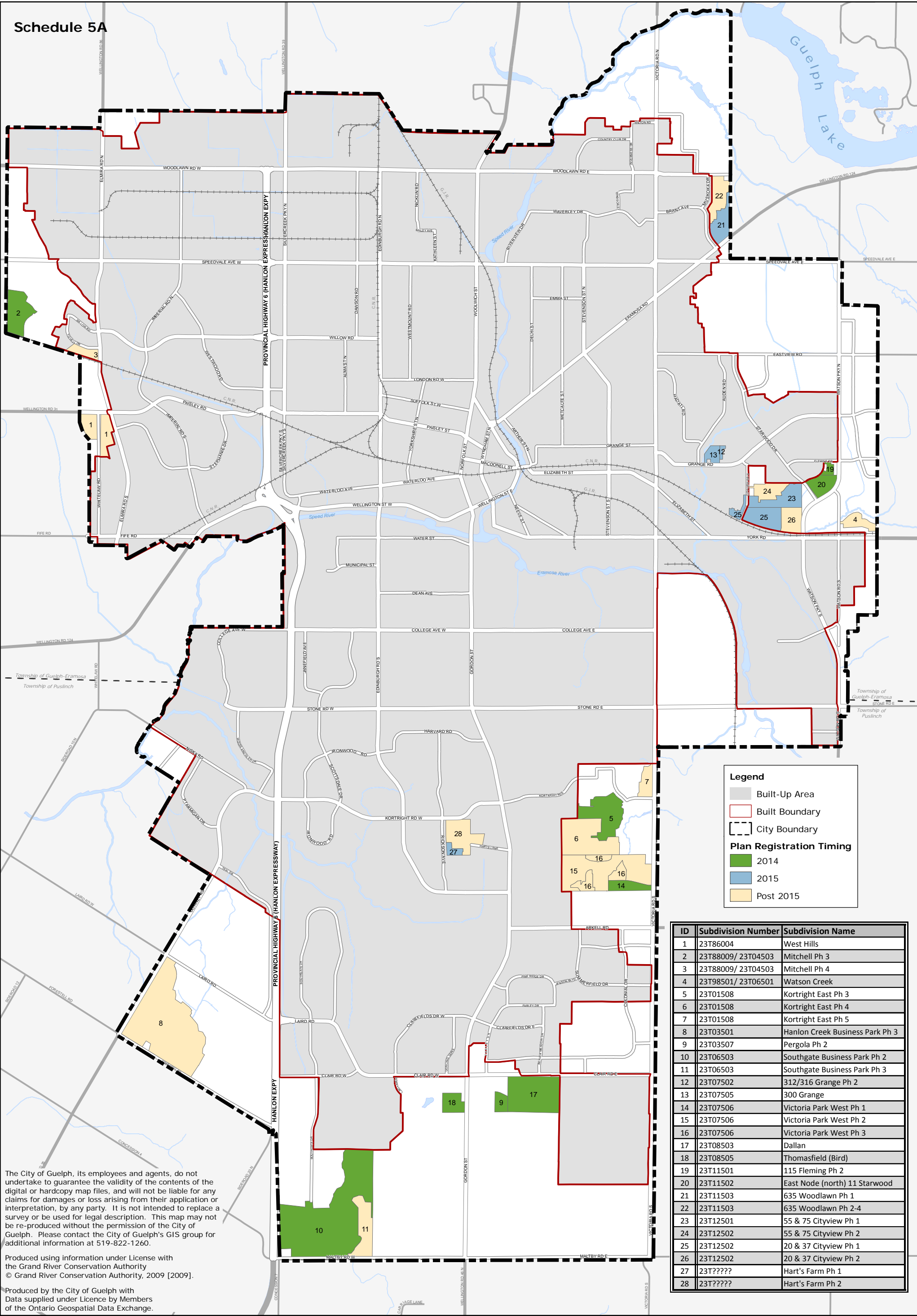
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Expected Registration Timing	Residential Units				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue <small>Based on 2012 DCs</small>
			D	SD	TH	APT					
4 23T-08503 Dallan (Greenfield)	Draft Approved October 1, 2012	2014	79	26	100	204				0.868	\$6,843,611
Servicing Comments: None.											
Timing Comments: None.											
5 23T-07506 Victoria Park West (Greenfield)	Draft Approved 2011	Phase 1: 2014 Phase 2: 2015 Phase 3: post 2015	0 56 16	0 36 0	123 52 0	0 0 168				0.9	\$2,228,268 \$3,154,908 \$2,448,980
Servicing Comments: None.											
Timing Comments: Redline Amendment Application appealed by applicant, dependent on OMB resolution to proceed.											
6 Hart's Farm (Built Boundary)	Preliminary	2015 Phase 2: post 2015	30 90	0 0	0 35	0 89				tbd	\$721,590 \$2,060,468
Servicing Comments: To be determined.											
Timing Comments: Formal applications anticipated shortly											

Schedule 5A



Legend

- Built-Up Area
- Built Boundary
- City Boundary

Plan Registration Timing

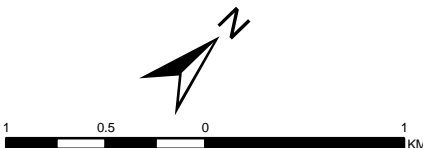
- 2014
- 2015
- Post 2015

ID	Subdivision Number	Subdivision Name
1	23T86004	West Hills
2	23T88009/ 23T04503	Mitchell Ph 3
3	23T88009/ 23T04503	Mitchell Ph 4
4	23T98501/ 23T06501	Watson Creek
5	23T01508	Kortright East Ph 3
6	23T01508	Kortright East Ph 4
7	23T01508	Kortright East Ph 5
8	23T03501	Hanlon Creek Business Park Ph 3
9	23T03507	Pergola Ph 2
10	23T06503	Southgate Business Park Ph 2
11	23T06503	Southgate Business Park Ph 3
12	23T07502	312/316 Grange Ph 2
13	23T07505	300 Grange
14	23T07506	Victoria Park West Ph 1
15	23T07506	Victoria Park West Ph 2
16	23T07506	Victoria Park West Ph 3
17	23T08503	Dallan
18	23T08505	Thomasfield (Bird)
19	23T11501	115 Fleming Ph 2
20	23T11502	East Node (north) 11 Starwood
21	23T11503	635 Woodlawn Ph 1
22	23T11503	635 Woodlawn Ph 2-4
23	23T12501	55 & 75 Cityview Ph 1
24	23T12502	55 & 75 Cityview Ph 2
25	23T12502	20 & 37 Cityview Ph 1
26	23T12502	20 & 37 Cityview Ph 2
27	23T?????	Hart's Farm Ph 1
28	23T?????	Hart's Farm Ph 2

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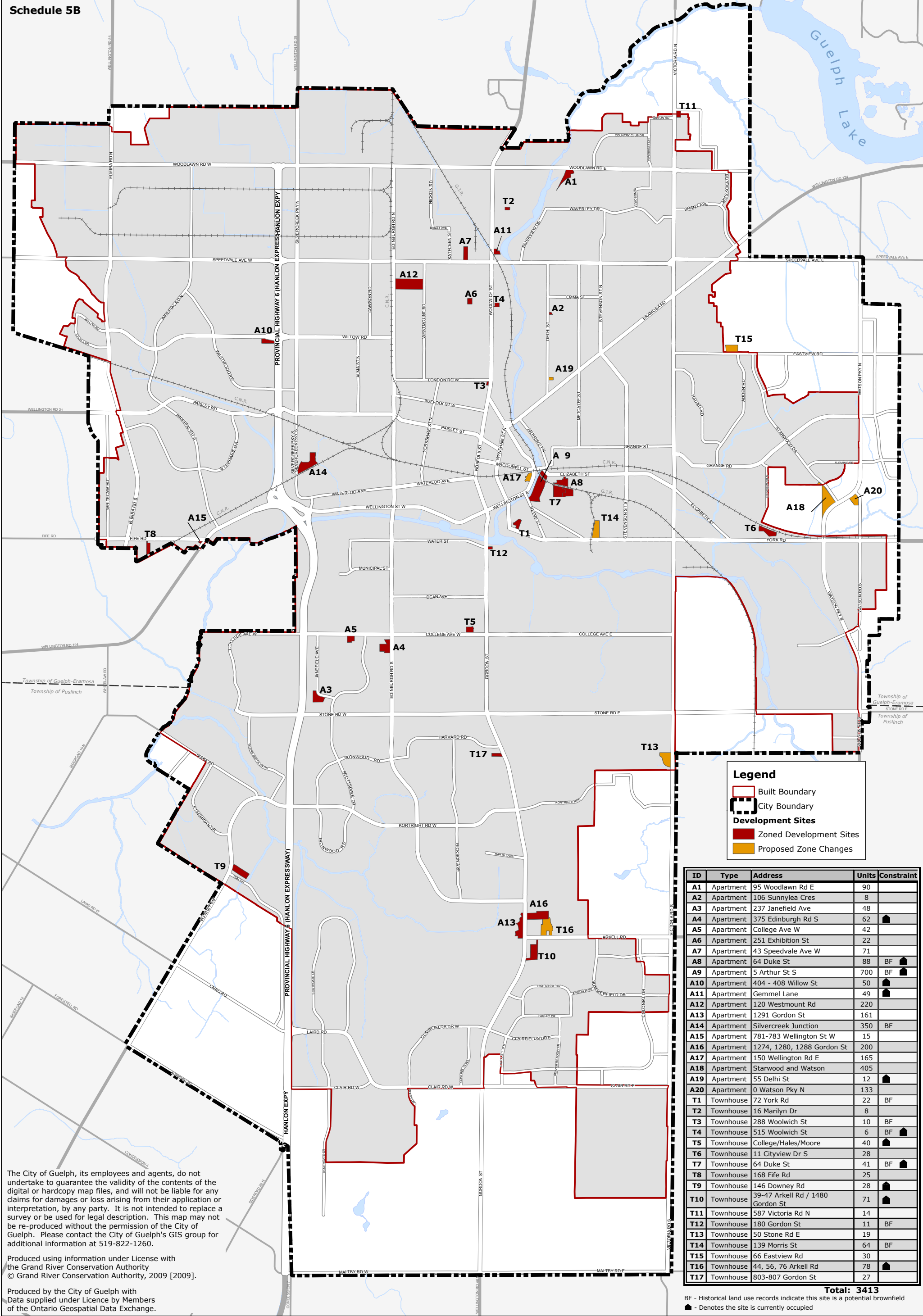
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2014 Development Priorities Plan

Proposed Registration Timing





Legend

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

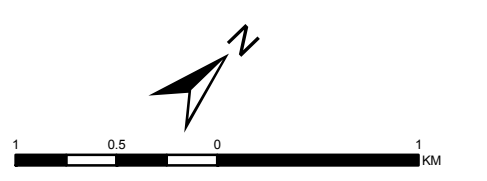
ID	Type	Address	Units	Constraint
A1	Apartment	95 Woodlawn Rd E	90	
A2	Apartment	106 Sunnylea Cres	8	
A3	Apartment	237 Janefield Ave	48	
A4	Apartment	375 Edinburgh Rd S	62	▲
A5	Apartment	College Ave W	42	
A6	Apartment	251 Exhibition St	22	
A7	Apartment	43 Speedvale Ave W	71	
A8	Apartment	64 Duke St	88	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	
A13	Apartment	1291 Gordon St	161	
A14	Apartment	Silvercreek Junction	350	BF
A15	Apartment	781-783 Wellington St W	15	
A16	Apartment	1274, 1280, 1288 Gordon St	200	
A17	Apartment	150 Wellington Rd E	165	
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
T2	Townhouse	16 Marilyn Dr	8	
T3	Townhouse	288 Woolwich St	10	BF
T4	Townhouse	515 Woolwich St	6	BF ▲
T5	Townhouse	College/Hales/Moore	40	▲
T6	Townhouse	11 Cityview Dr S	28	
T7	Townhouse	64 Duke St	41	BF ▲
T8	Townhouse	168 Fife Rd	25	
T9	Townhouse	146 Downey Rd	28	▲
T10	Townhouse	39-47 Arkell Rd / 1480 Gordon St	71	▲
T11	Townhouse	587 Victoria Rd N	14	
T12	Townhouse	180 Gordon St	11	BF
T13	Townhouse	50 Stone Rd E	19	
T14	Townhouse	139 Morris St	64	BF
T15	Townhouse	66 Eastview Rd	30	
T16	Townhouse	44, 56, 76 Arkell Rd	78	▲
T17	Townhouse	803-807 Gordon St	27	
Total:			3413	

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

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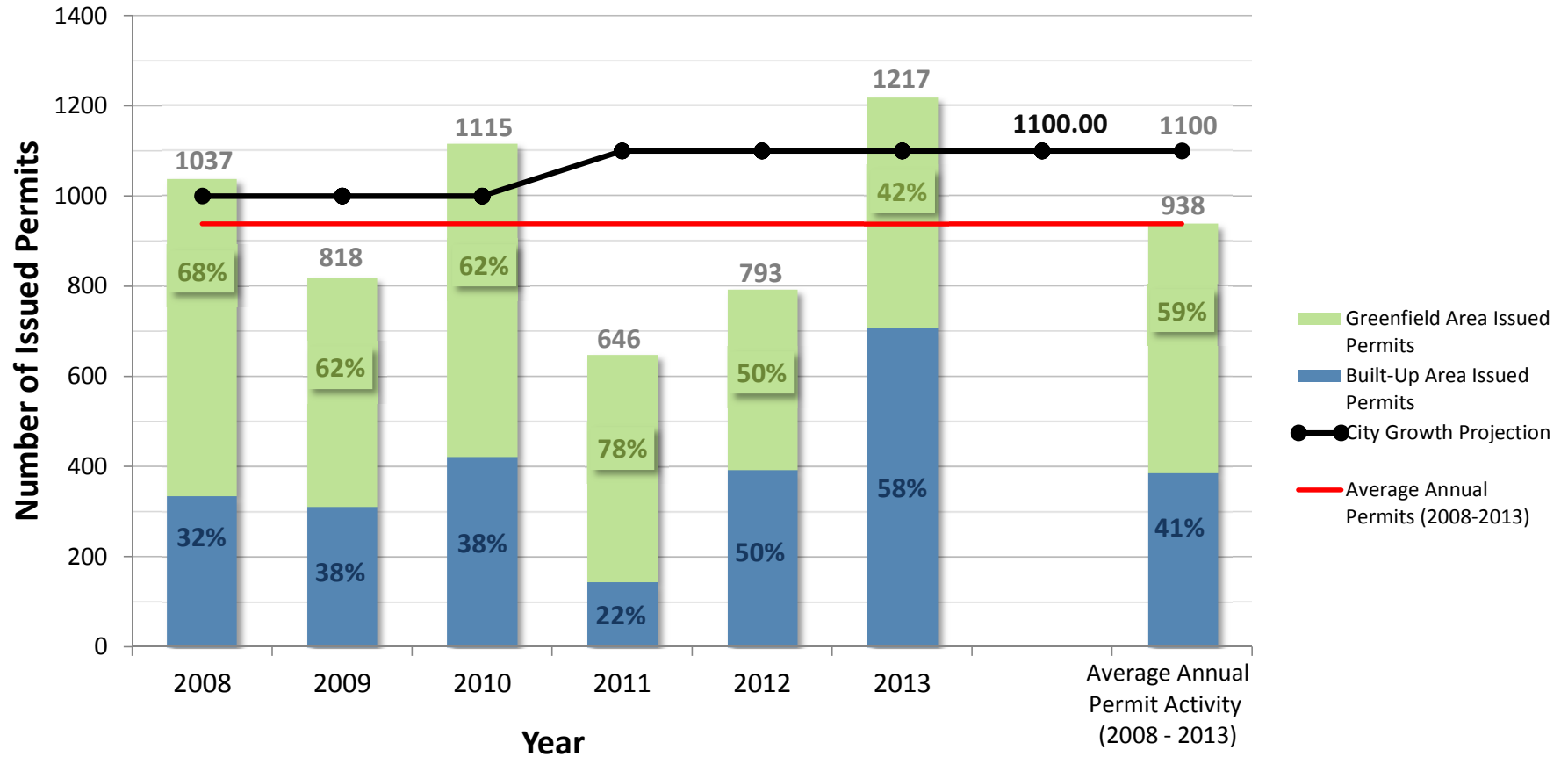


2014 Development Priorities Plan

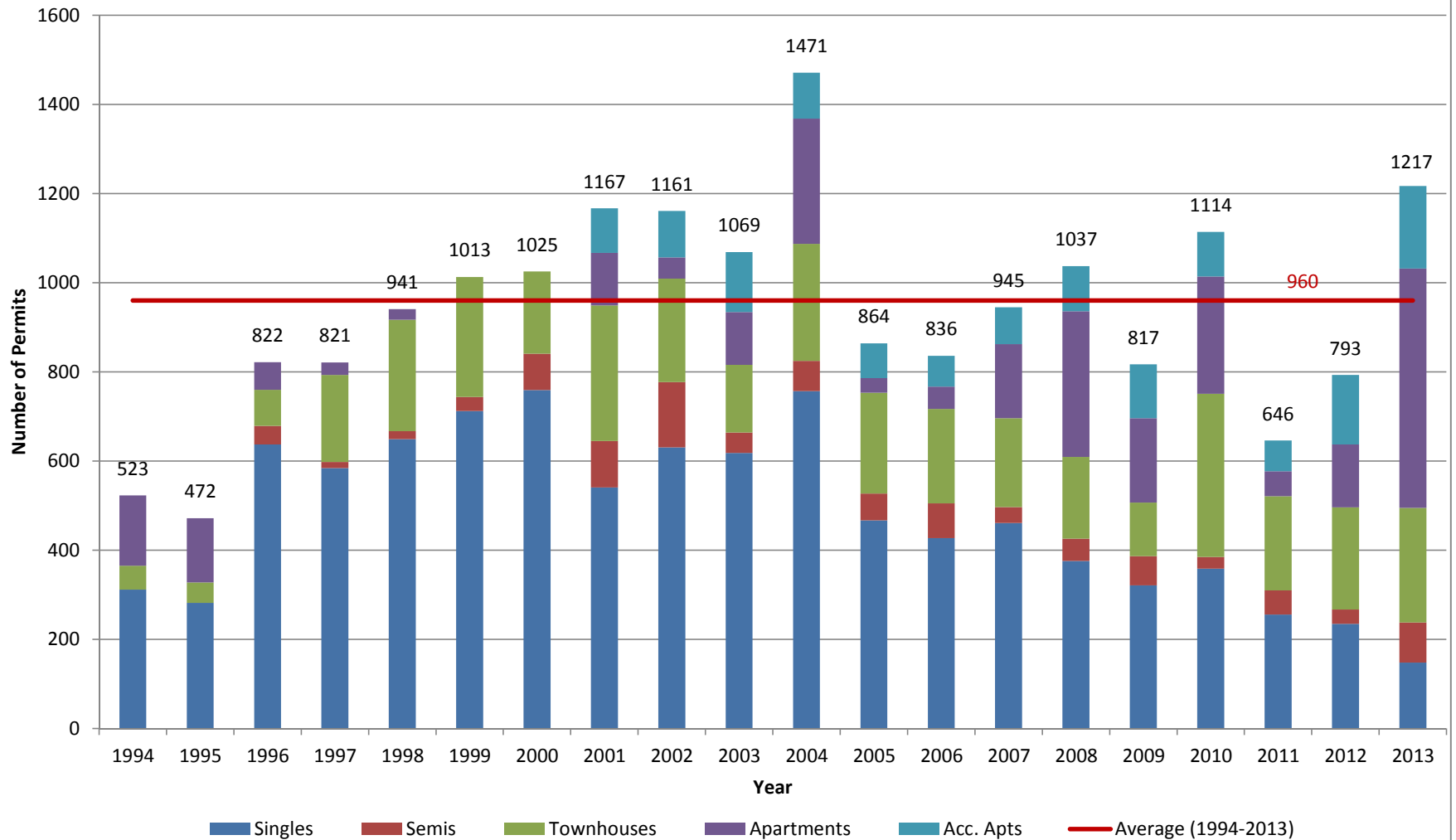
Zoned Development Sites & Proposed Zone Changes



6B: Annual Dwelling Permits by Built-Up and Greenfield Areas



Schedule 6C Building Permits by Type 1994-2013



Notes:

1. Accessory Apartment Tracking Began in 2001.

Schedule 7

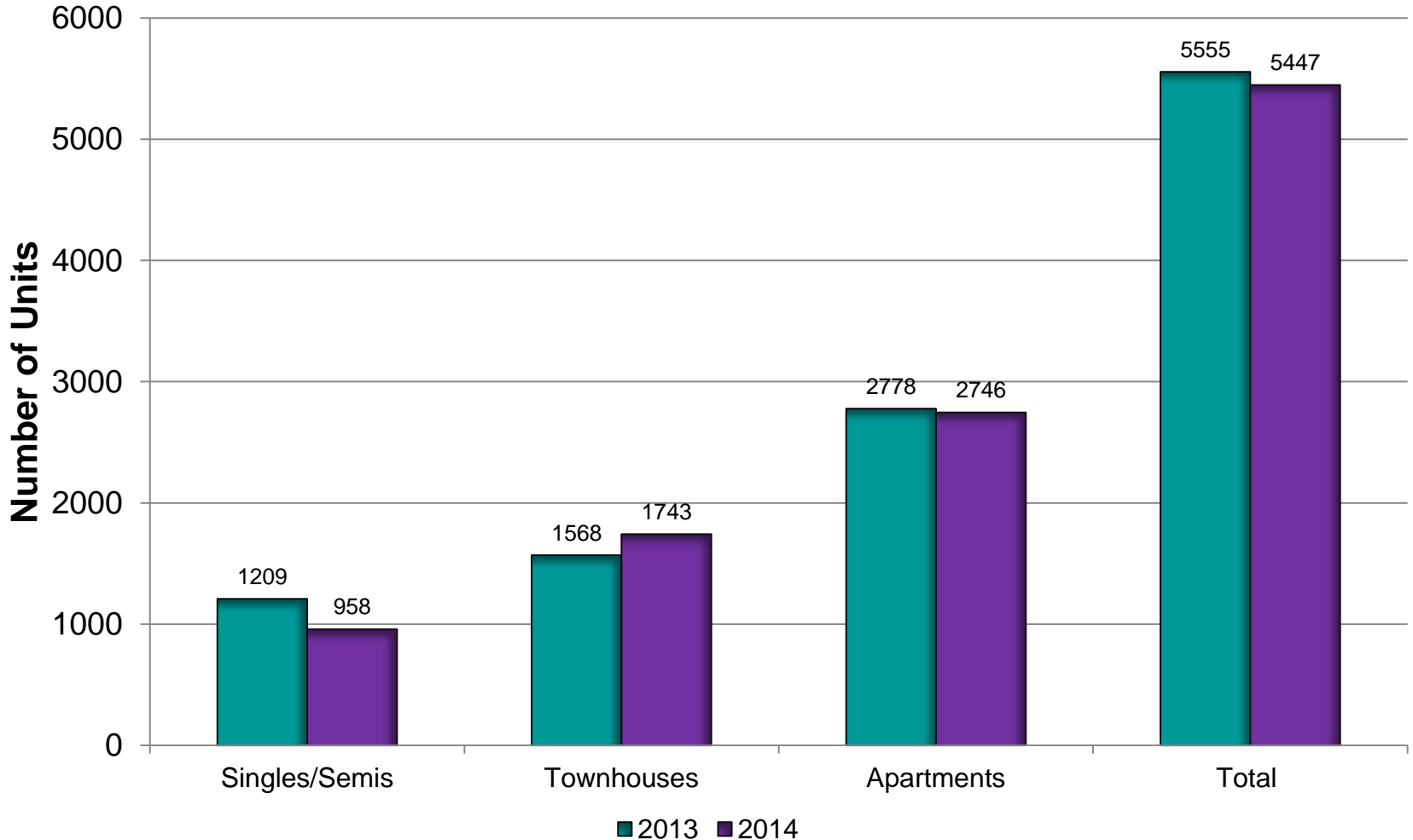
A. Potential Development Summary - Short, Medium and Long Term October 31, 2013

	<u>Singles</u>	<u>Semis</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Total</u>	<u># of Years Supply*</u>
Total Short Term	318	78	1001	2177	3574	3.2
Registered Plans of Subdivision	318	78	926	1300	2622	2.4
Infill Townhouse and Apartment Sites	0	0	75	877	952	0.9
Total Medium Term	408	154	1264	3460	5286	4.8
Draft Plans of Subdivision	408	154	817	1446	2825	2.6
Infill Townhouse and Apartment Sites	0	0	447	2014	2461	2.2
Total Long Term	612	132	372	763	1879	1.7
Preliminary Plans & Unofficial Proposals	612	132	372	763	1879	1.7
Overall Total	1338	364	2637	6400	10739	9.8
Total Draft and Registered Plans	726	232	1743	2746	5447	5.0
Total Short and Medium Term	726	232	2265	5637	8860	8.1
Previous DPP's - Total Draft and Registered Plans						
DPP 2013	887	322	1568	2778	5555	5.1
DPP 2012	938	238	1403	2615	5194	4.7
DPP 2011	1229	296	1644	2303	5472	5
DPP 2010	1487	284	1743	2192	5706	5.7
DPP 2009	1814	266	1297	2315	5692	5.7
DPP 2008	1796	180	1320	2379	5675	6.3*
DPP 2007	2145	266	1364	2511	6286	7*
DPP 2006	2123	310	1441	2440	6320	7
DPP 2005	2227	430	1544	2344	6545	7.3
DPP 2004	2481	425	1348	2330	6584	7.3
DPP 2003	2958	515	1660	2463	7596	8.4
DPP 2002	2851	518	1213	2059	6641	7.4
DPP 2001	3230	372	1144	2151	6897	7.7

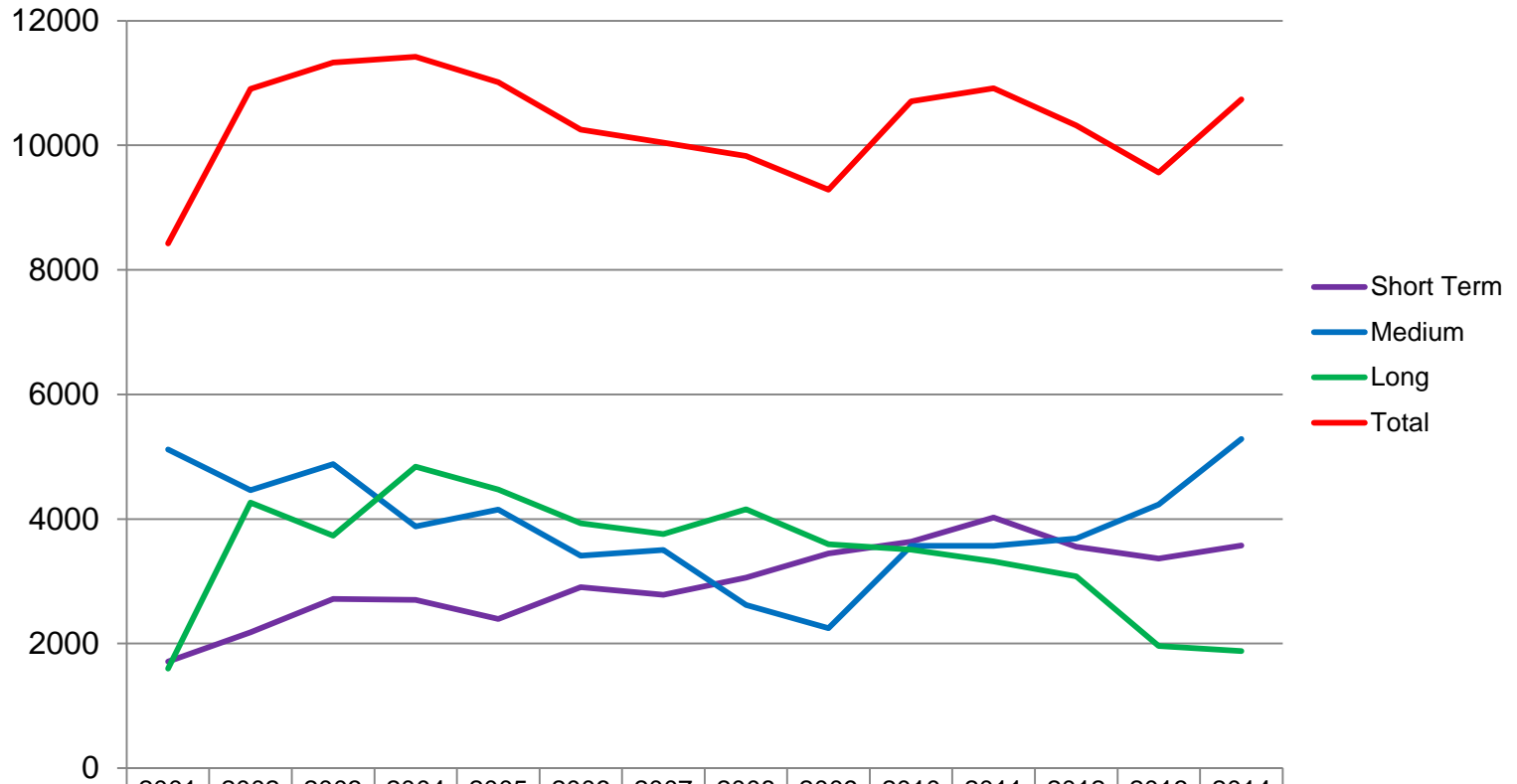
*Years of Supply are based on Current Growth Projections of 1000 units per year until 2010, except in 2007-2008, when 900 units per year were used. Starting in 2011, population projections show an increase to approximately 1100 units per year (Actual Growth Management Strategy figure is 1066 units per year).

Schedule 7B

Comparison of Dwelling Units Available in Draft and Registered Plans of Subdivision in 2013 and 2014



Schedule 7C Change in Dwelling Unit Supply since 2001



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Short Term	1710	2179	2714	2703	2392	2907	2785	3058	3444	3634	4023	3553	3367	3574
Medium	5115	4462	4882	3881	4153	3413	3501	2617	2248	3570	3570	3687	4234	5286
Long	1600	4265	3733	4839	4471	3931	3757	4155	3596	3505	3321	3077	1962	1879
Total	8425	10906	11329	11423	11016	10251	10043	9830	9288	10709	10914	10317	9563	10739

**Schedule 7D
Building Permits and Vacant Lots by Registered Plan of Subdivision to October 31st, 2013**

A. In the Built-Up Area

Registration Date	Subdivision Name		Single-Detached				Semi-Detached				Townhouse				Apartment				Total	
			Total Units	Previous permits	Permits 2013	Vacant Units	Total Units	Previous permits	Permits 2013	Vacant Units	Total Units	Previous permits	Permits 2013	Vacant Units	Total Units	Previous permits	Permits 2013	Vacant Units	Permits 2013	Vacant Units
1996	856	Pine Ridge Ph 1	122	122		0	0		0	61	61		0	0		0	0	0	0	
1998	61M8	Paisley Village	118	118		0	16		0	118	118		0	236	77		159	0	159	
1998	61M18	Grangehill Ph 3	151	150		1	70		8	151	115		0	50	50		0	0	9	
1998	61M26	Paisley Village Ph 2	222	222		0	0		0	129			129	0			0	0	129	
2000	61M48	Stephanie Drive	41	41		0	60		60	21	21		0	80	0		80	0	80	
2000	61M53	Elmira Road Extension	0			0	0		0	0			0	347	0		347	0	347	
2000	61M54	Victoria Wood (Kortright 4)	88	88		0	0		0	30			30	0			0	0	30	
2002	61M67	Southcreek Ph. 9A	64	64		0	0		0	0			0	0			0	0	0	
2002	61M68	Chillico Heights	199	199		0	38		38	36	9		27	0			0	0	27	
2002	61M69	Cedarvale- Schroder West	0			0	0		0	91	91		0	99			99	0	99	
2002	61M70	Clairfields Ph 4	125	124		1	0		0	0			0	0			0	0	1	
2003	61M82	Southcreek Ph 9B	50	50		0	0		0	0			0	0			0	0	0	
2003	61M83	Westminster Woods Ph 4	177	177		0	44		44	38	38		0	0			0	0	0	
2003	61M84	Chillico Woods	96	95	1	0	16		16	58	58		0	0			0	1	0	
2004	61M90	Northern Heights Ph 1	145	143		2	0		0	12	12		0	0			0	0	2	
2004	61M91	Valleyhaven	71	70		1	0		0	0			0	0			0	0	1	
2004	61M103	Bathgate Drive	12	12		0	0		0	0			0	0			0	0	0	
2004		Village by Arboretum Ph 5	0			0	0		0	0			0	405	157	76	172	76	172	
2005	61M107	Valleyhaven Ph 3	65	65		0	22		22	0			0	0			0	0	0	
2005	61M108	Victoria Gardens Ph 2A	106	106		0	0		0	0			0	0			0	0	0	
2005	61M110	Pine Ridge East Ph 7	8	8		0	30		30	72	59		13	0			0	0	13	
2005	61M114	Arkell Springs Ph 1	59	58		1	2		2	0			0	0			0	0	1	
2005	61M119	Victoria Gardens Ph 2B	46	46		0	0		0	49	49		0	0			0	0	0	
2005	61M124	Fleming/ Pettitt	53	52		1	0		0	0			0	0			0	0	1	
2006	61M133	Conservation Estates	80	75		5	0		0	28	28		0	0			0	0	5	
2007	61M136	Joseph St	15	12	1	2	0		0	0			0	0			0	1	2	
2007	61M139	Woodside Drive	12	12		0	0		0	0			0	0			0	0	0	
2008	61M150	Arkell Springs Ph 2	50	50		0	0		0	77	52	18	7	0			0	18	7	
2010	61M164	Cityview Subdivision South	29	29		0	12		10	0			0	0			0	2	0	
2011	61M175	Lunor Ph 1	10	10		0	18		16	2	0		4	0			0	2	4	
2012	61M181	Cityview Heights Ph 2	49	12	19	18	24		14	10	0		0	0			0	33	28	
2013	61M188	58-78 Fleming Rd	23			23	0		0	0			0	0			0	0	23	
Total Built-Up Area			2286	2210	21	32	352	316	18	18	980	716	18	210	1217	284	76	857	133	1117

Source: Building Permit Summaries, Planning Services

**Schedule 7 Table 2
Building Permits and Vacant Lots by Registered Plan of Subdivision to October 31st, 2013**

B. In the Greenfield Area

Registration Date	Subdivision Name		Single-Detached				Semi-Detached				Townhouse				Apartment				Total	
			Total Units	Previous permits	Permits 2013	Vacant Units	Total Units	Previous permits	Permits 2013	Vacant Units	Total Units	Previous permits	Permits 2013	Vacant Units	Total Units	Previous permits	Permits 2013	Vacant Units	Permits 2013	Vacant Units
2003	61M88	Watson East Ph 1	91	91		0	0		0	0		0	0		0	0		0	0	
2004	61M92	Watson Creek Ph 1	30	30		0	32	32		0	8	8		0	12		0	12	0	12
2005	61M111	Watson East Ph 3	59	59		0	0		0	79	79		0	0		0	0		0	0
2005	61M113	Pine Meadows Ph 6	42	40		2	0		0	0			0	0		0	0		2	0
2005	61M122	Northern Heights Ph 2	40	40		0	20	20		0	46	35	11	0	0		0	11	0	0
2006	61M125	Grangehill Ph 4A	146	146		0	22	22		0	65	65		0	0		0	0	0	0
2006	61M129	Watson Creek Ph 2	70	70		0	34	34		0	0			0	0		0	0	0	0
2006	61M130	Westminster Woods East Ph 2	188	188		0	0		0	6	6		0	0		0	0		0	0
2006	61M132	Watson East Ph 4	65	65		0	0		0	34	30		4	0		0	0		4	0
2007	61M137	Victoriaview North	160	160		0	0		0	118	66	52	0	0		0	52		0	0
2007	61M142	Watson East Ph 5	35	35		0	0		0	0			0	0		0	0		0	0
2007	61M143	Westminster Woods East Ph 3	159	159		0	0		0	40	40		0	0		0	0		0	0
2007	61M144	Almondale Linke Ph 1	93	92	1	0	32	32		0	33	27		6	0		0	1		6
2007	61M146	Victoria Gardens Ph 3	86	86		0	18	18		0	98	98		0	0		0	0		0
2007	61M147	Northern Heights Ph 3	43	38		5	0		0	0			0	0		0	0		5	0
2008	61M151	Northview Estates Ph 2	54	54		0	0		0	53		14	39	0		0	14		39	0
2008	61M152	Grangehill Ph 4B	117	116		1	64	64		0	49	49		0	0		0	0		1
2009	61M156	Victoria Gardens Ph. 4	0			0	0		0	40	40		0	50	50		0	0		0
2009	61M158	Kortright Ph 2C	0			0	0		0	118	116		2	0		0	0		2	0
2009	61M159	Watson East Ph 6	15	15		0	0		0	6	6		0	117		117	0		117	0
2009	61M160	Westminster Woods East Ph 4	87	87		0	0		0	190	190		0	162	162		0	0		0
2009	61M161	Kortright Ph 2B	48	47	1	0	0		0	160	29		131	0		0	1		131	0
2009	61M162	Kortright Ph 2A	53	30	5	18	0		0	0			0	0		0	5		18	0
2010	61M166	Watson Creek Ph 3 & Walkover	82	10	17	55	0		0	124			124	0		0	17		179	0
2010	61M167	Mitchell Farm Ph 2A	21	21		0	32	32		0	32	32		0	0		0	0		0
2011	61M169	Hanlon Creek Business Park Ph 1	0			0	0		0	21			21	0		0	0		21	0
2011	61M170	Morningcrest Ph 2A	0			0	22	22		0	22	21		1	165		165	0		166
2011	61M172	Mitchell Farm Ph 2B	77	68	5	4	0		0	0			0	0		0	5		4	0
2011	61M173	Northern Heights Ph 4	40	34	3	3	0		0	0			0	50		50	3		53	0
2011	61M174	Victoria North Ph 1	0			0	0		0	45	45		0	0		0	0		0	0
2012	61M177	Westminster Woods East Ph 5A	56	31	21	4	0		0	0			0	0		0	21		4	0
2012	61M178	Northview Estates Ph 3	55	21	4	30	0		0	0			0	0		0	4		30	0
2012	61M180	Morningcrest Ph 2B	14		6	8	34		24	10			0	0		0	30		18	0
2012	61M182	Grangehill Ph 7A	67		17	50	28		4	24			92	0		0	21		166	0
2013	61M184	Morningcrest Ph 2C	34		11	23	36		20	16			0	0		0	31		39	0
2013	61M189	Victoria North Ph 2	0			0	0		0	92			92	0		0	0		92	0
2013	61M190	115 Fleming Ph 1	0			0	0		0	11			11	0		0	0		11	0
2013	61M???	Ingram Ph 5	34			34	0		0	83			83	0		0	0		117	0
2013	61M???	Grangehill Ph 7B	26			26	10		10	18			18	99		99	0		153	0
2013	61M???	246 Arkell Rd	0			0	0		0	92			92	0		0	0		92	0
Total Greenfield			2187	1833	91	263	384	276	48	60	1775	982	77	716	655	212	0	443	216	1482

Source: Building Permit Summaries, Planning Services

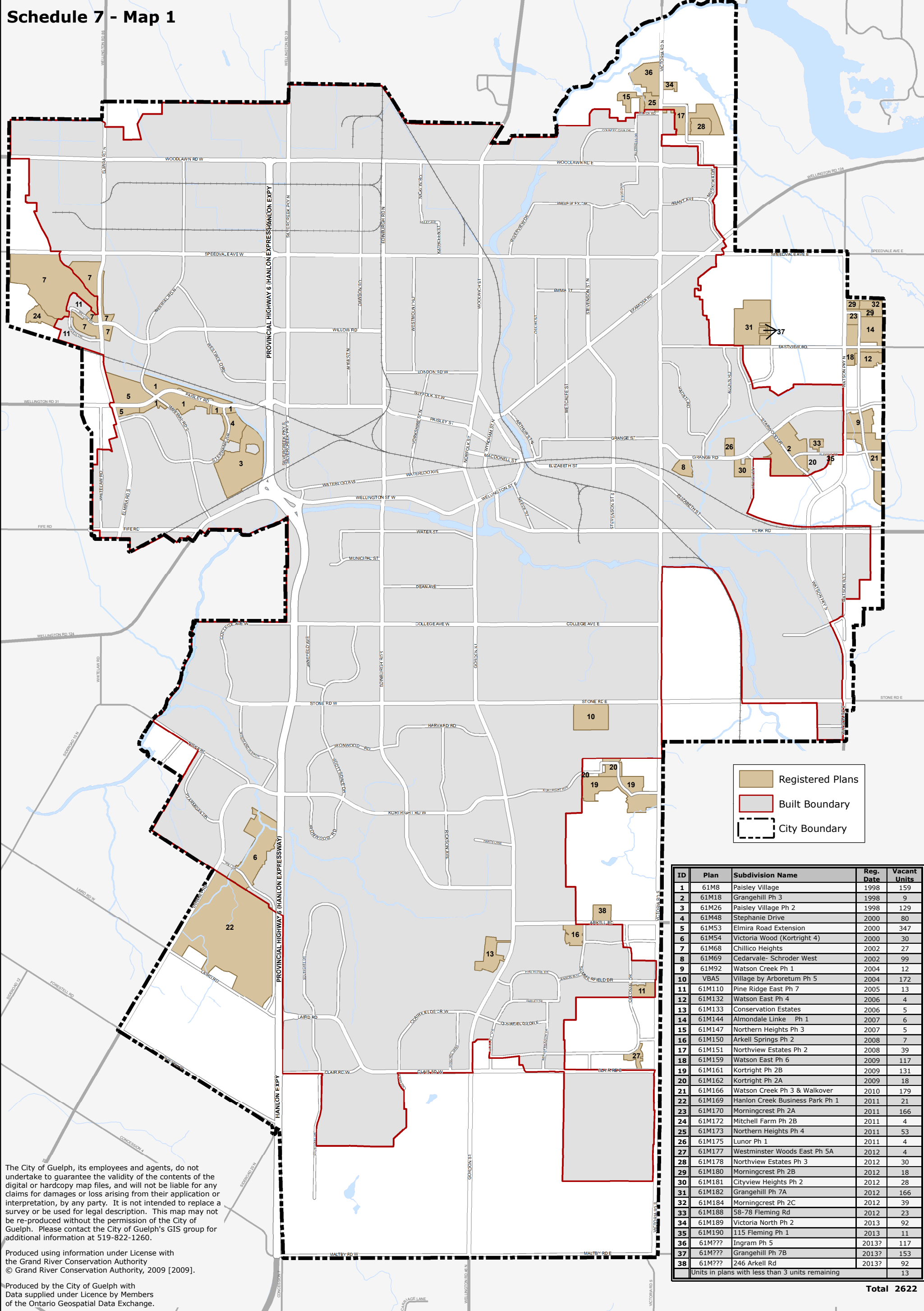
City-Wide Building Permit Summary by Registered Plans

	Single-Detached				Semi-Detached				Townhouse				Apartment				Total	
	Total Units	Previous permits	Permits 2013	Vacant Units	Total Units	Previous permits	Permits 2013	Vacant Units	Total Units	Previous permits	Permits 2013	Vacant Units	Total Units	Previous permits	Permits 2013	Vacant Units	Permits 2013	Vacant Units
Total Built Boundary	2286	2210	21	55	352	316	18	18	980	716	18	210	1217	284	76	857	133	1140
Total Greenfield	2187	1833	91	263	384	276	48	60	1775	982	77	716	655	212	0	443	216	1482
Total	4473	4043	112	318	736	592	66	78	2755	1698	95	926	1872	496	76	1300	349	2622
% of Total within Built Boundary																	38.11%	43.48%
% of Total within Greenfield																	61.89%	56.52%

* Built = within the Built Boundary; Green = within the Greenfield area as defined by Places to Grow

Source: Building Permit Summaries, Planning Services

Schedule 7 - Map 1



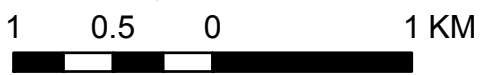
- Registered Plans
- Built Boundary
- City Boundary

ID	Plan	Subdivision Name	Reg. Date	Vacant Units
1	61M8	Paisley Village	1998	159
2	61M18	Grangehill Ph 3	1998	9
3	61M26	Paisley Village Ph 2	1998	129
4	61M48	Stephanie Drive	2000	80
5	61M53	Elmira Road Extension	2000	347
6	61M54	Victoria Wood (Kortright 4)	2000	30
7	61M68	Chillico Heights	2002	27
8	61M69	Cedarvale- Schroder West	2002	99
9	61M92	Watson Creek Ph 1	2004	12
10	VBA5	Village by Arboretum Ph 5	2004	172
11	61M110	Pine Ridge East Ph 7	2005	13
12	61M132	Watson East Ph 4	2006	4
13	61M133	Conservation Estates	2006	5
14	61M144	Almondale Linke Ph 1	2007	6
15	61M147	Northern Heights Ph 3	2007	5
16	61M150	Arkell Springs Ph 2	2008	7
17	61M151	Northview Estates Ph 2	2008	39
18	61M159	Watson East Ph 6	2009	117
19	61M161	Kortright Ph 2B	2009	131
20	61M162	Kortright Ph 2A	2009	18
21	61M166	Watson Creek Ph 3 & Walkover	2010	179
22	61M169	Hanlon Creek Business Park Ph 1	2011	21
23	61M170	Morningcrest Ph 2A	2011	166
24	61M172	Mitchell Farm Ph 2B	2011	4
25	61M173	Northern Heights Ph 4	2011	53
26	61M175	Lunor Ph 1	2011	4
27	61M177	Westminster Woods East Ph 5A	2012	4
28	61M178	Northview Estates Ph 3	2012	30
29	61M180	Morningcrest Ph 2B	2012	18
30	61M181	Cityview Heights Ph 2	2012	28
31	61M182	Grangehill Ph 7A	2012	166
32	61M184	Morningcrest Ph 2C	2012	39
33	61M188	58-78 Fleming Rd	2012	23
34	61M189	Victoria North Ph 2	2013	92
35	61M190	115 Fleming Ph 1	2013	11
36	61M???	Ingram Ph 5	2013?	117
37	61M???	Grangehill Ph 7B	2013?	153
38	61M???	246 Arkell Rd	2013?	92
Units in plans with less than 3 units remaining				13
Total				2622

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2014 Development Priorities Plan Remaining Units by Registered Plan of Subdivision



Schedule 8
2014 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 2014 Development Priorities Plan and line 6 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Firm Capacity	75,000 m ³ /day	64,000 m ³ /day
2 a)	Average Maximum Daily Flow (water)	58,957 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	46,248 m ³ /day
3	Servicing Commitments	9,629, m ³ /day (6,758 units)	8,742 m ³ /day (6,758 units)
4	Available Servicing Capacity to Register New Dwelling Units (Uncommitted Reserve Capacity)	5,556 units	9,951 units
5	Units to be Registered in 2014 based on the proposed Development Priorities Plan	1,509 units	1,509 units
6	Capacity Available	YES (4,047 units)	YES (8,442 units)

Notes

1. **Total Available Firm Capacity:**
Water - the physical capacity of the constructed water infrastructure to deliver an annual daily flow of 75,000 m³/day of water supply.

Wastewater - the physical capacity of the constructed wastewater infrastructure to deliver an annual daily flow of 64,000 m³/day of wastewater treatment
2. a) **Maximum Daily Flow (water)** is the actual maximum daily flow based on the past three year average.

 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 8 2014 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 2014 Development Priorities Plan and line 7 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Planning Capacity	82,373 m ³ /day	73,300 m ³ /day
2 a)	Average Maximum Daily Flow (water)	58,957 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	46,248 m ³ /day
3	Servicing Commitments	9,967 m ³ /day (8,634 units)	10,441 m ³ /day (8,634 units)
4	Draft Approval Commitments	1,523 m ³ /day (1,319 units)	1,194 m ³ /day (1,319 units)
5	Available Servicing Capacity for New Draft Plan Approved Units (Uncommitted Reserve Capacity)	11,650 units	18,346 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 (10,331 units)	YES (17,027 units)

Notes

1. **Planning Capacity:**

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

Wastewater - based upon the approved assimilative capacity of the Speed River 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.