

STAFF REPORT

TO City Council

SERVICE AREA Infrastructure, Development and Enterprise

DATE April 20, 2016

SUBJECT 2016 Development Priorities Plan

REPORT NUMBER 16-16

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To present the annual Development Priorities Plan, with a summary of key recommendations for 2016 development approvals and a review of development activity in 2015.

KEY FINDINGS

Draft Plan Approvals

The 2015 DPP identified that up to 1319 units in five (5) plans could be brought forward for draft plan approval. By year-end 2015, only three (3) plans comprising 871 units were realized through draft plan approvals. The two (2) remaining plans of subdivision that were anticipated for draft plan approval in 2015 are being carried forward to 2016. There have been changes to the number of units in these plans; therefore staff are identifying that up to 540 housing units could be draft approved as shown in Schedule 3 of the DPP. Of the 540 units the predominant unit types are apartments (231) and single detached dwellings (203).

Registration of Draft Plans

The 2015 DPP recommended that up to 686 dwelling units within five (5) plans of subdivision could be brought forward for registration. Actual registrations totalled 252 units within two (2) plans. The number of units registered in 2015 was substantially less than what occurred in 2014. Staff are recommending for 2016 that a total of 934 potential dwelling units in three (3) of the remaining plans, plus two (2) new plans could be registered. All of the 934 units recommended for registration in 2016 are within the Greenfield Area.

Zone Change Applications

The City experienced a decrease in the total number of units that were approved through zone changes and draft plan of condominium approvals from the previous year. In total there were 120 units approved in 2015, a decrease from 1,454 in 2014. All of the 2015 approved units are within the Built Boundary.

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Projected Approvals vs. Actuals

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

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

FINANCIAL IMPLICATIONS

All capital works required for plans of subdivision recommended for registration in 2016 have been previously approved by Council in the capital budget.

ACTION REQUIRED

IDE Committee is being asked to recommend to Council approval of the dwelling unit targets for anticipated registrations and draft plan approvals in 2016 and direct staff to manage the timing of development in keeping with these targets.

RECOMMENDATION

1. That Report 16-16, from Infrastructure, Development and Enterprise, regarding the 2016 Development Priorities Plan, dated April 20, 2016, be received.
2. That Council approve a 2016 target for the registration of 934 housing units within plans of subdivision in accordance with the 2016 Development Priorities Plan.
3. That Council approve a 2016 target for the draft plan approval of up to 540 housing units within plans of subdivision in accordance with the 2016 Development Priorities Plan.
4. That amendments to the timing of registration of plans of subdivision be permitted only by Council approval unless it can be shown that there is no impact on the capital budget and that the dwelling unit targets for 2016 are not exceeded.

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BACKGROUND

The Development Priorities Plan is an annual report to Council, which based on recommendations from the previous year's DPP, recommends a number of dwelling units to be approved in draft and registered plans of subdivision in 2016 in keeping with City population projections and growth management requirements.

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

REPORT

Summary of Achievement of 2015 DPP Recommendations

DPP Housing Unit Supply:

- There were two (2) draft plan approvals in 2015.
- Two (2) plans of subdivision were registered, accounting for 252 potential dwelling units in the City's housing supply.
- Zone changes and condominiums accounted for 120 potential dwelling units, all within the Built-up area; for a total of 372 units (see Schedule 1 of the DPP).

Development Activity Recommended for 2016

Recommended Draft Plans of Subdivision:

- A total of 540 housing units in two (2) potential plans of subdivision could be recommended for draft plan approval in 2016 as shown in Schedule 3 of the DPP;
- One potential draft plan is within the Greenfield Area and the other is within the Built Boundary.

Registration of Plans of Subdivision:

- For 2016, a total of 934 potential units in six (6) draft plans of subdivision (or phases) are recommended for registration, all within the Greenfield Area of the City;
- This number, in combination with the potential dwelling units created through zone changes and condominiums, takes into account the City's current population projections that estimate that the City should grow by 1170 units per year on average.

Comments from Landowners/Developers

All landowners with large/developable vacant residential lands, developers and planning consultants were requested to provide their intended timing of draft approval and registration for plans of subdivision. Staff are able to accommodate these requests within the 2016 DPP.

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FINANCIAL IMPLICATIONS

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

There are no financial implications directly related to the 2016 DPP.

CORPORATE STRATEGIC PLAN

Strategic Directions:

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

DEPARTMENTAL CONSULTATION

The 2016 Development Priorities Plan team consists of staff from Planning, Urban Design and Building Services, and Engineering, Finance, and Capital Infrastructure Services.

COMMUNICATIONS

On November 24, 2015, all landowners with large/vacant residential lands, developers and planning consultants were requested to provide their intended timing of draft approval and registration for plans of subdivision.

ATTACHMENTS

Attachment 1 - Comments on the 2016 Development Priorities Plan

Attachment 2 - The 2016 Development Priorities Plan (DPP)

Report Author

Tim Donegani
Development Planner



Approved By

Todd Salter
General Manager
Planning, Urban Design and Building
Services
519-822-1260, ext. 2395
todd.salter@guelph.ca

Approved By

Sylvia Kirkwood
Manager of Development Planning



Recommended By

Scott Stewart, C.E.T
Deputy CAO
Infrastructure, Development and Enterprise
519-822-1260, ext. 3445
scott.stewart@guelph.ca

Attachment 1 Comments on the 2016 Development Priorities Plan



December 11, 2015

Planning Services
City of Guelph
City Hall
1 Carden St
Guelph, ON
N1H 3A1

Attention: Tim Donegani

Re: Development Priorities Plan (DPP) 2016
55 & 75 Cityview Drive North, Guelph – 23T-12501
Debrob Investments Limited

Thank you for your request for input for the 2016 DPP.

Fusion Homes is acting development manager for the 55 & 75 Cityview Drive North subdivision, owned by Debrob Investments Limited. The subdivision received draft plan approval from Council on February 9th, 2015, and final approval following an OMB hearing on October 20th, 2015, and work is proceeding to permit registration. A redline revision to the draft plan, and two related zoning by-law amendment applications (i.e. Debrob and Metrus) to permit revised unit types, have been submitted, and is expected to be considered by Council in early 2016 (the attached draft plan and the unit counts below assume that the rezoning application has been approved).

The subdivision is split into two phases, as per the attached map. Registration for Phase 1 is expected to take place in 2016, and registration for Phase 2 is expected to take place in 2017.

Phase I will contain 67 single detached units, with approximately 9 additional units that may be included pending agreements with adjacent land owners. Phase 2 will contain 59 single detached units, 21 on-street townhouse units, and between 95 and 175 cluster/stacked townhouse units in three multiple residential blocks. The unit count for the multiple residential blocks is contingent upon the approval of site plans for each block. There is also an additional large residential lot located on Cityview for future development (Block 127 on attached draft plan).

We appreciate you taking the above information into account when compiling the 2016 DPP, and are happy to address any questions that may arise.

Sincerely,

A handwritten signature in blue ink that reads "Pamela Kraft".

Pamela Kraft

VP, Planning & Development

CC: Bob Saroli, Debrob Investments Limited
Hugh Handy, GSP Group
Chris DeVriendt, City of Guelph

50 HANLON CREEK BLVD.
GUELPH, ONTARIO
N1C 0A1

T: 519 826 6700

F: 519 826 6701

fusionhomes.com

STAFF REPORT



December 10, 2015

Planning Services
City of Guelph
City Hall
1 Carden St
Guelph, ON
N1H 3A1

Attention: Tim Donegani

Re: Development Priorities Plan (DPP) 2016
1023 Victoria Rd S – Kortright East, Phases 3 and 4 – 23T-01508
Fusion Homes

Thank you for your request for input for the 2016 DPP.

Fusion Homes is the owner of Phases 3 and 4 of the Kortright East subdivision. Phase 3 of the subdivision originally received draft plan approval from Council on March 16th, 2012, with a subsequent extension of the approval received on July 13th, 2015. Phase 4 of the subdivision received draft plan and zoning approval on July 13th, 2015.

The subdivision is split into two phases, as per the attached map. Registration for Phase 3 is expected to take place in 2016, and registration for Phase 4 is expected to take place in 2017.

Phase 3 will contain 44 semi-detached units and 26 single detached units. Phase 4 will contain 58 semi-detached units and 135 single detached units. The development of Phases 3 and 4 will continue from north to south, although phasing lines within Phase 4 may be altered as final development plans are determined.

We appreciate you taking the above information into account when compiling the 2016 DPP, and are happy to address any questions that may arise.

Sincerely,

A handwritten signature in blue ink that reads "Pamela Kraft".

Pamela Kraft

VP, Planning & Development

CC: Nancy Shoemaker, BSR&D

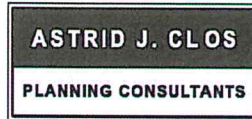
Lindsay Sulatycki, City of Guelph

50 JEANNEON CREEK BLVD.
GUELPH, ONTARIO
N1C 8A1

T. 519 826 6700
F. 519 826 6701

fusionhomes.com

STAFF REPORT



December 7, 2015

Project No. 0555

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Tim Donegani, Development Planner

Re: **Development Priorities Plan (DPP) 2016**
NiMa Trails (previously Guelph Lake) 23T-11503

Draft Plan of Subdivision 23T-11503 along with the implementing Official Plan Amendment No. 59 and Zoning By-law were approved in a settlement hearing by the OMB on November 18, 2015.

The first phase of NiMa Trails consisting of 3 mixed-use blocks (78 residential units), 2 on-street townhouse blocks (34 residential units) and 86 lots for single detached dwellings, a park, stormwater management, pumping station and open space blocks, as shown on the attached phasing plan, is expected to be registered in 2016.

Please reflect this timing in the 2016 Development Priorities Plan. Should you require any additional information please contact me at (519) 836-7526.

Yours truly,

Astrid Clos, RPP, MCIP

(0555.DPP 2016.doc)

cc: Andrew Lambden, Terra View Homes

423 Woolwich Street, Suite 201, Guelph, Ontario, N1H 3X3

Phone (519) 836-7526 Fax (519) 836-9568 Email astrid.clos@ajcplanning.ca

STAFF REPORT

ASTRID J. CLOS

PLANNING CONSULTANTS

December 7, 2015

Project No. 1215

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Tim Donegani, Development Planner

Re: **Development Priorities Plan (DPP) 2016**
Terra View Homes
Hart Village 23T-14502, OP1401, ZC1406

Draft Plan of Subdivision 23T-14502, Official Plan Amendment OP1401, and Zone Change application ZC1406 were submitted to the City on May 5, 2014 and declared complete on June 3, 2014. The Public Meeting for these applications was held on December 8, 2014. EAC has reviewed and provided the EIS with conditional support. On August 8, 2014 the GRCA provided a letter confirming that they have no objection to the applications and have provided the recommended conditions of approval.

Draft Plan approval for the Hart Village Subdivision is anticipated in 2016. The Draft Plan of Subdivision includes a total of 342 residential units and is attached for your reference.

Please reflect this timing in the 2016 Development Priorities Plan. Should you require any additional information please contact me at (519) 836-7526.

Yours truly,



Astrid Clos, RPP, MCIP

cc: Andrew Lambden, Terra View Homes

(1215.DPP 2016.doc)

423 Woolwich Street, Suite 201, Guelph, Ontario, N1H 3X3

Phone (519) 836-7526 Fax (519) 836-9568 Email astrid.clos@ajcplanning.ca

STAFF REPORT

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



December 2, 2015

Project: 05-6590

Mr. Tim Donegani
Development Planner
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mr. Donegani:

Re: Development Priorities Plan (DPP) 2016
Cityview Subdivision: City File 23T- 12502
Owner: Cityview Ridge Developments

I am responding to your inquiry with respect to the 2016 Development Priorities Plan and the owner's expectations related to development of the above-noted lands.

Cityview Ridge Developments - 23T-12502

A draft plan of subdivision for the subject property was filed with the City and deemed to be complete in April of 2012. The plan now includes a total of 267 units comprised of 91 single detached residential lots, 27 semi-detached lots (54 units), 31 on-street townhouse units, a cluster townhouse block that will accommodate approximately 37 units and one apartment block that will accommodate approximately 54 units. Most recently we have received additional comments from the City's Engineering staff which we are currently addressing and anticipate finalizing a resubmission in early 2016.

It would be our expectation that these lands would be considered for draft plan approval in 2016 with a first phase to be final approved, serviced and registered by 2017. The first phase is expected to include approximately 213 units consisting of 91 single detached lots, 54 semi-detached units (27 lots), 31 on-street townhouse units and a cluster townhouse block that will accommodate approximately 37 units. We anticipate the apartment block will be developed at a later date as this parcel is separated from the main part of the subdivision by a large open space area and is accessed from Watson Parkway.

Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Mr. Carson Reid, Carson Reid Homes Ltd.

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

STAFF REPORT



BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



December 10, 2015

Project: 06-6685
14-9848

Mr. Tim Donegani
Development Planner
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
GUELPH, Ontario N1H 3A1

Dear Mr. Donegani:

**Re: Development Priorities Plan (DPP) 2016
Kortright Road East Extension and Victoria Road Properties
City File 23T-01508
Owners: Gamma Developers Limited and Bluewater Investments Ltd.**

Further to your inquiry regarding the plans for development in 2016, the above-noted owners have asked me to respond on their behalf.

The final phase of the lands owned by Gamma Developers Limited and contained in the City's draft approval file 23T-0158 is identified as Phase 3B. The owner has entered into a Subdivision Agreement with the City and posted the Letter of Credit to cover the servicing cost and hard services component of the Development Charges. It is our understanding that the tender contract will be issued I January of 2016 and we expect to register this plan in early spring of 2016. Phase 3B includes 37 single detached residential lots, 9 semi-detached lots (18 units) and 3 on-street townhousing blocks containing a total of 17 on-street townhouse units. The plan is attached.

As part of the original draft plan submission for the Kortright East lands, the plan also included a medium density block located on Victoria Road, owned by Bluewater Investments Limited, and two high density/church blocks located on the north side of MacAlister Boulevard at Victoria Road, owned by Gamma Developers Limited. It is the owner's intention to bring forward a joint development concept for all of these lands and apply for a zone change in 2016 with the ultimate development of the 3 blocks expected to be undertaken in 2017. These properties have the potential to accommodate a maximum of 560 multiple residential units and a minimum of 164 multiple residential units should the corner block be developed by a church. The most likely scenario would see the development of approximately 265 apartment units and approximately 60 cluster townhouse units. The original draft plan for this part of the site is attached.

Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Mr. Wolf von Teichman, Gamma Developers Limited
Al Pelster, Bluewater Investments Limited

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

STAFF REPORT

Victoria Park Village Inc
410 Industrial Drive
Milton, On, L9T 5A6
o: 905 336 7335

November 25, 2015

Delivered Via: Email

Tim Donegani
Development Planner
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden St
Guelph, ON N1H 3A1
tim.donegani@guelph.ca

**RE: Development Priorities Plan (DPP) 2016
1159 Victoria Road South
Victoria Park Village (formerly Vic Park West)**

Dear Tim:

Please find below our intentions and expectations for the lands owned by Victoria Park Village Inc related to the servicing approvals and plan of subdivision registration for the above mentioned draft approved plan.

Engineering drawings and EIR Report will be submitted, 4th submission, early January 2016 for final approval with servicing to commence summer 2016.

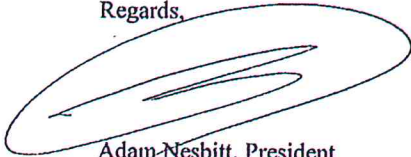
We intend on registering the following in 2016:

64 Singles, 36 Semi's, 29 Street Townhomes, and 2 site plan blocks consisting of 170 mixed range of townhomes, please refer to the site plans for further details.

We intend on registering the remainder of the plan, consisting of 18 Singles and one multi-residential block in 2017.

Should you have any questions, please feel free to contact me directly.

Regards,



Adam Nesbitt, President

DEVELOPMENT PRIORITIES PLAN 2016



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Schedules

1. Achievement of 2015 DPP Recommendations
 - a. Summary of Development Activity as recommended in 2015 DPP
 - b. Actual and Approved Registrations from 2001 to 2015
2. Subdivision Registration Activity
 - a. Plans of Subdivision Anticipated to be Registered in 2016
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1 INTRODUCTION

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

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

Other objectives of the DPP include:

1. To manage the rate and timing of development in the City through a multi-year forecast of development activity as measured by the anticipated registration of draft plans of subdivision.
2. To outline the municipal intentions with respect to the review, processing and servicing of plans of subdivision.
3. To provide a tool to assist with integrating the financial planning of growth related capital costs (10-Year Capital Budget Forecast) with land use planning and the timing of development in new growth areas.
4. To address how growth will proceed over the long term in conjunction with the long term fiscal growth model and to maintain control over the City's exposure to the underlying costs of growth.
5. To assist the development industry, 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 2016 DPP, City Council will establish a target for the creation of potential dwelling units from Registered Plans from December 31, 2015 to December 31, 2016 (see Schedule 2). Staff will manage the registration of the various subdivisions identified for 2016 within the approved dwelling unit target. Further, Council will also identify those draft plans of

subdivision (or phases thereof) that are anticipated to be considered for draft plan approval (DPA) in 2016 (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 2016.

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

2 CRITERIA FOR DETERMINING THE PRIORITY OF SUBDIVISIONS

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

The factors influencing the support for a registration include:

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

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

The factors influencing the consideration of draft plan approval are:

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

3 EXPLANATION OF SCHEDULES IN THE DPP

The 2016 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 projects a population of 175,000 in 2031 and a 1.5% growth rate until 2031. The 2014 Development Charges Background Study projects approximately 1000 new dwelling units per year until 2011, then approximately 1170 new units per year until 2031.

The Schedules are described in detail below:

Schedule 1: Dwelling Unit Supply

This Schedule contains three parts. Part A summarizes development activity as anticipated in the DPP that occurred in 2014⁵ in three tables. The first table in Part A reports on subdivisions that were registered in 2015. Table 2 shows zone changes approved outside of plans of subdivision that are greater than 10 units in size. These two types of development approvals make up the DPP housing unit supply, but it does not account for the City’s total housing supply, which would also include lots created by severance and accessory apartments. Both of these tables also identify whether developments were in the Built Boundary or Greenfield area. Table 3 is the combined total development activity that occurred in Built and Greenfield Areas.

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

Table 1 shows that two (2) plans of subdivision (or phases of plans) achieved registration or executed a subdivision agreement in 2015. These plans provide a total of 252 potential dwelling units; all of the units are townhouses. Through Council’s approval of the 2015 DPP, a maximum of 686 potential units could have been registered in 2015.

Table 2 shows that an additional 120 units were approved through zone changes and condominiums.

Table 3 summarizes the first two tables and shows that in total 120 potential infill units and 252 Greenfield units were created in 2015 for a total of 377 units.

Part B of Schedule 1 compares the actual and approved registrations by year from 2001 to 2015, broken down by the different unit types.

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

Schedule 2: Subdivision Registration Activity

Table A, entitled “Plans of Subdivision Anticipated to be Registered in 2016” provides the recommended dwelling unit limit that City Staff are recommending City Council approve for the year 2016 and the individual plans or phases of plans that could be developed. The recommendation for the 2016 DPP is a total of 934 potential units in six 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, and is aligned with, the City’s long-term annual anticipated growth projection is applied to recent subdivision registration activity.

Table B is a Summary of Expected Registration Activity by Year in terms of Dwelling Unit Targets. This Schedule summarizes the staging of development for plans of subdivision for the years 2016, 2017 and post 2017. The portion of the table entitled “2017 Anticipated Registrations” is a summary of the likely registration activity in the year 2017, 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 2017 as the DPP is approved on an annual basis and provides a Council commitment for the next year only** (in this case 2016). It is however, staff’s best estimate of the plans that could be registered during 2017.

The final portion of the table entitled “Post 2017 Anticipated Registrations” summarizes the potential dwelling units within all remaining plans of subdivision that have received draft plan approval or have been submitted on a preliminary basis to the City. There are approximately 1135 potential units in proposed plans of subdivision that are projected to be registered post 2017.

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

Schedule 3: Draft Plan Approval Activity

This Schedule provides information on expected draft plan approval (DPA) activity in the City. **The table entitled “Plans Anticipated to be Considered for Draft Plan Approval in 2016” highlights the draft plans (or phases) that staff expect will be ready to be considered by Council during 2016.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2016,

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 2016. Two (2) residential plans of subdivision are proposed in this table with a total of 540 potential units, one 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 2015 DPP, 1319 units in five draft plans of subdivision were included to be considered for draft plan approval. As of December 31st, 2015, one (1) of these draft plan of subdivision applications were approved by Council without appeal; and two (2) were draft plan approved by the OMB. The draft approval of these three (3) plans in 2015 account for 871 units. The two (2) remaining preliminary plans from 2015 are still in the review process.

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

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

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

Schedule 5: Maps of Development Activity

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

1. Proposed Timing of Subdivision Registration

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

2. Zoned Development Sites and Proposed Zone Changes

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

Schedule 6: Update on Water and Waste Water Flows

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

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

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

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

For the City of Guelph water supply system, the Firm Capacity has been evaluated in the WaterSupply Master Plan Update (WSMP Update) (AECOM, 2014). The WSMP Update notes the following in comparison to the 2007 Water Supply Master Plan (Earthtech, 2007):

“The total groundwater supply system capacity of the City’s groundwater supply system was determined to be 83,836 m³/day. This represents an increase of 8,836 m³/day, relative to the available well capacity reported within the 2007 WSMP. The increase reflects additional permitted pumping from the new Arkell production wells (Arkell 14 and Arkell 15). It is noted that this estimate reflects normal operating conditions (i.e., non-drought conditions), and recognizes interference effects amongst the groundwater supply sources as well as other interferences such as that from continued pumping at the Dolime Quarry. Also taken into consideration are other physical constraints which potentially limit the long term sustainable pumping rates of these supplies”.

The 83,836 m³/day is the total groundwater system capacity. The Firm Capacity is established as 90 percent of the Well Capacities or 75,452 m³/day. This 10 percent reduction in capacity recognizes that at any given time, a portion of the water supply system may be offline or out of service. This approach provides a “security of supply” approach in that it reserves some of the well capacity from development in the event that the City loses a well supply for an extended period of time. The Well Capacities are reviewed on an annual basis to determine changes in the production capabilities of the well systems. Similarly the basis for the Firm Capacity (i.e. 90 percent of the Well Capacities) is reviewed on an annual basis and may be changed based on factors that may affect the well capacities such as drought, climate change, regulatory changes or contamination events.

The Planning Capacity of 83,836 m³/day remains the same as the well capacity, since it is defined as the sum of the existing physical capacity of constructed water infrastructure plus additional waterpumping certificates of approval. The City has no new supply systems under certificates of approval that are awaiting construction. The Planning Capacity contains the same well systems as are identified in its operating license.

The **Schedule 6** table includes the revised Firm Capacity of 75,452 m³/day and the revised Planning Capacity of 83,836 m³/day as described above. The **Schedule 6** table will be reviewed on an annual basis and the Firm Capacity and Planning Capacity will be adjusted based on well capacity assessments.

An examination of the information regarding water and wastewater treatment flows (see **Schedule 6**) indicates that the City still has capacity to handle the commitments for the future dwelling units currently registered and draft plan approved. The data indicates that the current wastewater treatment plant has the capacity for the registration of an additional 3,990 units of residential development, which equates to approximately 4.5 years of growth based on the population projections. For water, the data indicates a current capacity to register an additional 10,598 dwelling units, which equates to approximately 11 years of growth based on the population projections. In addition, long range forecasting shows the City has wastewater treatment capacity for approximately 10,632 additional residential units and water supply capacity for 15,577 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).

No development will be identified in the DPP until formal applications have been received by the City..

RESIDENTIAL

The number of potential dwelling units from the residential portion of a subdivision, yet to be registered, is presented in four columns:

- D** = detached dwellings
- SD** = semi-detached dwellings
- TH** = townhouse dwellings*
- APT** = apartment dwellings*

* The dwelling unit numbers for Townhouse and Apartment dwellings is based on the maximum densities permitted by the Zoning By-law. The actual number of dwelling units eventually built on individual properties may be less than the maximum densities allowed.

COMM, IND, INST,

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

PARK

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

DRAFT PLAN APPROVAL DATE

For “Draft Approved” plans, the date listed is the actual date of draft plan approval. For “Preliminary Plans” the date listed is staff’s expectation of when 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 2016.**

EXPECTED REVENUE (DCS)

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 from March 1, 2016 to February 28, 2017.

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 2016, 2017 or post 2017. 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 2016 may not necessarily proceed. In some cases, registration does not proceed as the developer/owner may decide that the market conditions do not warrant the investment to service a particular development. In other cases, the time to clear various conditions (e.g. preparation and approval of a necessary Environmental Implementation report) may have been underestimated. Under these circumstances, the DPP flexibility clause allows for development not currently approved to be registered in 2016 to be advanced. City Staff have the authority to move the registration of developments ahead (e.g. from 2017 to 2016) provided that the dwelling unit target will not be exceeded and any capital expense is already approved in the capital budget. The flexibility clause is applied using the following procedure:

1. Evaluation of the registration status of plans of subdivision that are included in Schedule 4 for registration in the current DPP by the City Engineer and the Manager of Development Planning on or before June 30;

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

Council approval is required if the requests for advancement will exceed the dwelling unit target or there is an impact on the capital budget. Under this scenario, staff will review the request and prepare a report and recommendation to the Infrastructure, Development and Enterprise Committee of Council.

6 SUMMARY OF DEVELOPMENT ACTIVITY IN 2015

Subdivision Registration

In total, two (2) draft plans of subdivision or phases achieved registration (see Schedule 1). The plans of subdivision registered in 2015 will result in the potential creation of 252 dwelling units. This overall figure is less than the 686 units that were supported for registration by City Council (see Schedule 1). In 2015, all registrations of the residential subdivisions occurred in the Greenfield area.

Approval of Draft Plan of Subdivisions

There were three (3) plans comprising 817 units that were draft plan approved in 2015. The 2015 DPP anticipated a total of 1319 dwelling units in five draft plans of subdivisions to achieve draft plan approval. The two (2) remaining plans have been carried over into the 2016 recommended draft plan approvals as shown in Schedule 3.

Zoning By-Law Amendments and Condominium Approvals

Since the 2009 DPP, staff have monitored other development applications that add to the City's dwelling unit supply, including zoning by-law amendments and plans of condominium outside of plans of subdivision. The DPP now includes all applications that create more than 10 residential units. Approvals of these applications by year are shown in Table 2 of Schedule 1. By the end of December 2015, a total of 120 potential residential units were created through zoning by-law amendments and condominiums. All of these units were within Built Boundary.

7 FORECAST OF SUBDIVISION ACTIVITY FOR 2016

Interest in obtaining draft plan approval and registration of various subdivisions continues to remain strong. The staff recommendation of a total of 934 potential residential units for registration in 2016 is based on the objectives of the DPP and the following:

1. Council's approved growth rate of approximately 1170 units per year starting in 2011 as set out in the Development Charges Background Study (2014).

2. The impact of the Provincial Places to Grow legislation and Growth Plan for the Greater Golden Horseshoe that places requirements on where future growth needs to occur.

Requests to register six (6) subdivisions (or phases) are contained within the recommended dwelling unit target of 934 dwellings in Schedule 2 for the 2016 DPP. Two (2) registrations are expected in the northeast and four (4) are expected in the south end of the City.

Staff expect that two (2) residential draft plans of subdivision are likely to be ready to be presented to Council for consideration of draft plan approval during 2016 (see Schedule 3). These subdivisions that may be considered for draft plan approval in 2016 include a total of 540 dwelling units, with 342 units in the Built Boundary and 198 units within the Greenfield area.

8 CONCLUSIONS AND RECOMMENDATIONS

The DPP continues to be an implementation tool for the City's goal of managing growth in a balanced, sustainable manner. The DPP is also effective in assisting staff in establishing priorities for the review and approval of new development from residential plans of subdivision. Staff recommend that 934 potential dwelling units be considered for registration and 540 dwelling units be considered for draft plan approval in 2016. These recommendations take into account the objectives of the Development Priorities Plan as well as the City's Growth Management Strategy and Places to Grow objectives.

Schedule 1

A. Development Activity in 2015

1. POTENTIAL RESIDENTIAL UNITS CREATED THROUGH REGISTERED PLANS OF SUBDIVISION

Plan Name	Location	Detached	Semi-detached*	Townhouses*	Apartments*	Total
11 Starwood 61M-206	NE	0	0	201	0	201
115 Flemming Ph 2 61M-202	NE	0	0	51	0	51
Total Units Registered in 2015		0	0	252	0	252
Units Approved in 2015 DPP		227	112	347	0	686
In Built Boundary		0	0	0	0	0
In Greenfield		0	0	252	0	252

2. POTENTIAL RESIDENTIAL UNITS FROM APPROVED ZONE CHANGES AND CONDOMINIUMS

Address	Location	Detached	Semi-detached*	Townhouses*	Apartments*	Total
44, 56, 66 and 76 Arkell Rd	S	0	0	93	0	93
0,24,26,28 Lansdowne Dr	S	27	0	0	0	27
Total Units in 2015		27	0	93	0	120
In Built Boundary		27	0	93	0	120
In Greenfield		0	0	0	0	0

*Only zone changes and condominiums with 10 or more units are included

3. TOTAL POTENTIAL NEW UNITS IN 2015 (1+2)

In Built Boundary	27	0	93	0	120
In Greenfield	0	0	252	0	252
Total New Units in 2015	27	0	345	0	372

* Semi-detached numbers are unit counts

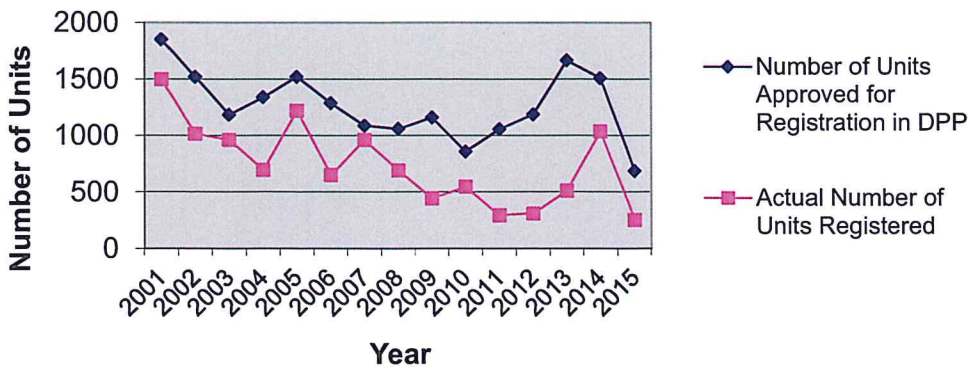
*Townhouses and apartments based on approved zoning

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

B. COMPARISON OF ACTUAL AND APPROVED REGISTRATIONS BY YEAR

	Detached	Semi-detached	Townhouses	Apartments	Total
ACTUAL 2015 Total	0	0	252	0	252
APPROVED in 2015 DPP	227	112	347	0	686
ACTUAL 2014 Total	276	48	311	401	1036
APPROVED in 2014 DPP	319	110	679	401	1509
ACTUAL 2013 Total	117	46	249	99	511
APPROVED in 2013 DPP	436	180	799	251	1666
ACTUAL 2012 Total	130	86	92	0	308
APPROVED in 2012 DPP	417	172	469	130	1188
ACTUAL 2011 Total	0	70	252	0	322
APPROVED in 2011 DPP	415	180	181	280	1056
ACTUAL 2010 Total	103	54	222	165	544
APPROVED in 2010 DPP	298	128	382	50	858
ACTUAL 2009 Total	138	42	283	123	443
APPROVED in 2009 DPP	391	200	404	165	1160
ACTUAL 2008 Total	175	0	268	246	689
APPROVED in 2008 DPP	392	32	300	335	1059
ACTUAL 2007 Total	590	114	255	0	959
APPROVED in 2007 DPP	662	64	361	0	1087
ACTUAL 2006 Total	522	0	126	0	648
APPROVED in 2006 DPP	855	106	326	0	1287
ACTUAL 2005 Total	759	128	331	0	1218
APPROVED in 2005 DPP	1056	140	324	0	1520
ACTUAL 2004 Total	315	66	211	100	692
APPROVED in 2004 DPP	805	85	349	100	1339
ACTUAL 2003 Total	774	60	126	50	960
APPROVED in 2003 DPP	926	134	125	0	1185
ACTUAL 2002 Total	567	120	127	199	1013
APPROVED in 2002 DPP	1002	152	168	199	1521
ACTUAL 2001 Total	575	84	410	425	1494
APPROVED in 2001 DPP	790	166	449	446	1851

C. Comparison of Approved and Registered Dwelling Units by Year



Schedule 2 Subdivision Registration Activity

A. Plans of Subdivision Anticipated to be Registered in 2016

Plan Name	Location	Detached	Semi-Detached	Townhouses	Apartments	Total Housing Units
Kortright East Ph 3B* (Gamma)	S	37	18	17	0	72
Kortright East Ph 3 (Fusion)*	S	26	44	0	0	70
Victoria Park Village Ph 1*	S	64	36	212	0	312
NiMa Trails Ph 1	E	86	0	34	78	198
Kortright East Ph 4	S	157	58	0	0	215
55 & 75 Cityview Ph 1*	E	67	0	0	0	67
Overall Total		437	156	263	78	934
Portion of Total in Built Boundary		0	0	0	0	0
Portion of Total in Greenfield		437	156	263	78	934

(*) - carried over from approved 2015 DPP;

B. Summary of Expected Registration Activity by Year

Sector	Singles	Semi-Detached	Townhouses	Apartments	Total
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2016 Proposed Registrations

Northeast	153	0	34	78	265
Northwest	0	0	0	0	0
South	284	156	229	0	669
Subtotal	437	156	263	78	934
In Built Boundary	0	0	0	0	0
In Greenfield	437	156	263	78	934

2017 Anticipated Registrations*

Northeast	198	66	377	74	715
Northwest	0	0	0	0	0
South	135	4	68	321	528
Subtotal	333	70	445	395	1243
In Built Boundary	134	12	154	153	453
In Greenfield	199	58	291	242	790

Post 2017 Anticipated Registrations

Northeast	0	0	0	54	54
Northwest	0	0	0	521	521
South	0	0	160	400	560
Subtotal	0	0	160	975	1135
In Built Boundary	0	0	0	0	0
In Greenfield	0	0	160	975	1135

*2017 Registrations are an estimate only and could change based on which plans achieve draft plan approval and are ready to proceed.

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

Year	Singles	Semi-Detached	Townhouses	Apartments	Total
2016	770	226	868	1448	3312
2015	756	238	941	1284	3219
2014	1020	286	1189	2209	4704
2013	1073	296	1498	2592	5459
2012	1213	372	1408	2539	5532
2011	1712	370	1180	2148	5410
2010	1858	410	1518	1941	5727
2009	2122	364	1684	1757	5927
2008	2297	486	1841	2354	6978
2007	2780	486	1739	2253	7258
2006	3082	450	1848	1964	7344
2005	3767	646	2198	2013	8624
2004	3867	734	2012	2071	8684
2003	4132	806	1752	1935	8625
2002	4141	831	1628	2127	8727

SCHEDULE 3

DRAFT PLAN APPROVAL ACTIVITY

A. Plans Anticipated to be Considered for Draft Plan Approval in 2016

Plan Name	Location	Detached	Semi-Detached	Townhouses	Apartments	Total
23T-12502 (*) 20 & 37 Cityview Drive (Cityview Ridge)	NE	86	0	34	78	198
23T-14502 (*) Hart Village	S	117	4	68	153	342
Overall Total		203	4	102	231	540
Total in Built Boundary		117	4	68	153	342
Total in Greenfield		86	0	34	78	198

(*) - carried over from approved 2015 DPP

B. Comparison of Actual and Approved Draft Plans by Year

	Detached	Semi-detached	Townhouses*	Apartments*	Total
ACTUAL OVERALL TOTAL (2015)	260	86	14	180	540
APPROVED in 2015 DPP	612	132	212	363	1319
ACTUAL OVERALL TOTAL (2014)	0	0	0	0	0
APPROVED in 2014 DPP	612	132	212	363	1319
ACTUAL OVERALL TOTAL (2013)	0	0	201	0	201
APPROVED in 2013 DPP	411	72	383	102	968
ACTUAL OVERALL TOTAL (2012)	181	112	225	205	723
APPROVED in 2012 DPP	380	112	452	205	1149
ACTUAL OVERALL TOTAL (2011)	221	70	167	425	883
APPROVED in 2011 DPP	304	96	258	668	1326
ACTUAL OVERALL TOTAL (2010)	0	0	0	0	0
APPROVED in 2010 DPP	156	86	132	230	604
ACTUAL OVERALL TOTAL (2009)	138	42	370	123	673
APPROVED in 2009 DPP	334	74	549	77	1034
ACTUAL OVERALL TOTAL (2008)	68	94	25	165	352
APPROVED in 2008 DPP	459	156	123	402	1140
ACTUAL OVERALL TOTAL (2007)	34	0	64	0	98
APPROVED in 2007 DPP	-	-	-	-	675

Schedule 4

Summary of Residential Units in Draft Approved and Preliminary Plans

File # (Description)	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)
	D	SD	TH	APT				
Northeast	351	66	411	206	0.9	2.9		2.1
Northwest	0	0	0	521	3.5	0.0		TBD
South	419	160	457	721	1.0	64.8		TBD
Total	770	226	868	1448	5.3	67.7	0	TBD
Total all unit types	3312							

Note:

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

Comm = Commercial
 Ind = Industrial
 Inst = Institutional

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northwest Residential

File # (Description)	Status	Expected Registration Timing	Residential Units				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue (based on 2016 DCs)
			D	SD	TH	APT					
1 23T-86004 West Hills (Greenfield)	Draft Approved: December 23, 1987	Post 2017	0	0	0	521	3.52			TBD	\$8,823,135
Servicing Comments: OPA 42 appeal regarding apartment site was settled in 2015.											
Timing Comments: Developer is reviewing final area of plan in conjunction with recent realignment of Whitelaw Road. New draft plan expected which will include a park (size to be determined).											

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Industrial

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

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Expected Registration Timing	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue (based on 2016 DCs)
			D	SD	TH	APT					
1 23T12501 55 & 75 Cityview (Greenfield)	Draft Approved OMB: October 20, 2015	Phase 1: 2016 Phase 2: 2017	67 59	0 0	0 196	0 0				0.47	\$1,885,179 \$5,813,715
Servicing Comments: Requires improvements to Cityview Drive and outlet to 20 & 37 Cityview lands.											
Timing Comments: (9 detached units within Phase 1 dependant on adjacent landowners)											
2 23T-07502 312-316 Grange Rd (Built Boundary)	Draft Approved January 12, 2009	Phase 2 - 2017	3	8	8	0				0.12	\$479,043
Servicing Comments: None											
Timing Comments: Phase 2 to proceed with 23T-07505 (300 Grange Road). Draft plan extension granted with no lapsing date.											
3 23T-07505 300 Grange Rd (Built Boundary)	Draft Approved January 12, 2009	2017	14	0	78	0				0.1	\$2,046,894
Servicing Comments: None											
Timing Comments: 5 year draft plan extension granted until December 8, 2019.											

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Expected Registration Timing	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue (based on 2016 DCs)
			D	SD	TH	APT					
4 23T-11503 635 Woodlawn NIMA Trails (Greenfield)	Draft Approved OMB: November 18, 2015	Phase 1: 2016 Phases 2-3, 2017	86	0	34	78	0.855			0.782	\$4,461,240
			31	4	27	74					
Servicing Comments: Requires retrofit/upgrade to existing SWM Pond #1, sanitary pumping station required to service the lands.											
Timing Comments: Expect registration in 3 phases.											
5 23T12502 20 & 37 Cityview Cityview Ridge (Greenfield)	Preliminary	Phase 1: 2017 Phase 2: post 2017	91	54	68	0				0.599	\$5,520,921
			0	0	0	54					
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 2016.											

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

South Industrial

File # (Description)	Status	Expected Registration Timing	Residential Units				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue (based on 2016 DCs)
			D	SD	TH	APT					
1 23T-03501 (SP-0201) Hanlon Creek Business Park (Greenfield)	Draft Approved November 8, 2006	Phase 3 - post 2017					62.0				TBD
Servicing Comments:											
Timing Comments: 5 year draft plan extension granted until November 8, 2016											
2 23T-15501 132 Clair Rd W (Greenfield)	Preliminary	Post 2017					0.971	2.814			TBD
Servicing Comments:											
Timing Comments: Draft Plan Approval Anticipated in 2017											

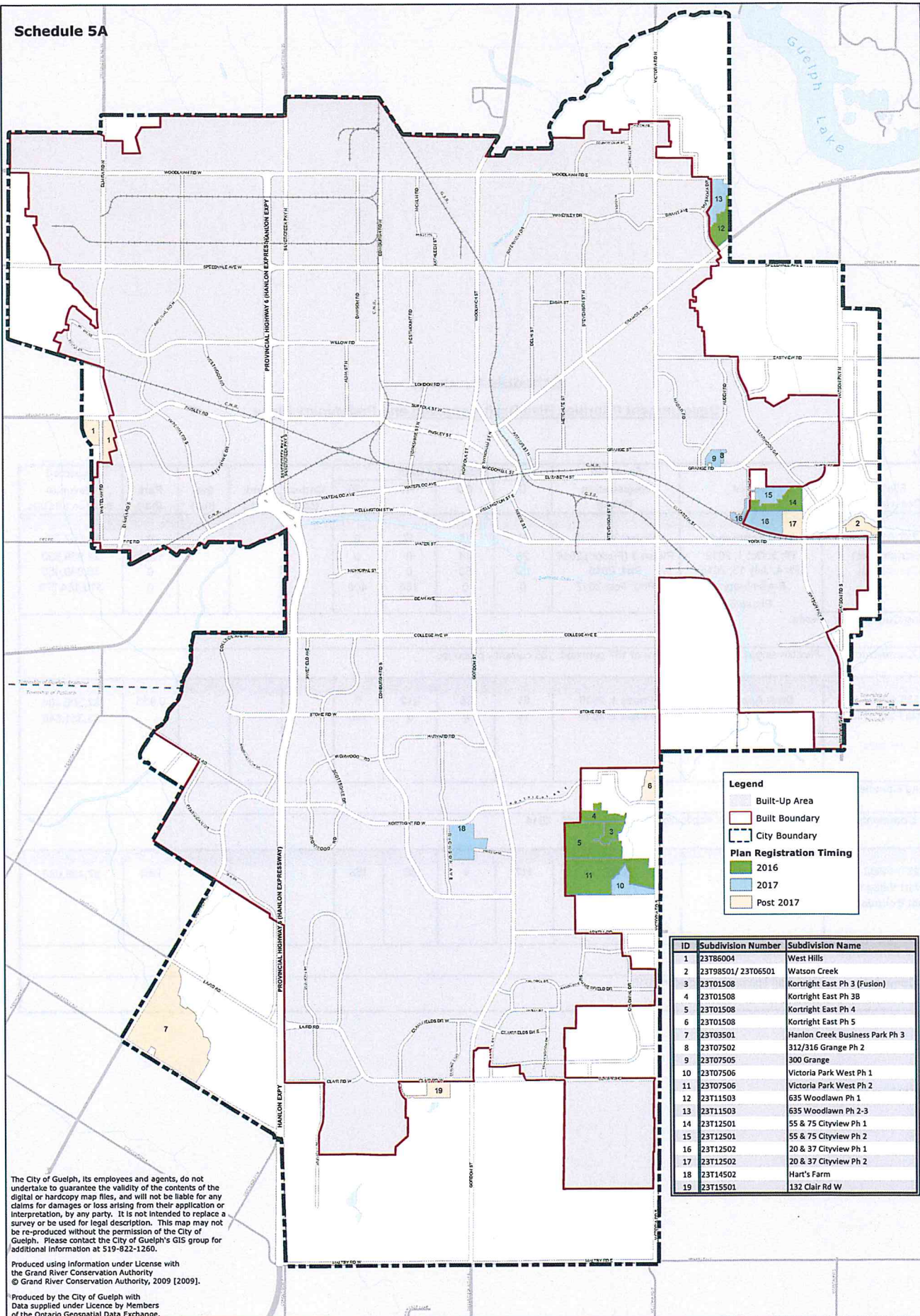
Schedule 4 continued

Development Priorities Plan Draft Approved and Preliminary Plans

Sector

South

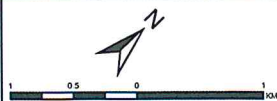
File # (Description)	Status	Expected Registration Timing	Residential Units				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Expected Revenue Based on 2016 DCs
			D	SD	TH	APT					
1 23T-01508 Kortright East (Greenfield)	Draft Approved: Ph 3: Oct 1, 2012 Ph 4: July 13, 2015 Preliminary: Phase 5	Phase 3B: 2016	37	18	17	0				0	\$1,907,799
		Phase 3 (Fusion) 2016	26	44	0	0				1.023	\$1,969,590
		Ph4: 2016	157	58	0	0				0	\$6,049,455
		Ph5: Post 2017	0	0	160	400				0	\$10,164,720
Servicing Comments: None.											
Timing Comments: Flexible singles for ph 4. amximum of 157 permitted; 135 currently proposec											
2 23T-07506 Victoria Park Village (Greenfield)	Draft Approved 2011 Redlined draft plan approved at OMB	Phase 1: 2016	64	36	212	0				0.955	\$7,306,404
		Phase 2: 2017	18	0	0	168					\$3,351,546
Servicing Comments: None.											
Timing Comments: Redline Amendment Application approved at OMB - 2014											
3 23T-14502 Hart Village (Built Boundary)	Preliminary	2017	117	4	68	153				TBD	\$7,436,688
Servicing Comments: To be determined.											
Timing Comments: Draft plan approval expected in 2016.											



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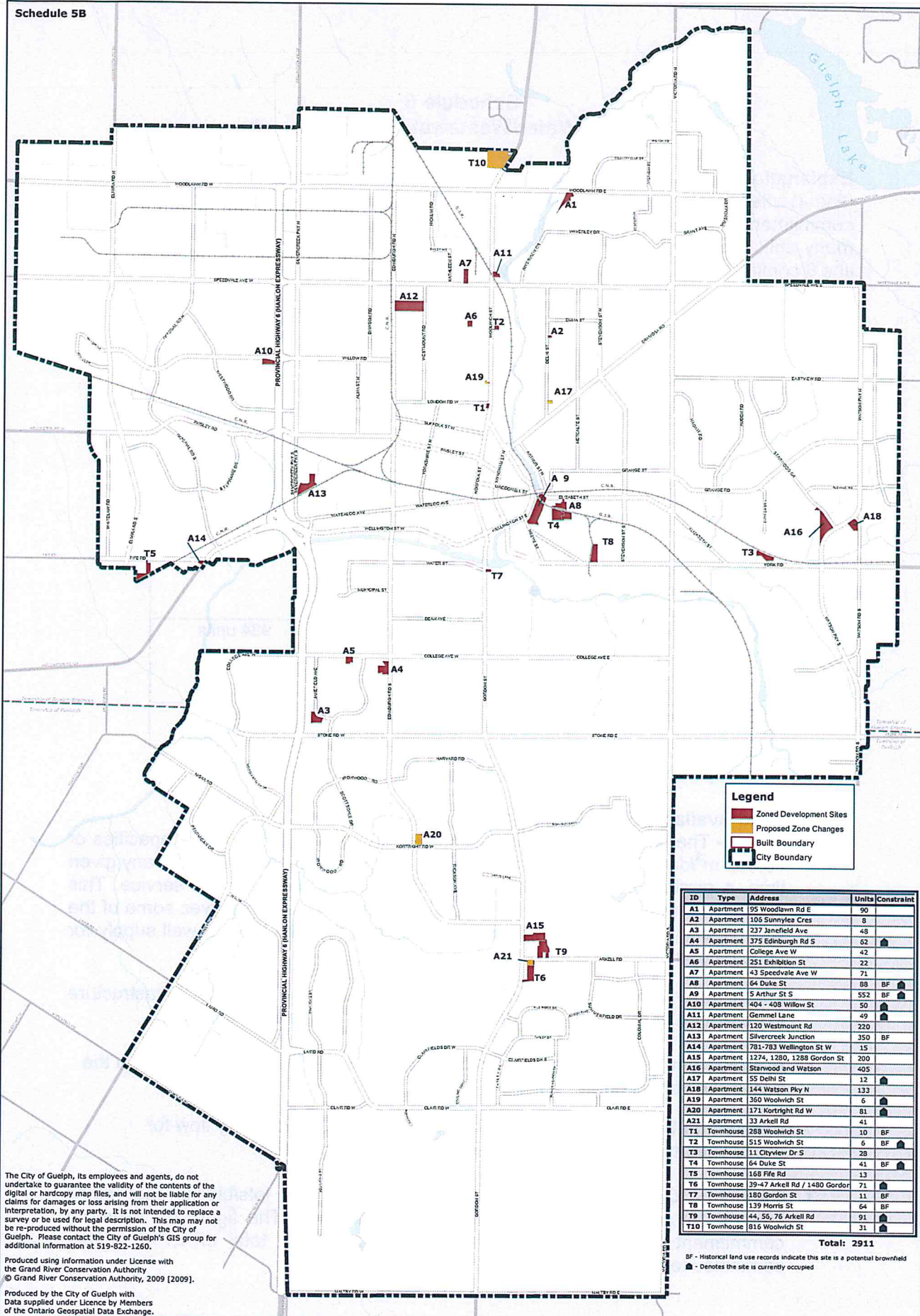
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2016 Development Priorities Plan Proposed Registration Timing





Legend

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

ID	Type	Address	Units	Constraint
A1	Apartment	95 Woodlawn Rd E	90	
A2	Apartment	106 Sunnylew Cres	8	
A3	Apartment	237 Jenehild Ave	48	
A4	Apartment	375 Edinburg 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	552	BF 🏠
A10	Apartment	404 - 408 Willow St	50	🏠
A11	Apartment	Gemmel Lane	49	🏠
A12	Apartment	120 Westmount Rd	220	
A13	Apartment	Silvercreek Junction	350	BF
A14	Apartment	781-783 Wellington St W	15	
A15	Apartment	1274, 1280, 1288 Gordon St	200	
A16	Apartment	Starwood and Watson	405	
A17	Apartment	55 Delhi St	12	🏠
A18	Apartment	144 Watson Pky N	133	
A19	Apartment	360 Woolwich St	6	🏠
A20	Apartment	171 Kortright Rd W	81	
A21	Apartment	33 Arkell Rd	41	
T1	Townhouse	288 Woolwich St	10	BF
T2	Townhouse	515 Woolwich St	6	BF
T3	Townhouse	11 Cityview Dr S	28	
T4	Townhouse	64 Duke St	41	BF
T5	Townhouse	168 Fife Rd	13	
T6	Townhouse	39-47 Arkell Rd / 1480 Gordon	71	
T7	Townhouse	180 Gordon St	11	BF
T8	Townhouse	139 Morris St	64	BF
T9	Townhouse	44, 56, 76 Arkell Rd	91	
T10	Townhouse	816 Woolwich St	31	🏠

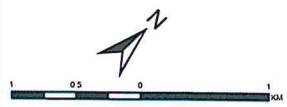
Total: 2911

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

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2016 Development Priorities Plan

Zoned Development Sites & Proposed Zone Changes



Schedule 6
2016 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 2016 Development Priorities Plan and line 6 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Firm Capacity	75,452 m ³ /day	64,000 m ³ /day
2 a)	Average Maximum Daily Flow (water)	54,963 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	50,518 m ³ /day
3	Servicing Commitments	8,519 m ³ /day (6,447 units)	8,780 m ³ /day (6,447 units)
4	Available Servicing Capacity to Register New Dwelling Units (Uncommitted Reserve Capacity)	11,532 units	4,924 units
5	Units to be Registered in 2016 based on the proposed Development Priorities Plan	934 units	934 units
6	Capacity Available	YES (10,598 units)	YES (3,990 units)

Notes

1. Total Available Firm Capacity:

Water - The firm capacity is established as 90 percent of the Well Capacities or 75,452 m³/day. This 10 percent reduction in capacity recognizes that at any given time, a portion of the water supply system may be offline or out service. This approach provides a “security of supply” approach in that it reserves some of the well capacity from development in the event that the City loses a well supply for an extended period of time.

Wastewater - the physical capacity of the constructed wastewater infrastructure to deliver an annual daily flow of 64,000 m³/day of wastewater treatment

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

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

3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The figure for servicing commitment for wastewater treatment also includes a total of 1,710 m³/day committed to the Village of Rockwood.

Schedule 6
2016 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 2016 Development Priorities Plan and line 7 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Planning Capacity	83,836 m ³ /day	73,300 m ³ /day
2 a)	Average Maximum Daily Flow (water)	54,963 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	50,518 m ³ /day
3	Servicing Commitments	12,143 m ³ /day (9,938 units)	12,113 m ³ /day (9,938 units)
4	Draft Approval Commitments	3,624 m ³ /day (3,491 units)	3,333 m ³ /day (3,491 units)
5	Available Servicing Capacity for New Draft Plan Approved Units (Uncommitted Reserve Capacity)	16,117 units	11,172 units
6	Units to be Draft Plan approved in 2016 based on the proposed Development Priorities Plan	540 units	540 units
7	Capacity Available	YES (15,577 units)	YES (10,632 units)

Notes

1. Planning Capacity:

Water - The Planning Capacity of 83,836 m³/day remains the same as the well capacity, since it is defined as the sum of the existing physical capacity of constructed water infrastructure plus additional water pumping certificates of approval. The City has no new supply systems under certificates of approval that are awaiting construction. The Planning Capacity contains the same well systems as are identified in its operating license.

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.