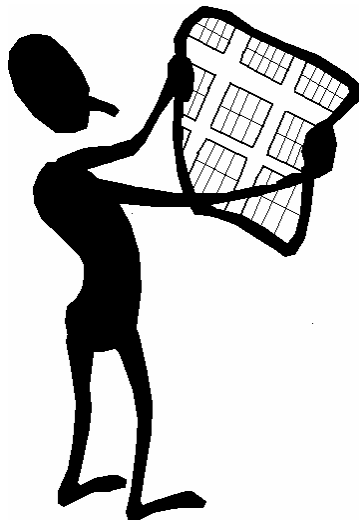




CITY OF GUELPH

PLANNING DEPARTMENT



2004 Development Priorities Plan

Table of Contents

1. Introduction
2. Criteria for determining the priority of subdivisions
3. Explanation of Schedules in the DPP
4. Explanation of columns and headings in Schedule 3
5. Flexibility
6. Summary of Development Activities in 2003.
7. Forecast for 2004
8. Circulation of Draft DPP to the Development Industry
9. Conclusions and Recommendations

List of Schedules

1. Number, type and Distribution of Potential units registered in Plans of Subdivision between October 31, 2002 and October 31, 2003.
2. Summary of 2004- Post 2005 Proposed Staging
3. Summary, Draft Approved and Preliminary Plans (Northeast, Northwest and South plus mapping)
4. Building Permits for new Residential Units by Dwelling Unit Types as of November 30, 2003.
5. Residential Construction Activity by Unit Type, City of Guelph 1983 to 2003.
6. Potential Development Summary - Short, Medium and Long Term, October 31, 2003.
7. 3rd Quarter Updates on Wastewater Treatment Plant Flows and Water Treatment Flows

8. Total Draft and Registered Plan Analysis
9. Written Responses to the Draft DPP
10. Staff Response
11. Update on Factors influencing Draft Plan approval and Registration

1. INTRODUCTION

The Development Priorities Plan (DPP) is prepared annually by the Planning and Building Services Department with the assistance of the Engineering, Community Services and Finance Departments. 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 refers to a document that is intended to manage the rate and timing of development in the City. The document provides a multi-year forecast of development activity as measured by the anticipated registration of draft plans of subdivision. The goal is to facilitate quality controlled growth in keeping with the City's Mission Statement. Through the recommendations in the DPP, City Council is establishing priorities for the planning and development of future growth areas.

Other objectives of the Plan include:

1. To outline the municipal intentions with respect to the review, processing and servicing of plans of subdivision (residential and industrial).
2. To provide a tool to assist with integrating the financial planning of growth related capital costs (5-Year Capital Budget Forecast) with land use planning and the timing of development in new growth areas.
3. To help estimate potential development charge revenues and expenditures.
4. 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 or registered plans to satisfy the Housing policies in the Provincial Policy Statement.
5. To monitor the number of new lots being created as part of the Provincial Governments "Municipal Performance Measurement Program".
6. To assist the development industry and Boards and agencies involved in development (school boards, Guelph Hydro) by providing growth and staging information.

It is hoped that the information in the DPP will be used by the development industry, individual landowners and the general public as data and information related to the priority for current and future residential and industrial development.

The DPP is prepared in accordance with the policies of the City of Guelph Official Plan, in particular Section 4.2.3 which states:

“The City will undertake a strategic review of its growth management objectives and policies. As an interim step, a development priorities plan will be prepared that will assist in defining the rate, timing and location of development and redevelopment that should occur in the Municipality. This plan prepared and updated on an annual basis, will provide a multi-year forecast of growth.”

By approving the 2004 DPP City Council will set a limit for the creation of potential dwelling units from Registered Plans from October 31, 2003 to October 31, 2004. Staff will be asked to manage the registration of the various subdivisions identified for 2004 to ensure that the dwelling unit targets are not exceeded.

The sections that follow, lay out the criteria used by Staff for determining the priority of the various subdivisions and provide an explanation for the schedules which form part of the annual DPP. This document also includes a brief discussion of the flexibility included in the plan and the process to advance the priority of subdivisions (or a particular phase) into the current year.

2. CRITERIA FOR DETERMINING THE PRIORITY OF SUBDIVISIONS

The DPP approves annually the subdivisions (or phases), already Draft Approved, that may be registered. The plan also identifies which preliminary plans of subdivision that staff will attempt 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:

- Any required Capital works have been approved in the 5 year Capital Forecast.
- Appropriate Phasing Conditions have been fulfilled (e.g. approval of EA).
- Proximity of servicing (e.g. end of pipe versus need for a service extension)
- Servicing capacity (water and waste water).
- The realization of the goals, objectives and policies of the Official Plan
- The objective of balanced community growth in all three geographic areas (NW, NE and South)

- The provision of Community benefits (e.g. parks and school sites).
- Commitment by the Developer (e.g. signing of Engineering Services agreement, posting of LC's).
- Status and complexity of Draft Plan conditions and timing to fulfill (e.g. need for Environment Implementation Report)
- Variety and Mix of housing units being provided.
- Consideration of the City's Growth Management objectives (an average annual growth rate of 1.5 %)
- Review of Staff resources.

The factors influencing the consideration of Draft Plan approval

- The status of relevant Community, Secondary plans or Watershed Studies.
- Conformity with the Official Plan and any applicable Secondary or Community Plan.
- The need for growth to maintain a 5-year supply of dwelling units in Draft Approved and registered Plans.
- The need and status of required Capital works in the 5 year Capital Forecast.
- Servicing capacity (water and waste water).
- The objective of balanced community growth in all three geographic areas (NW, NE and South)
- Complexity of issues and the time necessary to resolve them (e.g. environmental impact, neighbourhood concerns)
- Review of Staff resources.

3. EXPLANATION OF SCHEDULES IN THE DPP

The Development Priorities Plan report 2004 – Post 2005 is comprised of several schedules showing statistical information on tables and charts. In most cases the tables are divided into three geographical areas of the City, namely “Northwest”, “Northeast” and “South” to correspond with the same geographical areas that were used for the Population Projections Report (“City of Guelph Household and Population Projections 2001-2027”). Guelph City Council previously approved this study. The Population Projections Report contemplated an average annual growth of 900 dwelling units per year (for the years 2003-2010) and assumed that the growth would occur 17% in the northwest, 37% in the northeast and 46% in the south to meet the objective of providing balanced community growth.

The Schedules are described in more detail below:

Schedule 1:

Registration Activity between October 31, 2002 and October 31, 2003.

This table monitors the registration activity for the previous year against the approved DPP for the same time period (in this case the 2003 DPP). The numbers in the table are the potential supply of dwelling units from new subdivisions that have been added to the available supply during the previous Calendar year. Staff will not allow these numbers to exceed the approved DPP dwelling unit targets, unless authorized by Guelph City Council.

The plans that were registered between October 31, 2002 and October 31 2003 are divided into the three geographic areas of the City. The unit counts are potential dwelling units and are not indicative of building permit activity (this information is provided on **Schedule 4**). The table shows the number of dwelling units that could be created if the registered plans were fully built out in accordance with the approved zoning.

Schedule 2:

Summary of 2004 – Post 2005 Proposed Staging, Dwelling unit Targets.

This Schedule summarizes the staging of development within the DPP. The unit counts provided on the chart are a summary of all of the dwelling units that could result from all Draft Approved and Preliminary Plans of subdivision as of October 31, 2003. **The portion of the table entitled “2004 Proposed Registrations” is the recommended dwelling unit limits that City Staff are asking Council to approve for the year 2004.** The portion of the table entitled “2005 Proposed Registrations” is a summary of the likely registration activity in the year 2005, based on input received from the Development Community and Staff’s examination of the criteria for determining the priority for subdivision registration. This portion of the Table is not a commitment to a registration during 2005, since the DPP is approved on annual basis and provides a Council commitment for the next year only (in this case 2004). It is, however, Staff’s best estimate of the plans that could be registered during 2005. The final portion of the table entitled “Post 2005 Proposed Registrations” summarizes the potential dwelling unit within all remaining plans for subdivision that have received Draft Plan approval or have been submitted on a preliminary basis to the City.

Schedule 3:

Development Priorities Plan, Draft Approved and Preliminary Plans

This schedule is broken up into three (3) components and provides the details, which generated the Summary provided in **Schedule 2**. The three components include:

1. A table showing the total number of potential dwelling units in Draft Approved and Preliminary Plans of Subdivision broken into the

three geographic areas of the City. **(Please note the total number of dwelling units provided on this chart is identical to the total found on Schedule 2).**

2. Tables showing the detailed land use breakdown of the individual Draft Plans of Subdivision located in the three geographic areas of the City. There are many headings and information provided in these tables, which are described in more detail in the **Section 4: EXPLANATION OF COLUMNS AND HEADINGS.**
3. Mapping of the three areas of the City (NW, NE and South), which provides a visual presentation of the recommended priority and timing for the individual plans of subdivision.

Schedule 4: Building Permits for New Residential Units

This table shows building permit activity for the last two years.

Schedule 5: Residential Construction Activity

This chart shows residential construction activity in the City of Guelph over the last 20 years (1983-2003). **Schedules 4 and 5** are used by City Staff to monitor the growth rate of the City. The Population Projections Report and the Development Charges Study both assumed that the City would grow at a rate of 900 dwelling units per year (for the years 2003 – 2010).

Schedule 6: Potential Development Summary – Short, Medium and Long Term

This table breaks the potential dwelling units into three time frames (Short, Medium and Long Term). The Provincial Government, in its Provincial Policy Statement, requires a municipality to have a minimum three-year supply of dwelling units in Registered and Draft Approved plans (short and medium term). The current figures indicate that the city has approximately 6584 potential dwelling units in these two categories representing approximately a 7-year supply of growth.

Schedule 7: 3rd Quarter updates on Water and Waste Water Flows

The City of Guelph allocates physical water and wastewater capacity at the time of registration as per an agreement with the MOE. With respect to draft plan approvals, the City must ensure that the planning commitment for sewage treatment capacity does not exceed the assimilative limits of the Speed River approved in 1998 as part of the Wastewater Treatment Strategy Schedule “C”

Class Environmental Assessment. Similarly, the City must ensure that the long-range water treatment commitments to draft plans are below the rated capacity.

The Environmental Services Department is currently undertaking a Water Supply Strategy, Schedule "B" Class Environmental Assessment (EA). Climatic conditions, well interference and water quality influences are impacting upon the yield of the existing municipal water supply. The goal of the Water Supply Strategy is the provision of an adequate and sustainable supply of water to meet the current and future needs of all customers. In August of 2003, the City filed the EA with a recommendation to increase the water taking at the Arkell Spring Grounds by approximately 9,000 m³/day. City Staff are currently working with the public and neighbouring municipalities to resolve concerns raised during the EA review period. It is expected that the increased water supply capacity will be commissioned in 2004. The EA also recommends implementation of conservation and efficiency strategies to ensure the best use of the City's existing water resources. In 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.

Schedule 7 provides a third quarter report Update from the Director of Environmental Services on these two important servicing issues.

**Schedule 8:
Total Draft and Registered Plan Analysis**

These charts illustrate the relationship between the current supply of Draft Approved and Registered lots in comparison to projected annual take up.

4. EXPLANATION OF COLUMNS AND HEADINGS IN SCHEDULE 3

The following is an explanation of the columns and headings found in the tables features in Schedule 3.

File Number (Description)

The City file number and name are provided for each of the three geographic areas of the City (e.g. Northeast Residential, 23T-91007, Eastview Community). (NB: the files are listed in chronological order from oldest to newest).

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 dwelling unit potential unit 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)

Comm, Ind, Inst,

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

Park

The land area (in hectares) within plans of subdivision zoned or proposed to be dedicated to the City for Parkland. The phrase "Cash-in-lieu" is provided 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 year in which staff expects that the plan of Subdivision will be presented to Council for consideration of Draft Plan approval is provided. **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.**

DC Expenditure/Revenue

This column lists the expected revenue and expenditures from the hard service component of Development Charges (DCs) to construct the plan of subdivision. The DC revenue is based on the current rates. The DC expenditures are based on capital works for hard services (roads, sewers, and wastewater treatment

plant expansion) directly attributable to the plan of subdivision. For larger capital works (e.g. road improvements, wastewater treatment plant) the expenditures have been allocated as a % of the benefiting landowner or on a per unit cost.

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 presented. The individual plan will either be identified as 2004, 2005 or Post 2005. The information from this column is used to create the Summary Table in **Schedule 2**. The timing and phasing is also consistent with the mapping provided at the end of **Schedule 3**.

The expected development is reviewed on an annual basis and adjusted accordingly.

5. FLEXIBILITY

Subdivisions which are scheduled and approved to be registered in 2004 may not necessarily proceed. In some cases, this is at the request of the developer/owner who 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 builds in flexibility for development not currently approved to be advanced. City Staff have authority to move the registration of developments ahead (e.g. 2005 to 2004) provided that the dwelling unit targets are not being exceeded and any capital expense is already approved in the capital budget. If a development wishing to be advanced exceeds the dwelling unit targets or there is an impact on the capital budget, Council approval is required. Under this scenario, Staff will review the situation and prepare a report and recommendation to the Planning, Environment and Transportation (PET) Committee.

City staff meets quarterly with the Guelph Development Association and the Guelph and District Homebuilders to review the status of all development to ensure that this flexibility is realized.

6. SUMMARY OF DEVELOPMENT ACTIVITIES IN 2003

Development approvals and construction activity continued to be brisk in the year 2003. Nine (9) plans of subdivision (or portions of these plans) were registered resulting in the potential construction of 960 dwelling units (see Schedule 1). These registrations included the last phase of the Westminster Woods subdivision in the south end (Plan 61M-83), the second phase of the Mitchell Farm 2 subdivision in the west end (Chillico Woods – 61M-84) and the first phase

of the Watson East plan (Plan 61M-88) in the east. This latter subdivision was submitted as an application in 1998, received Draft Plan approval in 2001 and the development first phase has been timed to coincide with the improvements to Watson Road North in keeping with the DPP.

Four (4) draft plans of subdivision were granted Draft Plan Approval (D.P.A.) whole or in part in 2003 which added an additional 279 potential dwelling units to the medium term supply of potential dwelling units in the City. All four of the plans were identified for consideration of Draft Plan approval in 2003 as part of the 2003 DPP. Notable among the plans of subdivision receiving D.P.A. include Outback Developments (23T-01507) on the south side of Arkell road and the first phase of the Kortright East Subdivision (23T-01508).

Three (3) plans of subdivision (Valeriotte 23T-99501, Martini 23T-96501 and Arkell 23T-95502) were granted three-year extensions to draft plan approval to allow time to complete the plans. All three of these plans are identified for registration, in whole or in part, in 2004.

Building permit activity over the last two years has also remained consistent. In 2002, the overall number of building permits for new residential units issued for the year was 1161. This number of residential permits is the second most recorded in the past 20 years (see schedule 5) only slightly less than the total permits in 2001. An additional 939 permits for new dwelling units have been issued for the first 11 months of 2003 which would project to an expected total of approximately 1000 new dwelling units by the end of the year (see schedule 4). Recent permit activity has seen a balanced supply of the full variety of housing forms including townhouses and apartments, which constitute 35 % of the total dwelling units. Of particular note again this year is the number of permits issued for accessory apartments. One hundred and four (104) accessory apartments (8.9% of the total permits) were created in 2002 and a further 139 accessory units are projected to be created during 2003 (129 have been issued as of the end of November). If these numbers are realized for the year 2003, it would be the 6th consecutive year in which the number of accessory apartments has increased (NB: permits for accessory apartments were tracked beginning in 1998). These numbers indicate the success of the City of Guelph “as a right” zoning which allows the creation of accessory apartments in all lower density zones. The numbers also reflect well on the City’s desire to increase the number of affordable dwelling units in the City.

7. FORECAST FOR 2004

Discussions with representatives of the development community indicate that development approvals and construction activity will remain strong during 2004. Requests to register all or parts of 19 subdivisions are contained within the recommended dwelling unit numbers in the 2004 DPP. Most of these requests are for smaller developments and phases (up to 100 dwelling units). Seven (7) registrations are expected in the east, eleven (11) in the south and one (1) in the

west. This number of expected subdivision registrations is higher than normal and only once in the history of the City has this number been achieved (in 1986 there were 19 registrations). City Engineering and Planning Staff will be very busy dealing with the approvals and servicing necessary to facilitate these registrations.

Continued pressure to review and approve new Draft Plans of Subdivision is also expected. Staff has concluded that seven (7) preliminary plans of subdivision are likely to be ready to be presented to Council for consideration of Draft Plan approval in whole, or in part, during 2004. Included in the list of plans are residential subdivisions containing approximately 1005 potential dwelling units and the City's Hanlon West Business Park.

Building permit activity is also expected to remain strong at +/- 1000 dwelling units. This permit activity is expected to include a full range of dwelling units including detached, semi-detached, townhouse and apartment construction. The range and expected number of new permits is consistent with the City population projections study and the City's objective to provide a variety of housing options to meet the diverse housing needs within the community.

8. CIRCULATION OF DRAFT DPP TO THE DEVELOPMENT INDUSTRY

Staff continued to communicate with representatives of the Guelph Development Association (GDA) on a regular basis during the year 2003 to monitor the approved "2003 Development Priorities Plan. City Staff provided the GDA with a monitoring report on the DPP during meetings held with the Association on February 4, and June 10, 2003. Staff also met with representatives of the GDA on four occasions during 2003 to discuss and review "Factors" to influence draft plan approvals and registrations in keeping with the direction from City Council last year. A status report on this initiative is provided on Schedule 11.

The Draft DPP was circulated to the development community (owners/consultants and agencies) for comment in early November 2003. Four (4) responses were received from the owners and consultants concerning a number of draft and preliminary plans (see also schedule 9). A response was also received from the Kortright Hills Neighbourhood Association.

A staff response to all of the comments and requests is provided on Schedule 10.

9. CONCLUSIONS AND RECOMMENDATIONS

A review of the data indicates that staff was successful in meeting the targets and objectives set with the 2003 Development Priorities Plan. The 2003 DPP endorsed the registration of up to 1185 potential dwelling units and nine (9) plans of subdivision (or portions of these plans) were registered resulting in the potential construction of 960 dwelling units (see Schedule 1). The remaining 225

potential dwelling units have been carried forward and are included in the recommended dwelling unit targets for 2004 (1339 potential dwelling units – see Schedule 2).

Last year it was recommended that the City take a more cautious approach with new Draft Plan approvals and work towards reducing the inventory of potential dwelling units in Draft Approved and registered plans to approximately a 5-year supply. During 2003, a limited number of potential dwelling units were added to the short and medium term supply through new Draft Plan approvals, while more were removed via permits. This has enabled the City to reduce the supply of potential dwelling units from more than an 8-year supply to approximately 7 years. There are approximately 6584 dwelling units in draft approved and registered plans (see Schedule 6). Again in 2004, the potential number of dwelling units to be added to the supply from new Draft Plan approvals (1005) is expected to be at, or less, than the number of units removed from the inventory via building permits. This will enable the City to continue to move to the goal of establishing and maintaining a 5-year supply.

During the fall of 2003, City Council also asked that Staff review options and establish a policy for the staging/phasing of new large-scale residential subdivisions and report back to Council with a final recommendation. Staff intends to initiate discussions with our partners in the development community early in 2004 with the goal of introducing such a policy prior to the review of a couple of larger scale subdivisions which are anticipated to come to Council for a decision in 2004.

A review of the data indicates that the City continues to grow slightly faster than the 10-year average contemplated by the Population Projection report and the Development Charges Study (900 units per year). During 2002 a total of 1161 new dwelling units were created which represents the second highest total in 20 years. The 20-year average is 831 dwelling units per year as noted on Schedule 5.

An examination of the information regarding water and wastewater treatment flows (see schedule 7) indicates that the City still has capacity to handle the commitments for the future dwelling units currently registered or draft plan approved. Average annual flow rates at the wastewater treatment plant decreased during 2003 as a result of reduced inflow/infiltration and continued water conservation retrofits, despite the addition of over 1100 units. The current plant has the capacity to receive an additional 4,600 units of residential development, which equates to 4 to 5 years of growth based on recent growth rates. In addition, long range forecasting shows the City has sewage treatment capacity for approximately 12,000 additional residential units. This is based on the fact that the City does have approvals to expand the plant to 73,000 m³/day, but the construction of this expansion is not planned until 2006-2007. The data also indicates a decrease in the average annual water demand, due to conservation retrofits and lower than average outside water use this past summer, as a result of drought restrictions. The Water Supply Strategy has a

goal of securing adequate and sustainable water supplies to address the concerns of drought, water quality and growth. The data also indicates that the City has additional water capacity to service over 4,400 dwelling units and a planned capacity to accommodate over 14,000 new units.

City staff recommend that the Development Priorities Plan (DPP) 2004 be approved (Schedules 2 and 3) and used as a guide to managing the rate and timing of development for the next year. The DPP 2004 recommends that Council support the creation of up to 1339 potential dwelling units from the registration of plans in 2004 (See Schedule 2).

Included in the 1339 dwelling units are 805 detached, 85 semi-detached, 349 townhouses and 100 apartments. The data indicates that the City will continue to have a sufficient supply of lots and blocks in registered plans to respond to market needs and trends and maintain a competitive market place in terms of pricing. In terms of short-term supply, there are approximately 2700 units currently available in registered plans and over 1600 units (approximately 60 %) are in potential multiple residential projects (Schedule 6). The data indicates that the short-term supply of single detached, semi-detached and townhouse units is approaching the 5-year supply, but there is almost a 13 year supply of apartment units (see schedule 8). In order to assist in the construction of apartment dwellings, the City has approved an "Affordable Housing" strategy and there are plans to construct 3 affordable housing projects containing 84 units during 2004. This, however, will only provide a small dent in the supply of apartment units. The large supply of potential apartment dwellings may lead to requests to "downzone" these sites for lower density housing forms. City staff has traditionally been diligent in recommending against these types of applications. However, the data indicates that there may be some opportunity to allow some apartment sites to be changed to lower density housing forms.

SCHEDULE 1

NUMBER, TYPE AND DISTRIBUTION OF POTENTIAL UNITS REGISTERED IN PLANS OF SUBDIVISION

BETWEEN OCTOBER 31, 2002 AND OCTOBER 31, 2003

Northwest

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-84 Chillico Woods	95	16	76		
TOTAL	95	16	76	0	187

Northeast

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-90 Northern Heights (Ingram)	145		14		
61M-89 Campus Cedarvale	13				
C of A B-24/03	1				
61M-85 Grangehill 5A	42				
61M-88 Watson East Phase 1	91				
TOTAL	292	0	14	0	306

South

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-80 Clairfields Phase 5	140				
61M-82 Southcreek 9B	50				
61M-83 Westminister Woods Phase 4	174	44	36		
61M-86 Pine Ridge East	23				
TOTAL	387	44	36	0	467

ACTUAL OVERALL TOTAL (2003)	774	60	126	0	960
APPROVED 2003 DPP	926	134	125	0	1185

ACTUAL OVERALL TOTAL (2002)	567	120	127	199	1013
APPROVED 2002 DPP	1002	152	168	199	1521

ACTUAL OVERALL TOTAL (2001)	575	84	410	425	1494
APPROVED 2001 DPP	790	166	449	446	1851

* Semi-detached numbers are unit counts

*Townhouses and apartments based on approved zoning

SCHEDULE 2

SUMMARY OF 2004-POST 2005 PROPOSED STAGING DWELLING UNIT TARGETS

Sector	Single	Semi- Detached	Townhouses	Apartments	Total
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2004 Proposed Registrations*

Northeast	370	49	159	100	
Northwest	64	26	0	0	
South	371	10	190		
Subtotal	805	85	349	100	1339

Note: *includes anticipated registrations between November 1 and December 31, 2003

2005 Anticipated Registrations

Northeast	478	74	121	25	
Northwest	0	0	0	0	
South	280	30	222		
Subtotal	758	104	343	25	1230

Post 2005 Anticipated Registrations

Northeast	861	249	600	401	
Northwest	144	0	48	877	
South	1367	266	768	668	
Subtotal	2372	515	1416	1946	6249

2004 DPP OVERALL	3867	734	2012	2071	8684
2003 DPP OVERALL	4132	806	1752	1935	8625
2002 DPP OVERALL	4141	831	1628	2127	8727

SCHEDULE 3

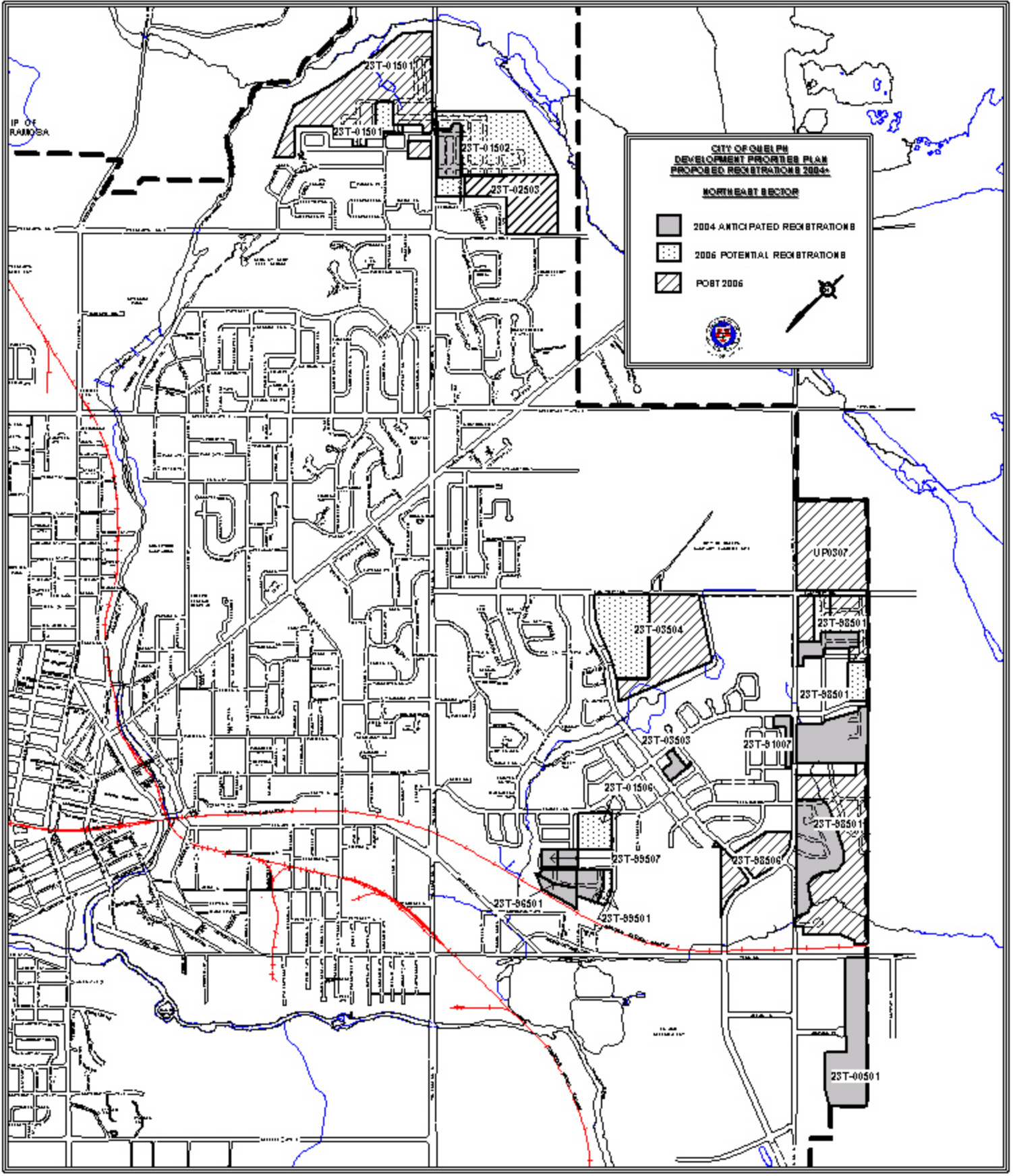
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Total

File # (Description)	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	DC Expenditure	DC Revenue
	D	SD	TH	APT						
Northeast	1641	402	784	526	2.648	2.884	1.76	7.543	\$5,234,961.22	\$14,413,983.00
Northwest	208	26	48	877	9.72	9.188	0	0.117	\$1,457,410.19	\$3,981,601.00
South	2018	306	1180	668	5.003	167	2.6	10.039	\$9,624,320.33	\$18,808,714.00
TOTAL	3867	734	2012	2071	17.371	179.072	4.36	17.699	\$16,316,691.74	\$37,204,298.00

SCHEDULE 3 CONTINUED



SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-91007 Eastview Community	Draft Approved	15			100					1994/04/11	(\$144,613) \$376,450	2004
Servicing Comments:	None.											
Timing Comments:	None.											
<hr/>												
23T-96501 Martini	Draft Approval	45							cash in lieu	2000/11/23 3 year extension to 2006/11/21	(\$65,727.00) \$207,450	2004
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	None.											
<hr/>												
23T-98501 Watson East	Draft Approved	322	123	228	135	1.048	2.884	1.76	1.154	2001/03/20	(\$1,542,758) \$3,453,545	Phase 2004 (193 D, 17 SD, 94TH) Phase 2005
Servicing Comments:	Phases in 2004 requires extension of existing services. Clythe Creek booster pumping station upgrades and Watson Road upgrades required. Plan includes Flex zoning where it is assumed that 20-25% of the units will be semi detached.											
Timing Comments:	Watson Road from Watson Parkway to Grange Road approved in 1999 Capital Budget. Watson Road from Grange Road to Eastview Road approved in 2002 Capital Budget. Watermain on Watson Road from Grange Road to Eastview Road approved in 2002 Capital Budget. Clythe Creek Booster Pumping Station upgrades forecasted for 2003 in 2003 Capital Budget.											

SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							

23T-98506 Grangehill Phase 5	Part Preliminary	67		53	140			0.428	2005	(\$306,841) \$953,215	Phase Post 2005 (67D, 53 TH, 140 APT)
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Servicing Comments: Extension of existing services.

Timing Comments: Application requires amendment to the Official Plan. The application is on hold at the request of the applicant.

23T-99501 Valeriotte	Draft Approved	60	12					cash in lieu	2000/11/23	(\$105,163) \$331,920	Phase2004 (32D,12SD) 2005 (28 D)
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Servicing Comments: Requires services from the abutting subdivision Martini 23T-96501 for sanitary and storm water outlets. Upgrades to Cedarvale Avenue and Cityview Drive. Subdivision includes flex zoning where 20-25% of the units are expected to be semi-detached.

Timing Comments: Requires registration of Martini 23T96501, security from owners on north side of Cedarvale and east side of Cityview for upgrades. Staging of servicing to be coordinated with Martini 23T96501.

23T-99507 Bolzon/Fogale	Draft Approved	58						cash in lieu	2000/11/28	(\$84,714.80) \$267,380	2004
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Servicing Comments: Construction underway.

Timing Comments:

SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-01501 Ingram	Draft Approved	146	56	140	50				1.723	2002/09/06	(\$682,172) \$1,691,070	Phase 2005 (50 D, 24 SD)
<p>Servicing Comments: Requires Victoria Road North upgrade and extension of watermain. Phasing requires confirmation of Arthur Street Trunk Sanitary capacity.</p> <p>Timing Comments: Next phase of sanitary trunk sewer construction approved in 2000 Capital Budget. Environmental Assessment (EA) to be completed in 2004, with construction to follow. Victoria Road North upgrade approved in 2003 Capital Budget.</p>												
23T-01502 Northview Estates	Draft Approved	142	40	72	25				1.166	2002/09/06	(\$399,421) \$1,227,605	Phase 2004 (26D, 20SD, 29TH) Phase 2005 (116 D, 20 SD, 43TH, 25 APT)
<p>Servicing Comments: Requires Victoria Road North upgrade and extension of watermain. Phasing requires confirmation of Arthur Street Trunk Sanitary capacity and pumping station/forcemain in Ingram.</p> <p>Timing Comments: Next phase of sanitary trunk sewer construction approved in 2000 Capital Budget. Environmental Assessment (EA) to be completed in 2004, with construction to follow. Victoria Road North upgrade approved in 2003 Capital Budget.</p>												
23T-01506 Cityview and Grange	Preliminary	85							cash in lieu	2004	(\$124,151.00) \$391,850	2005
<p>Servicing Comments: Requires sanitary and storm outlets via Bolzon Fogale 23T99507and Martini 23T96501, Cityview sanitary, water and road upgrades via Local Improvements.</p> <p>Timing Comments: Requires draft plan approval. Staging of servicing to be coordinated with Bolzon-Fogale 23T99507and Martini 23T96501.</p>												

SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-02503 Victoriaview North	Preliminary	163		55				0.752	Part 2004	(\$346,177) \$989,580	Phase 2005 (40D, 8 TH) Phase Post 2005	
Servicing Comments:	Requires extension of services and upgrade of Victoria Road North. Only westerly portion of plan's stormwater can drain to Victoria Road with the remaining to go to future Northview stormwater pond.											
Timing Comments:	Requires Draft Plan approval.											
23T-03504 Grangehill 4	Preliminary	314	127	98				1.04	Part 2004	(\$778,531) \$2,457,350	Phase 2005 (159 D, 30 SD, 70 TH)	
Servicing Comments:	Requires extension of Existing Services. Requires improvements and upgrades to Eastview Rd.											
Timing Comments:	Requires Draft Plan approval and appropriate staging. Modifications to the plan are expected to respond to environmental concerns and issues. This could delay consideration of Draft Plan approval until mid to late 2004.											
23T-03503 Carson Reid Starwood @ Grange	Preliminary	1		36					2004	(\$50,834) \$160,490	2004	
Servicing Comments:	Requires extension existing services.											
Timing Comments:	Zoning Approved. Draft Plan approval pending and expected in early 2004.											

SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
UP0307 Linke	Preliminary	223	44	102	76	1.6			1.28	2005	(\$603,859) \$1,906,078	Phase Post 2005
Servicing Comments: Requires extension of services through the northerly portion of the East Watson Plan. Requires improvements and upgrades to Eastview and Watson Timing Comments: Requires formal submission for Draft Plan approval. Timing will be dependant on the development of the northerly section of the East Watson plan which is not scheduled until at least 2005.												
Subtotal		1641	402	784	526	2.648	2.884	1.76	7.543		-\$5,234,961.22 \$14,413,983.00	

SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

Northeast Industrial

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							

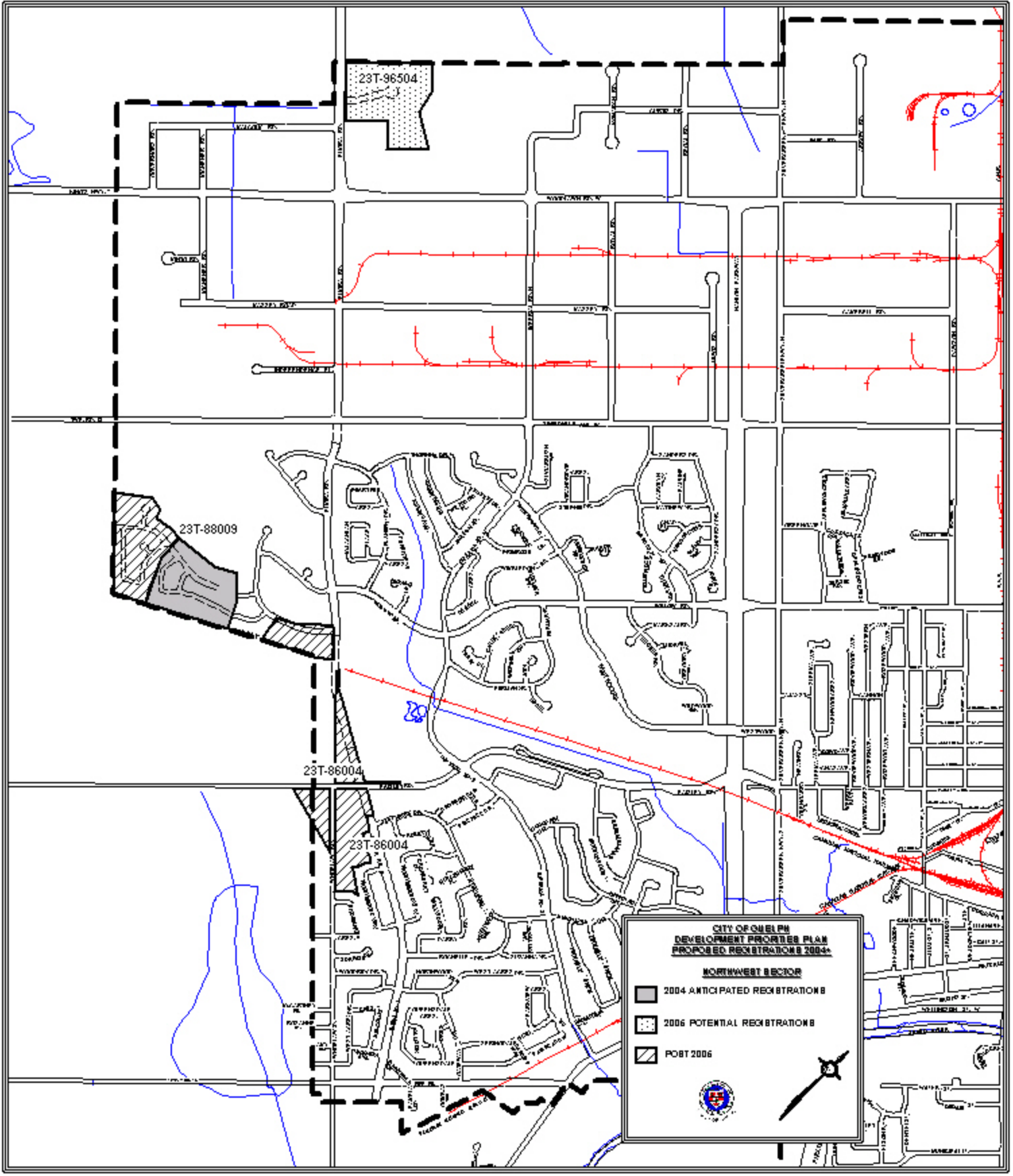
23T-00501	Preliminary					13.91				2004		
Warner Custom Coating	Part Zoning Approved					4.887						Phase 2005

Servicing Comments: Extension of watermain on York Road and connection to watermain on Airpark Place. Extension of services on Airpark Place. Storm water outlet for York Road via Airpark Place. Storm water outlet to Watson Road.

Timing Comments: None.

Subtotal		0	0	0	0	0	13.91	0	0			
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SCHEDULE 3 CONTINUED



SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

Northwest Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-86004 West Hills	Draft Approved				521	3.52				12/23/87	(\$507,199) \$1,601,033	Post 2005
Servicing Comments: Requires extension of existing services.												
Timing Comments: Developer is reviewing final area of plan in conjunction with proposed realignment of Whitelaw Road.												
<hr/>												
23T-88009 Mitchell Farm Ph. 2	Draft Approved	208	26	48	356		4.688		0.117	1997/06/01	(\$950,211.) \$2,380,568	Phase 2004 (64 D, 26 SD) Phase Post 2005
Servicing Comments: Requires extension of existing services.												
Timing Comments: None.												
<hr/>												
Subtotal		208	26	48	877	3.52	4.688	0	0.117		(\$1,457,410) \$3,981,601	

SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

Northwest Industrial

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							

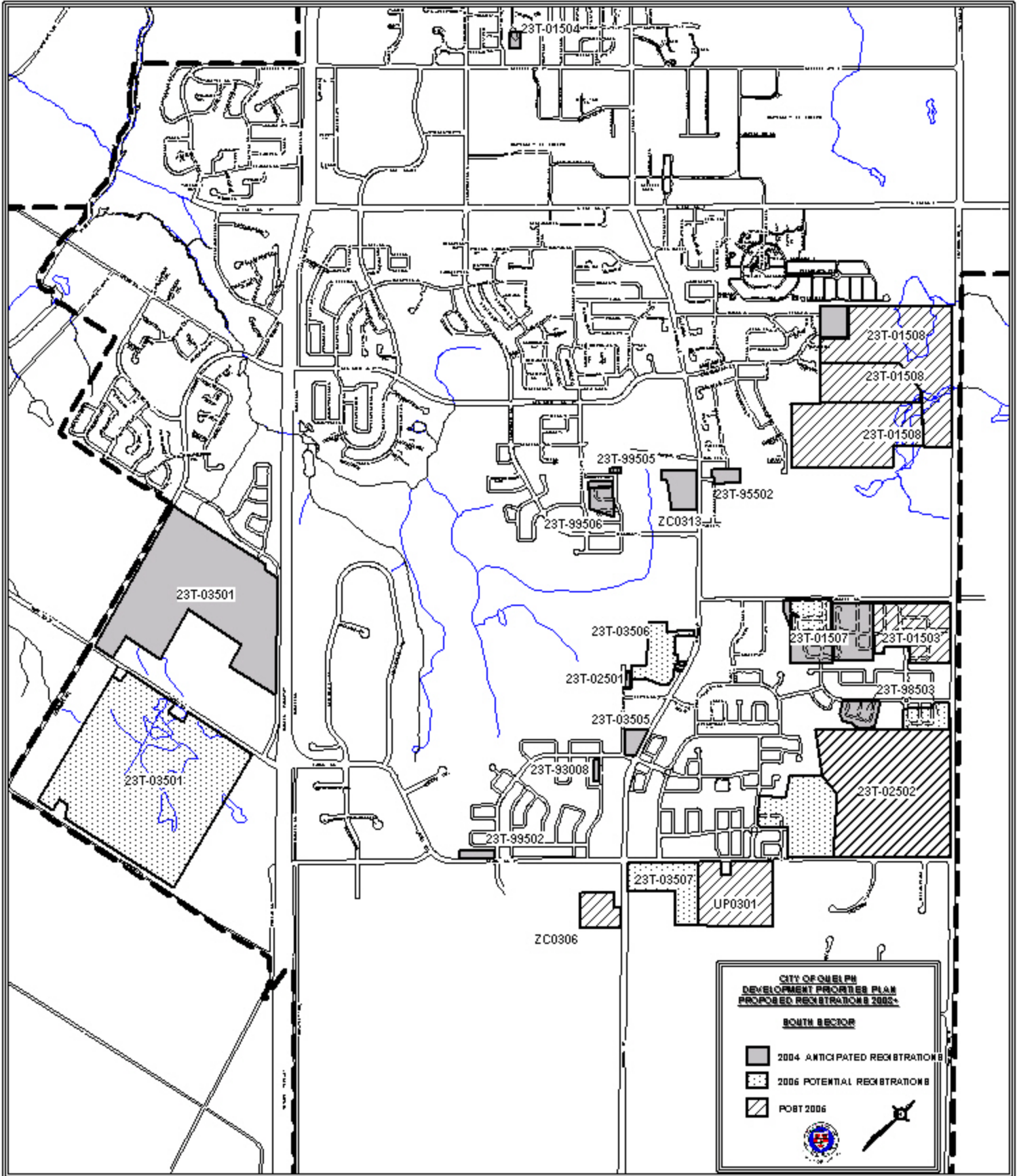
23T-96504 Coldpoint	Draft Approved					6.2	4.5			1999/10/27		Phase 2005
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Servicing Comments: Westerly portion of site requires extension of sanitary sewer from Malcolm Road and upgrading of existing sewer on Malcolm Road. Extension of watermain from Malcolm Road.

Timing Comments: Owner has not given indication of timing for next registration.

Subtotal		0	0	0	0	6.2	4.5	0	0			
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SCHEDULE 3 CONTINUED



SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T93008, 23T-99502 23T-03505 Clairfields Subdivision	Draft Approved Draft Approved	30 9		44		3.5			cash in lieu	1996/05/29 2003/11/21	(\$213,209) \$370,310	2004 (39 D, 44 TH)
Servicing Comments:	Requires extension of existing services. Phase adjacent to Clair Road requires Clair Road upgrades.											
Timing Comments:	Clair Road Environmental Assessment is completed and approved. Construction forecasted for 2004 in 2003 Capital Budget.											
<hr/>												
23T-95502 Arkell Investments	Draft Approved	12							cash in lieu	2000/05/09 3 year extension to 2006/12/19	(\$17,527) \$55,320	2004
Servicing Comments:	Requires extension of Bathgate Drive and services south and reconstruction of northerly portion of Landsdown Drive from Gordon Street to 90 metres east of Gordon Street.											
Timing Comments:	None.											
<hr/>												
23T-98503 Pine Ridge East	Draft Approved	45	30	52						1999/05/07 3 year extension to 2005/05/07	(\$305,562) \$570,910	Phase 2004 (45 D) Phase 2005 (30SD, 52 TH)
Servicing Comments:	Extension of existing services.											
Timing Comments:	None.											
<hr/>												

SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-99505 Southcreek Ph. 9C	Draft Approved	42							cash in lieu	2001/05/12	(\$61,345) \$193,620	2004 (42 D)
Servicing Comments:		Requires extension of existing services.										
Timing Comments:		Servicing in conjunction with Clare Subdivision 23T99506.										
23T-99506 (ZC 9911) Clare Subdivision	Draft Approved	16	10						cash in lieu	2001/05/12	(\$37,085) \$119,860	2004 (16 D, 10 SD)
Servicing Comments:		Requires extension of existing services.										
Timing Comments:		Servicing in conjunction with Southcreek Phase 9 23T99505.										
23T-01503 Victoria Gardens	Draft Approved	238	18	309	168	0.503				2002/09/27	(\$1,900,004) \$3,034,394	Phase 2004 (104 D) Phase Post 2005
Servicing Comments:		Requires sanitary outlet via Victoria Road for northeast portion of plan and development of adjacent lands to west. Extension of existing services from Pine Ridge East 23T98503 through the south and west portion of Outback. Victoria Road and Arkell Road upgrades required.										
Timing Comments:		Confirmation of possible servicing schemes required. Sanitary sewer construction via Victoria Road forecasted for 2004 in 2003 Capital Budget. Victoria Road Environmental Assessment underway, expected to be filed in early 2004. Victoria Road upgrades forecasted for 2005.										
23T-01508 Kortright East	Part Draft Approved Preliminary	400	40	300	300	1		2.6	3.014	2003/11/21 Part 2005	(\$2,411,836) \$4,249,300	Phase 2004 (40 D) Phase Post 2005 (101 D, 192TH, 300APT)
Servicing Comments:		First phase to outlet to Gordon Street sanitary. Remainder of development requires Victoria Road sanitary outlet.										
Timing Comments:		Victoria Road sanitary forecasted for 2003/2004 in 2003 Capital Budget. Kortright Road collector forecasted for 2003/2004 in 2003 Capital Budget.										

SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							

23T- 01507 Outback Developments	Draft Approved	125		54				0.522	2003/07/11	(\$256,635) \$810,070	Phase 2004 (62 D)
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Servicing Comments: Requires extension of services from Pine Ridge East 23T98503. May require sanitary outlet for lands adjacent to Arkell Road to be constructed in conjunction with Victoria Gardens 23T01503.

Timing Comments: Staging of servicing to be coordinated with Victoria Gardens 23T01503. Upgrade of Arkell Road required for portion of plan adjacent to the road.

23T-01504 Woodside Road Extension	Draft Approved	4						cash in lieu	2001/12/28	(\$5,842) \$18,440	2004 (4 D)
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Servicing Comments: Extension of existing services.

Timing Comments: None.

23T-02501 120 Dawn Avenue	Draft Approved	7						cash in lieu	2003/06/13	(\$10,224) \$32,270	2004
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Servicing Comments: None.

Timing Comments: None

SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
23T-02502 Westminster (Adams)	Preliminary	832	208	242	140				4.873	Part 2004	(\$2,947,463.) \$6,272,480	Phase 2005 (192 D) Phase Post 2005 (197 D)
Servicing Comments: Requires services to be constructed on Phase 4 of Westminster Woods												
Timing Comments: Draft plan application and approval required. Revised submission expected along with staging strategy.												
ZC0306 Krizsan-Bird	Preliminary	27		40	60				0.26	2005	\$152,706) \$124,470	Phase Post 2005
Servicing Comments: Extension of existing services down Gordon Street and Gordon Street improvements required. Not in 5 year Capital Forecast.												
Timing Comments: Requires approval of Zoning Amendment and Draft Plan of condominium.												
23T-03506 1471 Gordon Street Dynes	Preliminary	88		79					0.37	2004	(\$236,881) \$747,750	2005
Servicing Comments: Requires extension of existing services.												
Timing Comments: Draft Plan approval required along with completion and approval of the Dawn/Lowes local road network study.												

SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							
ZC0313 1179 Gordon Street	Preliminary			146					cash in lieu	2004	(\$200,238) \$632,180	2004
Servicing Comments: Requires extension of existing services.												
Timing Comments: Major infill project requiring approval of Zoning by-law amendment and site plan approval. Approval could be achieved in 2004 with registration of condominium as early as 2005.												
UP0301 Dallan	Preliminary	159		104					1	2005	(\$711,620) \$1,183,310	Phase Post 2005
Servicing Comments: Clair Road improvements required and may require servicing through Pergola/adjacent lands. Detailed servicing report required.												
Timing Comments: Requires submission for Draft Plan approval.												
23T-03507 Pergola	Preliminary			91		4.881			0.4	2004	(\$461,556) \$394,030	2005
Servicing Comments: Sanitary sewer outlet complete to Clair Road limit of property from Farley Drive, Watermain extension on Clair Road and/or Gordon Street required, Clair Road frontage reconstruction improvements scheduled for 2004												
Timing Comments: Required Draft Plan approval. Application was recently revised.												
Subtotal		2018	306	1180	668	5.003	0	2.6	10.039		-\$9,624,320.33 \$18,808,714)	

SCHEDULE 3 Continued
Development Priorities Plan
Draft Approved and Preliminary Plans

Sector

South Industrial

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	DC Expenditure/ Revenue	Expected Development
		D	SD	TH	APT							

SP-0201 Hanlon Creek Business Park	Preliminary					167				2004		2004 (67 ha.)
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Service Comments: Extension of existing services required. Phasing plan required to determine requirements. Possible watermain extension from east side of Hanlon and possible sanitary pumping station depending on phasing plan.

Timing Comments: Requires Draft Plan approval and associated Official Plan and Zoning Amendment.

Subtotal		0	0	0	0	0	167	0	0			
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City of Guelph

Building Permits For New Residential Units
By Dwelling Unit Types
as of November 30, 2003

SCHEDULE 4

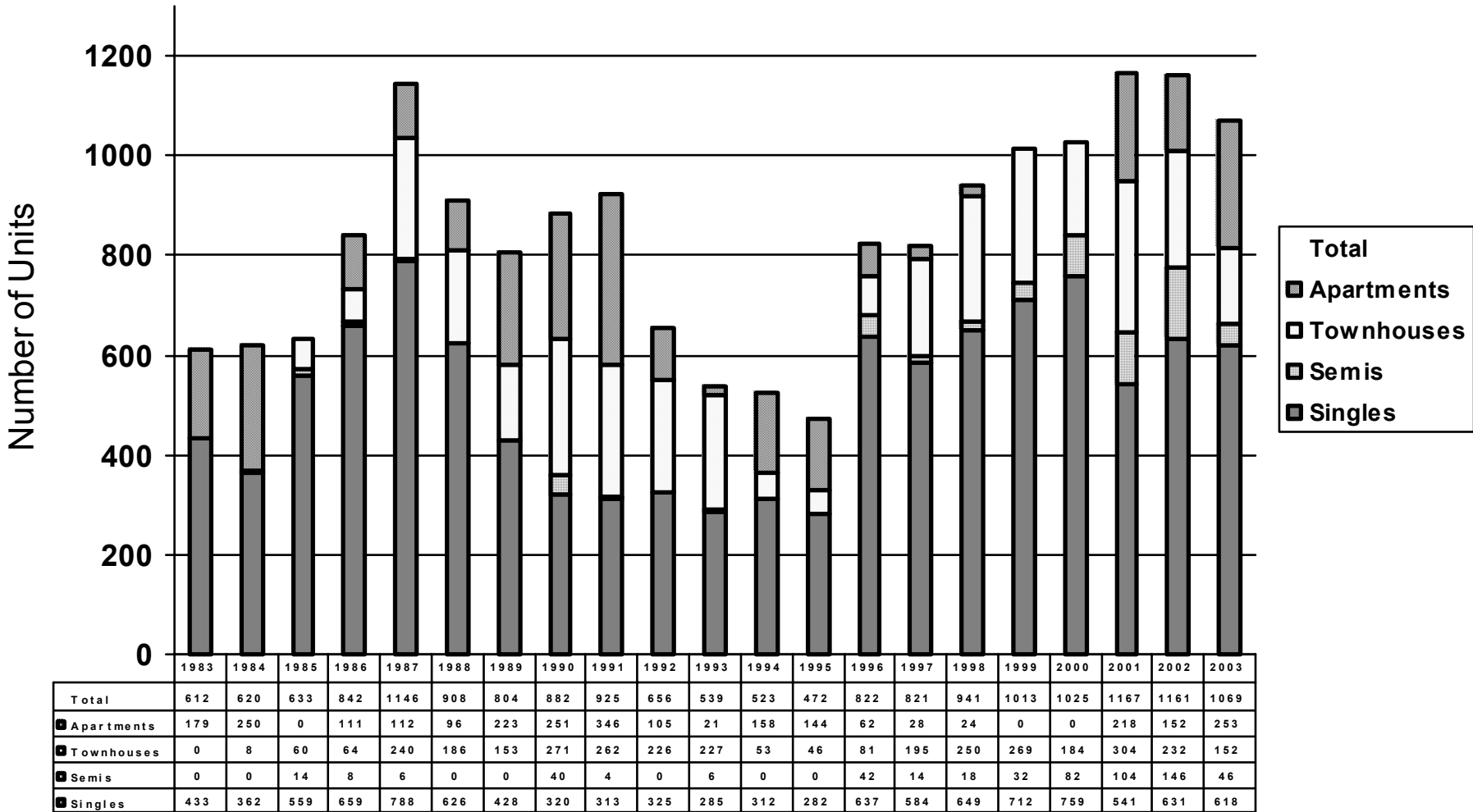
Month	Single Detached		Semi- Detached		Townhouses		Apartments		Basement Apts		Conversions		Building Permit Totals		Demolitions		Deconversions		Net Totals	
	2003	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003	2002
January	52	60	6	39	34	13	0	0	13	12	0	0	105	124	1	2	0	0	104	122
February	32	35	0	11	6	7	0	0	10	7	0	0	48	60	0	1	0	0	48	59
March	41	59	4	10	10	3	0	0	14	5	0	0	69	77	2	1	0	0	67	76
April	68	75	4	28	3	7	0	0	9	11	0	0	84	121	0	7	0	0	84	114
May	57	64	6	12	23	34	6	0	21	7	0	0	113	117	3	2	0	0	110	115
June	60	49	4	4	19	0	0	0	10	6	0	0	93	59	2	0	0	0	91	59
July	40	45	4	12	24	6	0	0	17	10	0	0	85	73	0	0	0	0	85	73
August	34	60	0	8	3	74	0	0	5	8	0	0	42	150	0	1	0	0	42	149
September	61	44	2	8	14	6	56	0	14	14	0	0	147	72	2	0	0	0	145	72
October	62	53	8	6	6	27	0	0	9	9	0	0	85	95	4	1	0	0	81	94
November	50	55	4	2	7	55	0	48	7	11	0	0	68	171	4	3	0	0	64	168
December		32		6		0		0		4		0		42		0		0		42
Totals	557	631	42	146	149	232	62	48	129	104	0	0	939	1161	18	18	0	0	921	1143

Notes:

Source: Building Permit Summaries, Planning Department

Residential Construction Activity by Unit Type City of Guelph 1983-2003

SCHEDULE 5



Source: City of Guelph Building Permit summaries

Basement apartments added in total apartments beginning 2001

Annual Average: 837 units

**City of Guelph
Development Priorities Plan**

**Potential Development Summary
Short, Medium and Long Term
October 31, 2003**

SCHEDULE 6

	<u>Singles</u>	<u>Semis</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Total</u>	<u># of Years Supply</u>
Short Term Registered Plans of Subdivision	972	110	646	975	2703	3.0
Medium Term Draft Plans of Subdivision	1509	315	702	1355	3881	4.3
Long Term Preliminary Plans & Unofficial Proposals	2358	419	1346	716	4839	5.4
Overall Total	4839	844	2694	3046	11423	12.7
Total Draft and Registered Plans	2481	425	1348	2330	6584	7.3
Previous DPP's						
Total Draft and Registered Plans (2003)	2958	515	1660	2463	7596	8.4
Total Draft and Registered Plans (2002)	2851	518	1213	2059	6641	7.4
Total Draft and Registered Plans (2001)	3230	372	1144	2151	6897	7.7

SCHEDULE 6 (continued)

Table 2

City Of Guelph
Permits Issued This Year to-date and Remaining Vacant Lots By Registered Plan Of Subdivision
As of October 31, 2003

Totals Per Subdivision

Year Plan Registered	Registered Plan Number	Registered Plan Location	Single Detached	Vacant lots	Semi-detached	Vacant lots	Townhouse	Vacant lots	Apartment	Vacant lots	Permits	Vacant lots/units
			Permits This Year	Remaining	Permits This Year	Remaining	Permits This Year	Remaining	Permits This Year	Remaining	This Year	Remaining
1988	770	Kortright- Phase 3	1	0							1	0
	779	Old Stone Estates		2							0	2
1991	812	Mitchell Farms-Phase1		2							0	2
1992	820	Glenholm Drive Extension		4							0	4
1994	833	Kortright-Phase 7		3							0	3
		Village by Arboretum, Ph.1- 4		58							0	58
	842	Paisley Village-Candlewood		2							0	2
1996	856	Pine Ridge Ph. 1		0				22			0	22
1997	61M-1	Hagan	1	1							1	1
	61M-3	Pine Ridge Phase 4		3							0	3
1998	61M-7	Clairfields Phase 2	2	0							2	0
	61M-8	Paisley Village		3	2			40		214	2	257
	61M-13	Carrington Place		0				19			0	19
	61M-18	Grangehill Ph.3		6		6				81	0	93
1999	61M-26	Paisley Village Ph. 2	1	0				129		54	1	183
	61M-32	Sugartree		0			10	0			10	0
2000	61M-33	Kelly Court		1							0	1
	61M-36	Bronwyn Place		4							0	4
	61M-37	Grangehill Ph. 3b (Breese)	3	0		0					3	0
	61M-39	Clairfields Phase 3	12	20				57			12	77
	61M-40	Kortright 4-Phase1	5	0							5	0
	61M-42	Southcreek Phase 7					8	0			8	0
	61M-44	Southcreek Phase 8					31	65			31	65
	61M-45	Pine Ridge East Ph.2	5	1			12	38			17	39
	61M-48	Stephanie Drive	3	0		22		0		80	3	102
	61M-53	Elmira Road Extension								347	0	347
2001	61M-54	Victoria Wood (Kortright 4)	37	8				30			37	38
	61M-55	Gies (Kortright 4)	77	6	2						79	6
	61M-56	Westminister Woods Ph. 2	54	0				10			54	10
	61M-58	Pine Ridge East Ph.3	16	0							16	0
	61M-59	Grangehill Phase 6A	8	4		2					8	6
	61M-65	Westminister Woods Ph. 3	24	6	12		46	18		100	82	126
2002	61M-66	Westminister Woods East Ph. 1	6	1		2					6	1
	61M-67	Southcreek Ph. 9A	22	32							22	32
	61M-68	Chillico Heights	96	30	12	18		37			108	85
	61M-69	Cedarvale- Schroder West					29	53		99	29	152
	61M-70	Clairfields Phase 4	47	82							47	82
	61M-72	Pine Ridge East Phase 4	27	16							27	16
2003	61M-80	Clairfields Phase 5	33	107							33	107
	61M-82	Southcreek Ph. 9B		50							0	50
	61M-83	Westminister Woods Ph.4		174		44		38			0	256
	61M-84	Chillico Woods		96		16		76			0	188
	61M-88	Simon Wood Phase 1		91								
	61M-89	Campus/Cedarvale		14								
	61M-90	Northern Heights Phase 1		145				14				
Sub-Total Registered Plans			480	972	28	110	136	646	0	975	644	2439
Other (Reference Plans, Old Registered Plans, Severed Lots, etc.)			27		2				6		8	
Overall Total			507	972	30	110	136	646	6	975	679	2703

Source: Building Permit Summaries
 Planning Department

SCHEDULE 7

Subject 3rd Quarter Update on Wastewater Treatment Plant Flows

Background In order to maintain consistency with the 2003 Development Priorities Plan, the third quarter statistics are released on October 31st.

In the third quarter of 2003, average annual flows at the wastewater treatment plant decreased from the second quarter of 2003 due to a seasonal decrease in inflow/infiltration. As of October 31st the 12 month average flow at the wastewater treatment plant was 50,935 m³/day. This represents a decrease of 4,400 m³/day from 2002 flows, which can be attributed to reduced inflow/infiltration and continued water conservation retrofits, despite addition of over 1000 residential units in Guelph in the last year.

With respect to excess sewage treatment capacity, as of October 31st there were a total of 3,179 registered and site plan approved residential lots requiring additional sewage treatment capacity, bringing the City's total sewage treatment commitments to 58,639 m³/day which falls within the current rated plant capacity of 64,000 m³/day. An additional 3,850 residential units have draft plan approval, resulting in long range sewage treatment commitments of 63,299 m³/day, which is below the assimilation limits of 73,000 m³/day for the Speed River approved in 1998 as part of the Wastewater Treatment Strategy Schedule "C" Class Environmental Assessment.

JBE
attachment (1)

November 27 2003

Report #

Environment & Transportation Group

Prepared by:

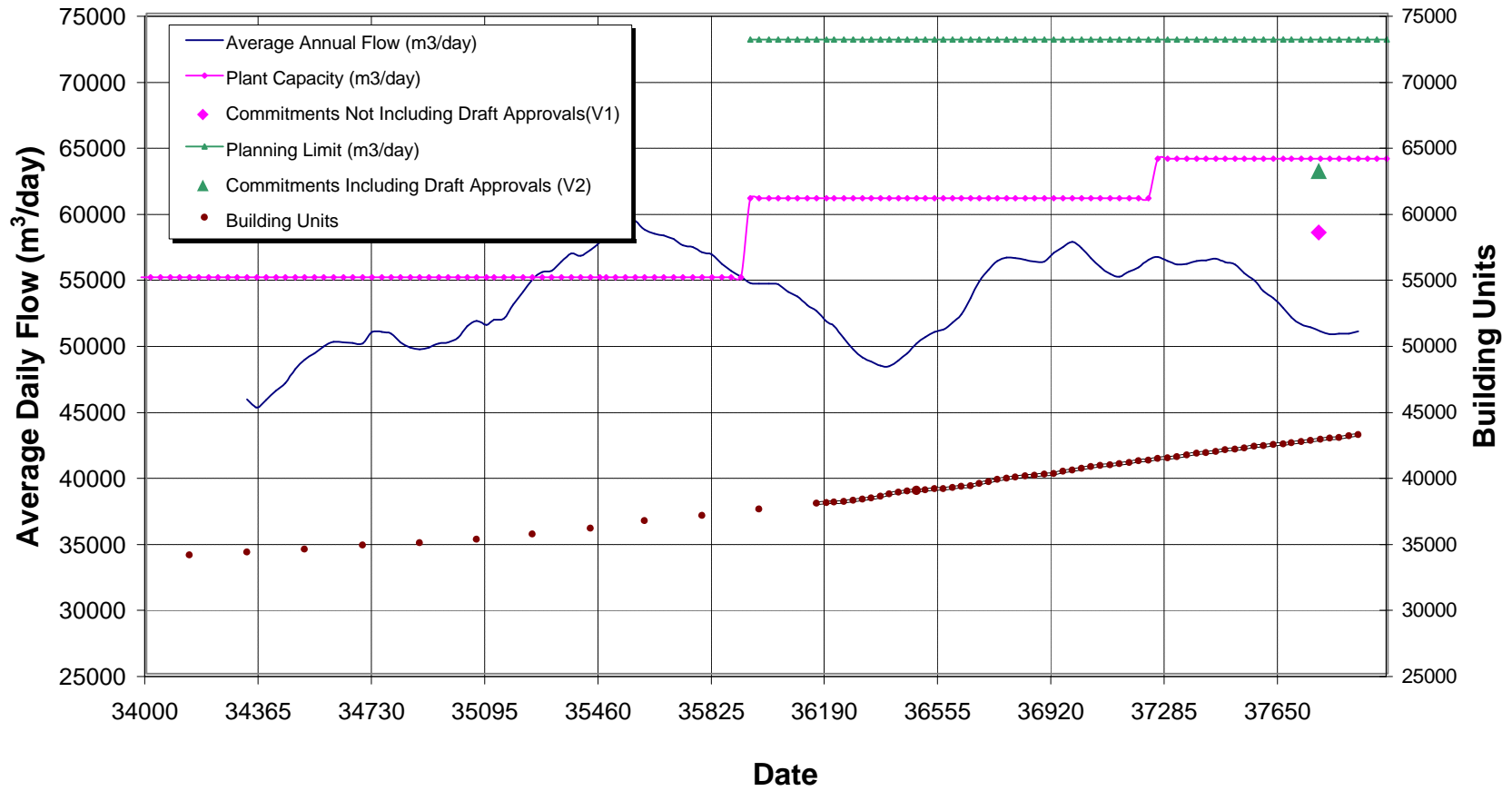
James Etienne, P.Eng.
Director of Environment Services

Endorsed by:

Janet L. Laird, Ph.D.
Commissioner of Environment & Transportation



City of Guelph WASTEWATER TREATMENT PLANT Average Annual Wastewater Flows



SCHEDULE 7 (continued)

Subject 3rd Quarter Update on Water Treatment Flows

Background

In order to maintain consistency with the 2003 Development Priorities Plan, the third quarter statistics are released on October 31st.

In the third quarter of 2003, average annual water treatment flows decreased from the second quarter of 2003. As of October 31st, the 12 month average water demand was 52,223 m³/day. This represents a decrease of 1,600 m³/day from 2002 demand, despite addition of over 1000 residential units in Guelph in the last year. Conservation retrofits and lower than average outside water use this summer, as a result of drought restrictions, also contributed to the reduced annual average.

With respect to excess water treatment capacity, as of October 31st there were a total of 3,079 registered and site plan approved residential lots requiring additional water treatment capacity, bringing the City's total water treatment commitments to 57,817 m³/day which falls within the current dry perennial yield of 75,260 m³/day. An additional 3,850 residential units have draft plan approval, resulting in long range water treatment commitments of 62,506 m³/day, which is below the rated capacity of 82,760 m³/day.

JBE
attachment (1)

Information Report

November 27 2003

Report #

Environment & Transportation Group

Prepared by:

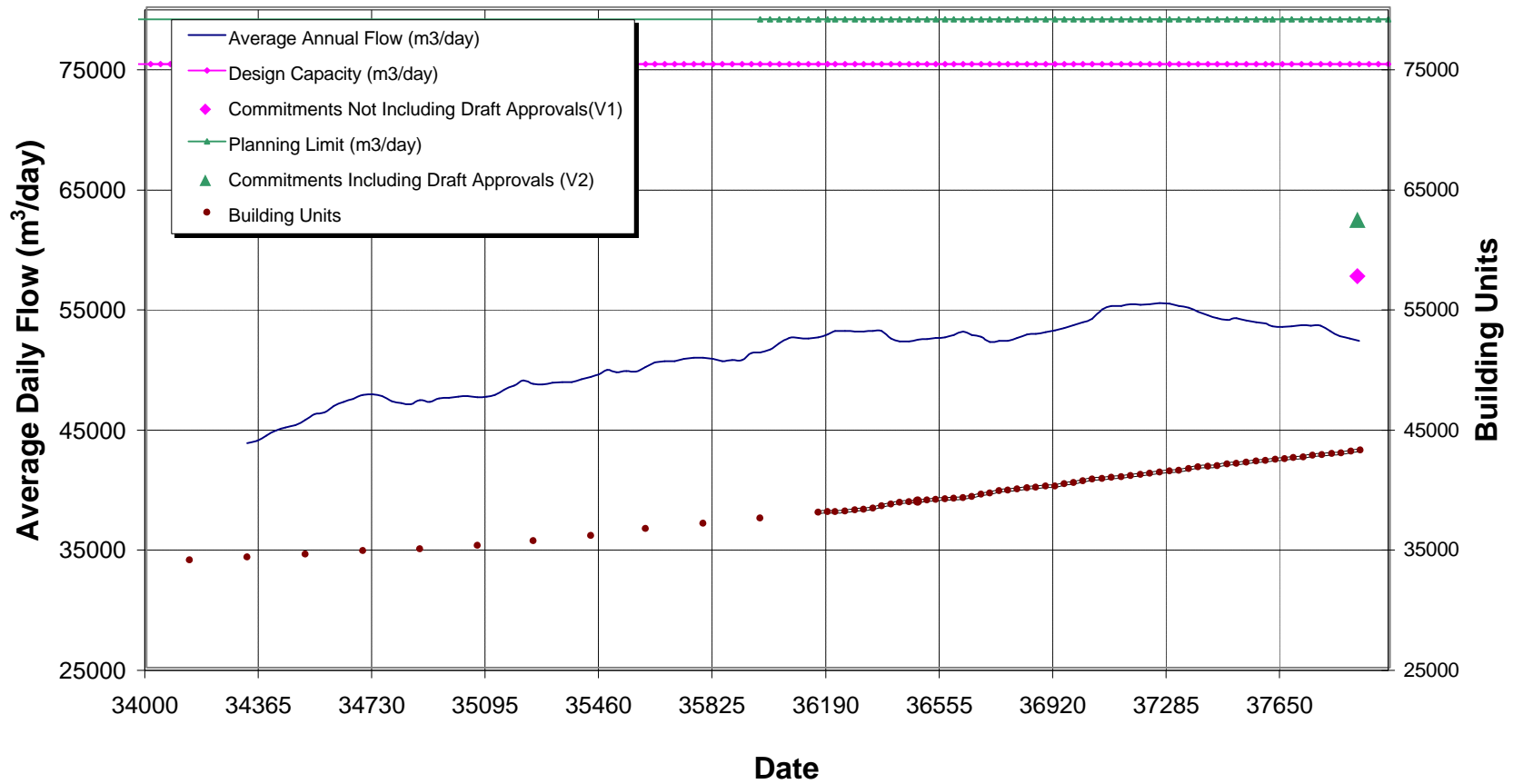
James Etienne, P.Eng.
Director of
Environmental Services

Approved by:

Janet Laird, Ph.D.
Commissioner of
Environment &
Transportation



City of Guelph WATER TREATMENT PLANT Average Annual Water Flows



SCHEDULE 7 (continued)

2004 DPP Water/Wastewater Capacity

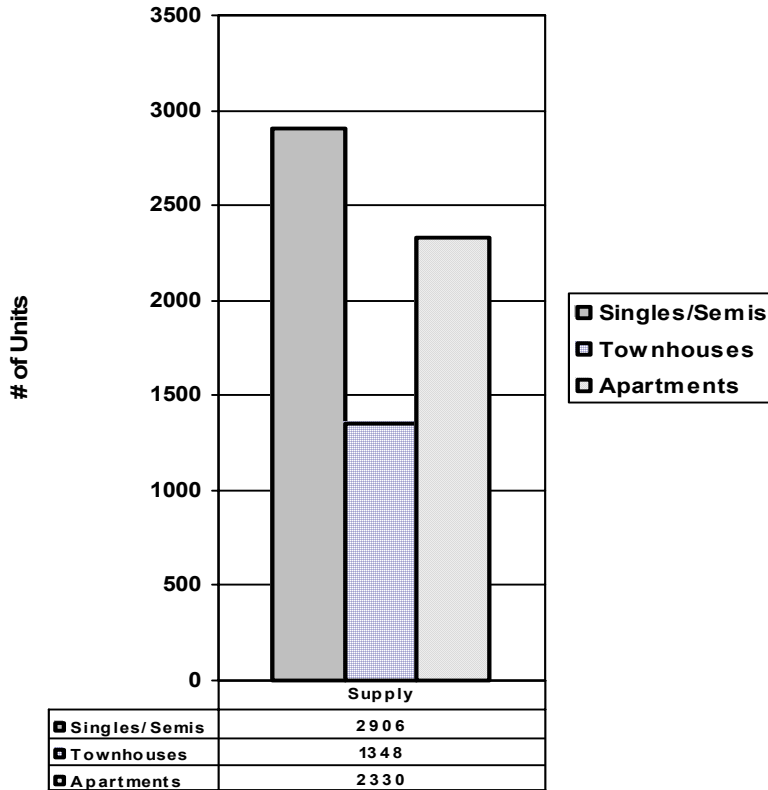
October 31, 2003	Water	Wastewater
Firm Capacity	63,000 m3/day	64,000 m3/day
Committed Capacity	57,817 m3/day	58,639 m3/day
Free Registered Dwelling Unit Capacity	4,462 units	4,636 units
Units to be registered in 2004	1,339 units	1,339 units
Capacity Available	YES	YES

October 31, 2003	Water	Wastewater
Planning Capacity	75,260 m3/day	73,000 m3/day
Committed Capacity	62,506 m3/day	63,299 m3/day
Free Registered Dwelling Unit & Draft Plan Approval Capacity	14,528 units	12,072 units
Units to be Draft Plan Approved in 2004	1,005 units	1,005 units
Capacity Available	YES	YES

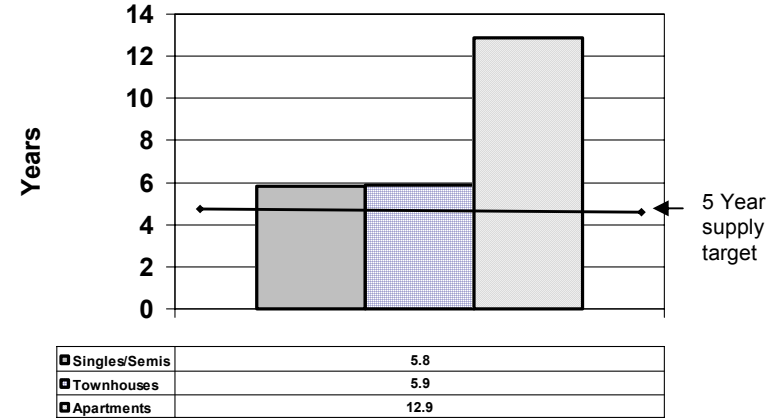
Total Draft & Registered Plan Analysis

Supply 2003

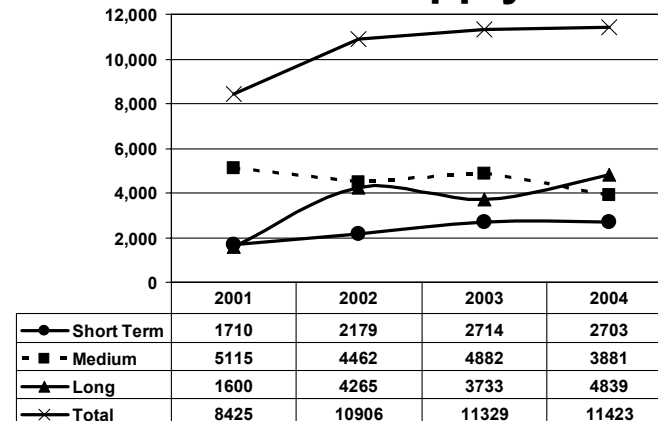
Draft Approved and Registered



Supply (Years)



DPP Overall Supply 2001-2003



Note: Population projections anticipate 900 units per year take up – 495 singles/semis, 225 townhouses, 180 apartments



Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

Project: 01-3627

November 24, 2003

Mr. Patrick Sheehy
Administrator of Technical Services
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mr. Sheehy:

**Re: Development Priorities Plan
Watson Road East – 23T-98501
Owners: Simon-Wood Limited and Carson Reid Homes Ltd.**

Thank you for circulating the draft Development Priorities Plan for our review and comment.

With respect to proposed registrations for 2004, I believe there are both mapping and text errors in conjunction with this development.

At the present time, Phase 2 of Watson East (Simon Wood) and Phase 1 of Watson Creek (Carson Reid) are being serviced and we anticipate registration of these lands within the next couple of months. Schedule 3 – Mapping shows these lands as 2004/2005. Please revise this plan to identify all the lands between Grange Road and the Walkover property as being within the 2004 registrations year. In addition, the first phase of Watson East does not appear to be in the 2004 period. I'm not sure if this is because we are very close to registration and it is being included in the 2003 year.

The information in the chart on Schedule 3 also requires modification. Phase 1 includes 91 single detached lots. Phase 2 includes 32 single detached lots and 1 semi-detached lot. Phase 1 of Watson Creek includes 30 single detached lots, 16 semi-detached lots, 7 on-street townhouse units and a potential of 12 cluster townhouse units.

We would appreciate your assistance in making these changes to the proposed DPP. Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Simon-Wood Limited
Carson Reid Homes Ltd.



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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FAX: (519) 822-1220

November 24, 2003

Project: 00-3057

Mr. Patrick Sheehy
Administrator of technical Services
Department of Planning and Development
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1



Dear Mr. Sheehy:

**Re: Development Priorities Plan
Victoria Road North
Owner: Northview Estates (Guelph) Ltd. and Victoriaview North**

Thank you for providing a copy of the City's draft 2004 Development Priorities Plan for our review and comment.

As you may recall, on October 30th, 2003 my clients indicated a different direction for the development of these lands as compared to the letter we sent to your attention on September 8th, 2003.

At the present time, the Victoriaview North development has not received draft plan approval. On that basis, my clients wish to direct any emphasis for 2004 registration any from the Victoriaview lands and focus on the Northview property. It is their intention to register the remainder of the Northview lands, which will include approximately 119 single detached lots and 43 cluster townhouse units. The development of this phase will require the construction of a pumping station. These costs will likely require the developer to front-end these charges and therefore, it is important that the remainder of the plan be registered in one phase to ensure that the project remains economically viable.

We would appreciate cooperation in making these changes to the proposed 2004 DPP.

Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED


Nancy Shoemaker, MCIP, RPP

Copy: Mr. Randee White, Northview Estates Limited



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

November 24, 2003

Project: 03-4732

Mr. Patrick Sheehy
Administrator of Technical Services
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mr. Sheehy:

**Re: Development Priorities Plan
Martini lands (23T-96501
Owner: Carson Reid Homes Ltd.**

Thank you for sending the draft Development Priorities Plan for our review.

With respect to the above-noted property, the Schedule 3 Mapping illustrates the remainder of the Martini lands as being within the 2004 registration period, however, the text (chart) fails to identify that 34 single detached lots and a stormwater management pond will be constructed in 2004.

We would appreciate your assistance in correcting this oversight.

Should you have any questions, please call me.

Yours very truly,

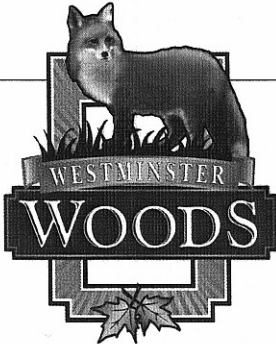
BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

A handwritten signature in black ink that reads 'Nancy Shoemaker' with a long, sweeping flourish extending to the right.

Nancy Shoemaker, MCIP, RPP

Copy: Mr. Carson Reid

DEPARTMENT OF
PLANNING
NOV 25 2003
AND DEVELOPMENT



November 21, 2003

City of Guelph
59 Carden Street
Guelph ON N1H 3A1

Attention: Mr. Patrick Sheehy
Administrator of Technical Services

Dear Mr. Sheehy:

RE: Development Priorities Plan

Pursuant to our recent discussions with Scott Hannah and yourself we wish to reiterate our areas of concern with the current draft 2004 Development Priorities Plan. The DPP, as currently drafted, has a phase of the Westminster Woods East being plan 23T-02502 draft approved in 2004 for a potential registration in 2005 and the balance in the post 2005 time period. This timetable does not meet our corporate objectives or requirements. Currently all the lots in the recent registration of 61M-83 have been sold. At the current rate of house sales by the builders additional inventory will be required in mid-2004.

Currently draft plan 23T-02502, being Westminster Woods East has been submitted as a single application in August of 2002. It is also being circulated and processed as such. All departmental and agency comments and technical review have been dealing with this plan as a single planning entity. To date it has been our expectation that it would be draft approved as such as well. It is our view that approval as a single plan would be in keeping the approved South Gordon Community Plan as well. Typically, phasing of a development is dealt with as a condition of draft plan approval.

We do acknowledge that staff are considering various alternative methodologies on the approval process for large plans of subdivisions. The outcome of that review process may be limiting the size of draft plans or have some other phasing criteria in the approval process. However, in the absence of that review being adopted as policy we feel the current application should be considered on its' own merits as submitted.

..... / 2

Kortright Hills Community Association



November 26, 2003

TO: Mr. Patrick Sheehy
Administrator of Technical Services
City of Guelph

RE: Development Priority Plan

Dear Mr. Sheehy:

Thank you for the opportunity to comment on the Development Priorities Plan (DPP).

We wish to submit the following comments and concerns with the DDP:

1. As ratepayers in the City of Guelph we believe strongly that growth should pay for itself. We are aware at the present time that this is not occurring. For instance we do not believe that our taxes should be paying for water meters in units in new developments. As well, we are aware that the city has budgeted over \$ 6.5 million dollars to search for more water sources, of this only \$3.7 million will be funded through development charges. This does not appear to be an equitable splitting of costs for new water supplies. We believe that the full cost of new water supplies to service new development should be paid for thru development charges.
2. Development charges should be increased to reflect the full cost of new development. This includes road widening related to increased use, traffic calming measures, new sidewalks on existing roads, upgrading the sewage treatment plant, trails, finding new water sources and any other aspect that is attributable to new development. Could you please provide us with a breakdown of current development charges for the last year related to growth? I.e. the full cost of new development to the city; how this related to development charges VS capital costs to taxpayers? How much does each new dwelling unit cost the city of Guelph?
3. Pg. 4 of the DDP states that the City's Growth Management objective is 1.5% per year. Hasn't this percent already been exceeded in 200, 2001 and 2002? Pg. 7 indicates that the Provincial Policy Statement requires a municipality to have a 3 year minimum supply of dwelling units. Guelph currently has a 7 year supply. We are concerned that rapid growth will require a rapid increase in soft services not funded through development charges such as the requirement for more police, ambulance, fire services and recreational facilities. The south of Guelph is already under serviced with respect to recreation and the fire and police departments. Given the expected growth in south Guelph, this situation will only worsen until new facilities are built and staff hired. How much will our taxes increase to supply new areas with soft services not covered by development charges? For example, what is the cost for soft services for each new dwelling unit built?
4. We are concerned that the DDP contains no numbers for the increased amounts of water and sewage capacity required for the 6,170 potential dwelling units proposed and approved before 2005. Where are these figures? We have heard that there is only 7% capacity left at the sewage treatment plant. With the plant extension not scheduled before 2008 how will the city service all these new units as well as the 67 HA proposed business park?

5. We do not support cash in lieu of parkland dedication as we believe that all developments require green space. In order to maintain a "green" and healthy community we believe that the 5% parkland dedication should be required as part of all development proposals including industrial and commercial developments.

6. Please send the Final Development Priority Plan for our review before it is presented to Council.

We look forward to your reply and apologize for getting this information to you after the posted deadline. We were hardly given adequate time to review the documentation.

Yours sincerely,

Doug Johnson
President
Kortright Hills Community Association
821-4533
837-0997
doug@safetaid.ca

Schedule 10

Staff Response

Black, Shoemaker, Robinson and Donaldson Limited on behalf of Simon Wood and Carson Reid Homes Ltd. (Watson East Subdivision 23T98501).

The response pointed out errors in the mapping and text of the Draft Development Priorities Plan. Staff thanks BSRD for pointing out these problems. The oversights have been corrected in the final version of the plan.

Black, Shoemaker, Robinson and Donaldson Limited on behalf of Carson Reid Homes Ltd. (Martini Subdivision 23T96501).

The response pointed out inconsistencies between the mapping and text related to this plan of subdivision. Staff thanks BSRD for pointing out this oversight, which has been corrected with the final version of the plan.

Black, Shoemaker, Robinson and Donaldson Limited on behalf of Northview Estates (Guelph) Ltd and Victoriaview North (23T01502 23T02503).

A request has been to show the entire Northview Estates subdivision (23T01502) as being registered in 2004 while delaying consideration of draft plan approval for the Victoriaview North plan (23T02503) (NB: The owners of both plans are the same).

Staff does not support this request, which would allow the registration of 204 potential dwelling units to the 1339 units already committed for 2004. Such a request would require confirmation of capacity in the Arthur Street sanitary sewer and the construction of a pumping station. Engineering staff are currently reviewing whether there is capacity in the system without the next phase of the Arthur Street sanitary sewer upgrade. The Environmental Assessment for the upgrade will be completed in 2004, with construction following. The recommended DPP shows a logical first phase of the Northview estates plan (75 units) in 2004 with the balance of the plan in 2005. The recommended first phase can be constructed without the need for pumping station and capacity for this phase has already been determined. If capacity is determined to exist in the Arthur street system without the needed upgrade, staff may be in a position to recommend the balance of the plan later on in 2004. If this scenario exists, staff will examine whether there is flexibility to bring on this subdivision within the numbers approved by City Council for the 2004 DPP (see discussion of flexibility in Section 5).

With respect to the Victoriaview North plan, it is still the opinion of Staff that we will be in a position to recommend Draft Plan approval of a portion of the plan in 2004.

Westminster Woods Limited (23T02502)

John F. Woods on behalf of Westminster Woods Ltd. has expressed concern that Westminster Woods East (Adams) subdivision is identified in the DPP as only being draft plan approved, in part, in 2004, the first phase registered in 2005 with the balance developed post 2005. Requests have been made to show the entire plan (over 1400 potential units) as being draft plan approved in 2004 and the first phase (approximately 200 units) being registered in 2004.

Although there are no significant servicing constraints, Staff have a number of concerns with the requests. Providing Draft Plan approval for the entire plan would be contrary to direction to reduce the supply of potential units in draft approved and registered plans to a 5-year supply. Because of the size of the plan, approval of the entire Westminster Woods East subdivision would immediately add 1.5 years of supply to the inventory of potential units. It is staff's opinion that this will raise timing expectations and lead to a rate of growth, which is not sustainable. Staff will be reviewing alternative methodologies for the phasing of large-scale subdivisions with the development community early in 2004 and bringing back a report and recommendation. Staff will ensure that a representative of Westminster Woods Limited is part of these discussions.

Staff also does not support the request to show the first phase (approximately 200 dwelling units) as being registered in 2004. The overall plan of subdivision is extremely large and complex. At the time of preparing the Draft DPP, the City was still awaiting an updated submission of the plan because a number of areas of concern and issues were raised with the first submission. A second submission was received in December and has now been circulated for further comment. The plan, however, does not have Draft Plan approval and will not likely be ready for consideration (in whole or in part) before the spring of 2004. Without Council approval, there are always uncertainties about the timing of development (e.g. OMB appeals) and these have been taken into consideration by the DPP team when it looks at priorities for next year. Even if draft plan approval was achieved during the spring of 2004 time will also be needed to fulfill conditions prior to registration. These include the preparation and approval of a required Environmental Implementation Report (E.I.R), preparation of Engineering drawings, City Engineering and Ministry of Environment and Energy (MOEE) review and approval, construction tendering, subdivision agreement preparation, servicing and receipt of clearance letters. The DPP identifies the first phase of this development as a 2005 project (post November 1, 2004), which we believe is a realistic timeframe given the current uncertainties.

Should all outstanding issues with this plan be resolved and the subdivision is able to achieve Draft Plan approval in a timely fashion, staff will utilize the flexibility and process provided by the DPP to consider advancing the timing of the development.

Kortright Hills Neighbourhood Association

The Kortright Hills Neighbourhood Association has provided a response to the Draft DPP and raised issues related to growth, development charges, water and wastewater capacity, and parkland dedication. The following is a response from Staff to the issues.

Points 1, 2 and 3. Growth and Development Charges: We support the position that development should pay for itself to the extent permitted by law. Within new developments all of the local hard services associated with the development are generally paid for by the developer (e.g. roads, sidewalks, hydro, sewers and water mains). The maintenance of these services and is generally funded by property taxes and/or user rates.

The City is also currently updating its development charge by-law to ensure that any increase in services associated with new growth will be collected by the City. There are certain legislated restrictions imposed on municipalities regarding what services (hard and soft) can be included in the calculation of the new development charge. Staff has been diligent in ensuring that all of these costs have been included in the new development charge rates. Staff would encourage representatives of the Kortright Hills Community Association to review the development charges report, which is now a public document. This report is scheduled to be tabled at a public meeting on January 26, 2004 and considered by City Council on February 2, 2004.

The Association has correctly pointed out that the rate of growth in the City has exceeded the City's Growth Management objective of 1.5% per year over the past five years. One of the objectives of the DPP, however, is to ensure over the long term that this growth management objective is achieved. The rate of the growth is directly influenced by the economy and interest rates. Over this same time period growth in Guelph (and Ontario) has benefited from a positive economic climate with record low interest rates. When viewed over the past 20 years, with various economic cycles, (see schedule 5) Guelph has achieved its growth management objective. One of the principle objectives of the DPP is to manage growth by setting development targets on an annual basis. As noted on Schedule 1, these targets have been reduced for the first three years of the plan from 1851 registered units to 1185 registered units in 2003.

Point 4. Water and Wastewater Capacity: Contrary to the opinion of the Association, the Development Priorities Plan (DPP) does consider water and waste water capacity. Schedule 7 provides the latest updates on the water and waste water flows in the City and Section 9 (Conclusions and Recommendations) of the report provides a brief summary of the current capacity which indicates that the City does have the capacity to accommodate the dwelling units currently draft plan approved and registered. Further, the flow rates used for the purpose of projections include capacity for both residential and non-residential growth (e.g. the proposed Hanlon Creek Business Park); however, specific water and

wastewater capacity requirements for the HCBP will be considered at the time of draft plan approval.

Point 5. Parkland Dedication and Cash-in-lieu of parkland dedication. We do not support the position of the Association that all developments should have a dedicated green space (not utilize a cash-in-lieu option). Some developments are too small that the dedication of 5% of the land for parks purposes does not provide a large enough park to function even as a tot lot. In these cases, it is more efficient for staff to require a cash payment in lieu of the dedication of land. Staff can then utilize the cash to negotiate the purchase a larger, more functional, park to service the needs on a larger neighbourhood scale, or to purchase equipment to improve the recreational needs of the City. Parkland dedication or cash-in-lieu has been required by the City for non-residential developments. The Planning Act restricts this request to 2% of the land (or equivalent value) not 5% as requested by the Association.

Point 6. Request for copy of Final Development Priorities Plan: A copy of this report was sent to the Association.

Schedule 11

Update on Factors influencing Draft Plan Approval and Registration

During the presentation of the 2003 Development Priorities Plan, Staff committed to work with the Guelph Development Association to develop a set of factors which, when developed, might influence the consideration of Draft Plan approval and/or registration of new plans of subdivision. The work on the factors evolved from the Smart Guelph project, which was tabled with City Council during 2003. During the past year, City Council endorsed the Smart Guelph principles and also approved a series of initiatives in support of the principles including the creation of development factors.

City Staff met with representatives of the GDA on four occasions during 2003 from April through October to work on the factors. The meetings focused on a series of questions or factors related to new development and whether they were relevant, measurable and at what stage in the process should they be considered or answered. Consideration was also given to what Smart Guelph principle the question or factor would support.

Early on in the discussions it was agreed that the most appropriate time to consider or measure each of the factors was prior to Draft Plan approval. Once Draft Plan approval is granted, the development has been supported by City Council and should represent good planning. The registration process is only to ensure that any conditions of approval are met and there is little, if any, ability for the land use or design of the project to be changed. There appeared to be consensus that the best approach would be to upgrade the submission requirements for new applications for draft plan approval to ensure that the factors or questions are considered as part of the review process.

At the time of writing the 2004 DPP, staff is summarizing the results of the meetings with the GDA during 2003. It is Staff intent to meet again with the Association early on in 2004 to review the findings and agree upon the best approach bring a recommendation back to City Council.