



# 2005 Development Priorities Plan

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## 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 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 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 and 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.

The DPP should 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 2005 DPP City Council will set a limit for the creation of potential dwelling units from Registered Plans from October 31, 2004 to October 31, 2005. Staff will be asked to manage the registration of the various subdivisions identified for 2005 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 annually approves the subdivisions (or phases), already Draft Approved, that may be registered. The plan also identifies which preliminary plans of subdivision staff intend 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 are:

- 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 2005 – Post 2006 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 approximately 1000 dwelling units per year from 2001 to 2006 and 900 dwelling units per year for the years 2006-2011. It was also 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, 2003 and October 31, 2004.**

This table monitors the registration activity for the previous year against the approved DPP for the same time period (in this case the 2004 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, 2003 and October 31, 2004 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 2005 – Post 2006 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, 2004. **The portion of the table entitled “2005 Proposed Registrations” is the recommended dwelling unit limits that City Staff are asking Council to approve for the year 2005.** The portion of the table entitled “2006 Proposed Registrations” is a summary of the likely registration activity in the year 2006, 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 2006, since the DPP is approved on annual basis and provides a Council commitment for the next year only (in this case 2005). It is, however, Staff’s best estimate of the plans that could be registered during 2006. The final portion of the table entitled “Post 2006 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 (1984-2004). **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 approximately 1000 dwelling units per year for the years 2001 – 2006, and 900 units per year from 2006 to 2011.

**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 6545 potential dwelling units in these two categories representing approximately a 6.5 to 7.3 year supply of growth, based on the growth projections.

#### **Schedule 7:**

#### **3<sup>rd</sup> 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 Ministry of the Environment (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. The Environmental Services Department is in the process updating the 1998 Class EA to confirm the ability of the Speed River to receive a 9,000 m<sup>3</sup>/day expansion in flow from the existing wastewater treatment plant.

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 m<sup>3</sup>/day. City staff worked with the public and neighbouring municipalities to resolve concerns raised during the EA review period. At the recommendation of the MOE's Environmental Assessment and Approval (EAA) Branch, the City ended the review period on June 14, 2004. The Township of Puslinch filed a Part II Order request with the Minister of Environment, on June 21, 2004. The Project File and supporting documentation are currently being reviewed by the EAA Branch in Toronto and the MOE's Technical Support Branch in Hamilton.

If the EA is approved by the MOE, it is expected that the increased water supply capacity will be commissioned by 2006. 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.

In addition to the water and wastewater capacity expansions proposed above, the Environmental Services Department is in the process of developing long term water and wastewater master plans to address the needs of development in Guelph for the next 50 years. These master plans will form part of the Local Growth Strategy to be commenced by the Planning & Building Services Department in 2005.

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 featured 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-98510, Watson East). (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 from the residential portion of a subdivision, yet to be registered, is presented in four columns:

<b>D</b>	= detached dwellings
<b>SD</b>	= semi-detached dwellings
<b>TH</b>	= townhouse dwellings*
<b>APT</b>	= 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 is sometimes less than the maximum densities allowed)

## 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 2005, 2006 or Post 2006. 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 2005 may not necessarily proceed. In some cases, registration does not proceed as the developer/owner may decide that the market conditions do not dictate the risk to service a particular development. In other cases, the time to clear various conditions (e.g. preparation and approval of a necessary Environmental Implementation report) may have been underestimated. Under these circumstances the DPP builds in flexibility for development not currently approved to be advanced. City Staff have the authority to move the registration of developments ahead (e.g. 2006 to 2005) 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 2004**

Building permit activity over the last two years has been very strong and recent construction activity has been at record levels. In 2003, the overall number of building permits for new residential units issued for the year was 1069 (including

135 accessory apartments). This number of residential permits is only slightly less than issued in 2001 and 2002 (see Schedule 5). An additional 1320 permits for new dwelling units have been issued for the first 11 months of 2004 which projects to an expected total of more than 1400 new dwelling units by the end of the year (see Schedule 4). This represents the 6<sup>th</sup> consecutive year in which the number of permits for new residential dwellings has exceeded 1000 and the permit total for 2004 is the highest in the history of the City.

Recent permit activity has continued to see a balanced supply of a full range of housing forms including townhouses and apartments. In 2004, 519 permits were issued for new townhouse and apartment dwellings representing approximately 39% of the total dwelling units. This figure is consistent with the past 4 years where more than 39% of the permits (1830 building permits) were issued for new multiple residential projects.

Development approvals and registration activity continued to be active in the year 2004. Twelve (12) plans of subdivision (or portions of these plans) were registered resulting in the potential creation of 692 dwelling units (see Schedule 1). Registration activity in the south end included additional phases of the Clairfields and Pine Ridge East subdivisions (61M-97, 100 and 102) and the last phase of the Southcreek subdivision (Plan 61M-104). Registration activity in the east end of the City included the first phase of the Northview Estates subdivision (61M-98), plus the final phase of the original Eastview subdivision (61M-93) in the east end. The Eastview subdivision, located generally west of Watson Road, south of Eastview Road and north of the Canadian National Railway (CNR) tracks, was submitted in 1991, draft approved in 1994 and has been developed in 7 phases since that time. There was no registration activity in the west end of Guelph in 2004.

Two (2) draft plans of subdivision were granted Draft Plan Approval (D.P.A.) in 2004 which added an additional 522 potential dwelling units to the medium term supply of potential dwelling units in the City. These plans include the Grange Road and Starwood Drive townhouse project (23T-03503) and the Grangehill Phase 4 subdivision (23T-03504) located south of Eastview Road and east of Starwood Drive. Both plans were identified for consideration of Draft Plan approval in 2004 as part of the 2004 DPP.

Three (3) plans of subdivision were granted extensions to draft plan approval in 2004 to allow time to complete the plans. The Watson East plan (23T-98501) received a 3 year extension to March 20, 2007. Two phases of this subdivision are proposed to be registered in 2005. In addition, the final phase of the Westminister Woods subdivision (23T-98502) and the smaller Woodside Drive subdivision (23T-01504) received extensions to draft plan approvals to allow completion of these projects. Both of these subdivisions are scheduled for registration in 2005.

## 7. FORECAST FOR 2005

Discussions with representatives of the development community indicate that requests for development approvals and construction activity will remain active during 2005.

Requests to register all or parts of 17 subdivisions are contained within the recommended dwelling unit numbers in the 2005 DPP. Most of these requests are for smaller developments and phases (up to 100 dwelling units). Six (6) registrations are expected in the east, ten (10) in the south and one (1) in the west. This number of expected subdivision registrations is slightly less than the number supported with the 2004 DPP. Of the 19 registrations proposed for 2004, only 12 occurred, although another 6 (containing 526 potential dwelling units) were very close to obtaining final approval and registration at the time of publishing the 2005 DPP. Subdivision agreements were executed in 2004 for all 6 subdivisions, but the registration of the plans was delayed until 2005. These six (6) have been carried forward and are included in the 17 proposed registrations for 2005. The numbers indicate that City Engineering and Planning Staff will be very busy dealing with the approvals and servicing necessary to facilitate these registrations.

Staff expect that eleven (11) preliminary plans of residential subdivision are likely to be ready to be presented to Council for consideration of Draft Plan approval in whole, or in part, during 2005. In the list of residential plans are large scale subdivisions including Westminister Woods East (23T-02502) and Kortright Road East (23T-01508). The subdivisions (or parts thereof) which may be considered for Draft Plan approval in 2005 include a total of approximately 1310 potential dwelling units. In addition, the City's Hanlon West Business Park should also be presented to Council for consideration of Draft Plan approval in 2005.

Building permit activity in the residential sector is also expected to remain active but not as strong as last year when record numbers were recorded. The slight reduction in the expected residential permit activity is forecast due to the low inventory of registered residential lots and recent uncertainty about the economy in general. Interest rates, however, remain at low levels and continue to positively influence housing purchases. The permit activity is expected to once again 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 continue to communicate with representatives of the Guelph Development Association (GDA) during the year 2005 to monitor the approved "2004 Development Priorities Plan. The GDA participated in the Development Application Review (DARP) initiative during 2004 and the DPP was discussed among a number of issues associated with our development review process. Both City staff and the GDA continue to view the DPP as an important tool to manage and prioritize development activity in the City.

The Draft 2005 – Post 2006 DPP was circulated to the development community (owners/consultants and agencies) for comment on October 21, 2004. Seven (7) responses were received from the owners and consultants concerning a number of draft and preliminary plans (see also Schedule 9).

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

## **9. CONCLUSIONS AND RECOMMENDATIONS**

A review of the data from 2004 indicates that not all of the anticipated registrations contemplated by the 2004 Development Priorities Plan were actually achieved. The 2004 DPP, for example, endorsed the registration of up to 1339 potential dwelling units from 19 potential registrations and only 12 plans of subdivision (or portions of these plans) were registered, resulting in the potential construction of 692 dwelling units (see Schedule 1). Six other plans, containing 526 potential units, were very close to being registered at the time that this 2005 DPP was being published. If these late units were considered, the number of potential units for 2004 would have been 1218. All six of the late registrations are active and the reason for the delay in registration seems to mainly be due to high construction costs during the early part of 2004. High construction costs during the early part of the year caused some developers to delay tendering in order to try for a lower price late in 2004. These late units, endorsed by the 2004 DPP, have now been carried forward and are included in the recommended dwelling unit targets for 2005 (1520 potential dwelling units – see Schedule 2).

Two years ago, 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. In the past two years, only six (6) plans of subdivisions have received Draft Plan approval. These subdivisions added a total of only 764 potential dwellings units to the City's inventory. Over the same time period, Staff have facilitated the registration of 2031 potential dwelling units and permits have been issued for more than 2,400 dwelling units. This has enabled the City to reduce the supply of potential dwelling units from more than an 8-year supply to approximately 6.5 years. As of October 31, 2004, there are approximately 6534 dwelling units in draft approved and registered plans (see Schedule 6).

Given the efforts to reduce the inventory of potential units, one of the big issues for 2005 will be pressure to review and approve new Draft Plans of Subdivision. As noted earlier in this document, there are eleven preliminary plans of subdivision that could be presented to City Council for approval in 2005. If all of these plans were approved an additional 3126 potential dwellings units would be added and the inventory of units would again approach a 10 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. Initial discussions with the Guelph Development Association did take place in the spring of 2004. However, given the time and resources needed by Staff to undertake and complete the Development Application Review Process (DARP) initiative, Staff were not able to bring forward this policy in 2004. Staff intend to bring forward a phasing policy in 2005 and also initiate a longer term "Growth Management Strategy" to assist Council in dealing with our current growth pressure.

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 (1000 units per year). During 2003 a total of 1069 new dwelling units were created and during the first 11 months of 2004, 1320 permits for new dwelling units were issued. The 20-year average is 848 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. Of particular interest is the fact that per capita flows have been reduced from 2003 to 2004, which has freed up additional short-term capacity for both water and waste water. The calculations for per capita flows are based upon the average of the past three years and because consumption has actually dropped, additional capacity is available for new dwelling units. The additional capacity can be attributed to positive results of the City's conservation programs like toilet rebates, outside use restrictions, unaccounted for water (UFW) efficiency and inflow/infiltration reductions.

The data indicates that the current wastewater treatment plant has the capacity for the registration of an additional 5200 units of residential development, which equates to 5 years of growth based on recent growth rates. For water, the data indicates a current capacity to register an additional 6000 dwelling units. In addition, long range forecasting shows the City has sewage treatment capacity for approximately 13,700 additional residential units. This is based on the proposed expansion of the wastewater treatment plant to 73,000 m<sup>3</sup>/day, but the construction of this expansion is not planned until 2006-2008. The long-term forecasts show that the City is also planning to secure a water supply to accommodate approximately 16,000 additional dwelling units through its Water Supply Strategy. The Water Supply Strategy has a goal of securing an adequate



and sustainable supply of water to meet the current and future needs of all municipal customers.

City staff recommend that the Development Priorities Plan (DPP) 2005 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 2005 recommends that Council support the creation of up to 1520 potential dwelling units from the registration of plans in 2005 (See Schedule 2). While this figure may appear to be large it includes 647 units carried forward from 2004 and recognizes that only 692 potential units were registered in 2004. Also contained in the figure are the 6 plans of subdivision (526 units) which were expected to be registered in 2004. If this latter figure is subtracted, the DPP is recommending the creation of approximately 1000 potential units which is in keeping with previous years and the City's growth projections.

Also included in the 1520 dwelling units are 1056 detached, 140 semi-detached and 324 townhouses. If these registrations are endorsed, 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. If the units are not endorsed, the City may have a shortage of lower density housing forms. In terms of short-term supply, there are only 2400 potential units currently available in registered plans and approximately 1700 units (over 70 %) are in potential multiple residential projects (Schedule 6). The data indicates that the short-term supply of single detached and semi-detached units is less than a 2 year supply, but there is almost a 7 year supply of apartment units (see Schedule 8 for draft approved and registered plan supply). The proposed registrations in 2005 will seek to balance this supply.

## SCHEDULE 1

### NUMBER, TYPE AND DISTRIBUTION OF POTENTIAL UNITS IN REGISTERED PLANS OF SUBDIVISION BETWEEN OCTOBER 31, 2003 AND OCTOBER 31, 2004

#### Northwest

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Northeast

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-91 Valleyhaven Phase 2	72				72
61M-92 Watson Creek Phase 1	30	32	8		70
61M-93 Grangehill Phase 6B	15			100	115
61M-98 Northview Estates Phase 1	26	20	29		75
61M-99 Watson East Phase 2	32	2			34
<b>TOTAL</b>	<b>175</b>	<b>54</b>	<b>37</b>	<b>100</b>	<b>366</b>

#### South

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-96 Dawn Ave	4				4
61M-97 Pine Ridge East Phase 6	45				45
61M-100 Clairfields Phase 6	9		44		53
61M-102 Clairfields Phase 7	17				17
61M-103 Bathgate	12				12
61M-104 Southcreek Phase 9C	53	12			65
ZC0313 1179 Gordon Street			130		130
<b>TOTAL</b>	<b>140</b>	<b>12</b>	<b>174</b>	<b>0</b>	<b>326</b>

<b>ACTUAL OVERALL TOTAL (2004)</b>	<b>315</b>	<b>66</b>	<b>211</b>	<b>100</b>	<b>692</b>
<b>APPROVED 2004 DPP</b>	<b>805</b>	<b>85</b>	<b>349</b>	<b>100</b>	<b>1339</b>

<b>ACTUAL OVERALL TOTAL (2003)</b>	<b>774</b>	<b>60</b>	<b>126</b>	<b>100</b>	<b>960</b>
<b>APPROVED 2003 DPP</b>	<b>926</b>	<b>134</b>	<b>125</b>	<b>0</b>	<b>1185</b>

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

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

\* Semi-detached numbers are unit counts

\*Townhouses and apartments based on approved zoning

## SCHEDULE 2

### SUMMARY OF 2005-POST 2006 PROPOSED STAGING DWELLING UNIT TARGETS

Sector	Single	Semi- Detached	Townhouses	Apartments	Total
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#### 2005 Proposed Registrations\*

<b>Northeast</b>	432	78	196	0	<b>706</b>
<b>Northwest</b>	98	32	32	0	<b>162</b>
<b>South</b>	526	30	96	0	<b>652</b>
<b>Subtotal</b>	1056	140	324	0	<b>1520</b>

#### 2006 Anticipated Registrations

<b>Northeast</b>	591	82	264	124	<b>1061</b>
<b>Northwest</b>	0	0	0	0	<b>0</b>
<b>South</b>	273	0	161	0	<b>434</b>
<b>Subtotal</b>	864	82	425	124	<b>1495</b>

#### Post 2006 Anticipated Registrations

<b>Northeast</b>	580	124	376	287	<b>1367</b>
<b>Northwest</b>	110	0	16	877	<b>1003</b>
<b>South</b>	1157	300	1057	725	<b>3239</b>
<b>Subtotal</b>	1847	424	1449	1889	<b>5609</b>

<b>2005 DPP OVERALL</b>	<b>3767</b>	<b>646</b>	<b>2198</b>	<b>2013</b>	<b>8624</b>
<b>2004 DPP OVERALL</b>	<b>3867</b>	<b>734</b>	<b>2012</b>	<b>2071</b>	<b>8684</b>
<b>2003 DPP OVERALL</b>	<b>4132</b>	<b>806</b>	<b>1752</b>	<b>1935</b>	<b>8625</b>
<b>2002 DPP OVERALL</b>	<b>4141</b>	<b>831</b>	<b>1628</b>	<b>2127</b>	<b>8727</b>

\* includes anticipated registrations between November 1 and December 31, 2004.

\*\* includes a carryover of 526 potential units that were anticipated to be registered in 2004.

### 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	1572	288	795	445	2.538	2.884	1.76	7.663	\$5,417,640.00	\$14,257,537.50
Northwest	208	32	48	877	9.72	9.188	0	0.213	\$875,793.00	\$3,645,655.50
South	1956	330	1314	725	6.384	167	2.6	9.917	\$10,488,756.00	\$18,999,673.50
<b>TOTAL</b>	<b>3736</b>	<b>650</b>	<b>2157</b>	<b>2047</b>	<b>18.642</b>	<b>179.072</b>	<b>4.36</b>	<b>17.793</b>	<b>\$16,782,189.00</b>	<b>\$36,902,866.50</b>

Note:

D = Single Detached

SD = Semi-Detached

TH = Townhouse

APT = Apartment

Comm = Commercial

Ind = Industrial

Inst = Institutional

DC = Development Charge

**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	(\$311,037) \$1,294,946	Post 2006
Servicing Comments: Requires extension of existing services.												
Timing Comments: Developer is reviewing final area of plan in conjunction with proposed realignment of Whitelaw Road. New draft plan expected. Environmental Impact Study required.												
23T-88009 23T-04503 Mitchell Farm Ph. 2	Draft Approved Part Preliminary	208	32	48	356	4.688		0.213		1997/06/01 2005	(\$564,756) \$2,350,710	Phase 2005 (98 D, 32 SD, 32 TH) carryover Phase Post 2006
Servicing Comments: Requires extension of existing services.												
Timing Comments: Addition of new land area to the existing draft approved subdivision requires draft plan approval (23T-04503).												

**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
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: None.												

**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 Warner Custom Coating	Preliminary Part Zoning Approved						13.91 4.887			2005		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.											

**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-98501 Watson East	Draft Approved	321	94	227	74	1.048	2.884	1.76	1.154	2001/03/20 (3 year extension to 2007/03/20)	(\$1,232,074) \$3,328,360	Phase 2005 (Watson Creek Ph 2) (70 D, 34 SD) carryover Phase 2005 (Watson East Ph 3) (67 D, 95 TH) carryover Phase 2006 (95 D, 26 SD, 24 TH, 74 APT) Phase Post 2006 (89 D, 34 SD, 108 TH)
Servicing Comments:	Phases in 2005 require 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 2001 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 approved in 2002 Capital Budget.											
23T-98506 Grangehill Phase 5	Part Preliminary	67		53	140				0.428	2006	(\$222,222) \$924,859	Phase Post 2006 (67D, 53 TH, 140 APT)
Servicing Comments:	Extension of existing services.											
Timing Comments:	Requires amendment to the Official Plan. The application is on hold at the request of the applicant.											
23T-99501 / 23T-96501 Valeriotte and Martini	Draft Approved	86	22						cash in lieu	2000/11/23 3 year extension to 2006/11/21	(\$136,512) \$568,188	Phase 2005 (Valleyhaven Ph. 3) (65 D, 22 SD) carry over Phase Post 2006 (21 D)
Servicing Comments:	Requires services from the abutting subdivision Martini 23T-96501 for sanitary and storm water outlets. Upgrades to Cedarvale Avenue and Cityview Drive required.											
Timing Comments:	Requires registration of Martini 23T-96501, security from owners on east side of Cityview for upgrades. Staging of servicing to be coordinated with Martini 23T96501.											



**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	(\$747,158) \$1,779,757	Phase 2006 (55 D, 40 SD, 69 TH) Phase 2006	
<p>Servicing Comments: Requires Victoria Road North upgrade and extension of watermain. Phasing requires confirmation of Arthur Street Trunk Sanitary capacity. Pumping station/forcemain required for future phases beyond 2005.</p> <p>Timing Comments: Next phase of Arthur Street sanitary trunk sewer construction approved in 2000 Capital Budget. Additional funding proposed for 2005 in proposed 2005 Capital Budget. Environmental Assessment (EA) in 2004. Victoria Road North upgrade approved in 2003 Capital Budget.</p>												
23T-01502 Northview Estates	Draft Approved	109		45				1.166	2002/09/06	(\$500,901) \$763,979	Phase 2006 (109 D, 45 TH)	
<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 Arthur Street sanitary trunk sewer construction approved in 2000 Capital Budget. Additional funding proposed for 2005 in proposed 2005 Capital Budget. Environmental Assessment (EA) in 2004. Victoria Road North upgrade approved in 2003 Capital Budget.</p>												
23T-01506 Cityview and Grange	Preliminary	72						cash in lieu	2005	(\$91,008) \$378,792	2005	
<p>Servicing Comments: Requires sanitary and storm outlets via Plan 61M-90 (Bolzon Fogale 23T-99507), Cityview sanitary, water and road upgrades via Local Improvements.</p> <p>Timing Comments: Requires draft plan approval. Staging of servicing to be coordinated with adjacent lands.</p>												
23T-02503 Victoriaview North	Preliminary	163		55				0.752	2005	(\$369,622) \$1,090,413	Phase 2006 (40D, 8 TH) Phase 2006	
<p>Servicing Comments: Requires extension of services and upgrade of Victoria Road North. Pumping station on Ingram Lands may require Environmental Assessment approval. Phasing requires confirmation of Arthur Street Trunk Sanitary capacity.</p> <p>Timing Comments: Requires Draft Plan approval.</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-03502 58-78 Fleming Road	Preliminary	23							2005	(\$29,072) \$121,003	2006	
Servicing Comments: Requires extension of existing services.												
Timing Comments: Requires Draft Plan approval.												
23T-03503 Carson Reid Starwood @ Grange	Draft Approved	1		36					2004/06/04	(\$37,912) \$157,685	2005	
Servicing Comments: Requires extension of existing services.												
Timing Comments: None.												
23T-03504 Grangehill 4	Draft Approved	292	68	115				1.04	2004/10/04	(\$1,207,110) \$2,380,870	Phase 2005 (157 D, 22 SD, 65 TH) Phase Post 2006 (135 D, 46 SD, 50 TH)	
Servicing Comments: Requires extension of existing services. Requires improvements and upgrades to Eastview Road.												
Timing Comments: Condition of Draft Plan Approval requires the completion of an Environmental Implementation Report.												
23T-04501 340 Eastview Rd Linke	Preliminary	176	44	111	147	1.49			2006	(\$658,837) \$1,992,763	Phase Post 2006	
Servicing Comments: Requires extension of services through the northerly portion of the East Watson Plan. Requires improvements and upgrades to Eastview and Watson Rd.												
Timing Comments: Requires Draft Plan approval. Timing will be dependent on the development of the northerly section of the East Watson plan which is not scheduled until at least 2006.												

**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-04504 81 Fleming Road	Preliminary	55							2005	(\$69,520) \$289,355	2006	
Servicing Comments:		Requires extension of existing services.										
Timing Comments:		Requires Draft Plan Approval.										
UP0407 Walkover	Preliminary		32						2005	(\$32,576) \$135,488	Post 2006	
Servicing Comments:		Requires extension of existing services.										
Timing Comments:		Requires submission of application for draft plan approval.										
UP0408 Cityview and Watson	Preliminary	92		22				0.4	2006	(\$138,684) \$577,160	Post 2006	
Servicing Comments:												
Timing Comments:		Requires submission of application for draft plan approval.										

**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							
23T-03501 (SP-0201) Hanlon Creek Business Park	Preliminary						167			2005		Phase 2005 Phase Post 2006
Servicing 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.											

**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-98502 Westminster Woods	Draft Approved	41								1999/10/18 2 year extension to 2006/11/02	(\$51,824) \$215,701	2005
Servicing Comments:												
Timing Comments: Red line amendment has been submitted.												
23T-98503 Pine Ridge East	Draft Approved	8	30	52						1999/05/07 3 year extension to 2005/05/07	(\$348,968) \$420,086	Phase 2005 (8 D, 30 SD, 52 TH) carry over
Servicing Comments: Extension of existing services.												
Timing Comments: None.												
23T-99502 Clairfields	Draft Approved	16						cash in lieu		1996/05/29	(\$116,124) \$84,176	2005 (16 D) carryover
Servicing Comments: Requires Clair Road upgrades.												
Timing Comments: Clair Road Environmental Assessment is completed and approved. Construction of Clair Road from Hanlon to Gordon Street approved in 2004 Capital Budget.												
23T-01503 Victoria Gardens	Draft Approved	238	18	309	168	0.503				2002/09/27	(\$2,168,442) \$2,978,510	Phase 2005 (106 D) carry over  Phase 2005 (64 D, 44 TH)  Phase Post 2006 (68 D, 18 SD, 265 TH, 168 APT)
Servicing Comments: Requires sanitary outlet via Victoria Road for northeast portion of plan and development of adjacent lands to west. Victoria Road and Arkell Road upgrades required.												
Timing Comments: Confirmation of possible servicing schemes required. Sanitary sewer construction via Victoria Road forecasted for 2006 in 2005 Capital Budget. Environmental Assessment to be filed in late 2004. Victoria Road upgrades forecasted for 2006/2007.												

**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-01504 23T-04502 Woodside Road Extension Servicing Comments: Timing Comments:	Draft Approved Preliminary Extension of existing services. New draft plan application 23T-04502 has been submitted.	4							cash in lieu	2001/12/28 2005	(\$5,056) \$21,044	2005 (4 D) carryover
23T- 01507 Outback Developments Dutchmill Servicing Comments: Timing Comments:	Draft Approved 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. Staging of servicing to be coordinated with Victoria Gardens 23T01503. Upgrade of Arkell Road required for portion of plan adjacent to the road.	125		54						2003/07/11	(\$159,972) \$886,261	Phase 2005 (44 D) carry over  Phase Post 2006
23T-01508 Kortright East (Pine Meadows) Servicing Comments: Timing Comments:	Part Draft Approved Preliminary First phase to outlet to Gordon Street sanitary sewer. Remainder of development requires Victoria Road sanitary outlet. Victoria Road sanitary forecasted for 2006 in 2005 Capital Budget. Kortright Road collector forecasted for 2006 in 2004 Capital Budget.	400	40	300	300	1		2.6	3.014	2003/11/21 Part 2005	(\$2,726,660) \$4,330,690	Phase 2005 (40 D) carryover Phase Post 2006 (101D, 85TH, 100APT) Phase Post 2006
23T-02501 120 Dawn Avenue Servicing Comments: Timing Comments:	Draft Approved None. None	3							cash in lieu	2003/06/13	(\$3,792) \$15,783	2005 carryover

**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 2005	(\$2,863,246) \$6,844,038	Phase 2005 (200 D)  Phase 2006 (197 D)  Phase Post 2006
Servicing Comments:	Requires services to be constructed on Phase 4 of Westminster Woods.											
Timing Comments:	Draft plan application and approval required. Revised submission and staging strategy has been received. Reconstruction of Clair Road, Gordon to Victoria, forecasted for 2006/2007 in proposed Capital Budget.											
23T-03506 1471 Gordon Street Conservation Estates	Preliminary	76		70					0.37	2005	(\$167,324) \$696,216	2006
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	Draft Plan approval required. Dawn/Lowes local road network study completed. Revised submission expected.											
23T-03507 Pergola	Preliminary			91		4.881			0.4	2005	(\$693,763) \$385,294	2006
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 forecasted for 2006/2007 in proposed 2005 Capital Budget.											
Timing Comments:	Requires Draft Plan approval. Application was recently revised.											
ZC0306 Krizsan-Bird	Preliminary	27		40	60				0.26	2006	(\$375,668) \$162,277	Phase Post 2006
Servicing Comments:	Gordon St services and roadworks required. Not in 5 year Capital Forecast. Development of part of lands will require construction of a new water pressure zone.											
Timing Comments:	Requires approval of Zoning Amendment and Draft Plan of condominium.											

**SCHEDULE 3 Continued**

**Development Priorities Plan: Draft Approved and Preliminary Plans**

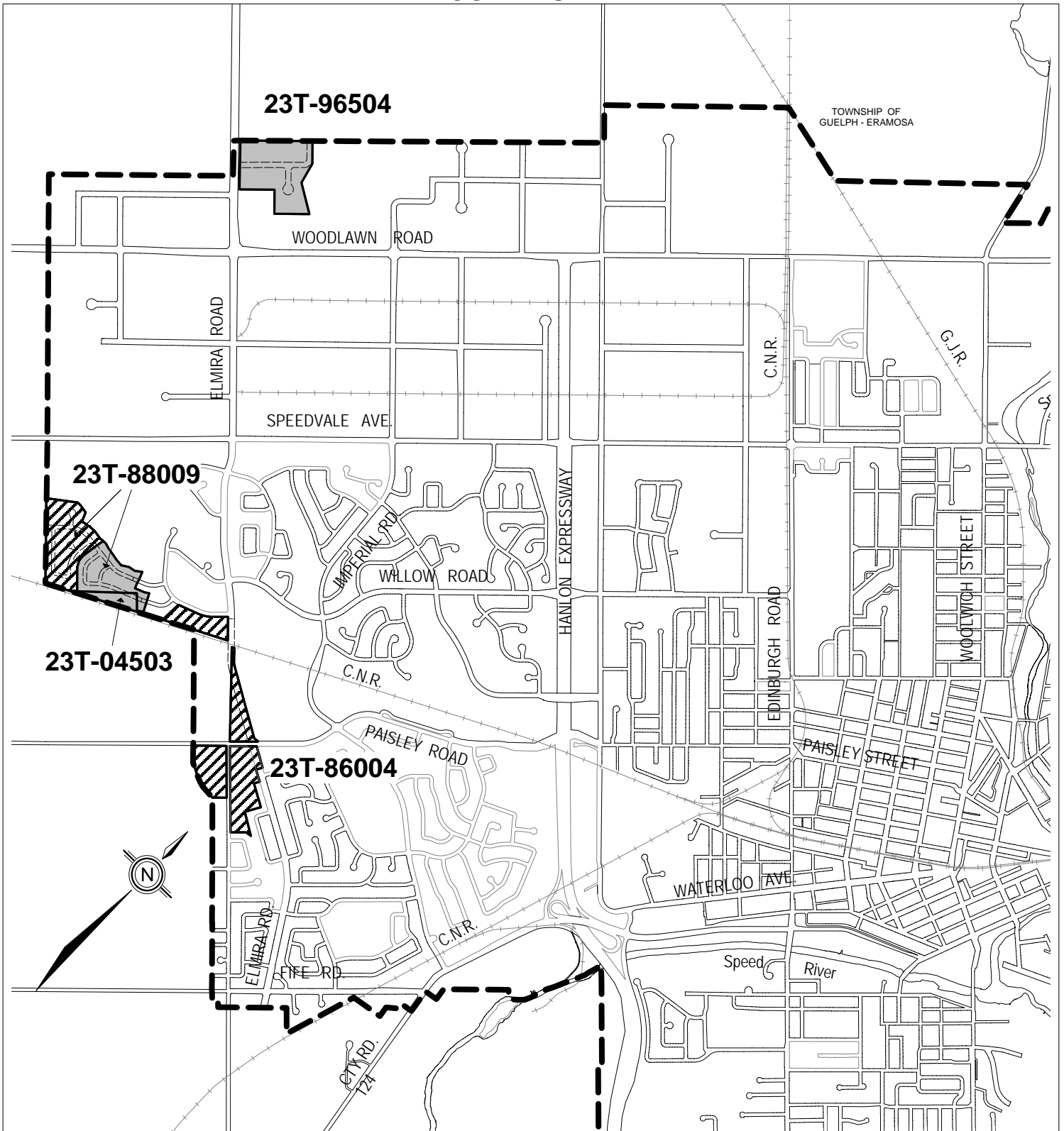
**Sector**

**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							
UP0301 Dallan	Preliminary	159		104					1	2006	(\$643,848) \$1,276,835	Phase Post 2006
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.										
UP0404 Victoria West	Preliminary	27	34	52	57					Post 2006	(\$164,069) \$682,763	Post 2006
Servicing Comments:												
Timing Comments:		Requires submission of application for Draft Plan approval. Requires environmental studies.										



# SCHEDULE 3 CONTINUED

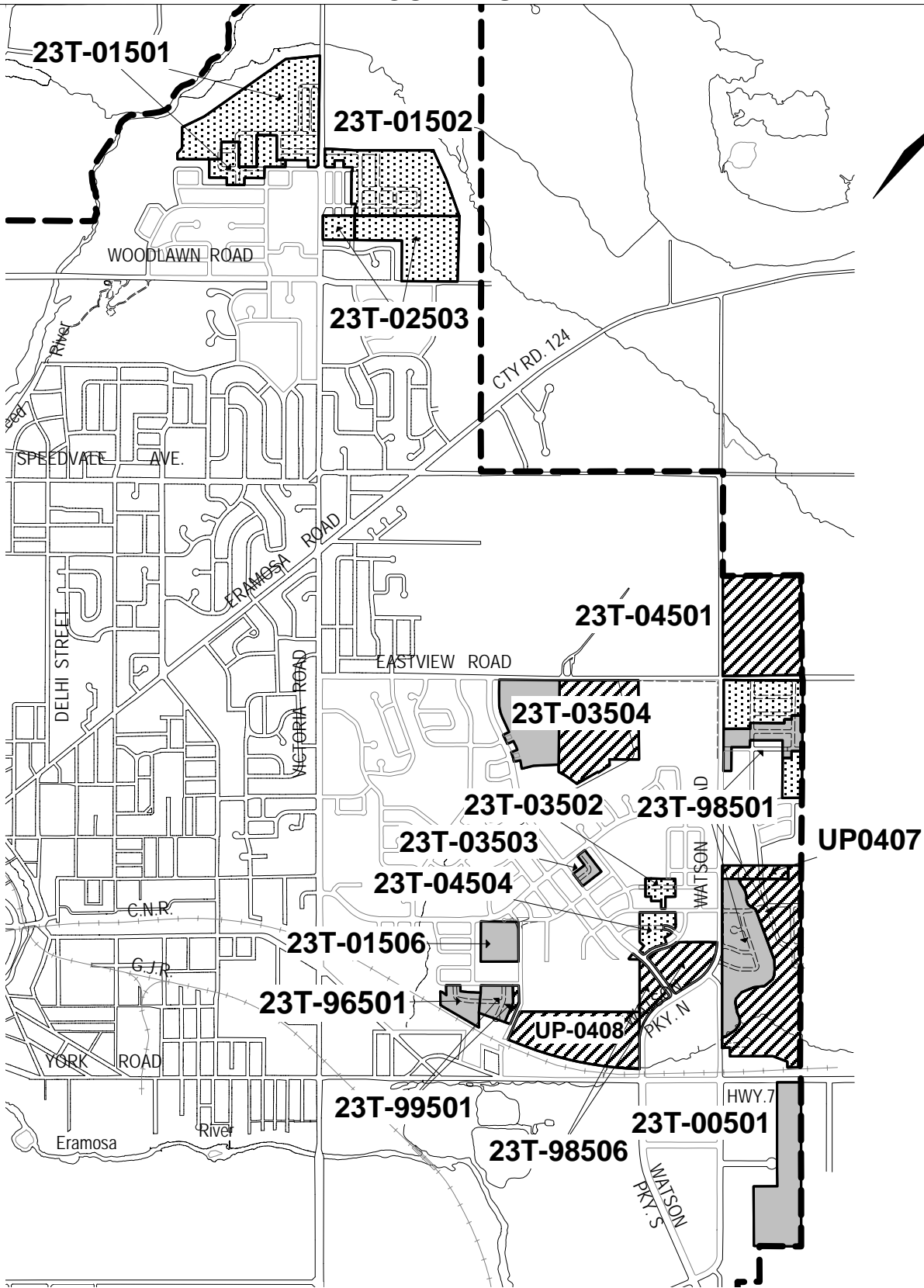


## CITY OF GUELPH DEVELOPMENT PRIORITIES PLAN PROPOSED REGISTRATION 2005+ NORTHWEST SECTOR




-  2005 ANTICIPATED REGISTRATIONS
-  2006 POTENTIAL REGISTRATIONS
-  POST 2006



**SCHEDULE 3  
CONTINUED**



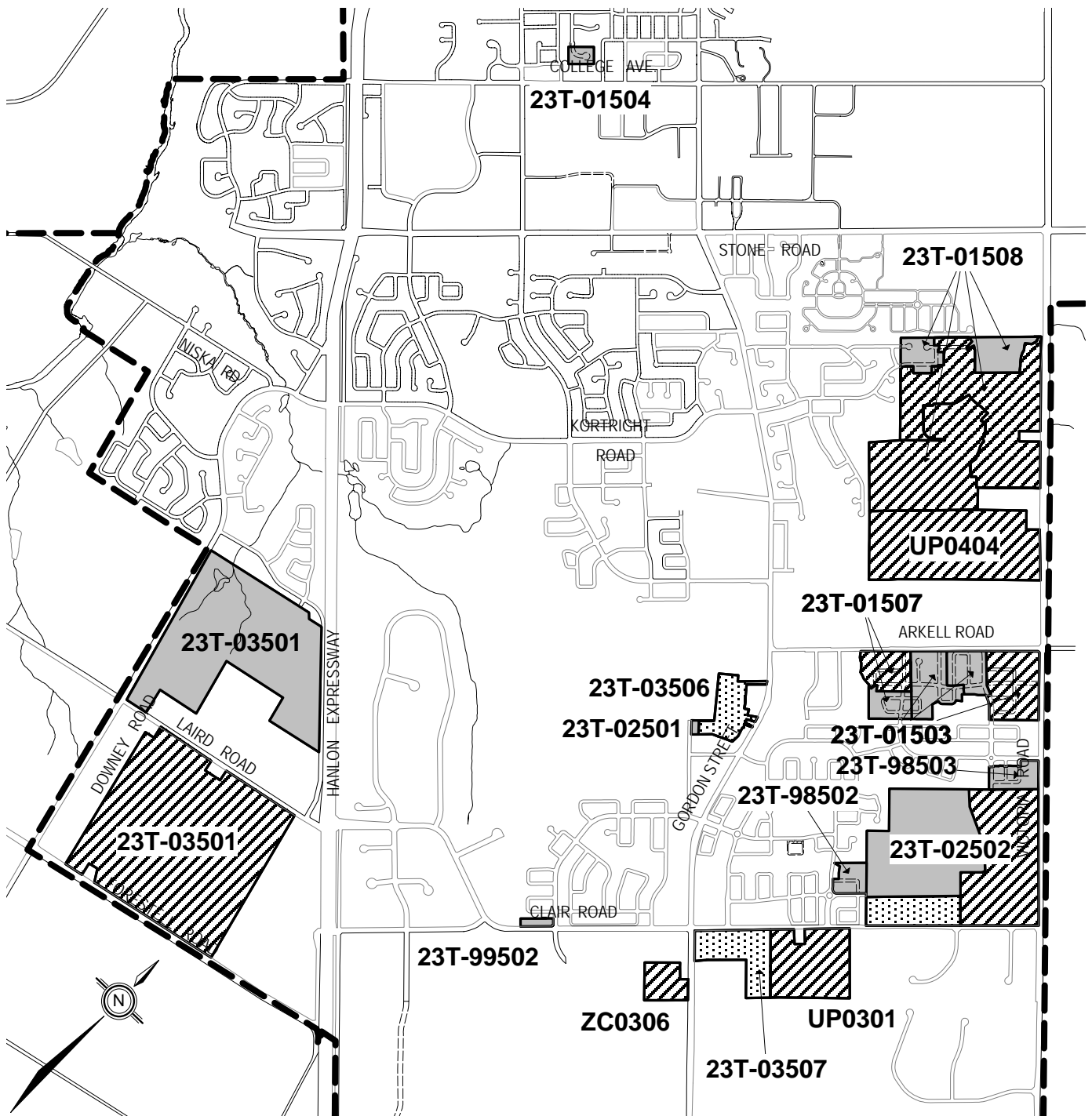
**CITY OF GUELPH DEVELOPMENT PRIORITIES PLAN  
PROPOSED REGISTRATION 2005+  
NORTHEAST SECTOR**

-  2005 ANTICIPATED REGISTRATIONS
-  2006 POTENTIAL REGISTRATIONS
-  POST 2006






PLANNING and BUILDING SERVICES  
PLANNING DIVISION

# SCHEDULE 3 CONTINUED



## CITY OF GUELPH DEVELOPMENT PRIORITIES PLAN PROPOSED REGISTRATION 2005+ SOUTH SECTOR

-  2005 ANTICIPATED REGISTRATIONS
-  2006 POTENTIAL REGISTRATIONS
-  POST 2006



City of Guelph

Building Permits For New Residential Units  
By Dwelling Unit Types  
as of November 30, 2004

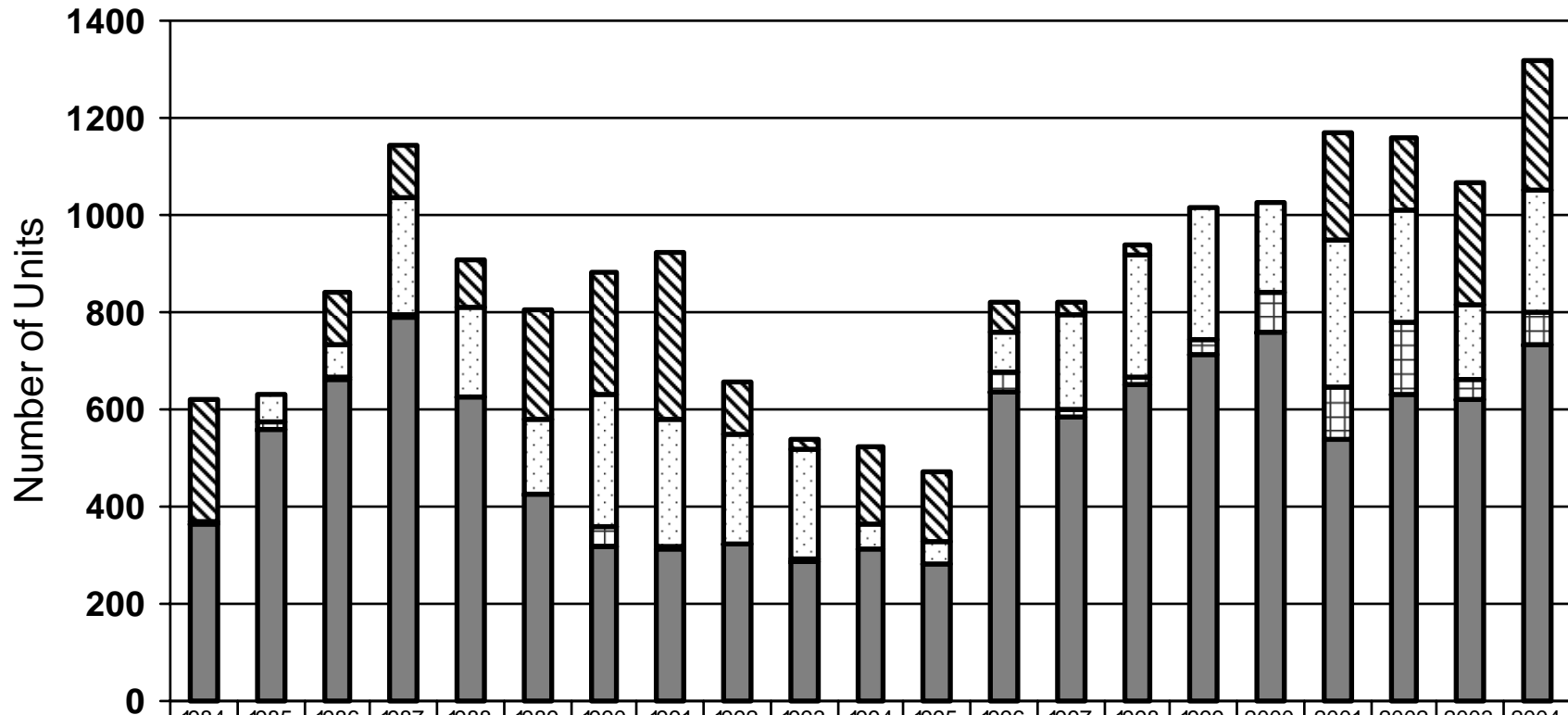
SCHEDULE 4

Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Basement Apts		Conversions		Building Permit T		Demolitions		Deconversions		Net Totals	
	2004	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004	2003
January	21	52	4	6	0	34	0	0	12	13	0	0	37	105	0	1	0	0	37	104
February	49	32	0	0	11	6	0	0	7	10	0	0	67	48	0	0	0	0	67	48
March	66	41	2	4	50	10	0	0	9	14	0	0	127	69	2	2	0	0	125	67
April	116	68	0	4	27	3	0	0	6	9	0	0	149	84	6	0	0	0	143	84
May	81	57	4	6	22	23	0	6	7	21	0	0	114	113	0	3	0	0	114	110
June	97	60	12	4	8	19	125	0	14	10	9	0	256	93	1	2	0	0	255	91
July	66	40	2	4	10	24	0	0	11	17	1	0	89	85	2	0	0	0	87	85
August	72	34	0	0	33	3	0	0	9	5	0	0	114	42	0	0	0	0	114	42
September	73	61	8	2	6	14	0	56	1	14	11	0	88	147	0	2	0	0	88	145
October	51	62	16	8	42	6	32	0	0	9	0	0	141	85	1	4	0	0	140	81
November	41	50	20	4	40	7	28	0	9	7	0	0	138	68	0	4	0	0	138	64
December		61		4		3		56		6		0	0	130		0		0		130
Totals	733	618	68	46	249	152	185	118	85	135	21	0	1,320	1,069	12	18	0	0	1,308	1,051

Source: Building Permit Summaries, Planning and Building Services

## Residential Construction Activity by Unit Type City of Guelph 1984-2004

SCHEDULE 5



	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Total	620	633	842	1146	908	804	882	925	656	539	523	472	822	821	941	1013	1025	1167	1161	1069	1320
■ Apartments	250	0	111	112	96	223	251	346	105	21	158	144	62	28	24	0	0	218	152	253	270
▣ Townhouses	8	60	64	240	186	153	271	262	226	227	53	46	81	195	250	269	184	304	232	152	249
▣ Semis	0	14	8	6	0	0	40	4	0	6	0	0	42	14	18	32	82	104	146	46	68
■ Singles	362	559	659	788	626	428	320	313	325	285	312	282	637	584	649	712	759	541	631	618	733

Singles
  Semis
  Townhouses
  Apartments

Source: City of Guelph Building Permit summaries

Basement apartments added in total apartments beginning 2001

Annual Average: 848 units (1984-2003 year end)

2004 Totals are as of November 2004 only

**City of Guelph  
Development Priorities Plan**

**Potential Development Summary  
Short, Medium and Long Term  
October 31, 2004**

**SCHEDULE 6**

	<u>Singles</u>	<u>Semis</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Total</u>	<u># of Years Supply</u>
<b>Short Term</b>	589	110	518	1175	2392	2.7
<b>Registered Plans of Subdivision</b>						
<b>Medium Term</b>	1638	320	1026	1169	4153	4.6
<b>Draft Plans of Subdivision</b>						
<b>Long Term</b>	2129	326	1172	844	4471	5.0
<b>Preliminary Plans &amp; Unofficial Proposals</b>						
<b>Overall Total</b>	<b>4356</b>	<b>756</b>	<b>2716</b>	<b>3188</b>	<b>11016</b>	<b>12.2</b>
<b>Total Draft and Registered Plans</b>	<b>2227</b>	<b>430</b>	<b>1544</b>	<b>2344</b>	<b>6545</b>	<b>7.3</b>
<b>Previous DPP's</b>						
<b>Total Draft and Registered Plans (2004)</b>	<b>2481</b>	<b>425</b>	<b>1348</b>	<b>2330</b>	<b>6584</b>	<b>7.3</b>
<b>Total Draft and Registered Plans (2003)</b>	<b>2958</b>	<b>515</b>	<b>1660</b>	<b>2463</b>	<b>7596</b>	<b>8.4</b>
<b>Total Draft and Registered Plans (2002)</b>	<b>2851</b>	<b>518</b>	<b>1213</b>	<b>2059</b>	<b>6641</b>	<b>7.4</b>
<b>Total Draft and Registered Plans (2001)</b>	<b>3230</b>	<b>372</b>	<b>1144</b>	<b>2151</b>	<b>6897</b>	<b>7.7</b>

Table 2

City Of Guelph  
Permits Issued This Year to-date and Remaining Vacant Lots By Registered Plan Of Subdivision  
as of October 31, 2004

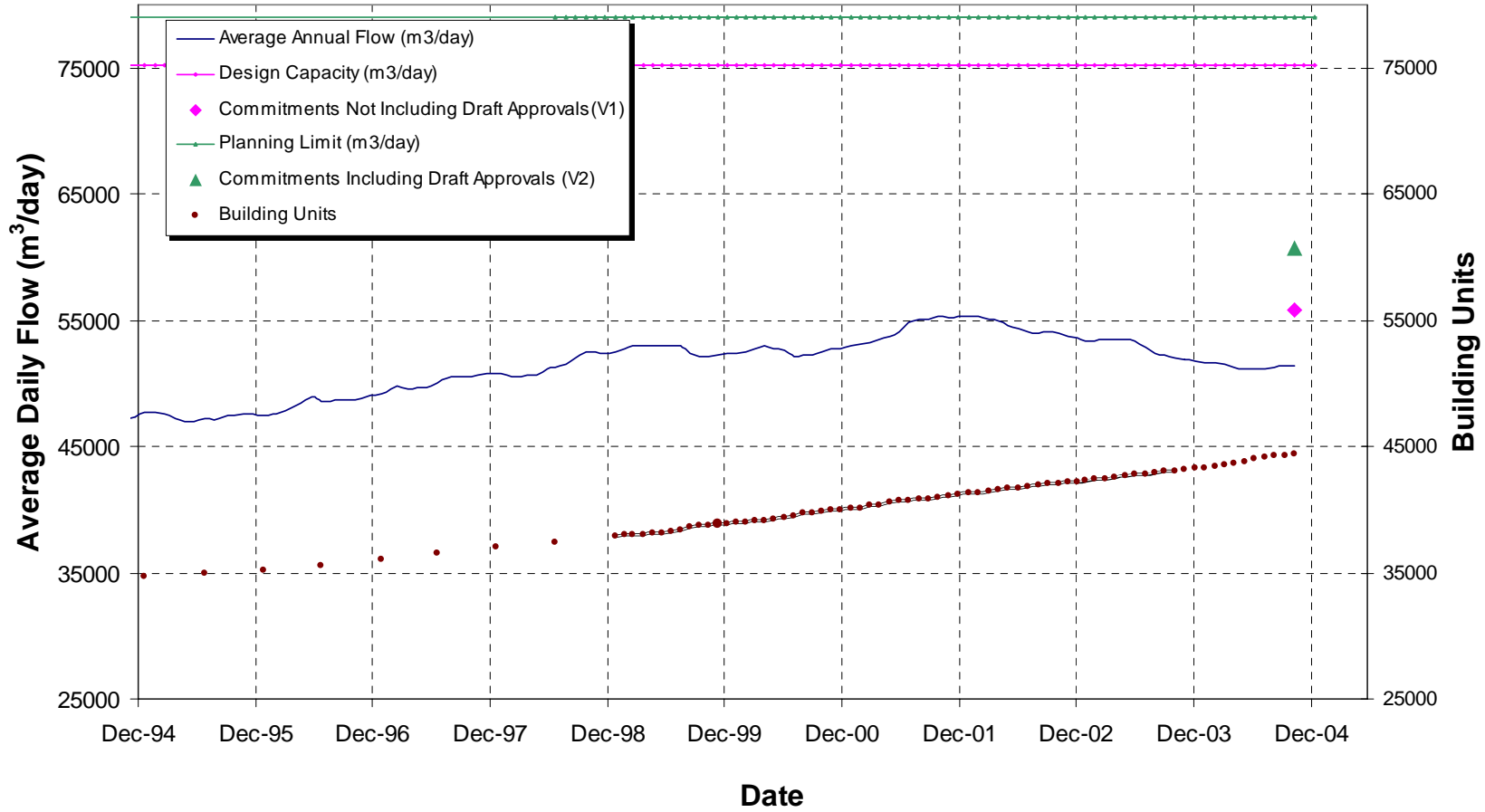
Year Plan Registered	Registered Plan Number	Registered Plan Location	Single Detached Permits This Year	Vacant Remaining	Semi-detached Permits This Year	Vacant lots Remaining	Townhouse Permits This Year	Vacant lots Remaining	Apartment Permits This Year	Vacant lots Remaining	Totals Per Subdivision	
											Permits This Year	Vacant lots Remaining
1988	779	Old Stone Estates		2							0	2
1991	812	Mitchell Farms-Phase1		2							0	2
	820	Glenholm Drive Extension		4							0	4
1992	833	Kortright-Phase 7		3							0	3
1994		Village by Arboretum, Ph.1- 4		58							0	58
	842	Paisley Village-Candlewood		2							0	2
1996	856	Pine Ridge Phase 1		0				22			0	22
	61M-1	Hagan		1							0	1
1997	61M-3	Pine Ridge Phase 4		3							0	3
1998	61M-8	Paisley Village		3				40		214	0	257
	61M-13	Carrington Place		0				19			0	19
	61M-18	Grangehill Ph.3		6		6				81	0	93
	61M-26	Paisley Village Ph. 2		0				129		54	0	183
1999	61M-33	Kelly Court		1							0	1
2000	61M-36	Bronwyn Place		4							0	4
	61M-39	Clairfields Phase 3	5	11			68	0			73	11
	61M-44	Southcreek Phase 8					32	33			32	33
	61M-45	Pine Ridge East Ph.2	1	0			16	10			17	10
	61M-48	Stephanie Drive		0		22		0		80	0	102
	61M-53	Elmira Road Extension								347	0	347
	61M-54	Victoria Wood (Kortright 4)	5	1				30			5	31
2001	61M-55	Gies (Kortright 4)		1							0	1
	61M-56	Westminister Woods Ph. 2		0				10			0	10
	61M-59	Grangehill Phase 6A		4		2					0	6
	61M-65	Westminister Woods Ph. 3	2	1		0		2		100	2	103
	61M-66	Westminister Woods East Ph. 1		1							0	1
2002	61M-67	Southcreek Ph. 9A	13	15							13	15
	61M-68	Chillico Heights	20	0	4	0		36			24	36
	61M-69	Cedarvale- Schroder West					55	0		99	55	99
	61M-70	Clairfields Phase 4	30	47							30	47
	61M-80	Clairfields Phase 5	64	19							64	19
2003	61M-82	Southcreek Ph. 9B	38	12							38	12
	61M-83	Westminister Woods Ph.4	153	1	4	40	3	35			160	76
	61M-84	Chillico Woods	25	71	6	10	8	68			39	149
	61M-85	Grangehill 5A	29	4							29	4
	61M-86	Pine Ridge East Phase 5	17	6							17	6
	61M-88	Watson East Phase 1	52	39							52	39
2004	61M-89	Cedarvale Phase 4	9	3							9	3
	61M-90	Northern Heights Phase 1	67	78			9	3			76	81
	61M-91	Valleyhaven	59	13							59	13
	61M-92	Watson Creek Phase 1	17	13	18	14		8			35	35
	61M-93	Grangehill Phase 6B	3	12						100	3	112
	61M-96	Dawn Avenue	2	2							2	2
	61M-97	Pine Ridge East Phase 6	18	27							18	27
	61M-98	Northview Estates Phase 1	24	2	16	4		29			40	35
	61M-99	Watson East Phase 2	6	26		2					6	28
	61M100	Clairfields Phase 6		9				44			0	53
		Village by Arboretum, Ph.5							125	100	125	100
	61M102	Clairfields Phase 7	1	16							1	16
	61M103	Bathgate Drive		12							0	12
	61M104	Southcreek Ph.9C		54		10					0	64
Sub-Total Registered Plans			660	589	48	110	191	518	125	1175	1024	2392
Other ( Reference Plans, Old Registered Plans, Severed Lots, etc)			17								17	
Overall Total			677	589	48	110	191	518	125	1175	1041	2392

Source: Building Permit Summaries Planning and Building Services

# City of Guelph WATER TREATMENT PLANT

## Average Annual Water Flows

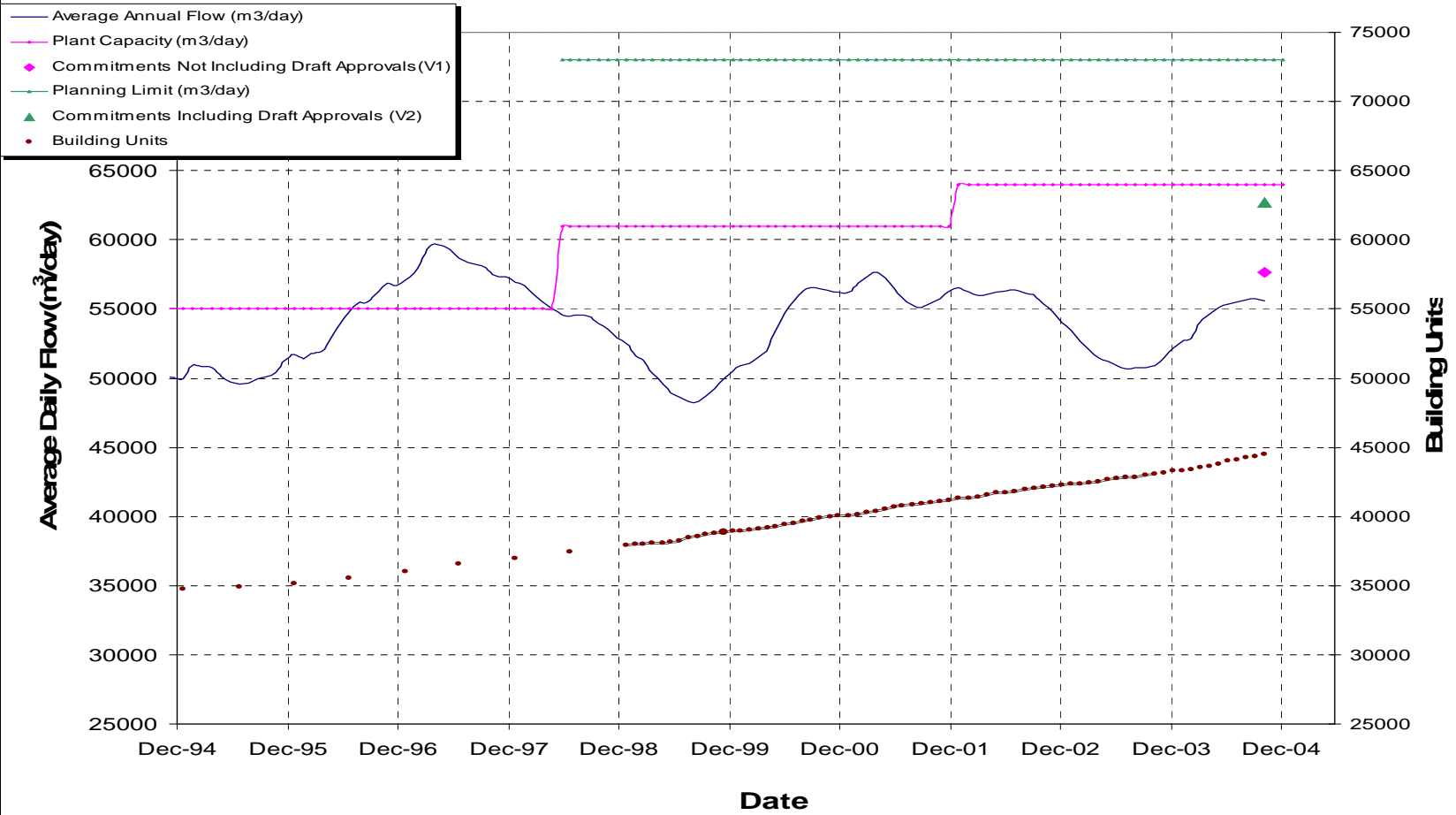
SCHEDULE 7





## City of Guelph WASTEWATER TREATMENT PLANT Average Annual Wastewater Flows

SCHEDULE 7 (continued)



## SCHEDULE 7 (continued)

### 2005 DPP Water/Wastewater Capacity for Residential Units

**Explanation:** These charts show the determination of how many units can be serviced (line 3) after subtracting the actual capacity used and the theoretical commitments (line 2) from the total available capacity (line 1). Line 4 shows how many units are proposed in the 2005 DPP and line 5 confirms that there is capacity available for these units.

	<b>October 31, 2004</b>	<b>Water</b>	<b>Wastewater</b>
1	Firm Capacity	63,000 m <sup>3</sup> /day	64,000 m <sup>3</sup> /day
2	Committed Firm Capacity	55,764 m <sup>3</sup> /day	57,618 m <sup>3</sup> /day
3	Free Registered Dwelling Unit Capacity	6,004 units	5,236 units
4	Units to be registered in 2005	1,520 units	1,520 units
5	Capacity Available	<b>YES</b>	<b>YES</b>

**Firm Capacity** represents the physical capacity of the constructed and committed water and wastewater infrastructure to deliver an annual daily average of 63 000 m<sup>3</sup>/day of water supply and 64 000 m<sup>3</sup>/day of wastewater treatment.

**Committed Firm Capacity** is the total daily demand for water and wastewater treatment averaged over the past three years plus a theoretical commitment of capacity for any registered units that have not yet been constructed. The figure for wastewater treatment also includes a total of 1200 m<sup>3</sup>/day committed to the Village of Rockwood.

	<b>October 31, 2004</b>	<b>Water</b>	<b>Wastewater</b>
1	Planning Capacity	75,260 m <sup>3</sup> /day	73,000 m <sup>3</sup> /day
2	Committed Planning Capacity	60,769 m <sup>3</sup> /day	62,680 m <sup>3</sup> /day
3	Free Registered Dwelling Unit & Draft Plan Approval Capacity	16,176 units	13,703 units
4	Units to be Draft Plan Approved in 2005	1,310 units	1,310 units
5	Capacity Available	<b>YES</b>	<b>YES</b>

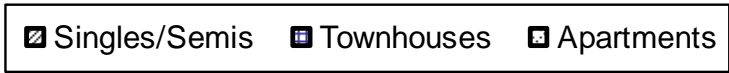
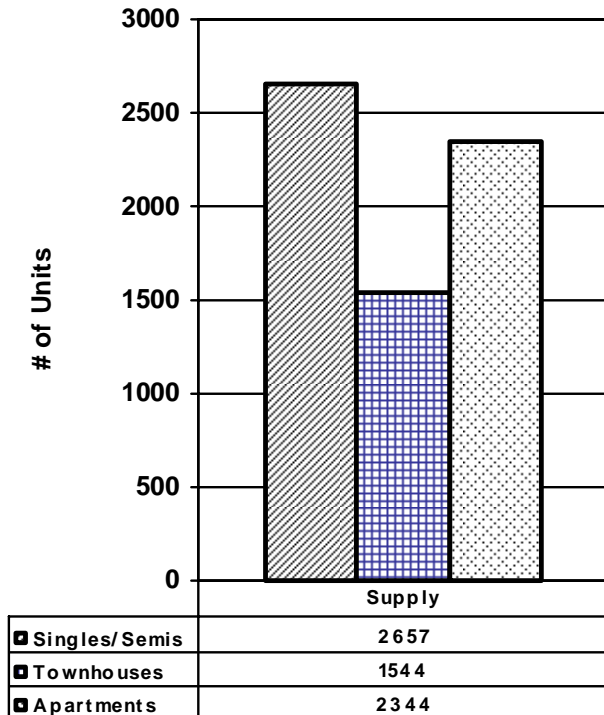
**Committed Planning Capacity** is the sum of Committed Capacity plus a theoretical commitment of capacity for any draft approved units that have not yet been registered.

# Total Draft and Registered Plan Analysis

SCHEDULE 8

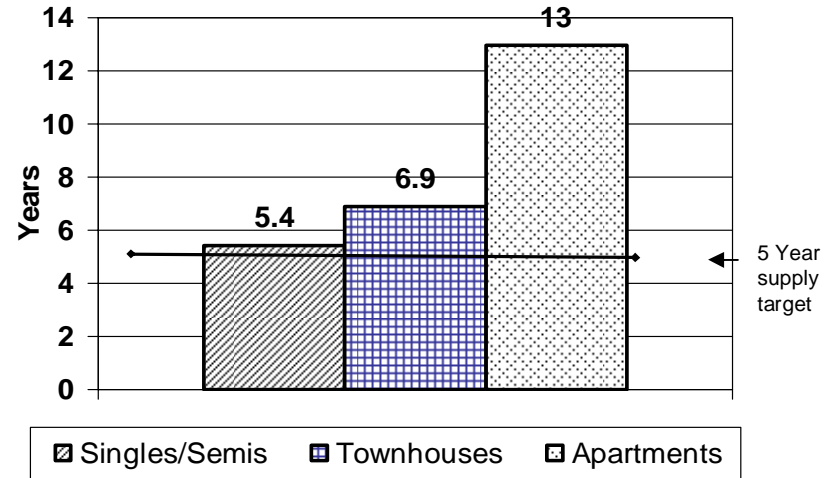
## Total Supply 2004

### Draft Approved and Registered

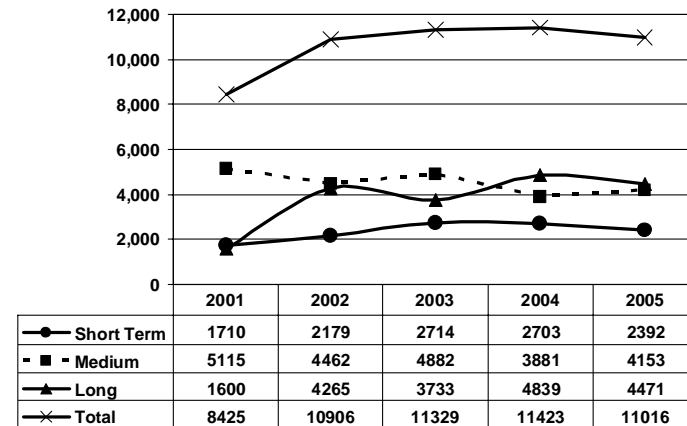


**Note:** Population projections anticipate 900 units per year take up –  
495 singles/semis, 225 townhouses, 180 apartments

## Supply (Years)



## DPP Overall Supply 2001-2005



BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED



351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

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

November 8, 2004

Project: 04-5768

Ms. Melissa Castellan  
Senior Development Planning  
Department of Planning and Building Services  
Planning Division  
City of Guelph  
59 Carden Street  
GUELPH, Ontario  
N1H 3A1

Dear Ms. Castellan:

**Re: Development Priorities Plan  
Walkover Property (Watson Road East)  
Owner: Carson Reid Homes Ltd.**

---

In reviewing the draft 2005 Development Priorities Plan, I note that the anticipated date for draft plan approval of a subdivision on the Walkover property is 2006.

This is a very small parcel of land that is completely surrounded by approved residential plans of subdivision. In addition, the planning, engineering and environmental issues related to the development of this parcel were thoroughly examined as part of the Watson East draft plan of subdivision that was approved in 2001. While the "Walkover" property will result in only a small development of potentially 32 townhouse units, it provides a critical link in the collector road network for the Watson East community.

I am requesting that staff review the proposed timing of the draft plan approval of this subdivision with a view to moving the draft plan approval to 2005.

Thank you for your attention in this matter.

Yours very truly,

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

A handwritten signature in black ink, appearing to read 'Nancy Shoemaker', with a horizontal line extending to the right.

**Nancy Shoemaker, MCIP, RPP**

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

# Schedule 9 - Continued

BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED



351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

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

November 8, 2004

Project: 04-5435

Ms. Melissa Castellani  
Senior Development Planner  
Department of Planning and Development  
City of Guelph  
59 Carden Street  
GUELPH, Ontario N1H 3A1

Dear Ms. Castellani:

**Re: Development Priorities Plan  
Mitchell Farm 23T-88009  
Owner: Armel Corporation**

---

Thank you for including our request for registration of an additional phase of the Mitchell Farm in 2005.

Historically, Armel has tried to service a plan of subdivision in the west end of the City on a yearly basis. We note that the draft 2005 Development Priorities Plan does not anticipate a registered phase for 2006 and we are asking that the plan be amended to identify a potential phase that will include approximately 100 single detached residential lots and a cluster townhouse block.

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'.

**Nancy Shoemaker, MCIP, RPP**

Copy: Mr. Chris Corosky, Armel Corporation



351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

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

November 8th, 2004

Project: 02-4305

Ms. Melissa Castellan  
Senior Development Planner  
Department of Planning and Development  
City of Guelph  
59 Carden Street  
GUELPH, Ontario N1H 3A1

Dear Ms. Castellan:

**Re: Development Priorities Plan  
Victoria Road North  
City File 23T-02503  
Owner: Victoriaview North Developments Inc.**

The owners of the above-noted property have reviewed the draft Development Priorities Plan for 2005 and are quite concerned about the limited number of lots that have been allocated to the 2005 registration period. We are asking that you reconsider our original request to register this entire plan in one phase.

The servicing comments found in Schedule 3 of the draft report do not accurately reflect the requirements for servicing of this project. This entire property can be serviced by way of a gravity sewer and therefore the future pumping station to be located on the Ingram lands is not required for the servicing of the subject lands.

We would note however, that the stormwater management facility for this subdivision will be located adjacent to the northerly boundary of the Northview lands. Due to the high servicing costs associated with this facility it is important that the Victoriaview lands be developed as a single phased project.

We have also reviewed the servicing constraints with the owners of the lands to the north being Northview Estates (Guelph) Ltd. They have agreed to defer their request for registration of Phase 2 in 2005, however they will work cooperatively with the Victoriaview North group in terms of stormwater requirements, easements and access to enable registration of their entire plan in one phase.

Should you have any questions, please call me.

Yours very truly,

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

**Nancy Shoemaker, MCIP, RPP**

Copy: Mr. Doug Bridge, Victoriaview North Developments Inc.  
Mr. Rande White, Northview Estates (Guelph) Ltd.

PLANNING AND  
BUILDING SERVICES

NOV 10 2004

# Schedule 9 - Continued

BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED



351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

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

November 8, 2004

Project: 03-5377

Ms. Melissa Castellan  
Senior Development Planner  
Department of Planning and Building Services  
Planning Division  
City of Guelph  
59 Carden Street  
GUELPH, Ontario  
N1H 3A1

Dear Ms. Castellan:

**Re: Development Priorities Plan  
Kortright Road East Extension and Victoria Road Properties  
City File 23T-01508  
Owners: Bluewater Investments Limited, Wolf von Teichman, Arad Saint  
Martin Holdings Inc.**

---

We have reviewed the draft 2005 Development Priorities Plan for the above-noted project and are disappointed to read that staff continues to recommend draft plan approval of this subdivision in phases.

As noted in my September 8<sup>th</sup> letter and additional correspondence on this file, this area of land was planned as a comprehensive community, consistent with the principles of "Smart Growth" established by the Province. It includes a mix of residential densities that are often difficult to create with existing communities. We continue to believe that this represents a good approach to planning. By perpetuating the current piece-meal approval process for this subdivision, we are potentially creating new residential communities that will be the opponents to the planned future higher density development.

As noted in our discussions with staff, conditions of draft plan approval can be formulated to be quite specific in their requirement that adequate servicing be available, prior to final plan approval. In addition, Holding provisions within the Zoning By-law can be used as a further control to ensure the availability of adequate services and all three owners have indicated their willingness to have Holdings provisions applied to the zoning of these lands. As such, a draft plan approval of the remaining Kortright East lands could be readily implemented in a way that incorporates considerations for all aspects of municipal servicing, including overall system capacity.

With draft plan approval in the spring of 2005, we anticipate servicing another phase of this development in 2005 that will include 101 single detached residential lots, two cluster townhouse blocks that will accommodate approximately 85 total units, an apartment block accommodating approximately 100 units, a church/apartment block that will accommodate 120 units if developed for apartments, a neighbourhood commercial block, a park block, a school block, wetland and open space blocks and stormwater management facilities.

We would appreciate a reconsideration of the staff position on this subdivision.

Should you have any questions, please call me.

Yours very truly,

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**



**Nancy Shoemaker, MCIP, RPP**

Copy: Mr. Al Peister, Bluewater Investments Limited  
Mr. Wolf von Teichman  
Mr. Rob Holody, Arad Saint Martin Holdings Inc.  
Mr. John Valeriote, Smith Valeriote





PLANNING AND  
BUILDING SERVICES  
NOV 08 2004

November 7, 2004

City of Guelph  
Planning and Development Department  
City Hall  
59 Carden Street  
Guelph, Ontario  
N1H 3A1

Attn: Melissa Castellan

Re: 2005 Development Priorities Plan (DPP)

Dear Ms. Castellan;

Thank you for your letter dated October 21/04 requesting comments on the draft schedules and mapping for the 2005 Development Priorities Plan. Our company, Seaton Ridge Communities Ltd. is the owner/applicant of lands located on the south side of Fleming Road in the vicinity of Frasson Drive and Starwood Drive. The site consists of five parcels of land which we have assembled, and together total just over six acres.

We filed applications with the City in July, 2004, for an amendment to the zoning and Draft Plan of Subdivision to allow the development of a 55 lot single detached residential plan of subdivision (file numbers 23T-04504 and ZC0409). The site is an infill site as it is surrounded by recently developed residential subdivisions and a number of older existing homes. The intention is that the two existing houses on the site will be retained as part of the subdivision.

The draft Schedule 3, page 8 and the accompanying north-east sector map summarizes the proposal and indicates draft approval in 2005 and expected development in 2006.

We are in agreement with the proposed Draft Approval time frame of 2005. The deadline for agency comments has now expired and we expect that the application will be dealt with in the early part of the new year. It is our hope however that the project can also be developed in 2005, and we feel this is justified for the following reasons:

1. A letter report prepared by Stantec on our behalf dated July 13/04 summarized the municipal infrastructure requirements and concluded this development can be considered a relatively straight forward "infill" development with no significant engineering issues. This was confirmed during our pre-consultation meeting with City Planning and Engineering staff on July 7/04.

## Schedule 9 - Continued

City of Guelph Planning and Development Department

Attn: Ms. Melissa Castellan

Page 2

2. 24 of the 55 proposed lots, or 44% are already serviced by municipal roads, water and sanitary and storm sewer connections being those lots fronting onto Fleming Road, Frasson Drive and Starwood Drive.
3. Fleming Road across the frontage of this site was reconstructed this year, at the City's expense. The portion of the cost of this reconstruction serving the lots on Fleming Road is to be recovered at the time of development. The cost related to this project is \$863 per metre x approximately 183 metres, or approximately \$158,000. The earlier development proceeds, the earlier the City will recover this expended cost.
4. As part of the reconstruction of Fleming Road, the service connections for the proposed lots were installed. The cost of these connections has been fully paid for by us. We would like to be able to generate the revenue from these lots in 2005 to pay for this front-ended expense.
5. The remaining 30 lots or 54% are to be located on Pettitt Drive, which will connect two temporary dead end sections of Pettitt Drive. This link has already been pre-engineered as part of Grangehill Estates Ph. 5A.
6. The earlier the development proceeds, the earlier the two dead-end sections of Pettitt Drive can be eliminated which is clearly beneficial for traffic movement, pedestrian and Public Works maintenance reasons.
7. The deadline for comments on the Draft Plan and re-zoning applications has now past. Of the comments received to date from agencies and city departments, none have indicated any concerns with the proposal. There also have been no concerns raised from neighbouring residents.

We hereby request that Schedule 3, page 8 and the accompanying north-east sector map be amended to allow this project to be both draft approved and developed in 2005.

We trust the above is satisfactory, however if you have any questions about this matter, please do not hesitate to contact the undersigned. Again, thank you for requesting our input into the DPP process.

Yours truly,

SEATON RIDGE COMMUNITIES LTD.



Jeremy Grant, BES, MCIP, RPP  
Planning & Development Manager



---

FAX MEMORANDUM

To: Guelph P&B Dept.

Fax: 1-519-837-5640

Attn: Melissa Castellan, Senior Development Planner

FROM: Bob Hooshley, P.Eng.

DATE: Wednesday, November 03, 2004

REFERENCE: DP Plan

---


Per your letter of Oct.21<sup>st</sup>, we have reviewed the DP Plan, and advise as follows.

Our Granghill Phase 4 is to be phased over 2 years (2005 and 2006) , with the first phase being Street A, and the area west of Street A.

As shown attached, Phase 1 has 244 lots and phase 2 has approx.231 lots.

Please amend your DPP accordingly, and thank you for your assistance.

Sincerely,

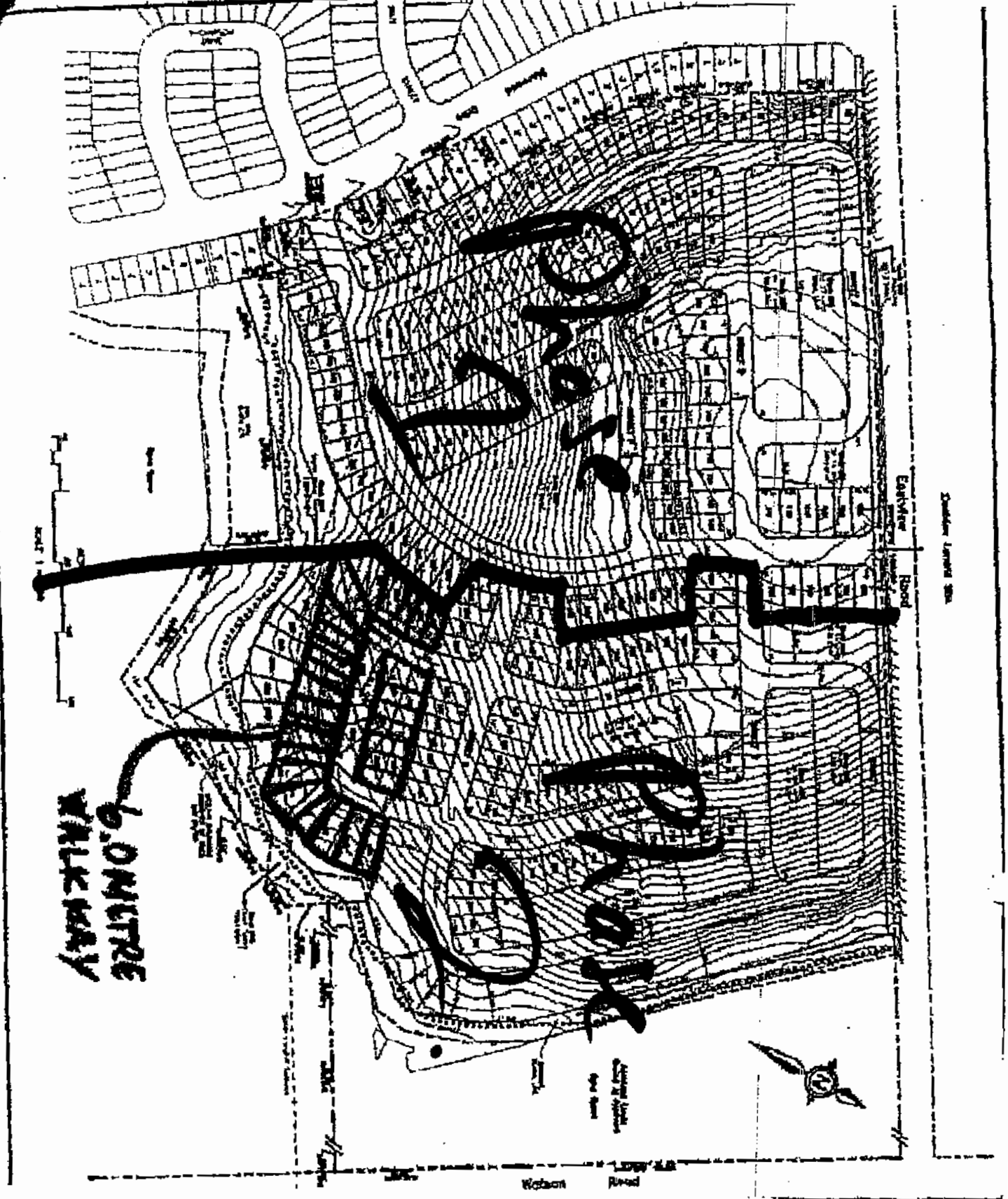


R.L. Hooshley, P.Eng.  
Vice-President

encl.

# SCHEDULE 4

## PROPOSED PLAN OF SUBDIVISION





*A Heritage of Quality, Built One Home at a Time*  
Since 1978

November 8, 2004

By Mail and Fax

The City of Guelph  
Planning Department  
59 Carden Street  
Guelph, Ontario N1H 3A1

**Attention: Ms. Melissa Castellan**  
**Senior Development Planner**

Dear Ms. Castellan,

**Re: City of Guelph Development Priorities Plan**

Thank you for providing us a copy of the "draft" Development Priority Plan for 2005 for review and comment prior to it's finalization in November of this year.

We appreciate the consideration given by staff to our initial requests for allocation which have for the most part been given the appropriate status in the draft report.

Our only concern relates to the Conservation Estates project (your files 23T-03506 & ZC0318) which is shown as being draft approved in 2005 but not developing until 2006. While we do appreciate the commitment to draft approval in 2005, we would not want the DPP to necessarily restrict our ability to move to develop in the latter part of the year if we are successful in achieving draft approval in the early part of 2005. If the draft Priorities Plan could be modified to indicate late 2005 or early 2006 for this project to develop we believe that our mutual interests would be addressed.

Thanks as always for your consideration.

Yours truly,  
**Reid's Heritage Group**

Brian D. Blackmere  
Senior Development Planner

**PLANNING AND  
BUILDING SERVICES**

**NOV 10 2004**

cc: Mr. Tim Blevins  
Mr. Sam Johnson  
Mr. Steve Clegg  
Mr. Neil Dowsley  
Mr. H. Slisarenko

## Schedule 10

### Staff Response

***Black, Shoemaker, Robinson and Donaldson Limited on behalf of Carson Reid Homes Ltd. (Walkover Subdivision UP0407).***

A request has been made to move the anticipated date for Draft Plan Approval of this proposal from 2006 to 2005. Staff agree with this request. While the subdivision application has not been formally received, we agree that it is a small development (32 townhouses anticipated), which is completely surrounded by the Watson East subdivision. The planning, engineering and environmental issues for this property were previously examined with the approval of the surrounding subdivision. Assuming that the formal application is received in the near future, this proposal should be able to be considered by Council in 2005

***Black, Shoemaker, Robinson and Donaldson Limited on behalf of Armel Corporation (Mitchell Farm Subdivision 23T-88009).***

The applicant has requested that the timing for registration of the last phase of this subdivision be changed from “post 2006” to “2006”. Armel has stated that they would like to service a phase of this subdivision each year.

The proposed DPP shows that a substantial phase of this plan is to be registered in 2005 together with an adjacent plan (23T04503). The final phase is to be registered “post 2006”. The timing of the next phase is not likely to occur until the summer of 2005 because the adjacent plan, which provides appropriate transportation links, has yet to be Draft Plan approved. While Armel has tried to service the Mitchell Farm plan on a yearly basis, registrations have taken place a year and a half to two years apart on average. For example, Armel had indicated a desire to register a phase of the Mitchell Farm Plan in 2004. This phase did not occur in 2004, but is likely to occur in 2005. Based on recent experience, indications are that the final phase of the development would occur in late 2006 or early 2007.

On this basis, staff does not support this request at this time. The timing of the last phase will be reviewed again as part of the 2006 DPP.

***Black, Shoemaker, Robinson and Donaldson Limited on behalf of Victoriaview North (23T-02503).***

A request has been submitted to show the entire Victoriaview subdivision (23T-02503) as being Draft Plan approved and registered in 2005. Concern was also expressed that the servicing comment related to the gravity sanitary sewer may not be accurate. The proposed DPP shows this subdivision to be considered for Draft Plan approval in 2005 with registration in 2006.

## Schedule 10 Continued

Engineering Staff have indicated that it may be possible to service some or all the subdivision by gravity. However, there is no capacity in the downstream sanitary sewer for the entire subdivision. An undersized sewer through the Homewood property will have to be replaced and this work is expected to be completed sometime in 2005, although there are still a number of steps and approvals (including additional funding) to be completed.

On this basis, staff does not support the request to show any portion of the plan registered in 2005. If this subdivision is able to achieve draft plan approval in a timely fashion, a small phase (next to Victoria Road North) may be able to proceed as it does not rely on the construction of a large storm water management pond on adjacent lands. Even this small phase, however, needs confirmation of sewer capacity. The balance of the subdivision may be able to proceed in 2006.

***Black, Shoemaker, Robinson and Donaldson Limited on behalf of Bluewater Investments Limited, Wolf von Teichman, Arad Saint Martin Holdings Inc. (Kortright Road East Subdivision (23T-01508)).***

A request has been made to show this entire plan as draft plan approved in 2005 and a large second phase (+/- 300 dwelling units) also registered in 2005. The proposed DPP shows this subdivision to be considered for draft plan approval in part in 2005 with the next phase to be registered "post 2006".

Staff does not support the request. While staff do agree that the subdivision may be ready for consideration of Draft plan approval in 2005, the decision to support this plan, in whole or in part, should be made by Council in conjunction with the proposed policy on the phasing of large scale subdivisions.

The request to move the timing of the registration of the second phase of the subdivision ahead to 2005 has capital budget implications, as the sanitary sewer extension and road upgrades to Victoria Road South are not budgeted until 2006.

***Jeremy Grant on behalf of The Seaton Group (Fleming Road Subdivision 23T-04504)***

A request has been made to show this entire development as Draft Plan approved and registered in 2005. The proposed DPP shows this development to be considered for Draft Plan approval in 2005 with registration to take place in 2006. This timing reflects the fact that the development is a recent submission and has not yet been considered by City Council for Draft Plan approval. This application is expected to be considered early in 2005. Given that this is a preliminary application that has not yet been approved, there is always the risk of an appeal of the decision and a corresponding delay in the timing for construction.

## Schedule 10 Continued

City Staff generally support the position presented by Mr. Grant on why this development is a logical infill type application that could be ready for development in 2005. If this development is able to achieve draft plan approval in a timely fashion, staff will use the process and flexibility provided by the DPP (see discussion in Section 5) to consider advancing the timing of this development.

### **R.L. Hooshley on behalf of Metrus Developments Inc. (Grangehill Phase 4)**

A request has been made to revise the unit counts in this development which is expected to proceed in two (2) phases. Staff agree and have made the necessary changes.

A request has also been made to move the second phase of this development ahead from "post 2006" to "2006". Staff do not agree with this request. The 2005 DPP currently shows the first phase of this subdivision to occur in 2005 with the second phase to occur "post 2006". This subdivision recently received draft plan approval and it will take a number of months to clear all of the conditions necessary for the first phase (e.g. preparation and approval of a required Environmental Implementation report). We therefore anticipate that the first phase will be registered in the fall of 2005. Further, it has been our experience with the Eastview Community that Metrus Developments Inc. usually registers a phase of this size every 18 months. Therefore the second phase is likely to occur either very late in 2006 or early 2007 which is consistent with the "post 2006" timing expectation.

Since, City Council approves the DPP on an annual basis the timing of the second phase will be considered again as part of the 2006 DPP.

### **Brian Blackmere on behalf of Reid's Heritage Homes (Conservation Estates 23T-03506)**

A request has been made to show this development as Draft Plan approved early in 2005 and registered in late 2005. The 2005 DPP shows this development to be considered for Draft Plan approval in 2005 but not registered until 2006.

While staff does not entirely support the request, the expected timing is not inconsistent with the proposed DPP. Any subdivision registered after October 31, 2005 is considered to be a 2006 project for the purpose of the DPP (see Introduction Section). Therefore, if Reid's Heritage Homes is successful in achieving Draft Plan approval during 2005, City Staff will continue to work with the developer to achieve a registration of the plan after November 1, 2005. Staff believes that this time period will be necessary to fulfill conditions of approval including the approval of an Environmental Implementation report (EIR).