

City
— of
Guelph

Planning and Building Services

Working Together to Build Our Community



2006 Development Priorities Plan

December 2005

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Schedules

- 1 Number, type and Distribution of Potential units registered in Plans of Subdivision between October 31, 2004 and October 31, 2005.
- 2 Summary of 2006 - Post 2007 Proposed Staging
- 3 Draft Plan Approval Activity
- 4 Summary, Draft Approved and Preliminary Plans (Northeast, Northwest and South plus mapping)
- 5 Building Permits for new Residential Units by Dwelling Unit Types as of October 31, 2005.
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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 preparation and approval of the DPP is in keeping with one of the goals for the ‘City of Guelph Strategic Plan 2005 and beyond – A great place to call home’ being “To manage growth in a balanced sustainable manner”. 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 of the Provincial Policy Statement.
5. To monitor the number of new lots being created as part of the Provincial Governments “Municipal Performance Measurement Program”.

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6. To assist the development industry and Boards and agencies involved in development (School Boards, Guelph Hydro) by providing growth and staging information for the City.

The development industry, individual landowners and the general public should use the DPP as data and information related to the priority for current and future residential and industrial development.

The DPP is also prepared in accordance with the policies of the City of Guelph Official Plan, 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 2006 DPP City Council will set a limit for the creation of potential dwelling units from Registered Plans from October 31, 2005 to October 31, 2006 (see **Schedule 2**). Staff will be asked to manage the registration of the various subdivisions identified for 2006 to ensure that the dwelling unit targets are not exceeded. By approving the annual DPP, Council will also highlight those Draft Plans of Subdivision (or phases) that are anticipated to be considered for Draft Plan Approval (DPA) in 2006 (see **Schedule 3**). Staff will be asked to devote time and resources to resolving issues associated with these draft plans so that they can be considered for DPA by Council in 2006.

City Council sets a limit on the creation of potential dwelling units through the approval of the annual DPP.

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 an 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. the addition of parks and school sites).
- Commitment by the Developer (e.g. signing of Engineering Services agreement, posting of Letters of Credit).
- Status and complexity of Draft Plan conditions and timing to fulfill (e.g. need for Environment Implementation Report).
- The variety and mix of housing units being provided.

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- 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).
- Council's approved "Phasing Policy for New Large-Scale Residential Plans of Subdivision"
- 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 2006 – Post 2007 is comprised of several schedules showing statistical information on tables and charts. In most cases the tables are divided into three

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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.

Based on population projections, Guelph is expected to grow at an annual rate of 900 dwelling units per year for the period 2006-2011.

The Schedules are described in more detail below:

Schedule 1: Registration Activity between October 31, 2004 and October 31, 2005.

This table monitors the registration activity for the previous year against the approved DPP for the same time period (in this case the 2005 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, 2004 and October 31, 2005 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 5**). The table shows the number of dwelling units that could be created if the registered plans were fully built out in accordance with the maximum number of dwelling units permitted in the approved zoning.

Schedule 2: Summary of 2006 – Post 2007 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, 2005.

The portion of the table entitled “2006 Proposed Registrations” is the recommended dwelling unit limits that City Staff are asking Council to approve for the year 2006.

The portion of the table entitled “2007 Anticipated Registrations” is a summary of the likely registration activity in the year 2007, 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 2007, since the DPP is approved on annual basis and provides a Council commitment for the next year only (in this case 2006). It is, however, Staff’s best estimate of the plans that could be registered during 2007.

The final portion of the table entitled “Post 2007 Anticipated Registrations” summarizes the potential dwelling units within all remaining plans for subdivision that have received Draft Plan approval or have been submitted on a preliminary basis to the City.

Schedule 2 of the DPP displays the recommended dwelling unit limit for 2006.

Schedule 3: Draft Plan Approval Activity

This schedule provides information on current and future Draft Plan approval activity in the City. **The Table entitled “Plans Anticipated to be considered for Draft Plan Approval in 2006” highlights the draft plans (or phases) that staff believe will be ready to be considered for approval by Council during 2006.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2006 nor does it commit Council to approving all, or any portion, of the plan. Staff will however be asked to devote time and resources to resolving issues associated with these draft plans so that they can be considered for DPA by Council in 2006.

Schedule 3 displays the plans that are anticipated to be considered for Draft Plan approval by Council in 2006.

The table entitled “Draft Approved Plans during 2005” highlights plans of subdivision (or phases) that have received Draft Plan approval by Council during 2005.

Schedule 4: 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** of this report **“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 provides the detailed breakdown of plans of subdivision and expected timing of development.

Schedule 5: Building Permits for New Residential Units

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

Schedule 6: Residential Construction Activity

This chart shows residential construction activity in the City of Guelph over the last 20 years (1985-2005). **Schedules 5 and 6** 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.

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Schedule 7: 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 short term supply includes lots and blocks that are registered and where building permits are readily available. The medium term supply includes lots and blocks in Draft Approved Plans that have not been registered and long term supply includes lands designated for development where staff is considering preliminary plans or unofficial proposals. 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 as of October 31, 2005, the City has approximately 6300 potential dwelling units in these two categories representing approximately a 7-year supply of growth, based on the growth projections.

Currently, the City of Guelph has approximately a 7 year supply of units in draft approved and registered plans.

Schedule 8: Third 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 of updating the 1998 Class EA to confirm the ability of the Speed River to receive a 9,000 m³/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

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increase the water taking at the Arkell Spring Grounds by approximately 9,000 m³/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 which has been commenced by the Planning & Building Services Department in 2005.

Schedule 8 provides a third quarter report Update from the Director of Environmental Services on these two important servicing issues.

Schedule 9: 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.

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4 EXPLANATION OF COLUMNS AND HEADINGS IN SCHEDULE 4

The following is an explanation of the columns and headings found in the tables featured in Schedule 4.

⇒ 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-98501, 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:

D = detached dwellings

Notes:

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

(* The dwelling unit numbers for Townhouse and Apartment dwellings is based on the maximum densities permitted by the Zoning By-law. The actual number of dwelling units eventually built on individual properties 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. Schedule 3 provides a summary of the Draft Plans (or phases) that are anticipated to be considered for Draft Plan approval in 2006.**

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⇒ **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 percentage 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 2006, 2007 or Post 2007. 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 4**.

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

5 FLEXIBILITY

Subdivisions which are scheduled and approved to be registered in 2006 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

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move the registration of developments ahead (e.g. 2007 to 2006) 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 in the DPP to ensure that this flexibility is realized.

6 SUMMARY OF DEVELOPMENT ACTIVITIES IN 2005

After setting a record for residential building permit activity in 2004 (1,495 permits for new dwellings), building permit activity in 2005 has seen a considerable reduction. As of end of October 2005 a total of 781 permits for new dwelling units have been issued, which projects to an expected total of approximately 950 new dwelling units by the end of the year (see **Schedule 5**). This would represent the first time since 1998 where the number of permits for new residential dwellings has been less than 1000.

Recent permit activity has continued to see a balanced supply of a full range of housing forms including townhouses and apartments. In 2004, 646 permits were issued for new townhouse and apartment dwellings representing approximately 43% of the total dwelling units. This balance has continued for the first 10 months of 2005 where 315 permits (40%) have been issued for multiple forms of residential accommodation. Both figures are consistent with the policy of the City that encourages at least 40% of the dwelling units to be multiple residential forms (e.g. townhouses and apartments).

Development approvals and registration activity continued to be active in the year 2005. Of the 17 registrations proposed for 2005, most of them occurred or others were advanced in keeping with the

Building permits for 950 new dwelling units are expected to be issued by year end 2005.

flexibility provided by the DPP. Fourteen (14) plans of subdivision (or portions of these plans) were registered resulting in the potential creation of 1218 dwelling units (see **Schedule 1**). Registration activity in the **south** end included the first phases of the Kortright East and Arkell Springs (Outback) subdivisions (61M-113, and 114) and the last phases of the Pine Ridge East and Clairfields subdivisions (Plans 61M-110 and 117). Registration activity in the **east** end of the City included additional phases of the Valleyhaven and Watson East subdivisions (61M-101 and 111). There was no registration activity in the **west** end of Guelph in 2005.

Two larger phases were also expected to be registered in 2005 including the second phase of the Westminster Woods East subdivision (23T-02502) in the south, and the next phase of the Mitchell Farm subdivision (23T-88009) in west. The Westminster registration did not occur due to delays in achieving Draft Plan Approval and the Mitchell Farm project was delayed at the request of the developer (Armel Corporation). These phases have been carried forward and are included in the 12 proposed registrations for 2006 (see Forecast for 2006 below).

During 2005, City Council passed a new policy dealing with the phasing of new large-scale residential subdivisions. The policy requires that draft plan approval of residential subdivisions containing more than 200 potential dwelling units or 10 hectares be brought forward for consideration in a logical phase or phases in keeping with the approved DPP. In keeping with this policy, seven (7) draft plans of subdivision (or phases of these subdivisions) were granted Draft Plan Approval (D.P.A.) in 2005 which added an additional 606 potential dwelling units to the medium term supply of potential dwelling units in the City. These plans include the Victoriaview North subdivision (23T-02503) and the first phase of the Westminster Woods East project (23T-02502). Both plans were identified for consideration of Draft Plan approval in 2005 as part of the 2005 DPP. **Schedule 3** provides a summary of all of the plans which achieved Draft Plan approval in 2005.

A phasing policy for subdivisions was approved in 2005.

Two (2) plans of subdivision were granted extensions to draft plan approval in 2005 to allow time to complete the plans. The Northview and Ingram subdivisions (23T-01501 and 23T-01502) both received 3-year extensions to September 6, 2008. These subdivisions are proposed to be registered in phases over the next 2-3 years, following the upgrade to the Arthur Street sanitary sewer, which will provide the truck sanitary capacity for these developments to proceed.

7 FORECAST FOR 2006

Discussions with representatives of the development community indicate that requests for development approvals and registrations are expected to remain active during 2006 although slightly reduced from the levels experienced in 2005. There is also some uncertainty surrounding building permit activity.

Requests to register all or parts of 12 subdivisions are contained within the recommended dwelling unit numbers in the 2006 DPP. Of note is that the requests vary considerably between larger and smaller phases. Four (4) of the requests are for large phases (+/-200 units) including the Mitchell Farm subdivision in the west, Victoriaview North and Grangehill subdivisions in the east and the second phase of the Westminster East project in the south. Six (6) registrations are expected in the east, five (5) in the south and one (1) in the west. This number of expected subdivision registrations is slightly less than the number supported with the 2005 DPP. The numbers, however, indicate that City Engineering and Planning Staff will continue to be active dealing with the approvals and servicing necessary to facilitate these registrations.

Staff expect that nine (9) 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 2006 (see **Schedule 3**). The subdivisions (or parts thereof), which may be considered for Draft Plan approval in 2006, include a total of approximately 1079 potential dwelling units.

Building permit activity in the residential sector is somewhat more uncertain. Guelph has experienced approximately a 35% reduction from the record permit levels of last year and many other Ontario Cities have also seen varying reductions in residential permit activity from 2004 to 2005. While there is no clear consensus, the reasons for the reduction appear to include:

- ◆ A slow but steady rise in interest rates;
- ◆ Economic uncertainty in certain key market sectors (e.g. automotive) and higher energy costs leading to a reduction in consumer confidence.
- ◆ A low inventory of registered lots, particularly lots for detached dwellings.

Building permit activity has decreased in 2005; this decrease is not unique to Guelph.

Recent articles suggest that the recent cooling off of residential housing starts is expected to continue into 2006.

In Guelph, the permit activity for 2006 is expected to be consistent with the activity experienced in 2005 (+/- 900 to 1000 new dwelling units). This residential permit activity is forecast due to the general low inventory of registered residential lots (especially detached lots) and recent uncertainty about the economy in general. 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 continued to communicate with representatives of the Guelph Development Association (GDA) during the year 2005 to monitor the approved “2005 Development Priorities Plan. Regular quarterly meetings were re-established during 2005 as part of the Development Application Review (DARP) initiative and the DPP was a regular agenda topic, among a number of issues associated with our development review process.

The Draft 2005 – Post 2006 DPP was circulated to the development community (owners/consultants and agencies) for comment on October 7, 2005. Following release of the draft, City staff met with the GDA representatives on October 19, 2005. At the meeting the GDA expressed a concern with the low inventory of available lots and expressed a desire to increase this inventory in future years.

Several responses were received from the owners, consultants concerning a number of draft and preliminary plans and the DPP in general (see also **Schedule 10**).

A staff response to all of the comments and requests is provided on **Schedule 11**.

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9 CONCLUSIONS AND RECOMMENDATIONS

The DPP continues to be a useful tool in meeting the City’s Strategic goal of managing growth in a balanced sustainable manner. During 2005, the DPP was also effective in assisting staff in establishing priorities for the review and approval of new development from residential plans of subdivision.

9.1 Registration Activity

Registration activity in 2005 was in line with the dwelling unit targets set by Council as a limit to growth. While not all plans proposed for registration were completed, the carryover of units from the previous year, allowed other projects to be advanced. This is in keeping with the desire of the GDA that the plan maintain flexibility.

9.2 Building Permit Activity

Residential building permit activity fell substantially from the record year (1495 new units) in 2004. The residential permit activity for 2005, which projects to approximately 950 units at year-end, however, is consistent with the Population Projections endorsed by Council. These projections indicated 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. Similar building permit activity is predicted for next year, due to economic uncertainties, a predicted rise in interest rates and a current shortage of lots for lower density forms of housing. The 20-year average is 879 dwelling units per year as noted on **Schedule 6**.

9.3 Phasing Policy

The new phasing policy for large scale residential subdivisions has been effective in introducing new potential dwelling units at a moderate rate into the medium term housing supply (plans with Draft Plan approval). In support of this policy the 2006 DPP includes a new **Schedule 3**, which highlights plans (or phases of plans) anticipated to be presented to Council for the consideration of Draft Plan approval in 2006. These are the subdivisions that staff time and resources will be devoted to resolving issues so that they can be considered by City Council. If supported these subdivisions would add a potential 1079 dwelling units to the medium term supply. This number is

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also generally consistent with our growth projections and will assist in maintaining the medium term supply of units.

9.4 Inventory of Units

A managed approach to the approval of new units has once again allowed the City to reduce the medium term inventory of units from 6545 units in 2004 to approximately 6300 units. This equates to an overall supply of approximately 6.0 – 7.0 years (see **Schedule 7**) but only a 4-5 year supply of lower density dwellings (see **Schedule 9**). A managed approach to the introduction of new units is still essential until the long-term water and waste water capacity issues are resolved.

9.5 Water and Wastewater

An examination of the information regarding water and wastewater treatment flows (see **Schedule 8**) indicates that the City still has capacity to handle the commitments for the future dwelling units currently registered and draft plan approved. Of particular interest is the fact that for the second year (i.e. 2003-2005) per capita flows have been reduced, 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 6000 units of residential development, which equates to 6 years of growth based on recent growth rates. For water, the data indicates a current capacity to register an additional 7000 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 73,000m³/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 14,800 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.

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9.6 Recommendation

City staff recommend that the Development Priorities Plan (DPP) 2006 be approved (Schedules 2, 3 and 4) and used as a guide to managing the rate and timing of development for the next year. The DPP 2006 recommends that Council support the creation of up to 1287 potential dwelling units from the registration of plans in 2006 (See **Schedule 2**). Also contained in the figure is a carryover plans of subdivision (367 units), which were expected to be registered in 2005. If this latter figure is subtracted, the DPP is recommending the creation of approximately 900 potential new units in 2006, which is in keeping with previous years and the City's growth projections.

A breakdown of the components of the 1287 dwelling units is 855 detached, 106 semi-detached and 326 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. The larger number of detached dwellings will respond to the current shortage of lots available for lower density housing forms. In terms of short-term supply, there are 2400 potential units (as of October 31, 2005) currently available for building permits in registered plans. Although, this overall number is consistent with last year's DPP, the number of potential detached and semi-detached dwellings has fallen from approximately 700 last year to 550 this year. The vast majority of potential units in the short term supply, approximately 1850 units (over 75%) are in potential multiple residential projects (**Schedule 7**). The proposed registrations in 2006 will seek to balance this supply.

The 2006 DPP recommends support for the creation of up to 1287 dwelling units from the registration of plans in 2006.

SCHEDULE 1

NUMBER, TYPE AND DISTRIBUTION OF POTENTIAL UNITS IN REGISTERED PLANS OF SUBDIVISION BETWEEN OCTOBER 31, 2004 AND OCTOBER 31, 2005

Northwest

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
					0
TOTAL	0	0	0	0	0

Northeast

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-106 Carson Reid (Starwood at Grange)	1		36		37
61M-107 Valleyhaven	65	22			87
61M-111 Watson East Phase 3	67		57		124
61M-122 Ingram	40	20	69		129
61M-?? Watson Creek Phase 2	70	34			104
61M-?? Grangehill Ph 4A	147	22	65		234
61M-?? 81 Fleming Rd	55				55
TOTAL	445	98	227	0	770

South

Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-108 Victoria Gardens 2A	106				106
61M-110 Pine Ridge East Ph. 7	8	30	62		100
61M-113 Pine Meadows Ph. 6 (Kortright East Extension)	42				42
61M-114 Arkell Springs Phase 1 (Outback)	55				55
61M-116 Westminster Woods Ph. 5	41				41
61M-117 Clairfields Ph. 8	16				16
61M-119 Victoria Gardens Ph. 2B	46		42		88
TOTAL	314	30	104	0	448

ACTUAL OVERALL TOTAL (2005)	759	128	331	0	1218
APPROVED 2005 DPP	1056	140	324	0	1520

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

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 2006-POST 2007 PROPOSED STAGING DWELLING UNIT TARGETS

Sector	Single	Semi- Detached	Townhouses	Apartments	Total
--------	--------	-------------------	------------	------------	-------

2006 Proposed Registrations*

Northeast	468	74	147	0	689
Northwest	98	32	32	0	162
South	289	0	147	0	436
Subtotal	855	106	326	0	1287 **

2007 Anticipated Registrations

Northeast	231	32	81	50	394
Northwest	110	0	16	0	126
South	350	0	230	0	580
Subtotal	691	32	327	50	1100

Post 2007 Anticipated Registrations

Northeast	437	46	372	361	1216
Northwest	0	0	0	877	877
South	1099	266	823	676	2864
Subtotal	1536	312	1195	1914	4957

2006 DPP OVERALL	3082	450	1848	1964	7344
2005 DPP OVERALL	3767	646	2198	2013	8624
2004 DPP OVERALL	3867	734	2012	2071	8684
2003 DPP OVERALL	4132	806	1752	1935	8625
2002 DPP OVERALL	4141	831	1628	2127	8727

* includes anticipated registrations between November 1 and December 31, 2005.

** includes a carryover of 367 potential units that were anticipated to be registered in 2005.

SCHEDULE 3

Draft Plan Approval Activity

Plans Anticipated to be Considered for Draft Plan Approval in 2006

Northeast	Single	Semi-Detached	Townhouses	Apartments	Total
23T-03502 58-78 Fleming Rd	23				23
23T-04501 340 Eastview Rd Ph 1	108	32	36		176
23T-05502 Hardy St	13				13
UP0407 Walkover			32		32
Total Northeast	144	32	68	0	244
Northwest					
Total Northwest	0	0	0	0	0
South					
23T-01508 Kortright East Ph 2 (Pine Meadows Ph. 7)	101		160		261
23T-02502 Westminster Woods East Ph 3	179		16		195
23T-03506 Conservation Estates	81		56		137
23T-03507 Pergola			91		91
23CDM05506 1159 Victoria Road West	95		48	8	151
Total South	456	0	371	8	835
Overall Total	600	32	439	8	1079

Plans that were Draft Approved during 2005

Northeast	Single	Semi-Detached	Townhouses	Apartments	Total
23T-01506 Cityview and Grange	72				72
23T-02503 Victoriaview North	163		55		218
23T-04504 81 Fleming Rd	55				55
Total Northeast	290	0	55	0	345
Northwest					
23T-96504 Coldpoint (Industrial)					0
23T-04503 Mitchell Farm Ph 2	16	8	32		56
Total Northwest	16	8	32	0	56
South					
23T-04502 Woodside Rd	11				11
23T-02502 Westminster Woods East Ph 2	194				194
23T-03501 Hanlon Creek Business Park					0
Total South	205	0	0	0	205
Overall Total	511	8	87	0	606

SCHEDULE 4

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	1136	152	600	411	2.538	2.884	1.76	6.509	\$4,475,824.00	\$10,338,108.50
Northwest	208	32	48	877	9.72	9.188	0	0.213	\$875,793.00	\$3,645,655.50
South	1738	266	1200	676	6.384	167	2.6	9.917	\$9,712,623.00	\$16,871,838.00
TOTAL	3082	450	1848	1964	18.642	179.072	4.36	16.639	\$15,064,240.00	\$30,855,602.00

Note:

D = Single Detached	Comm = Commercial
SD = Semi-Detached	Ind = Industrial
TH = Townhouse	Inst = Institutional
APT = Apartment	DC = Development Charge

SCHEDULE 4 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				1987/12/23	(\$311,037) \$1,294,946	Post 2007
Service 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	208	32	48	356		4.688		0.213	1997/06/01 5/13/2005	(\$564,756) \$2,350,710	Phase 2006 (98 D, 32 SD, 32 TH) Phase 2007 (110 D, 16 TH) Phase Post 2007
Service Comments:	Requires extension of existing services. Storm sewer oversizing (SW0023).											
Timing Comments:	None.											

SCHEDULE 4 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			2006		Phase 2006
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 4 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	154	62	156	74	1.048	2.884	1.76		2001/03/20 (3 year extension to 2007/03/20)	(\$908,260) \$1,980,807	Phase 2006 (East Ph 4) (52 D, 28 SD, 42 TH) Phase Post 2007 (Creek) (89 D, 34 SD, 108 TH, 74 APT) Phase Post 2007 (East) (13 D, 6 TH)
<p>Servicing Comments: Phase in 2006 require extension of existing services. Watson Road upgrades required. Watermain on Eastview Road required. Plan include Flex zoning where it is assumed that 20-25% of the units will be semi detached.</p> <p>Timing Comments: Watson Road from Grange Road to Eastview Road approved in 2002 Capital Budget (RD0080). Watermain on Eastview Road forecasted for 2009 in 2005 Capital Budget (WW0069).</p>												
23T-98506 Grangehill Phase 5	Part Preliminary	67		53	140				0.428	2007	(\$222,222) \$924,859	Post 2007
<p>Servicing Comments: Extension of existing services.</p> <p>Timing Comments: Requires amendment to the Official Plan. The application is on hold at the request of the applicant. The Council approved Commercial Policy Review identifies the lands as part of a mixed use node therefore the residential component of this plan may change.</p>												
23T-99501 / 23T-96501 Valeriotte and Martini	Draft Approved	20							cash in lieu	2000/11/23 3 year extension to 2006/11/21	(\$25,280) \$105,220	Post 2007
<p>Servicing Comments: Requires services from Cityview Drive. Upgrades to Cityview Drive required.</p> <p>Timing Comments: Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022).</p>												

SCHEDULE 4 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	106		76	50				1.723	2002/09/06 3 year extension to 2008/09/06	(\$560,662) \$1,003,725	Phase 2007 (72 D, 50 APT) Phase Post 2007 (34 D, 76 TH)
Servicing Comments:	Requires Victoria Road North upgrade and extension of watermain. Requires reconstruction of Arthur Street trunk sewer. Pumping station/forcemain required.											
Timing Comments:	Next phase of Arthur Street sanitary trunk sewer construction approved in 2000 Capital Budget. Additional Funding approved in the 2005 Capital Budget (WS0017). Victoria Road North upgrade approved in 2003 Capital Budget (RD0073).											
23T-01502 Northview Estates	Draft Approved	105		45					1.166	2002/09/06 3 year extension to 2008/09/06	(\$495,845) \$742,935	Phase 2007 (51 D, 45 TH) Phase Post 2007 (54 D)
Servicing Comments:	Requires Victoria Road North upgrade and extension of watermain. Requires reconstruction of Arthur Street trunk sewer. Pumping station/forcemain required on Ingram lands.											
Timing Comments:	Next phase of Arthur Street sanitary trunk sewer construction approved in 2000 Capital Budget. Additional Funding approved in the 2005 Capital Budget (WS0017). Victoria Road North upgrade approved in 2003 Capital Budget (RD0073).											
23T-01506 Cityview and Grange	Draft Approved	72							cash in lieu	2005/03/04	(\$91,008) \$378,792	2006
Servicing Comments:	Requires extension of existing services and requires services from Cityview Drive.											
Timing Comments:	Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022).											

SCHEDULE 4 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	Draft Approved	163		55				0.752	6/31/2005	(\$369,622) \$1,090,413	2006	
<p>Servicing Comments: Requires extension of services and upgrade of Victoria Road North. Requires reconstruction of Arthur Street trunk sanitary sewer.</p> <p>Timing Comments: Next phase of Arthur Street sanitary trunk sewer construction approved in 2000 Capital Budget. Additional Funding approved in the 2005 Capital Budget (WS0017). Victoria Road North upgrade approved in 2003 Capital Budget (RD0073).</p>												
23T-03502 58-78 Fleming Road	Preliminary	23							2006	(\$29,072) \$121,003	2006	
<p>Servicing Comments: Requires extension of existing services.</p> <p>Timing Comments: Requires Draft Plan approval.</p>												
23T-03504 Grangehill 4B	Draft Approved	145	46	50				1.04	2004/10/04	(\$927,324) \$1,216,551	2006	
<p>Servicing Comments: Requires extension of existing services. Development of part of lands may require water booster pump system.</p> <p>Timing Comments: Condition of Draft Plan Approval requires the completion of an Environmental Implementation Report.</p>												
23T-04501 340 Eastview Rd Linke	Preliminary	176	44	111	147	1.49		1	Part 2006 Part 2007	(\$658,837) \$1,992,763	Phase 2007 (108 D, 32 SD, 36 TH) Phase Post 2007 (68 D, 12 SD, 75 TH, 147 APT)	
<p>Servicing Comments: Requires extension of services through the northerly portion of the East Watson Plan. Watermain on Eastview Road required.</p> <p>Timing Comments: Requires Draft Plan approval. Timing will be dependent on the development of the northerly section of the East Watson plan. Watermain on Eastview Road forecasted for 2009 in 2005 Capital Budget (WW0069).</p>												

SCHEDULE 4 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-05502 Concession Holdings 3, 5, 7 Hardy Street	Preliminary	13								2006	(\$16,432) \$68,393	2006
Servicing Comments: Private servicing.												
Timing Comments: Requires Draft Plan Approval.												
UP0407 Walkover	Preliminary			32						2006	(\$32,576) \$135,488	Post 2007
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		2007	(\$138,684) \$577,160	Post 2007
Servicing Comments: Part of lands require sanitary outlet through adjacent lands (Armishaw).												
Timing Comments: Requires submission of application for draft plan approval. Requires CN approval and an EIS.												

SCHEDULE 4 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				2006		Phase 2006 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. SS0002, SW0007, WW0036, WW0053, WW0040, WW0052, WS0029, RD0093											
Timing Comments:	Draft Plan approval and associated Official Plan and Zoning Amendment appealed to the Ontario Municipal Board.											

SCHEDULE 4 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-01503 Victoria Gardens	Draft Approved	86	18	265	168	0.503				2002/09/27	(\$1,931,522) \$1,992,542	Phase Post 2007 (72 D, 18 SD, 57 TH, 94 APT) Phase Post 2007 (14 D, 208TH, 74 APT)
Servicing Comments:	Requires sanitary outlet via Victoria Road, pumping station required on lands that are not yet draft plan approved (Kortright East Extension). Victoria Road and Arkell Road upgrades required.											
Timing Comments:	Confirmation of possible servicing schemes required. Sanitary sewer construction via Victoria Road approved for 2006 in 2005 Capital Budget (WS0056). Environmental Assessment complete. Victoria Road reconstruction forecasted for 2006/2007 in 2005 Capital Budget (RD0079). Arkell Road forecasted for 2007/2008 in proposed 2006 Capital Budget (RD0141)."											
23T- 01507 Outback Developments Dutchmill /Arkell Springs	Draft Approved	70		54						2003/07/11	(\$159,972) \$596,906	2007
Servicing Comments:	Requires extension of existing services and sanitary sewer on Arkell Road. Arkell Road improvements required.											
Timing Comments:	Arkell Road forecasted for 2007/2008 budget in proposed 2006 capital budget (RD0141).											
23T-01508 Kortright East (Pine Meadows)	Part Draft Approved Preliminary	360	40	300	300	1		2.6	3.014	2003/11/21 Part 2006	(\$2,676,100) \$4,120,250	Phase 2007 (101D, 160TH) Phase Post 2007
Servicing Comments:	Requires Victoria Road sanitary outlet.											
Timing Comments:	Victoria Road sanitary approved for 2006 in 2005 Capital Budget (WS0056). Kortright Road collector forecasted for 2007 in proposed 2006 Capital Budget (RD0070). Victoria Road forecasted for 2009 in 2005 Capital Budget (RD0078).											

SCHEDULE 4 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-02501 120 Dawn Avenue	Draft Approved	3							cash in lieu	2003/06/13	(\$3,792) \$15,783	2006
Servicing Comments:	None.											
Timing Comments:	None											
23T-02502 Westminister Woods East	Preliminary Part Draft Approved	832	208	242	140				4.873	Part 09/05/2005 Part 2006	(\$2,863,246) \$6,844,038	Phase 2006 (194 D) Phase 2007 (179 D, 16 TH) Phase Post 2007
Servicing Comments:	Extension of existing services required, watermain to be extended to Victoria Road (WW0061).											
Timing Comments:	Draft plan approval required. Revised submission and staging strategy has been received. Reconstruction of Clair Road, Gordon to Victoria, forecasted for 2006/2007 in 2005 Capital Budget (WW0048, RD0067). Reconstruction of Victoria Road forecasted for 2006/2007 in 2005 Capital Budget. (RD0079)											
23T-03506 1471 Gordon Street Conservation Estates	Preliminary	81		56					0.37	2006	(\$159,392) \$663,245	2006
Servicing Comments	Requires extension of existing services.											
Timing Comments:	Draft Plan approval required.											

SCHEDULE 4 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-03507 Pergola	Preliminary			91		4.881			0.4	2006	(\$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. Developing part of lands may require water pressure booster system.											
Timing Comments:	Requires Draft Plan approval. Application was recently revised. Clair Road reconstruction forecasted for 2006/2007 in 2005 Capital Budget (WW0048, RD0067). Gordon Street, south of Clair, improvements forecasted for 2009 in 2005 Capital Budget (RD0114).											
23T-04502 Woodside Road Extension	Draft Approved Preliminary	11							cash in lieu	2005	(\$13,904) \$57,871	2006
Servicing Comments:	Extension of existing services.											
Timing Comments:	None.											
23T-05501 Victoria Park West	Preliminary	14								2007	(\$17,696) \$73,654	Post 2007
Servicing Comments:	Detailed servicing report required.											
Timing Comments:	Requires Draft Plan approval. Requires environmental studies.											
23CDM05506 1159 Victoria Rd West	Preliminary	95		48	8					2006	(\$173,720) \$683,143	Post 2007
Servicing Comments:	Detailed servicing report required.											
Timing Comments:	Requires Draft Plan approval. Requires environmental studies.											

SCHEDULE 4 Continued

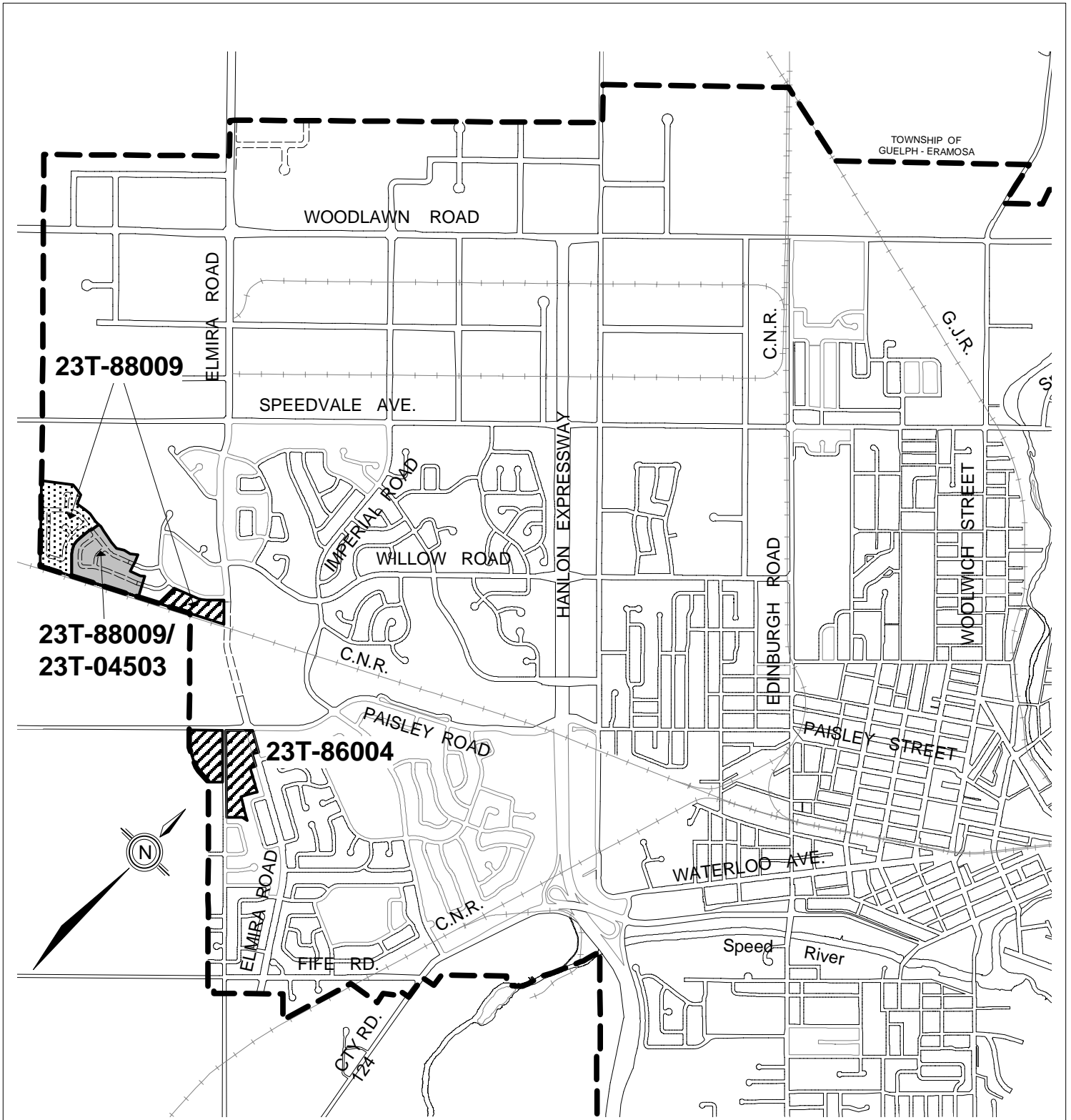
Development Priorities Plan: Draft Approved and Preliminary Plans

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							
ZC0306 Krizsan-Bird	Preliminary	27		40	60				0.26	2007	(\$375,668) \$162,277	Post 2007
Servicing Comments:	Gordon St services and roadworks required. 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. Gordon St reconstruction forecasted for 2009 in 2005 Capital Budget (RD0114). South end In-Ground Storage forecasted for 2008 in 2005 Capital Budget (WW0045).											
UP0301 Dallan	Preliminary	159		104					1	2007	(\$643,848) \$1,276,835	Phase Post 2007
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. Clair Road reconstruction forecasted for 2006/2007 in 2005 Capital Budget (WW0048, RD0067).											

SCHEDULE 4 CONTINUED



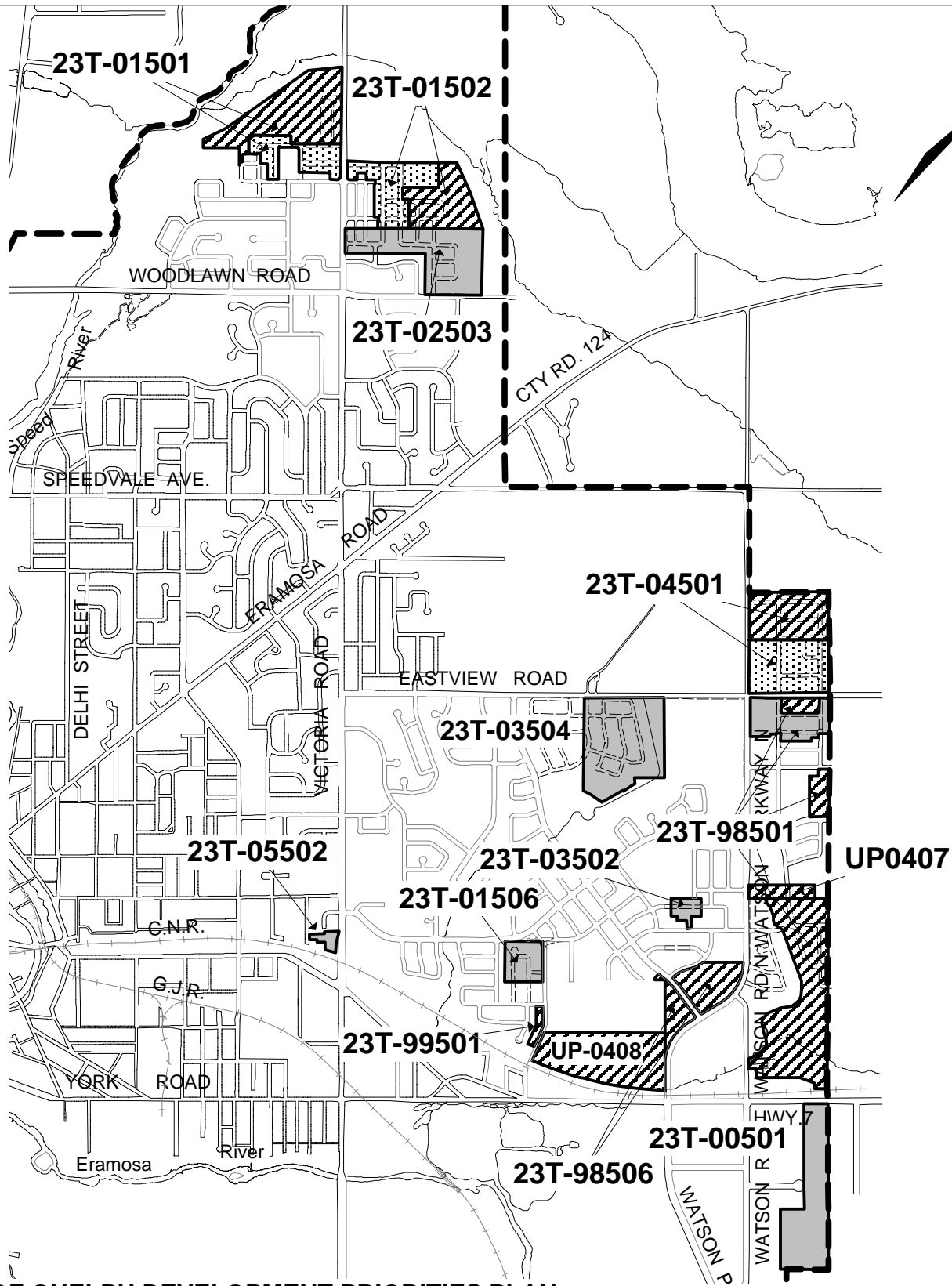
CITY OF GUELPH DEVELOPMENT PRIORITIES PLAN **PROPOSED REGISTRATION 2006+** **NORTHWEST SECTOR**

-  2006 ANTICIPATED REGISTRATIONS
-  2007 POTENTIAL REGISTRATIONS
-  POST 2007






PLANNING and BUILDING SERVICES
PLANNING DIVISION

SCHEDULE 4 CONTINUED



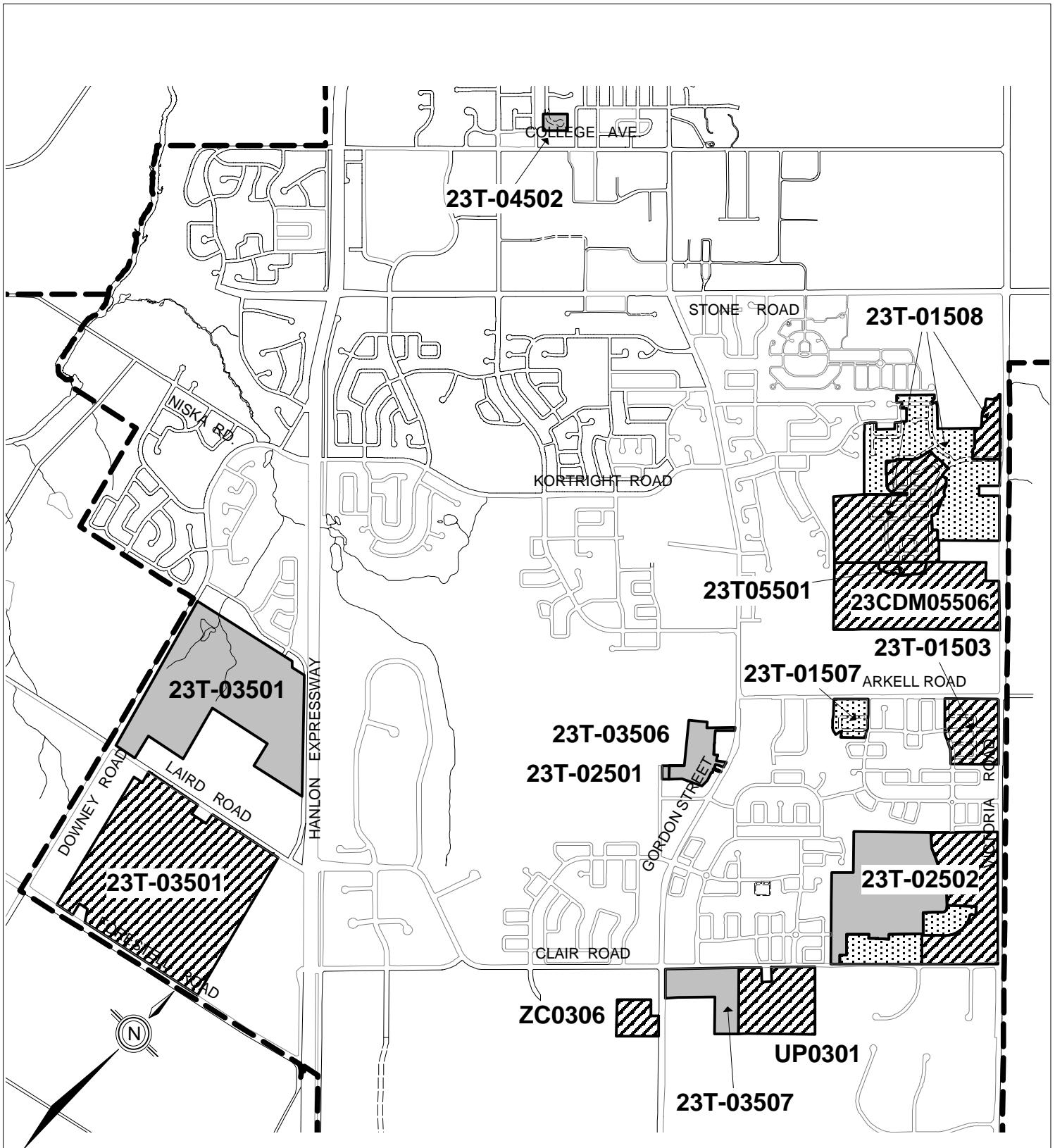
**CITY OF GUELPH DEVELOPMENT PRIORITIES PLAN
PROPOSED REGISTRATION 2006+
NORTHEAST SECTOR**

-  2006 ANTICIPATED REGISTRATIONS
-  2007 POTENTIAL REGISTRATIONS
-  POST 2007






PLANNING and BUILDING SERVICES
PLANNING DIVISION

**SCHEDULE 4
CONTINUED**



**CITY OF GUELPH DEVELOPMENT PRIORITIES PLAN
PROPOSED REGISTRATION 2006+
SOUTH SECTOR**

-  2006 ANTICIPATED REGISTRATIONS
-  2007 POTENTIAL REGISTRATIONS
-  POST 2007



PLANNING and BUILDING SERVICES
PLANNING DIVISION

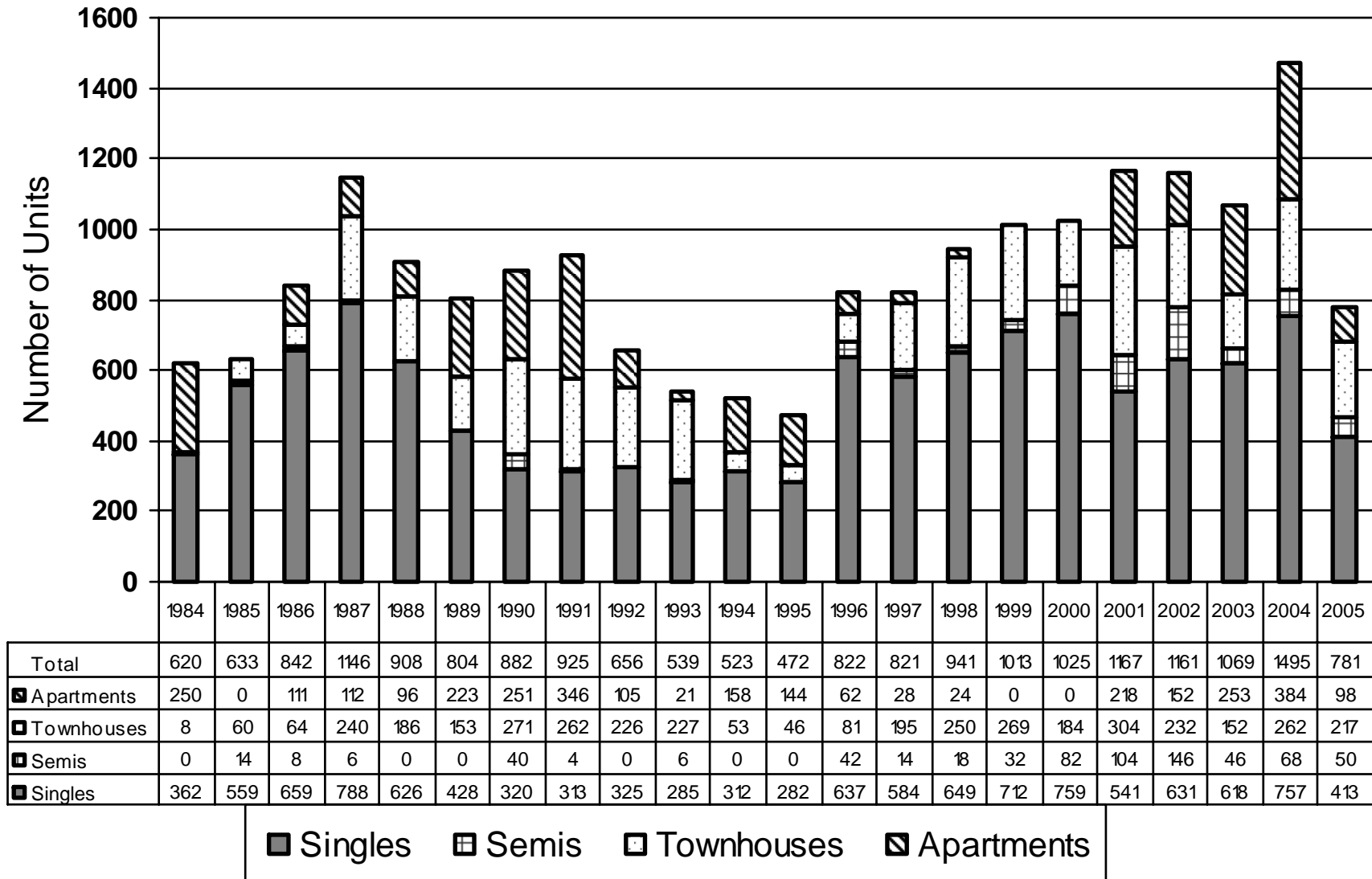
SCHEDULE 5

Building Permits For New Residential Units by Dwelling Unit Types as of October 31, 2005

Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Basement Apts		Conversions		Building Permit Totals		Demolitions		Deconversions		Net Totals		
	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	
January	28	21	2	4	50	0	33	0	3	12	1	0	117	37	0	0	0	0	117	37	
February	41	49	0	0	42	11	0	0	7	7	1	0	91	67	0	0	0	0	91	67	
March	22	66	8	2	22	50	0	0	3	9	0	0	55	127	0	2	0	0	55	125	
April	56	116	8	0	17	27	0	0	8	6	1	0	90	149	1	6	0	0	89	143	
May	33	81	8	4	38	22	0	0	15	7	0	0	94	114	1	0	0	0	93	114	
June	36	97	6	12	28	8	0	125	5	14	0	9	75	265	0	1	0	0	75	264	
July	69	66	0	2	8	10	0	0	5	11	0	1	82	90	2	2	0	0	80	88	
August	36	72	4	0	0	33	0	0	6	9	0	0	46	114	0	0	0	0	46	114	
September	38	73	2	8	6	6	0	0	7	1	0	11	53	99	0	0	0	0	53	99	
October	54	51	12	16	6	42	0	32	6	7	0	0	78	148	1	1	0	0	77	147	
November		41		20		36		28		9		0		134		0		0		0	134
December		24		0		17		96		11		3		151		0		0		0	151
Totals	413	757	50	68	217	262	33	281	65	103	3	21	781	1,495	5	12	0	0	776	1,483	

Source: Building Permit Summaries, Planning and Building Services

Schedule 6 Residential Construction Activity by Unit Type City of Guelph 1984-2005



Source: City of Guelph Building Permit summaries

Basement apartments added in total apartments beginning 2001

Annual Average: 879 units (1984-2004 year end)

2005 Totals are as of October 2005 only

Schedule 7

Potential Development Summary - Short, Medium and Long Term October 31, 2005

	<u>Singles</u>	<u>Semis</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Total</u>	<u># of Years Supply</u>
Short Term	786	152	698	1271	2907	3.2
Registered Plans of Subdivision						
Medium Term	1337	158	749	1169	3413	3.8
Draft Plans of Subdivision						
Long Term	1745	292	1099	795	3931	4.4
Preliminary Plans & Unofficial Proposals						
Overall Total	3868	602	2546	3235	10251	11.4
Total Draft and Registered Plans	2123	310	1447	2440	6320	7.0
Previous DPP's						
Total Draft and Registered Plans (2005)	2227	430	1544	2344	6545	7.3
Total Draft and Registered Plans (2004)	2481	425	1348	2330	6584	7.3
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

Table 2

SCHEDULE 7 continued**Permits Issued Year to-date and Remaining Vacant Lots
by Registered Plan of Subdivision as of October 31, 2005**

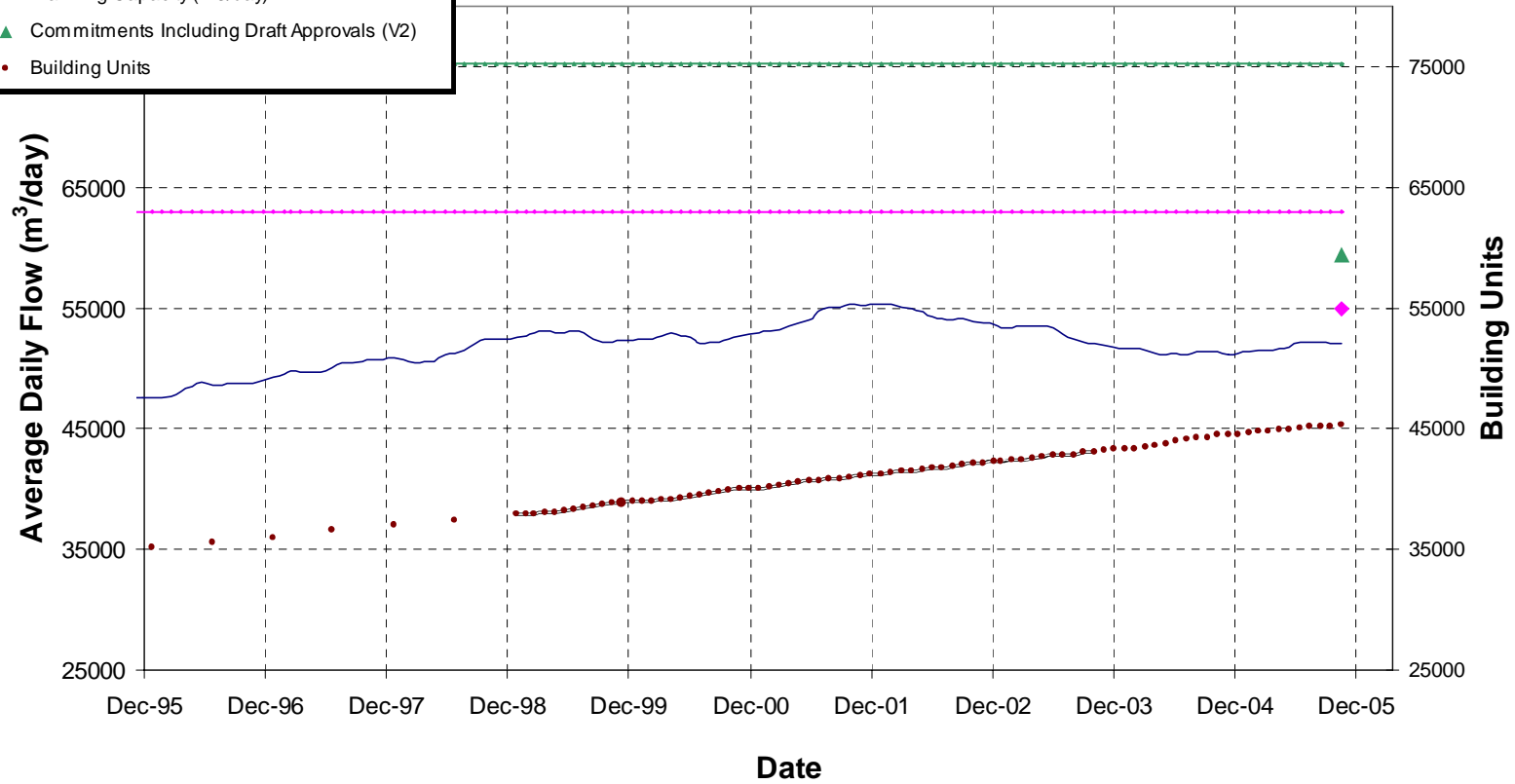
Year Plan Registered	Subdivision	Detached		Semi-Detached		Townhouse		Apartment		Totals Per Subdivision	
		Permits This Year	Vacant	Permits This Year	Vacant	Permits This Year	Vacant	Permits This Year	Vacant	Permits This Year	Vacant lots/ units
1988	779 Old Stone Estates		1							0	1
1996	856 Pine Ridge Phase 1						22			0	22
1998	61M8 Paisley Village					0		33	203	33	203
	61M13 Carrington Place						19			0	19
	61M18 Grangehill Ph. 3			0	8			0	50	0	58
	61M26 Paisley Village Ph. 2						129			0	129
2000	61M35 Westminister Woods Blks. 181 & 182	1	5							1	5
	61M39 Clairfields Ph. 3		4							0	4
	61M44 Southcreek Ph. 8						6			0	6
	61M45 Pine Ridge East Ph. 2		1			6	0			6	1
	61M48 Stephanie Drive			0	4			0	80	0	84
	61M53 Elmira Road Extension							0	347	0	347
	61M54 Victoria Wood (Kortright 4)					0	30			0	30
2001	61M55 Gies (Kortright 4)		1							0	1
	61M65 Westminister Woods Ph. 3							0	100	0	100
2002	61M67 Southcreek Ph. 9A	8	9							8	9
	61M68 Chillico Heights	1	0			0	36			1	36
	61M69 Cedarvale- Schroder West					0	7	0	99	0	106
	61M70 Clairfields Ph. 4	25	15							25	15
	61M80 Clairfields Ph. 5	11	2							11	2
2003	61M82 Southcreek Ph. 9B	1	9							1	9
	61M83 Westminister Woods Ph. 4	0	0	24	12	12	23			36	35
	61M84 Chillico Woods	28	31	2	8	11	39			41	78
	61M88 Watson East Ph. 1	15	23							15	23
2004	61M90 Northern Heights Ph. 1	52	7							52	7
	61M91 Valleyhaven	3	3							3	3
	61M92 Watson Creek Ph. 1	10	5			0	8	0	12	10	25
	61M93 Grangehill Ph. 6B	9	3					0	100	9	103
	61M97 Pine Ridge East Ph. 6	20	5							20	5
	61M98 Northview Estates Ph. 1	1	2	2	0	5	0			8	2
	61M99 Watson East Ph. 2	14	11							14	11
	61M103 Bathgate Drive	2	10							2	10
	61M104 Southcreek Ph.9C	23	29	10	0					33	29
	23CDM04501 Arboretum Ph. 5							0	280	0	280
2005	61M106 Starwood and Grange					0	36			0	36
	61M107 Valleyhaven Phase 3	19	47	8	16					27	63
	61M108 Victoria Gardens Ph. 2A	51	55							51	55
	61M110 Pine Ridge East Ph. 7	8	0	4	26	0	72			12	98
	61M111 Watson East Ph. 3	24	43			0	95			24	138
	61M113 Pine Meadows Ph. 6 (Kortright East)	7	35							7	35
	61M114 Arkell Springs Ph. 1	7	48		2					7	50
	61M116 Westminister Woods Ph. 5	25	16							25	16
	61M117 Clairfields Ph. 8	6	10							6	10
	61M119 Victoria Gardens Ph. 2B	2	44			0	42			2	86
Sub-Total Registered Plans		395	474	50	76	78	564	33	1271	556	2385
Other (Reference plans, Severed Lots etc.)		18								18	
Overall Total		413	474	50	76	217	564	33	1271	713	2385

Source: Building Permit Summaries Planning and Building Services

Schedule 8

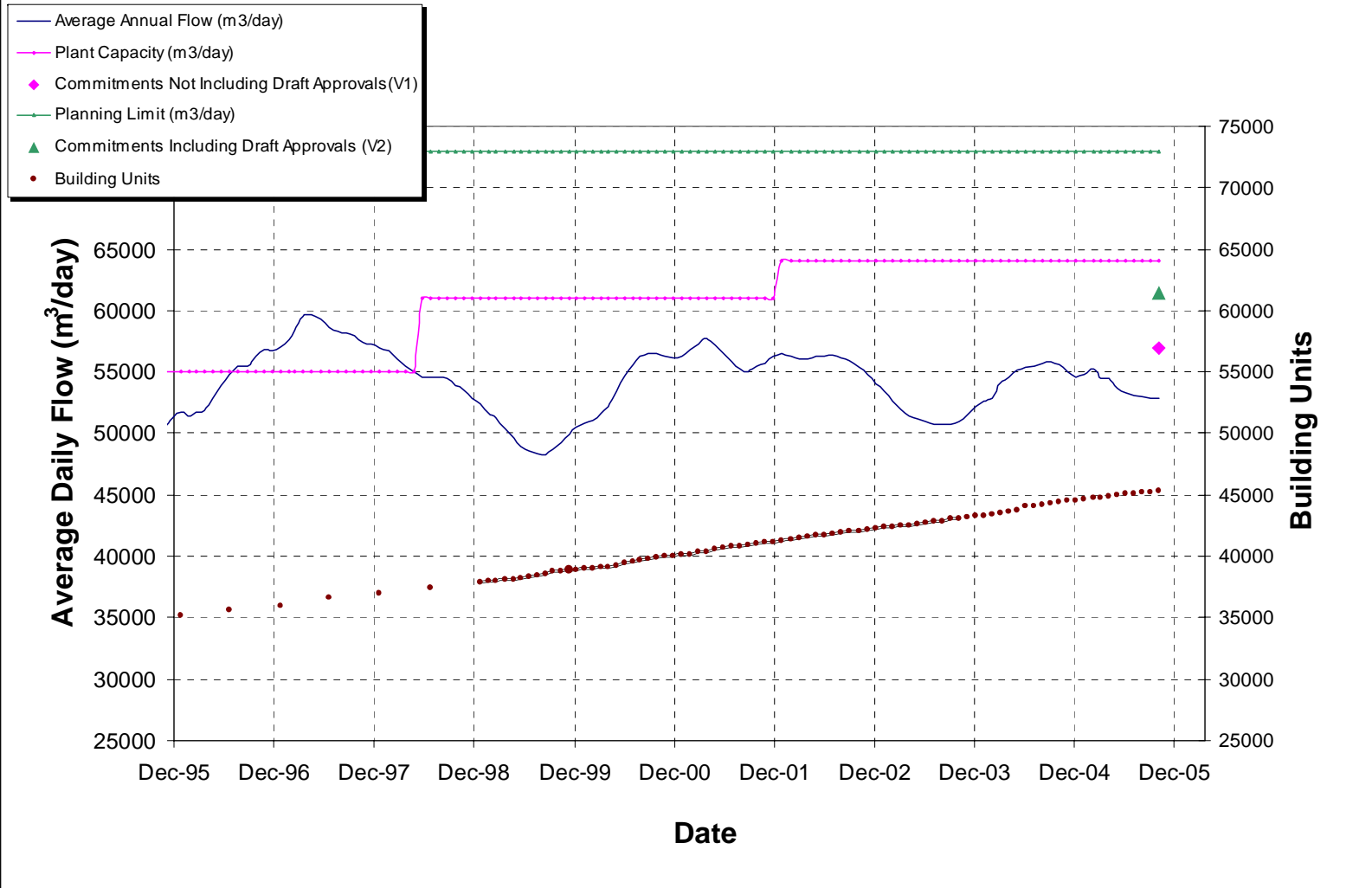
City of Guelph WATER TREATMENT PLANT Average Annual Water Flows

- Average Annual Flow (m³/day)
- Firm Capacity (m³/day)
- Commitments Not Including Draft Approvals (V1)
- Planning Capacity (m³/day)
- Commitments Including Draft Approvals (V2)
- Building Units



Schedule 8 continued

City of Guelph WASTEWATER TREATMENT PLANT Average Annual Wastewater Flows



SCHEDULE 8 (continued)

2006 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 2006 DPP and line 5 confirms that there is capacity available for these units.

	October 31, 2005	Water	Wastewater
1	Firm Capacity	63,000 m ³ /day	64,000 m ³ /day
	Average Annual Flow	52,036 m ³ /day	52,893 m ³ /day
2	Committed Firm Capacity	54,979 m ³ /day	56,903 m ³ /day
3	Free Registered Dwelling Unit Capacity	6,962 units	6,082 units
4	Units to be registered in 2006	1,287 units	1,287 units
5	Capacity Available	YES	YES

Firm Capacity represents the physical capacity of the constructed and committed water and wastewater infrastructure to deliver an annual daily average of 63 000 m³/day of water supply and 64 000 m³/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 m³/day committed to the Village of Rockwood.

	October 31, 2005	Water	Wastewater
1	Planning Capacity	75,260 m ³ /day	73,000 m ³ /day
2	Committed Planning Capacity	59,427 m ³ /day	61,408 m ³ /day
3	Free Registered Dwelling Unit & Draft Plan Approval Capacity	17,604 units	13,793 units
4	Units to be Draft Plan Approved in 2006	1,079 units	1,079 units
5	Capacity Available	YES	YES

Planning Capacity for water supply includes the sum of all water pumping certificates of approval. Not all of our approved capacity is currently available. Planning capacity for wastewater is based upon the approved assimilative capacity of the Speed River. Plant expansion of an additional 9,000 m³/day is planned for 2008.

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.

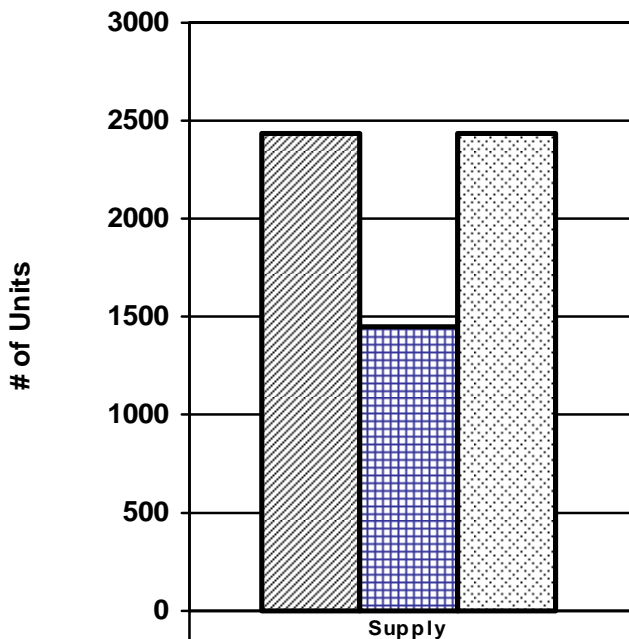
*The number of development units in the annual DPP and the calculation of water and wastewater capacity are both tied to actuals, as of October 31, 2005.

Schedule 9

Total Draft and Registered Plan Analysis

Total Supply 2005

Draft Approved and Registered

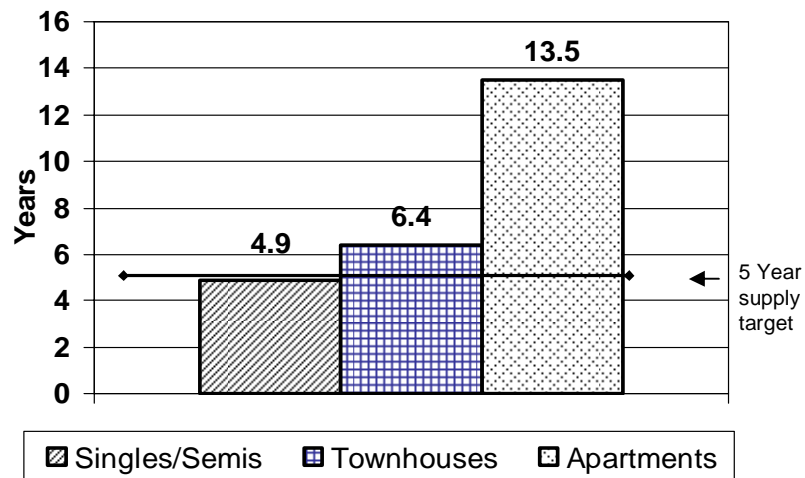


■ Singles/Semis	2433
■ Townhouses	1447
■ Apartments	2440

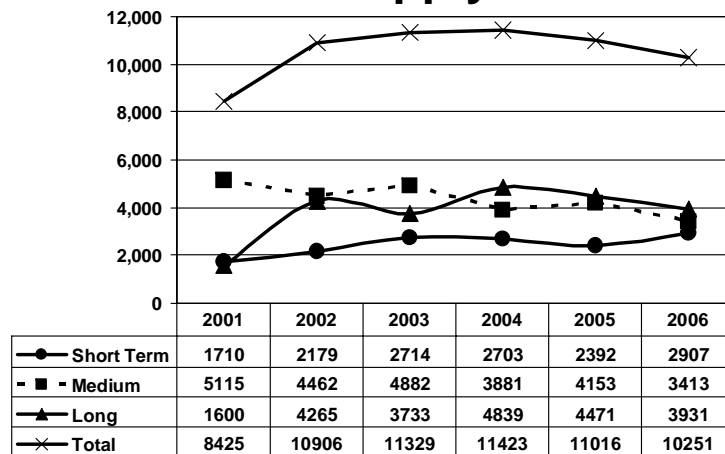
■ Singles/Semis ■ Townhouses ■ Apartments

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

Supply (Years)



DPP Overall Supply 2001-2006



SCHEDULE 10

WRITTEN RESPONSES TO THE DRAFT 2006 DPP

SCHEDULE 10



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

October 28, 2005

By Mail and Fax

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

PLANNING AND
BUILDING SERVICES
NOV 01 2005

Attention: Ms. Melissa Castellan
Senior Development Planner

Dear Ms. Castellan,

Re: City of Guelph Development Priorities Plan 2006
Response to Draft Schedules and Mapping

We have received your draft schedules and mapping produced in association with the 2006 Draft Priorities Plan and would like to take this opportunity to raise serious concern with respect to the allocations assigned to our Westminister East Phase 3 draft plan of subdivision.

The draft schedules and mapping do not make reference to this plan being slated for draft approval in 2006 although development (registration) is shown as occurring in 2007.

This draft plan was submitted to the City on September 1st, 2005 and the 180 day review period as provided by the Planning Act will expire on March 31, 2006. It is our expectation that the consideration of this plan by Council could occur on, or before, this milestone.

We believe our position is reasonable given the following criteria have already been addressed for this plan of subdivision:

- Phasing for the entire Westminister East has previously been provided to City staff.
- We are in compliance with your large-scale subdivision policy for this next phase and the EIS and archaeological assessment have both been approved for this Phase 3 area.
- The required EIR for the entire landholding will be approved prior to the registration of the Phase 2 plan (currently draft approved).
- The Phase 3 area of the plan delivers higher density land uses including our proposed coach house units located on either side of Tolton Drive.

SCHEDULE 10

Page 2

Therefore, no technical reason exists as to why this plan could not move forward to draft approval in Spring or early summer of 2006 and ultimately to registration later the same year. It is possible that process and market demands could push the registration and physical development into 2007 as noted in your draft schedules; however, the opportunity to advance the plan in 2006 should not be preempted by the Development Priorities Plan.

We are therefore requesting that timing for the Phase 3 plan (179 detached units and 16 townhouse units) be adjusted in the schedules to reflect 2006 draft approval and registration.

Please feel free to call me directly should you wish to discuss this matter.

Yours truly,
Reid's Heritage Group



Brian D. Blackmere
Director of Development Planning

cc: Mr. Tim Blevins
Mr. John Wood
Mr. John Valeriotte
Ms. Nancy Shoemaker

SCHEDULE 10



LAW FIRM LLP

email: challs@smithvalerioté.com

September 28, 2005

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

Attention: Melissa Castellan
Senior Development Planner

Dear Ms. Castellan:

Re: City of Guelph Development Priorities Plan 2006

We have been given the opportunity to review the correspondence from Brian Blackmere forwarded to you on the 28th of July with respect to the 2006 Priority Plan. Since that date of that correspondence Westminister Wood East (23T-02502/ZC0214) Phase 1, has been endorsed by council and will no doubt be ready for registration in December 2005 or January 2006. We now understand the plan for Phase 2 of Westminister Wood East has been filed and that there is every likelihood that a public meeting will take place before Christmas of this year(2005). Given the above it seems evident that this plan could achieve registration during the summer of 2006.

Our client believes that the above time frame is realistic and achievable and would appreciate the assistance of staff in obtaining the draft plan approval and registrations requested.

Yours very truly,
SmithValerioté Law Firm LLP
Per:

John E. Valerioté
JEX/ch

SCHEDULE 10

From: Chris Corosky [chris@armelcorp.com]
Sent: Tuesday, November 01, 2005 9:08 AM
To: Melissa Castellan
Cc: joe@armel.ca
Subject: Remaining Chillico Phases

Hi Melissa.

A couple of comments regarding the DPP

1. Given that we will need to grade all of the remaining undeveloped lands in 23T-86009 and 23T-04503 at one time (to enable completion of berm construction + proper cut fill balancing), we would like to reserve the option of doing one final registered plan next year, rather than breaking same into two phases as suggested in the DPP. Your thoughts?
2. The hatched line (post 2007) should extend to pick up all lands north of Paisley, west of Elmira, and south of the tracks. We may want to accelerate timing for bringing on stream, however this is dependent in part on timing of Elmira underpass which should be complete around the end of 2006.
3. Our hope would be that the multi-res blocks north of the tracks could be potential 2007 registrations rather than 'Post 2007'. Again, timing will be dependent on the completion of the Elmira underpass which should be wrapping up around the end of 2006.

Look forward to your response.

Thanks.

Chris

Chris Corosky, MBA, MCIP
Director, Land Development
Armel Corporation

Chris@Armel.ca

5060 Spectrum Way • Suite 505
Mississauga • Ontario • L4W 5N5

voice • 905 206 8809
fax • 905 206 8801

SCHEDULE 10



Wellington & Guelph Housing Committee
85 Westmount Road
Guelph, Ontario N1H 5J2

Telephone: 519-821-0571 Fax: 519-821-7847

<mailto:info@unitedway.com> website: www.wellingtonguelphhousing.ca/index

October 28, 2005

Melissa Castellan
Senior Development Planner
City of Guelph
59 Carden Street
GUELPH, ON
N1H 3A1

RE: Development Priorities Plan

The Guelph-Wellington Housing Committee has concerns about the Development Priorities Plan. It appears as though the entire city's anticipated growth is allotted to suburban growth areas. Staff assume that 1000 units per year will be required and these units are all planned to be in peripheral areas. How does older area intensification get accounted for in this growth planning tool? The province has set a goal of 40% intensification and the largest portion of this would be in the form of apartments/townhouses. Guelph currently has less than 10% infill activity. Instead of downzoning properties (as was done on Exhibition Street earlier this year) from higher density to lower density housing, the city should be promoting affordable higher density housing in infill areas. We are uncertain how the DPP is assisting in achieving provincial as well as city objectives in intensification.

There is a clear need for additional affordable housing in Guelph.

In the city's Official Plan, section 7.2.2 states that the City shall encourage and assist, where possible, in the production of an adequate supply and mix of *affordable housing* by:

...

c) Encouraging the provision of *affordable housing* in plans of subdivision that are designed for moderate and lower income households, and, more particularly, for large subdivisions requiring this housing form to be provided to a minimum 25% of the total potential units.

....

f) Encouraging the provision of additional rental housing;

SCHEDULE 10

g) Promoting the provision of *affordable housing*, located near transit, shopping, parks and other community facilities, in order to meet the needs of lower income and senior citizen households;

...

7.2.3 In order to provide for the housing needs of a wide array of socio-economic groups, the City will encourage the development of a variety of housing types and forms in large plans of subdivision.

The City's 2002 Affordable Housing Action Plan and the recently endorsed Affordable Housing Strategy prepared by the County, both confirm the city's endorsement of assistance in the provision of affordable housing, particularly in the rental sector.

Guelph's Strategic Plan calls for the city to "[p]artner with other levels of government and the private sector to provide affordable housing".

Somehow the goals of these various reports need to be put into action. Continuing to approve suburban development without any mechanism to ensure these goals are met, seems likely to ensure they are NOT met.

The Development Priorities Plan could be facilitating in meeting these goals by fast-tracking higher density developments, particularly those designated for the rental market and particularly those on infill properties.

We appreciate the opportunity to comment on this plan.

Sincerely,

Joan M. Todd, Chair
Wellington and Guelph Housing Committee

SCHEDULE 10

From: John D. Ambrose [cercis@sentex.ca]
Sent: Wednesday, October 26, 2005 10:54 AM
To: Melissa Castellan
Cc: Carrie Musselman; James Ford; Dan Moziar; Ray Ferraro
Subject: development priorities plan comments

Hi Melissa--

Here are some comments on the development priorities plan draft, as requested of the EAC members before going to the PET committee and then council.

The three divisions of the city do not clearly distinguish the older centre, inner suburbs, and the newer outer suburbs. I think this is an important distinction, for seeing how we are meeting our in-fill and redevelopment of the core targets--where city services are more efficient and the impact on taxpayers is less--vs. new developments at the outer periphery.

Further, where do brownfield developments show up on the charts? Our 40%[+?] targets for brownfield/infill should be clearly shown, and how close we are coming to meeting them.

I see the distinction between industrial and residential, but where is commercial?--especially commercial that serves local neighbourhoods. Something again we should be tracking to see how well we are promoting service/commercial development within neighbourhoods, making residents less dependent on automobile travel, and improving citizen health and well being!

And finally, all support staff need to be given a 5 minute training session on how to print on both sides of the paper. Having every other page blank takes up more filing space, more postage, and more trees!

John D. Ambrose
34 Norwich Street East
Guelph, ON N1H 2G6
tel. 519 821-8653
cercis@sentex.ca

Schedule 11

Brian Blackmere (Reid's Heritage Homes) and John Valeriote (Smith Valeriote) on behalf of Westminster Woods East (23T-02502)

A request has been made to show the third phase of this development as Draft Plan approved and registered in 2006.

While staff does not entirely support the request, the expected timing is not inconsistent with the proposed DPP. The proposed 2006 DPP shows this phase of the development to be considered for Draft Plan approval in 2006 (consistent with the request), but not registered until 2007 (NB: There was some confusion with the initial draft of the DPP, since the phase numbers for this project have recently been changed).

Any subdivision registered after October 31, 2006, is considered to be a 2007 project for the purpose of the DPP (see Introduction Section). Therefore, if Reid's Heritage Homes is successful in achieving Draft Plan approval during 2006, City Staff will continue to work with the developer to achieve a registration of the plan after November 1, 2006.

Since there is still some uncertainty about achieving Draft Plan Approval (e.g. possible appeals), Staff believes that showing this phase as registered in 2007 (i.e. post November 2006) is more appropriate. Further, if this phase is able to achieve DPA early in 2006, the flexibility in the DPP (see section 5) may allow this phase to be advanced.

Chris Corosky (Armel Corporation) on behalf of the Mitchell Farm Subdivision (23T88009 and 23T04503)

A request has been made to show the remaining part of these plans as entirely registered in 2006. The draft 2006 DPP identified the next phase to be registered in 2006 with the final phase to be registered in 2007.

Staff has advised that there is nothing preventing Armel from pursuing area grading (cut/fill) and berm construction for the balance of the subdivision at any time, providing staff support is obtained. If the entire phase were registered next year close to 300 potential dwelling units would be created. Staff continue to prefer that remaining portions of the Mitchell farm plan be registered in two phases to meet the City's phasing policy and the desire to register approximately 900-1000 units per year in keeping with our growth projections. Staff would advise that the timing of the final phase is identified as "2007" so that Armel may be able to utilize the flexibility in the DPP to advance the entire project in 2007 (if one or more other projects decide not to proceed).

Joan M. Todd, Chair on behalf of the Wellington and Guelph Housing Committee

Concerns have been expressed that the DPP is not assisting in achieving the Provincial as well as City objectives in terms of intensification and the provision of affordable housing.

The current DPP is not intended to deal directly with either of these requests. The DPP currently manages the rate and timing of development from new plans of subdivision (i.e. development that requires new services). Through the DPP, Council is establishing priorities for the servicing of new growth areas.

When the Province establishes targets for growth in the built up areas, Staff support the use of the DPP to ensure that the Provincial targets for intensification are being met.

With respect to the provision of affordable housing, one of the objectives of the DPP is to ensure an adequate supply and mix of housing units consistent with the Official plan. Current policy requires that 40% of all new units be higher density forms of housing such as townhouses and apartments. The DPP has been an effective tool to ensure that this target is being achieved. Since townhouses and apartments tend to be more affordable units, the DPP is indirectly assisting with the supply of more affordable units.

John Ambrose – Member (Guelph Environmental Advisory Committee)

Mr Ambrose expressed similar concerns to Joan Todd regarding the use of the DPP to meet brown field and infill targets. As noted above, these sites that are located in older areas of the City are considered fully serviced and therefore not covered by the DPP. The City offers mapping and data showing various multiple residential projects that are currently zoned for development and these are indirectly included in the DPP as part of the inventory of potential units available to be constructed. As noted, staff has discussed using the DPP as a tool to assist in determining how we are meeting the objectives in the provincial “Places to grow” legislation once this legislation is clarified.