



Making a Difference



2009 Development Priorities Plan

March 2009

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Schedules

- 1 Number, type and Distribution of Potential units in Draft Plans of Subdivision registered between October 31, 2007 and October 31, 2008.
- 2 Summary of 2009 - Post 2010 Proposed Registration
- 3 Draft Plan Approval Activity (includes Plans that were Draft Approved in 2008 and Plans anticipated to be considered for Draft Plan Approval in 2009)
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1 INTRODUCTION

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

The DPP is intended to manage the rate and timing of development in the City. The DPP provides a multi-year forecast of development activity as measured by the anticipated registration of draft plans of subdivision. The DPP has evolved over time and is now also used to track available residential infill opportunities and the number of potential new units created by zone changes and condominiums outside of plans of subdivision. The preparation and approval of the DPP is in keeping with one of the goals of the ‘City of Guelph Strategic Plan 07 and beyond – The city that makes a difference’ being “An attractive, well-functioning and sustainable city”. Through the recommendations in the DPP, City Council establishes priorities for the planning and development of future growth areas.

Other objectives of the Plan, as amended in July 2007, include:

1. To manage the rate and timing of development in the City through a multi-year forecast of development activity as measured by the anticipated registration of draft plans of subdivision.
2. To outline the municipal intentions with respect to the review, processing and servicing of plans of subdivision (residential and industrial).
3. To provide a tool to assist with integrating the financial planning of growth related capital costs (10-Year Capital Budget Forecast) with land use planning and the timing of development in new growth areas.
4. To address how growth will proceed over the long term in conjunction with the long term fiscal growth model and to maintain control over the City’s exposure to the underlying costs of growth.

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5. To ensure an adequate supply and mix of housing units consistent with the goals and objectives of the Official Plan and to ensure a minimum three year supply of residential units in draft approved and registered plans to satisfy the housing policies of the Provincial Policy Statement.
6. To monitor the rate and timing of growth in keeping with Places to Grow densities for the Greenfield area and in meeting the intensification target.
7. To ensure that the proposed rate and timing of growth is consistent with current Council endorsed population projections.
8. To assist the development industry and Boards and agencies involved in development (School Boards, Guelph Hydro) by providing growth and staging information for the City.

The DPP provides information to the development industry, individual landowners and the general public about the priorities for current and future residential and industrial development.

The DPP is also prepared in accordance with the policies of the City of Guelph Official Plan, 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 2009 DPP, City Council will set a limit for the creation of potential dwelling units from Registered Plans from October 31, 2008 to October 31, 2009 (see **Schedule 2**). Staff will manage the registration of the various subdivisions identified for 2009 in keeping with the approved dwelling unit target. Further, Council will also identify those Draft Plans of Subdivision (or phases) that are anticipated to be considered for Draft Plan Approval (DPA) in 2009 (see **Schedule 3**). Staff will allocate time and resources to resolving issues associated with these draft plans so that they may be considered for DPA by Council in 2009.

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

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

2 CRITERIA FOR DETERMINING THE PRIORITY OF SUBDIVISIONS

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

- Location of plan within the ‘Built Boundary’ or ‘Greenfield’ areas of the City as per the Growth Plan for the Greater Golden Horseshoe;
- Any required Capital works have been approved in the 10 year Capital Forecast;
- Appropriate Phasing Conditions have been fulfilled (e.g. approval of an EA);
- Proximity of servicing (e.g. end of pipe versus need for a service extension);
- Servicing capacity (water and waste water);
- The realization of the goals, objectives and policies of the Official Plan (e.g. design, layout etc.);
- The objective of balanced community growth in all three geographic areas (NW, NE and South);

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

The factors influencing the consideration of Draft Plan approval are:

- Conformity of the plan to the density targets of the Growth Plan for the Greater Golden Horseshoe;
- The status of relevant Community, Secondary Plans or Watershed Studies;
- Conformity with the Official Plan and any applicable Secondary or Community Plan;
- Community Energy Plan considerations;
- The need for growth to maintain a minimum 3-year supply of dwelling units in Draft Approved and Registered Plans;
- The need and status of required Capital works in the 10 year Capital Forecast;
- Servicing capacity (water and waste water);
- Council’s approved “Phasing Policy for New Large-Scale Residential Plans of Subdivision”;

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- The objective of balanced community growth in all three geographic areas (Northwest, Northeast and South).
- Complexity of issues and the time necessary to resolve them (e.g. environmental impact, neighbourhood concerns); and
- Review of Staff resources.

3 EXPLANATION OF SCHEDULES IN THE DPP

The Development Priorities Plan Report 2009 – Post 2010 is comprised of several schedules with development activity statistics for the City of Guelph. In most cases the tables are divided into three geographical areas of the City, “Northwest”, “Northeast” and “South”, that correspond with the geographical areas that were used for the Population Projections Report (“City of Guelph Household and Population Projections 2001-2027”). In 2008, new population projections have been approved as part of the Growth Management Strategy which project a population of 175,000 in 2031 and a 1.5% growth rate til 2031. The Growth Management Strategy projects approximately 1000 new dwelling units per year until 2011, then approximately 1100 new units per year til 2031.

Based on population projections, Guelph is expected to grow at an annual rate of approximately 1000 - 1100 dwelling units per year for the period 2006-2031.

The Schedules are described in detail below:

Schedule 1: Development Activity between October 31, 2007 and October 31, 2008.

This Schedule now contains four parts. Part A reports on subdivisions that were registered in the period October 31, 2007 to October 31, 2008. Part B is new for the 2009 DPP and shows approved zone changes and condominiums outside of plans of subdivisions that are greater than 10 units in size. Both of these tables now identify whether developments were in the Built Boundary or Greenfield area.

Part C of **Schedule 1** also compares the potential dwelling unit totals against the approved DPP registration target for the same time period (in this case the 2008 DPP). Part D is a graphical comparison of the figures in Part C. When a plan of subdivision is registered, the number of potential dwelling units created by the registration of the plan is added to the short-term supply of dwelling units (see **Schedule 7**).

Registration activity will not exceed the approved DPP dwelling unit target unless authorized by Guelph City Council.

The plans that were registered between October 31, 2007 and October 31, 2008 are divided into 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.

Through Council's approval of the 2008 DPP, 1059 potential units could have been registered in 2008. Schedule 1 shows that 5 plans of subdivision (or phases) achieved registration in 2008 or executed a subdivision agreement. These plans provide a total of 689 potential dwelling units; 25% of the units are detached and 75% are multi-residential units. In total, 79% of the registration activity occurred in the South and 21% in the Northeast area of the City. On average, 960 units have been registered each year since the inception of the DPP in 2001.

Schedule 2 of the DPP displays the recommended number of dwelling units in plans of subdivision to be approved for registration in 2009.

Schedule 2: Summary of 2009 – Post 2010 Proposed Staging, Dwelling Unit Targets.

This Schedule summarizes the staging of development for plans of subdivision for the years 2009, 2010 and post 2010. This schedule also provides a breakdown of all of the dwelling units that could result from Draft Approved and Preliminary Plans of Subdivision as of October 31, 2008.

The portion of the table entitled “2009 Proposed Registrations” is the recommended dwelling unit limit that City Staff are recommending City Council to approve for the year 2009. The recommendation for the 2009 DPP is a total of 1160 potential units in 10 plans of subdivision; two plans do not contain any residential units (23T-03507 Pergola commercial and 23T-03501 Hanlon Creek Business Park). In total 272 of the potential units would be registered within the Built Boundary and 888 units would be in Greenfield areas.

The portion of the table entitled “2010 Anticipated Registrations” is a summary of the likely registration activity in the year 2010, based on input received from the Development Community and staff’s assessment of the criteria for determining the priority for subdivision registration. This portion of the table is not a commitment for registration during 2010 because the DPP is approved on an annual basis and provides a Council commitment for the next year only (in this case 2009). It is however, staff’s best estimate of the plans that could be registered during 2010. **Schedule 2** shows that currently 680 potential units are anticipated to be registered in 2010.

The final portion of the table entitled “Post 2010 Anticipated Registrations” summarizes the potential dwelling units within all remaining plans for subdivision that have received Draft Plan approval or have been submitted on a preliminary basis to the City. There are approximately 3922 potential units in proposed plans of subdivision that are projected to be registered post 2010.

Schedule 3: Draft Plan Approval Activity

This schedule provides information on current and future Draft Plan approval (DPA) activity in the City. **The table entitled “Plans Anticipated to be considered for Draft Plan Approval in 2009” highlights the draft plans (or phases) that staff expect will be ready to be considered by Council during 2009.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2009 nor does it commit Council to approving all, or any portion, of the plan. Staff will however allocate time and resources to evaluating the application and resolving issues associated with

Schedule 3 displays the plans that are anticipated to be considered for Draft Plan approval by Council in 2009.

these draft plans so that they can be considered for DPA by Council in 2009. Seven (7) residential plans of subdivision are proposed in this table with a total of 1034 potential units (40% detached and semi-detached and 60% townhouse and apartments).

The table entitled “Plans that were Draft Approved during 2008” shows plans of subdivision (or phases) that received Draft Plan approval by Council during 2008. Only one plan of subdivision was draft approved in 2008 resulting in 352 units (45% detached and semi-detached and 55% townhouse and apartments). Through the 2008 DPP, Council supported a total of 1140 units to be brought forward for consideration of draft plan approval in 2008. This number (1140) accounted for a number of units that were carried over from the previous year.

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

This schedule consists of three (3) components and provides the details that 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 by geographic area of the City. **(Please note the total number of dwelling units provided on this chart is the same as the total found on Schedule 2).**
2. Tables showing the detailed land use breakdown of the individual Draft Plans of Subdivision by geographic area of the City. The headings and information provided in these tables are described in more detail in **Section 4** of this report **“Explanation of Columns and Headings”**.
3. Map of the City providing a visual presentation of the recommended priority and timing for the 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. The data for 2008 is reported until October 31st. Permit activity reached a record high of 1495 units in 2004 but declined in recent years to 836 units in 2006 and 930 in 2007. As of October 31, 2008, 976 permits have been issued within the entire City. It is anticipated that at year end there will be approximately 1050 permits for new dwelling units, with approximately 27% in the Built Boundary and 73% in the Greenfield area of the City.

Schedule 6: Residential Construction Activity

This chart shows residential construction activity in the City of Guelph over the last 20 years (1987-2008). **Schedules 5 and 6** are used by City Staff to monitor the number of units constructed in the City by year. Registration activity is a measure of the supply of potential units. Construction activity is a measure of the demand or absorption of the units that were previously registered in plans of subdivision and/or available through other infill sites.

In previous years, the Population Projections Report and the Development Charges Study were used for forecasting estimates and both assumed that the City would grow at a rate of approximately 1000 dwelling units per year for the years 2001 – 2006, 900 units per year from 2007 to end of 2010 and 650 from 2011 to 2027. However this year, new projections were approved as part of Guelph’s Growth Management Strategy and a new background study for the Development Charges review. These new projections use a constant growth rate of 1.5% per annum to a population of 175,000 by 2031 and approximately 1000 new dwelling units per year until 2011, then approximately 1100 units until 2031.

The average permit activity from 2001 to 2007 for the City is 980 units per year (not including accessory apartments) which is in line with current population forecasts.

The building permit activity for the first 10 months of 2008 (976 units) and a projected year end total of approximately 1050 units (including accessory apartments) per year for the entire

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City which is consistent with the 1000 units per year contemplated by the Background Development Charges study and Growth Management Strategy.

The twenty (20) year average (1988-2007) for building permit activity is 860 units per year (not including accessory apartments) or 893 units per year (including accessory apartments).

The ten (10) year average (1998-2007) is 983 units per year (not including accessory apartments) or 1051 units per year (including accessory apartments).

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

This table displays the potential dwelling units in three time frames: Short, Medium and Long Term. The short term supply includes lots and blocks that are registered and where building permits are readily available. The medium term supply includes lots and blocks in Draft Approved Plans that have not been registered. Long term supply includes lands designated for development where staff is reviewing preliminary plans or unofficial proposals. The Provincial Government, in its Provincial Policy Statement (PPS), requires a municipality to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment and land in draft approved and registered plans (short and medium term). The current figures indicate that as of October 31, 2008, the City has approximately 5692 potential dwelling units in these draft approved and registered plan representing approximately a 5.7 year supply of growth, based on the growth projections.

A part of a commitment with the approval of the 2007 DPP, this table also provides a summary of infill townhouse and apartment sites in the City available for facilitate residential intensification and redevelopment as required by the PPS. These sites have approved zoning (in some cases with a holding zone) and located outside of registered plans.

Currently, the City of Guelph has approximately a 5.7 year supply of units in draft approved and registered plans; down from a 6.3 year supply in 2006.

New for this year’s DPP, these infill sites have been divided into the short and long term supply based on whether constraints such as being identified as a potential brownfield site or if the site is currently has a building on it that is being used.

For the short term supply, these infill sites could provide an additional 774 residential units or additional 0.8 years of supply, bringing the total short term supply to 4.2 years. In the long term, there are an additional 972 potential infill units or 1.0 additional years of supply.

Schedule 7 Table 2: Building Permits and Vacant Lots by Registered Plan of Subdivision

This table provides a listing of permit activity by Registered Plan of Subdivision together with information on the unconstructed units available to be built within each plan. New for for the 2009, the table has been defined into subdivisions identified as being within the Built Boundary or Greenfield areas as defined by the Provincial Growth Plan. The table also provides information on the percentage of permits issued from registered plans within the built boundary and Greenfield areas and the percentage of unconstructed units within the two areas.

For 2008, approximately 20% of the building permits from new subdivisions were issued within the Built Boundary. However, approximately 60% of the unconstructed (vacant) units were located within the built boundary. Most of these unconstructed units are contained within vacant multiple residential sites (Townhouses and Apartments). The Provincial Growth Plan requires that 40% of new development occur within the Built Boundary by 2015 and for every subsequent year thereafter.

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

This map presents a visual presentation of the location of unconstructed units by Registered Plan (61M Plans) presented in Schedule 7 Table 2.

Schedule 7 Map 2: Infill Townhouse and Apartment Sites

Notes:

This map presents a visual presentation of vacant infill townhouse and apartment sites not included in Registered Plans of subdivision. These sites are considered to be part of the short term supply of unconstructed units.

New for the 2009 DPP, sites that have significant constraints have been identified on this map, including an identified brownfield or a site that currently has a building that is in use. These sites with significant constraints have been moved to medium-term supply to better reflect the likelihood that they will not be developed in the short term due to the added costs and complexity of development on such sites.

Schedule 8: Update 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. Environmental Services 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 supply commitments to draft plans are below the rated capacity. In 2007, Environmental Services completed and Council approved the Water Supply Master Plan in principle to the year 2010. 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 Master Plan is the provision of an adequate and sustainable supply of water to meet the current and future needs of all customers. In September, 2007, the City received approval from the MOE of an Environmental Assessment (EA) to increase the water taking at the Arkell Spring Grounds by approximately 9,200 m³/day. With the EA approval, it is expected that a portion of this increased water supply capacity will be commissioned by 2011. The EA also recommends

Notes:

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, Environmental Services is in the process of developing a long term Wastewater Treatment Master Plan to address the needs of development in Guelph for the next 50 years. This master plan, in conjunction with the Water Supply Master Plan, will form part of the Local Growth Management Strategy which has been commenced by Community Design and Development Services.

The tables in **Schedule 8** provide the latest information on Water and Wastewater capacity. The tables are updated and included in the Development Priorities Plan on an annual basis. On an individual draft plan of subdivision application basis, staff will continue to confirm that the subdivision application is consistent with the approved Development Priorities Plan and therefore, the subdivision application would fall within the water and wastewater capacity criteria shown on the tables included in the approved Development Priorities Plan for the current year.

Schedule 9: Total Draft and Registered Plan Analysis

This schedule illustrates the relationship between the current supply of Draft Approved and Registered units in comparison to projected annual take up which is based on population projections. The first table shows the total supply by unit type. The second table shows how the overall supply has changed since the first DPP in 2001.

Notes:

4 EXPLANATION OF COLUMNS AND HEADINGS IN SCHEDULE 4

The following is an explanation of the columns and headings found in the tables featured in Schedule 4. Schedule 4 is broken out into geographic areas of the City; Northeast, Northwest and South.

FILE NUMBER (DESCRIPTION)

The City file number and subdivision name are provided for each proposed plan of subdivision (e.g. Northeast Residential, 23T-98501, Watson East). (NB: the files are listed in chronological order from oldest to most recent).

STATUS

The files/subdivisions are either:

1. Draft Approved (City Council has approved).
2. Preliminary (Formal applications have been received and are being reviewed by City Staff).
3. Future (Unofficial Proposals have been received by City Staff, but no formal application has been made).

No development will be identified in the DPP until, at least, an Unofficial Proposal has been filed with the City.

RESIDENTIAL

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

- D** = detached dwellings
- SD** = semi-detached dwellings

Notes:

TH = townhouse dwellings*
APT = apartment dwellings*

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

COMM, IND, INST,

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

PARK

The land area (in hectares) within plans of subdivision that is zoned for Parkland or is proposed to be dedicated to the City for Parkland. The phrase "Cash-in-lieu" is listed for those plans of subdivision where the City expects to receive a cash payment in lieu of a land dedication for parkland purposes.

DRAFT PLAN APPROVAL DATE

For "Draft Approved" plans, the date listed is the actual date of Draft Plan approval. For "Preliminary" and "Future Plans" the date listed staff's expectation of when that the plan of Subdivision may be presented to Council for consideration of Draft Plan approval. **This year is not a commitment by Staff nor does it guarantee that City Council will support the plan in whole or in part. The year provided is an estimate by staff of when the subdivision will be ready to be reviewed by City Council after considering the factors influencing the consideration of Draft Plan approval. Schedule 3 provides a summary of the Draft Plans (or phases) that are anticipated to be considered for draft plan approval in 2009.**

DC EXPENDITURE/REVENUE

Notes:

This column usually lists the expected revenue and expenditures from the hard service component of Development Charges (DCs) to construct the plan of subdivision. However, because the Development Charges By-law is currently in the process of being updated before rates are set for 2009, this column has been left blank in the 2009 DPP.

EXPECTED DEVELOPMENT

This column identifies the priority for registration given to the plan of subdivision or phases of the plan. The year in which the plan of subdivision (or phase) is likely to be registered and the potential number of dwelling units are shown. The individual plan will either be identified as 2009, 2010 or Post 2010. The information from this column is used to create the Summary Table in **Schedule 2**. The timing and phasing is also consistent with the map provided at the end of **Schedule 4**.

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

5 FLEXIBILITY

Subdivisions that are scheduled and approved to be registered in 2009 may not necessarily proceed. In some cases, registration does not proceed as the developer/owner may decide that the market conditions do not dictate the risk to service a particular development. In other cases, the time to clear various conditions (e.g. preparation and approval of a necessary Environmental Implementation report) may have been underestimated. Under these circumstances the DPP flexibility clause allows for development not currently approved to be registered in 2009 to be advanced. City Staff have the authority to move the registration of developments ahead (e.g. from 2010 to 2009) provided that the dwelling unit target will not be exceeded and any capital expense is already approved in the capital budget. The flexibility clause is applied using the following procedure:

Notes:

1. Evaluation of the registration status of plans of subdivision that are included in Schedule 4 for registration in the current DPP by the City Engineer and the Manager of Development and Parks Planning on or before June 30;
2. Re-allocation of unit counts from developments that have not signed and registered a subdivision agreement and posted a letter of credit by July 31; and
3. Consultation with developers who have submitted Engineering drawings for review and are prepared to sign a subdivision agreement but not included in Schedule 4 of the DPP for the current year to ascertain their ability to move forward on or before July 31.

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

City staff meets regularly with the Guelph and Wellington Development Association and the Guelph and District Homebuilders to review the status of all development in the DPP and identify instances where the flexibility clause may be used.

6 SUMMARY OF DEVELOPMENT ACTIVITY IN 2008

Permit Activity

Building permit activity remained fairly constant for the year 2008. A historic high was set in 2004 when 1495 permits were issued, but permits decreased between 2005-2007 to an average of 805 permits per year (not including accessory apartments). As of the end of October 2008 a total of 894 permits (not including accessory apartments) have been issued for new dwelling units, which is slightly higher than the past 3 years (see **Schedule 5**). The average permit activity from 2001 to 2007 for the entire City is 980 units per year (not including accessory apartments) which is very close to

Building permits for 894 new dwelling units were issued by October 31, 2008.

the previous population projection of 900 units per year and current projections of 1000 new dwelling units per year.

The building permit activity for the first 10 months of 2008 (894 units) with an estimated year end total of approximately 975 units (not including accessory apartments) per year for the entire City which is consistent with the 1000 units per year contemplated by the Growth Management Strategy (Current population projections estimate 1000 units until 2011 then an increase to approximately 1100 units til 2031).

The general reduction in permit activity over the last four years is consistent with other area Municipalities and seems to reflect a general weakening in demand in the residential marketplace. The Canadian Mortgage and Housing Corporation (CMHC) expects that rising home prices, greater choice in the resale home market and weaker labour markets in the Kitchener and Guelph area together with current economic uncertainties, will keep housing starts below the record highs recorded in the early 2000's. Single detached housing starts are expected to trend lower in 2009 but detached homes are expected to continue to be the product of choice for homebuyers. In the long term, the focus is expected to shift toward higher density forms of housing due to the Places to Grow Act focus on more compact development and the aging population's demand for smaller units.

Recent permit activity has continued to see a balanced supply of a full range of housing forms including townhouses and apartments. In 2005, 337 permits were issued for new townhouse and apartment dwellings representing approximately 39% of the total dwelling units; and in 2006, 331 permits (40%) were issued for multiple forms of residential accommodation. In 2007, 448 permits (47%) were issued for townhouses and apartments. These figures are consistent with the current policy of the City that encourages at least 40% of the dwelling units to be multiple residential forms (includes townhouses, apartments and accessory apartments). In 2008, this trend persisted and surpassed previous years as 57% of new residential building permits were for townhouses and apartments (See **Schedule 5**).

Subdivision Registration

Notes:

Registration activity was lower than anticipated based on the figures established in the 2008 DPP. Of the 10 registrations proposed for 2008, 2 plans were fully registered while 3 plans signed subdivision agreements allowing the commencement of servicing (see **Schedule 1**). Five (5) plans delayed registration and have been included in the allocation of units for registration in 2009 and 2010. The five (5) plans of subdivision that were registered in 2008 will result in the potential creation of 689 dwelling units. This overall figure is less than the 1059 dwelling units that were supported for registration by City Council (see **Schedule 1**). Registration activity in the **south** end included the second phase of Arkell Springs (61M-150), the second phase of Kortright East and Phase 4 of Victoria Gardens for a total of 542 potential units. Registration activity in the **east** end of the City included Phase 1B of the Morning Crest subdivision (61M-149) and Phase 6 of Watson East, for a total of 147 potential units. There was no registration activity in the **west** end of Guelph in 2008.

Approval of Draft Plans of Subdivision

The 2006 DPP was the first year that a schedule for plans of subdivision seeking Draft Plan approval (DPA) formed part of the DPP. This inclusion responded to a new policy supported by Council dealing with the phasing of new large-scale residential subdivisions. The policy requires that draft plan approval of residential subdivisions containing more than 200 potential dwelling units or greater than 10 hectares in area be brought forward for consideration in a logical phase or phases in keeping with the approved DPP.

A phasing policy for subdivisions was approved in 2005.

In the 2008 DPP, 1140 units were proposed for Draft Plan Approval, including projects carried over from 2007. However, only one plan of subdivision achieved Draft Plan Approval in 2008. Phase 2 of Morning Crest was draft approved in 2008 and consists of a total of 352 potential units.

Three plans of subdivision were granted extensions to draft plan approval in 2008 to allow time to complete their plans. Mitchell Farm in the northwest of the City and Ingram and Northview Estates in the northeast area of the city all received 3 year extensions to 2011.

Zoning By-law Amendments and Condominium Approvals

With the 2009 DPP, staff have started to better monitor other development applications that add to our dwelling unit supply, including Zoning By-law amendments and Plans of Condominium outside of Plans of Subdivision. Staff have counted all applications that created more than 10 residential units. Approvals of these applications in 2008 are shown in **Schedule 1** (Part B). There were three zone changes and one condominium approved in 2008 that accounted for 459 new potential dwelling units. All of these approvals were within the Built Boundary, including approval for a detached dwelling condominium at 0& 11 Valley Road, semi-detached and townhouse units at 168 Fife Road, townhouse units at 35 Mountford Drive, and apartment units at 120 Westmount Road.

7 FORECAST OF SUBDIVISION AND PERMIT ACTIVITY FOR 2009

Building permit activity in the residential sector is relatively uncertain. Like other Ontario cities, Guelph has generally experienced a reduction in residential permit activity in the past couple of years from the record high level set in 2004. There was a significant reduction from 2004 to 2005 (-42%) and a slight reduction again from 2005 to 2006 (-3%). In 2007, building permits increased by 8% to 945 permits.

In Guelph, the permit activity for 2008 was forecast to be consistent with or slightly less than the activity experienced in 2007. As of October 31, 2008 it was apparent that permit activity was going to be higher than that achieved in 2007, as 976 permits had already been issued. A key reason for this increase was the higher than average number of apartments constructed, with 335 new apartment units built. The range of housing types though was well-balanced, with approximately 40% of permits for single and semi-detached units, 18% for townhouses, 34% for apartments and 8% for accessory apartments.

The range and expected number of new permits is consistent with City population projections and the City's objective to provide a variety of housing options to meet the diverse housing needs within the community.

For 2009, residential permit activity is expected to trend lower, given current economic uncertainties. However, interest in obtaining draft plan approval and registration of various subdivisions remains

Building permit activity has decreased since 2004; this decrease is not unique to Guelph.

strong. At the outset of the annual DPP review in August 2008, City staff received requests from the development community to register approximately 1400 potential dwelling units during 2009. The circulation of the draft 2009 DPP in October 2008 resulted in the development community's understanding of staff's proposed registration timing and there were few additional requests made to modify staff's recommendation for registrations in 2009. Staff's recommendation of a total of 1160 potential units for registration in 2009 is based on the objectives of the DPP and the following:

1. Council's approved growth rate of approximately 1000 units per year til 2011 (then 1100 units per year) as set out in the Growth Management Strategy population projections and the Background Development Charges Study.
2. The impact of the Provincial Places to Grow legislation and Growth Plan for the Greater Golden Horseshoe that places requirements on where future growth needs to occur (see discussion in Section 8).
3. The need to take a more conservative approach to approvals and registrations to ensure that anticipated capacity upgrades in the water and waste water systems are fully operational (see discussion in Section 3)
4. Registrations in recent years have been lower than anticipated, so the 1160 units for 2009 includes carryover, or registrations that did not happen in previous years. Lower than anticipated registrations in recent years mean that only 2296 potential units have been created over the last three years, or an average of 765 units per year (see **Schedule 1**, Part C).

Requests to register all or parts of 10 subdivisions are contained within the recommended dwelling unit target of 1160 dwellings contained on **Schedule 2** for the 2009 DPP (see Section 10 Conclusions and Recommendations) Six (6) registrations are expected in the east, three (3) in the south and one (1) in the west. Included within this recommendation are three plans of subdivision that were expected to be registered in 2008; Mitchell Phase 2, Hanlon Creek Business Park Ph 1 and Pergola (Commercial) Ph 1.

Staff expect that eight (8) 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 2009 (see **Schedule 3**). The subdivisions (or parts thereof) that may be considered for Draft Plan approval in

Notes:

2009 include a total of approximately 1034 potential dwelling units. This number reflects staff's caution about approving draft plans of subdivision while trying to achieve the future population targets of 1000 units in a combination of plans of subdivision and infill projects to meet Guelph's requirements for growth within the Built Boundary under the Provincial Growth Plan. Our recommendation considers the potential units that did not achieve draft approval in 2008 and well as the only 98 units that were draft approved in 2007. The 2008 DPP identified that 1140 potential units could be brought forward for consideration in 2008 but only 352 potential units actually were approved by City Council. Therefore, 788 potential units were carried forward into 2009 and form part of the 1034 units which could be considered for Draft Plan approval in 2009. The low number of plans that achieved Draft Plan approval and the healthy permit activity has reduced the overall supply of potential units in the short and medium term (within plans of subdivision) to a 5.7 year supply, which is the lowest in the history of the DPP. Even if all of the plans were able to be presented to Council for consideration of Draft Plan approval and did, in fact, get approved, the three year average for draft plan approvals would be 494 units (1484 divided by 3) which is less than the current population project forecast of 1000 units per year. This provides ample room for infill projects, via zone changes or plans of condominium to be considered by Council should they wish to proceed.

The number of plans highlighted for consideration is considerably less than the requests received by the development community. The recommendation also reflects the need to ensure that growth is consistent with Council's population projection target of 1000 units per year and considers the implications of the Growth Plan for the Greater Golden Horseshoe (see Section 8) and Guelph's Growth Management Strategy which are attempting to shift development focus to higher density opportunities within the Built Boundary.

8 GROWTH MANAGEMENT AND THE FUTURE OF THE DPP

8.1 Provincial Growth Plan for the Greater Golden Horseshoe

On June 16, 2006 the Province released the Growth Plan for the Greater Golden Horseshoe, 2006. This plan was prepared under the Places to Grow Act, 2005 as part of the Places to Grow initiative

Notes:

to plan for healthy and prosperous growth throughout Ontario. The new growth plan has significant implications for the future development of the City. Since the first DPP was prepared, it has been used effectively as a tool by City Council to manage the rate and timing of development from new plans of subdivision. As a result, City staff view the DPP as the logical tool to be modified to monitor the City’s obligations under the Growth Plan for all development in the City. Of particular interest is that the Growth Plan establishes intensification and density targets for certain areas within municipalities. The Growth Plan also establishes population and employment projections for Guelph. The following discussion highlights some of the obligations under the Growth Plan and recommendations by City Staff on how the DPP could be modified to monitor these obligations.

Intensification Target

The Growth Plan establishes that single tier municipalities (like Guelph) will plan for a phased increase in the yearly percentage of residential intensification so that by the year 2015 generally a minimum of 40% of all new residential units occurring annually within each municipality will be within the defined built up area. The Minister of Energy and Infrastructure may review and permit an alternative minimum intensification target for a single-tier municipality located within the outer ring to ensure that the intensification target is appropriate, but it is expected that this requirement will impact the consideration of future development within the City.

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

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

Further strategy for achieving the intensification target will be developed through Guelph’s Growth Management Strategy. With further modifications in future years, the DPP will act as the monitoring tool for achieving intensification and density targets.

Density Targets

Notes:

The Growth Plan also specifies a set of density targets for the identified Urban Growth Centre (i.e., the downtown area) and the designated Greenfield area. The City of Guelph is one of the identified municipalities where a minimum density target (in this case 150 people and jobs per hectare) is to be achieved in the Urban Growth Centre. Similar to the establishment of the Built Boundary, the Ministry of Energy and Infrastructure has met with City Staff and recently established the boundary of the Urban Growth Centre in Downtown Guelph. Now that the boundary is in place, future DPPs can monitor development activity in this area.

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

The 2009 DPP begins to track density by including the current proposed densities of plans of subdivision anticipated for draft plan approval in 2009 (see Schedule 3). Additional methods of tracking and determining appropriate densities will need to be included in the 2010 DPP once Growth Management Policies are finalized.

Population Projections

The population projections established by the Provincial Growth Plan are significantly higher for the City of Guelph than the previous City projections prepared by CN Watson and approved by City Council in 2003. Further, the projections contained in the Growth Plan must be used for planning and managing growth in the Greater Golden Horseshoe area. The approved population projection for the City of Guelph is 175,000 by the year 2031. This projection has been used in Guelph’s Growth Management Strategy and the recently released Development Charges Background Study which estimates the City should grow by approximately 1000 new dwelling units per year. This is an increase from the previous studies which forecast growth by 900 units per year until 2011, followed by reductions in annual growth until 2021.

8.2 Guelph’s Growth Management Strategy and the DPP

Notes: _____

Guelph's Growth Management Strategy is being developed in response to the challenges of managing growth and to meet the goals of the Provincial Growth Plan. Background studies and population forecasts have been completed, along with the deliniation of the Built Boundary and Urban Growth Centre in coordination with the Provincial Ministry of Infrastructure and Renewal

Further study is currently being completed by staff to determine policies to implement the Growth Management Strategy, including determining appropriate mix of housing types and densities to achieve this anticipated population within the City's current boundaries in a way that also satisfies the Provincial Growth Plan. This conformity exercise will be completed by June 2009, as conformity with the Provincial Growth Plan must be achieved within three years of the approval of the Growth Plan, which was June 2006.

A report on implementation of the Growth Management Strategy is expected in early 2009. This report will explain changes required to meet the goals of the Provincial Growth Plan and lay the framework for Growth Management Policies that will be incorporated into the City's Official Plan. It is anticipated that policies more stringent than the Provincial Growth Plan will be necessary to accommodate the projected population for Guelph within the current city boundaries. This would result in a significant change from current development types via policies requiring higher densities (higher than 50 people and jobs per hectare in Greenfield areas required by the Provincial Growth Plan) and a change to mix of housing types, with a greater percentage of multiple residential units (higher percentage of new units required to be townhouses and apartments, fewer single-detached dwelling units).

It is also likely that how new development in the City is monitored will change to ensure accurate information need to conform to the Growth Management Strategy policies and Provincial Growth Plan. The Development Priorities Plan is expected to continue to act as the primary tool for monitoring development activity, but additional changes are anticipated in the 2010 DPP to accomodate new Growth Management Policies.

9 CIRCULATION OF DRAFT DPP TO THE DEVELOPMENT INDUSTRY

Staff communicate regularly with representatives of the Guelph Development Association (GDA) to monitor the approved “Development Priorities Plan”. Regular quarterly meetings were re-established during 2005 as part of the Development Application Review (DAR) initiative and the DPP was a regular agenda topic, among a number of issues associated with our development review process.

The Draft 2009 – Post 2010 DPP was circulated to the development community (owners/consultants and agencies) for comment on October 23, 2008. Following release of the draft, City staff met with the GDA representatives on November 17, 2008. At the meeting the GDA discussed several issues including:

- ◆ Implications of the Growth Management Strategy and the need to show how the DPP will be used to implement the intensification commitments set out in the Provincial Growth Plan in both the Built Boundary and Greenfield areas.
- ◆ Concern about potential increase in Development Charges in 2009 and the need to phase in increases in Development Charges over time.
- ◆ Concern about economic downturn and 2009 market forecast for housing demand.
- ◆ Need for a larger inventory of available units and a better mix of dwelling unit types

Individual responses received from the owners and consultants concerning the timing of a number of draft and preliminary plans and the DPP in general are included in **Schedule 10**.

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

10 CONCLUSIONS AND RECOMMENDATIONS

The DPP continues to be an implementation tool for the City's Strategic goal of managing growth in a balanced sustainable manner. During 2008, the DPP was also effective in assisting staff in establishing priorities for the review and approval of new development from residential plans of subdivision.

10.1 Registration Activity

Registration activity in 2008 was lower than anticipated but on target with population projections and dwelling unit forecast of 1000 units when potential units from zone changes and condominiums are included. The 2008 DDP supported the creation of up to 1059 potential dwellings units from new registered plans and 689 potential units were registered. From 2001 to 2008 a total of 7673 potential dwelling units were registered for an average of 959 units per year. This is in keeping with the previous Council approved population projection forecast which called for a growth of 1000 units per year from 2001-2006 and 900 units per year in 2007 and 2008. Current forecasts have returned to approximately 1000 units per year, but the focus has shifted from greenfield subdivision growth to balanced growth across the City in a variety of housing types. Staff have recommended registration activity for 2009 that reflects the Council approved population projection forecasts and also consider recent lower than anticipated registrations in order to ensure that adequate housing supply and mix of potential dwelling units are available.

10.2 Building Permit Activity

Residential building permit activity was slightly higher in 2008. The residential permit activity for 2008, a total of 894 units at the end of October is projected to be higher than the 862 permits issued for new units in 2007. Also of significance is the much higher percentage of permits issued for multiples (57% were for townhouses and apartments) in 2008 than in 2007, which reflects the policies being developed for Guelph's Growth Management Strategy. The year end permits in 2008 are expected to exceed 900 units (not including accessory apartments). The 20-year average is 860 dwelling units per year as noted on **Schedule 6**.

10.3 Phasing Policy

The phasing policy (established in 2005) for large scale residential subdivisions is effective in introducing new potential dwelling units at a moderate rate into the medium term housing supply (plans with Draft Plan approval). During 2008, only one draft plan of subdivision containing 352 potential units received Draft Plan approval (see **Schedule 3**). In support of Council's direction to reduce the inventory of units in draft approved and registered plans, the 2009 DPP highlights plans (or phases of plans) anticipated to be presented to Council for the consideration of Draft Plan approval in 2009 (see also **Schedule 3**). These are the subdivisions where staff time and resources will be allocated to resolving issues so that they can be considered by City Council. If supported these subdivisions would add a potential 1034 dwelling units to the medium term supply. Given the recent low amount of draft approval activity in 2007 (only 98 units received Draft Plan approval) and 2008 (only 352 units), the staff recommendation is consistent with that of past DPPs in considering 1034 potential new units in 2009 to ensure that new development will meet the goals and policies being added to our Official Plan in 2009 to support Guelph's Growth Management Strategy and the Provincial Growth Plan.

A lack of new units receiving Draft Plan approval has reduced the medium term inventory of units from approximately 2617 units in the 2008 DPP to 2248 units in 2009.

There is an overall supply of short and medium term units of approximately 6.5 years of growth at 1000 units per year (see **Schedule 7**) which is the lowest inventory in the history of the DPP. Through careful management, the short and medium term supply of dwellings has been reduced from a high of 7600 units in 2003 to the current 6466 units.

In 2008 the DPP first included an inventory of zoned townhouse and apartment infill sites not included in Draft or Registered Plans. There were 1206 potential townhouse and apartment units within this category and these units were added to the short term supply of units because they were zoned. The 2009 DPP has included 2008 zone changes and condominiums that have created additional residential units (see **Schedule 1**, part B). In 2008, 459 additional potential units were approved to add to the short term supply of units.

After discussion with the Development Community, staff have divided the inventory of zoned townhouse and apartment infill sites into short and medium term sites, based on knowledge of

potential constraints to development. Potential brownfields and sites that have buildings that are currently in use have been moved to the medium term supply. In 2009, there are 774 units in short term supply and 972 units in medium term supply for a total of 1746 potential units available from infill multiple residential sites. The sites with constraints have also been added to the infill site identification map in **Schedule 7**.

10.4 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.

The data indicates that the current wastewater treatment plant has the capacity for the registration of an additional 6600 units of residential development, which equates to 7.4 years of growth based on the population projections. For water, the data indicates a current capacity to register an additional 2800 dwelling units, which equates to a 3.7 year supply. In addition, long range forecasting shows the City has sewage treatment capacity for approximately 10,016 additional residential units and water capacity for 3,665 units.

10.5 Recommendations

City staff recommend that the 2009 Development Priorities Plan (DPP) be approved (Schedules 2, 3 and 4) and used as a guide to manage the rate and timing of development for the next year. The 2009 DPP recommends that Council support the creation of up to 1160 potential dwelling units from the registration of plans in 2009 (See **Schedule 2**). This figure is the higher than last year's recommended total but reflects lower subdivision registration numbers in recent years.

1. The DPP needs to respond to population projections in the Growth Management Strategy, which recommends the creation of approximately 1000 potential new units from each year til 2031.
2. The Growth Plan for the Greater Golden Horseshoe now generally requires that by the year 2015, 40% of new growth occur within the built up areas of Cities. The final minimum requirement will be spelled out in the final recommendations for the Local Growth Management Strategy following discussions with the Ministry of Energy and

The 2009 DPP recommends support for the creation of up to 1160 dwelling units from the registration of plans in 2009.

Infrastructure. However, since most of the new subdivision activity identified by the DPP is expected to be identified beyond the built boundary (i.e. Greenfield area) there is the need to take a more conservative approach to Greenfield approvals and commitments made to achieve the intensification target.

Included in the 1160 potential units is a carryover of 128 units that were identified for registration in 2008. If these units are removed, 1032 new units are included in the recommendation. In the recommendation, consideration was also given to the registration activity in the past two years. In 2008, 689 potential units were registered and in 2007, 959 potential units were registered. The two year average is 824 units per year. Both the number of potential new units (1160) and the average of the past two years are consistent with the current forecast of approximately 1000 units per year.

The breakdown of the components of the 1160 dwelling units is 391 detached, 200 semi-detached, 404 townhouses and 165 apartment units. 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. In terms of short-term supply, there are 3444 potential units (as of October 31, 2008) currently available for building permits in registered plans. This overall number is up from last year's DPP (3058 units). The addition of the 774 potential units in infill townhouse and apartment site pushes this total to 4218 potential units. The majority of potential units in the short term supply, approximately 2879 units (68%) are in potential multiple residential projects (**Schedule 7**).

This year's DPP also recommends a number of plans for consideration of draft plan approval in 2009 (see **Schedule 3**). Included in the plans are approximately 1034 future dwelling units. This number reflects that only 98 units received Draft Plan approval in 2007 and 352 units in 2008. In 2009, draft Plans of Subdivision will need to meet the goals of the Provincial Growth Plan as well as new City of Guelph Growth Management Strategy policies; including increased development within the Built Boundary and meeting higher densities within Greenfield Subdivision development.

City Staff have made several changes to the DPP this year in response to our commitments under the Growth Plan for the Greater Golden Horseshoe and Guelph's Growth Management Strategy. Further changes will be incorporated next year to better monitor development data.

SCHEDULE 1

NUMBER, TYPE AND DISTRIBUTION OF POTENTIAL UNITS BETWEEN OCTOBER 31, 2007 AND OCTOBER 31, 2008

A. IN REGISTERED PLANS OF SUBDIVISION

Northwest					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
none					
SUBTOTAL	0	0	0	0	0
Northeast					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-149 Almondale Ph 1B	12	0	0	0	12
Watson East Ph 6	12	0	6	117	135
SUBTOTAL	24	0	6	117	147
South					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-150 Arkell Springs Ph 2	50	0	72	0	122
Kortright East Ph 2	101	0	160	0	261
Victoria Gardens Ph 4	0	0	30	129	159
SUBTOTAL	151	0	262	129	542
In Built Boundary	50	0	72	0	122
In Greenfield	125	0	196	246	567
Total Units Registered in 2008	175	0	268	246	689
Units Approved in 2008 DPP	392	32	300	335	1059

B. THROUGH APPROVED ZONE CHANGES AND CONDOMINIUMS

Northwest					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
ZC0615 168 Fife Rd	0	4	10	0	14
ZC0715 120 Westmount Rd	0	0	0	300	300
SUBTOTAL	0	4	10	300	314
Northeast					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
ZC0714 35 Mountford Dr	0	0	124	0	124
SUBTOTAL	0	0	124	0	124
South					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
23CDM07503 0 & 11 Valley Road	21	0	0	0	21
SUBTOTAL	21	0	0	0	21
In Built Boundary	21	4	134	300	459
In Greenfield	0	0	0	0	0
Total Additional Units in 2008	21	4	134	300	459

2008 TOTALS (A+B)

In Built Boundary	71	4	206	300	581
In Greenfield	125	0	196	246	567
Total New Units in 2008	196	4	402	546	1148

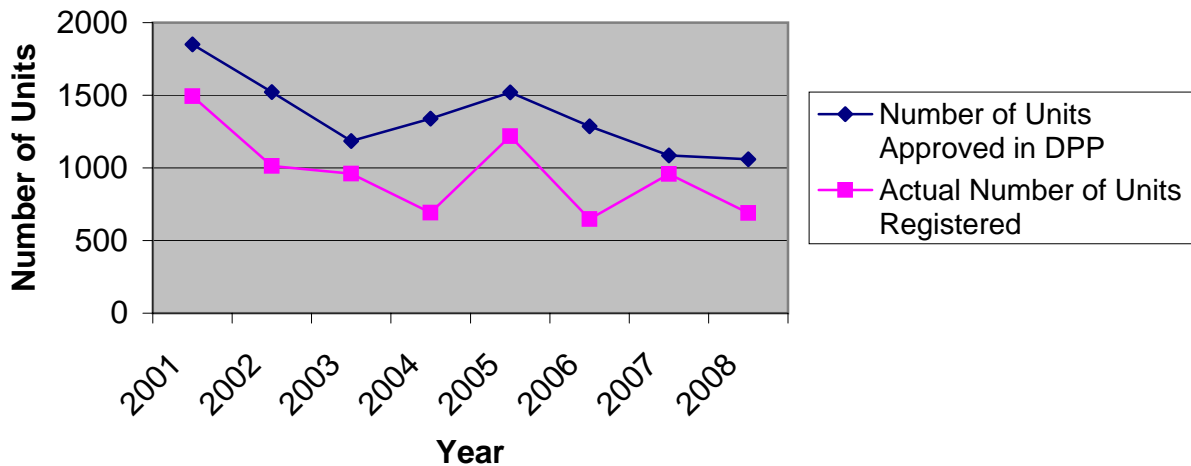
* Semi-detached numbers are unit counts

*Townhouses and apartments based on approved zoning

C. COMPARISON OF ACTUAL AND APPROVED REGISTRATIONS BY YEAR

	Detached	Semi-detached*	Townhouses*	Apartments*	Total
ACTUAL OVERALL TOTAL (2008)	175	0	268	246	689
APPROVED 2008 DPP	392	32	300	335	1059
ACTUAL OVERALL TOTAL (2007)	590	114	255	0	959
APPROVED 2007 DPP	662	64	361	0	1087
ACTUAL OVERALL TOTAL (2006)	522	0	126	0	648
APPROVED 2006 DPP	855	106	326	0	1287
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	246	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

D. Comparison of Approved and Registered Units by Year



SCHEDULE 2

SUMMARY OF 2009-POST 2010 PROPOSED STAGING DWELLING UNIT TARGETS

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

2009 Proposed Registrations

Northeast	248	168	249	165	830
Northwest	98	32	32	0	162
South	45	0	123	0	168
Subtotal	391	200	404	165	1160
In Built Boundary	98	74	100	0	272
In Greenfield	293	126	304	165	888

2010 Anticipated Registrations

Northeast	243	24	119	127	513
Northwest	117	0	50	0	167
South	0	0	0	0	0
Subtotal	360	24	169	127	680
In Built Boundary	23	0	0	0	23
In Greenfield	337	24	169	127	657

Post 2010 Anticipated Registrations

Northeast	521	68	466	158	1213
Northwest	0	0	0	877	877
South	850	72	645	430	1997
Subtotal	1371	140	1111	1465	4087
In Built Boundary	20	0	0	356	376
In Greenfield	1268	112	1057	1109	3546

2009 DPP OVERALL	2122	364	1684	1757	5927
2008 DPP OVERALL	2297	486	1841	2354	6978
2007 DPP OVERALL	2780	486	1739	2253	7258
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

SCHEDULE 3

Draft Plan Approval Activity

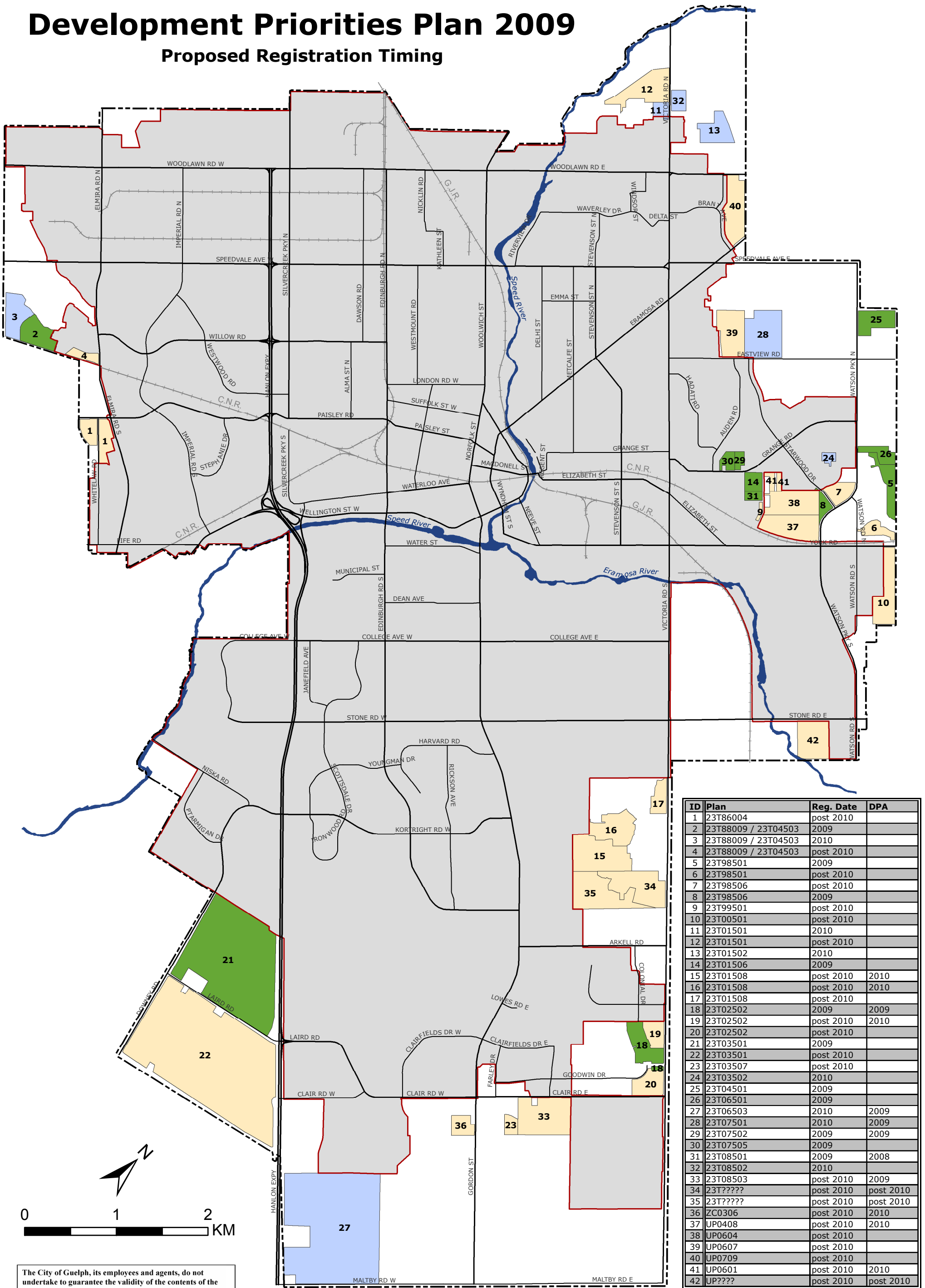
Plans Anticipated to be Considered for Draft Plan Approval in 2009						
	Single	Semi-Detached	Townhouses	Apartments	Total	Density p+j/ha
Northeast						
23T-07502 294-316 Grange Rd	6	34	22	0	62	80
23T-07505 300 Grange Rd	14	0	78	0	92	76
23T-08501 Cityview-Bolzon	29	16	0	0	45	67
23T-07501 Grangehill Ph 7	120	24	36	77	257	62
23T-08502 Victoria North	0	0	83	0	83	75
Total Northeast	169	74	219	77	539	
Northwest						
none						
South						
23T-02502 Westminster Woods East Ph 4	85	0	272	0	357	TBD
23T-08503 Dallan Ph 1	80	0	58	0	138	TBD
23T-06503 Southgate Business Park	0	0	0	0	0	TBD
Total South	165	0	330	0	495	
Overall Total	334	74	549	77	1034	
Total in Built Boundary	49	50	100	0	199	
Total in Greenfield	285	24	449	77	835	

Plans that were Draft Approved during 2008					
	Single	Semi-Detached	Townhouses	Apartments	Total
Northeast					
23T-04501 Morning Crest	68	94	25	165	352
Total Northeast	68	94	25	165	352
Northwest					
none					
South					
none					
Overall Total	68	94	25	165	352
In Built Boundary	0	0	0	0	0
In Greenfield	68	94	25	165	352

Schedule 4

Development Priorities Plan 2009

Proposed Registration Timing



ID	Plan	Reg. Date	DPA
1	23T86004	post 2010	
2	23T88009 / 23T04503	2009	
3	23T88009 / 23T04503	2010	
4	23T88009 / 23T04503	post 2010	
5	23T98501	2009	
6	23T98501	post 2010	
7	23T98506	post 2010	
8	23T98506	2009	
9	23T99501	post 2010	
10	23T00501	post 2010	
11	23T01501	2010	
12	23T01501	post 2010	
13	23T01502	2010	
14	23T01506	2009	
15	23T01508	post 2010	2010
16	23T01508	post 2010	2010
17	23T01508	post 2010	
18	23T02502	2009	2009
19	23T02502	post 2010	2010
20	23T02502	post 2010	
21	23T03501	2009	
22	23T03501	post 2010	
23	23T03507	post 2010	
24	23T03502	2010	
25	23T04501	2009	
26	23T06501	2009	
27	23T06503	2010	2009
28	23T07501	2010	2009
29	23T07502	2009	2009
30	23T07505	2009	
31	23T08501	2009	2008
32	23T08502	2010	
33	23T08503	post 2010	2009
34	23T?????	post 2010	post 2010
35	23T?????	post 2010	post 2010
36	ZC0306	post 2010	2010
37	UP0408	post 2010	2010
38	UP0604	post 2010	
39	UP0607	post 2010	
40	UP0709	post 2010	
41	UP0601	post 2010	2010
42	UP?????	post 2010	post 2010

Registration Timing

- 2009
- 2010
- post 2010
- Built-Up Area
- Built Boundary
- City Boundary

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DRAFT 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			TBD	12/23/1987	TBD - See report pg 18 for more details	Post 2010
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 which will include a park (size to be determined). Environmental Impact Study required because natural heritage feature (woodlot) is affected.											
23T-88009 23T-04503 Mitchell Farm	Draft Approved	215	32	82	356	4.688		0.213		6/1/1997 5/13/2005 ext. 5/13/2008		Phase 2009 (98 D, 32 SD, 32 TH) Phase 2010 (117 D, 50 TH) Phase Post 2010 (356 A)
Servicing Comments:	Requires extension of existing services. Storm sewer oversizing (SW0023).											
Timing Comments:	Registration of next phase will allow construction of park that also serves the adjacent neighbourhood.											

DRAFT 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				Post 2009	TBD	Post 2010
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.											

DRAFT 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 / 23T06501 Watson Creek/Walkover	Draft Approved	82		124		2.884		part cash in lieu	3/20/2001 (3 year extension to 2007/03/20) (3 year extension to 2010/03/20)	TBD - See report pg 18 for more details	Phase - 2009 (82D, 124 TH) Last Phase (industrial) Post 2010	
Servicing Comments: Extension of existing services. Watson Road upgrades required. Timing Comments: Watson Road from Grange Road to Eastview Road approved in 2002 Capital Budget (RD0080).												
23T-98506 Guelph Watson 5-3 (Grangehill Phase 5)	Preliminary	61		69	54			0.428	Phase 1 - 2009 Phase 2 - Post 2010	TBD	Phase 1 - 2009 (30 TH, 54 APT) Phase 2 - Post 2010 (61 D, 39 TH)	
Servicing Comments: Extension of existing services. Timing Comments: Needs an amendment to the Zoning By-law.												
23T-99501 / 23T-96501 Valeriotte and Martini	Draft Approved	20						cash in lieu	11/23/2000 extension to 11/21/2009	TBD	Post 2010	
Servicing Comments: Requires services from Cityview Drive. Upgrades to Cityview Drive required. Timing Comments: Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022).												

DRAFT 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	78		72	50					9/6/2002 3 year extension to 9/6/2008 3 year extension to 06/09/2011	TBD	Phase 4 2010 (44D, 50 APT) Phase 5 post 2010 (34D, 72T)
Servicing Comments:	Requires Victoria Road North upgrade and extension of watermain. Pumping station/forcemain construction underway.											
Timing Comments:	Victoria Road North upgrade approved in 2003 Capital Budget (RD0073). Victoria Road forecasted for construction in 2011.											
23T-01502 Northview Estates	Draft Approved	56								9/6/2002 3 year extension to 9/6/2008 3 year extension to 06/09/2011	TBD	Phase 3 - 2010 (56D)
Servicing Comments:	Requires Victoria Road North upgrade and extension of watermain. Pumping station/forcemain construction underway.											
Timing Comments:	Victoria Road North upgrade approved in 2003 Capital Budget (RD0073). Victoria Road forecasted for construction in 2011.											
23T-01506 Cityview and Grange	Draft Approved	49	24					cash in lieu		3/4/2005 2 year extension to 3/4/2010	TBD	2009
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). A red line amendment is necessary											

DRAFT 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-03502 58-78 Fleming Road	Draft Approved	23							0.31 & cash in lieu	7/14/2006	TBD	2010
Servicing Comments:		Requires extension of existing services.										
Timing Comments:		N/A										
23T-04501 340 Eastview Rd Almondale Homes / Morning Crest	Draft Approved	68	94	25	165	1.49				9/2/2008	TBD	Phase 2 - 2009
Servicing Comments:		Requires extension of existing services and updates to Watson Pkwy.										
Timing Comments:												
23T-07501 Grangehill Ph 7	Preliminary	120	24	36	77				TBD	2009	TBD	2010
Servicing Comments:												
Timing Comments:		Requires Draft Plan approval. A revised plan is expected which will require further public process.										
23T-07502 294-316 Grange Rd	Preliminary	6	34	22					TBD	2009	TBD	2009
Servicing Comments:		Coordination with adjacent plan needed										
Timing Comments:		Requires Draft Plan Approval.										

DRAFT 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-07505 300 Grange Rd	Preliminary	14		78					TBD	2009	TBD	2009
Servicing Comments: Coordination with adjacent plan needed												
Timing Comments: Requires Draft Plan Approval.												
23T-08501 Cityview-Bolzon	Preliminary	29	16						TBD	2009	TBD	2009
Servicing Comments:												
Timing Comments: Requires Draft Plan Approval.												
23T-08502 Victoria North	Preliminary			83		1.24			cash in lieu	2009	TBD	2010
Servicing Comments: Requires Victoria Road North upgrade and extension of watermain.												
Timing Comments: Requires Draft Plan Approval. Victoria Road N upgrade approved in 2003 Capital Budget (RD0073). Victoria Road is forecasted for construction in 2011.												
UP0408 Cityview and Watson	Future	92		22					0.4	Post 2009	TBD	Post 2010
Servicing Comments: Part of lands require sanitary outlet through adjacent lands (Armishaw). Upgrades to Cityview Drive required.												
Timing Comments: Requires submission of application for draft plan approval. Requires CN approval and an EIS.												

DRAFT 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							
UP0601 Tivoli/Stockford Rd	Future	12	26	26				TBD	Post 2009	TBD	Post 2010	
Servicing Comments:												
Timing Comments: Requires submission of application for zoning amendment and draft plan of subdivision.												
UP0604 55 Cityview Drive (Fierro Dev)	Future	153	42	62				0.36	Post 2009	TBD	Post 2010	
Servicing Comments:												
Timing Comments: Requires submission of application for zoning amendment and draft plan of subdivision.												
UP0607 66-82 Eastview Road	Future	8		120				TBD	Post 2009	TBD	Post 2010	
Servicing Comments:												
Timing Comments: Requires submission of application for zoning amendment and possible draft plan approval. Environmental Impact Study required due to proximity to provincially significant wetland.												
UP0709 Woodlawn/Eramosa	Future	135		111	18			TBD	Post 2009	TBD	Post 2010	
Servicing Comments:												
Timing Comments: Requires submission of application for zoning amendment and draft plan of subdivision.												

DRAFT 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			21		167		Trails in lieu	11/9/2006	TBD	Phase 2009 Phase Post 2010	
Servicing Comments:		Extension of existing services required. Phasing plan required to determine requirements. Watermain extension from east side of Hanlon. SS0002, SW0007, WW0036, WW0053, WW0040, WW0052, WS0029, RD0093										
Timing Comments:		Minutes of Settlement of Ontario Municipal Board appeal approved October 23, 2006. Timing for development beyond the first phase will be dependent on MTO development cap and timing of Laird Road interchange.										
23T-06503 Southgate Business Park	Preliminary					50		Cash in lieu	2009	TBD	2010	
Servicing Comments:												
Timing Comments:		Timing for development will be dependent on MTO approval for improvements to Maltby Road east of the Hanlon and the Hanlon Expressway intersection, including upgrading Maltby from its intersection with Southgate easterly to the Hanlon. Maltby Rd is forecasted for construction in 2010 (RD0133).										

DRAFT 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-01508 Kortright East (Pine Meadows)	Part Draft Approved Preliminary	375	28	186	400	0.873		2.131	3.014	1/3/2006 post 2009	TBD	Phase Post 2010 (176 D, 28 SD) Phase Post 2010 (199 D, 26 TH) Phase Post 2010 (160 TH, 400 APT)
Servicing Comments:	Requires sanitary outlet via Victoria Road. Pumping station/forcemain construction underway. Gravity sanitary outlet to Speed River Trunk Sanitary Sewer to be constructed in conjunction with Victoria Road Bridge under construction now.											
Timing Comments:	Kortright Road collector forecasted for 2008 in 2007 Capital Budget (RD0070). Victoria Road forecasted for 2010 in 2007 Capital Budget (RD0078).											
23T-02502 Westminister Woods East	Preliminary	85		404	144					Part 2009	TBD	Phase 2009 (45 D, 123 TH) Phase 2010 (40 D, 149 TH) Phase Post 2010 (132 TH, 144 APT)
Servicing Comments:	Extension of existing services required.											
Timing Comments:	Draft plan approval required for next phases. Revised submission and staging strategy is being considered.											
23T-03507 Pergola	Draft Approved			91		5.38			0.446	5/26/2006	TBD	Phase 1a 2009 (Commercial) Phase Post 2010
Servicing Comments:	Sanitary sewer outlet complete to Clair Road limit of property from Farley Drive. Developing part of lands will require water pressure booster system.											
Timing Comments:	Gordon Street, south of Clair, improvements forecasted for 2009 in 2009 Capital Budget (RD0114).											

DRAFT 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-08503 Dallan	Preliminary	148		58	97				0.868	part 2009	TBD	Phase 1 - Post 2010
Servicing Comments:		May require servicing through Pergola/adjacent lands. Developing part of lands may require water pressure booster system. Detailed servicing report required.										
Timing Comments:		Requires Draft Plan Approval.										
23T-?? Victoria Park West	Preliminary	99	16	59	266				TBD	Part 2010	TBD	Phase 1 - Post 2010
Servicing Comments:		Detailed servicing report required.										
Timing Comments:		Requires Draft Plan approval. Victoria Road forecasted for 2010 in 2007 Capital Budget (RD0078).										
ZC0306 1897 Gordon St - Thomasfield Homes	Preliminary	33		36	67				0.26	2010	TBD	Post 2010
Servicing Comments:		Gordon St services and roadworks required. Development of a portion of the lands will require the construction of either a new water pressure zone or a water booster station.										
Timing Comments:		Requires approval of Zoning Amendment and Draft Plan of condominium. Gordon St reconstruction forecasted for 2009 in 2006 Capital Budget (RD0114). South end In-Ground Storage forecasted for 2008 in 2009 Capital Budget (WW0045).										
UP0802 Glenholme Dr Ext	Preliminary	34		24	0				TBD	Post 2010	TBD	Post 2010
Servicing Comments:												
Timing Comments:												

SCHEDULE 5

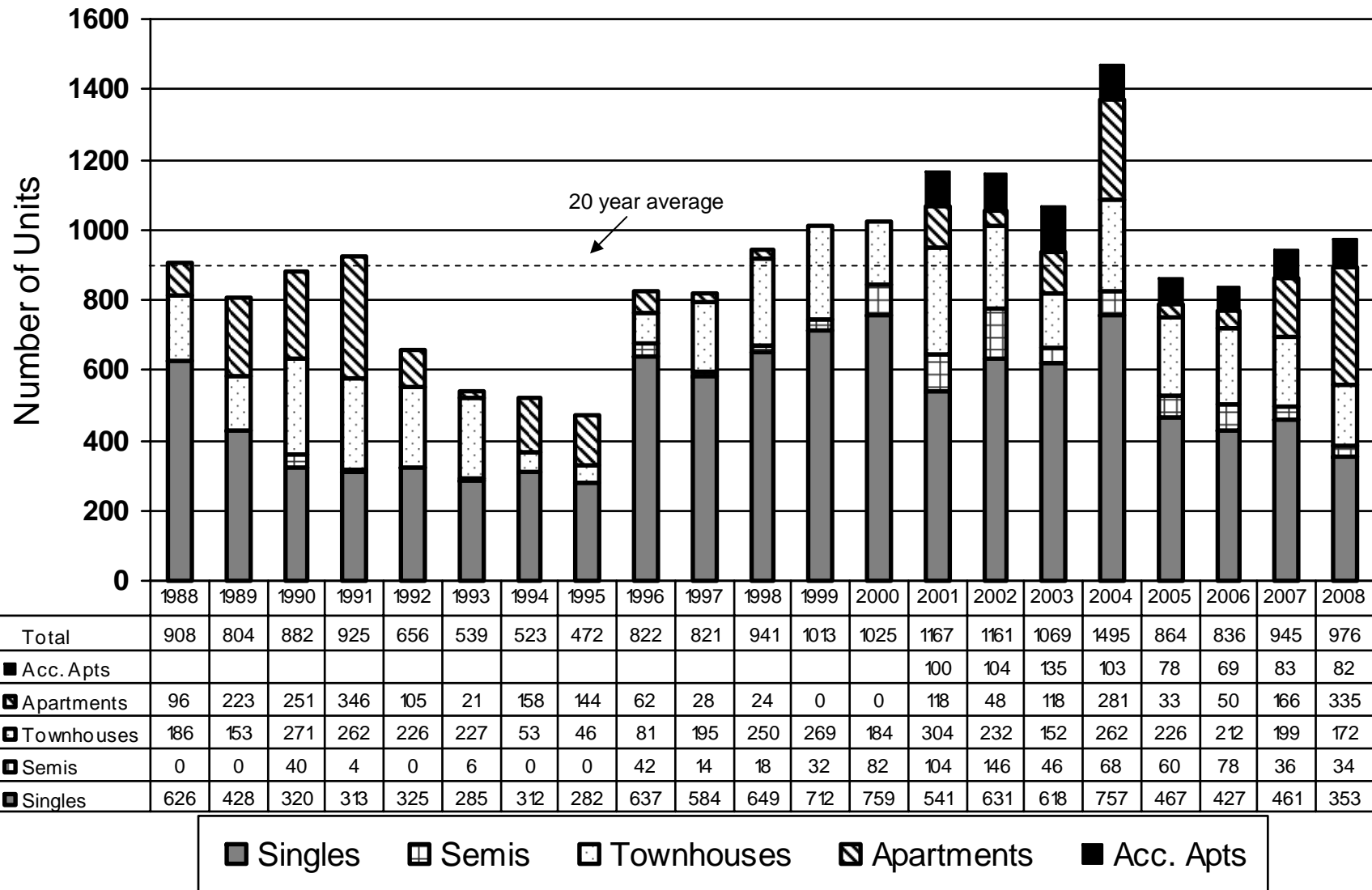
Building Permits For New Residential Units by Dwelling Unit Types as of October 31, 2008

Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Accessory Apts		Building Permit Totals		Demolitions		Net Totals	
	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007
January	22	20	4	0	23	15	117	0	5	8	171	43	1	1	170	42
February	43	25	0	4	8	34	55	0	8	4	114	67	0	2	114	65
March	35	51	0	4	6	36	0	0	6	4	47	95	1	1	46	94
April	50	43	8	6	7	9	0	0	7	7	72	65	0	1	72	64
May	55	63	6	2	5	39	0	34	8	6	74	144	1	3	73	141
June	41	48	2	0	10	22	47	0	11	12	111	82	2	2	109	80
July	38	53	2	4	8	7	6	0	8	6	62	70	1	0	61	70
August	19	39	4	2	23	4	55	84	11	13	112	142	0	3	112	139
September	26	29	6	6	26	18	55	1	7	10	120	64	0	0	120	64
October	24	36	2	8	56	0	0	0	11	8	93	52	3	1	90	51
November		32		0		15		47		2	0	96		1	0	95
December		22		0		0		0		3	0	25		0	0	25
Totals	353	461	34	36	172	199	335	166	82	83	976	945	9	15	967	930

Source: Building Permit Summaries, Community Design and Development Services

Distribution of Permits Based on Places to Grow Areas (2008)	Units				Total	2008 % of Total Units	2007 % of Total Units	Averaged % of Total Units (2007-2008)
	D	SD	TH	APT				
Permits within the Built Boundary:	69	4	48	123	244	27.29%	55.04%	40.59%
Permits within the Greenfield Area:	284	30	124	212	650	72.71%	44.96%	59.41%
Total Permits:					894	100.00%	100.00%	100.00%

Schedule 6 Residential Construction Activity by Unit Type City of Guelph 1988-2008



Source: City of Guelph Building Permit Summaries
 Accessory apartments tracked beginning in 2001

20 Year Average (1988 – 2007): 860 without acc apts.
 893 with acc apts.
 2008 Permits to October 31, 2008

Schedule 7 -Table 1

Potential Development Summary - Short, Medium and Long Term October 31, 2008

	<u>Singles</u>	<u>Semis</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Total</u>	<u># of Years Supply*</u>
Total Short Term	1223	116	1117	1762	4218	4.2
Registered Plans of Subdivision	1223	116	882	1223	3444	3.4
Infill Townhouse and Apartment Sites	0	0	235	539	774	0.8
Total Medium Term	591	150	636	1843	3220	3.2
Draft Plans of Subdivision	591	150	415	1092	2248	2.2
Infill Townhouse and Apartment Sites	0	0	221	751	972	1.0
Total Long Term	1531	214	1186	665	3596	3.6
Preliminary Plans & Unofficial Proposals	1531	214	1186	665	3596	3.6
Overall Total	3345	480	2939	4270	11034	11.0
Total Draft and Registered Plans	1814	266	1297	2315	5692	5.7
Total Short and Medium Term	1814	266	1753	3605	7438	7.4
Previous DPP's - Total Draft and Registered Plans						
DPP 2008	1796	180	1320	2379	5675	6.3*
DPP 2007	2145	266	1364	2511	6286	7*
DPP 2006	2123	310	1441	2440	6320	7
DPP 2005	2227	430	1544	2344	6545	7.3
DPP 2004	2481	425	1348	2330	6584	7.3
DPP 2003	2958	515	1660	2463	7596	8.4
DPP 2002	2851	518	1213	2059	6641	7.4
DPP 2001	3230	372	1144	2151	6897	7.7

*Years of Supply are based on Current Growth Projections of 1000 units per year, except in 2007-2008, when 900 units per year were used. Starting in 2011, population projections show an increase to 1100 units per year.

Schedule 7 Table 2

Building Permits and Vacant Lots by Registered Plan of Subdivision within the Built-Up Area

Registration Date	Subdivision Name		Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
			Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Permits 2008	Vacant Units
1996	856	Pine Ridge Ph 1	122		0				60		15			0	15	
1998	61M8	Paisley Village	118		0	16		0	118		0	236		159	0 159	
1998	61M18	Grangehill Ph 3	151	3	1	70		8	151		0	50		0	3 9	
1998	61M26	Paisley Village Ph 2	222		0				129		129			0	129	
2000	61M48	Stephanie Drive	41		0	60	2	0	21		0	80		80	2 80	
2000	61M53	Elmira Road Extension			0							347		347	0 347	
2000	61M54	Victoria Wood (Kortright 4)	88		0				30		30			0	30	
2002	61M67	Southcreek Ph. 9A	64		2									0	2	
2002	61M68	Chillico Heights	199	1	0	38	2	0	36		36			3	36	
2002	61M69	Cedarvale- Schroder West			0				91		7	99		99	0 106	
2002	61M70	Clairfields Ph 4	125		6									0	6	
2003	61M82	Southcreek Ph 9B	50		8									0	8	
2003	61M83	Westminister Woods Ph 4	177		0	44		2	38		0			0	2	
2003	61M84	Chillico Woods	96	1	7	16		0	58		14			1	21	
2004	61M90	Northern Heights Ph 1	145		4				12		0			0	4	
2004	61M91	Valleyhaven	72		3									0	3	
2004	61M103	Bathgate Drive	12	1	3									1	3	
2004		Village by Arboretum Ph 5										405		280	0 280	
2005	61M107	Valleyhaven Ph 3	66	4	7	22		0						4	7	
2005	61M108	Victoria Gardens Ph 2A	106		4									0	4	
2005	61M110	Pine Ridge East Ph 7	8		0	30		2	72	26	30			26	32	
2005	61M114	Arkell Springs Ph 1	55	6	3	2		0						6	3	
2005	61M119	Victoria Gardens Ph 2B	46		2				49					0	2	
2005	61M124	Fleming/ Pettitt	55	4	5						0			4	5	
2006	61M125	Grangehill Ph 4A	6	0	4									0	4	
2006	61M133	Conservation Estates	80	12	7				28	14	14			26	21	
2007	61M136	Joseph St.	15		14									0	14	
2007	61M139	Woodside Drive	12	5	5									5	5	
2008	61M148	973 Edinburgh Rd S	9	7	2									7	2	
2008	61M150	Arkell Springs Ph 2	50	7	43				77	7	70			14	113	
Total			2190	51	130	298	4	12	970	47	345	1217	0	965	102 1452	

Building Permits and Vacant Lots by Registered Plan of Subdivision in the Designated Greenfield Area

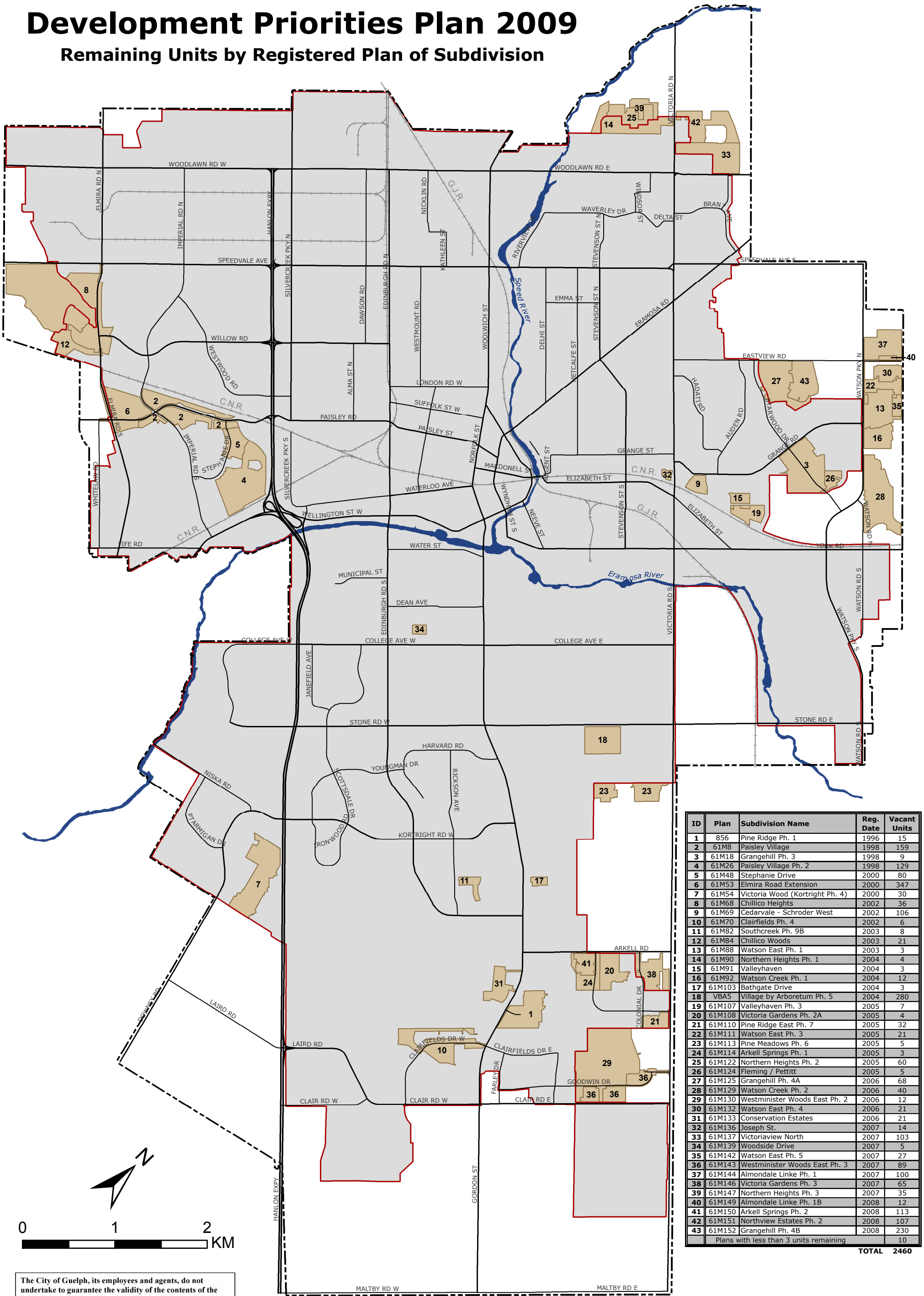
Registration Date	Subdivision Name		Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
			Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Permits 2008	Vacant Units
2003	61M88	Watson East Ph 1	91	1	3									1	3	
2004	61M92	Watson Creek Ph 1	30	0	0	32	0	0	8	0	0	12	0	12	0 12	
2004	61M99	Watson East Ph 2	32	1	2	2	0	0						1	2	
2005	61M111	Watson East Ph 3	67	0	9				79	0	12			0	21	
2005	61M113	Pine Meadows Ph 6	42	4	5									4	5	
2005	61M122	Northern Heights Ph 2	40	0	0	20	0	2	69	11	58			11	60	
2006	61M125	Grangehill Ph 4A	140	21	62	22	0	0	65	14	0			35	62	
2006	61M129	Watson Creek Ph 2	70	6	30	34	6	10						12	40	
2006	61M130	Westminister Woods East Ph 2	188	22	12				6	0	0			22	12	
2006	61M132	Watson East Ph 4	65	26	11				34	3	10			29	21	
2007	61M137	Victoriaview North	160	42	48				55	0	55			42	103	
2007	61M142	Watson East Ph 5	35	8	27									8	27	
2007	61M143	Westminister Woods East Ph 3	159	95	64				40	15	25			110	89	
2007	61M144	Almondale Linke Ph 1	93	15	78	32	16	16	33	27	6			58	100	
2007	61M146	Victoria Gardens Ph 3	86	34	52	18	6	12	44	43	1			83	65	
2007	61M147	Northern Heights Ph 3	43	8	35									8	35	
2008	61M149	Almondale Linke Ph 1B	12	0	12									0	12	
2008	61M151	Northview Estates Ph 2	54	0	54				53	0	53			0	107	
2008	61M152	Grangehill Ph 4B	117		117	64	0	64	49	0	49			0	230	
Total Greenfield			1524	283	621	224	28	104	535	113	269	12	0	12	424 1006	

City-Wide Building Permit Summary

	Single-Detached			Semi-Detached			Townhouse			Apartment			Total			
	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Total Units	Permits 2008	Vacant Units	Permits 2008	Vacant Units		
Total Built-Up Area	2190	51	130	298	4	12	970	47	345	1217	0	965	102	1452		
Total Greenfield	1524	283	621	224	28	104	535	113	269	12	0	12	424	1006		
Total	3714	334	751	522	32	116	1505	160	614	1229	0	977	526	2458		
													% of Total within Built Boundary		19.39%	59.07%
													% of Total within Greenfield		80.61%	40.93%

Development Priorities Plan 2009

Remaining Units by Registered Plan of Subdivision



ID	Plan	Subdivision Name	Reg. Date	Vacant Units
1	856	Pine Ridge Ph. 1	1996	15
2	61M8	Paisley Village	1998	159
3	61M18	Grangehill Ph. 3	1998	9
4	61M26	Paisley Village Ph. 2	1998	129
5	61M48	Stephanie Drive	2000	80
6	61M53	Elmira Road Extension	2000	347
7	61M54	Victoria Wood (Kortright Ph. 4)	2000	30
8	61M68	Chillico Heights	2002	36
9	61M69	Cedarvale - Schroder West	2002	106
10	61M70	Clairfields Ph. 4	2002	6
11	61M82	Southcreek Ph. 9B	2003	8
12	61M84	Chillico Woods	2003	21
13	61M88	Watson East Ph. 1	2003	3
14	61M90	Northern Heights Ph. 1	2004	4
15	61M91	Valleyhaven	2004	3
16	61M92	Watson Creek Ph. 1	2004	12
17	61M103	Bathgate Drive	2004	3
18	VBA5	Village by Arboretum Ph. 5	2004	280
19	61M107	Valleyhaven Ph. 3	2005	7
20	61M108	Victoria Gardens Ph. 2A	2005	4
21	61M110	Pine Ridge East Ph. 7	2005	32
22	61M111	Watson East Ph. 3	2005	21
23	61M113	Pine Meadows Ph. 6	2005	5
24	61M114	Arkell Springs Ph. 1	2005	3
25	61M122	Northern Heights Ph. 2	2005	60
26	61M124	Fleming / Pettitt	2005	5
27	61M125	Grangehill Ph. 4A	2006	68
28	61M129	Watson Creek Ph. 2	2006	40
29	61M130	Westminster Woods East Ph. 2	2006	12
30	61M132	Watson East Ph. 4	2006	21
31	61M133	Conservation Estates	2006	21
32	61M136	Joseph St.	2007	14
33	61M137	Victoriaview North	2007	103
34	61M139	Woodside Drive	2007	5
35	61M142	Watson East Ph. 5	2007	27
36	61M143	Westminster Woods East Ph. 3	2007	89
37	61M144	Almondale Linke Ph. 1	2007	100
38	61M146	Victoria Gardens Ph. 3	2007	65
39	61M147	Northern Heights Ph. 3	2007	35
40	61M149	Almondale Linke Ph. 1B	2008	12
41	61M150	Arkell Springs Ph. 2	2008	113
42	61M151	Northview Estates Ph. 2	2008	107
43	61M152	Grangehill Ph. 4B	2008	230
Plans with less than 3 units remaining				10
TOTAL				2460

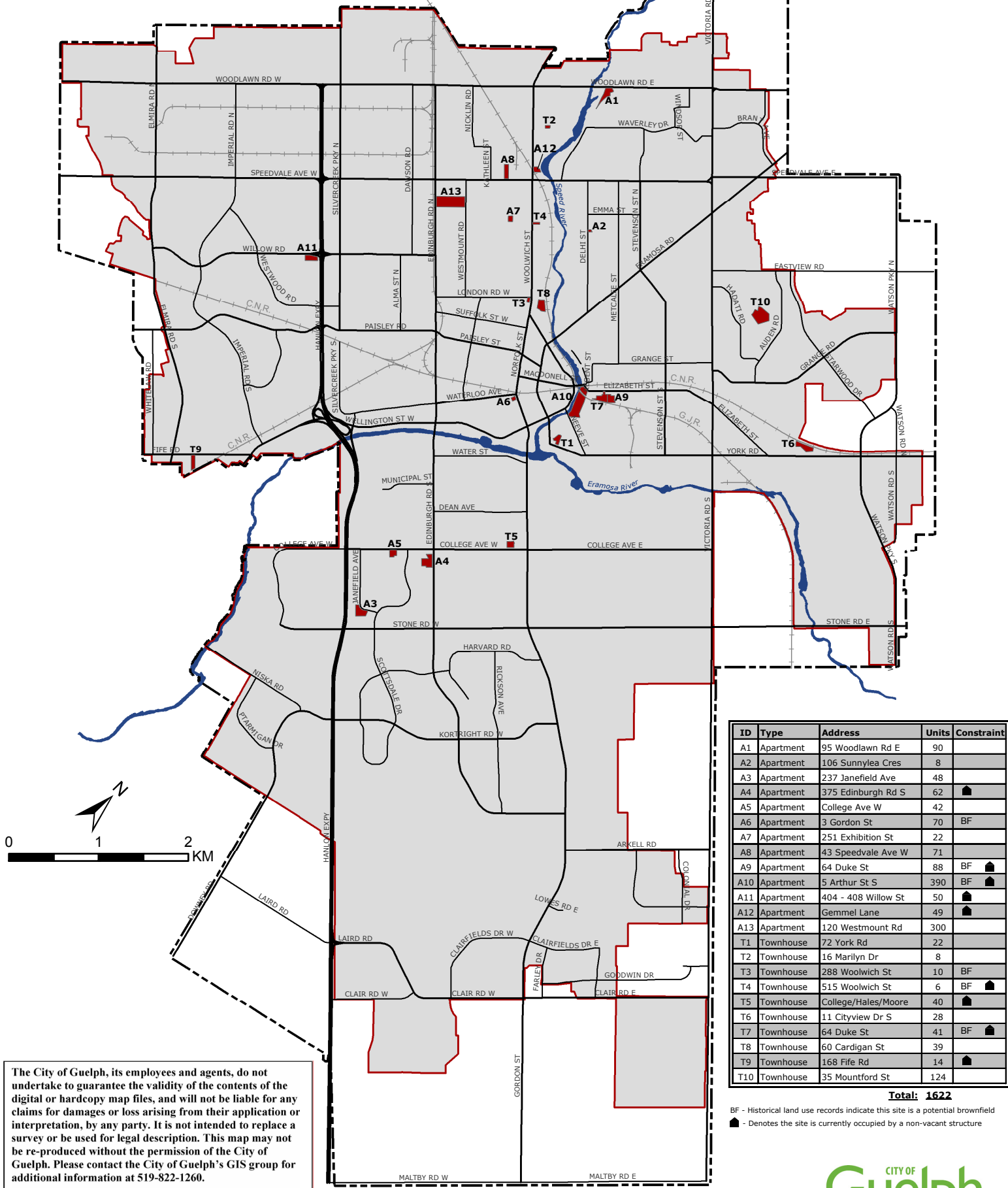
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- Registered Plans
- Built Boundary
- City Boundary



Development Priorities Plan 2009

Infill Townhouse and Apartment Sites



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ID	Type	Address	Units	Constraint
A1	Apartment	95 Woodlawn Rd E	90	
A2	Apartment	106 Sunnylea Cres	8	
A3	Apartment	237 Janefield Ave	48	
A4	Apartment	375 Edinburgh Rd S	62	■
A5	Apartment	College Ave W	42	
A6	Apartment	3 Gordon St	70	BF
A7	Apartment	251 Exhibition St	22	
A8	Apartment	43 Speedvale Ave W	71	
A9	Apartment	64 Duke St	88	BF ■
A10	Apartment	5 Arthur St S	390	BF ■
A11	Apartment	404 - 408 Willow St	50	■
A12	Apartment	Gemmel Lane	49	■
A13	Apartment	120 Westmount Rd	300	
T1	Townhouse	72 York Rd	22	
T2	Townhouse	16 Marilyn Dr	8	
T3	Townhouse	288 Woolwich St	10	BF
T4	Townhouse	515 Woolwich St	6	BF ■
T5	Townhouse	College/Hales/Moore	40	■
T6	Townhouse	11 Cityview Dr S	28	
T7	Townhouse	64 Duke St	41	BF ■
T8	Townhouse	60 Cardigan St	39	
T9	Townhouse	168 Fife Rd	14	
T10	Townhouse	35 Mountford St	124	■

Total: 1622

BF - Historical land use records indicate this site is a potential brownfield
 ■ - Denotes the site is currently occupied by a non-vacant structure

■ Infill Sites ■ Built Boundary □ City Boundary



Schedule 8 2009 DPP Water/Wastewater Firm Capacity

Explanation: This table shows the determination of how many units can be serviced (line 4) after subtracting the actual daily flow used (line 2 a) and 2 b)) and the servicing commitments (line 3) from the total available firm capacity (line 1). Line 5 shows how many units are proposed to be registered in the 2009 Development Priorities Plan and line 6 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Firm Capacity	75,000 m ³ /day	64,000 m ³ /day
2 a)	Average Maximum Daily Flow (water)	64,361 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	50,523 m ³ /day
3	Servicing Commitments	6,939 m ³ /day (5,260 units)	6,645 m ³ /day (5,260 units)
4	Available Servicing Capacity to Register New Dwelling Units (Uncommitted Reserve Capacity)	2805 units	6,601 units
5	Units to be Registered in 2009 based on the proposed Development Priorities Plan	1,160 units	1,160 units
6	Capacity Available	YES (1,645 units)	YES (5,441 units)

Notes

1. **Total Available Firm Capacity:**

Water - the physical capacity of the constructed water infrastructure to deliver an annual daily flow of 75,000 m³/day of water supply.

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

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

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

3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The figure for servicing commitment for wastewater treatment also includes a total of 1260 m³/day committed to the Village of Rockwood.

Schedule 8 2009 DPP Water/Wastewater Planning Capacity

Explanation: This table shows the determination of how many units can be serviced (line 5) after subtracting the actual daily flow used (line 2 a) and 2 b)), the servicing commitments (line 3) and the draft plan approval commitments (line 4) from the total available planning capacity (line 1). Line 6 how many units are proposed to be draft plan approved in the 2009 Development Priorities Plan and line 7 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Planning Capacity	83,100 m ³ /day	73,300 m ³ /day
2 a)	Average Maximum Daily Flow (water)	64,361 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	50,523 m ³ /day
3	Servicing Commitments	12,539 m ³ /day (9,505 units)	11,039 m ³ /day (9,505 units)
4	Draft Approval Commitments	1,364 m ³ /day (1034 units)	1070 m ³ /day (1034 units)
5	Available Servicing Capacity for New Draft Plan Approved Units (Uncommitted Reserve Capacity)	4,699 units	11,438 units
6	Units to be Draft Plan approved in 2008 based on the proposed Development Priorities Plan	1034 units	1034 units
7	Capacity Available	YES (3,665 units)	YES (10,016 units)

Notes

1. **Planning Capacity:**

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

Wastewater - based upon the approved assimilative capacity of the Speed River. Plant expansion to provide an additional 9,000 m³/day of treatment capacity in order to reach the approved assimilative capacity is planned for 2011.

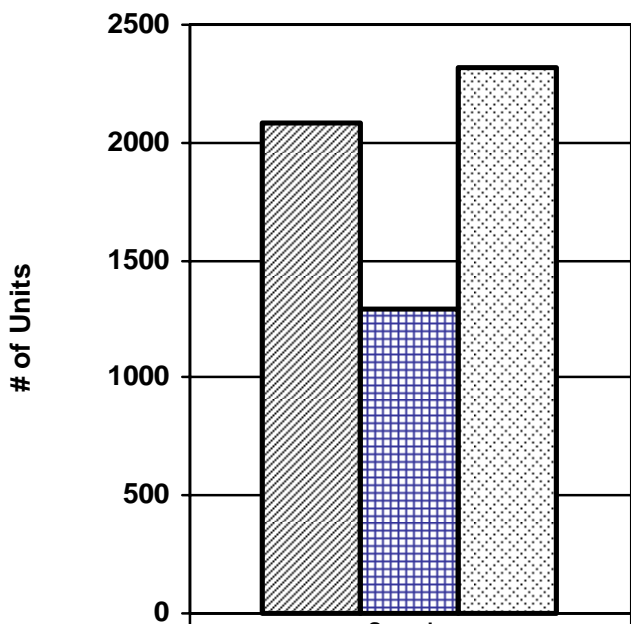
2. a) **Maximum Daily Flow (water)** is the actual maximum daily flow based on the past three year average.
2. b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.
3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The City provides servicing commitment at the time of lot/block registration in keeping with the agreement with the MOE. The figure for servicing commitment for wastewater treatment also includes a total of 1260 m³/day committed to the Village of Rockwood.

Schedule 9

Total Draft and Registered Plan Analysis

Total Supply 2008

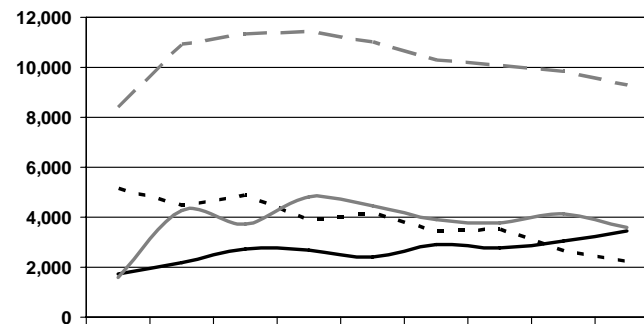
Draft Approved and Registered



■ Singles/Semis	2080
■ Townhouses	1297
■ Apartments	2315

Singles/Semis
 Townhouses
 Apartments

DPP Overall Supply 2001-2009



	2001	2002	2003	2004	2005	2006	2007	2008	2009
— Short Term	1710	2179	2714	2703	2392	2907	2785	3058	3444
- - - Medium	5115	4462	4882	3881	4153	3413	3501	2617	2248
— Long	1600	4265	3733	4839	4471	3931	3757	4155	3596
- - - Total	8425	10906	11329	11423	11016	10251	10043	9830	9288

SCHEDULE 10

Responses to the Draft 2009 Development Priorities Plan

Katie Nasswetter

From: Astrid Clos [astrid.clos@ajcplanning.ca]
Sent: October 24, 2008 11:11 AM
To: Katie Nasswetter
Cc: 'Tom Krizsan'
Subject: RE: 2009 Draft DPP Schedules for Review
Follow Up Flag: Follow up
Flag Status: Completed

Hi Katie,

The Krizsan-Bird property should be shown as "Thomasfield Homes Limited". The registration date should be shown as 2009. Thank you.

Regards,

Astrid

Astrid J. Clos
Planning Consultants
423 Woolwich Street
Suite 201
Guelph, Ontario
N1H 3X3

Phone (519) 836-7526 (836-PLAN)
Mobile Number (519)710-7526 (519)710-PLAN
Fax (519) 836-9568

Email astrid.clos@ajcplanning.ca

Katie Nasswetter

From: peter linke [almondale@rogers.com]
Sent: November 3, 2008 1:42 PM
To: Katie Nasswetter
Subject: Draft DPP: 23T-04501 Page 3 in Schedule 4

Hello Katie.

For the residential component of the above, we are aiming at Registration and Servicing in 2009.

Re Commercial: This piece actually belongs to Phase 1 and was registered Nov. 28, 2007. According to MPAC it is known as 320 Eastview Road.

Please correct the measurement: It has 1.406 ha, 3.474 acres or 14,058.5 sq.m.

Thanks.

Best Regards.

Peter Linke

Katie Nasswetter

From: Charles Cecile [esnell@sentex.net]
Sent: November 12, 2008 10:28 AM
To: Katie Nasswetter
Cc: fieldwebster@sympatico.ca
Subject: Development Priorities Plan 2009
Follow Up Flag: Follow up
Flag Status: Red

Katie Nasswetter
Community Design and Development Services
City of Guelph

Re: Comments on the Development Priorities Plan 2009

The Guelph Field Naturalists, Environment Committee, has reviewed the draft schedules and mapping of the above and offer the following comments:

We wish to re-emphasize our belief that the Dallon Phase 1 (23T-06503) proposed development should not proceed at this time and should not be considered in this Development Priorities Plan 2009 or future DPPs until such time that

- a regional secondary plan is in place or other larger scale plan for the Moraine lands in the City; otherwise, we feel it represents another piece-meal development on the Moraine
- the Hall's Pond Provincially Significant Wetland (PSW) Complex is considered in its entirety in a larger, regional context by this development proposal which we feel is required to ensure the sustainability of this sensitive wetland/recharge area and to prevent long term ecological impacts that piece-meal development might inflict
- the issue of the Greenbelt extension is settled and decided
- the City's Natural Heritage Strategy is completed

Thank you for the opportunity to comment.
Charles Cecile

Environment Committee
Guelph Field Naturalists

cc. Valerie Fieldwebster, President, Guelph Field Naturalists



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

November 14, 2008

City of Guelph
Planning and Building Services
2 Wyndham Street, 3rd Floor
Guelph, Ontario
N1H 3A1

Attention: Ms. Katie Nasswetter
Senior Development Planner

Dear Katie,

Re: City of Guelph Development Priorities Plan 2009
Response to Draft Schedules and Mapping

Thank you for the opportunity to provide input into the preparation of your annual Development Priorities Plan. We have reviewed the schedules and would like to comment on Westminster Woods East Phase 4 (#23T02502). As you are aware, we have been meeting with City Staff recently to finalize requirements for resubmission of this Draft Plan. A formal resubmission will be made within the next few days.

I have attached a copy of the Draft Plan for your reference. This Plan covers the balance of Westminster Woods East and includes:

- Block 89 – Catholic Elementary School Site
- 85 Singles
- Block 86 – Medium/High Density
- Block 87 – Medium/High Density
- Block 88 – Mixed Use
- Block 90 & 91- Open Space

The draft plan density range proposed is from 55 to 65 people&jobs/ha. I have also attached a corresponding master site plan. The proposed density and unit breakdown is as follows:

- Singles – 85
- Townhouses – 329
- Apartments – 192
- Total Units = 606
- Density (p+j/ha) = 58.03

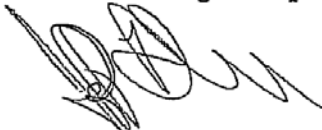
Based on our discussions with City Staff and the Catholic School Board's construction schedule for the opening date of September 2010, our expectation is that the Phase 4 plan would be draft approved in March/April 2009 and Registered shortly thereafter.

Further to recent discussions with City Staff, we have prepared a proposed First Phase Plan (see attached). This plan enables the delivery of the school site and falls within the City's 200 unit target.

Thank you for the opportunity to provide to you our expectations with respect to this key development approval. All of these targets need to be realized in order to bring this important and successful project to completion.

Please feel free to call me should you wish to discuss this outline further.

Sincerely,
Reid's Heritage Group



Jeff Robinson
Land Development Project Manager

Encl.

cc: Tim Blevins, Reid's Heritage Group
John Wood, Westminster Woods
Alfred Artinger, Reid's Heritage Group
Brian Blackmere, Reid's Heritage Group
Don Drone, Wellington Catholic District School Board

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

November 14, 2008

Project: 01-3367

Ms. Katie Nasswetter
Senior Development Planner
Community Design and Development Services
Planning Division
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1

Community Design
and Development Services

NOV 19 2008

Dear Ms. Nasswetter:

**Re: Development Priorities Plan 2009
Victoria Park West Golf Course
Draft Plan of Subdivision/Common Element Condominium
1159 Victoria Road South
Owner: Diodoro Investments Limited**

I am responding to the draft 2009 Development Priorities Plan.

The owners of the Victoria Park West Golf Course redevelopment are extremely disappointed in the significant change in the proposed Development Priority Plan that revises the date for consideration of their project from 2008 to post 2010.

The City has provided no indication for this dramatic change. You may be aware that the owner has been working very closely with City staff to address issues raised at Council regarding the development concept for this property. We have recently arrived at a plan that appears to address the major issues regarding this site and are finalizing additional technical reports to assist the Grand River Conservation Authority in their evaluation of these changes.

We request that staff revise the proposed timing for consideration of the draft plan and move the date to 2009.

Should you have any questions, please call me.

Yours very truly,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, MCIP, RPP

Copy: Mr. Ted De Corso, Victoria Park West Golf Course

SCHEDULE 11

Staff Response to Draft 2009 DPP Comments

1897 Gordon Street – Thomasfield Homes (ZC0306)

Astrid Clos on behalf of the applicant requested the property name be corrected and that registration of the property should occur in 2009.

Staff have updated the property name but have decided against moving registration of this property forward to 2009. Review of this application has begun but public review and timing for servicing is still needed. This plan is also in the Greenfield area of the City and a more conservative approach to Greenfield development is needed in order to ensure that City intensification targets are met.

Morning Crest Subdivision/Almondale Homes (23T04501)

Peter Linke on behalf of the Morning Crest subdivision (340 Eastview Road) indicated an error in Schedule 4 regarding the commercial component and overall area. Staff acknowledge this error and have updated Schedule 4 with the correct area that remains to be developed.

Dallan Subdivision (23T08503)

Charles Cecile on behalf of the Guelph Field Naturalists requested that Dallan Subdivision not proceed or be considered in the DPP until environmental issues included full review of the wetlands, moraine, Greenbelt, and Natural Heritage Strategy are complete.

A phase of this subdivision is currently included in the 2009 DPP for draft approval, with registration placed in the post-2010 timeframe. The issues brought forward by Mr. Cecile will be dealt with in the staff review of issues prior to the proposal being brought back to Council for a recommendation.

Westminister Woods (23T02502)

Jeff Robinson on behalf of Reid's Heritage Group requested that draft approval and registration be included in 2009 for Phase 4 of Westminister Woods Subdivision.

Staff have reviewed this request and worked with the applicant to include a portion of this phase of the development for draft plan approval and registration in 2009. The entire

portion considered to be Phase 4 is too large (approximately 500-600 units) to be approved at one time.

Victoria Park Village (23CDM05506)

Nancy Shoemaker on behalf of the applicant requested that this subdivision be considered for draft plan approval in 2009.

Staff have reviewed this request but not included this plan in those anticipated for draft approval in 2009. Given that significant changes to the design are anticipated, the plan will need to go through the public process in 2009, once it is resubmitted. There are still significant concerns about secondary access and environmental considerations on this site as well as a need for a phasing plan.