

DEVELOPMENT PRIORITIES PLAN 2012



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1 INTRODUCTION

The Development Priorities Plan (DPP) is prepared annually by Planning, Building, Engineering and Environment 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 growth¹.
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.

¹ Finance staff are in the process of developing a Long Term Financial Plan expected to feed into a new and more comprehensive Fiscal Growth Model than the model referred to in 2007.

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 2012 DPP, City Council will establish a target for the creation of potential dwelling units from Registered Plans from October 31, 2011 to October 31, 2012 (see **Schedule 2**). Staff will manage the registration of the various subdivisions identified for 2012 within 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 2012 (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 2012.

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 intends to present to City Council for consideration of Draft Plan Approval in the short term. A number of factors have been considered in determining the priority for Registration and Draft Plan approval.

The factors influencing the support for a Registration include:

- Location of plan within the ‘Built Boundary’ or ‘Greenfield’ areas of the City as per the Growth Plan for the Greater Golden Horseshoe;
- Any required Capital works have been approved in the 10 year Capital Forecast;
- Appropriate Phasing Conditions have been fulfilled (e.g. approval of an EA);
- Proximity of servicing (e.g. end of pipe versus need for a service extension);
- Servicing capacity (water and wastewater);

- The realization of the goals, objectives and policies of the Official Plan (e.g. design, layout etc.);
- The objective of balanced community growth in all three geographic areas (NW, NE and South);
- The provision of Community benefits (e.g. the addition of parks and school sites);
- Commitment by the Developer (e.g. signing of Engineering Services agreement, posting of Letters of Credit);
- Status and complexity of Draft Plan conditions and timing to fulfill (e.g. need for Environment Implementation Report);
- The variety and mix of housing units being provided;
- Consideration of the City's Growth Management objectives (an average annual growth rate of 1.5 %) and Population Projections; and
- 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 Initiative considerations;
- The need for growth to maintain a minimum 3-year supply of dwelling units in Draft Approved and Registered Plans and through lands suitably zoned to facilitate residential intensification and redevelopment;
- The need and status of required Capital works in the 10 year Capital Forecast;
- Servicing capacity (water and waste water);
- Council's approved "Phasing Policy for New Large-Scale Residential Plans of Subdivision";
- The objective of balanced community growth in all three geographic areas (Northwest, Northeast and South).
- Complexity of issues and the time necessary to resolve them (e.g. environmental impact, neighbourhood concerns); and
- Review of Staff resources.

3 EXPLANATION OF SCHEDULES IN THE DPP

The Development Priorities Plan Report 2012 – Post 2013 is comprised of several schedules with development activity statistics for the City of Guelph. In most cases the tables are divided into three geographical areas of the City, “Northwest”, “Northeast” and “South”, that correspond with the geographical areas that were used for the Population Projections Report (“City of Guelph Household and Population Projections 2001-2027”). In 2008, new population projections were approved as part of the Growth Management Strategy which project a population of 175,000 in 2031 and a 1.5% growth rate until 2031. The Growth Management Strategy projected approximately 1000 new dwelling units per year until 2011, then approximately 1100 new units per year until 2031.

The Schedules are described in detail below:

Schedule 1: Development Activity between October 31, 2010 and October 31, 2011.

This Schedule contains four parts. Part A reports on subdivisions that were registered in the period October 31, 2010 to October 31, 2011. Part B shows approved zone changes and condominiums approved outside of plans of subdivision that are greater than 10 units in size. Both of these tables also 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 2011 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 may not exceed the approved DPP dwelling unit target unless authorized by City Council.

The plans that were registered between October 31, 2010 and October 31, 2011 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.

Schedule 1 shows that seven (7) plans of subdivision (or phases of plans) achieved registration in 2011 or executed a subdivision agreement. These plans provide a total of 383 potential dwelling units; 68% of the units are detached/semi-detached and 32% are multi-residential units. In total, 60% of the residential registration activity occurred in the Northeast, 20% in the Northwest and 20% in the South area of the City. Through Council’s approval of the 2011 DPP, a total of 1056 potential units could have been registered in 2011. On average, 822 units have been registered each year since the inception of the DPP in 2001.

Schedule 2: Summary of 2012 – Post 2013 Proposed Staging, Dwelling Unit Targets.

This Schedule summarizes the staging of development for plans of subdivision for the years 2012, 2013 and post 2013.

The portion of the table entitled “2012 Proposed Registrations” is the recommended dwelling unit limit that City Staff are recommending City Council approve for the year 2012. The recommendation for the 2012 DPP is a total of 1188 potential units in 12 plans of subdivision (or phases); two plans included are for industrial subdivisions located in the south end of the City (23T-06503 Southgate and 23T-03501 Hanlon Creek Business Park). In total 100 of the potential residential units would be registered within the Built Boundary and 1088 units would be in Greenfield areas.

The portion of the table entitled “2013 Anticipated Registrations” is a summary of the likely registration activity in the year 2013, 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 2013 because the DPP is approved on an annual basis and provides a Council commitment for the next year only** (in this case 2012). It is however, staff’s best estimate of the plans that could be registered during 2013. **Schedule 2** shows that currently 1600 potential units are anticipated to be registered in 2013.

The final portion of the table entitled “Post 2013 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 2744 potential units in proposed plans of subdivision that are projected to be registered post 2013.

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 2012” highlights the draft plans (or phases) that staff expect will be ready to be considered by Council during 2012.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2012 nor does it commit Council to approving all, or any portion, of the plan. Staff will, however, allocate time and resources to evaluating the application and resolving issues associated with these draft plans so that they can be considered for DPA by Council in 2012. Seven (7) residential plans of subdivision are proposed in this table with a total of 1149 potential units.

Table B, titled “Actual and Approved Draft Plans by Year” shows the total number of units in plans of subdivision (or phases) that actually received Draft Plan approval by Council compared to what was approved in that year’s DPP. In the 2011 DPP, 1326 units in five Draft Plans of Subdivision were included to be considered for Draft Plan

Approval. As of October 31st, 2011, three of these plans had been to Council for approval.

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 5: Building Permits for New Residential Units

This table shows building permit activity for the last two years. The data for 2011 is reported until October 31st. As of October 31, 2011, 479 permits have been issued within the entire City. By the end of the year 626 permits were issued for new residential units within the entire City. The bottom of this schedule tracks the percentage of units built in the Greenfield and Built Boundary areas of the City over the past three years. By the end of October in 2011, approximately 21% of permits were in the Built Boundary and 79% in the Greenfield area of the City. The four year average of permits issued from 2008-2011 shows that approximately 28% of units were built within the Built Boundary and 72% were in the Greenfield areas of the City.

Schedule 6: Residential Construction Activity

This chart shows residential construction activity in the City of Guelph over the last 20 years (1992-2011). **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 2008, new projections were approved as part of Guelph’s Growth Management Strategy and a new background study for the Development Charges review. These 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 building permit activity for the first 10 months of 2011 (479 units), with a yearend total of 626 units (including accessory apartments) for the entire City is below average and is below the projections stated above.

The twenty (20) year average (1992-201) for building permit activity is 826 units per year (not including accessory apartments) or 876 units per year (including accessory apartments).

The ten (10) year average (2002-2011) is 865 units per year (not including accessory apartments) or 955 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, 2011, the City has approximately 2696 potential dwelling units in the short term supply (in registered plans of subdivision), and approximately 2498 potential dwelling units in the medium term supply (in draft plans of subdivision). This is a total of 5194 potential dwelling units in these draft approved and registered plans representing approximately a 4.7 year supply of growth, based on the growth projections.

As 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 are located outside of registered plans. These infill sites have been divided into the short and medium 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 857 residential units or additional 0.8 years of supply, bringing the total short term supply to 3.2 years. In the medium term, there are an additional 1189 potential infill units or 1.1 additional years of supply, bringing the total medium term supply to 3.4 years.

Taking into account registered plans of subdivision, draft plans of subdivision and infill sites, the total short term supply is approximately 3553 potential units (3.2 years of supply) and the total short term supply is approximately 3687 potential units (3.4 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. This table is divided 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 2011, approximately 14% of the building permits from new subdivisions were issued within the Built Boundary. However, approximately 50% 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 residential 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

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

Schedule 8: Update on Water and Waste Water Flows

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.

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

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

The City currently has an agreement with Guelph Eramosa Township to treat wastewater from the Village of Rockwood. In 2010, Council approved a staff recommendation to increase the quantity of wastewater treatment allocation for Rockwood to 1,710 cubic metres per day and staff has been working with Township staff to finalize an agreement to confirm the increased allocation. The servicing commitment in the **Schedule 8** table includes an allocation of 1,710 cubic metres per day to the Village of Rockwood.

With respect to water supply, the City must ensure that the long-range water supply commitments to draft plans are below the rated capacity. In 2006, Water Services completed and Council approved a Water Supply Master Plan and an update of the master plan will be undertaken. 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, 2006, 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 cubic metres per day. With the EA approval, commissioning of the additional water capacity is underway. The EA also recommends implementation of conservation and efficiency strategies to ensure the best use of the City's existing water resources. The **Schedule 8** table includes additional water supply capacity from the approved Arkell Springs Supply EA in the Planning Capacity chart.

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 6,991 units of residential development, which equates to approximately 6.4 years of growth based on the population projections. For water, the data indicates a current capacity to register an additional 6,952 dwelling units, which equates to approximately 6.3 years of growth based on the population projections. In

addition, long range forecasting shows the City has wastewater treatment capacity for approximately 14,298 additional residential units and water supply capacity for 12,409 units.

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.

4 EXPLANATION OF COLUMNS AND HEADINGS IN SCHEDULE 4

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

FILE NUMBER (DESCRIPTION)

The City file number and subdivision name are provided for each proposed plan of subdivision (e.g. Northeast Residential, 23T-98501, Watson East).

STATUS

The files/subdivisions are either:

1. Draft Approved (City Council has approved).
2. Preliminary (Formal applications have been received and are being reviewed by City Staff).
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
- TH** = townhouse dwellings*
- APT** = apartment dwellings*

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

COMM, IND, INST,

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

PARK

This column includes the land area (in hectares) within plans of subdivision that is zoned for Parkland or is proposed to be dedicated to the City for Parkland. 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 2012.**

EXPECTED REVENUE (DC’S)

This column lists the expected revenue to the City via Development Charges (DCs) to fully construct the residential component of the given plan of subdivision. Development charges are based on 2011 rates which are valid until March 1, 2012.

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 2012, 2013 or Post 2013. 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 2012 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 2012 to be advanced. City Staff have the authority to move the registration of developments ahead (e.g. from 2013 to 2012) provided that the dwelling unit target will not be exceeded and any capital expense is already approved in the capital budget. The flexibility clause is applied using the following procedure:

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

Council approval is required if the requests for advancement will exceed the dwelling unit target or there is an impact on the capital budget. Under this scenario, Staff will review the request and prepare a report and recommendation to the Planning & Building, Engineering and Environment 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 2011

Permit Activity

Fewer building permits for residential units were issued in 2011 when compared to 2010. As of the end of October 2011 a total of 479 permits (not including accessory apartments) have been issued for new dwelling units, which is less than last year (see **Schedule 5**). By year end, a total of 626 building permits for dwelling units (not including accessory apartments) was reached, which is under our current projection of 1100 units per year.

As well, the average permit activity from 2002 to 2011 for the entire City is 865 units per year (not including accessory apartments) which is below the current population projection of 1000 and 1100 new dwelling units per year.

The decrease in permit activity in 2011 over 2010 seems to be consistent with the global economic uncertainty. It is noted that there was an increase in permit activity in 2010 over 2009 which was consistent with local economic improvements seen in Guelph and other area municipalities. The more significant decline in 2009 reflected the economic slowdown, higher unemployment and uncertainty.

Over the past few years, permit activity has continued to see a balanced supply of a full range of housing forms including townhouses and apartments. The City's Growth Management Strategy encourages an increase in the percentage of new dwelling units that are multiple residential forms (includes townhouses, apartments and accessory apartments). To the end of October 2011, 47% of new residential building permits were issued for townhouses, apartments and accessory apartments (See **Schedule 5**). Larger projects in 2011 include an apartment building in the Westminster Woods Subdivision.

Subdivision Registration

Registration activity was somewhat lower than anticipated in the 2011 DPP. In total, four (4) plans achieved registration (1 of which was non-residential) and three (3) plans signed subdivision agreements allowing the commencement of servicing (see **Schedule 1**). These seven plans of subdivision that were registered in 2011 will result in the potential creation of 383 dwelling units. This overall figure is less than the 1056 dwelling units that were supported for registration by City Council (see **Schedule 1**). Registration activity in the south end consisted of a non-residential (employment) phase of the Hanlon Creek Business Park subdivision and a signed agreement for phase 5a of Westminster Woods East containing 56 units. Registration activity in the east end of the City consisted of Ingram Farm/Northern Heights Phase 4 with a total of 94 units, Victoria North Phase 1 with a total of 43 units and signed agreements for Phase 1 of 312-316 Grange (Lunor) containing 37 units and Northview Estates Phase 3 containing 55 units. In the west end of Guelph Phase 2b of Mitchell Farm was registered containing 77 potential units.

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.

In the 2011 DPP, 1326 units were proposed for Draft Plan Approval, in five phases of Plans of Subdivision. Four of these plans achieved Draft Plan Approval in 2011, however, one of these approvals was appealed to the Ontario Municipal Board.

Zoning By-law Amendments and Condominium Approvals

Since the 2009 DPP, staff have monitored other development applications that add to our dwelling unit supply, including Zoning By-law amendments and Plans of Condominium outside of Plans of Subdivision. The DPP now includes all applications that create more than 10 residential units. Approvals of these applications by year are shown in **Schedule 1 Part B**. By the end of October 2011, 29 new potential residential units were created via two zone changes.

7 FORECAST OF SUBDIVISION AND PERMIT ACTIVITY FOR 2012

Building permit activity in the residential sector was somewhat less in 2011 over 2010 levels. 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%). However, in 2007, building permits increased by 8% to 945 permits and they increased again in 2008 by almost 10% to 1044.

In Guelph, the permit activity for 2011 was forecast to be lower in 2011 than it was in 2010, gaining strength in latter part of 2011. Early in 2011, Canadian Mortgage and Housing Corporation (CMHC) forecast that in 2011 building permits would decrease in Guelph by 7%. As shown in **Schedule 5**, building permits have decreased in 2011 over 2010 levels. By October 31st, 2011, 479 permits had been issued compared to 831 at the same time in 2010 (including accessory apartments) which represents a 42% decrease.

The range and expected number of new permits is below the City's average over the last 20 years, however remains consistent with the City's objective to provide a variety of housing options to meet the diverse housing needs within the community.

For 2012, the Canadian Mortgage and Housing Corporation (CMHC) expects housing starts to increase by approximately 3%. In addition, over the next few years, housing starts are expected to increase with an improved economy and stronger migration and become more in line with expected population growth forecasts. In terms of unit types, construction will continue to shift away from single detached homes to more high density forms, which is in keeping with the City's approved Growth Management Strategy.

Interest in obtaining draft plan approval and registration of various subdivisions continues to remain strong. At the outset of the annual DPP review in September 2011, City staff received requests from the development community to register approximately 1684 potential dwelling units during 2012 as well as approximately 2300 units requested for draft approval. The circulation of the draft 2012 DPP in January 2012 resulted in the development community's understanding of staff's proposed registration timing and there were few requests made to modify staff's recommendation for approvals in 2012. Staff's recommendation of a total of 1188 potential units for registration in 2012 is based on the objectives of the DPP and the following:

1. Council's approved growth rate of approximately 1100 units per year starting in 2011 (previously 1000 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).

Requests to register all or parts of 12 subdivisions are contained within the recommended dwelling unit target of 1188 dwellings contained on **Schedule 2** for the 2012 DPP. Seven registrations are expected in the east, four in the south and one in the west end of the City. Included within this recommendation are five plans of subdivision or phases of plans that were expected to be registered in 2011; Hanlon Creek Business Park Phase 2, Southgate Phase 2, Cityview Heights, Morning Crest Phase 2b and Grangehill Phase 7a, were all included in the 2011 potential registrations.

Staff expect that seven preliminary plans of residential subdivision (or phases thereof) are likely to be ready to be presented to Council for consideration of Draft Plan approval in whole, or in part, during 2012 (see **Schedule 3**). The subdivisions (or parts thereof) that may be considered for Draft Plan approval in 2012 include a total of approximately 1149 potential dwelling units within the Greenfield area. The recommended number reflects the low average number of draft approvals from 2007-2011. During this time period, an average of 401 units were approved each year, which is lower than the 600 unit target for Greenfield development in the City's Growth Management Strategy. The low number of plans that achieved Draft Plan approval recently has reduced the overall supply of potential units in the short and medium term (within plans of subdivision) to a 4.7 year supply, which is the lowest in the history of the DPP.

If all seven of the plans were able to be presented to Council for consideration of Draft Plan approval and did, in fact, get approved, the five year average for draft plan approvals would be 526 units per year. Since the majority of Draft Plan approvals occur in Greenfield areas this figure is closer to the current (2012-2031) population forecast of 1100 units per year that assumes that 60 percent (660 units) will be created in the Greenfield areas. The recommended figure therefore allows ample room for Council to consider and approve infill projects via zoning amendments or plans of condominium.

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 to plan for healthy and prosperous growth throughout Ontario. The 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. In 2009, Official Plan Amendment (OPA) #39 was approved and introduced policies into the City's Official Plan to conform to the Growth Plan. The following discussion highlights some of the obligations under the Growth Plan and OPA #39 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.

Changes in the 2008 DPP included mapping that shows the approved Built Boundary, and building permits tracked by Built and 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 were made in the 2009 DPP related to Guelph's intensification target including Schedule 1 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 tracked by built or greenfield area in Schedules 2 and 3, as are building permits in Schedule 5.

In 2009, the Province approved the City's Growth Management Strategy, OPA #39 which confirmed a 40% intensification target for Guelph and the DPP will be used as a tool to assist in the implementation of the Strategy. This will include managing the approval of Draft Plans of subdivisions in Greenfield areas to ensure that the intensification targets are being achieved.

Density Targets

The Official Plan also specifies density targets for the identified Urban Growth Centre (i.e., the downtown area) and the designated Greenfield area in accordance with the Growth Plan.

The minimum density target for the City of Guelph's Urban Growth Centre is 150 people and jobs per hectare. The boundary for the Urban Growth Centre has been established and future DPPs will monitor development activity in this area.

The Growth Plan requires that the City plan to achieve a density target of not less than 50 residents and jobs combined per hectare for the whole of the designated Greenfield. The density target is to be measured over the entire designated Greenfield area, not by individual project, and excludes provincially significant wetlands and natural areas 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.

Starting in 2009, the DPP began to track density by including the current proposed densities of plans of subdivision anticipated for draft plan approval (see Schedule 3). Additional methods of tracking and determining appropriate densities will need to be included in the future DPPs.

Population Projections

The approved population projection for the City of Guelph is 175,000 by the year 2031. This projection was used in Guelph's Growth Management Strategy and the Development Charges Background Study which estimates the City should grow by approximately 1000 new dwelling units per year and starting in 2011 by 1100 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

Guelph's Growth Management Strategy was developed in response to the challenges of managing growth and to meet the goals of the Provincial Growth Plan. Over the last few years background studies and population forecasts were completed, along with the delineation of the Built Boundary and Urban Growth Centre in cooperation with the Provincial Ministry of Infrastructure and Renewal.

In 2009, staff developed the initial policies necessary to implement the Growth Management Strategy, including high-level policies for the built up areas, the urban growth centre and Greenfield areas. This initial conformity exercise was completed in 2009 as Official Plan Amendment 39. Further detail is anticipated shortly as staff complete the new Official Plan for adoption by Council in 2012.

Among the changes expected, higher densities of 60-70 persons per hectare for Greenfield development will be required (higher than 50 persons 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 future DPPs to accommodate new Growth Management Policies.

9 CIRCULATION OF DRAFT DPP TO THE DEVELOPMENT INDUSTRY

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

The Draft 2012 – Post 2013 DPP was circulated to the development community (owners/consultants and agencies) for comment on January 13, 2012. Following release of the draft, City staff met with GAWDA representatives on January 30, 2012. At the meeting GAWDA discussed several issues with staff including:

- ◆ The available supply of detached dwelling lots.
- ◆ The City's phasing policy and possible changes to it, particularly with respect to Draft Plan Approval.

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 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. The DPP is also effective in assisting staff in establishing priorities for the review and approval of new development from residential plans of subdivision. Staff recommend that 1188 potential dwelling units be considered for registration in 2012 and 1149 dwelling units be considered for draft plan approval in 2012. These recommendations take into account the objectives of the Development Priorities Plan as well as the City's Growth Management Strategy and Places to Grow objectives.

Schedule 1

NUMBER, TYPE AND DISTRIBUTION OF POTENTIAL UNITS BETWEEN OCTOBER 31, 2010 AND OCTOBER 31, 2011

A. IN REGISTERED PLANS OF SUBDIVISION

Northwest					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
Mitchell Farm Ph 2b (61M-172)	77	0	0	0	77
SUBTOTAL	77	0	0	0	77
Northeast					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
Ingram Farm/Northern Heights Ph4 (61M-173)	44	0	0	50	94
Victoria North Ph 1 (61M-174)	0	0	43	0	43
312-316 Grange (Lunor) Ph 1 (61M-175)	10	18	9	0	37
Northview Estates Ph 3 (61M-???)	55	0	0	0	55
SUBTOTAL	109	18	52	50	229
South					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
Westminster Woods East Ph 5a (61M-177)	56	0	0	0	56
Hanlon Creek Business Park Ph 1 (61M-169)	0	0	21	0	21
SUBTOTAL	56	0	21	0	77
In Built Boundary	0	0	0	0	0
In Greenfield	242	18	73	50	383
Total Units Registered in 2011	242	18	73	50	383
Units Approved in 2011 DPP	415	180	181	280	1056

B. THROUGH APPROVED ZONE CHANGES AND CONDOMINIUMS

Northwest					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
781-783 Wellington Street West	0	0	0	15	15
SUBTOTAL	0	0	0	15	15
Northeast					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
587 Victoria Road North	0	0	14	0	14
SUBTOTAL	0	0	14	0	14
South					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
none	0	0	0	0	0
SUBTOTAL	0	0	0	0	0
In Built Boundary	0	0	0	15	15
In Greenfield	0	0	14	0	14
Total Additional Units in 2011	0	0	14	15	29

2011 TOTALS (A+B)

In Built Boundary	0	0	0	15	15
In Greenfield	242	18	87	50	397
Total New Units in 2011	242	18	87	65	412

* Semi-detached numbers are unit counts

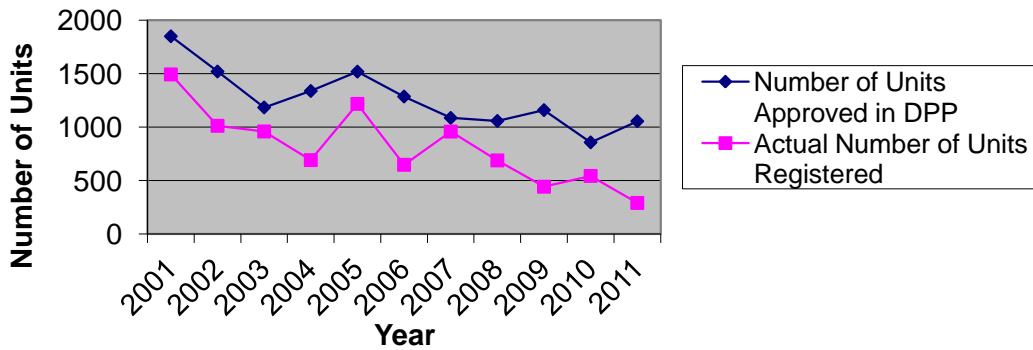
*Townhouses and apartments based on approved zoning

Schedule 1

C. COMPARISON OF ACTUAL AND APPROVED REGISTRATIONS BY YEAR

	Detached	Semi-detached*	Townhouses*	Apartments*	Total
ACTUAL OVERALL TOTAL (2011)	242	18	73	50	383
APPROVED 2011 DPP	415	180	181	280	1056
ACTUAL OVERALL TOTAL (2010)	103	54	222	165	544
APPROVED 2010 DPP	298	128	382	50	858
ACTUAL OVERALL TOTAL (2009)	138	42	283	123	443
APPROVED 2009 DPP	391	200	404	165	1160
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	50	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 2012-POST 2013 PROPOSED STAGING DWELLING UNIT TARGETS

Sector	Single	Semi- Detached	Townhouses	Apartments	Total
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2012 Proposed Registrations

Northeast	187	86	225	0	498
Northwest	117	0	50	0	167
South	113	86	194	130	523
Subtotal	417	172	469	130	1188
In Built Boundary	72	28	0	0	100
In Greenfield	345	144	469	130	1088

2013 Anticipated Registrations

Northeast	150	86	352	147	735
Northwest	0	0	0	0	0
South	279	62	119	405	865
Subtotal	429	148	471	552	1600
In Built Boundary	17	8	86	0	111
In Greenfield	412	140	385	552	1489

Post 2013 Anticipated Registrations

Northeast	277	52	166	298	793
Northwest	0	0	0	877	877
South	90	0	302	682	1074
Subtotal	367	52	468	1857	2744
In Built Boundary	0	0	0	0	0
In Greenfield	367	52	468	1857	2744

2012 DPP OVERALL	1213	372	1408	2539	5532
2011 DPP OVERALL	1712	370	1180	2148	5410
2010 DPP OVERALL	1858	410	1518	1941	5727
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

A. DRAFT PLAN APPROVAL ACTIVITY

Plans Anticipated to be Considered for Draft Plan Approval in 2012						
	Detached	Semi-Detached	Townhouses	Apartments	Total	Density p+j/ha
Northeast						
23T-11501 115 Fleming	0	0	63	0	63	88
23T-11502 Metrus East Node	0	0	201	0	201	167
Total Northeast	0	0	264	0	264	-
Northwest						
none	0	0	0	0	0	-
South						
23T-08503 (*) Dallan Ph 1	42	26	41	91	200	45
23T-08503 Dallan Ph 2	35	0	15	114	164	115
23T-10501 246 Arkell Road	0	24	68	0	92	63
23T-01508 Kortright East Ph 3	104	62	38	0	204	53
23T-01508 Kortright East Ph 4	199	0	26	0	225	65
Total South	380	112	188	205	885	-
Overall Total	380	112	452	205	1149	
Total in Built Boundary	0	0	0	0	0	-
Total in Greenfield	380	112	452	205	1149	-

(*) - phase carried over from approved 2011 DPP

B. COMPARISON OF ACTUAL AND APPROVED DRAFT PLANS BY YEAR

	Detached	Semi-detached	Townhouses*	Apartments*	Total
ACTUAL OVERALL TOTAL (2011)	221	70	167	425	883
APPROVED in 2011 DPP	304	96	258	668	1326
ACTUAL OVERALL TOTAL (2010)	0	0	0	0	0
APPROVED in 2010 DPP	156	86	132	230	604
ACTUAL OVERALL TOTAL (2009)	138	42	370	123	673
APPROVED in 2009 DPP	334	74	549	77	1034
ACTUAL OVERALL TOTAL (2008)	68	94	25	165	352
APPROVED in 2008 DPP	459	156	123	402	1140
ACTUAL OVERALL TOTAL (2007)	34	0	64	0	98
APPROVED in 2007 DPP	-	-	-	-	675

Summary of 2007-2011 Draft Approvals

Draft Approvals by Year	2011	2010	2009	2008	2007	Average
Expected in Approved DPP	1326	604	1034	1140	675	955.8
Actual Draft Approvals	883	0	673	352	98	401.2

Greenfield Draft Plan Approvals - Deficiency

Based on 600 units per year (for 2007-2011):	
Current Unit Deficit:	994
plus 2012 allocation:	660
Total:	1654

* every year it is estimated that approximately 60% of the draft approved units will be greenfield units. This box demonstrates that the City has not been meeting that target and, therefore, there is a deficit of draft approved greenfield units. It is intended that the deficit be made up over time.

Schedule 4

Summary of Draft Approved and Preliminary Plans

File # (Description)	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)
	D	SD	TH	APT				
Northeast	614	224	743	445	2.201	21.7	0	0.83
Northwest	117	0	50	877	3.52	4.7	0	0
South	482	148	615	1217	0	217	0	3.683
Total	1213	372	1408	2539	5.721	243.4	0	4.513

Note:

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

Comm = Commercial
 Ind = Industrial
 Inst = Institutional
 DC = Development Charge

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northwest Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
Greenfield 23T-86004 West Hills	Draft Approved				521	3.52			TBD	December 23, 1987	\$6,802,437	Post 2013
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). Site is currently under appeal - extent of woodlot to be protected is yet to be determined.												
Greenfield 23T-88009 Mitchell Farm	Draft Approved	117	0	50	356		4.688			June 1, 1997	\$8,425,120	Phase 3 (2012) (117D, 50TH) Phase Post 2013 (356 A)
Servicing Comments: Requires extension of existing services.												
Timing Comments: None												

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Industrial

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Development
		D	SD	TH	APT						
Greenfield 23T-00501 Warner Custom Coating	Preliminary Part Zoning Approved						13.91 4.887			Post 2013	Post 2013
Servicing Comments:		Extension of watermain on York Road and connection to watermain on Airpark Place. Storm water outlet for York Road via Airpark Place. Storm water outlet to Watson Road.									
Timing Comments:		To be determined.									
Greenfield 23T-98501 / 23T06501 Watson Creek	Draft Approved March 2001						2.884		part cash in lieu	March 20, 2001 (3 year extension to March 20, 2009) (3 year extension to March 20, 2012)	Last Phase (industrial) Post 2013
Servicing Comments:		Requires the extension of existing services.									
Timing Comments:		None.									

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	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
Greenfield 23T-98506 Metrus East Node (south side of Starwood) Guelph Watson 5-3 (Grangehill Phase 5)	Preliminary	0	0	41	90				TBD	2013	\$1,939,161	Phase - Post 2013 (41TH, 90APT)
Servicing Comments: None												
Timing Comments: Needs an amendment to the Zoning By-law and modified draft plan submission.												
Greenfield 23T-98506 Metrus East Node (south east corner) Guelph Watson 5-3 (Grangehill Phase 5)	Preliminary	0	0	0	90				TBD	Post 2013	\$1,175,085	Phase - Post 2013 (90APT)
Servicing Comments: None												
Timing Comments: Needs an amendment to the Zoning By-law												
Greenfield 23T-11502 Metrus East Node 11 Starwood	Preliminary	0	0	201	0				TBD	2012	\$3,745,836	2013 (201TH)
Servicing Comments: Currently under review												
Timing Comments: Needs Draft Plan Approval and amendments to the Official Plan and Zoning By-law												
Greenfield 23T-11501 115 Fleming	Preliminary	0	0	63	0				cash-in-lieu	2012	\$1,174,068	2012 (63TH)
Servicing Comments: Currently under review												
Timing Comments: Needs Draft Plan Approval and amendments to the Official Plan and Zoning By-law												

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	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
Greenfield New File # Valleyhaven/Cityview Ridge Previously 23T-99501 / 23T- 96501	Preliminary/Future	101	40	64	54				cash in lieu/TBD	2013	\$5,326,593	Post 2013 (101D, 40SD, 64TH, 54 APT)
Servicing Comments: Requires services from Cityview Drive. Upgrades to Cityview Drive required.												
Timing Comments: New draft plan application is anticipated which will incorporate the unregistered lots from the Valleyhaven subdivision (20 lots currently draft approved 23T-99501/23T-96501).												
Greenfield 23T-01501 Ingram	Draft Approved	34	0	70	0					September 6, 2002 (Three-3 year extensions have been granted to September 6, 2014)	\$2,131,332	Phase 5 2012 (34D, 70TH)
Servicing Comments: None.												
Timing Comments: None.												
Built Boundary 23T-01506 Cityview Heights (Lee)	Draft Approved	49	24	0	0				cash in lieu	March 4, 2005 2 year extension to March 4, 2010 3 year extension to January 6, 2012	\$1,775,214	2012
Servicing Comments: Requires extension of existing services and requires services from Cityview Drive. Upgrades to Cityview Drive required. Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022).												
Timing Comments: None.												
Built Boundary 23T-03502 58-78 Fleming Road	Draft Approved	23	0	0	0				cash in lieu	July 14, 2006 Two-2 year extensions have been granted to July 14, 2013	\$559,314	2012
Servicing Comments: Requires extension of existing services.												
Timing Comments: None												
Greenfield 23T-04501 340 Eastview Rd Morning Crest	Draft Approved	49	82	0	0	1.49				October 3, 2008 2 year extension to October 3, 2013	\$3,185,658	Phase 2b - 2012 (14D, 34SD) Phase 2c - 2013 (35D, 48SD)
Servicing Comments: Requires extension of existing services. Upgrades to Watson Pkwy completed in 2010.												
Timing Comments: None.												

Schedule 4 continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
Greenfield 23T-07501 Grangehill	Draft Approved	93	38	110	99				0.25	January 14, 2011	\$6,528,212	Phase 7a - 2012 (67D, 28SD, 92TH) Phase 7b - 2013 (26D, 10SD, 18TH, 99 APT)
Servicing Comments: Requires extension of existing services - developing the lands will require confirmation that expected operating water pressure will meet minimum criteria; may require external water system improvements and/or water booster system												
Timing Comments: Noise mitigation measures to be implemented												
Built Boundary 23T-07502 312-316 Grange Rd	Draft Approved	3	8	8	0				0.12	January 12, 2009 3 year extension to January 12, 2015	\$416,586	Phase 2 - 2013 (3D, 8SD, 8TH)
Servicing Comments: None												
Timing Comments: Phase 2 to proceed with 23T-07505 (300 Grange Road)												
Built Boundary 23T-07505 300 Grange Rd	Draft Approved	14	0	78	0				0.1	January 12, 2009 3 year extension to January 12, 2015	\$1,794,060	2013
Servicing Comments: None												
Timing Comments: None												
Greenfield UP0604 55&75 Cityview Drive	Future	111	32	90	0				0.36	2013	\$5,154,714	Phase - 2013 (72D, 20SD, 47TH, 48 APT) Phase - Post 2013 (39D, 12SD, 43TH)
Servicing Comments: Requires extension of existing services and upgrades to Cityview Drive.												
Timing Comments: Requires submission of application for zoning amendment and draft plan of subdivision.												
Greenfield 23T-11503 Woodlawn/Eramosa	Preliminary	137	0	18	64	0.711			TBD	2013	\$4,502,630	Post 2013 (Expect 4 phases)
Servicing Comments: Requires extension of existing services, retrofit/upgrade to existing SWM Pond #1 and sanitary pumping station may be required to service the lands.												
Timing Comments: Requires draft plan approval and rezoning												

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	Expected Development
		D	SD	TH	APT						
Greenfield 23T-03501 (SP-0201) Hanlon Creek Business Park	Draft Approved						167		Trails in lieu	November 8, 2006 5 year extension to November 8, 2016	Phase 2 - 2012 Phase 3 Post 2013
Servicing Comments:		Phase 1 lands are fully serviced with the exception of Block 15 and the block at the corner of Laird and Downey. Phase II earthworks are complete and servicing is underway and should be completed in 2012.									
Timing Comments:		Phase 1, Stage 2 lands fully serviced by the end of 2010. Phase 1, Stage 3 and Phase 2 lands fully serviced by the end of 2011. Sanitary sewer connection from the Kortright IV subdivision through the Phase 1, Stage 3 lands to Phase 2 is in place. Watermain connection through the Phase 2 lands is required to service the Phase 1, Stage 3 lands. EIR required for Phase 3 lands.									
Greenfield 23T-06503 Southgate Business Park	Draft Approved						50		Cash in lieu	December 22, 2008	Phase 1 - 2012 Phase 2 - 2013 Phase 3 - Post 2013
Servicing Comments:		Requires extension of existing services and a wastewater pumping station to service the southern portion of the subdivision. MTO Development Cap applies prior to the construction of the Laird Road interchange.									
Timing Comments:		EIR needs to be completed.									

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	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
Greenfield 23T-01508 Kortright East (Pine Meadows)	Preliminary Ph3 Preliminary Ph4 Preliminary Ph5 Total	104 199 0 303	62 0 0 62	38 26 160 224	0 0 400 400				1.023 0 0	Phase 3&4 - 2012 Phase 5 - Post 2013	\$17,751,929	Phase 3 - 2012 (104D, 62SD, 38TH) Phase 4 - 2013 (199D, 26TH) Phase 5 - Post 2013 (160TH, 400APT)
Servicing Comments: Requires extension of existing services.												
Timing Comments: Draft Plan approval required.												
Greenfield 23T-02502 Westminster Woods East	Preliminary	9	0	88	130					Phase 5b-2012	\$3,407,930	Phase 5b - 2012 (9D, 88TH, 130APT)
Servicing Comments: Extension of existing services required.												
Timing Comments: Zoning amendment required for next phase.												
Greenfield 23T-03507 Pergola	Draft Approved	0	0	91	0				0.446	May 26, 2006 extended to May 26, 2012	\$1,648,556	Phase Post 2013
Servicing Comments: Developing part of lands will require water pressure booster system until Pressure Zone 3 is established.												
Timing Comments: None												
Greenfield 23T-08503 Dallan	Preliminary	77	26	56	205				0.868	2012 (both phases)	\$6,010,688	Phase 1 - 2013 (42D, 26SD, 41TH, 91A) Phase 2 - Post 2013 (35D, 15TH, 114APT)
Servicing Comments: A portion may require servicing through Pergola/adjacent lands or upgrades to existing infrastructure in Westminster Woods (north of Clair). Developing part of lands will require water pressure booster system until Pressure Zone 3 is established Capital: WT0006 (2017), WD0001 (2016), WD0012 (2013)												
Timing Comments: Requires Draft Plan Approval.												

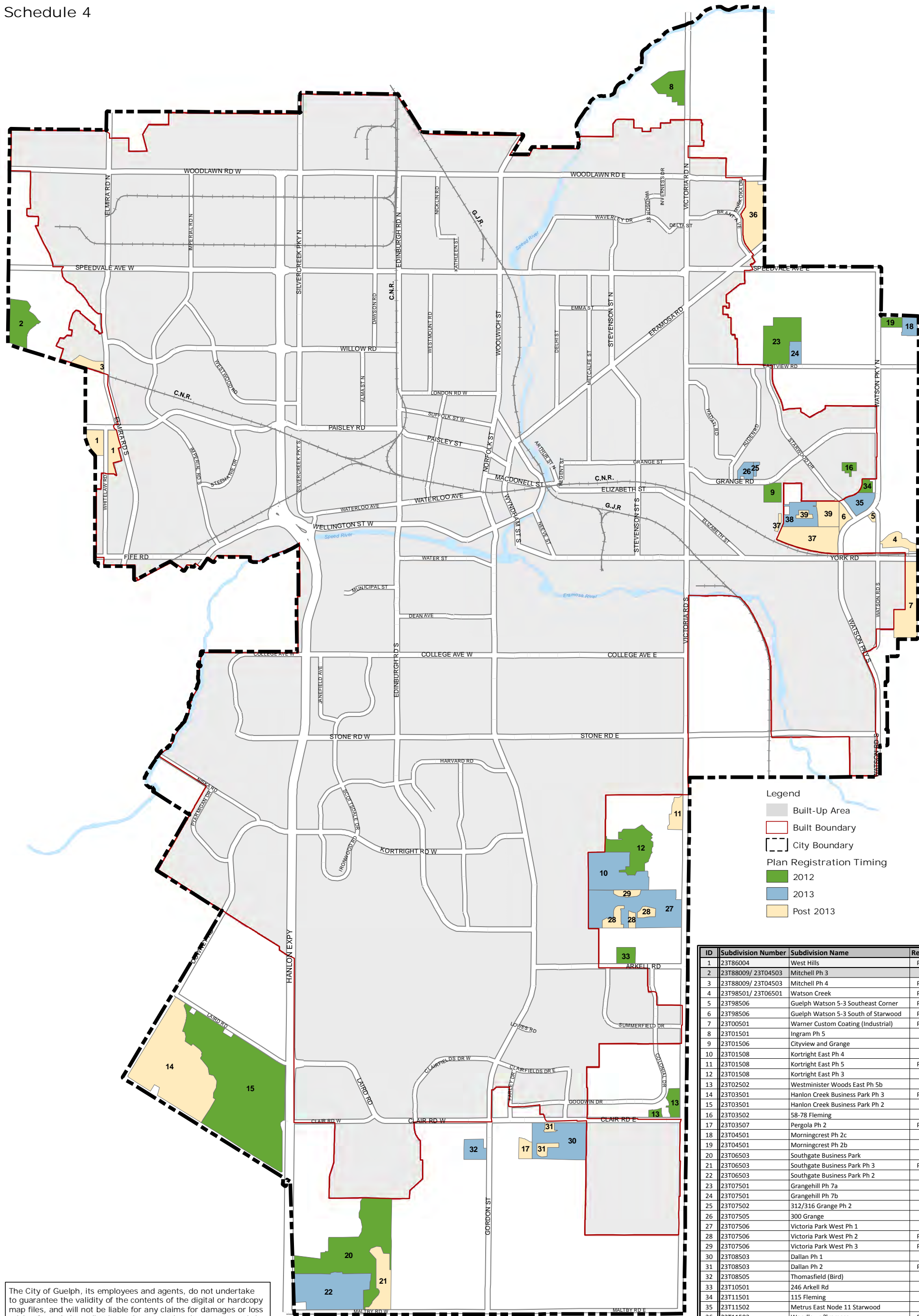
Schedule 4 continued

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	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
Greenfield 23T-07506 Victoria Park West	Draft Approved	72	36	52	330				0.9	2011	\$7,594,301	Phase 1 - 2013 (17D,36SD,16TH,162APT) Phase 2 - Post 2013 (39D,36TH, 168APT) Phase 3 - Post 2013 (16D)
Servicing Comments: Requires extension of existing services.												
Timing Comments:												
Greenfield 23T-08505 1897 Gordon St	Preliminary	21	0	36	152				cash-in-lieu	Subject to OMB Appeal	\$3,024,837	2013
Servicing Comments: Gordon Street servicing and roadwork required, developing a portion of the lands will require the construction of a new water pressure zone or a water booster system - Capital: WD0012 (2013), WD0011 (2016), SC0027 (2016) & RD0265 (2020). Developing the lands will require confirmation of a satisfactory sanitary sewage outlet which may include the extension of a sanitary sewer from Gosling Gardens and external sanitary sewer improvements within the downstream Clairfields neighbourhood (not yet in capital budget)												
Timing Comments: Appealed to OMB - Requires approval of Zoning Amendment and Draft Plan of Subdivision.												
Greenfield 23T-10501 246 Arkell Road	Preliminary	0	24	68	0				TBD	2012	\$1,809,160	2012
Servicing Comments: Extension of Existing Services												
Timing Comments: Needs Draft Plan approval												



Legend

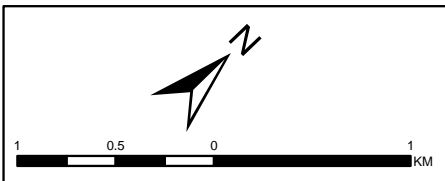
- Built-Up Area
- Built Boundary
- City Boundary

Plan Registration Timing

- 2012
- 2013
- Post 2013

ID	Subdivision Number	Subdivision Name	Reg. Date
1	23T86004	West Hills	Post 2013
2	23T88009/ 23T04503	Mitchell Ph 3	2012
3	23T88009/ 23T04503	Mitchell Ph 4	Post 2013
4	23T98501/ 23T06501	Watson Creek	Post 2013
5	23T98506	Guelph Watson 5-3 Southeast Corner	Post 2013
6	23T98506	Guelph Watson 5-3 South of Starwood	Post 2013
7	23T00501	Warner Custom Coating (Industrial)	Post 2013
8	23T01501	Ingram Ph 5	2012
9	23T01506	Cityview and Grange	2012
10	23T01508	Kortright East Ph 4	2013
11	23T01508	Kortright East Ph 5	Post 2013
12	23T01508	Kortright East Ph 3	2012
13	23T02502	Westminster Woods East Ph 5b	2012
14	23T03501	Hanlon Creek Business Park Ph 3	Post 2013
15	23T03501	Hanlon Creek Business Park Ph 2	2012
16	23T03502	58-78 Fleming	2012
17	23T03507	Pergola Ph 2	Post 2013
18	23T04501	Morningcrest Ph 2c	2013
19	23T04501	Morningcrest Ph 2b	2012
20	23T06503	Southgate Business Park	2012
21	23T06503	Southgate Business Park Ph 3	Post 2013
22	23T06503	Southgate Business Park Ph 2	2013
23	23T07501	Grangehill Ph 7a	2012
24	23T07501	Grangehill Ph 7b	2013
25	23T07502	312/316 Grange Ph 2	2013
26	23T07505	300 Grange	2013
27	23T07506	Victoria Park West Ph 1	2013
28	23T07506	Victoria Park West Ph 2	Post 2013
29	23T07506	Victoria Park West Ph 3	Post 2013
30	23T08503	Dallan Ph 1	2013
31	23T08503	Dallan Ph 2	Post 2013
32	23T08505	Thomasfield (Bird)	2013
33	23T10501	246 Arkell Rd	2012
34	23T11501	115 Fleming	2012
35	23T11502	Metrus East Node 11 Starwood	2013
36	23T11503	Woodlawn/Eramosa	Post 2013
37	UP0408	Valleyhaven / Cityview Ridge	Post 2013
38	UP0604	55 Cityview (Fierro) Ph 1	2013
39	UP0604	55 Cityview (Fierro) Ph 2	Post 2013

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2012 Development Priorities Plan Proposed Registration Timing



Schedule 5

Building Permits For New Residential Units by Dwelling Unit Types as of October 31, 2011

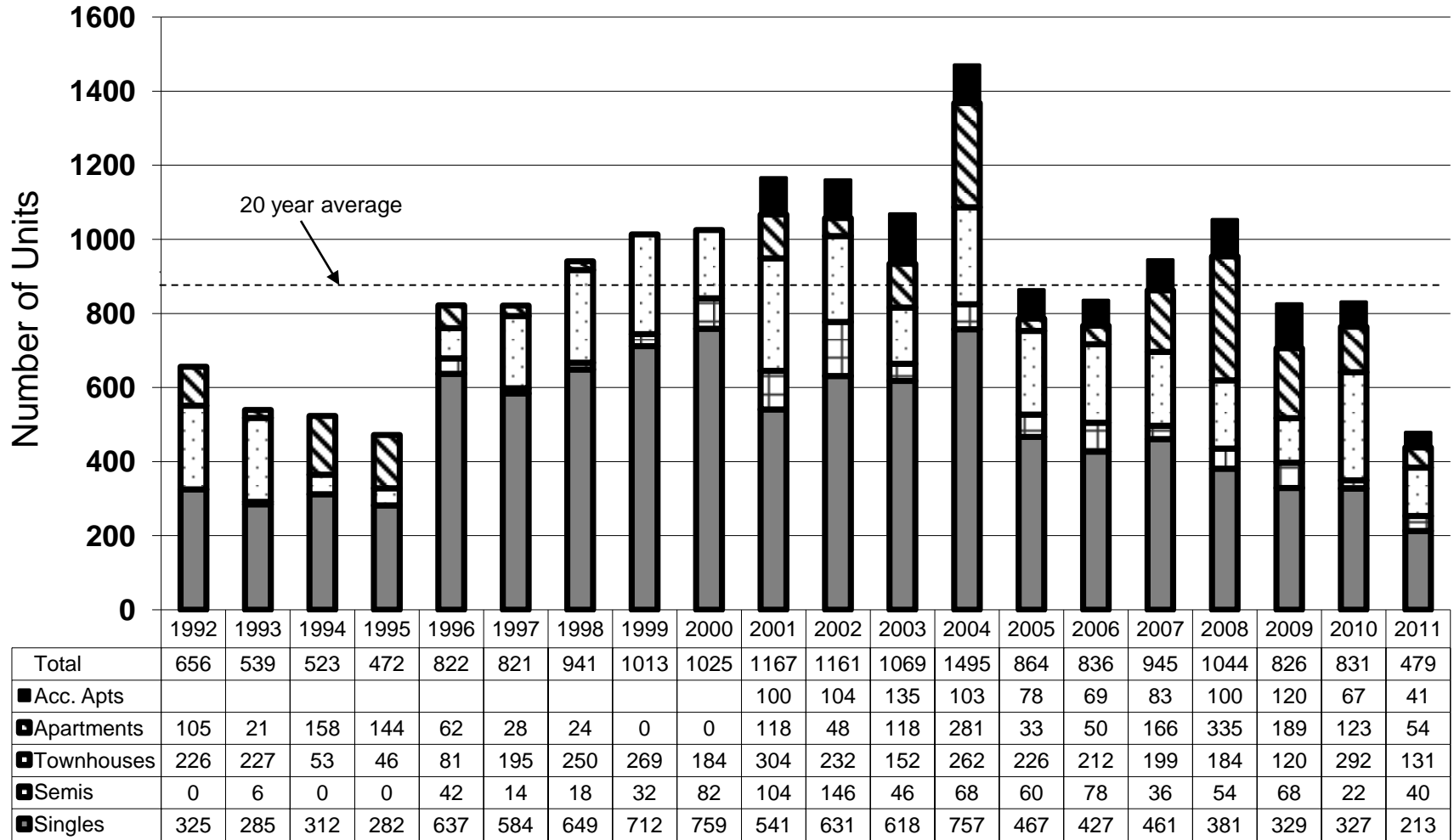
Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Accessory Apts		Building Permit Totals		Demolitions		Net Totals	
	2011	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011	2010
January	15	34	14	0	9	27	0	0	6	6	44	67	1	0	43	67
February	30	32	0	2	12	4	0	96	1	10	43	144	0	0	43	144
March	35	50	4	6	4	67	0	33	9	9	52	165	0	0	52	165
April	23	39	4	0	8	25	0	0	3	4	38	68	0	1	38	67
May	30	38	2	6	34	14	0	0	7	13	73	71	0	1	73	70
June	22	33	0	0	6	36	54	0	5	6	87	75	0	1	87	74
July	17	21	8	0	3	21	0	0	4	4	32	46	1	1	31	45
August	15	29	4	2	37	16	0	0	1	4	57	51	1	2	56	49
September	7	35	2	4	12	39	0	0	2	8	23	86	2	0	21	86
October	19	16	2	2	6	37	0	0	3	3	30	58	2	0	28	58
November		25		0		41		134		6		206		8	0	198
December		7		4		40		0		2		53		1	0	52
Totals	213	359	40	26	131	367	54	263	41	75	479	1,090	7	15	472	1,075

Source: Building Permit Summaries, Planning & Building Services

Distribution of Permits Based on Places to Grow Areas	Units (2011*)				Total	2011* % of Total Units	2010 % of Total Units	2009 % of Total Units	2008 % of Total Units	Averaged % (2008-2011)
	D	SD	TH	APT						
Built Up Area:	47	6	29	20	102	21.29%	24.35%	37.40%	27.29%	27.58%
Greenfield Area:	166	34	102	75	377	78.71%	75.65%	62.60%	72.71%	72.42%
Total Permits:	213	40	131	95	479	100.00%	100.00%	100.00%	100.00%	100.00%

*until October 31st only

Schedule 6 Residential Construction Activity by Unit Type City of Guelph 1992-2011



Semis
 Townhouses
 Apartments
 Acc. Apts
 Total

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

20 Year Average (1992– 2011): 826 without acc apts.
 876 with acc apts.
 *2011 Permits to October 31, 2011

Schedule 7 -Table 1

Potential Development Summary - Short, Medium and Long Term October 31, 2011

	<u>Singles</u>	<u>Semis</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Total</u>	<u># of Years Supply*</u>
Total Short Term	484	50	1033	1986	3553	3.2
Registered Plans of Subdivision	484	50	853	1309	2696	2.5
Infill Townhouse and Apartment Sites	0	0	180	677	857	0.8
Total Medium Term	454	188	680	2365	3687	3.4
Draft Plans of Subdivision	454	188	550	1306	2498	2.3
Infill Townhouse and Apartment Sites	0	0	130	1059	1189	1.1
Total Long Term	759	184	949	1185	3077	2.8
Preliminary Plans & Unofficial Proposals	759	184	949	1185	3077	2.8
Overall Total	1697	422	2662	5536	10317	9.4
Total Draft and Registered Plans	938	238	1403	2615	5194	4.7
Total Short and Medium Term	938	238	1713	4351	7240	6.6
Previous DPP's - Total Draft and Registered Plans						
DPP 2011	1229	296	1644	2303	5472	5
DPP 2010	1487	284	1743	2192	5706	5.7
DPP 2009	1814	266	1297	2315	5692	5.7
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 until 2010, except in 2007-2008, when 900 units per year were used. Starting in 2011, population projections show an increase to approximately 1100 units per year (Actual Growth Management Strategy figure is 1066 units per year).

Schedule 7 Table 2
Building Permits and Vacant Lots by Registered Plan of Subdivision to October 31st, 2011

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 2011	Vacant Units	Total Units	Permits 2011	Vacant Units	Total Units	Permits 2011	Vacant Units	Total Units	Permits 2011	Vacant Units	Permits 2011	Vacant Units
1996	856	Pine Ridge Ph 1	122		0	0		0	61	16	0	0		0	16	0
1998	61M8	Paisley Village	118		0	16		0	118		0	236		159	0	159
1998	61M18	Grangehill Ph 3	151		1	70		8	151		0	50		0	0	9
1998	61M26	Paisley Village Ph 2	222		0	0		0	129		129	0		0	0	129
2000	61M48	Stephanie Drive	41		0	60		0	21		0	80		80	0	80
2000	61M53	Elmira Road Extension	0		0	0		0	0		0	347		347	0	347
2000	61M54	Victoria Wood (Kortright 4)	88		0	0		0	30		30	0		0	0	30
2002	61M67	Southcreek Ph. 9A	64		2	0		0	0		0	0		0	0	2
2002	61M68	Chillico Heights	199		0	38		0	36		27	0		0	0	27
2002	61M69	Cedarvale- Schroder West	0		0	0		0	91		0	99		99	0	99
2002	61M70	Clairfields Ph 4	125		6	0		0	0		0	0		0	0	6
2003	61M82	Southcreek Ph 9B	50		8	0		0	0		0	0		0	0	8
2003	61M83	Westminister Woods Ph 4	177		0	44		0	38		0	0		0	0	0
2003	61M84	Chillico Woods	96		4	16		0	58		14	0		0	0	18
2004	61M90	Northern Heights Ph 1	145		4	0		0	12		0	0		0	0	4
2004	61M91	Valleyhaven	72		3	0		0	0		0	0		0	0	3
2004	61M103	Bathgate Drive	12		3	0		0	0		0	0		0	0	3
2004		Village by Arboretum Ph 5	0			0		0	0		0	405		280	0	280
2005	61M107	Valleyhaven Ph 3	66	2	1	22		0	0		0	0		0	2	1
2005	61M108	Victoria Gardens Ph 2A	106		2	0		0	0		0	0		0	0	2
2005	61M110	Pine Ridge East Ph 7	8		0	30		0	72		13	0		0	0	13
2005	61M114	Arkell Springs Ph 1	59	1	1	2		0	0		0	0		0	1	1
2005	61M119	Victoria Gardens Ph 2B	46		2	0		0	49		0	0		0	0	2
2005	61M124	Fleming/ Pettitt	55		4	0		0	0		0	0		0	0	4
2006	61M133	Conservation Estates	80	1	5	0		0	28		0	0		0	1	5
2007	61M136	Joseph St	15	3	7	0		0	0		0	0		0	3	7
2007	61M139	Woodside Drive	12	1	4	0		0	0		0	0		0	1	4
2008	61M150	Arkell Springs Ph 2	50	6	7	0		0	77	13	50	0		0	19	57
2010	61M164	Cityview Subdivision South	26	12	3	12	4	6							16	9
2011	61M175	Lunor Ph 1	10		10	18		18	9		9	0		0	0	37
		Total Built-Up Area	2215	26	77	328	4	32	980	29	272	1217	0	965	59	1346

* White = within the Built Boundary; Green = within the Greenfield area as defined by Places to Grow
Source: Building Permit Summaries, Planning Services

**Schedule 7 Table 2
Building Permits and Vacant Lots by Registered Plan of Subdivision to October 31st, 2011**

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 2011	Vacant Units	Total Units	Permits 2011	Vacant Units	Total Units	Permits 2011	Vacant Units	Total Units	Permits 2011	Vacant Units	Permits 2011	Vacant Units
2003	61M88	Watson East Ph 1	91	1	0	0	0	0	0	0	0	0	0	1	0	
2004	61M92	Watson Creek Ph 1	30		0	32		0	8		0	12		12	0	12
2005	61M111	Watson East Ph 3	67		9	0		0	79		0	0		0	0	9
2005	61M113	Pine Meadows Ph 6	42		3	0		0	0		0	0		0	0	3
2005	61M122	Northern Heights Ph 2	40		0	20		2	69	7	40	0		0	7	42
2006	61M125	Grangehill Ph 4A	146	15	9	22		0	65		0	0		0	15	9
2006	61M129	Watson Creek Ph 2	70	10	1	34		0	0		0	0		0	10	1
2006	61M130	Westminster Woods East Ph 2	188		2	0		0	6		0	0		0	0	2
2006	61M132	Watson East Ph 4	65		0	0		0	34		4	0		0	0	4
2007	61M137	Victoriaview North	160	3	0	0		0	55	20	27	0		0	23	27
2007	61M142	Watson East Ph 5	35		0	0		0	0		0	0		0	0	0
2007	61M143	Westminster Woods East Ph 3	159	14	8	0		0	40		7	0		0	14	15
2007	61M144	Almondale Linke Ph 1	93	25	1	32		0	33		6	0		0	25	7
2007	61M146	Victoria Gardens Ph 3	86		0	18		0	98	10	0	0		0	10	0
2007	61M147	Northern Heights Ph 3	43	5	7	0		0	0		0	0		0	5	7
2008	61M151	Northview Estates Ph 2	54	15	0	0		0	53		53	0		0	15	53
2008	61M152	Grangehill Ph 4B	117	25	3	64	4	0	49		0	0		0	29	3
2009	61M156	Victoria Gardens Ph. 4	0		0	0		0	40		0	0		0	0	0
2009	61M158	Kortright Ph 2C	0		0	0		0	118		64	0		0	0	64
2009	61M159	Watson East Ph 6	15	3	0	0		0	6	6	0	117		117	9	117
2009	61M160	Westminster Woods East Ph 4	87	1	0	0		0	190	25	10	162	54	0	80	10
2009	61M161	Kortright Ph 2B	48	20	15	0		0	160	10	150	0		0	30	165
2009	61M162	Kortright Ph 2A	53	9	32	0		0	0		0	0		0	9	32
2010	61M166	Watson Creek Ph 3 & Walkover	82		82	0		0	124		124	0		0	0	206
2010	61M167	Mitchell Farm Ph 2A	21	18	3	32	22	10	32	24	8	0		0	64	21
2011	61M169	Hanlon Creek Business Park Ph 1	0		0	0		0	21		21	0		0	0	21
2011	61M170	Morningcrest Ph 2A	0		0	22	8	6	22		22	165		165	8	193
2011	61M172	Mitchell Farm Ph 2B	77		77	0		0	0		0	0		0	0	77
2011	61M173	Northern Heights Ph 4	44		44	0		0	0		0	50		50	0	94
2011	61M174	Victoria North Ph 1	0		0	0		0	45		45	0		0	0	45
2011?	61M???	Northview Estates Ph 3	55		55	0		0	0		0	0		0	0	55
2012	61M177	Westminster Woods East Ph 5A	56		56	0		0	0		0	0		0	0	56
		Total Greenfield	2024	164	407	276	34	18	1347	102	581	506	54	344	354	1350

* Built = within the Built Boundary; Green = within the Greenfield area as defined by Places to Grow

Source: Building Permit Summaries, Planning Services

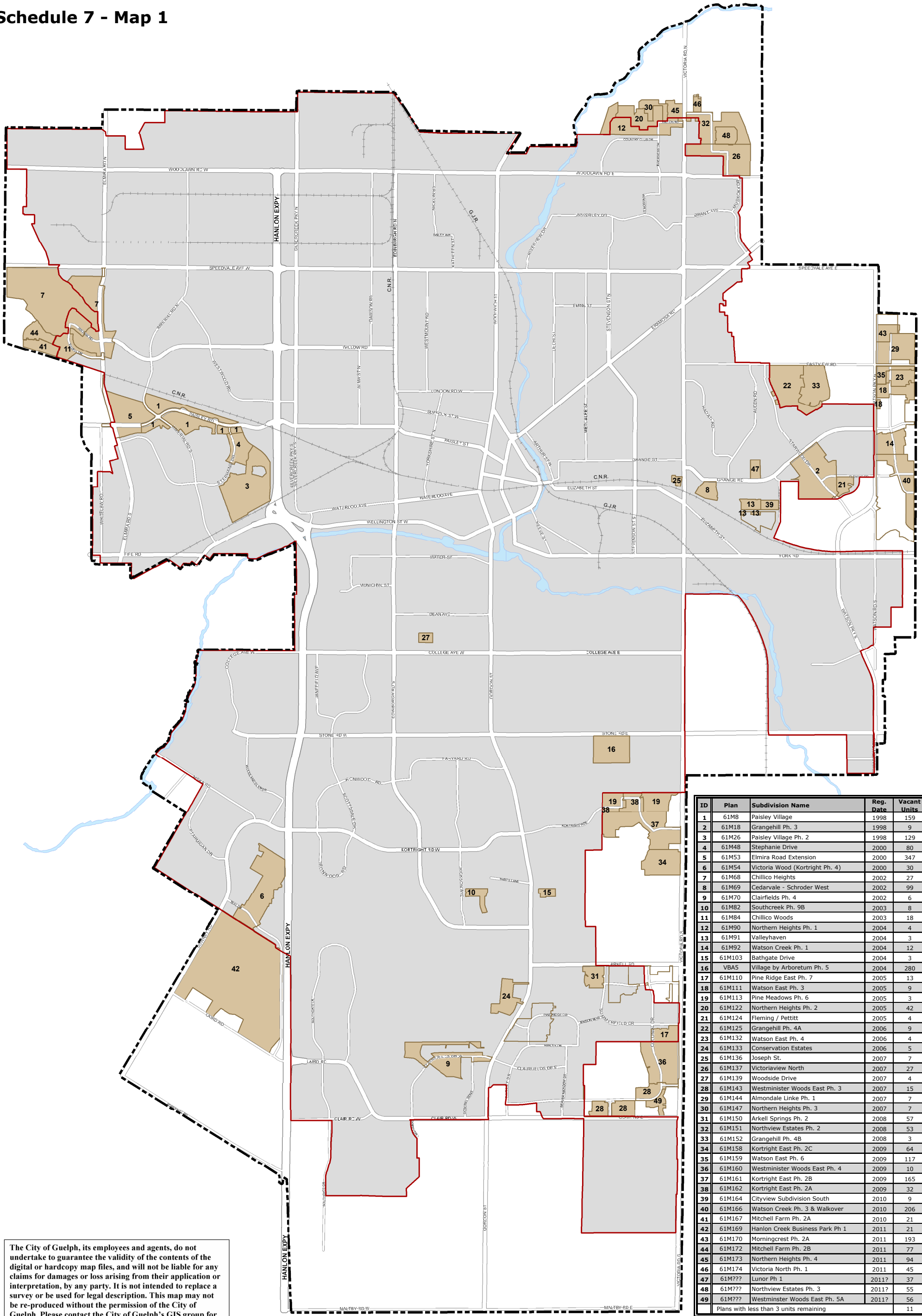
City-Wide Building Permit Summary by Registered Plans

	Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
	Total Units	Permits	Vacant	Total Units	Permits	Vacant	Total Units	Permits	Vacant	Total Units	Permits	Vacant	Permits	Vacant
Total Built Boundary	2215	26	77	328	4	32	980	29	272	1217	0	965	59	1346
Total Greenfield	2024	164	407	276	34	18	1347	102	581	506	54	344	354	1350
Total	4239	190	484	604	38	50	2327	131	853	1723	54	1309	413	2696
	% of Total within Built Boundary												14.29%	49.93%
	% of Total within Greenfield												85.71%	50.07%

* Built = within the Built Boundary; Green = within the Greenfield area as defined by Places to Grow

Source: Building Permit Summaries, Planning Services

Schedule 7 - Map 1

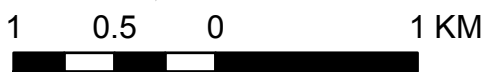


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Registered Plans Built Boundary City Boundary

ID	Plan	Subdivision Name	Reg. Date	Vacant Units
1	61M8	Paisley Village	1998	159
2	61M18	Grangehill Ph. 3	1998	9
3	61M26	Paisley Village Ph. 2	1998	129
4	61M48	Stephanie Drive	2000	80
5	61M53	Elmira Road Extension	2000	347
6	61M54	Victoria Wood (Kortright Ph. 4)	2000	30
7	61M68	Chillico Heights	2002	27
8	61M69	Cedarvale - Schroder West	2002	99
9	61M70	Clairfields Ph. 4	2002	6
10	61M82	Southcreek Ph. 9B	2003	8
11	61M84	Chillico Woods	2003	18
12	61M90	Northern Heights Ph. 1	2004	4
13	61M91	Valleyhaven	2004	3
14	61M92	Watson Creek Ph. 1	2004	12
15	61M103	Bathgate Drive	2004	3
16	VBA5	Village by Arboretum Ph. 5	2004	280
17	61M110	Pine Ridge East Ph. 7	2005	13
18	61M111	Watson East Ph. 3	2005	9
19	61M113	Pine Meadows Ph. 6	2005	3
20	61M122	Northern Heights Ph. 2	2005	42
21	61M124	Fleming / Pettitt	2005	4
22	61M125	Grangehill Ph. 4A	2006	9
23	61M132	Watson East Ph. 4	2006	4
24	61M133	Conservation Estates	2006	5
25	61M136	Joseph St.	2007	7
26	61M137	Victoriaview North	2007	27
27	61M139	Woodside Drive	2007	4
28	61M143	Westminster Woods East Ph. 3	2007	15
29	61M144	Almondale Linke Ph. 1	2007	7
30	61M147	Northern Heights Ph. 3	2007	7
31	61M150	Arkell Springs Ph. 2	2008	57
32	61M151	Northview Estates Ph. 2	2008	53
33	61M152	Grangehill Ph. 4B	2008	3
34	61M158	Kortright East Ph. 2C	2009	64
35	61M159	Watson East Ph. 6	2009	117
36	61M160	Westminster Woods East Ph. 4	2009	10
37	61M161	Kortright East Ph. 2B	2009	165
38	61M162	Kortright East Ph. 2A	2009	32
39	61M164	Cityview Subdivision South	2010	9
40	61M166	Watson Creek Ph. 3 & Walkover	2010	206
41	61M167	Mitchell Farm Ph. 2A	2010	21
42	61M169	Hanlon Creek Business Park Ph 1	2011	21
43	61M170	Morningcrest Ph. 2A	2011	193
44	61M172	Mitchell Farm Ph. 2B	2011	77
45	61M173	Northern Heights Ph. 4	2011	94
46	61M174	Victoria North Ph. 1	2011	45
47	61M???	Lunor Ph 1	2011?	37
48	61M???	Northview Estates Ph. 3	2011?	55
49	61M???	Westminster Woods East Ph. 5A	2011?	56
Plans with less than 3 units remaining				11

Total 2696

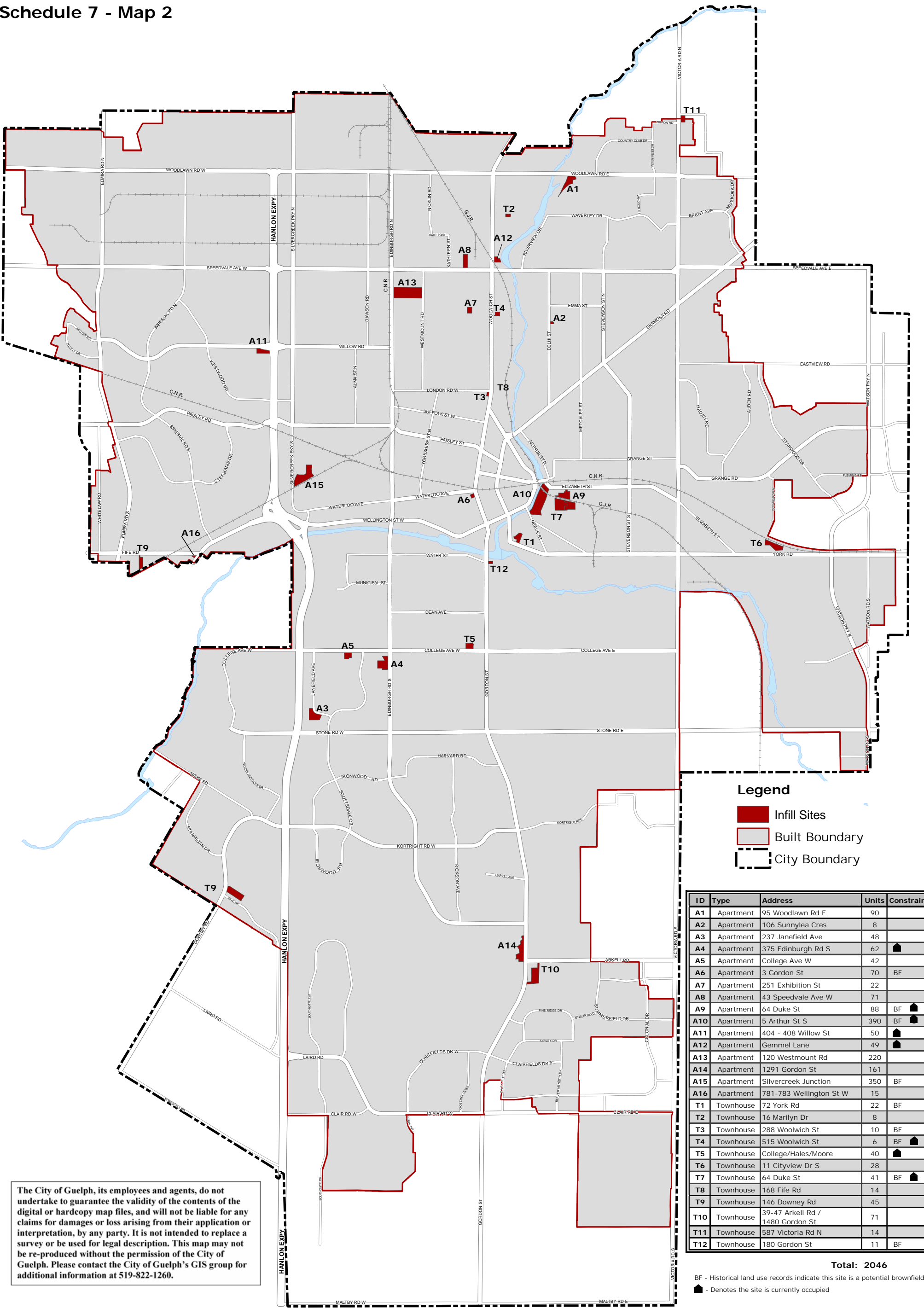


2012 Development Priorities Plan

Remaining Units by Registered Plan of Subdivision



Schedule 7 - Map 2



Legend

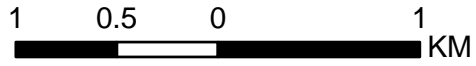
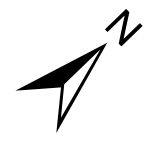
- Infill Sites
- Built Boundary
- City Boundary

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	220	
A14	Apartment	1291 Gordon St	161	
A15	Apartment	Silvercreek Junction	350	BF
A16	Apartment	781-783 Wellington St W	15	
T1	Townhouse	72 York Rd	22	BF
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	168 Fife Rd	14	
T9	Townhouse	146 Downey Rd	45	
T10	Townhouse	39-47 Arkell Rd / 1480 Gordon St	71	
T11	Townhouse	587 Victoria Rd N	14	
T12	Townhouse	180 Gordon St	11	BF

Total: 2046

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

The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.



2012 Development Priorities Plan Infill Townhouse and Apartment Sites



Schedule 8 2012 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 2012 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)	57,815 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	48,348 m ³ /day
3	Servicing Commitments	7,975 m ³ /day (5,800 units)	7,910 m ³ /day (5,800 units)
4	Available Servicing Capacity to Register New Dwelling Units (Uncommitted Reserve Capacity)	8,126 units	8,165 units
5	Units to be Registered in 2012 based on the proposed Development Priorities Plan	1,174 units	1,174 units
6	Capacity Available	YES (6,952 units)	YES (6,991 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.
3. b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.
4. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The figure for servicing commitment for wastewater treatment also includes a total of 1,710 m³/day committed to the Village of Rockwood.

Schedule 8 2012 DPP Water/Wastewater Planning Capacity

Explanation: This table shows the determination of how many units can be serviced (line 5) after subtracting the actual daily flow used (line 2 a) and 2 b)), the servicing commitments (line 3) and the draft plan approval commitments (line 4) from the total available planning capacity (line 1). Line 6 indicates how many units are proposed to be draft plan approved in the 2012 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	73,000 m ³ /day
2 a)	Average Maximum Daily Flow (water)	57,815 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	48,348 m ³ /day
3	Servicing Commitments	9,917 m ³ /day (8,749 units)	10,006 m ³ /day (8,749 units)
4	Draft Approval Commitments	1,301 m ³ /day (1,148 units)	1,089 m ³ /day (1,148 units)
5	Available Servicing Capacity for New Draft Plan Approved Units (Uncommitted Reserve Capacity)	13,557 units	15,446 units
6	Units to be Draft Plan approved in 2012 based on the proposed Development Priorities Plan	1,148 units	1,148 units
7	Capacity Available	YES (12,409 units)	YES (14,298 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 the treatment plant may be re-rated and/or expanded to provide an additional 9,000 m³/day of treatment capacity to bring the total plant capacity to 73,300 m³/d.

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

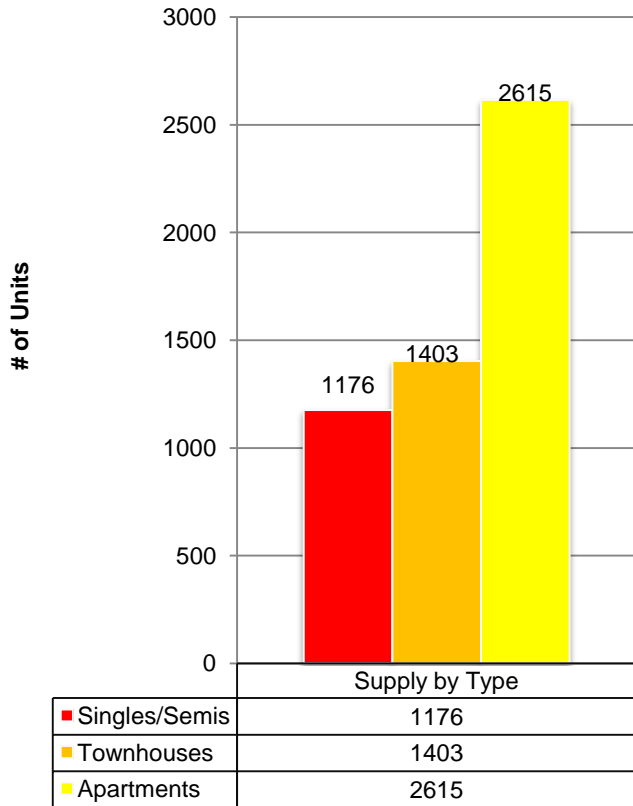
2. b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.

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 1,710 m³/day committed to the Village of Rockwood.

Schedule 9

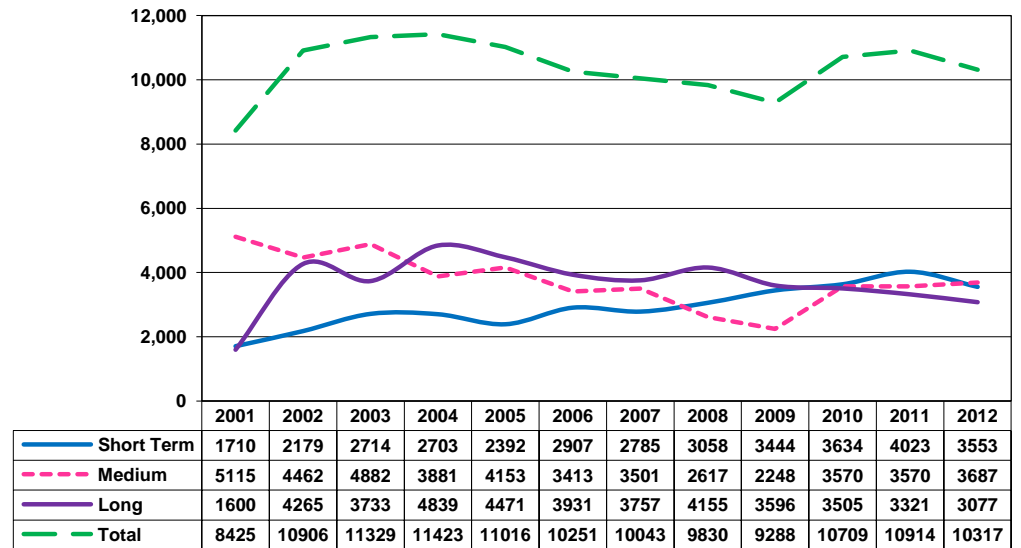
Total Draft and Registered Plan Analysis

Total Draft Approved and Registered Supply - 2012



■ Singles/Semis ■ Townhouses ■ Apartments

DPP Overall Supply 2001-2012



Schedule 10 – Written Comments on the 2012 Draft DPP

Stacey Laughlin

From: Greg Hunter [Greg.Hunter@ugdsb.on.ca]
Sent: January 13, 2012 10:17 AM
To: Stacey Laughlin
Subject: 2012 DPP

Hello Stacey,

I have taken a quick look at the 2012 DPP draft schedules and noticed that the Tivoli property (UP0601 - map ID # 39) is still in as a future development. We (the Upper Grand District School Board) have purchased that property from Carson Reid and are planning to build a school on that property so you may want to remove it from the DPP schedules.

I was also wondering if the map showing the remaining vacant units in registered plans is going to be part of the final DPP and if it might be available now?

Thanks,

Greg

Greg Hunter

Accommodation Planner/Geodata Analyst
Upper Grand DSB
greg.hunter@ugdsb.on.ca
519-822-4420 Ext. 823

~ Please consider the environment before printing this email ~

Schedule 10 – Written Comments on the 2012 Draft DPP (continued)



30 Floral Parkway, Suite 300, Concord, Ontario L4K 4R1

Tel: (905) 669-5571
Fax: (905) 669-2134

January 16, 2012

City of Guelph
1 Garden Street
Guelph, Ontario
N1H 3A1

ATTN: Stacey Laughlin, Senior Development Planner

Dear : Ms. Laughlin

RE: **DEVELOPMENT PRIORITIES PLAN (DPP)
GUELPH WATSON 5-3 INC.
DRAFT PLAN 23T-11502 DPP ID NO. 36**

We are pleased to be given the opportunity to comment on the first draft of the 2012 development priorities plan as it pertains to Guelph Watson 5-3 Inc. Our minor comments are in reference to Schedule 4 as outlined below.

- Expected timing for Draft Plan approval is early 2012 as per the 2012 DDP
- Expected timing for development is late 2012 not 2013 as noted in Schedule 4
- Expected timing for plan registration is late 2012 not 2013 as noted in Schedule 4

The reason for our aggressive development and plan registration schedule is due to 115 Fleming's Draft Plan 23T-11501 proposed schedule. We believe that their plan is somewhat dependent on Guelph Watson's plan proceeding concurrently. Therefore, we would request that the 2012 DDP be revised to reflect the more aggressive schedule of a 2012 plan development and registration.

We trust that our comments will be considered and approved for the final version of the DDP. If you have any questions or require any additional information feel free to contact me directly.

Yours truly,

A handwritten signature in blue ink, appearing to read "Peter W. Murphy", is written over a faint, larger version of the same signature.

Peter W. Murphy, P. Eng.
Senior Project Manager

pwm:

DevelopmentPrioritiesPlanLetterJan2012



Schedule 10 – Written Comments on the 2012 Draft DPP (continued)



30 Floral Parkway, Suite 300, Concord, Ontario L4K 4R1

Tel: (905) 669-5571

Fax: (905) 669-2134

January 16, 2012

City of Guelph
1 Garden Street
Guelph, Ontario
N1H 3A1

ATTN: Stacey Laughlin, Senior Development Planner

Dear : Ms. Laughlin

RE: **DEVELOPMENT PRIORITIES PLAN (DPP)
GUELPH GRANGEHILL DEVELOPMENTS LTD.
DRAFT PLAN 23T-07501 DPP ID NO. 24 & 25**

We are pleased to be given the opportunity to comment on the first draft of the 2012 development priorities plan as it pertains to Guelph Grangehill Developments Ltd.'s Phase VIIA/B. Our comments are in reference to Schedule 4 and are minor in nature as outlined below.

- Expected timing for completing the servicing of the entire plan is the summer of 2012
- Expected timing for Phase VIIA registration of 187 units (67D, 28SD, and 92TH) is the summer of 2012, refer to the attached phasing plan. The phasing was approved by the General Manager of Planning and Building Services
- Expected timing for Phase VIIB registration of 153 units (26 D, 10SD, 18 STD and 99 APT.) is the spring of 2013
- We understand that staff has confirmed that the operating pressure **does meet** the minimum requirement and therefore no external water system improvements and / or water booster system is required. Therefore, the Servicing Comments should be revised,

We trust that our comments will be considered and approved for the final version of the DDP. If you have any questions or require any additional information feel free to contact me directly.

Yours truly,

A handwritten signature in blue ink that reads "Peter W. Murphy".

Peter W. Murphy, P. Eng.
Senior Project Manager

pwm:

DevelopmentPrioritiesPlanLetterJan2012



Schedule 10 – Written Comments on the 2012 Draft DPP (continued)

Stacey Laughlin

From: Dave [dave@terra-view.com]
Sent: January 19, 2012 11:46 AM
To: Stacey Laughlin
Subject: DPP 2012

Stacey, we have reviewed how our development at the end of Woodlawn is reported in the DPP schedules and have confirmed that the unit counts are correct but are questioning why if our draft plan was submitted December '11 does it have an approval date of 2013 and not 2012. Other than that observation we have no further comments other than those raised by the GWDA and the GHBA in regards to the massive drop in single family home lots being developed and how drastically this will impact Guelph's viability in the foreseeable future.

Regards.

Schedule 10 – Written Comments on the 2012 Draft DPP (continued)



30 Floral Parkway, Suite 300, Concord, Ontario L4K 4R1

Tel: (905) 669-5571

Fax: (905) 669-2134

January 21, 2012

City of Guelph
1 Garden Street
Guelph, Ontario
N1H 3A1

ATTN: Stacey Laughlin, Senior Development Planner

Dear : Ms. Laughlin

RE: **DEVELOPMENT PRIORITIES PLAN (DPP)
GUELPH WATSON 5-3 INC.
DRAFT PLAN 23T-98506 DPP ID NO. 5 & 6**

We have just evaluated our plans for our Guelph Watson 5-3 Inc.'s holdings and would like to be in a position to advance the development schedule of the remaining two parcels up to 2013. Therefore we are requesting staff's consideration to the following revision to the draft 2012 DDP.

- Move Plan Registration Timing up to post 2012 from post 2013 for the above two referenced parcels.

We trust that our request will be considered and approved for the final version of the 2012 DDP. However, if you have any questions or require any additional information feel free to contact the undersigned directly.

Yours truly,

A handwritten signature in blue ink that reads "Peter W. Murphy". The signature is written in a cursive style and is positioned above the printed name and title.

Peter W. Murphy, P. Eng.
Senior Project Manager

pwm:

DevelopmentPrioritiesPlanID 5 & 6 LetterJan2012





January 30, 2012

Stacey Laughlin
Senior Development Planner
Planning & Buildings, Engineering and Environment
City Hall
1 Carden Street
Guelph, ON
N1H 3A1

Dear Ms. Laughlin:

**Re: Victoria Park West - File 23T-07506
Draft Development Priorities Plan 2012
Request for Comments on Draft Schedules and Mapping**

This letter is further to your letter of January 13, 2012 to Mr. Adam Nesbitt requesting comments on the City's Draft Development Priorities Plan (DPP) 2012.

File 23T-07506 was granted Draft Plan Approval by the City on January 14, 2011. Phase 1 of these lands were committed to registration in the Approved DPP 2011 for 2011 and this did not take place as the ownership of the lands changed and due to our recent discussions with the City regarding proposed redlined changes to the approved draft plan and zoning. The Approved DPP 2011 targeted registration of Phases 2 and 3 to Post 2012.

We note that Schedule 4 of the Draft DPP 2012 indicates a Plan Registration Timing for Phase 1 of these lands for 2013 and a Plan Registration Timing for Phases 2 and 3 for Post 2013 and that these delays are likely due to the recent proposed changes. It is our understanding that by citing Plan Registration Timing for Phase 1 for 2013, that this means registration between November 1st 2012 and October 31st 2013.

It is our intention to register Phase 1 of this plan in either November or December of 2012. Providing that the Draft DPP 2012 allows us to do this, we have no objection. However, if this is not the case, then we request that the Draft DPP 2012 be amended to allow us to do this.

Schedule 10 – Written Comments on the 2012 Draft DPP (continued)

[Type text]

We appreciate this opportunity to comment and request that you provide us a copy of Staff's Recommended DPP 2012 and advise us when this matter will be considered by the City's Planning Building Engineering and Environment Committee.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Walters".

Robert Walters MCIP, RPP
Senior Planner

c. Adam Nesbitt

Schedule 11 – Staff Response to Comments on 2012 Draft DPP

Upper Grand District School Board

Email dated January 13, 2012

Greg Hunter on behalf of the Upper Grand District School Board advised that the property which was previously identified as the “Tivoli” property in past DPP’s has been purchased by the School Board as a potential future school site, therefore it is unlikely that this site will accommodate residential units in the future.

Staff have removed this property from the DPP.

Metrus – Guelph Watson 5-3 (East Node 11 Starwood)

Letter dated January 16, 2012

Peter Murphy on behalf of Metrus Development Inc has requested that the timing for Plan Registration and Development of this parcel be revised to late 2012 rather than 2013 as proposed in the Draft DPP. Staff have reviewed this request and advise that the DPP year end is considered to be October. Therefore, the 2012 Draft DPP is consistent with the timing requested by Metrus and would allow for Plan Registration and Development of this parcel as early as November 2012, consistent with the request for late 2012 timing.

Metrus – Guelph Grangehill Developments Ltd

Letter dated January 16, 2012

Peter Murphy on behalf of Metrus Development Inc has requested that the phasing for Grangehill Phase 7 be updated in accordance with the phasing approved by the General Manager of Planning & Building Services. Staff have updated the DPP accordingly. We note that at the time the Draft DPP was prepared, the proposed phasing for this project had not yet been finalized.

Terra View – Woodlawn/Eramosa

Email dated January 19, 2012

Dave Brix on behalf of Terra View has questioned why Draft Plan Approval of this subdivision has been scheduled for 2013 in the Draft DPP. In response to this question, staff can advise that the Draft Plan of Subdivision application (23T-11503) was deemed to be complete on December 12, 2011 and circulated to the public and agencies for comment on December 18, 2011. It is anticipated that this application will be considered at a Statutory Public Meeting in June of 2012. In order to achieve Draft Plan Approval in the 2012 DPP year (before the end of October), all issues, including those raised at the Public Meeting, would have to be resolved and a staff report prepared before the end of August. Given the current number of development applications in process and available staff resources, this timing is unlikely. It is anticipated that Draft Plan Approval in November or December 2012 (which is the 2013 DPP year) is more feasible.

Metrus – Guelph Watson 5-3 (Southeast Corner and South of Starwood)

Letter dated January 21, 2012

Peter Murphy on behalf of Metrus Development Inc has requested that these two parcels be scheduled to be considered for Registration in 2013 rather than post 2013 as indicated in the Draft DPP. Staff have reviewed this request and advise that although applications for these parcels of land were submitted a

Schedule 11 – Staff Response to Comments on 2012 Draft DPP

number of years ago, they have not been actively pursued recently. Further, the concept plan and unit types illustrated in recent concepts are not the same as what was previously submitted through the older application. If revised plans are formally submitted for 23T-98506 and actively pursued, the timing for Registration can be re-evaluated through the 2013 DPP.

Metropolitan Consulting – Victoria Park West

Letter dated January 30, 2012

Robert Walters on behalf of Metropolitan Consulting has requested clarification with respect to the proposed timing for Registration of Phase 1 of 23T-07506. Mr. Walters has requested that staff confirm that the 2013 DPP year begins in November 2012 which would allow Phase 1 of this subdivision to register as early as November 2012. Staff can confirm that the 2013 DPP year does begin in November 2012.