

# Information Report

Service Area      Infrastructure, Development and Enterprise Services

Date      Friday, February 22, 2019

Subject      **2019 Development Priorities Plan**

Report Number      IDE-2019-27

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## Executive Summary

### Purpose of Report

To summarize 2018 subdivision activity and identify potential Draft Plan of Subdivision applications that may be recommended to Council in 2019 and expected subdivision registrations in 2019.

### Key Findings

In 2019, staff anticipate that 286 dwelling units could be draft approved in two plans of subdivision and 1096 housing units could be registered in nine plans (or phases) of subdivisions.

### Financial Implications

All capital works required for plans of subdivision expected for registration in 2019 are completed or previously approved by Council in the capital budget.

## Report

### Background

Generally the Development Priorities Plan (DPP) is an annual report that sets out the expected number of dwelling units from subdivision registrations and draft plan approvals. The numbers provided are based on project-readiness, related capital projects being accounted for in the budget, and services being available.

Since 2007, the potential for draft plan approval and registration in the annual DPP has been higher than the actual level of approvals achieved. Providing for higher levels of subdivision approvals provides a degree of market flexibility and mitigates against factors that can impact timing of approval, such as appeals and market conditions.

The actual number of units created through subdivision approvals combined with unit creation through zone changes and draft plans of condominium has been sufficient to maintain a healthy short term housing supply in accordance with the housing supply policies as defined by the 2014 Provincial Policy Statement. This

healthy short term housing supply, in turn, supports sustained strong annual building permit activity.

In 2018, there were no subdivisions draft approved, but four draft approved plans or phases of plans were registered and one new draft plan of subdivision application was received. Given the low volume of current subdivision activity, staff have provided a brief summary of this year's Development Priorities Plan and expect that the plans that were anticipated for approval in 2018 will to continue to work towards registration in 2019.

### **Subdivision Registration**

The 2018 DPP recommended that up to 1014 dwelling units within eight (8) plans of subdivision could be brought forward for registration. Four plans were actually registered in 2018 with a total of 332 units (Phases 4A and 4B of Kortright East subdivision, Phase 1 of Hart's Farm and Phase 1A of Nima subdivision). The number of units registered in 2018 was more than what occurred in 2017 (98 units).

In 2019 staff expect that a total of 1096 potential dwelling units in nine (9) draft approved plans could be registered (as shown in ATT-1). Of this total, 388 proposed dwelling units are within the built boundary, and 708 are within the designated greenfield area. Staff note that several of these draft plans are actively working towards subdivision registration at this time. ATT-2 shows the anticipated timing of all current subdivision applications in the City.

Staff have updated the standard DPP background information review and can confirm that adequate water and wastewater capacity are available at the City's Water and Wastewater Treatment Plants; and that any capital works needed for the proposed plans to be registered in 2019 are complete or approved Capital projects. Staff are satisfied that these plans of subdivision should continue to work towards registration in 2019.

### **Draft Plan Approvals**

Both 2017 and 2018 DPP identified that up to 286 units in two (2) plans in the east end of the City (Cityview Ridge and Hyland subdivisions) could be brought forward for draft plan approval, but by year end 2018 neither was ready to proceed. Both of these plans have been carried forward into the 2019 DPP and both plans, if ready for approval, could proceed to Council for draft plan approval this year (as shown in ATT-1, Table 2). Of the 286 proposed dwelling units, all are in the Greenfield area and 110 are single detached, 54 are semi-detached, 68 are townhouses, and 54 are apartments. There was one new draft plan of subdivision application submitted at the end of 2018, at 190-216 Arkell Road, which will be reviewed in 2019 and incorporated into the next Development Priorities Plan.

## Financial Implications

All capital works required for plans of subdivision expected for registration in 2019 have been previously approved by Council in the capital budget.

## Consultations

Developers, property owners and planning consultants with active proposals and subdivision applications were asked to provide their anticipated timing in order to update City projections for registration.

## Corporate Administrative Plan

### Overarching Goals

Service Excellence

### Service Area Operational Work Plans

Our Resources - A solid foundation for a growing city

## Attachments

ATT-1 Anticipated Subdivision Activity in 2019  
ATT-2 Anticipated Subdivision Registration Timing Map

## Departmental Approval

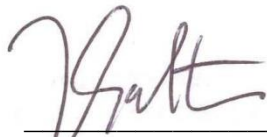
Not applicable.

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**ATT-1**  
**Anticipated Subdivision Activity in 2019**

**A. Plans of Subdivision Anticipated to be Registered in 2019**

| Plan Name                          | Location | Detached | Semi-Detached | Townhouses | Apartments | Total Housing Units |
|------------------------------------|----------|----------|---------------|------------|------------|---------------------|
| Victoria Park Village Ph 2*        | S        | 18       | 0             | 0          | 0          | 18                  |
| Victoria Park Village Ph 3*        | S        | 64       | 36            | 87         | 0          | 187                 |
| Victoria Park Village Ph 4         | S        | 0        | 0             | 0          | 168        | 168                 |
| Harts Village Ph 2                 | S        | 52       | 4             | 68         | 153        | 277                 |
| NiMa Trails Ph 1B*                 | E        | 21       | 0             | 34         | 0          | 55                  |
| 55 & 75 Cityview Ph 1*             | E        | 67       | 0             | 0          | 0          | 67                  |
| 312 -316 Grange*                   | E        | 3        | 8             | 8          | 0          | 19                  |
| 300 Grange*                        | E        | 14       | 0             | 78         | 0          | 92                  |
| Cityview Ridge Ph 1*               | E        | 91       | 54            | 68         | 0          | 213                 |
| <b>OVERALL TOTAL</b>               |          | 330      | 102           | 343        | 321        | 1096                |
| Portion of Total in Built Boundary |          | 69       | 12            | 154        | 153        | 388                 |
| Portion of Total in Greenfield     |          | 261      | 90            | 189        | 168        | 708                 |

(\*) - carried over from approved 2018 DPP

**B. Plans of Subdivision Anticipated to be Draft Approved in 2019**

| Plan Name                          | Location | Detached | Semi-Detached | Townhouses | Apartments | Total Housing Units |
|------------------------------------|----------|----------|---------------|------------|------------|---------------------|
| 23T-12502 Cityview Ridge*          | NE       | 91       | 54            | 68         | 54         | 267                 |
| 23T-16501 Hyland Rd*               | NE       | 19       | 0             | 0          | 0          | 19                  |
| <b>OVERALL TOTAL</b>               |          | 110      | 54            | 68         | 54         | 286                 |
| Portion of Total in Built Boundary |          | 0        | 0             | 0          | 0          | 0                   |
| Portion of Total in Greenfield     |          | 110      | 54            | 68         | 54         | 286                 |

(\*) indicates carried over from approved 2018 DPP.

NOTE: Data in green denotes location in designated greenfield area.

# ATT-2 Anticipated Subdivision Registration Timing Map

