

DEVELOPMENT PRIORITIES PLAN 2010



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Schedules

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1 INTRODUCTION

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

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

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

1. To manage the rate and timing of development in the City through a multi-year forecast of development activity as measured by the anticipated registration of draft plans of subdivision.
2. To outline the municipal intentions with respect to the review, processing and servicing of plans of subdivision (residential and industrial).
3. To provide a tool to assist with integrating the financial planning of growth related capital costs (10-Year Capital Budget Forecast) with land use planning and the timing of development in new growth areas.
4. To address how growth will proceed over the long term in conjunction with the long term fiscal growth model and to maintain control over the City's exposure to the underlying costs of growth.
5. To ensure an adequate supply and mix of housing units consistent with the goals and objectives of the Official Plan and to ensure a minimum three year supply of residential units in draft approved and registered plans to satisfy the housing policies of the Provincial Policy Statement.
6. To monitor the rate and timing of growth in keeping with Places to Grow densities for the Greenfield area and in meeting the intensification target.
7. To ensure that the proposed rate and timing of growth is consistent with current Council endorsed population projections.
8. To assist the development industry and Boards and agencies involved in development (School Boards, Guelph Hydro) by providing growth and staging information for the City.

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

The DPP is also prepared in accordance with the policies of the City of Guelph Official Plan, in particular Section 4.2.3, which states:

“The City will undertake a strategic review of its growth management objectives and policies. As an interim step, a development priorities plan will be prepared that will assist in defining the rate, timing and location of development and redevelopment that should occur in the Municipality. This plan prepared and updated on an annual basis, will provide a multi-year forecast of growth.”

By approving the 2010 DPP, City Council will set a limit for the creation of potential dwelling units from Registered Plans from October 31, 2009 to October 31, 2010 (see **Schedule 2**). Staff will manage the registration of the various subdivisions identified for 2010 in keeping with the approved dwelling unit target. Further, Council will also identify those Draft Plans of Subdivision (or phases) that are anticipated to be considered for Draft Plan Approval (DPA) in 2010 (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 2010.

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

2 CRITERIA FOR DETERMINING THE PRIORITY OF SUBDIVISIONS

The DPP annually approves the subdivisions (or phases), already Draft Approved, that may be registered. The plan also identifies the preliminary plans of subdivision that staff intend to present to City Council for consideration of Draft Plan Approval in the short term. A number of factors have been considered in determining the priority for Registration and Draft Plan approval.

The factors influencing the support for a Registration include:

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

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

The factors influencing the consideration of Draft Plan approval are:

- Conformity of the plan to the density targets of the Growth Plan for the Greater Golden Horseshoe;
- The status of relevant Community, Secondary Plans or Watershed Studies;
- Conformity with the Official Plan and any applicable Secondary or Community Plan;
- Community Energy Plan considerations;
- The need for growth to maintain a minimum 3-year supply of dwelling units in Draft Approved and Registered Plans;
- The need and status of required Capital works in the 10 year Capital Forecast;
- Servicing capacity (water and waste water);
- Council's approved "Phasing Policy for New Large-Scale Residential Plans of Subdivision";
- 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 2010 – Post 2011 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 til 2031. The Growth Management Strategy projects approximately 1000 new dwelling units per year until 2011, then approximately 1100 new units per year til 2031.

The Schedules are described in detail below:

Schedule 1: Development Activity between October 31, 2008 and October 31, 2009.

This Schedule contains four parts. Part A reports on subdivisions that were registered in the period October 31, 2008 to October 31, 2009. 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 2009 DPP). Part D is a graphical comparison of the figures in Part C. When a plan of subdivision is registered, the number of potential dwelling units created by the registration of the plan is added to the short-term supply of dwelling units (see **Schedule 7**).

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

The plans that were registered between October 31, 2008 and October 31, 2009 are divided into three geographic areas of the City. The unit counts are potential dwelling units and are not indicative of building permit activity (this information is provided on **Schedule 5**). The table shows the number of dwelling units that could be created if the registered plans were fully built out in accordance with the maximum number of dwelling units permitted in the approved zoning.

Through Council’s approval of the 2009 DPP, 1160 potential units could have been registered in 2009. Schedule 1 shows that 2 plans of subdivision (or phases) achieved registration in 2009 or executed a subdivision agreement. These plans provide a total of 443 potential dwelling units; 29% of the units are detached and 71% are multi-residential units. In total, 90% of the registration activity occurred in the South and 10% in the Northeast area of the City. On average, 902 units have been registered each year since the inception of the DPP in 2001.

Schedule 2: Summary of 2010 – Post 2011 Proposed Staging, Dwelling Unit Targets.

This Schedule summarizes the staging of development for plans of subdivision for the years 2010, 2011 and post 2011. This schedule also provides a breakdown of all of the dwelling units that could result from Draft Approved and Preliminary Plans of Subdivision as of October 31, 2009.

The portion of the table entitled “2010 Proposed Registrations” is the recommended dwelling unit limit that City Staff are recommending City Council to approve for the year 2010. The recommendation for the 2010 DPP is a total of 858 potential units in 10 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 216 of the potential residential units would be registered within the Built Boundary and 642 units would be in Greenfield areas.

The portion of the table entitled “2011 Anticipated Registrations” is a summary of the likely registration activity in the year 2011, 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 2011 because the DPP is approved on an annual basis and provides a Council commitment for the next year only** (in this case 2010). It is however, staff’s best estimate of the plans that could be registered during 2011. **Schedule 2** shows that currently 683 potential units are anticipated to be registered in 2011.

The final portion of the table entitled “Post 2011 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 4186 potential units in proposed plans of subdivision that are projected to be registered post 2011.

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 2010” highlights the draft plans (or phases) that staff expect will be ready to be considered by Council during 2010.** Inclusion in this table does not guarantee that the plan will be presented to Council for consideration of DPA in 2010 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 2010. Three (3) phases of residential plans of subdivision are proposed in this table with a total of 604 potential units.

The table entitled “Plans that were Draft Approved during 2009” shows plans of subdivision (or phases) that received Draft Plan approval by Council during 2009. Six

(6) plans of subdivision were draft approved in 2009 resulting in 673 units (27% detached and semi-detached and 73% townhouse and apartments). Through the 2009 DPP, Council supported a total of 1034 units to be brought forward for consideration of draft plan approval in 2009. This number (1034) accounted for a number of units that were carried over from the previous year.

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

This schedule consists of three (3) components and provides the details that generated the Summary provided in **Schedule 2**. The three components include:

1. A table showing the total number of potential dwelling units in Draft Approved and Preliminary Plans of Subdivision by geographic area of the City. **(Please note the total number of dwelling units provided on this chart is the same as the total found on Schedule 2).**
2. Tables showing the detailed land use breakdown of the individual Draft Plans of Subdivision by geographic area of the City. The headings and information provided in these tables are described in more detail in **Section 4** of this report **“Explanation of Columns and Headings”**.
3. Map of the City providing a visual presentation of the recommended priority and timing for the plans of subdivision.

Schedule 5: Building Permits for New Residential Units

This table shows building permit activity for the last two years. The data for 2009 is reported until October 31st. Permit activity reached a record high of 1495 units in 2004 but has been lower in recent years with 930 new units in 2007 and 1054 in 2008. As of October 31, 2009, 581 permits have been issued within the entire City. It is anticipated that at year end there will be approximately 800 permits for new dwelling units. 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. In 2009, approximately 37% of permits were in the Built Boundary and 63% in the Greenfield area of the City. The three year average of permits issued from 2007-2009 shows that approximately 40% of units were built within the Built Boundary and 60% 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 (1989-2009). **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 average permit activity from 2001 to 2008 for the City is 976 units per year (not including accessory apartments) which is in line with current population forecasts.

The building permit activity for the first 10 months of 2009 (581 units) and a projected year end total of approximately 800 units (including accessory apartments) for the entire City is lower than average and a reflection of the global economic recession.

The twenty (20) year average (1989-2008) for building permit activity is 862 units per year (not including accessory apartments) or 900 units per year (including accessory apartments).

The ten (10) year average (1999-2008) is 985 units per year (not including accessory apartments) or 1062 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, 2009, the City has approximately 5706 potential dwelling units in these draft approved and registered plan representing approximately a 5.7 year supply of growth, based on the growth projections.

A part of a commitment with the approval of the 2007 DPP, this table also provides a summary of infill townhouse and apartment sites in the City available for facilitate residential intensification and redevelopment as required by the PPS. These sites have approved zoning (in some cases with a holding zone) and 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 692 residential units or additional 0.7 years of supply, bringing the total short term supply to 3.6 years.

In the medium term, there are an additional 806 potential infill units or 0.8 additional years of supply.

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

This table provides a listing of permit activity by Registered Plan of Subdivision together with information on the unconstructed units available to be built within each plan. 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 2009, approximately 14% of the building permits from new subdivisions were issued within the Built Boundary. However, approximately 48% of the unconstructed (vacant) units were located within the built boundary. Most of these unconstructed units are contained within vacant multiple residential sites (Townhouses and Apartments). The Provincial Growth Plan requires that 40% of new development occur within the Built Boundary by 2015 and for every subsequent year thereafter.

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

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

Schedule 7 Map 2: Infill Townhouse and Apartment Sites

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 City of Guelph allocates physical water and wastewater capacity at the time of registration as per an agreement with the Ministry of the Environment (MOE). With respect to draft plan approvals, the City must ensure that the planning commitment for sewage treatment capacity does not exceed the assimilative limits of the Speed River approved in 1998 as part of the Wastewater Treatment Strategy Schedule “C” Class Environmental Assessment. Environmental Services is in the process of updating the 1998 Class EA to confirm the ability of the Speed River to receive a 9,000 m³/day expansion in flow from the existing wastewater treatment plant.

Similarly, the City must ensure that the long-range water supply commitments to draft plans are below the rated capacity. In 2007, Environmental Services completed and Council approved the Water Supply Master Plan in principle to the year 2010. Climatic conditions, well interference and water quality influences are impacting upon the yield of the existing municipal water supply. The goal of the Water Supply Master Plan is the provision of an adequate and sustainable supply of water to meet the current and future needs of all customers. In September, 2007, the City received approval from the MOE of an Environmental Assessment (EA) to increase the water taking at the Arkell Spring Grounds by approximately 9,200 m³/day. With the EA approval, it is expected that a portion of this increased water supply capacity will be commissioned by 2011. The EA also recommends implementation of conservation and efficiency strategies to ensure the best use of the City's existing water resources. In the past five years, conservation, efficiency and reduced sewer inflow/infiltration have allowed development to occur without significantly increasing annual water supply or wastewater treatment flows.

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

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

Schedule 9: Total Draft and Registered Plan Analysis

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

4 EXPLANATION OF COLUMNS AND HEADINGS IN SCHEDULE 4

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

FILE NUMBER (DESCRIPTION)

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

STATUS

The files/subdivisions are either:

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

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

RESIDENTIAL

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

- D** = detached dwellings
- SD** = semi-detached dwellings
- 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 2010.**

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 2009 rates which are valid until March 1, 2010.

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 2010, 2011 or Post 2011. 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 2010 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 2010 to be advanced. City Staff have the authority to move the registration of developments ahead (e.g. from 2011 to 2010) 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 and Parks Planning on or before June 30;
2. Re-allocation of unit counts from developments that have not signed and registered a subdivision agreement and posted a letter of credit by July 31; and
3. Consultation with developers who have submitted Engineering drawings for review and are prepared to sign a subdivision agreement but not included in Schedule 4 of the

DPP for the current year to ascertain their ability to move forward on or before July 31.

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

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

6 SUMMARY OF DEVELOPMENT ACTIVITY IN 2009

Permit Activity

Building permit activity was lower than average for the year 2009 but fared better than anticipated. A historic high was set in 2004 when 1392 permits were issued, but permits decreased between 2005-2008 to an average of 840 permits per year (not including accessory apartments). As of the end of October 2009 a total of 492 permits (not including accessory apartments) have been issued for new dwelling units, which is lower than the past 3 years (see **Schedule 5**). However, the average permit activity from 2001 to 2008 for the entire City is 976 units per year (not including accessory apartments) which is very close to the previous population projection of 900 units per year and current projections of 1000 new dwelling units per year.

The building permit activity for the first 10 months of 2009 (492 units) with an estimated year end total of approximately 700 units (not including accessory apartments) for the entire City is lower than the 1000 units per year contemplated by the Growth Management Strategy but overall averages remain fairly consistent. (Current population projections estimate 1000 units until 2011 then an increase to approximately 1100 units until 2031).

The general reduction in permit activity over the last years is consistent with other area municipalities while the more significant decline in 2009 reflects the economic slowdown and higher unemployment and uncertainty in 2009. The Canadian Mortgage and Housing Corporation (CMHC) expects that a combination of factors including slowly improving employment, more spill-over from the resale market, and low mortgage rates will contribute to increasing housing starts over 2009 levels in 2010. Over the next few years, housing starts are expected to increase 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, in keeping with the City's approved Growth Management Strategy. Despite a lack of apartment activity in 2009, some apartment construction is expected in Guelph in 2010.

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. In 2006, 331 permits were issued for new townhouse and apartment dwellings representing approximately 40% of the total dwelling units; and in 2007, 448 permits (47%) were issued for multiple forms of residential accommodation. In 2008, 619 permits (59%) were issued for townhouses and apartments. The increase in percentage of multiple dwellings is consistent with the City's Growth Management Strategy that encourages new dwelling units to be multiple residential forms (includes townhouses, apartments and accessory apartments). To the end of October, 2009, no permits for larger scale apartment projects were issued, however, 48% of new residential building permits were issued for townhouses and accessory apartments (See **Schedule 5**). Included in this total is the Mountford affordable housing project which created 124 stacked townhouse units.

Subdivision Registration

Registration activity was much lower than anticipated in the 2009 DPP. Of the 10 registrations proposed for 2009, only 1 plan fully registered and 1 plan signed subdivision agreements allowing the commencement of servicing (see **Schedule 1**). Eight (8) plans delayed registration and have been included in the allocation of units for registration in 2010. The two (2) plans of subdivision that were registered in 2009 will result in the potential creation of 443 dwelling units. This overall figure is much less than the 1160 dwelling units that were supported for registration by City Council (see **Schedule 1**). Registration activity in the south end consisted of the fourth phase of Westminster Woods (61M-160) which has a total of 398 potential units. Registration activity in the east end of the City consisted of the signed agreement for the 98 Cityview Drive plan which contains the potential for 45 residential units. There was no registration activity in the west end of Guelph in 2009.

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 2009 DPP, 1034 units were proposed for Draft Plan Approval, including projects carried over from 2008. In reality, 6 plans of subdivision achieved Draft Plan Approval in 2009, creating a total of 673 potential units. In the northeast end of the City, 275 residential units were draft approved in 4 plans of subdivision. In the south end, Westminster Woods phase 4 received draft approval for 398 units (through the flexibility clause) and the Southgate industrial subdivision also received draft approval.

Two plans of subdivision were granted extension to draft plan approval in 2009 to allow time to complete their plan. Cedarvale (23T-99501), a small plan located in the northeast, received a 3 year extension to 2012. Pergola (23T-03507), a mixed commercial-residential plan in the south end of the City, received a 5 year extension to 2014.

Zoning By-law Amendments and Condominium Approvals

In last year's 2009 DPP, staff began to better monitor other development applications that add to our dwelling unit supply, including Zoning By-law amendments and Plans of Condominium outside of Plans of Subdivision. 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). However, to the end of October 2009, no new residential units were created via zone changes or plans of condominium outside of Plans of Subdivision. In 2008, 459 units were added to the inventory from this category. Staff note that several applications for residential zone changes have been in the process of being reviewed in 2009 and some of these applications are expected to come to Council for decision in late 2009 and the first half of 2010.

7 FORECAST OF SUBDIVISION AND PERMIT ACTIVITY FOR 2010

Building permit activity in the residential sector remains relatively uncertain. Like other Ontario cities, Guelph has generally experienced a reduction in residential permit activity in the past couple of years from the record high level set in 2004. There was a significant reduction from 2004 to 2005 (-42%) and a slight reduction again from 2005 to 2006 (-3%). 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 2009 was forecast to be significantly lower than the activity experienced in 2008. Early in 2009, Canadian Mortgage and Housing Corporation (CMHC) forecast that in 2009 building permits would decrease significantly in Guelph by 49% or to approximately 550 in total. As shown in **Schedule 5**, building permits have been much lower in 2009 than 2008 levels, but not as low as predicted. By October 31st, 2009, 581 permits had been issued, and an additional 133 were anticipated for November, so a year end total of approximately 800 permits issued (including accessory apartments) is likely. Another key difference between 2008 and 2009 is the lack of permits for apartment units in 2009.

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

For 2010, residential permit activity is expected to increase, with CMHC forecasting a 16% increase in permits given current economic improvements. Interest in obtaining draft plan approval and registration of various subdivisions continues to remain strong. At the outset of the annual DPP review in August 2009, City staff received requests from the development community to register approximately 1350 potential dwelling units during 2010 as well as almost 2400 units requested for draft approval. The circulation of the draft 2010 DPP in November 2009 resulted in the development community's understanding of staff's proposed registration timing and there were few additional requests made to modify staff's recommendation for registrations in 2010. Staff's recommendation of a total of 858 potential units for registration in 2010 is based on the objectives of the DPP and the following:

1. The need to take a more conservative approach to approvals and registrations to ensure that expected capacity upgrades in the water and waste water systems are fully operational (see discussion in Section 3)
2. Council's approved growth rate of approximately 1000 units per year til 2011 (then 1100 units per year) as set out in the Growth Management Strategy population projections and the Background Development Charges Study.
3. 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).
4. Registrations in recent years have been lower than anticipated, so the 858 units for 2010 include carryover, or registrations that did not happen in previous years. Lower than anticipated registrations in recent years mean that only 2091 potential units have been created over the last three years, or an average of 697 units per year (see **Schedule 1**, Part C).

Requests to register all or parts of 10 subdivisions are contained within the recommended dwelling unit target of 858 dwellings contained on **Schedule 2** for the 2010 DPP (see Section 10 Conclusions and Recommendations). Seven (7) registrations are expected in the east, two (2) in the south and one (1) in the west. Included within this recommendation are six plans of subdivision that were expected to be registered in 2009; Mitchell Phase 2, Hanlon Creek Business Park Ph 1, 300 Grange Road, 312-316 Grange Road, Cityview, and Watson Creek/Walkover were all included in the 2009 potential registrations.

Staff expect that phases of three (3) preliminary plans of residential subdivision are likely to be ready to be presented to Council for consideration of Draft Plan approval in whole, or in part, during 2010 (see **Schedule 3**). The subdivisions (or parts thereof) that may be considered for Draft Plan approval in 2010 include a total of approximately 604 potential dwelling units within the Greenfield area. The recommended number reflects the need to balance approvals within the Greenfield area and Built Boundary to achieve a current population projection forecast of 1000 units per year. Within the 1000 units, it is assumed that only 60 percent of the potential new units (i.e. 600 units) would be created in Greenfield areas leaving room for 400 units to be created via infill projects in keeping with the City and Provincial Growth Plans. The lower number of potential units to be created by Draft Plan approval also reflects the need to take a more cautious approach to approvals to allow time for the City to achieve approval of Environmental Assessments (EAs) which are needed to provide future planning capacity for water.

Our recommendation considers the potential units that did not achieve draft approval in 2009 and well as the low number of draft approvals in 2008 (352 units) and 2007 (98 units). The 2009 DPP identified that 1034 potential units could brought forward for consideration in 2009 but only 673 potential units actually were approved by City Council. Therefore, 361 potential units were carried forward into 2010 and form part of the 604 units which could be considered for Draft Plan approval in 2010. The low number of plans that achieved Draft Plan approval and the 2009 permit activity has reduced the overall supply of potential units in the short and medium term (within plans of subdivision) to a 5.7 year supply, which is the same as 2009 and the lowest in the history of the DPP.

If all three of the plans were able to be presented to Council for consideration of Draft Plan approval and did, in fact, get approved, the three year average for draft plan approvals would be 543 units (1629 divided by 3). Since the majority of Draft Plan approvals occur in Greenfield areas this figure is in line with the current population forecast of 1000 units per year that assumes that 60 percent (600 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.

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

8 GROWTH MANAGEMENT AND THE FUTURE OF THE DPP

8.1 Provincial Growth Plan for the Greater Golden Horseshoe

On June 16, 2006 the Province released the Growth Plan for the Greater Golden Horseshoe, 2006. This plan was prepared under the Places to Grow Act, 2005 as part of the Places to Grow initiative to plan for healthy and prosperous growth throughout Ontario. The new growth plan has significant implications for the future development of the City. Since the first DPP was prepared, it has been used effectively as a tool by City Council to manage the rate and timing of development from new plans of subdivision. As a result, City staff view the DPP as the logical tool to be modified to monitor the City's obligations under the Growth Plan for all development in the City. Of particular interest is that the Growth Plan establishes intensification and density targets for certain areas within municipalities. The Growth Plan also establishes population and employment projections for Guelph. The following discussion highlights some of the obligations under the Growth Plan and recommendations by City Staff on how the DPP could be modified to monitor these obligations.

Intensification Target

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

Changes in the 2008 DPP 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 include 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 City approved a Growth Management Strategy in keeping the Provincial Growth Plan 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 Growth Plan also specifies a set of density targets for the identified Urban Growth Centre (i.e., the downtown area) and the designated Greenfield area. The City of Guelph is one of the identified municipalities where a minimum density target (in this case 150 people and jobs per hectare) is to be achieved in the Urban Growth Centre. Similar to the establishment of the Built Boundary, the Ministry of Energy and Infrastructure has met with City Staff and recently established the boundary of the Urban Growth Centre in Downtown Guelph. Now that the boundary is in place, future DPPs can monitor development activity in this area.

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

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 once Growth Management Policies are finalized in the Official Plan.

Population Projections

The population projections established by the Provincial Growth Plan are higher for the City of Guelph than the previous City projections prepared by CN Watson and approved by City Council in 2003. Further, the projections contained in the Growth Plan must be used for planning and managing growth in the Greater Golden Horseshoe area. The approved population projection for the City of Guelph is 175,000 by the year 2031. This projection 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 2010.

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 (DAR) initiative and the DPP was a regular agenda topic, among a number of issues associated with our development review process.

The Draft 2010 – Post 2011 DPP was circulated to the development community (owners/consultants and agencies) for comment on November 2, 2009. Following release of the draft, City staff met with the GAWDA representatives on November 20, 2009. At the meeting the GAWDA discussed several issues including:

- ◆ Implications of the lower than average subdivision registration and draft approval expectations in 2010, in order to ensure that the City will have time to complete the projects necessary to provide additional short (firm) and long term (planning) servicing capacity especially related to water.
- ◆ Proposed 2010 draft approvals limited to phases three plans despite other requests for draft approval in 2010;
- ◆ Discussion about 2009 economic downturn and 2010 market forecast for housing demand.

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

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

10 CONCLUSIONS AND RECOMMENDATIONS

The DPP continues to be an implementation tool for the City's Strategic goal of managing growth in a balanced sustainable manner. During 2009, the DPP was also effective in assisting staff in establishing priorities for the review and approval of new development from residential plans of subdivision.

10.1 Registration Activity

Registration activity in 2009 was lower than average and without any potential units from zone changes and condominiums did not meet the anticipated 1000 new potential units of the City population projections. The 2009 DPP supported the creation of up to 1160 potential dwellings units from new registered plans and 445 potential units were registered. From 2001 to 2009 an average of 902 units were registered per year. The average is in keeping with the previous Council approved population projection forecast which called for a growth of 1000 units per year from 2001-2006 and 900 units per year in 2007 and 2008. Current forecasts have returned to approximately 1000 units per year, with the focus shifted from Greenfield subdivision growth to balanced growth across the City in a variety of housing types and infill situations. Staff have recommended registration activity for 2010 that reflects the Council approved population projection forecasts, provides opportunities to approve infill projects with an adequate housing mix and ensures that servicing capacity is available.

10.2 Building Permit Activity

Residential building permit activity was also lower in 2009, though not as low as anticipated. The residential permit activity for 2009, with a total of 492 units at the end of October is projected to remain lower than the 1054 permits issued for new units in 2008. Also of significance is the lower percentage of permits issued for multiples (38% were for townhouses) in 2009 than in 2008, which reflects the lack of any apartment building permits. The year end permits in 2009 are expected to achieve approximately 700 units (not including accessory apartments). The 20-year average is 862 dwelling units per year as noted on **Schedule 6**.

10.3 Phasing Policy

The phasing policy (established in 2005) for large scale residential subdivisions is effective in introducing new potential dwelling units at a moderate rate into the medium term housing supply (plans with Draft Plan approval). During 2009, six draft plans of subdivision containing 673 potential units received Draft Plan approval (see **Schedule 3**). In support of Council's direction to reduce the inventory of units in draft approved and registered plans, the 2010 DPP highlights three phases of plans anticipated to be presented to Council for the consideration of Draft Plan approval in 2010 (see also **Schedule 3**). These are the subdivisions where staff time and resources will be allocated to resolving issues so that they can be considered by City Council. If supported these subdivisions would add a potential 604 dwelling units to the medium term supply. This is consistent with the amount of Draft Approval in 2009 and the trend in recent years of fewer potential units created via Draft Plan Approval. In order to ensure that new development will meet the goals and projections of

the Official Plan and Guelph's Growth Management Strategy, careful monitoring of draft subdivision plan approvals and new potential units created via zone changes and condominiums is necessary.

Overall, a lower than average number of building permits, subdivision registrations and draft plan approvals, the overall supply of units has remained relatively constant. There is a supply of short and medium term units of approximately 7.2 years of growth at 1000 units per year (see **Schedule 7**) which is slightly lower than last year (7.4) and the lowest inventory in the history of the DPP. Through careful management, the short and medium term supply of dwellings in plans of subdivision has been reduced from a high of 7600 units in 2003 to the current 5706 units.

The DPP also includes an inventory of zoned townhouse and apartment infill sites not included in Draft or Registered Plans. Staff have divided the inventory of zoned townhouse and apartment sites based on knowledge of potential constraints to development. Potential brownfields and sites that have buildings that are currently in use have been moved to the medium term supply. In 2009, no potential units were approved to add to the short term supply of units, though some were removed through the issuance of building permits. For 2010 there are 692 potential units in short term supply and 806 units in medium term supply for a total of 1498 potential units available through infill multiple residential sites.

10.4 Water and Wastewater

An examination of the information regarding water and wastewater treatment flows (see **Schedule 8**) indicates that the City still has capacity to handle the commitments for the future dwelling units currently registered and draft plan approved.

The data indicates that the current wastewater treatment plant has the capacity for the registration of an additional 4400 units of residential development, which equates to 6.2 years of growth based on the population projections. For water, the data indicates a current capacity to register an additional 3100 dwelling units, which equates to a 4.4 year supply. In addition, long range forecasting shows the City has sewage treatment capacity for approximately 8,600 additional residential units and water capacity for 5,100 units.

10.5 Recommendations

City staff recommend that the 2010 Development Priorities Plan (DPP) be approved (Schedules 2, 3 and 4) and used as a guide to manage the rate and timing of development for the next year. The 2010 DPP recommends that Council support the creation of up to 858 potential dwelling units from the registration of plans in 2010 (See **Schedule 2**). This figure is lower than last year's recommended total, recognizing the caution needed regarding water capacity and allowing opportunities for infill development to occur.

1. The DPP needs to respond to population projections in the Growth Management Strategy, which recommends the creation of approximately 1000 potential new units from each year til 2031.
2. The Growth Plan for the Greater Golden Horseshoe now generally requires that by the year 2015, 40% of new growth occur within the built up areas of Cities. Since most of the new subdivision activity identified by the DPP is expected to be identified beyond the built boundary (i.e. Greenfield area) there is the need to take a

more conservative approach to Greenfield approvals and commitments made to achieve the intensification target.

Included in the 858 potential units is a carryover of 462 units that were identified for registration in 2009. If these units are removed, only 396 new units are included in the recommendation.

The breakdown of the components of the 858 dwelling units is 298 detached, 128 semi-detached, 382 townhouses and 50 apartment units. If these registrations are endorsed, the City will continue to have a sufficient supply of lots and blocks in registered plans to respond to market needs and trends and maintain a competitive market place in terms of pricing. In terms of short-term supply, there are 2942 potential units (as of October 31, 2009) currently available for building permits in registered plans. This overall number is down from last year's DPP (3444 units). The addition of the 692 potential units in infill townhouse and apartment site pushes this total to 3634 potential units. The majority of potential units in the short term supply, approximately 2886 units (79%) are in potential multiple residential projects (**Schedule 7**).

This year's DPP also recommends three phases of plans for consideration of draft plan approval in 2010 (see **Schedule 3**). Included in the plans are approximately 604 future dwelling units. This number reflects staff's caution in allocating water supply and the encouragement of potential residential development infill opportunities within the Built Boundary.

City Staff have made a careful recommendation in this year's DPP in response to our current constraints while we continue to work towards our commitments under the Growth Plan for the Greater Golden Horseshoe and Guelph's Growth Management Strategy.

SCHEDULE 1

NUMBER, TYPE AND DISTRIBUTION OF POTENTIAL UNITS BETWEEN OCTOBER 31, 2008 AND OCTOBER 31, 2009

A. IN REGISTERED PLANS OF SUBDIVISION

<i>Northwest</i>					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
none					
SUBTOTAL	0	0	0	0	0
<i>Northeast</i>					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
98 Cityview (Bolzon)	29	16	0	0	45
SUBTOTAL	29	16	0	0	45
<i>South</i>					
Plan # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
61M-160 Westminister Woods 4	85	0	190	123	398
SUBTOTAL	85	0	190	123	398
In Built Boundary	29	16	0	0	45
In Greenfield	85	0	190	123	398
Total Units Registered in 2009	114	16	190	123	443
Units Approved in 2009 DPP	391	200	404	165	1160

B. THROUGH APPROVED ZONE CHANGES AND CONDOMINIUMS

<i>Northwest</i>					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
none					
SUBTOTAL	0	0	0	0	0
<i>Northeast</i>					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
none					
SUBTOTAL	0	0	0	0	0
<i>South</i>					
File # and Name	Detached	Semi-detached*	Townhouses*	Apartments*	Total
none					
SUBTOTAL	0	0	0	0	0
In Built Boundary	0	0	0	0	0
In Greenfield	0	0	0	0	0
Total Additional Units in 2009	0	0	0	0	0

2009 TOTALS (A+B)

In Built Boundary	29	16	0	0	45
In Greenfield	85	0	190	123	398
Total New Units in 2009	114	16	190	123	443

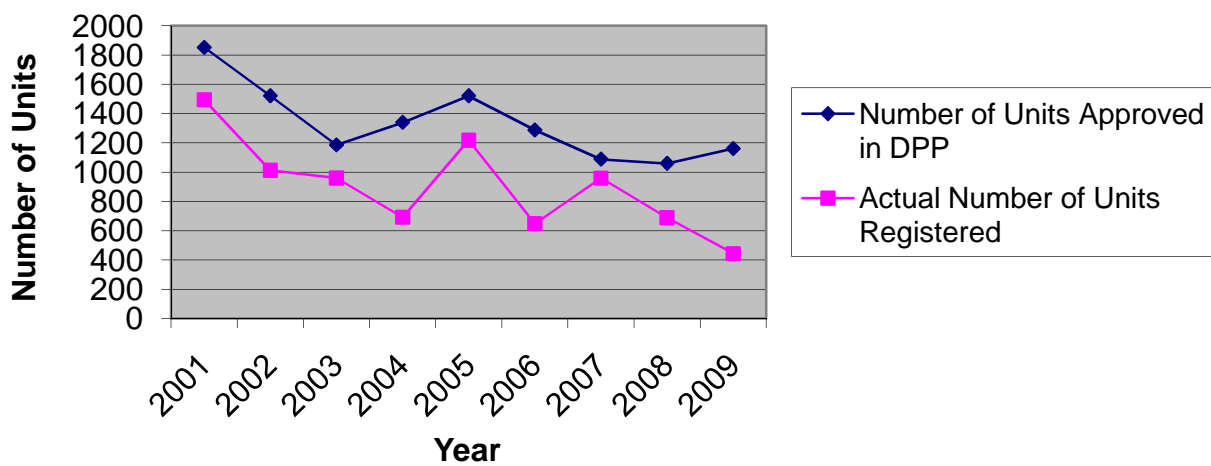
* Semi-detached numbers are unit counts

*Townhouses and apartments based on approved zoning

C. COMPARISON OF ACTUAL AND APPROVED REGISTRATIONS BY YEAR

	Detached	Semi-detached*	Townhouses*	Apartments*	Total
ACTUAL OVERALL TOTAL (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	123	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 2010-POST 2011 PROPOSED STAGING DWELLING UNIT TARGETS

Sector	Single	Semi-Detached	Townhouses	Apartments	Total
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2010 Proposed Registrations

Northeast	200	96	329	50	675
Northwest	98	32	32	0	162
South	0	0	21	0	21
Subtotal	298	128	382	50	858
In Built Boundary	73	50	93	0	216
In Greenfield	225	78	289	50	642

2011 Anticipated Registrations

Northeast	152	28	70	0	250
Northwest	0	0	0	0	0
South	83	58	62	230	433
Subtotal	235	86	132	230	683
In Built Boundary	23	0	0	0	23
In Greenfield	212	86	132	230	660

Post 2011 Anticipated Registrations

Northeast	606	116	516	337	1575
Northwest	117	0	50	877	1044
South	602	80	438	447	1567
Subtotal	1325	196	1004	1661	4186
In Built Boundary	20	0	0	356	376
In Greenfield	1305	196	1004	1305	3810

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

Draft Plan Approval Activity

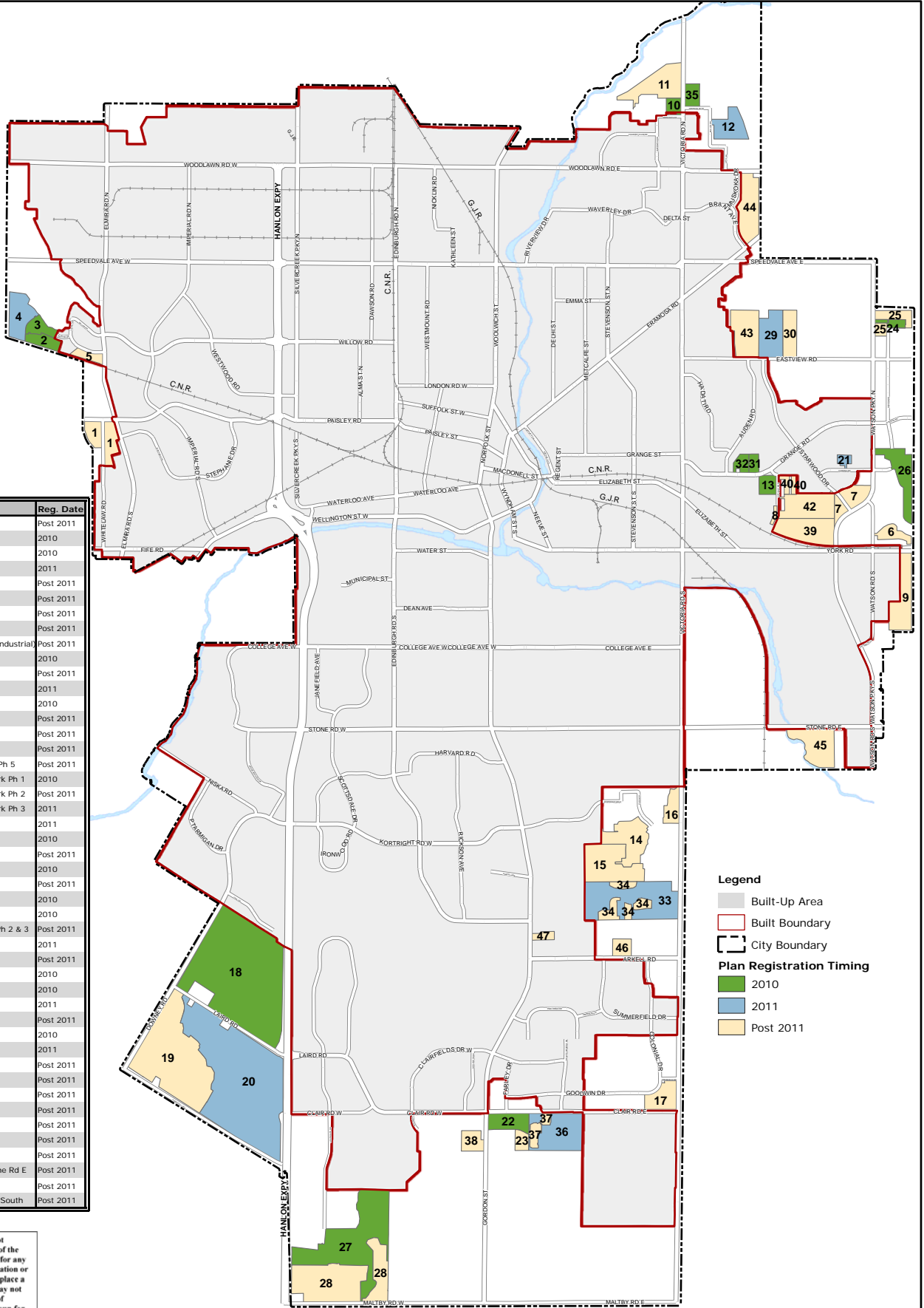
Plans Anticipated to be Considered for Draft Plan Approval in 2010						
	Single	Semi-Detached	Townhouses	Apartments	Total	Density p+i/ha
Northeast						
23T-07501 (*) Grangehill Ph 7(a)	73	28	70	0	171	tbd
Total Northeast	73	28	70	0	171	
Northwest						
none						
South						
23T-08503 (*) Dallan Ph 1	52	26	55	91	224	TBD
23T-07506 Vic Park West Ph 1	31	32	7	139	209	TBD
Total South	83	58	62	230	433	
Overall Total	156	86	132	230	604	
Total in Built Boundary						
Total in Greenfield	156	86	132	230	604	

(*) - carried over from approved 2009 DPP

Plans that were Draft Approved during 2009						
	Single	Semi-Detached	Townhouses	Apartments	Total	Density p+i/ha
Northeast						
23T-07502 294-316 Grange Rd	13	26	17	0	56	80
23T-07505 300 Grange Rd	11	0	76	0	87	76
23T-08501 Cityview-Bolzon	29	16	0	0	45	67
23T-08502 Victoria North	0	0	87	0	87	83
Total Northeast	53	42	180	0	275	
Northwest						
none						
South						
23T-02502 Westminster Woods East Ph 4	85	0	190	123	398	TBD
23T-06503 Southgate Business Park	0	0	0	0	0	-
Total South	85	0	190	123	398	
Overall Total	138	42	370	123	673	
In Built Boundary	53	42	93	0	188	
In Greenfield	85	0	277	123	485	

Schedule 4

ID	Subdivision Number	Subdivision Name	Req. Date
1	23T86004	West Hills	Post 2011
2	23T88009/ 23TO4503	Mitchell Ph 2a	2010
3	23T88009/ 23TO4503	Mitchell Ph 2b	2010
4	23T88009/ 23TO4503	Mitchell Ph 3	2011
5	23T88009/ 23TO4503	Mitchell Ph 4	Post 2011
6	23T98501	Watson Creek	Post 2011
7	23T98506	Guelph Watson 5-3 Ph 2	Post 2011
8	23T99501 / 23T96501	Valleyhaven	Post 2011
9	23TO0501	Warner Custom Coating (Industrial)	Post 2011
10	23TO1501	Ingram Farm Ph 4	2010
11	23TO1501	Ingram Ph 5	Post 2011
12	23TO1502	Northview Estates Ph 3	2011
13	23TO1506	Cityview and Grange	2010
14	23TO1508	Kortright East Ph 3	Post 2011
15	23TO1508	Kortright East Ph 4	Post 2011
16	23TO1508	Kortright East Ph 5	Post 2011
17	23TO2502	Westminster Woods East Ph 5	Post 2011
18	23TO3501	Hanlon Creek Business Park Ph 1	2010
19	23TO3501	Hanlon Creek Business Park Ph 2	Post 2011
20	23TO3501	Hanlon Creek Business Park Ph 3	2011
21	23TO3502	58-78 Fleming	2011
22	23TO3507	Pergola Ph 1 Commercial	2010
23	23TO3507	Pergola Ph 2	Post 2011
24	23TO4501	Morningcrest Ph 2a	2010
25	23TO4501	Morningcrest Ph 2b	Post 2011
26	23T98501/ 23TO6501	Watson Creek / Walkover	2010
27	23TO6503	Southgate Business Park	2010
28	23TO6503	Southgate Business Park Ph 2 & 3	Post 2011
29	23TO7501	Grangehill Ph 7a	2011
30	23TO7501	Grangehill Ph 7b	Post 2011
31	23TO7502	294-316 Grange	2010
32	23TO7505	300 Grange	2010
33	23TO7506	Victoria Park West Ph 1	2011
34	23TO7506	Victoria Park West Ph 2	Post 2011
35	23TO8502	Victoria North	2010
36	23TO8503	Dallan Ph 1	2011
37	23TO8503	Dallan Ph 2	Post 2011
38	ZC0306	Thomasfield (Bird)	Post 2011
39	JP0408	Cityview and Watson	Post 2011
40	JP0601	Tivoli	Post 2011
42	JP0604	55 Cityview (Fierro)	Post 2011
43	JP0607	66-82 Eastview	Post 2011
44	JP0709	Woodlawn/Eramosa	Post 2011
45	JP0802	58 Glenholm Dr & 745 Stone Rd E	Post 2011
46	JP????	46 Arkell Rd	Post 2011
47	JP????	1274-1288 Gordon Street South	Post 2011



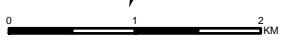
Legend

- Built-Up Area
- Built Boundary
- City Boundary

Plan Registration Timing

- 2010
- 2011
- Post 2011

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2010
Development Priorities Plan
Proposed Registration Timing



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	954	248	922	387	2.73	2.884	0	5.955
Northwest	215	32	82	877	9.72	9.188	0	0.213
South	602	136	670	1144	6.253	167	2.131	5.228
Total	1771	416	1674	2408	18.703	179.072	2.131	11.396

Note:

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

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

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northwest Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-86004 West Hills	Draft Approved				521	3.52			TBD	23/12/1987	\$6,401,267	Post 2011
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	Developer is reviewing final area of plan in conjunction with proposed realignment of Whitelaw Road. New draft plan expected which will include a park (size to be determined). Environmental Impact Study required because natural heritage feature (woodlot) is affected.											
23T-88009 23T-04503 Mitchell Farm	Draft Approved	215	32	82	356	4.688		0.213		01/06/1997 5/13/2005 5/13/2008 ext. to 5/13/2011	\$11,800,597	Phase 2a 2010 (21D, 32SD, 32 TH) Phase 2b 2010 (77D) Phase 2011 (117 D, 50 TH) Phase Post 2011 (356 A)
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	Registration of next phase will allow construction of park that also serves the adjacent neighbourhood.											

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Industrial

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Development
		D	SD	TH	APT						
23T-00501 Warner Custom Coating	Preliminary Part Zoning Approved						13.91 4.887			Post 2010	Post 2011
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.										

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-98501 / 23T06501 Watson Creek/Walkover	Draft Approved	82		124		2.884			part cash in lieu	20/03/2001 (3 year extension to 2007/03/20) (3 year extension to 2010/03/20)	\$4,218,730	Phase - 2010 (82D, 124 TH) Last Phase (industrial) Post 2011
Servicing Comments:	Requires the extension of existing services.											
Timing Comments:	None.											
23T-98506 Guelph Watson 5-3 (Grangehill Phase 5)	Preliminary	61		69	54				0.428	Phase 1 - 2009 Phase 2 - Post 2010	\$3,380,708	Phase - Post 2011 (61 D, 39 TH, 54 APT)
Servicing Comments:	Extension of existing services.											
Timing Comments:	Needs an amendment to the Zoning By-law.											
23T-99501 / 23T-96501 Valeriete and Martini	Draft Approved	20							cash in lieu	23/11/2000 ext. 11/21/2009 ext. to 11/21/2012	\$481,060	Post 2011
Servicing Comments:	Requires services from Cityview Drive. Upgrades to Cityview Drive required.											
Timing Comments:	Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022).											
23T-01501 Ingram	Draft Approved	78		72	50				4.25	06/09/2002 3 year extension to 06/09/2008 3 year extension to 06/09/2011	\$3,794,811	Phase 4 2010 (44D, 50 APT) Phase 5 post 2011 (34D, 72T)
Servicing Comments:	Requires Victoria Road North upgrade and extension of existing services. Victoria Road North upgrade (RD0247).											
Timing Comments:	Victoria Road North construction scheduled for 2010 (ISF Project). Wastewater pumping station/forcemain construction completed in 2009.											

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-01502 Northview Estates	Draft Approved	56								06/09/2002 3 year extension to 06/09/2008	\$1,346,968	Phase 3 - 2011 (56D)
Servicing Comments: Requires Victoria Road North upgrade and extension of existing services. Victoria Road North upgrade (RD0247). Timing Comments: Victoria Road North construction scheduled for 2010 (ISF Project). Wastewater pumping station/forcemain construction completed in 2009.												
23T-01506 Cityview and Grange	Draft Approved	49	24					cash in lieu		04/03/2005 2 year extension to 04/03/2010	\$1,755,869	2010
Servicing Comments: Requires extension of existing services and requires services from Cityview Drive. Sanitary and water servicing for Cityview Drive identified as a Local Improvement Project (WS0032, WW0022). Timing Comments: A red line amendment is necessary												
23T-03502 58-78 Fleming Road	Draft Approved	23						cash in lieu		14/07/2006 ext. to 14/07/2011	\$553,219	2011
Servicing Comments: Requires extension of existing services. Timing Comments: N/A												
23T-04501 340 Eastview Rd Almondale Homes / Morning Crest	Draft Approved	68	94	25	165	1.49				02/09/2008	\$6,376,759	Phase 2 - 2010 (1D, 46 SD, 25 TH) Phase 3 - 2011 (67D, 48 SD, 165 APT)
Servicing Comments: Requires extension of existing services and upgrades to Watson Pkwy. Timing Comments:												

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-07501 Grangehill Ph 7	Preliminary	97	28	104	100				0.297	2010	\$6,119,339	Phase 1 - 2011 (73D, 28 SD, 70 TH)
Servicing Comments:	Requires extension of existing services.											
Timing Comments:	Requires Draft Plan approval. A revised plan is expected which will require further public process.											
23T-07502 312-316 Grange Rd	Draft Approved	6	34	22					0.12	12/01/2009	\$1,360,672	2010
Servicing Comments:	Coordination with adjacent plan needed											
Timing Comments:												
23T-07505 300 Grange Rd	Draft Approved	14		78					0.1	12/01/2009	\$1,749,790	2010
Servicing Comments:	Coordination with adjacent plan needed											
Timing Comments:												
23T-08502 Victoria North	Draft Approved			87		1.24			cash in lieu	06/07/2009	\$1,576,092	2010
Servicing Comments:	Requires Victoria Road North upgrade and extension of watermain											
Timing Comments:	Watermain construction in 2010 - ISF Project											
UP0408 Cityview and Watson	Future	92		22					0.4	Post 2010	\$2,611,428	Post 2011
Servicing Comments:	Requires extension of existing services and upgrades to Cityview Drive.											
Timing Comments:	Requires submission of application for draft plan approval. Requires CN approval and an EIS & EIR.											

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

Northeast Residential

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
UP0601 Tivoli/Stockford Rd	Future	12	26	26				TBD	Post 2010	\$1,385,030	Post 2011	
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.												
UP0604 55 Cityview Drive	Future	153	42	62				0.36	Post 2010	\$5,813,527	Post 2011	
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.												
UP0607 66-82 Eastview Road	Future	8		120				TBD	Post 2010	\$2,366,344	Post 2011	
Servicing Comments: Requires extension of existing services.												
Timing Comments: Requires submission of application for zoning amendment and possible draft plan approval. Environmental Impact Study required due to proximity to provincially significant wetland.												
UP0709 Woodlawn/Eramosa	Future	135		111	18			TBD	Post 2010	\$5,479,188	Post 2011	
Servicing Comments: Requires extension of existing services and retrofit of existing SWM Pond #1.												
Timing Comments: Requires submission of application for zoning amendment and draft plan of subdivision.												

DRAFT SCHEDULE 4 Continued
Development Priorities Plan Draft Approved and Preliminary Plans

Sector

South Industrial

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Development
		D	SD	TH	APT						
23T-03501 (SP-0201) Hanlon Creek Business Park	Preliminary			21		167		Trails in lieu	09/11/2006	Phases 1&2 2010 (21 TH) Phase Post 2011	
Servicing Comments:	Extension of existing services required. Watermain extension from east side of Hanlon via Clair Road and watermain and sanitary sewer extension from the Kortright IV subdivision. SS0002, SW0007, WW0036, WW0053, WW0040, WW0052, WS0029, RD0092, RD0093, RD00245, RD00249. MTO Development Cap applies prior to the construction of the Laird Road interchange.										
Timing Comments:	A portion of Phase 1 site servicing to commence in 2010 with remainder of Phase 1 servicing scheduled for 2011. Phase 2 servicing may commence in 2010. Extension of watermain through Phase 2 required to service Phase 1 lands. EIR required for Phase 3.										
23T-06503 Southgate Business Park	Draft Approved					50		Cash in lieu	22/12/2008	Phase 2 - 2010 Phases 3 & 4 Post 2011	
Servicing Comments:	Requires extension of existing services and a wastewater pumping station to service the southern portion of the subdivision. Maltby Rd reconstruction in 2010 (RD00248). ISF Project. MTO Development Cap applies prior to the construction of the Laird Road interchange.										
Timing Comments:	EIR needs to be completed.										

DRAFT SCHEDULE 4 Continued

Development Priorities Plan: Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-01508 Kortright East (Pine Meadows)	Preliminary Preliminary Total	176 199 375	28 26 28	0 160 186	0 400 400	0.873		2.131	3.014	03/01/2006 post 2010	\$4,906,812	Phase Post 2011 (176 D, 28 SD) Phase Post 2011 (199 D, 26 TH) Phase Post 2011 (160 TH, 400 APT)
Servicing Comments:	Requires extension of existing services. Sanitary outlet via Victoria Road. Wastewater pumping station and forcemain construction complete.											
Timing Comments:	Kortright Road collector included in 2007 Capital Budget (RD0070).											
23T-02502 Westminister Woods East	Preliminary			132	144					post 2010	\$4,160,568	Phase Post 2011 (132 TH, 144 APT)
Servicing Comments:	Extension of existing services required.											
Timing Comments:	Draft plan approval required for next phase.											
23T-03507 Pergola	Draft Approved			91		5.38			0.446	26/05/2006 Ext. to 26/05/2012	\$1,648,556	Phase Post 2011
Servicing Comments:	Sanitary sewer outlet complete to Clair Road limit of property from Farley Drive. Developing part of lands will require water pressure booster system until Pressure Zone 3 is established.											
Timing Comments:	Gordon Street reconstruction, south of Clair, underway in 2009 and will continue to Maltby from 2011 to 2013 (RD0114).											
23T-08503 Dallan	Preliminary	74	26	100	213				0.868	part 2010	\$6,833,925	Phase 1 - 2011 (52D, 26SD, 55TH, 91A) Phase 2 - post 2011 (22D, 45TH, 122APT)
Servicing Comments:	May require servicing through Pergola/adjacent lands or upgrades to existing infrastructure in Westminister Woods (north of Clair). Developing part of lands may require water pressure booster system until Pressure Zone 3 is established.											
Timing Comments:	Requires Draft Plan Approval.											

DRAFT SCHEDULE 4 Continued

Development Priorities Plan: Draft Approved and Preliminary Plans

Sector

South

File # (Description)	Status	Residential				Comm (ha.)	Ind (ha.)	Inst (ha.)	Park (ha.)	Draft Plan Approval Date	Expected Revenue (DC's)	Expected Development
		D	SD	TH	APT							
23T-07506 Victoria Park West	Preliminary	86	32	59	320				0.9	Part 2010	\$7,838,778	Phase 1 - 2011 (31D,32SD,7TH,139APT)
Servicing Comments:	Detailed servicing report required.											
Timing Comments:	Requires Draft Plan approval.											
ZC0306 1897 Gordon St	Preliminary	33		36	67				cash-in-lieu	post 2010	\$2,269,121	Post 2011
Servicing Comments:	Gordon St services and roadworks required. Development of a portion of the lands will require the construction of either a new water pressure zone or a water booster station.											
Timing Comments:	Requires approval of Zoning Amendment and Draft Plan of condominium. Gordon St reconstruction started in 2009 under Capital Budget (RD0114).											
UP0802 Glenholme Dr Ext	Preliminary	34		24	0				TBD	Post 2010	\$1,252,586	Post 2011
Servicing Comments:	TBD											
Timing Comments:	TBD											
UP09?? 246 Arkell Road	Preliminary		24	68					TBD	Post 2010	\$1,809,160	Post 2011
Servicing Comments:	TBD											
Timing Comments:	TBD											

SCHEDULE 5

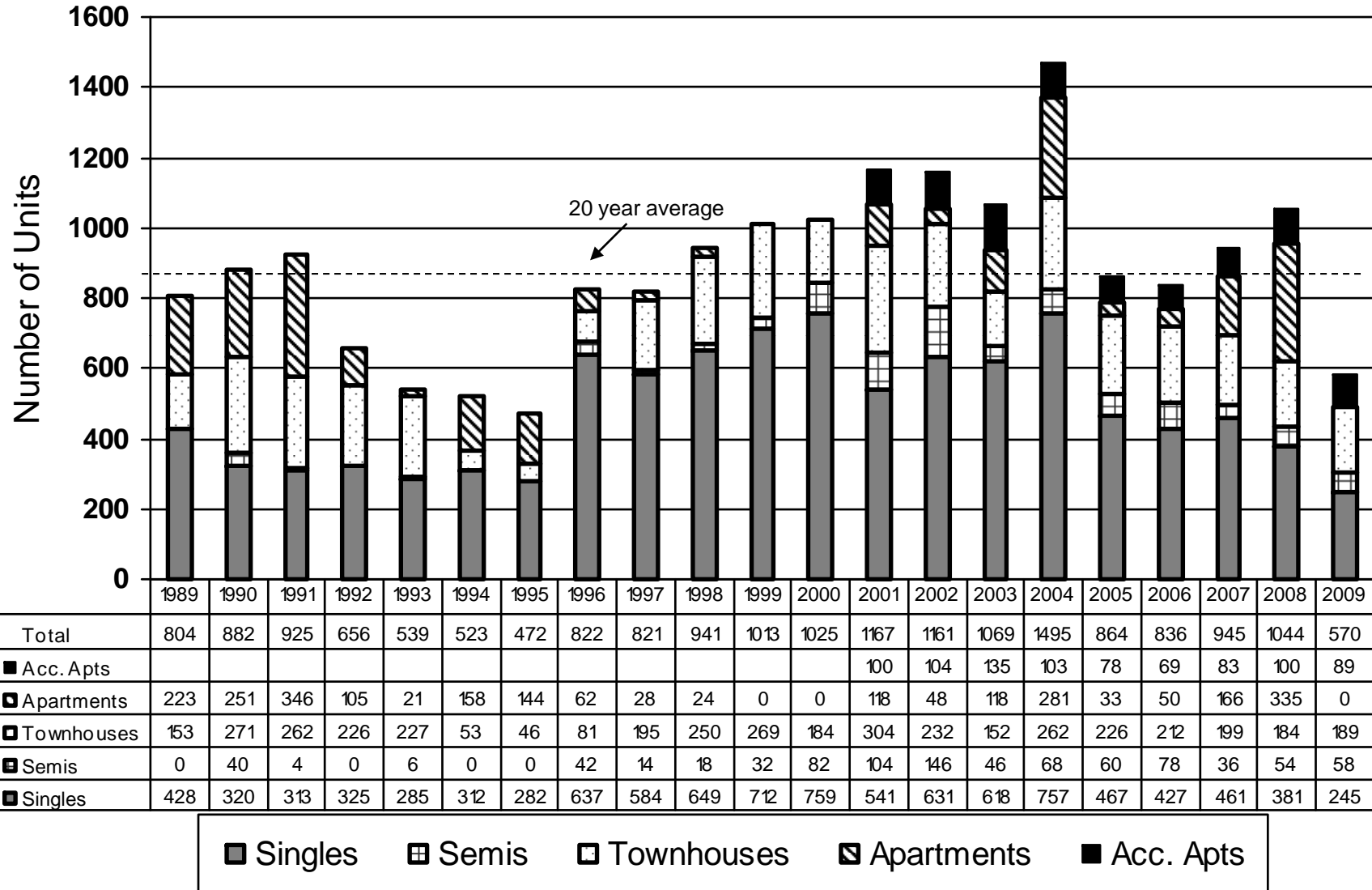
Building Permits For New Residential Units by Dwelling Unit Types as of October 31, 2009

Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Accessory Apts		Building Permit Totals		Demolitions		Net Totals	
	2009	2008	2009	2008	2009	2008	2009	2008	2009	2008	2009	2008	2009	2008	2009	2008
January	12	22	2	4	15	23	0	117	2	5	31	171	1	1	30	170
February	25	43	34	0	17	8	0	55	7	8	83	114	1	0	82	114
March	8	35	0	0	4	6	0	0	9	6	21	47	1	1	20	46
April	19	50	2	8	7	7	0	0	14	7	42	72	0	0	42	72
May	24	55	4	6	0	5	0	0	10	8	38	74	0	1	38	73
June	25	41	6	2	0	10	0	47	6	11	37	111	1	2	36	109
July	31	38	2	2	6	8	0	6	13	8	52	62	1	1	51	61
August	26	19	0	4	0	23	0	55	11	11	37	112	2	0	35	112
September	33	26	6	6	8	26	0	55	6	7	53	120	0	0	53	120
October	42	24	2	2	132	56	0	0	11	11	187	93	4	3	183	90
November		19		12		8		0		7		46		1		45
December		9		8		4		0		11		32		0		32
Totals	245	381	58	54	189	184	0	335	89	100	581	1,054	11	10	570	1,044

Source: Building Permit Summaries, Community Design and Development Services

Distribution of Permits Based on Places to Grow Areas (2009)	Units				Total	2009 % of Total Units	2008 % of Total Units	2007 % of Total Units	Averaged % (2007-2009)
	D	SD	TH	APT					
Permits within the Built Boundary:	30	4	150	0	184	37.40%	27.29%	55.04%	39.91%
Permits within the Greenfield Area:	215	54	39	0	308	62.60%	72.71%	44.96%	60.09%
Total Permits:					492	100.00%	100.00%	100.00%	100.00%

Schedule 6 Residential Construction Activity by Unit Type City of Guelph 1989-2009



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

20 Year Average (1989 – 2008): 862 without acc apts.
 900 with acc apts.
 *2009 Permits to October 31, 2009

Schedule 7 -Table 1

Potential Development Summary - Short, Medium and Long Term October 31, 2009

	<u>Singles</u>	<u>Semis</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Total</u>	<u># of Years Supply*</u>
Total Short Term	700	48	1205	1681	3634	3.6
Registered Plans of Subdivision	700	48	1094	1100	2942	2.9
Infill Townhouse and Apartment Sites	0	0	111	581	692	0.7
Total Medium Term	787	236	746	1801	3570	3.6
Draft Plans of Subdivision	787	236	649	1092	2764	2.8
Infill Townhouse and Apartment Sites	0	0	97	709	806	0.8
Total Long Term	984	180	1025	1316	3505	3.5
Preliminary Plans & Unofficial Proposals	984	180	1025	1316	3505	3.5
Overall Total	2471	464	2976	4798	10709	10.7
Total Draft and Registered Plans	1487	284	1743	2192	5706	5.7
Total Short and Medium Term	1487	284	1951	3482	7204	7.2
Previous DPP's - Total Draft and Registered Plans						
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, except in 2007-2008, when 900 units per year were used. Starting in 2011, population projections show an increase to 1100 units per year.

Schedule 7 Table 2
Building Permits and Vacant Lots by Registered Plan of Subdivision to October 31st, 2009

A. 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 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Permits 2009	Vacant Units
1996	856	Pine Ridge Ph 1	122		0	0		0	60		15	0		0	15	
1998	61M8	Paisley Village	118		0	16		0	118		0	236		159	159	
1998	61M18	Grangehill Ph 3	151		1	70		8	151		0	50		0	9	
1998	61M26	Paisley Village Ph 2	222		0	0		0	129		129	0		0	129	
2000	61M48	Stephanie Drive	41		0	60		0	21		0	80		80	80	
2000	61M53	Elmira Road Extension	0		0	0		0	0		0	347		347	347	
2000	61M54	Victoria Wood (Kortright 4)	88		0	0		0	30		30	0		0	30	
2002	61M67	Southcreek Ph. 9A	64		2	0		0	0		0	0		0	2	
2002	61M68	Chillico Heights	199		0	38		0	36		36	0		0	36	
2002	61M69	Cedarvale- Schroder West	0		0	0		0	91		7	99		99	106	
2002	61M70	Clairfields Ph 4	125		6	0		0	0		0	0		0	6	
2003	61M82	Southcreek Ph 9B	50		8	0		0	0		0	0		0	8	
2003	61M83	Westminster Woods Ph 4	177		0	44		2	38		0	0		0	2	
2003	61M84	Chillico Woods	96		7	16		0	58		14	0		0	21	
2004	61M90	Northern Heights Ph 1	145		4	0		0	12		0	0		0	4	
2004	61M91	Valleyhaven	72		3	0		0	0		0	0		0	3	
2004	61M103	Bathgate Drive	12		3	0		0	0		0	0		0	3	
2004	61M104	Southcreek Ph 9C	54		1	10		0	0		0	0		0	1	
2004		Village by Arboretum Ph 5	0			0		0	0		0	405		280	280	
2005	61M107	Valleyhaven Ph 3	66	1	6	22		0	0		0	0		0	6	
2005	61M108	Victoria Gardens Ph 2A	106		4	0		0	0		0	0		0	4	
2005	61M110	Pine Ridge East Ph 7	8		0	30		2	72	11	19	0		0	21	
2005	61M114	Arnell Springs Ph 1	55	3	0	2		0	0		0	0		0	3	
2005	61M119	Victoria Gardens Ph 2B	46		2	0		0	49		0	0		0	2	
2005	61M124	Fleming/ Pettitt	55		5	0		0	0		0	0		0	5	
2006	61M133	Conservation Estates	80	1	6	0		0	28	14	0	0		0	6	
2007	61M136	Joseph St.	15	2	12	0		0	0		0	0		0	12	
2007	61M139	Woodside Drive	12		5	0		0	0		0	0		0	5	
2008	61M148	973 Edinburgh Rd S	9	2	0	0		0	0		0	0		0	0	
2008	61M150	Arnell Springs Ph 2	50	7	36	0		0	77	7	63	0		0	99	
		Total Built-Up Area	2238	16	111	308	0	12	970	32	313	1217	0	965	1,401	

B. 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 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Permits 2009	Vacant Units
2003	61M88	Watson East Ph 1	91		3	0		0	0		0		0	0	3	
2004	61M92	Watson Creek Ph 1	30		0	32		0	8		0	12		12	12	
2004	61M99	Watson East Ph 2	32	1	1	2		0	0		0		0	1	1	
2005	61M111	Watson East Ph 3	67		9	0		0	79		12	0		0	21	
2005	61M113	Pine Meadows Ph 6	42		4	0		0	0		0	0		0	4	
2005	61M122	Northern Heights Ph 2	40		0	20		2	69		58	0		0	60	
2006	61M125	Grangehill Ph 4A	146	19	47	22		0	65		0	0		19	47	
2006	61M129	Watson Creek Ph 2	70	6	24	34	4	6	0		0	0		10	30	
2006	61M130	Westminster Woods East Ph 2	188	1	11	0		0	6		0	0		1	11	
2006	61M132	Watson East Ph 4	65	7	2	0		0	34		10	0		7	12	
2007	61M137	Victoriaview North	160	31	14	0		0	55		47	0		31	61	
2007	61M142	Watson East Ph 5	35	9	17	0		0	0		0	0		9	17	
2007	61M143	Westminster Woods East Ph 3	159	23	32	0		0	40	14	7	0		37	39	
2007	61M144	Almondale Linke Ph 1	93	17	57	32	4	0	33		6	0		21	63	
2007	61M146	Victoria Gardens Ph 3	86	27	23	18	6	6	97	15	39	0		48	68	
2007	61M147	Northern Heights Ph 3	43	16	19	0		0	0		0	0		16	19	
2008	61M149	Almondale Linke Ph 1B	12	1	10	0		0	0		0	0		1	10	
2008	61M151	Northview Estates Ph 2	54	9	45	0		0	53		53	0		9	98	
2008	61M152	Grangehill Ph 4B	117	30	87	64	40	22	49	4	45	0		74	154	
2009	61M156	Victoria Gardens Ph. 4	0		0	0		0	30		30	0		0	30	
2009	61M158	Kortright Ph. 2C	0		0	0		0	118		118	0		0	118	
2009	61M159	Watson East Ph. 6	15		15	0		0	6		6	0		0	21	
2009	61M160	Westminster Woods East Ph. 4	86	18	68	0		0	190		190	123		123	381	
2009	61M161	Kortright Ph. 2B	48		48	0		0	160		160	0		0	208	
2009	61M162	Kortright Ph. 2A	53		53	0		0	0		0	0		0	53	
Total Greenfield			1732	215	589	224	54	36	1092	33	781	135	0	135	302	1541

City-Wide Building Permit Summary

	Single-Detached			Semi-Detached			Townhouse			Apartment			Total	
	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Total Units	Permits 2009	Vacant Units	Permits 2009	Vacant Units
Total Built Boundary	2238	16	111	308	0	12	970	32	313	1217	0	965	48	1401
Total Greenfield	1732	215	589	224	54	36	1092	33	781	135	0	135	302	1541
Total	3970	231	700	532	54	48	2062	65	1094	1352	0	1100	350	2942

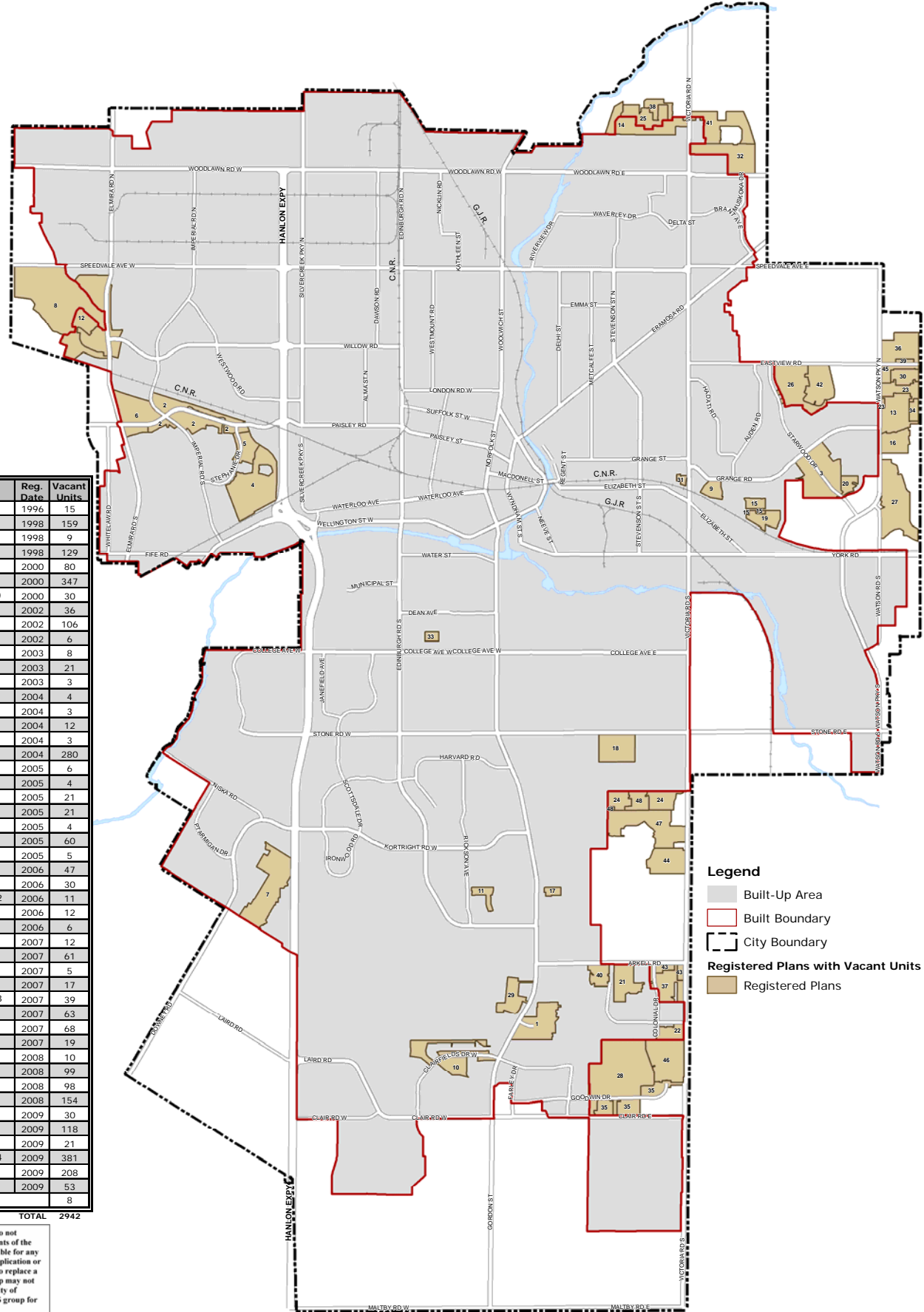
* Built = within the Built Boundary; Green = within the Greenfield area as defined by Places to Grow
 Source: Building Permit Summaries, Community Design and Development Services

% of Total within Built Boundary	13.71%	47.62%
% of Total within Greenfield	86.29%	52.38%

Schedule 7 - Map 1

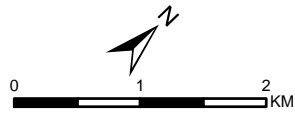
ID	Plan	Subdivision Name	Reg. Date	Vacant Units
1	856	Pine Ridge Ph. 1	1996	15
2	61M8	Paisley Village	1998	159
3	61M18	Grangehill Ph. 3	1998	9
4	61M26	Paisley Village Ph. 2	1998	129
5	61M48	Stephanie Drive	2000	80
6	61M53	Elmira Road Extension	2000	347
7	61M54	Victoria Wood (Kortright Ph. 4)	2000	30
8	61M68	Chillico Heights	2002	36
9	61M69	Cedarvale - Schroder West	2002	106
10	61M70	Clairfields Ph. 4	2002	6
11	61M82	Southcreek Ph. 9B	2003	8
12	61M84	Chillico Woods	2003	21
13	61M88	Watson East Ph. 1	2003	3
14	61M90	Northern Heights Ph. 1	2004	4
15	61M91	Valleyhaven	2004	3
16	61M92	Watson Creek Ph. 1	2004	12
17	61M103	Bathgate Drive	2004	3
18	VBA5	Village by Arboretum Ph. 5	2004	280
19	61M107	Valleyhaven Ph. 3	2005	6
20	61M108	Victoria Gardens Ph. 2A	2005	4
21	61M110	Pine Ridge East Ph. 7	2005	21
22	61M111	Watson East Ph. 3	2005	21
23	61M113	Pine Meadows Ph. 6	2005	4
24	61M122	Northern Heights Ph. 2	2005	60
25	61M124	Fleming / Pettitt	2005	5
26	61M125	Grangehill Ph. 4A	2006	47
27	61M129	Watson Creek Ph. 2	2006	30
28	61M130	Westminster Woods East Ph. 2	2006	11
29	61M132	Watson East Ph. 4	2006	12
30	61M133	Conservation Estates	2006	6
31	61M136	Joseph St.	2007	12
32	61M137	Victoriaview North	2007	61
33	61M139	Woodside Drive	2007	5
34	61M142	Watson East Ph. 5	2007	17
35	61M143	Westminster Woods East Ph. 3	2007	39
36	61M144	Almondale Linke Ph. 1	2007	63
37	61M146	Victoria Gardens Ph. 3	2007	68
38	61M147	Northern Heights Ph. 3	2007	19
39	61M149	Almondale Linke Ph. 1B	2008	10
40	61M150	Arkell Springs Ph. 2	2008	99
41	61M151	Northview Estates Ph. 2	2008	98
42	61M152	Grangehill Ph. 4B	2008	154
43	61M156	Victoria Gardens Ph. 4	2009	30
44	61M158	Kortright East Ph. 2C	2009	118
45	61M159	Watson East Ph. 6	2009	21
46	61M160	Westminster Woods East Ph. 4	2009	381
47	61M160	Kortright East Ph. 2B	2009	208
48	61M162	Kortright East Ph. 2A	2009	53
		Plans with less than 3 units remaining		8
TOTAL				2942

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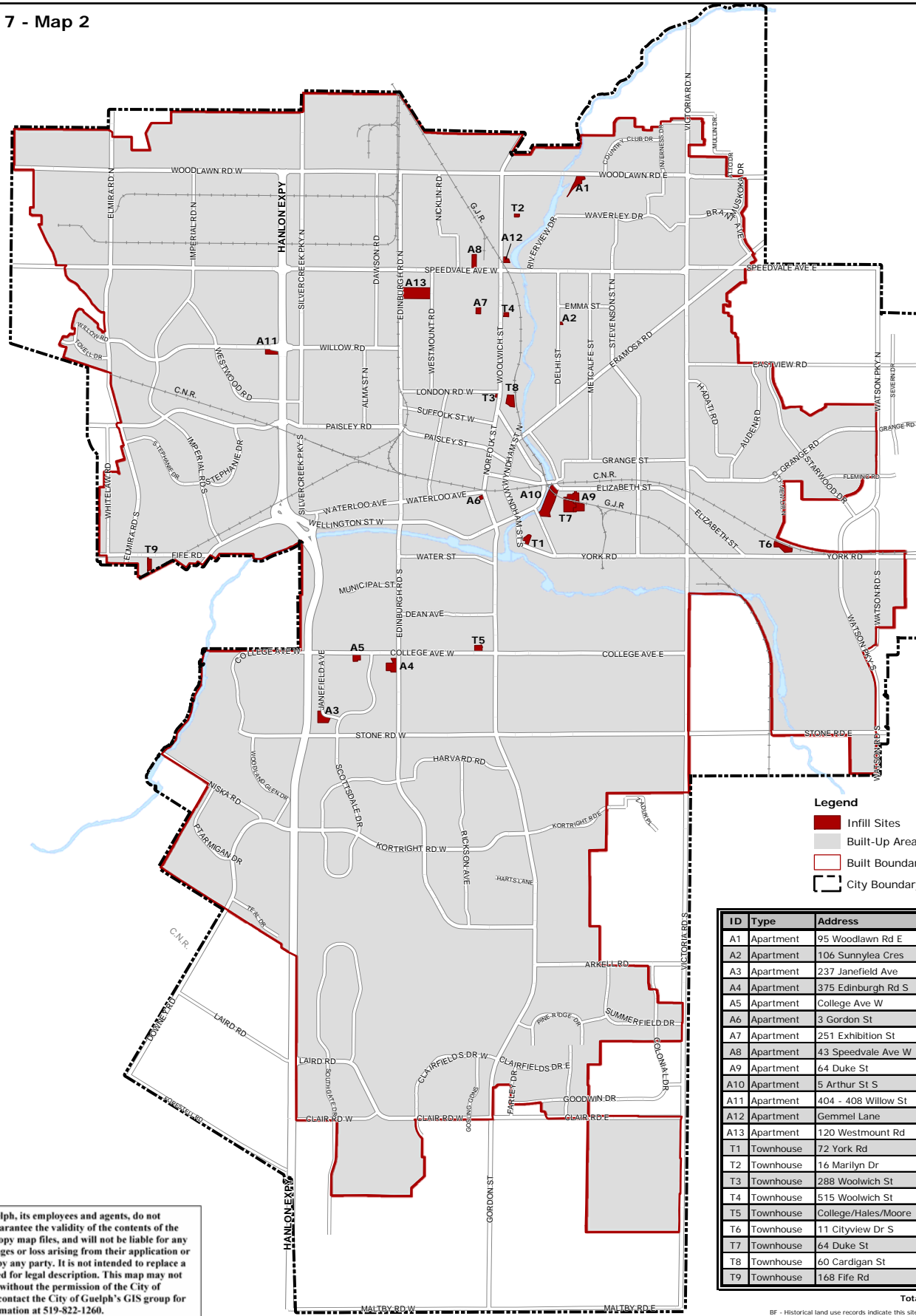
Legend

- Built-Up Area
- Built Boundary
- City Boundary
- Registered Plans with Vacant Units
- Registered Plans



2010 Development Priorities Plan Remaining Units by Registered Plan of Subdivision



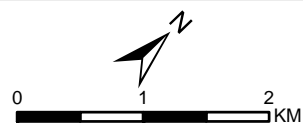


- Legend**
- Infill Sites
 - Built-Up Area
 - Built Boundary
 - City Boundary

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 Edinburh Rd S	62	■
A5	Apartment	College Ave W	42	
A6	Apartment	3 Gordon St	70	BF
A7	Apartment	251 Exhibition St	22	
A8	Apartment	43 Speedvale Ave W	71	
A9	Apartment	64 Duke St	88	BF ■
A10	Apartment	5 Arthur St S	390	BF ■
A11	Apartment	404 - 408 Willow St	50	■
A12	Apartment	Gemmel Lane	49	■
A13	Apartment	120 Westmount Rd	300	
T1	Townhouse	72 York Rd	22	
T2	Townhouse	16 Marilyn Dr	8	
T3	Townhouse	288 Woolwich St	10	BF
T4	Townhouse	515 Woolwich St	6	BF ■
T5	Townhouse	College/Hales/Moore	40	■
T6	Townhouse	11 Cityview Dr S	28	
T7	Townhouse	64 Duke St	41	BF ■
T8	Townhouse	60 Cardigan St	39	
T9	Townhouse	168 Fife Rd	14	
Total:			1498	

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

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2010 Development Priorities Plan Infill Townhouse and Apartment Sites



Schedule 8 2010 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 2010 Development Priorities Plan and line 6 confirms whether there is capacity available for these units.

		Water	Wastewater
1	Firm Capacity	75,000 m ³ /day	64,000 m ³ /day
2 a)	Average Maximum Daily Flow (water)	64,361 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	52,734 m ³ /day
3	Servicing Commitments	6,504 m ³ /day (4,984 units)	6,530 m ³ /day (4,984 units)
4	Available Servicing Capacity to Register New Dwelling Units (Uncommitted Reserve Capacity)	3168 units	4428 units
5	Units to be Registered in 2010 based on the proposed Development Priorities Plan	715 units	715 units
6	Capacity Available	YES (2,453 units)	YES (3,713 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 a calculated value of the previous 3yr average to reflect conservation efforts and the effects of the recent recession. (As directed by Water Works)
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 1260 m³/day committed to the Village of Rockwood.

Schedule 8 2010 DPP Water/Wastewater Planning Capacity

Explanation: This table shows the determination of how many units can be serviced (line 5) after subtracting the actual daily flow used (line 2 a) and 2 b)), the servicing commitments (line 3) and the draft plan approval commitments (line 4) from the total available planning capacity (line 1). Line 6 how many units are proposed to be draft plan approved in the 2010 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)	64,361 m ³ /day	N.A.
2 b)	Average Daily Flow (wastewater)	N.A.	52,734 m ³ /day
3	Servicing Commitments	12,044 m ³ /day (9,229 units)	11,070 m ³ /day (9,229 units)
4	Draft Approval Commitments	788 m ³ /day (604 units)	646 m ³ /day (604 units)
5	Available Servicing Capacity for New Draft Plan Approved Units (Uncommitted Reserve Capacity)	5,130 units	8,598 units
6	Units to be Draft Plan approved in 2010 based on the proposed Development Priorities Plan	604 units	604 units
7	Capacity Available	YES (4,526 units)	YES (7,994 units)

Notes

1. Planning Capacity:

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

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

2. a) **Maximum Daily Flow (water)** is a calculated value of the previous 3yr average to reflect conservation efforts and the effects of the recent recession. (As directed by Water Works)

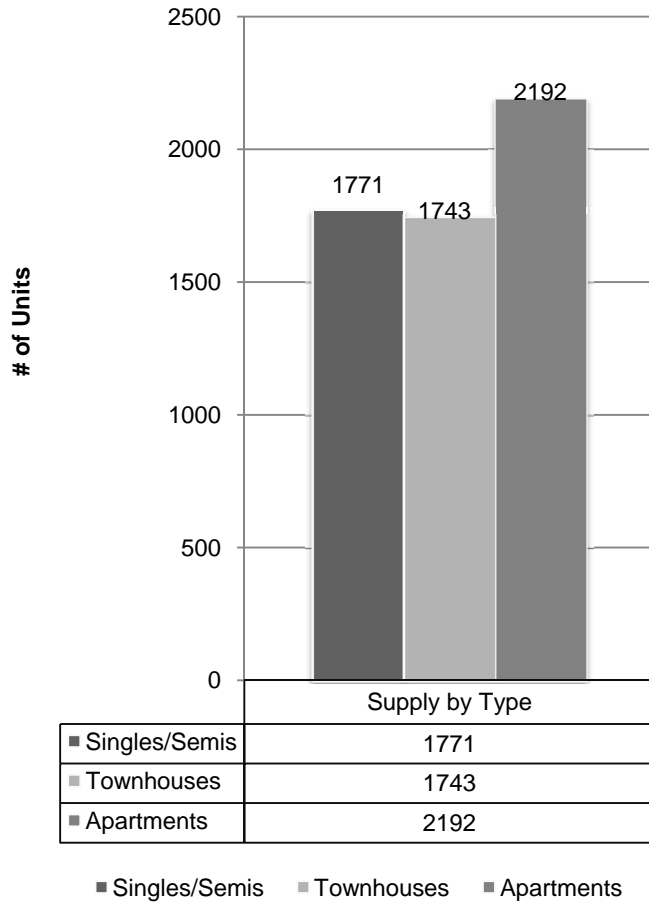
2. b) **Average Daily Flow (wastewater)** is the actual average daily flow for wastewater treatment based on the past three year average.

3. **Servicing Commitments** are registered and zoned lots/blocks that could currently proceed to building permit and construction. The City provides servicing commitment at the time of lot/block registration in keeping with the agreement with the MOE. The figure for servicing commitment for wastewater treatment also includes a total of 1260 m³/day committed to the Village of Rockwood.

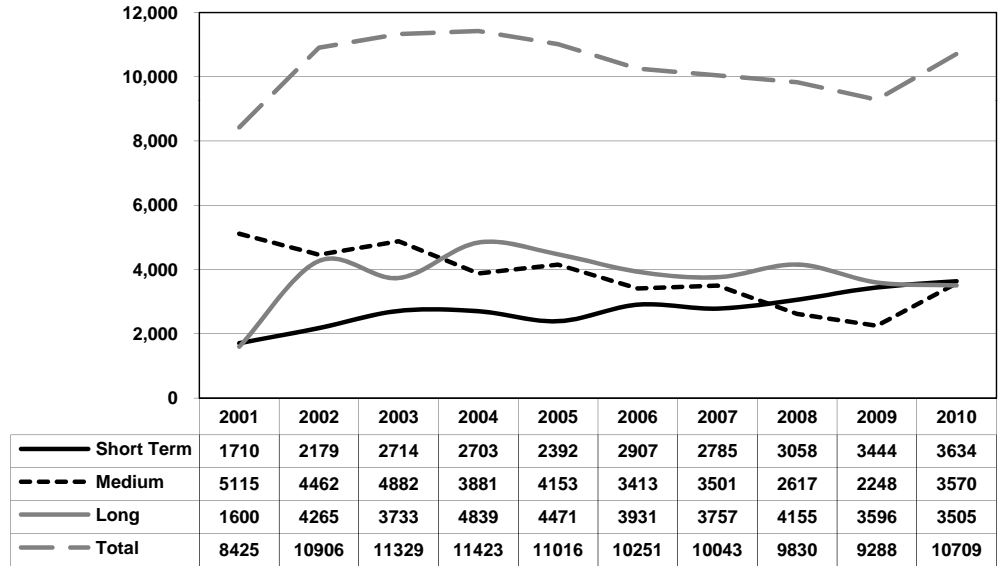
Schedule 9

Total Draft and Registered Plan Analysis

Total Draft Approved and Registered Supply - 2009



DPP Overall Supply 2001-2010



SCHEDULE 10

Responses to the Draft 2009 Development Priorities Plan

Katie, thank you for providing us with the opportunity to comment on Guelph's DPP 2010 Schedule and Mapping:

We have the following comments with respect to two of our projects:

1. Guelph Watson 5-3 (Grangehill Phase V)

- We have no objection to the proposed Draft Plan approval dates Phase I 2009 and Phase II sometime early in 2011
- In our opinion we are presently over dedicated in parkland by 1.19 ha., see attached letter. Therefore, we will be requesting Guelph's consideration to applying 0.428 ha. of the credit to Guelph Watson to satisfy our park land requirements. This would leave an estimated over dedication of 0.76 ha. of parkland compensation to be addressed.

2. Guelph Grangehill Developments Inc. Phase VII

- We have no objection to the proposed Draft Plan approval date of 2010, hopefully early 2010.
- We have no objection to registering the plan in two phases, see attached proposed phasing plan.
- Draft Schedule 4 indicates a 0.733 ha. park this should read 0.297 ha. (error may be in the conversion from acres to ha.)
- Grading tentatively scheduled for the summer of 2010
- Underground servicing and roads to base asphalt of entire plan spring / summer 2011 (watermain and road looping required)
- First Phase registration spring / summer 2010
- Second Phase registration post 2011

If you require any additional information or have any questions regarding our comments feel free to contact me directly at any one of the numbers indicated below.

Peter Murphy, P.Eng.
Project Manager

METRUS DEVELOPMENT INC

Good Day Katie,

We have reviewed the draft 2010 DPP and have serious concerns with respect to Westminster Woods East (23T-02502). The draft report has these lands as post 2010 for draft plan approval and post 2011 for development.

By way of background these lands were originally part of the draft plan and zoning bylaw for Westminster Woods East phase 4 which is now registered as 61M-160 earlier this year. To date the single detached lots are virtually sold out and the sale of the multi product is also progressing well. Development of these remaining lands is required to provide continuity of product delivery to the market as well as the employment requirements of 100's of personnel.

Development concepts for this final phase of Westminster Woods have been in a preliminary review process with the City for some time now. Westminster Woods is making every effort to accommodate the range of issues from urban design guidelines to increased density to meet places to grow criteria while still addressing the needs and requirements of the housing market. We believe we have a strong track record with the City of Guelph and the market at meeting and exceeding those goals. To have Westminster Woods out of the marketplace for over two years is unacceptable.

We understand the City's desire to control and manage growth. The draft 2010 DPP has scheduled 604 units in the Greenfield development area. These 604 units essentially come out of three applications. If the City is unprepared to increase the allocation to accommodate the inclusion of the Westminster Woods East lands we would propose that the current proposed 604 units be allocated among additional lands to include Westminster Woods to allow more choice and competition in the housing market.

Alfred Artinger, P. Eng.

Vice-president, Acquisitions / Development
Reid's Heritage Group

Katie,

Thank you for the notice dated November 2, 2009 requesting comments on the Draft Schedules and Mapping associated with the Development Priorities Plan 2010. I offer the following comments with respect to our two subdivisions on Cityview Drive in the City's Northeast sector.

- We currently anticipate that 23T-01506 (333 Grange Road and 134 Cityview Drive) will advance towards registration in 2010. The uncertainty of the market in 2009 delayed the registration of this plan this year.
- The subdivision agreement for 23T-08501 (98 Cityview Drive) is to be presented to Council on December 7th and we anticipate servicing this subdivision in the Spring of 2010.

I have been assured by planning staff that while 23T-08501 may not be registered until early 2010, the commitment to register via the executed subdivision agreement secures this plan's place within the DPP and no further action is required with respect to the timing of this plan. With respect to 23T-01506 the redline amendment to the draft plan was approved on December 1, 2008, and I am not aware of any further requirement for a redline amendment to the plan, as such can you please remove reference to this in your Draft Schedule 4.

Regards,

Jennifer Passy, BES, MCIP, RPP
Director of Development

Cook Homes Ltd./2014707 Ontario Inc.

SCHEDULE 11

Staff Response to Draft 2010 DPP Comments

Grangehill Phase VII (23T-07501)

Peter Murphy on behalf of Metrus Development commented on detailed timing, noted an inconsistency in park area and submitted a revised phasing plan.

Staff have no concern with proposed timing and have updated Schedule 4 with the correct park area. The phasing plan will be reviewed as part of the draft plan review process and finalized at draft plan approval.

Westminster Woods (Final Phase)

Alfred Artinger on behalf of the Reid's Heritage Group has requested that final phase of the Westminster Woods East Subdivision consisting of approximately 300 dwelling units be draft approved in 2010.

Staff does not support this request. It is important that the City balance the supply of new development in the Greenfield areas and areas of the City with the Built Boundary. For 2010, the draft DPP already supports the creation of 604 potential dwelling units within the Greenfield area from three other draft plans of subdivision, which did not achieve DPA in 2009. To add another 300 dwelling units to this total would not support the need to balance the supply of new residential growth between the Built Boundary and Greenfield areas.

The subdivision could however take advantage of the Flexibility provisions of the DPP (see chapter 5). For example, Staff notes that only a small phase of the Westminster Woods East Plan of subdivision, consisting of 167 dwelling units, was anticipated for Draft Plan approval and registration in 2009. When other plans of subdivision, with allocated units, decided not to proceed in 2009, the Westminster Woods plan took advantage of the flexibility offered by the DPP to register 398 potential dwelling units.

The next phase of the plan is being reviewed by staff and we anticipate it will be brought forward to a public meeting during 2010, but it is not included in the draft DPP for Draft Plan approval or registration in 2010. Should other plans of subdivision with allocation choose not to proceed, the flexibility clause could again be used to advance the timing.

In addition, it is important for the City to take a more cautious approach to new Draft Plan approvals until the Environmental Assessment (EA) approvals are in place to allow additional planning capacity for water supply.

98 Cityview (23T-08501) and Cityview and Grange (23T-01506)

Jennifer Passy of Cook Homes confirmed the timing of Cityview and Grange and requested confirmation that 98 Cityview be counted in the 2009 DPP.

Staff have included 98 Cityview in Schedule 1 under 2009 subdivision registrations, as the subdivision agreement has been executed though no construction is anticipated to take place until Spring of 2010.