

# Staff Report



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To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, February 12, 2018

Subject **2018 Development Priorities Plan Summary**

Report Number IDE 2018-14

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## Recommendation

That Council approve a 2018 target for the draft approval of 286 housing units and the potential for registration of 1014 housing units within plans of subdivision in accordance with the 2018 Development Priorities Plan.

## Executive Summary

### Purpose of Report

To summarize the annual Development Priorities Plan, and provide key recommendations for 2018 subdivision related development approvals.

### Key Findings

Staff recommend that Council approve the potential for 286 housing units be draft approved and 1014 housing units be registered in 2018.

### Financial Implications

All capital works required for plans of subdivision recommended for registration in 2018 have been previously approved by Council in the capital budget.

## Report

### Background

Generally the Development Priorities Plan (DPP) is an annual report that sets out recommended dwelling unit targets for subdivision registration and draft plan approval. The recommendations are based on project-readiness, related capital projects being accounted for in the budget, and services being available.

Since 2007, the recommended levels of draft plan approval and registration in the annual DPP has been higher than the actual level of approvals achieved.

Recommending higher levels of subdivision approvals provides a degree of market flexibility and mitigates against factors that can impact timing of approval, such as appeals and market conditions.

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

In 2017, there were no subdivisions draft approved, one draft approved plan was registered and no new draft plan of subdivision applications were received. Given the low volume of current subdivision activity, staff have provided a brief summary of this year's Development Priorities Plan and recommend that the plans that were anticipated for approval in 2017, or forecast for approval in 2018, be permitted to continue to work towards registration.

### **Subdivision Registration**

The 2017 DPP recommended that up to 885 dwelling units within nine (9) plans of subdivision could be brought forward for registration. Only one phase of one plan was registered in 2017 with a total of 98 units (Phase 1A of Victoria Park Village subdivision). The number of units registered in 2017 was less than what occurred in 2016.

Staff recommend that for 2018 that a total of 1014 potential dwelling units in eight (8) draft approved plans could be registered (as shown in ATT-1). 176 of the residential units recommended for registration are within the built boundary, and 838 are within the designated greenfield area. Staff note that several of these draft plans are actively working towards subdivision registration at this time. ATT-2 shows the anticipated timing of all current subdivision applications in the City.

Staff have updated the standard DPP background information review and can confirm that adequate water and wastewater capacity are available at the City's Water and Wastewater Treatment Plants; and that any capital works needed for the proposed plans to be registered in 2018 are complete or approved Capital projects. Staff are able to recommend to Council that these plans of subdivision continue to work towards registration in 2018.

### **Draft Plan Approvals**

The 2017 DPP identified that up to 286 units in two (2) plans in the east end of the City (Cityview Ridge and Hyland subdivisions) could be brought forward for draft plan approval, but by year end neither was ready to proceed. Both of these plans have been carried forward into the 2018 DPP and both plans, if ready for approval, could proceed to Council for draft plan approval this year (as shown in ATT-1, Table 2). Of the 286 proposed dwelling units, all are in the Greenfield area and 110 are single detached, 54 are semi-detached, 68 are townhouses, and 54 are apartments. There were no new draft plan of subdivision applications in 2017.

## Financial Implications

All capital works required for plans of subdivision recommended for registration in 2018 have been previously approved by Council in the capital budget.

## Consultations

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

## Corporate Administrative Plan

### Overarching Goals

Service Excellence

### Service Area Operational Work Plans

Our Resources - A solid foundation for a growing city

## Attachments

ATT-1 Anticipated Subdivision Activity in 2018  
ATT-2 Anticipated Subdivision Registration Timing Map

## Departmental Approval

Not applicable.

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**ATT-1**  
**Anticipated Subdivision Activity in 2018**

**A. Plans of Subdivision Anticipated to be Registered in 2018**

Plan Name	Location	Detached	Semi-Detached	Townhouses	Apartments	Total Housing Units
Victoria Park Village Ph 2	S	18	0	0	0	18
Victoria Park Village Ph 3*	S	64	36	87	0	187
Kortright East Ph 4A*	S	62	0	0	0	62
Kortright East Ph 4B*	S	73	58	0	0	131
Harts Village Ph 1*	S	65	0	0	0	65
NiMa Trails Ph 1A*	E	0	0	0	74	74
NiMa Trails Ph 1B*	E	52	0	34	0	86
55 & 75 Cityview Ph 1*	E	67	0	0	0	67
312 -316 Grange*	E	3	8	8	0	19
300 Grange*	E	14	0	78	0	92
Cityview Ridge Ph 1	E	91	54	68	0	213
<b>OVERALL TOTAL</b>		509	156	275	74	<b>1014</b>
Portion of Total in Built Boundary		82	8	86	0	176
Portion of Total in Greenfield		427	148	189	74	838

(\*) indicates carried over from approved 2017 DPP;

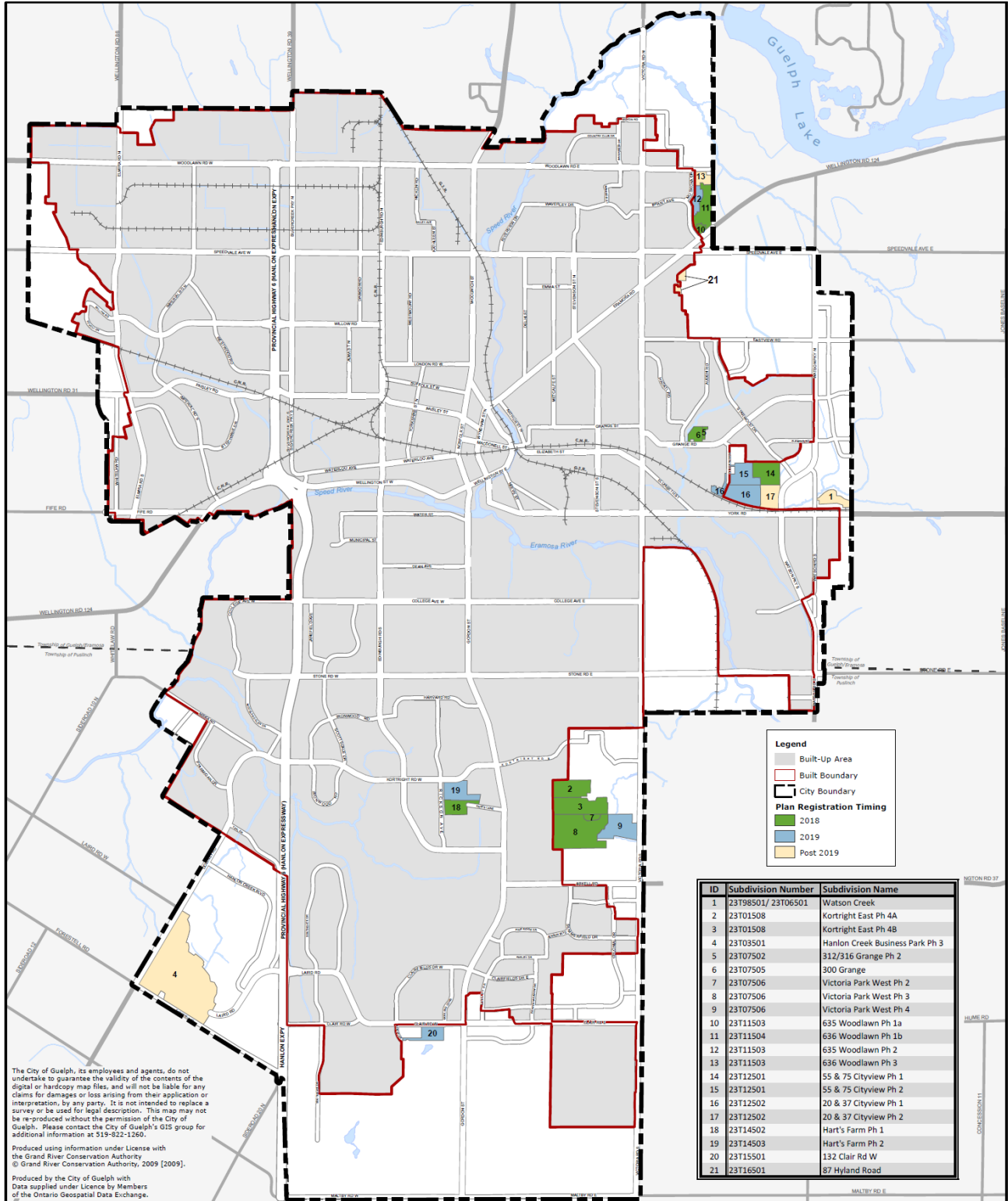
**B. Plans of Subdivision Anticipated to be Draft Approved in 2018**

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

(\*) indicates carried over from approved 2017 DPP.

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

# ATT-2 Anticipated Subdivision Registration Timing Map



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## 2018 Development Priorities Plan

Proposed Registration Timing



Produced by the City of Guelph  
Planning Services  
January 2018