

Shaping Guelph

Planning
Advisory
Committee

December 15, 2020

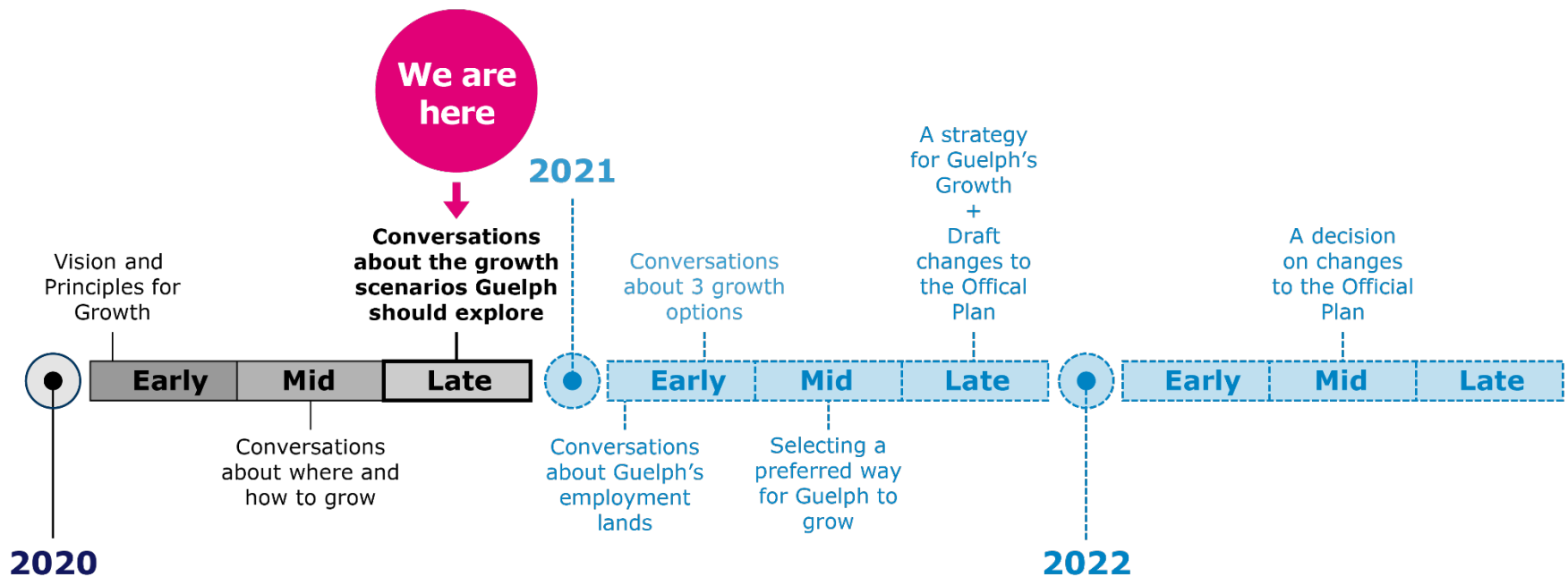


Agenda

1. Developing growth scenarios – overview and input
2. Determining a boundary for Guelph's major transit station area
3. Employment Lands Strategy - overview



Shaping Guelph timeline



Growth scenario 1



Growth scenario 1 an overview



Tests out Guelph's ability to meet the minimum intensification target and forecasts of APTG using the exiting Official Plan and Council endorsed community preferred structure for the Clair-Maltby Secondary Plan area



Assumption 1



2021 to 2051:
Growth of
55,800 people
and 26,000
units

Plan for a population of 203,000 in 2051

Maintain our planned growth rate of 1.5 percent
per year to 2031



Assumption 2



Planning for 50 per cent of new housing units to be located in the built-up area each year to 2051 (minimum APTG target)

AND

Planning for a minimum of 150 persons and jobs in the downtown (urban growth centre) by 2031 (minimum APTG target)



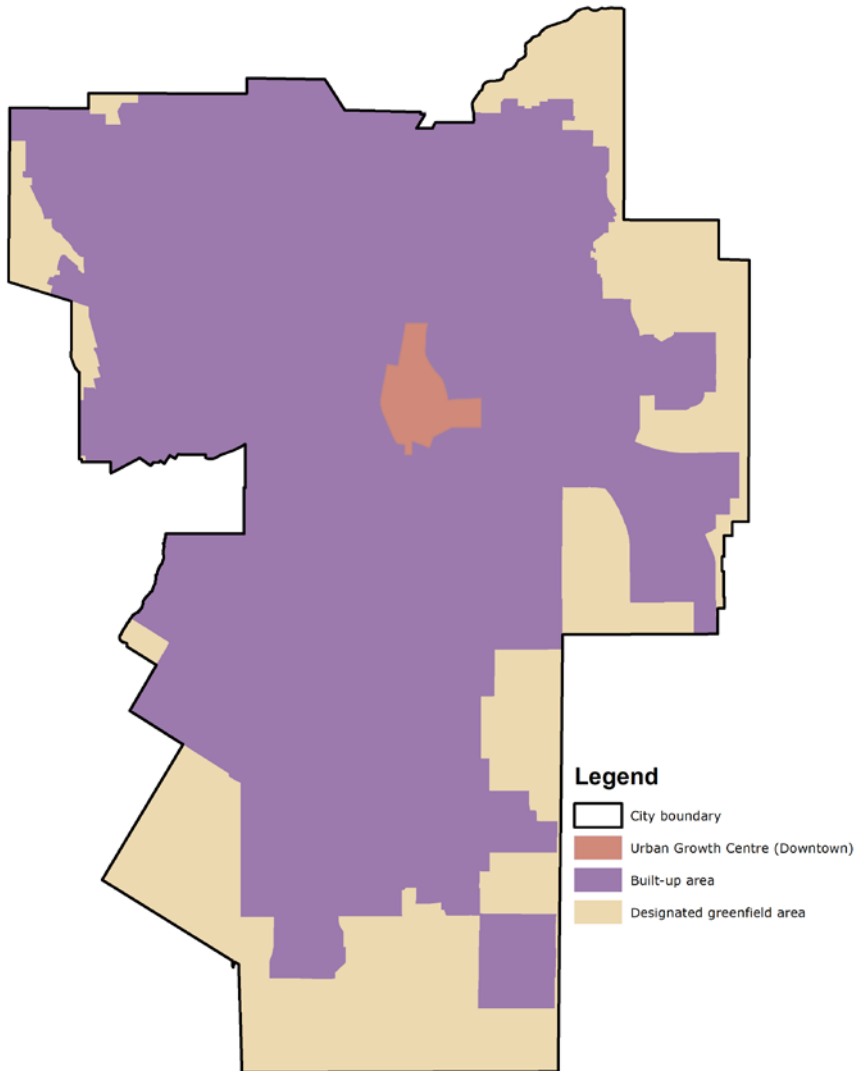
Assumption 3



Growth continues to be directed to the downtown
and existing nodes and corridors with
opportunities for growth throughout the built-up
area



What we need to accommodate within the built-up area



Based on half (50%) of the growth being allocated to the built-up area a minimum of **an additional 11,900 units between 2022 and 2051** are needed



Can we accommodate more units in the BUA?

YES

Sufficient land to accommodate new units to 2051 within the built-up area

At full built out of the current Official Plan the built-up area could house just under 200,000 people – almost our entire forecast population in 2051



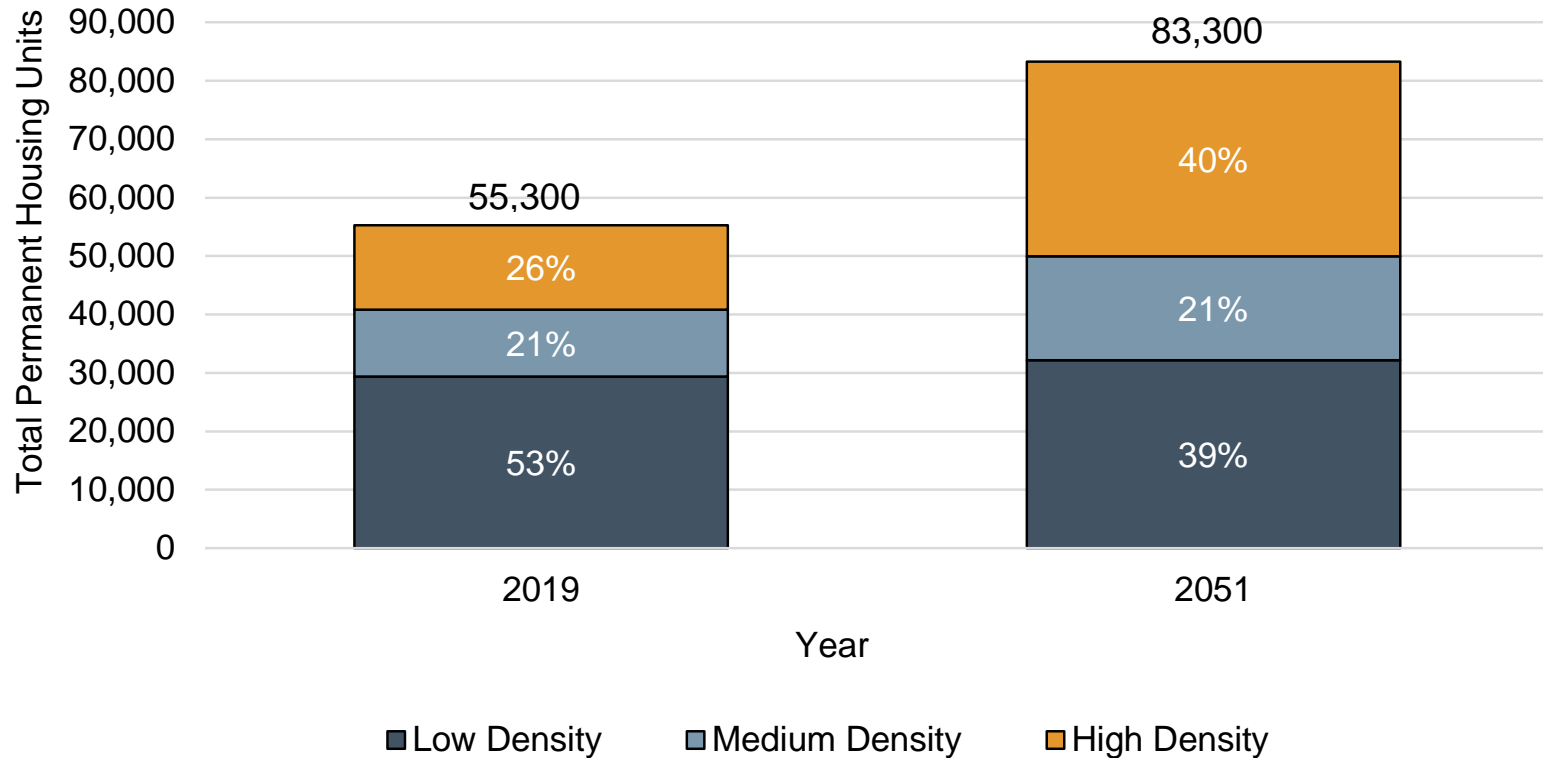
Assumption 4



Range and mix of housing options that will support our housing stock



Housing mix



Note:

- Low density includes singles and semis.
- Medium density includes townhouses and apartments in duplexes.
- High Density includes bachelor, 1-bedroom and 2-bedroom + apartments.
- Accessory apartments are embedded within the density categories above.

Source: Watson & Associates Economist Ltd., 2020.



Assumption 5

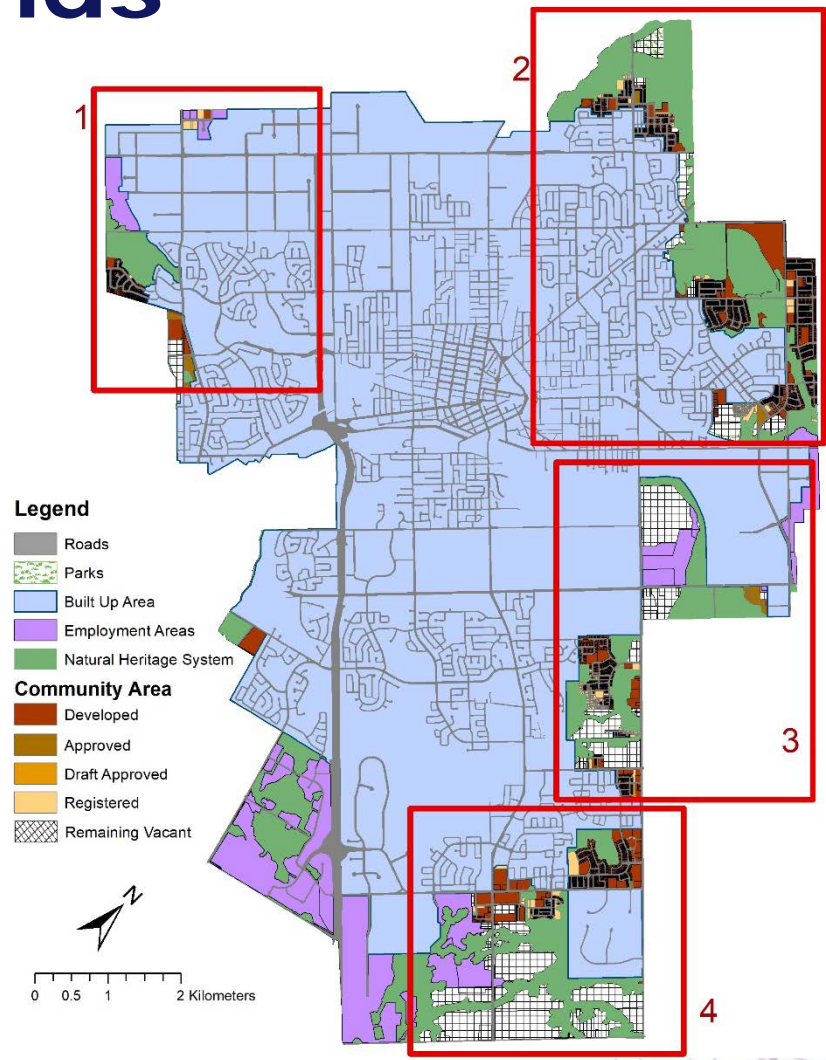
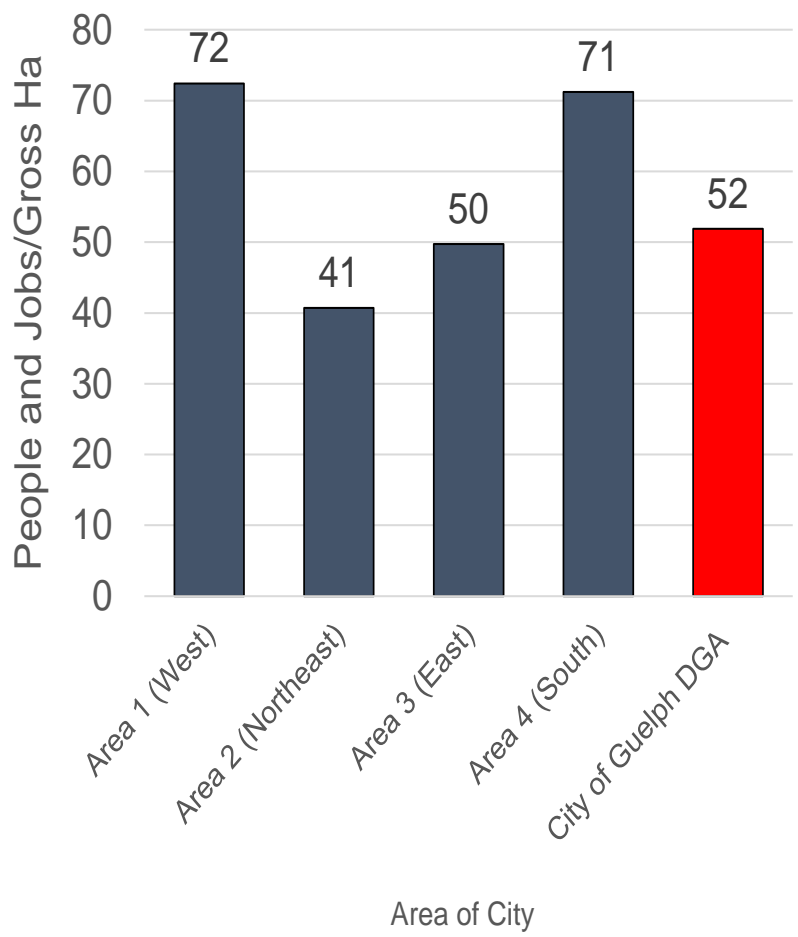


For designated greenfield area:

Planned land uses, densities and heights from the
Guelph Innovation District Secondary Plan
Council endorsed preferred community structure
for the Clair-Maltby Secondary Plan



DGA density on existing developed lands



Overview of growth opportunities within the Designated Greenfield Area

DGA community area vacant supply	Gross hectares	potential housing units	potential community area jobs
Approved and registered plans of subdivision – not built	38	1,990	560
Clair-Maltby Secondary Plan*	189	4,810	510
Guelph Innovation District Secondary Plan*	72	3,290	3,000
Other lands*	198	7,940	1,950
Total vacant lands with no active development applications	459	11,450	5,460
Total Vacant	497	13,440	6,020

*vacant lands with no active development applications



Assumption 6

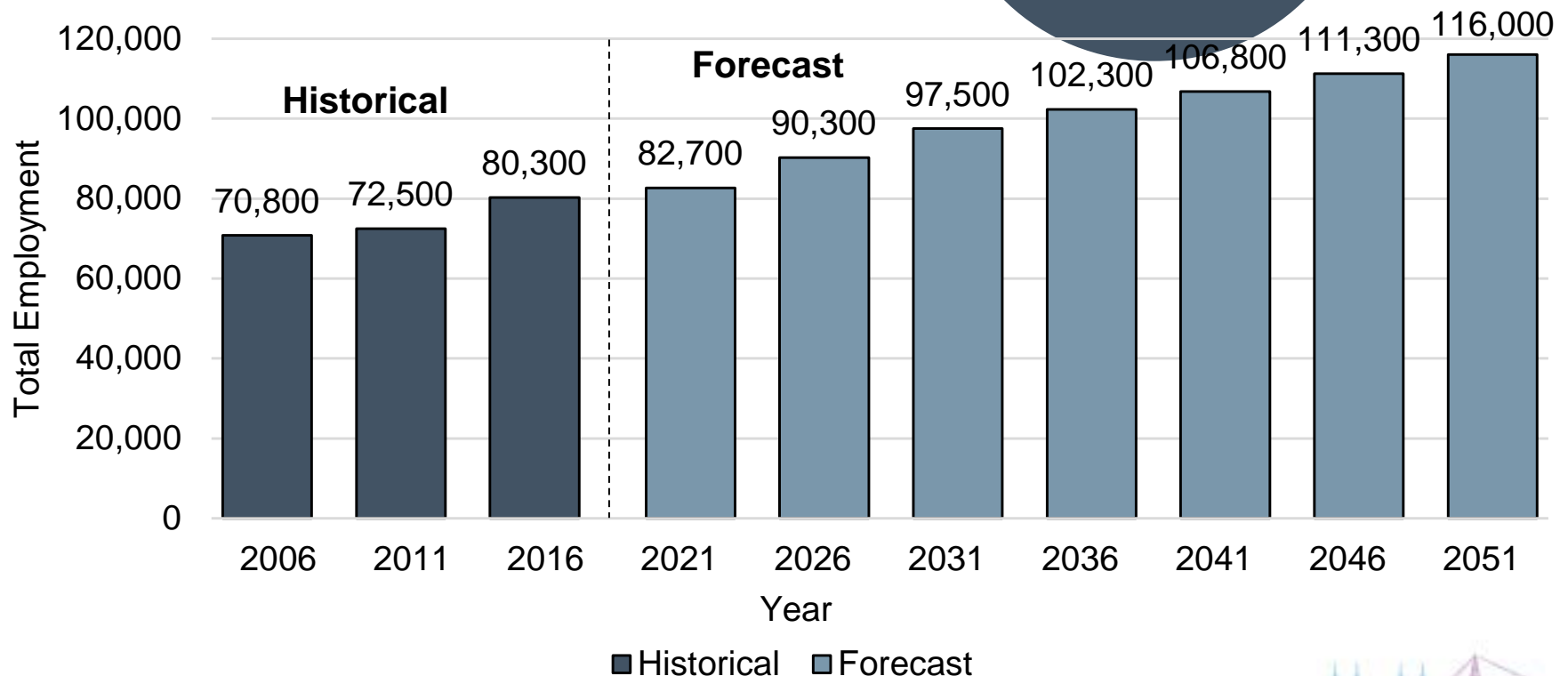


Planning for an employment base of 116,000 in
2051



Total employment forecast to 2051

2021 to 2051
total
employment
growth:
33,300 jobs



Note: Employment activity rate is based on population with undercount.

Source: 2006 to 2016 derived from Statistics Canada Place of Work data, and forecast estimated by Watson & Associates Economists Ltd., 2020.



Assumption 7



Existing planned employment densities in the Guelph Innovation District Secondary Plan remain



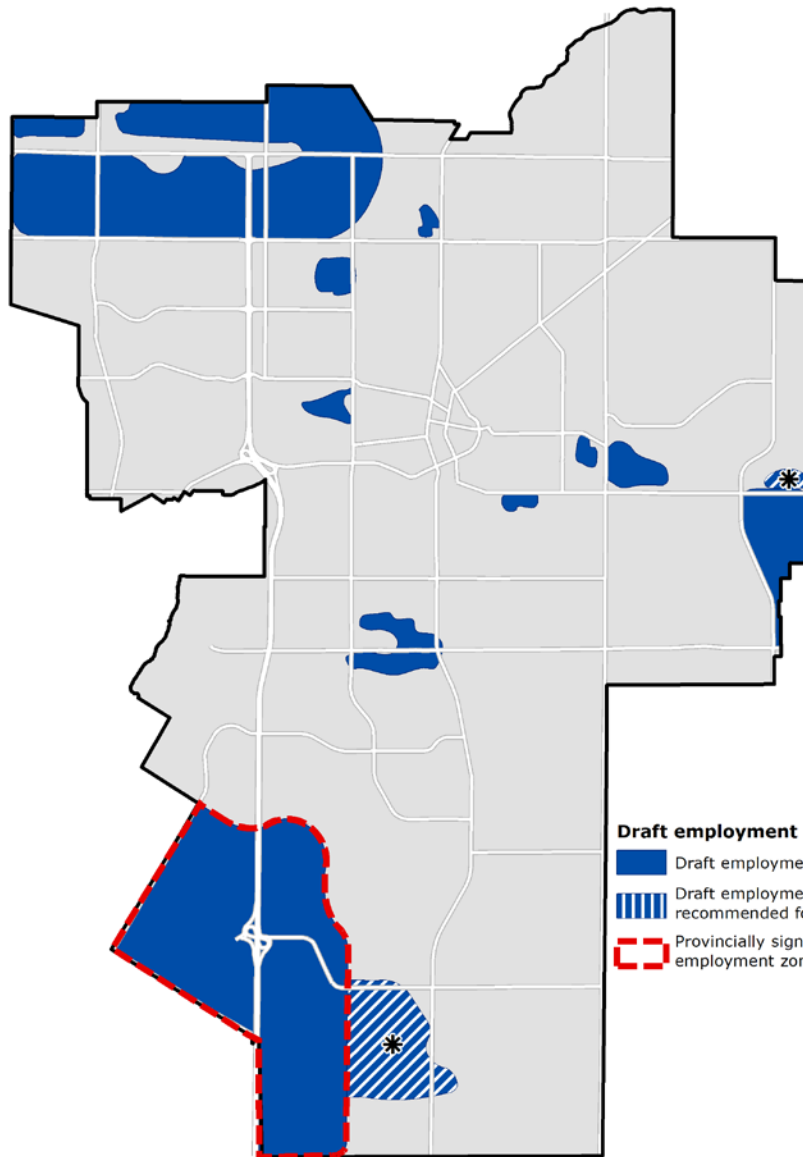
Assumption 8






The lands proposed to change from employment to residential as per the Council endorsed community preferred structure for the Clair-Maltby Secondary Plan area occur






Guelph's draft employment areas



Draft employment areas

-  Draft employment areas
-  Draft employment areas recommended for conversion
-  Provincially significant employment zone (PSEZ)

Draft employment areas

-  Draft employment areas
-  Draft employment areas recommended for conversion
-  Provincially significant employment zone (PSEZ)



Growth scenario 1 results



Results summary

- ✓ • There is enough urban land within the City to accommodate forecast population and employment growth to 2051
- ✓ • 50 per cent of new housing can be accommodated within our BUA
- ↑ • The GID and CMSP planned densities are key to providing a wide-range of housing options for the City, while achieving the minimum DGA density target in APTG



Growth within the Built Up Area

There is sufficient supply within the Built Up Area to accommodate 50% of Guelph's residential growth to 2051



- Growth of 22,600 people to 2051
- Potential to accommodate up to 80,000 additional people




- Need 11,900 units to 2051
- Potential to add up to 35,000 units

Requires sites to be built to their maximum heights and densities – current market demand isn't there for this



Growth within the designated greenfield area

- 
- There is sufficient land to accommodate the population and community employment forecast for the designated greenfield area after factoring in the conversion of the Clair Maltby designated Employment Areas
 - This will require development of nearly all of the City's designated greenfield area by 2051 to the planned densities identified



Growth of employment areas



- There is sufficient land to accommodate Guelph's employment growth to 2051
- Guelph Innovation District densities are achievable but will take time
- Employment growth through intensification of employment land is needed to achieve forecasts



Discussion questions – growth scenario 1

What do you like about the assumptions for growth scenario 1? Why

What do you not like or what would you change about the assumptions for growth scenario 1? Why

What are your thoughts and reactions to the results of growth scenario 1?



Considerations for alternative growth scenarios



Things that can and cannot change

Cannot change	Can change
The city's boundary	Directing more than 50% of new housing units to our BUA
Planning for a minimum population of 203,000 and a minimum employment base of 116,000 in 2051	Directing more growth to specific nodes and corridors in the BUA through increasing densities and/or heights of buildings beyond what the Official Plan currently permits
Planning for a minimum of 50% of new dwellings in the BUA	Creating new nodes and corridors
Revising the planned densities in the GID and CMSP	Consider a different mix of housing types
Planning for a minimum of 150 persons and jobs/ha downtown	Consider a different rate of growth for the DGA



Discussion questions – alternative growth scenarios

Should a growth scenario be explored that:

- Directs more than 50% of new housing to the BUA?
- Includes more townhouses in our dwelling type mix?
- Includes more mid-rise apartments in our dwelling type mix?
- Includes more high-rise apartments in our dwelling type mix?
- Identifies new nodes and corridors?
- Establishes different maximum building heights or densities for different nodes/corridors (some lower, some higher)?
- Retains more DGA land for growth beyond 2051?

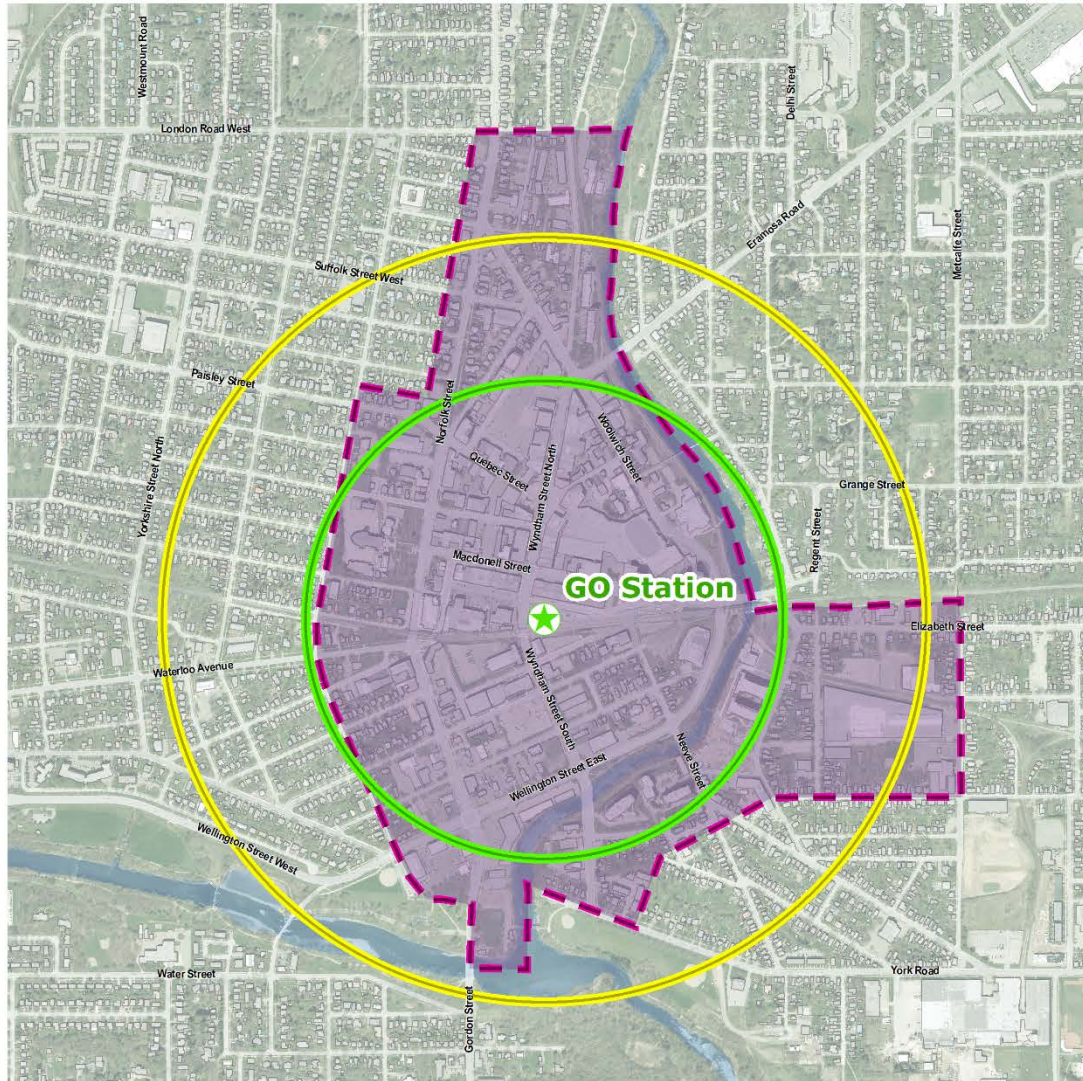
Are there any other considerations we should look at in our other 2 growth scenarios?



Major Transit Station Area




Guelph Central Station Major Transit Station Area (MTSA)



Legend

 Downtown

Major transit station area

 Major transit station (GO station)

 500 metre radius

 800 metre radius

Discussion question – Major Transit Station Area

What areas within the 500 and 800 meter radius should be included as part of Guelph's major transit station area? Why?



Employment Lands Strategy overview



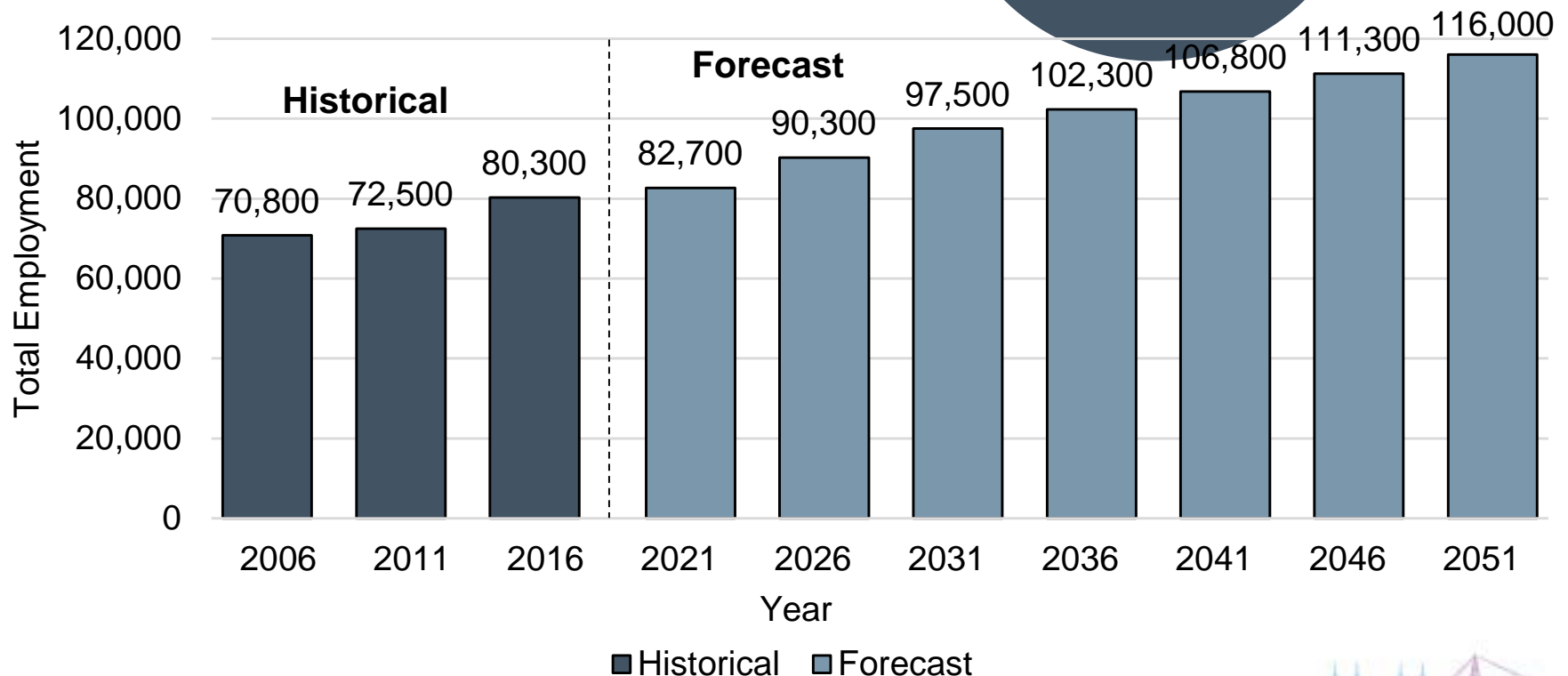
Employment Lands Strategy purpose

- Identifying Guelph's long-term employment growth projections for employment areas
- Assessing the ability of the employment areas to accommodate Guelph's employment growth
- Recommending density targets for employment areas
- Providing policy directions to promote the intensification of existing employment lands
- Identifying which employment lands could be converted to other uses
- Providing policy recommendations for Guelph's employment areas



Total employment forecast to 2051

2021 to 2051
total
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growth:
33,300 jobs

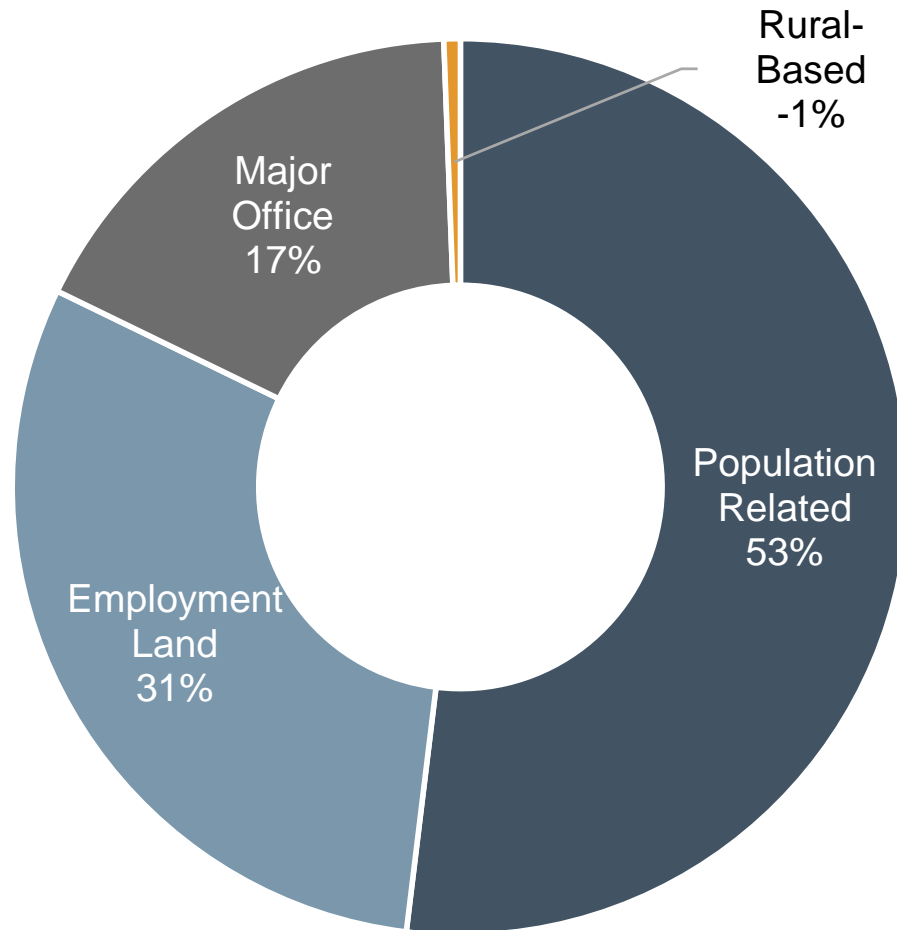


Note: Employment activity rate is based on population with undercount.

Source: 2006 to 2016 derived from Statistics Canada Place of Work data, and forecast estimated by Watson & Associates Economists Ltd., 2020.



Employment Growth by type 2021-2051



Source: Watson & Associates Economists Ltd., 2020.



Employment Lands Strategy results and recommendations



Employment Lands Strategy results

- Guelph has an estimated supply of 354 hectares of vacant employment lands available for development
- This is a sufficient supply to accommodate for our employment land needs to 2051
- Post 2051, Guelph is forecast to have a small surplus of employment lands totaling about 35 hectares.

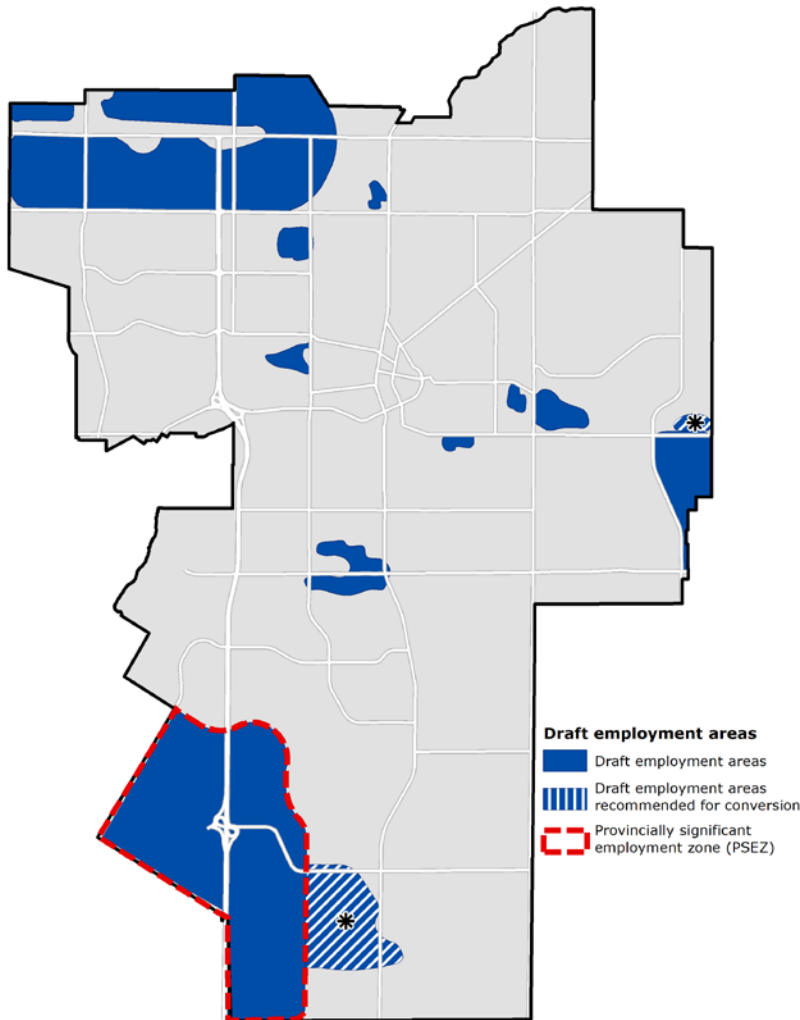


Employment Lands Strategy recommendations

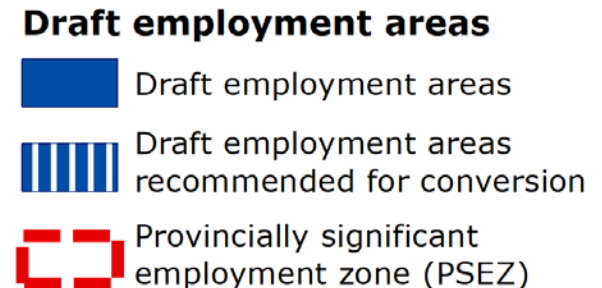
- Downtown should continue to be a focus area for major office uses
- There is sufficient shovel ready employment lands to meet short and medium term employment growth
- Guelph's employment area should be planned to meet a density of 40 jobs per hectare city-wide
- Complimentary uses should continue to be permitted in employment areas.
 - A maximum size of retail uses should be established
 - Day care centres should not be permitted on industrial lands



Guelph's recommended employment areas



- Guelph's industrial areas, corporate business parks, and institutional research park should form employment areas
- Employment lands in the CMSP and York/Watson are appropriate to be converted to other uses



Discussion questions – Employment Lands Strategy

What are your thoughts and reactions to the results and recommendations of the Employment Lands Strategy?

