

# City Council Information Items



April 9, 2021

Items for information is a weekly publication for the public and members of City Council. Members of City Council may request that any item appearing on this publication be placed onto the next available Committee of the Whole meeting for discussion.

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# Information Report

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Service Area	Public Services
Date	Friday, April 9, 2021
Subject	<b>Guelph Museums Advisory Committee Report 2020</b>

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## Executive Summary

### Purpose of Report

To provide Council with the annual report of the Guelph Museums Advisory Committee for 2020.

### Key Findings

Guelph Museums Advisory Committee continues to guide and support the work of Guelph Museums, ensuring the Museums meet professional standards and actively engage citizens in meaningful ways.

The Advisory Committee met six times in 2020, overseeing the implementation of the final year of the Museums' three-year strategic operating plan, while supporting the Museums during a tumultuous year that included closures, emergency leaves, exhibition and program cancellations, new safety protocols, and innovative approaches to community engagement.

Through it all, the Museums remained committed to service excellence, sustainability, and innovation, while responding to the historic circumstances with rapid response collecting initiatives focused on the COVID-19 pandemic and the Black Lives Matter movement; new approaches to community engagement through technology and outdoor events; and programming designed to inform, comfort, lift spirits, and cultivate connection and inspiration.

### Financial Implications

None

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## Report

### Details

The objectives of the Guelph Museums Advisory Committee are:

- To participate in strategic planning activities
- To act as ambassadors for Guelph Museums in the community
- To initiate and participate in fundraising activities
- To advise on approaches to increasing and maintaining members, visitors, volunteers, and supporters

- To approve community museum operating policies as required by the Ministry of Heritage, Sport, Tourism and Culture Industries
- To serve as the museums-dedicated committee required by the Ministry of Heritage, Sport, Tourism and Culture Industries in order to be eligible to receive an annual Community Museum Operating Grant.

In 2020, the Museums set out to attract and satisfy diverse audiences; deepen audience engagement; increase earned revenue, donations and sponsorships; improve efficiencies; establish community partnerships; embrace leading-edge museum practices; and embrace technology and new media. To fulfill its three-year strategic operating plan, the committee intended to focus on improving environmental sustainability and supporting community health and wellness. The Museums were also preparing to offer four feature exhibitions, and a wide range of programming, throughout the year.

In March 2020, when the COVID-19 pandemic and a state-of-emergency were declared, the Museums' plans shifted. Programs were cancelled, postponed, or adapted. Efforts to embrace technology, and to support community health and wellness, accelerated.

The Museums were closed from March 17 to July 21, and again from December 26 through the end of 2020. Overall attendance dropped from 30,541 in 2019 to 15,291 in 2020. Outreach attendance, however, increased from 1,155 people engaged in offsite programs in 2019 to 6,593 people engaged largely through online programs.

Two of four planned feature exhibitions – Guelph Circa 1999 and Lay of the Land – opened the weekend prior to the first shutdown. When the Civic Museum re-opened in July, these exhibitions were extended into 2021. A planned Witchcraft exhibition has been rescheduled for 2022, and May I Take Your Arm: Alex Bulmer Project has unfortunately been cancelled.

Capitalizing on technology for community engagement, the popular Fourth Friday concert series moved outside and online through Facebook Live. History Bites and Military Lecture series were delivered via WebEx, Facebook Live, and YouTube; and the John Galt & the Instant City theatre performance was filmed at River Run Centre and made available through web-streaming. Advisory Committee meetings shifted to WebEx.

The call to the community for objects to illustrate and preserve the local COVID-19 story led to the donation of 160 objects, photographs, and archival material. In partnership with the Guelph Black Heritage Society, a second rapid response collecting initiative was launched to preserve material representing the local march in solidarity with Black Lives Matter. To date 90 items have been collected, and the Museums' partnership with the Guelph Black Heritage Society has been strengthened.

Finally, as planned, Locomotive 6167 was successfully moved to its new, permanent home at John Galt Park. The Committee remains grateful to City Council for investing in the preservation of the locomotive, and to the departments within the City and outside contractors who safely delivered 6167 to its new location.

As the Advisory Committee looks ahead to 2021 and beyond, work is underway on the development of a new strategic operating plan to guide the Museums until

2024. The plan, informed by community input, the City's strategic plan, cultural industry trends, and experiences gained from a challenging 2020, will drive the Museums' efforts to contribute to Guelph's cultural, social, and economic recovery and prosperity.

### **Financial Implications**

None

### **Consultations**

Jeremy deWaard, Chair, Guelph Museums Advisory Committee

### **Strategic Plan Alignment**

Guelph Museums uphold the City's vision to be an inclusive, connected and prosperous city where we look after each other and our environment. The Museums are committed to deliver responsive public service, and to reflect the diversity of our community. The Museum are powering our future by contributing to a sustainable, creative, and smart local economy through collaborative partnerships, innovation, and education. The Museums build our future by nurturing social well-being, maintaining heritage and cultural assets, and providing vibrant, safe, and healthy spaces for people who live in and visit Guelph.

### **Attachments**

None

### **Departmental Approval**

Danna Evans, General Manager, Culture and Recreation

### **Report Author**

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# Information Report

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Service Area	Public Services
Date	Friday, April 9, 2021
Subject	<b>Public Art Advisory Committee Annual Report 2020-2021</b>

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## Executive Summary

### Purpose of Report

To submit to Council the 2020 Public Art Advisory Committee Annual Report and update on 2021 priorities.

### Key Findings

The Public Art Advisory Committee advised staff on matters related to public art.

### Financial Implications

None

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## Report

### Details

City Council established the Public Art Advisory Committee to provide advice on the implementation of the Public Art Policy, review proposed scope and terms of reference for public art projects, ensure application of established procedures and guidelines for selection processes, provide advice and recommendations to staff on proposed gifts, donations and bequests to the City, advise on the development and implementation of maintenance for the art collection, and advise on accessioning and de-accessioning of works associated with the Public Art Policy.

The seven-member Committee met three times in 2020 and is set to meet three times in 2021.

The Advisory Committee supported these current public art initiatives:

### Artist in Residence

Jenny Mitchell's project, called [#GoldenGuelph](#), combines silk-screening, audio recording and storytelling to explore Guelph's story from different perspectives. Mitchell reached out to the community to collect stories and histories of Guelph through a Call for Memories, providing an opportunity for individuals to submit photos of places, people or events from Guelph's past that held significance for them. The culmination of this work is 43 stories represented through an online gallery at the following link: [#GoldenGuelph](#)

## **Main Street Mural Project**

Dan Bergeron and Gabriel Specter are expected to install their mural on the left wall of the East Parkade later this year. The installation has been delayed due to COVID-19 restrictions. The mural project has been funded through Ontario Ministry of Agriculture, Food and Rural Affairs Main Street Revitalization Initiative.

## **Guelph Urban Design Awards**

The Committee advised on the artist call for an award creation for the Guelph Urban Design Awards competition. Submissions have been collected, and the award is expected to be created and presented later this year.

Priorities for the Public Art Advisory Committee for 2021 include:

### **Artist-in-Residence**

A call to artists for the 2021 Artist-in-Residence opportunity generated ten proposals. The Committee has shortlisted three projects, and is set to select this year's artist in April 2021.

## **New Strategic Operating Plan**

The Public Art Advisory Committee and the Guelph Museums Advisory Committee are working together to set a new three-year plan for Museums and Culture that is rooted in the City's strategic plan and supports community needs identified through community engagement activities.

## **Review and update Public Art Policy**

The Committee will advise on updates to the policy and procedures set out in the Public Art Policy, last revised in 2014.

## **Support community reconnection and recovery**

As the community recovers from the COVID-19 pandemic, arts and culture has an important role to play in lifting spirits, holding space for reflection and expression, and providing opportunities for connection, safely. The Committee will generate, respond to, and support opportunities to contribute to Guelph's social, cultural and economic recovery.

## **Culture Days**

Culture Days 2021 will feature a full month of events – online and in-person – from September 24 to October 24. The Committee will support the City's role as a presenter and booster for community cultural events during this time.

## **Financial Implications**

None

## **Consultations**

Verne Harrison, Public Art Advisory Committee Chair

Jen Rafter, Cultural Program and Event Coordinator

## **Strategic Plan Alignment**

This work aligns with the strategic priority Powering Our Future by providing opportunities for artists to develop their creative practice through public art programs, contributing to a sustainable, creative and smart local economy and prosperity for all. It also supports Building Our Future by investing in and managing public art assets and initiatives that contribute to beautification of public spaces and community wellness.

## **Attachments**

None

## **Departmental Approval**

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## **Report Author**

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# Information Report

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Service Area	Infrastructure, Development and Enterprise Services
Date	Friday, April 9, 2021
Subject	<b>Guelph Growth Management and Affordable Housing Monitoring Report 2020</b>

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## Executive Summary

### Purpose of Report

This report provides details on the 2020 achievement of Official Plan policies which implement the Growth Plan for the Greater Golden Horseshoe and provide information on monitoring of development activity and housing supply in accordance with the City's population forecasts to 2031 and the Provincial Policy Statement. This report also documents the City's achievement of affordable housing targets, and provides updated benchmark prices for affordable ownership and rental housing for the upcoming year.

This year the report will also discuss some of the economic challenges in 2020 that resulted from the COVID-19 global pandemic and how it has affected development and building permit activity over the past year in Guelph.

### Key Findings

Development activity within the City is:

- Meeting the vision and policies of the City's Official Plan and policies set by the Growth Plan;
- Resulting in growth that is generally in line with the long term population and employment projections to 2031;
- Resulting in a range and mix of housing types, with a greater proportion of townhouse and apartment units being constructed in recent years, in line with the City's growth vision and policies;
- Meeting the intensification target for the built-up area;
- Meeting the overall Greenfield Area Density Target (for developed and committed lands) as of 2014, and;
- Supporting the achievement of the 2031 Urban Growth Centre density target through residential intensification in the form of major apartment projects.

The City exceeds the minimum short term housing supply requirement of the 2020 Provincial Policy Statement which supports continued development activity. The supply translates into the creation of housing units as building permits are issued.

While the City also met its affordable housing benchmark targets for housing ownership and the secondary purpose-built rental market for 2020, the target for affordable primary rental housing was not met over the past five year period.

The 2021 affordable housing ownership benchmark purchase price is \$420,125 and the affordable rental housing benchmark price is \$1,295 per month.

## **Financial Implications**

From a financial perspective, meeting the City's Growth Plan targets provides confidence in the long-term capital plan and underlying financing strategies that are in place to build the infrastructure required to support a growing City. When actual experience deviates from the plan, it can significantly impact the assumptions used in budget forecasting including timing of planned projects, development charges, cash-in-lieu of parkland, property tax assessment, and user fee growth, all of which underpin the City's long-term financial models.

The information that is provided through this report is used by City staff to inform a number of on-going strategies, Master Plans and programs including Community Improvement Plans and affordable housing financial incentives. Reflecting on where the City is experiencing gaps enables data driven policy decisions aligned with the goals of the Strategic Plan.

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## **Report**

### **Details**

The Growth Management and Affordable Housing Monitoring Report (Attachment 1) is an annual report that provides information on land supply, development activity, and achievement of City and Provincial Policies. This report presents year end data and informs City plans and documents in terms of growth projections and policies.

This year, the report will also address the significant negative economic impacts that the COVID-19 global pandemic has had on development activity and building permit activity in Guelph.

The report primarily focuses on the City's Official Plan policies for growth management and housing supply. The report also provides annual updates on the achievement of the City's affordable housing targets, and provides updated affordable housing benchmark prices for the following year.

### **Official Plan Policies**

The City's current Official Plan sets: an intensification target for the built-up area; and density targets for the greenfield area and the Urban Growth Centre. Figure 1 in Attachment 1 is Schedule 1 from the City's Official Plan which identifies the built-up area, Urban Growth Centre, and greenfield area of the City as defined by the 2006 Growth Plan.

*Intensification Target:* by the year 2015 and for each year thereafter, a minimum of 40% of the City's annual residential development will occur within the City's built-up area.

*Built-up area:* the lands identified within the built boundary as shown on Figure 1, Attachment 1.

*Greenfield Area Density Target:* the greenfield area will be planned and designed to achieve an overall minimum density target that is not less than

50 people and jobs combined per hectare. The greenfield area density target is measured over the entire designated greenfield area.

*Greenfield area:* is the area within the settlement area boundary that was not part of the built-up area in 2006 and is not part of the non-settlement areas (see Figure 1, Attachment 1).

*Urban Growth Centre Density Target:* The Urban Growth Centre, defined as downtown with boundaries established through the Downtown Secondary Plan, will be planned and designed to achieve a minimum density target of 150 people and jobs combined per hectare by 2031, which is measured across the entire Downtown.

The City's Official Plan provides policy directions for monitoring growth including policies directed at monitoring development activity to ensure that growth is consistent with population forecasts, intensification targets for the built-up area and density targets for the greenfield area. The Official Plan also requires tracking of the supply of residential units in accordance with the housing supply policies of the Official Plan. The housing supply policies conform to the Provincial Policy Statement (2014) policy 1.4.1, which states:

To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a. maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b. maintain at all times where new development is to occur, land with servicing capacity sufficient to supply at least a three-year supply of residential units through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

A new Provincial Policy Statement (PPS) came into effect on May 1, 2020 and contains updated policies that direct Ontario municipalities to maintain enough land to accommodate a longer term housing supply 15 years. The city's housing supply for 2020 was assessed against the updated policies of the 2020 PPS.

### **Population and Employment Projections**

The City's Official Plan sets out the following policy related to population and employment forecasts:

- 2.4.3.1 The City will accommodate growth by:
- i. planning for a population forecast of 175,000 people by the year 2031;
  - ii. promoting a steady rate of growth equivalent to an average population growth rate of 1.5% annually, which will allow growth to keep pace with the planning for future physical infrastructure and community infrastructure;

- iii. ensuring the employment growth in the City is planned to keep pace with population growth by planning for a minimum of 92,000 jobs by the year 2031.”

By 2031, the projected total number of dwellings is approximately 70,500; an estimated increase of approximately 11,000 units from 2019.

### **Affordable Housing**

The City’s Official Plan recognizes the importance of housing, including affordable housing, in meeting the needs of the City’s existing and future residents. Policies in the Official Plan direct the City to monitor affordable housing developments and set new affordable housing benchmark prices for ownership and rental housing for the upcoming year.

#### **7.2.6.11 The City will annually monitor:**

- iv. the number and types of affordable housing produced through new residential development and intensification efforts;
- v. the number and types of affordable housing lost through demolition and condominium conversion;
- vi. ownership and rental house prices;
- vii. rental vacancy rates; and ,
- viii. achievement of the affordable housing targets of this Plan.

An annual target of 30% of all new residential development will constitute affordable housing. This target is measured city-wide and includes an annual target of 25% affordable ownership units, an annual target of 4% affordable secondary rental housing units, and 1% primary rental housing units. The primary rental housing unit target is measured over a 5-year period.

### **Highlights of the Monitoring Report**

- Guelph’s population for 2020 was estimated to be 140,000, an increase of 1,500 people since 2019. Employment was estimated to have temporarily decreased to 76,800 jobs as a direct result of the negative economic impact of the COVID-19 global pandemic. Employment in the City is largely expected to recover to pre-pandemic levels through 2021 as the economy steadily improves.
- The average annual growth rate between 2019 and 2020 increased over the previous year by an estimated 1.1%, which is below our anticipated annual rate of growth of 1.6% to 2031. A slower rate of growth was expected in 2020 as housing construction across the country was impacted by the pandemic. However, considering the growth rate over the long-term, the City continues to remain on track to meet its population forecast to 2031.
- Residential building permit activity in 2020 remained below anticipated levels, resulting in 736 new dwellings. To meet the City’s forecast growth targets, a long term average of 1,100 units was determined would need to be constructed per year to the year 2031. The number of residential units created annually has averaged 1,071 units since 2013 following the 2008 to 2012 economic slowdown, which is trending closely with the City’s targeted long term average.
- Residential activity in 2020 was largely sustained by the construction of townhouses and apartments, which is in line with the City’s vision for growth.



However, similar to 2019, the number of newly constructed single and semi-detached dwellings was proportionally higher than in previous years.

- Development activity slowed in 2020 with the registration of the final phase of the Hart's Farm subdivision, and the approval of two additional developments, which combined will add an additional 287 units to the city's housing supply in the built-up area.
- The combined density of all committed lands within the designated greenfield area remained steady at approximately 53 persons and jobs per hectare in 2020, which continues to meet the minimum greenfield density target set out by the City's Official Plan and the provincial Growth Plan.
- The built-up area achieved an intensification rate of 66% in 2020, which meets the minimum intensification target set out by the City's Official Plan and the provincial Growth Plan. On average, 48% of all new residential development has occurred within the built-up area between the years 2008 and 2020 when residential intensification has been tracked. Guelph continues to maintain an adequate supply of short term supply of housing in the built-up area, which will help contribute to the City's intensification target in future years.
- The Urban Growth Centre (Downtown) remained steady in 2020 at 100 persons and jobs per hectare. When considering longer term trends, the city's Downtown is continuing to trend positively towards achievement of our target of 150 persons and jobs per hectare by 2031. The overall density of downtown has been steadily increasing, up from 90 persons and jobs per hectare in 2011.
- The range and mix of housing units is becoming more balanced through new development activity with the overall existing housing stock experiencing a steady shift towards a higher proportion of townhouses and apartments. This trend is expected to continue to 2031 and will result in a more balanced supply of housing units, when approximately 48% of the City's overall housing stock is anticipated to be detached and semi-detached units, compared to 53% in 2020.
- Guelph continues to maintain a short term housing land supply that meets the minimum requirements of the Provincial Policy Statement, 2020 (PPS). Currently, there is a 5.4 year supply of housing on lands that are serviced, suitably zoned or within draft approved or registered plans, where the PPS requires at least a three year supply. Combined, the City is able to accommodate 13.5 years of residential growth on lands that are suitably zoned (short term supply) and on lands that are designated and available for residential development (long term supply), where the new 2020 PPS requires a minimum of 15 years. However, additional lands will be designated through the Clair-Maltby Secondary Plan and additional future housing supply will be identified through the City's update growth management strategy, [Shaping Guelph](#), which will extend Guelph's planning horizon to 2051. Through Shaping Guelph, conformity with this policy of the PPS will be evaluated.
- 50 per cent of new residential units sold in 2020 met the definition of affordable, selling below the affordable housing benchmark price of \$421,837. This meets the minimum target set by the Affordable Housing Strategy (2017) of 25 per cent.
- The affordable primary rental target has not been met over the past 5 year period. The target of 1 per cent of all new constructed units to be affordable primary rental is measured over a five year period. To meet this target, a minimum of 25 newly created units over the past five years would need to be

rented below the affordable rental benchmark threshold. No new primary rental units created over the past five years are being rented below the benchmark rent. This year, the City and CMHC provided incentives to the St. Joseph's Housing Corporation for the creation of affordable rental units for seniors. The project is planned to have affordable units. Rental rates on this development will be reported on in the 2025 Growth Management and Affordable Housing Monitoring report when the achievement of the primary affordable rental target over the following five year period is next reported.

- The affordable purpose built secondary rental target was met in 2020. Based on the number of new accessory apartments built in 2020, over 14 per cent of the new units created were affordable secondary rentals.
- For 2021, the affordable housing ownership benchmark purchase price for newly constructed homes is \$420,125, and the affordable housing rental benchmark price is \$1,295 per month.

## **Financial Implications**

From a financial perspective, meeting the City's Growth Plan targets provides confidence in the long-term capital plan and underlying financing strategies that are in place to build the infrastructure required to support a growing City. When actual experience deviates from the plan, it can significantly impact the assumptions used in budget forecasting including timing of planned projects, development charges, cash-in-lieu of parkland, property tax assessment, and user fee growth, all of which underpin the City's long-term financial models.

The information that is provided through this report is used by City staff to inform a number of on-going strategies, Master Plans and programs including Community Improvement Plans and affordable housing financial incentives. Reflecting on where the City is experiencing gaps enables data driven policy decisions aligned with the goals of the Strategic Plan.

## **Consultations**

Information contained in this report will be used to inform future stages of [Shaping Guelph](#), Guelph's update to its growth management strategy, including an upcoming Council Workshop on April 21<sup>st</sup> on growth scenario planning and an updated proposed urban structure. This report will also be shared with the Guelph Wellington Development Association and the Guelph & District Home Builders' Association.

## **Strategic Plan Alignment**

The Guelph Growth Management and Affordable Housing Monitoring Report aligns with the following priorities within Guelph's Strategic Plan:

- Powering our future – This report supports local business and will contribute to a sustainable, creative and smart local economy that is connected to regional and global markets and supports shared prosperity for everyone.
- Navigating our future – Providing updates on the City's growth supports a transportation network that connects by providing growth related inputs to updates to transportation plans, service delivery models to support improving efficiency and connectivity of the transportation system.

- Building our future – This report will assist in helping to increase the availability of housing to meet the community’s needs, work to enhance community well-being and safety through direct service and program delivery, and support strategic investments that nurture social well-being.
- Working together for our future – This report will support maintaining delivery of our core services to a growing population through the confirmation of long-term growth assumptions.
- Sustaining our future – Through annual updates to the City’s growth, this report will support mitigating climate change by reducing Guelph’s carbon footprint, and help to plan and design an increasingly sustainable city as Guelph continues to grow.

## **Attachments**

[Attachment-1: Growth Management and Affordable Housing Monitoring Report 2020](#)

## **Departmental Approval**

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## Attachment-1



# Growth Management and Affordable Housing Monitoring Report 2020

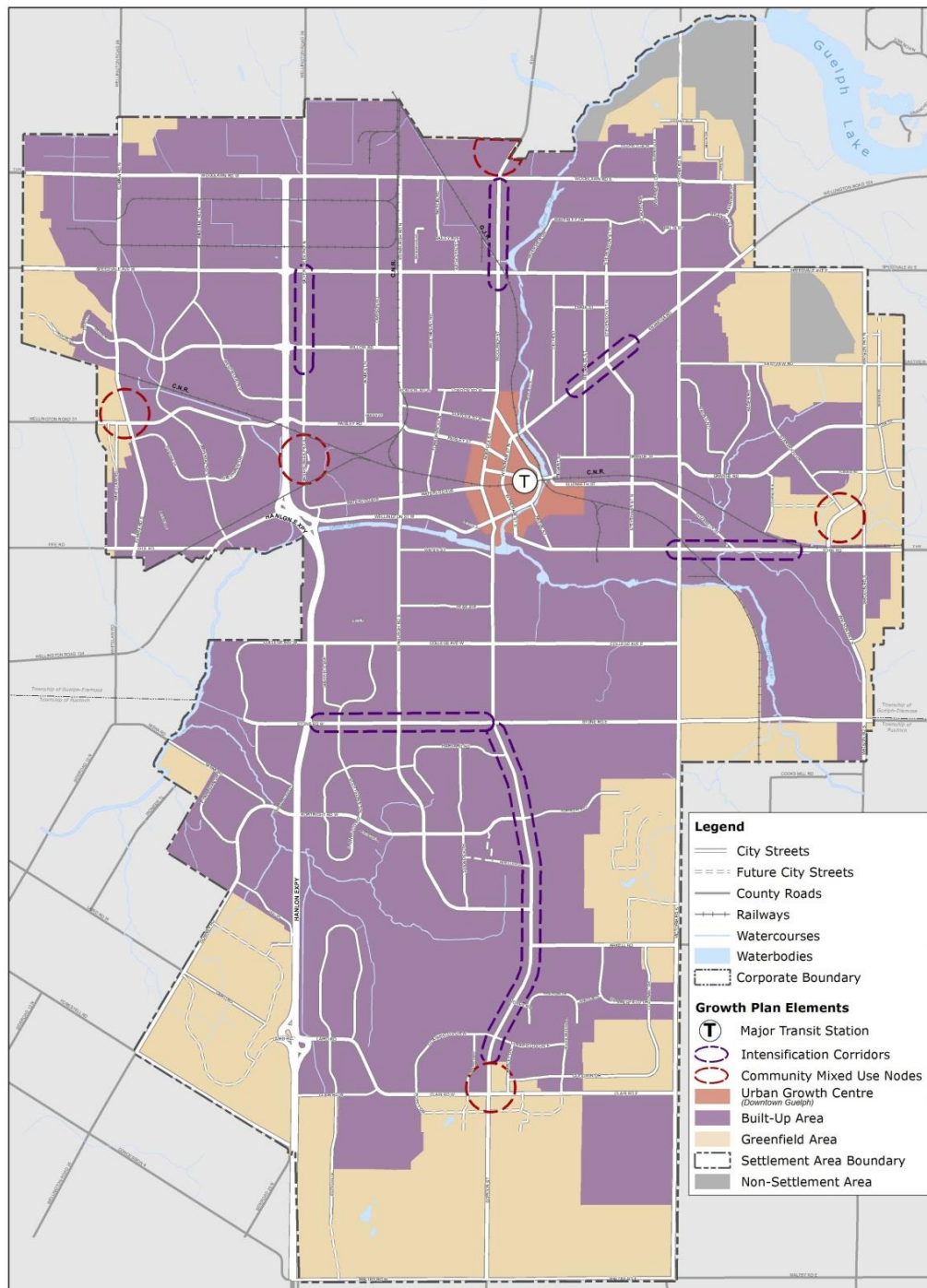


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# 1. Growth plan elements

Figure 1. Growth management geography

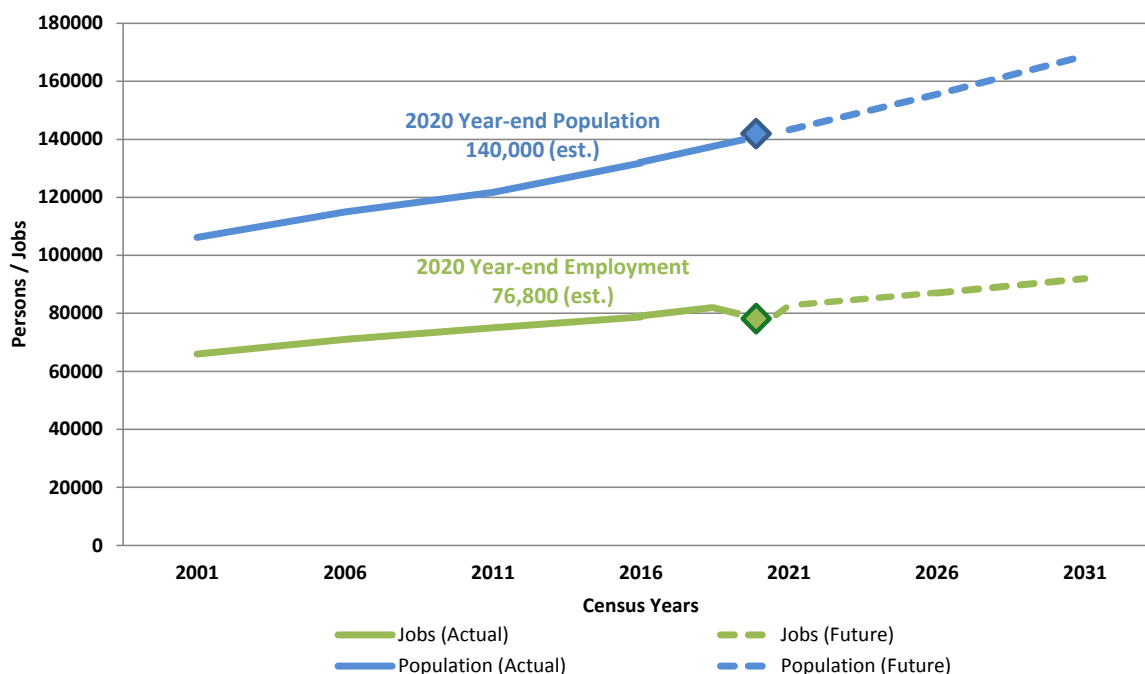


The City of Guelph's Official Plan identifies elements of the Growth Plan on Schedule 1, including the Urban Growth Centre, the designated greenfield area and the built-up area, all major geographic divisions in Guelph that have minimum intensification or density targets associated with them. The information presented in this report is based on the policies of the current City of Guelph Official Plan and the 2006 Growth Plan.

## 2. Population and employment

### 2.1 Population and employment forecast to 2031

Figure 2. Population and Employment Forecast to 2031



#### Population and Employment are on track to meet 2031 forecasts

The City of Guelph is planning to achieve a population of 175,000 (169,000, excluding the net census undercoverage) and a minimum of 92,000 jobs by the year 2031. These figures represent an estimated additional 29,000 people (excluding the net census undercoverage) and an additional 15,200 jobs from 2020 to the year 2031.

Based on residential building permit activity, the estimated population for the City of Guelph at the end of 2020 was 140,000 people<sup>1</sup>. There was a moderate reduction in overall residential permit activity in 2020 due to economic factors that resulted from the global COVID-19 pandemic. This reduction in permits slowed the City's overall population growth. Guelph's employment levels decreased to an estimated 76,800 jobs in 2020 due to the significant negative economic impact of the COVID-19 global pandemic. These job losses are considered temporary and with an expected steady positive economic recovery throughout 2021, those job losses are anticipated to recover before the end of the year as was reported in the Guelph's [Employment Lands Strategy](#), released in early 2021. Guelph's unemployment rate had already started to improve towards the end of the year, reaching the lowest level of unemployment among all Ontario municipalities at 5.8 per cent in December, down from a high of 14.9 per cent in June.

Sources:

- City of Guelph Planning Services, 2020
- Statistics Canada. Table 14-10-0294-01 Labour force characteristics, 2020

<sup>1</sup> Population excludes the net census undercoverage



## 2.2 City of Guelph population statistics

Figure 3. City of Guelph population growth over time

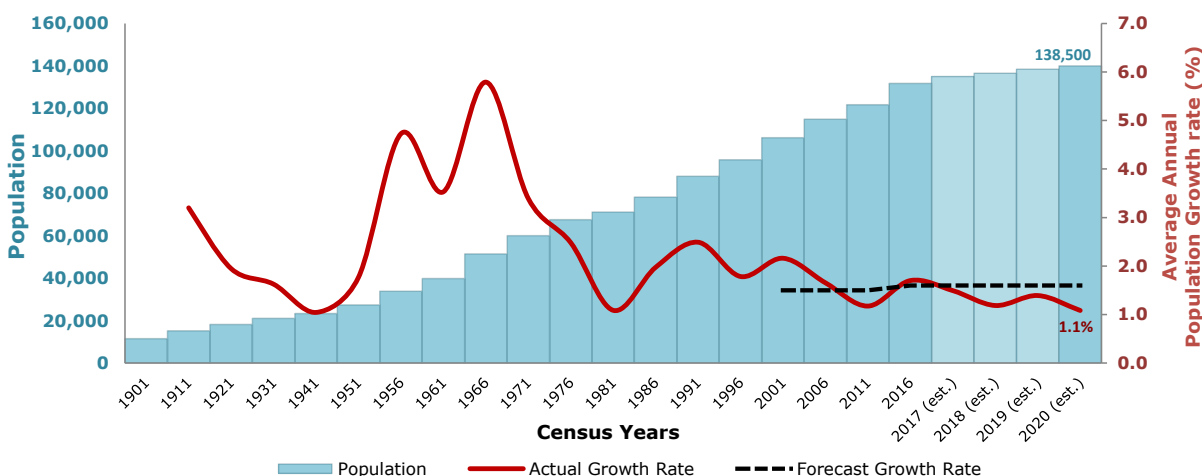


Figure 4. City of Guelph population statistics

Population, Area, and Density, 2019		
	May 2016 (Census)	Dec 2020 (est.)
<b>Population</b>	131,794	140,000
<b>Occupied Dwellings</b>	52,090	55,679
<b>Average Household Size</b> (persons/dwelling)	2.5	2.5
<b>Area</b> (hectares)	8,806	8,806
<b>Population Density</b> (persons/hectare)	14.96	15.90
<b>Gross Dwelling Density</b> (units/hectare)	5.92	6.32

### Guelph's growth rate continues to meet long-term projections

In Figure 3 above, the high growth rate seen in the 1950s and 1960s is in large part due to the annexation of neighbouring township lands when the population contained on those annexed lands from the township was combined with the population of the City of Guelph. Another large annexation occurred in the year 1993.

With an estimated population of 140,000 at the end of 2020, Guelph's population grew by 1.1 per cent over the previous year, and has increased at an average annual rate of 1.5 per cent per year since 2011, tracking closely the City's adjusted long term projected annual growth rate of 1.6 per cent per year to 2031. This positions Guelph to remain on track to achieve the projected population of 175,000<sup>2</sup> (169,000<sup>3</sup>) by the year 2031.

Sources:

- Statistics Canada, 2016 Census of Population
- City of Guelph Planning Services, 2020

<sup>2</sup> The population including the net census undercoverage, which is the equivalent target forecast population from the Growth Plan

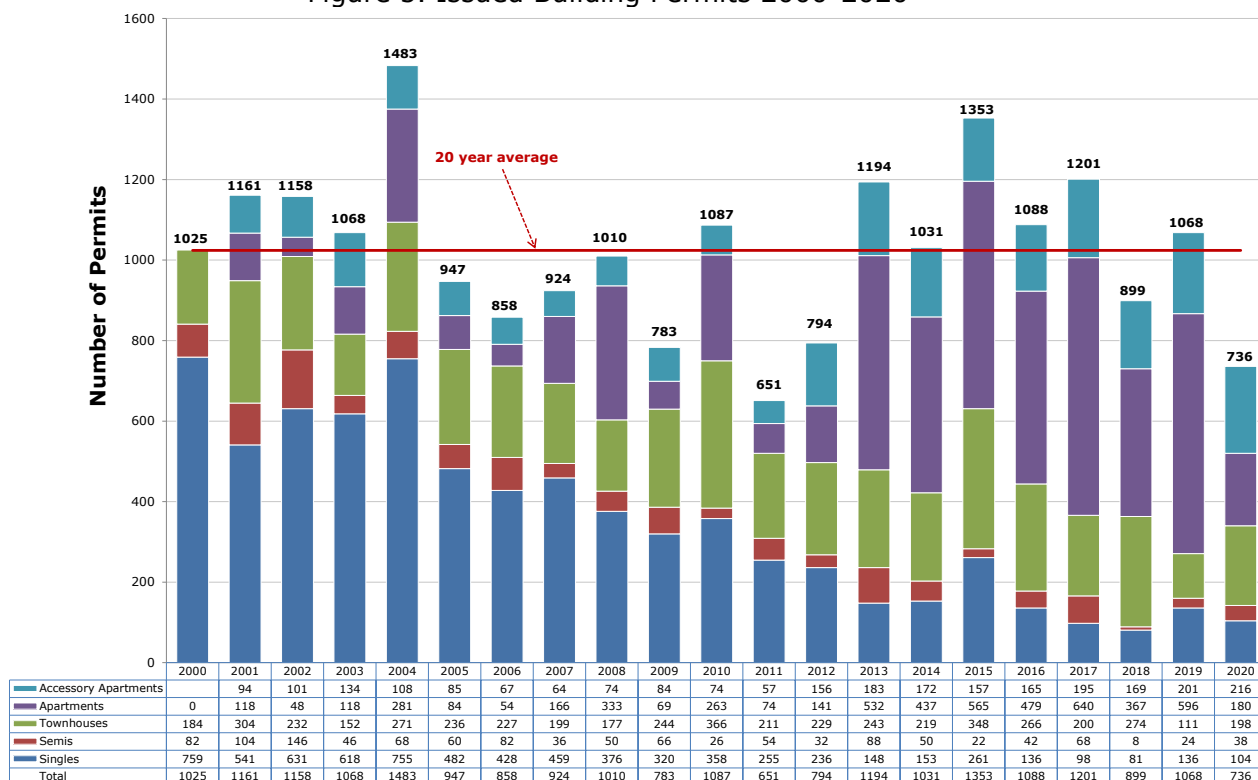
<sup>3</sup> The population excluding the net census undercoverage



### 3. Building permit activity

#### 3.1 Historical building permits by dwelling type 2000-2020

Figure 5. Issued Building Permits 2000-2020



#### Residential permits remain strong over the long term

The number of residential permits issued in 2020 fell below the 20 year average due in part to the negative economic impact of the COVID-19 pandemic. The year saw a more even distribution of constructed unit types than in previous years, with 20 per cent of the new units constructed as single or semi-detached housing, 27 per cent as townhouses, and 21 per cent as apartments. For the second year in a row, Guelph recorded more than 200 new accessory apartments, comprising over 29 per cent of the new units and becoming the dominant housing type in 2020.

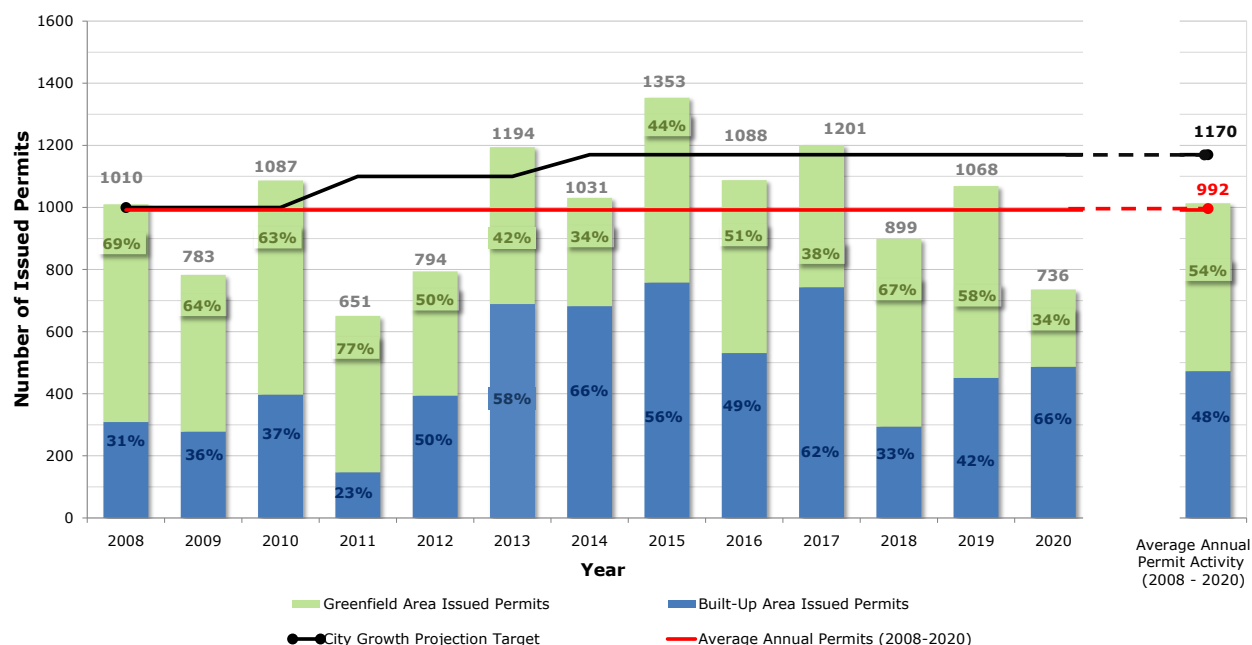
When considering longer term historical trends, townhouse and apartment units continue to be the dominant types of constructed housing units, which contributes towards a more balanced city-wide housing stock and aligns with Guelph's long-term housing forecasts. The Canadian Mortgage and Housing Corporation (CMHC) attributes this shift in the proportion of constructed dwelling types to decreased housing affordability, demographic changes leading to a decline in the size of a Census household family, and the introduction of policy changes through Places to Grow. This housing trend and the shift towards a more balanced housing stock is also in line with Provincial housing projections, and both the City's Official Plan and the Development Charges Background Study housing projections.

#### Sources:

- Building Permit Summaries, City of Guelph Planning Services, 2020
- Development Charges Background Study, Appendix A, March 2019
- Canadian Mortgage and Housing Corporation, 2017

## 3.2 Annual residential permit summary by Growth Plan area: 2008-2020

Figure 6. Residential permits by built-up and designated greenfield area



### Intensification rate remains strong

Under the Growth Plan, the City of Guelph is required to plan to achieve 40 per cent of its new development within the built-up area on an annual basis from the year 2015 until the completion of the next municipal comprehensive review ([Shaping Guelph](#)), currently anticipated to be completed by June of 2022. The tracking of Guelph's building permits against intensification targets began in 2008 and since that time, the majority of infill development has been the result of increased apartment construction, primarily through redevelopment of properties in the City's Downtown and intensification corridors. Developments such as the two Tricar buildings and Metalworks have added more than 600 units to the Downtown, and we have added nearly 1,000 units to date in the Gordon Street intensification corridor, sustained by apartment developments such as Solstice 1 & 2, and Liberty Square developments which combined have contributed over 400 units in the corridor.

In 2020, Guelph achieved 66 per cent of its residential development in the built-up area, where the target rate of intensification is 40 per cent in the City's current Official Plan. This intensification rate was supported by a townhouse development at 166 Deerpath Drive (114 units), an independent living seniors development at 395 Edinburgh Road North (115 units), and through accessory apartment creation (167 units) in the built-up area, all of which contributed to Guelph achieving its intensification target in 2020. The registration of the final phase of the Hart's Farm subdivision and the approval of two additional developments in the built-up area in 2020 added 287 units to the City's housing supply that will contribute to the achievement of the City's intensification in future years. The City of Guelph has on average, been exceeding the minimum intensification target over the course of the reporting period from 2008 to 2020, with an average intensification rate of 48 per cent.

Source: Building Permit Summaries, City of Guelph Planning Services, 2020

### 3.3 Annual residential permit summary dwelling types by Growth Plan area 2008-2020

Figure 7. Building Permit Summary by Dwelling Type and Growth Plan Area

Building Permit Summary																
Permit Type		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total	Average
Single Detached Dwellings	Built-up Area	74	36	58	57	61	48	44	35	20	22	42	74	41	433	47
	Greenfield Area	302	284	300	198	175	100	109	226	116	76	39	62	63	1810	158
Semi-Detached Dwellings	Built-up Area	4	4	8	8	20	24	10	0	4	0	0	0	30	82	9
	Greenfield Area	46	62	18	46	12	64	40	22	38	68	8	24	8	348	35
Townhouses	Built-up Area	41	156	69	33	82	50	104	35	37	64	30	44	166	607	70
	Greenfield Area	136	88	297	178	147	193	115	313	229	136	244	67	32	1696	167
Apartments	Built-up Area	129	15	209	20	91	424	365	553	334	521	82	165	87	2140	230
	Greenfield Area	204	54	54	54	50	108	72	12	145	119	285	431	93	753	129
Accessory Apartments	Built-up Area	61	67	53	29	140	143	159	135	136	136	140	167	163	923	118
	Greenfield Area	13	17	21	28	16	40	13	22	29	59	29	34	53	199	29
Total	Built-up Area	309	278	397	147	394	689	682	758	531	743	294	450	487	6159	474
	Greenfield Area	701	505	690	504	400	505	349	595	557	458	605	618	249	6736	518
	City-wide	1010	783	1087	651	794	1194	1031	1353	1088	1201	899	1068	736	12895	992

#### The range and mix of new housing aligns with the City's growth vision and policies

The tracking and reporting of residential construction by built-up area and greenfield area in the City of Guelph began in 2008, and since that time a few trends have emerged.

#### Low density housing trends

Over the first half of the reporting period to 2013, low density forms of housing comprised approximately 40 per cent of the city-wide total number of new residential dwellings, falling to 16 per cent since 2014, when townhouses and apartments began to outpace the construction of single and semi-detached dwellings. In 2020, the combined proportion of single detached and semi-detached dwellings constructed in the built-up area remained strong with 21 new units in the Hart's Farm subdivision and 28 new semi-detached dwellings geared to seniors at 120 Westmount Road. The combined total of 71 single and semi-detached dwellings constructed in the built-up area in 2020 represent 22 per cent of total constructed units in the built-up area (excluding accessory apartments).

#### High density housing trends

Apartment construction became the dominant form of new dwelling units city-wide, comprising more than 46 per cent of all new residential dwellings since 2014. While the proportion of apartments fell in 2020 in both the built-up area and the greenfield area, apartment construction continues to remain strong over the long term which helps to contribute to Guelph's intensification target and designated greenfield area density target.

#### Overall housing trends

While there are annual variations in the mix of constructed housing types, the result over the entire 13 year reporting period shows that there has been a relatively uniform distribution of housing types, contributing to a more balanced range and mix of new housing in Guelph. Early in the reporting period, a higher proportion of newly constructed dwellings was occurring as lower density forms of housing in the designated greenfield area, while the latter portion of the reporting period shows the majority of units are being constructed as townhouses and apartments, evenly distributed between the built-up area and the designated greenfield area. These trends are in line with the long term growth vision of the Provincial Growth Plan and the City's Local Growth Management Strategy.

Source: Building Permit Summaries, City of Guelph Planning Services, 2020

### 3.4 New residential building permits by dwelling unit types: monthly for 2019 & 2020

Table 1. Monthly Building Permit Summaries by Dwelling Type for 2019 & 2020

Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Accessory Apartments		Building Permit Totals		Demolitions		Net Totals	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
January	6	6	0	0	10	12	0	0	19	10	35	28	2	1	33	27
February	14	19	0	0	10	20	93	0	19	15	136	54	0	0	136	54
March	14	36	0	0	7	0	0	0	23	13	44	49	1	0	43	49
April	7	12	0	0	0	8	0	0	22	16	29	36	0	1	29	35
May	8	9	0	0	0	5	0	258	13	16	21	288	0	0	21	288
June	7	10	0	0	0	0	0	0	22	16	29	26	6	0	23	26
July	5	13	0	10	7	18	0	0	10	27	22	68	2	1	20	67
August	4	14	32	4	0	14	87	173	18	14	141	219	1	3	140	216
September	6	0	2	2	72	29	0	41	19	15	99	87	1	1	98	86
October	7	5	0	0	72	5	0	124	15	15	94	149	0	0	94	149
November	14	5	0	4	20	0	0	0	15	24	49	33	0	8	49	25
December	12	7	4	4	0	0	0	0	21	20	37	31	0	2	37	29
<b>Totals</b>	<b>104</b>	<b>136</b>	<b>38</b>	<b>24</b>	<b>198</b>	<b>111</b>	<b>180</b>	<b>596</b>	<b>216</b>	<b>201</b>	<b>736</b>	<b>1,068</b>	<b>13</b>	<b>17</b>	<b>723</b>	<b>1,051</b>

#### Issued residential permits align with the City's long term projections

The total number of residential permits issued in 2020 was down from 2019, a trend experienced in many communities across Canada, resulting from the negative economic impacts of the global pandemic. Despite the economic downturn, there were 3 large developments that began construction in 2020: a cluster townhouse development at 160 Deerpath Drive (114 units), an independent seniors living development at 120 Westmount Road / 395 Edinburgh Road North (115 units), and a rental apartment building at 98 Farley Drive (93 units). While the total number of residential permits issued in 2020 is below Guelph's projections, the City continues to remain on track to achieve its long term projections to 2031 and it is expected that residential construction will begin to rebound through 2021.

Accessory apartment construction remained strong with 216 new units created in 2020, a slight increase over 2019. Since 2008, an average of 146 accessory apartments have been created per year.

The proportional split between the housing types constructed in 2020 continues to be generally reflective of the City's projected unit splits over the long term average to 2031, which anticipates a lower proportion of new single and semi-detached construction and a higher proportion of new townhouse and apartment construction.

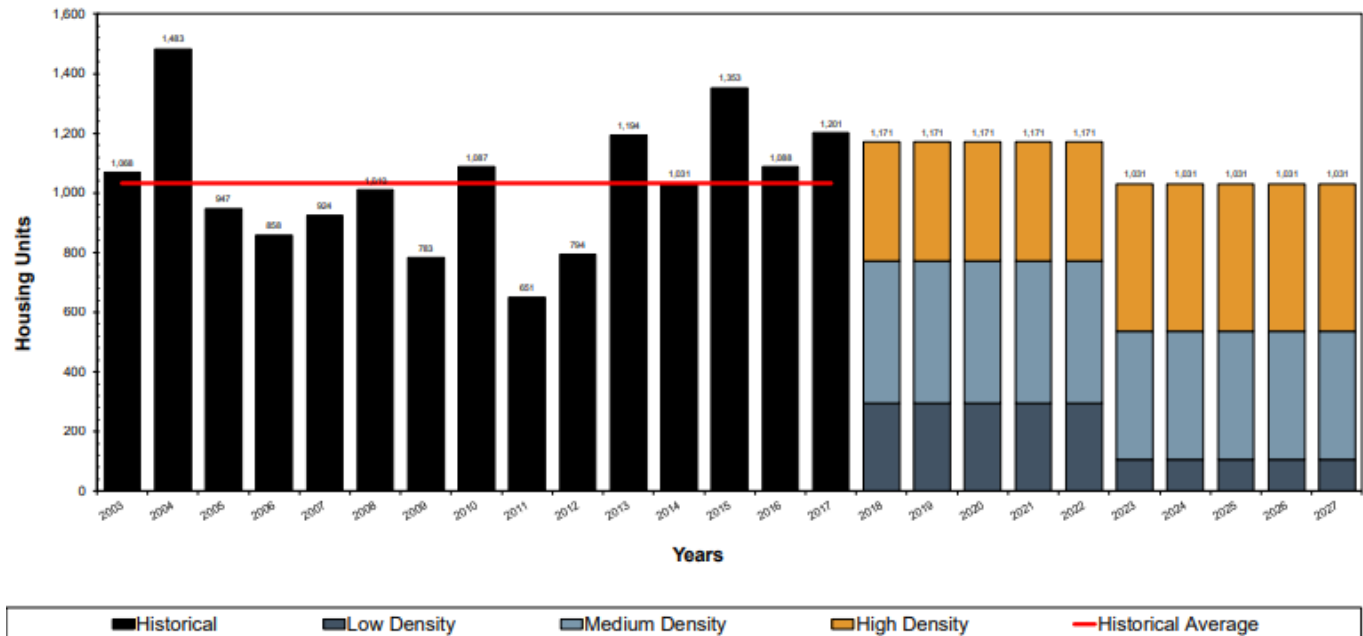
The 13 residential demolitions in 2020 were all single detached homes making way for new development. Of note are 4 single detached homes to be demolished on Gordon Street to be replaced by an 86 unit apartment building at 1533 Gordon Street, and 2 single detached units at 1242-1260 Gordon Street that is proposed to be replaced by a 377 unit apartment building. The majority of the remaining demolitions are to accommodate proposed severances that will result in a net surplus of units, contributing to an increased supply of housing. In total, the 13 units that the City approved for demolition in 2020 is projected to result in over 550 units.

Source: Building Permit Summaries, City of Guelph Planning Services, 2020

## 4. Housing stock

### 4.1 City of Guelph housing forecast

Figure 8. Long-term housing forecast



#### The long-term housing forecast anticipates a shift in the mix of housing types

The housing forecast as presented in the Development Charges Background Study (2019) illustrates the number of units by housing type that are anticipated to meet the City's growth targets over the next 10 years. Stronger than anticipated residential growth between 2013 and 2017 has reduced the targeted number of residential units to approximately 1,100 units in order to meet the City's population forecast of 175,000<sup>4</sup> (169,000<sup>5</sup>) residents by 2031.

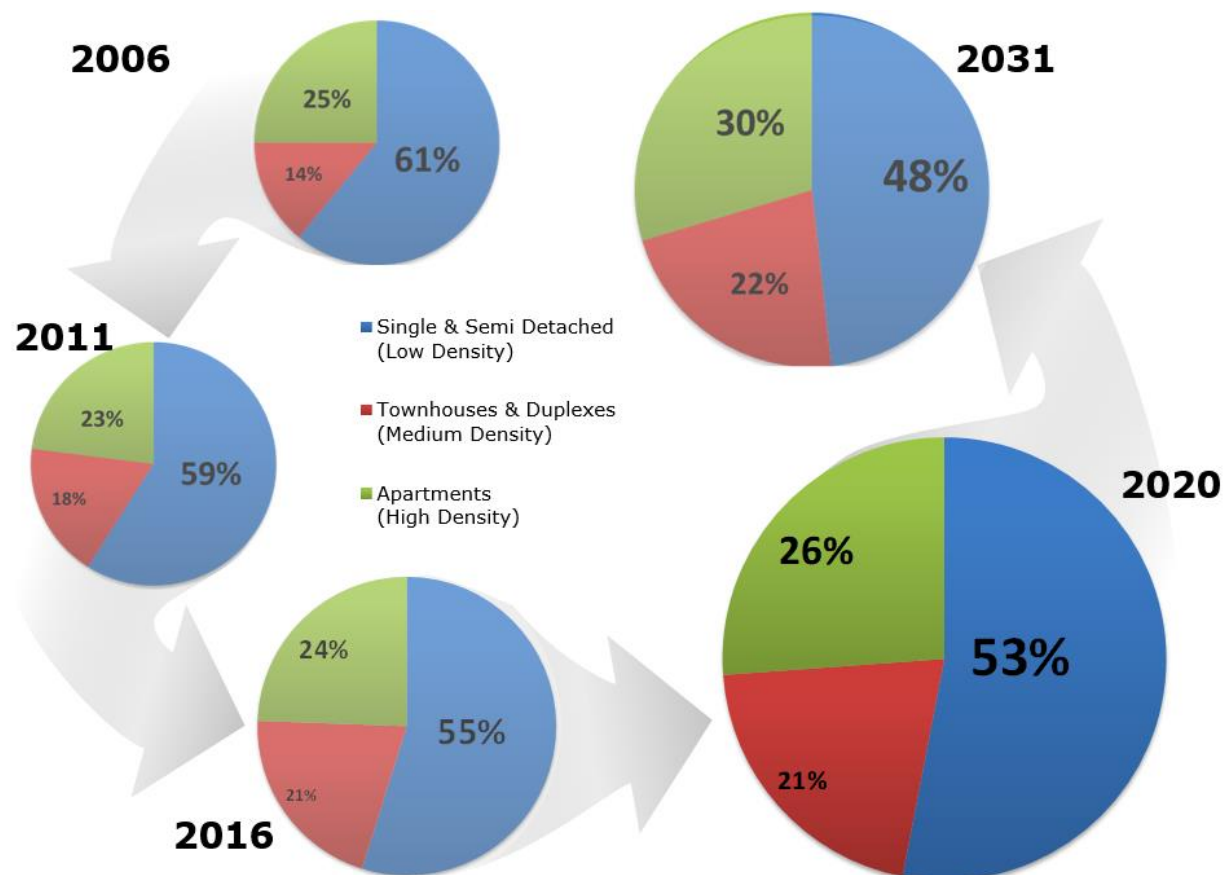
In 2020, the number of residential units created (736) fell below the annual targeted number of residential units to 2031. Since 2013, the average number of permits closely aligns with the anticipated long term average of 1,100 units per year to 2031.

Source: Development Charges Background Study, Appendix A, March 2019

<sup>4</sup> The population including the net census undercoverage, which is the equivalent target forecast population from the Growth Plan

<sup>5</sup> The population excluding the net census undercoverage

## 4.2 City of Guelph housing mix: total housing stock, 2006 to 2031



### The City's housing stock is continuing to become more balanced

Guelph's current housing stock is comprised predominantly of low density housing in the form of single detached and semi-detached dwellings. A shift in the demand for different forms of housing combined with policy changes that promote transit supportive densities, decreased affordability, and a greater mix of housing will result in a higher proportion of medium and high density forms of housing being constructed. This shift in the forms of constructed housing will see a more balanced distribution of unit types in the City of Guelph by 2031, when approximately 48 per cent of the City's overall housing stock is forecast to be in a low density form of housing, 22 per cent in the form of townhouses and duplexes, and 30 per cent of the City's total units being in the form of apartments.

Between 2006 and 2020, the mix of housing forms became more balanced, with the proportion of single detached dwellings declining to 53 per cent of Guelph's total housing stock. Townhouses represent 21 per cent of the City's current housing stock, an increase from 14 per cent in 2006. After a slight decline between 2006 and 2016, apartments have once again increased their share of the City's housing stock to 26 per cent in 2020. Guelph's mix of housing forms remained steady over the last year.

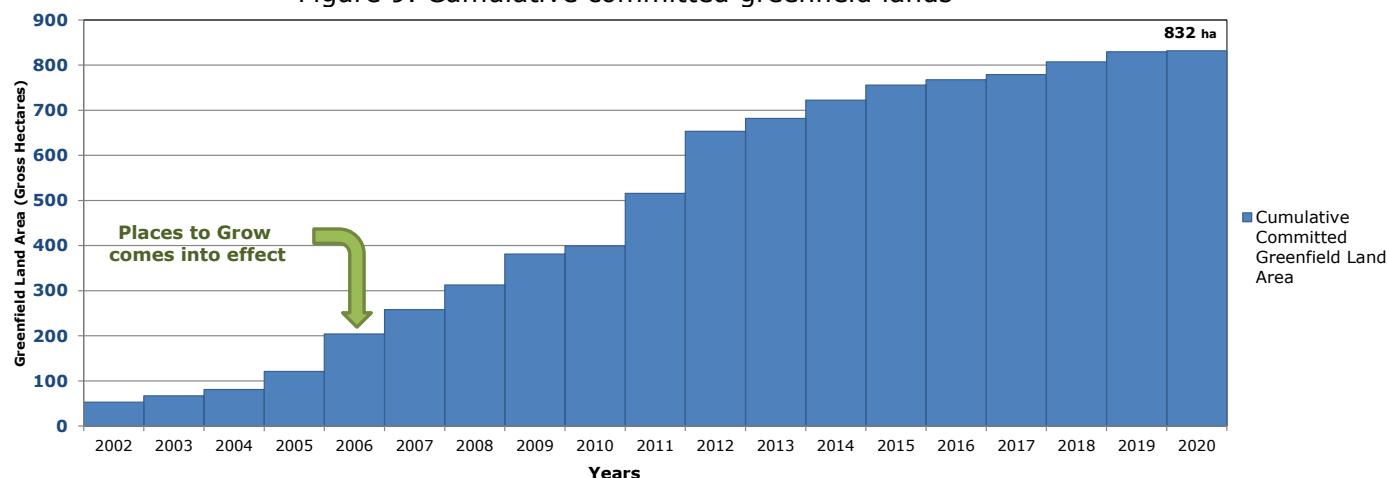
#### Sources:

- Building Permit Summaries, City of Guelph Planning Services, 2020
- Statistics Canada, 2016 Census of Population

## 5. Greenfield area

### 5.1 Committed greenfield lands (gross area) 2002-2020

Figure 9. Cumulative committed greenfield lands



#### Development in the designated greenfield area is in line with Growth Plan policies

The designated greenfield area and policies were defined through the Growth Plan as a means to ensure the development of healthy, safe and balanced communities and make better use of land and existing infrastructure through the promotion of compact, transit supportive communities in the designated greenfield area.

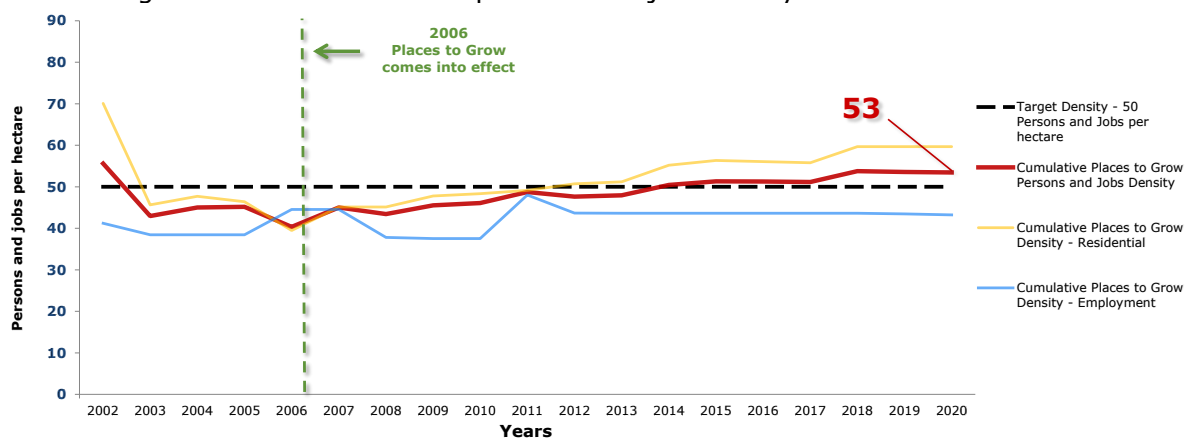
Figure 8 above illustrates the cumulative rate in which lands are being committed for development each year within the designated greenfield area. Prior to the effective date of the Growth Plan in 2006, the designated greenfield area included lands with existing planning approvals, but which had not yet been constructed. It is for this reason the chart illustrates a timeline prior to the effective date of the Growth Plan. By the end of 2020, 832 hectares of the City's 2020 hectares of designated greenfield area had planning commitments, inclusive of natural areas protected through the plan of subdivision process. This represents an increase of 2 hectares of additional committed greenfield land since 2019, which is fewer committed hectares than in recent years. The total amount of committed greenfield lands in 2020 stands at approximately 41 per cent of the total designated greenfield area.

There are several greenfield developments that are expected to increase the number of committed greenfield lands over the coming years as additional phases in greenfield plans of subdivisions become registered. A few of these subdivisions include: 635 Woodlawn Road East, 55 & 75 Cityview Drive North, 20 & 37 Cityview Drive North, and 1159 Victoria Road South.

Source: City of Guelph Planning Services, 2019

## 5.2 Greenfield area cumulative persons and job density within committed lands

Figure 10. Greenfield area persons and job density on committed lands



### Committed greenfield lands are meeting the minimum greenfield density target

The City of Guelph's committed lands within the designated greenfield area are currently estimated to be achieving a density of 53 persons and jobs per net hectare, which remained steady over the past year.

In the chart above, an initial density spike in 2002 on the first lands to be committed in the designated greenfield area was due to the approval of several large commercial and apartment developments. In the following years, the designated greenfield area density declined due to the registration of several plans of subdivision which predated the Growth Plan and were comprised largely of low density forms of housing. Greenfield densities began to trend steadily upwards starting in 2009, reflective of the registration of plans of subdivision received after the Growth Plan came into effect with overall densities that contributed to the achievement of the greenfield density target. The overall density target for the designated greenfield area is a minimum of 50 persons and jobs per hectare, measured over the entirety of the designated greenfield area, excluding areas where provincial plans and policies prohibit development.

Densities on non-employment committed lands in the designated greenfield area remained steady over the past year at 60 persons and jobs per hectare over 528 gross hectares of land (26 per cent of the designated greenfield area). Likewise, densities on employment lands also remained steady and are estimated to be achieving approximately 43 persons and jobs per hectare over 304 hectares of land (15 per cent of the designated greenfield area).

Following the completion of [Shaping Guelph](#), the City's work to conform to the 2019 Growth Plan (A Place to Grow: Growth Plan for the Greater Golden Horseshoe), the measure for determining densities in designated greenfield lands will be revised to address the changes to the Growth Plan.



Notes:

1. The term committed refers to lands within registered plans of subdivision and lands that have been rezoned outside of plans of subdivision.
2. Greenfield densities have the ability to change over time from registration or approval to when building permits are issued on committed lands.
3. This figure excludes lands in the Designated Greenfield Area that are not considered to be in their final form.
4. For the purposes of this chart, residential densities include population serving employment, such as school sites, and small-scale commercial sites outside business parks. Employment densities include lands designated industrial and corporate business park, commercial developments within mixed-use nodes, and commercial sites within business parks.

Source: City of Guelph Planning Services, 2020

## 6. City of Guelph housing supply

### 6.1 Housing supply

Figure 11. Housing supply in the built-up area

Supply	Single Detached	Semi-Detached	Townhouses	Apartments	Total Units	Years of Supply
Short term supply	198	12	462	2685	3357	3.1
Designated and Available	14	4	826	1308	2152	2.0
<b>TOTAL</b>	<b>212</b>	<b>16</b>	<b>1288</b>	<b>3993</b>	<b>5509</b>	<b>5.1</b>

Figure 12. Housing supply in the designated greenfield area

Supply	Single Detached	Semi-Detached	Townhouses	Apartments	Total Units	Years of Supply
Short term supply	417	34	318	1892	2661	2.4
Designated and Available	902	0	2742	2911	6555	6.0
<b>TOTAL</b>	<b>1319</b>	<b>34</b>	<b>3060</b>	<b>4803</b>	<b>9216</b>	<b>8.4</b>

Figure 13. City-wide housing supply

Supply	Single Detached	Semi-Detached	Townhouses	Apartments	Total Units	Years of Supply
Short term supply	615	46	780	4577	6018	5.5
Designated and Available	916	4	3568	4219	8707	7.9
<b>TOTAL</b>	<b>1531</b>	<b>50</b>	<b>4348</b>	<b>8796</b>	<b>14725</b>	<b>13.4</b>

Note: The years of supply total in Figures 10 through 12 may not add due to rounding

#### The City is meeting its short-term housing supply requirements

These charts illustrate the supply of housing by type on lands that are available for future development as per the City's current Official Plan which has a planning horizon to the year 2031. A new Provincial Policy Statement (PPS, 2020) came into effect on May 1, 2020 with updated housing supply policies that direct municipalities to maintain enough land available to accommodate a 15 year supply of residential growth through residential intensification, redevelopment and lands that are designated and available, and increase from the minimum 10 year supply in the 2014 PPS. The minimum three year short term housing supply policy remains unchanged. The housing supply policies of the 2020 PPS also require the City to plan for an appropriate range and mix of housing types and densities to meet future projections.

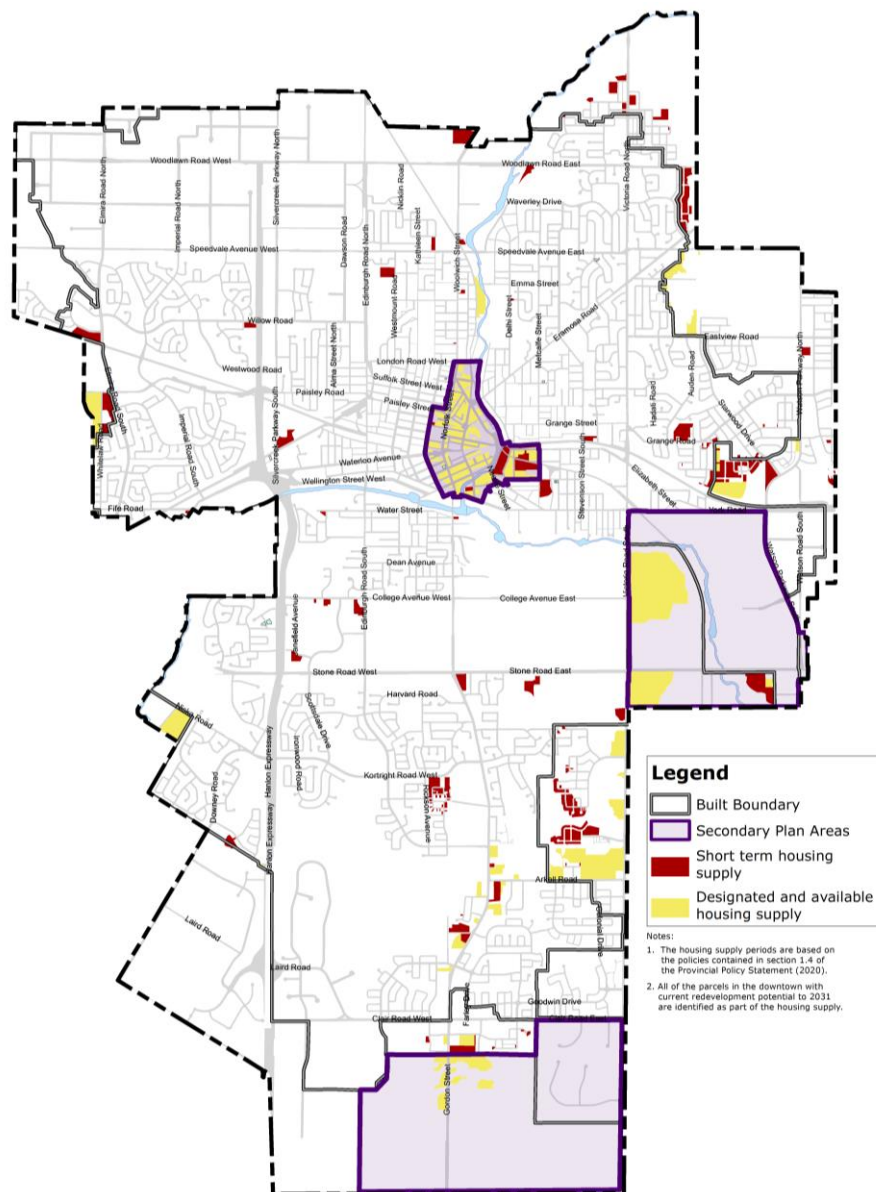
In 2020, Guelph exceeded the minimum short term housing supply of three years, with enough land available for a 5.1 year supply of housing. The City also maintains a longer term housing supply on lands that are designated and available, calculated at 13.4 years, which does not meet the minimum updated supply policy of 15 years in the 2020 PPS. However, additional lands will be designated through the Clair-Maltby Secondary Plan and additional future housing supply will be identified through the City's update growth management strategy, [Shaping Guelph](#), which will extend Guelph's planning horizon to 2051. Through Shaping Guelph, conformity with this policy of the PPS will be evaluated.

Figure 14. City-wide short term housing supply

City-wide short term housing supply	Single Detached	Semi-Detached	Townhouses	Apartments	Total Units	Years of Supply
Zoned sites (outside plans of subdivision)	139	26	335	3474	3974	3.6
Sites in draft approved plans of subdivision	181	4	75	262	522	0.5
Sites in registered plans of subdivision	295	16	370	841	1522	1.4
<b>TOTAL</b>	<b>615</b>	<b>46</b>	<b>780</b>	<b>4577</b>	<b>6018</b>	<b>5.5</b>

When looking deeper into Guelph's short term housing supply as seen in figure 13 above, the majority of the City's housing supply is on sites that are zoned outside plans of subdivision, with nearly 4,100 units generating a 3.6 year supply of housing. An additional 2,000 units are contained within draft approved and registered plans of subdivision, generating a 1.9 year supply of housing.

Figure 15. City of Guelph housing supply sites

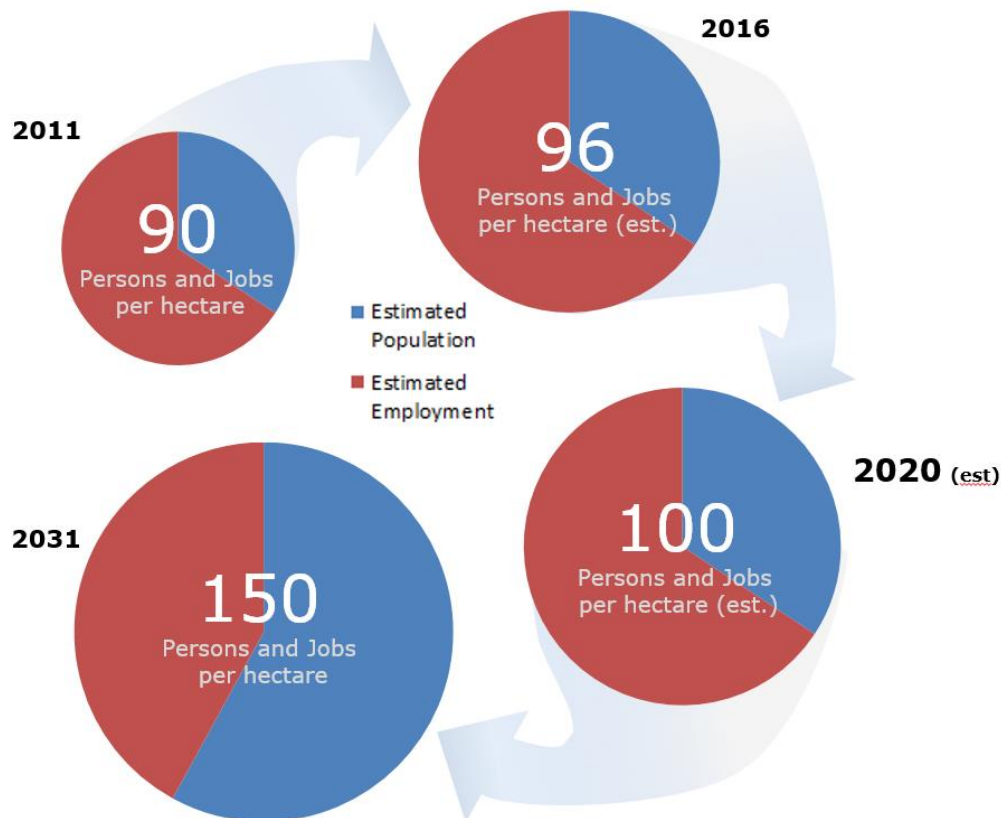


Source: City of Guelph Planning Services, 2020

## 7. Urban Growth Centre

### 7.1 Urban Growth Centre density

Figure 16. Urban Growth Centre population and employment density



#### The City is on track to achieve its Urban Growth Centre density target

The City of Guelph's Urban Growth Centre (Downtown) is being planned to accommodate a density of 150 persons and jobs per hectare by the year 2031. Downtown permit activity in 2020 saw some additional office floor space added in the latter part of the year, while the remaining permit activity in the Downtown was limited to renovations. Much like the trend elsewhere across the city, Guelph's Downtown saw reduced development activity following the negative economic impacts of the COVID-19 global pandemic, resulting in the density for Downtown remaining steady at an estimated 100 persons and jobs per hectare over the year. The majority of the future increases to the Downtown density to 2031 will result from residential intensification in the form of medium and high density residential dwellings.

Progress towards achievement of the Urban Growth Centre density target will continue through implementation of the Downtown Secondary Plan and further intensification of the Downtown. Over the coming years, the remaining phases of The Metalworks development on Arthur Street South and the development at 71 Wyndham Street South could together bring an estimated additional 400 residential units into the Downtown.

Source: City of Guelph Planning Services, 2020

## 8. Affordable housing

### 8.1 Achievement of affordable housing targets

#### The City is meeting its targets for affordable ownership and purpose built secondary rental units

The City of Guelph sets an annual affordable housing target of 30 per cent for all newly constructed residential units. This target is further broken down by housing tenure as follows:

- 25 per cent affordable ownership units;
- 1 per cent affordable primary rental units; and,
- 4 per cent affordable purpose built secondary rental units (which includes accessory apartments)

Figure 17. Percentage of newly constructed dwellings by sale price by type of unit in 2020



Source: City of Guelph Planning Services, 2020. Data from MPAC.

#### Affordable housing - ownership units

At the time of this report, sales data indicated that 50 per cent of newly constructed residential units last year were sold below the 2020 affordable housing ownership benchmark price of \$421,837, which meets the affordable ownership target of 25 per cent. Of the new residential units that sold below the benchmark price in 2020, 63 per cent were apartment units, while the remaining 37 per cent were townhouses.

#### Affordable housing – purpose built secondary rental units

In 2020, permits were issued for the creation of 216 accessory apartments; these units are considered to be purpose built secondary rental units. Based on the latest registered accessory apartment survey results, it is assumed that 106 of the 216 units would be offered for rent below the 2020 rental benchmark price of \$1,245, adjusted for the Ontario rental increase guideline of 2.2 per cent for 2020. This represents 14 per cent of the total units constructed in 2020, which meets the City's affordable purpose built secondary rental unit target of 4 per cent.

### **Affordable housing – purpose built primary rentals**

The target for purpose built primary rentals is 1 per cent of all newly constructed units, measured as an average over a 5-year period. Over the past 5 years, there have been several new rental developments constructed in Guelph, adding 1250 rental units to the City's housing stock, mostly in the form of apartments. These developments along with their current starting monthly rentals rates are summarized below in Figure 17.

Figure 18 Starting monthly rates for purpose built rental units constructed in the last five years

Rental Building Address	Name	Bachelor	1 bedroom	2 bedroom	3+ bedroom
253 Exhibition Street, and 263 Exhibition Street		N/A	\$1,798	\$1,999	\$2,386
98 Farley Drive	Urban Lofts	\$1,660	\$1,830	\$2,300	N/A
171 Kortright Road West	The Kortyard	N/A	\$1,774	\$1,982	N/A
1020 Paisley Road	Paisley Square	N/A	\$1,816	\$2,077	\$2,192
978 Paisley Road	The Chelsea	N/A	\$1,740	\$2,136	N/A
996 Paisley Road	Paisley Square	N/A	\$1,737	\$2,077	N/A
772 Paisley Road, 4 Ryde Road, and 3 Candlewood Drive	Parkwood Place	N/A	\$1,753	\$2,077	\$2,239
5 Schroder Crescent	Atwood Suites	N/A	\$1,595	\$1,845	\$1,925
45 Yarmouth Street	Royal Flats	N/A	\$1,900	\$2,100	\$4,700

Figure 17 above shows the current starting monthly rental rates by unit size for purpose built rental buildings constructed in Guelph within the last five years. The lowest monthly rental rates among these recently constructed buildings start from \$1,595 for a 1 bedroom unit. The lowest monthly rate for a two bedroom unit starts from \$1,845, and 3 bedroom units start from \$1,925. One rental building had rates available for bachelor units, which start from \$1,660 monthly.

To meet the 1 per cent target for affordable among purpose built primary rental units over the past five years, a minimum of 25 units would need to be rented below the affordable rental threshold. A review of rental rates in the newly constructed rental buildings over the past five years revealed that none of the new units are being rented below the rental affordability benchmark. A new rental development geared towards seniors that began construction in 2020 with a total of 115 units is expected to have 65 units designated as affordable. Rental rates for this development are not available since the apartments have not yet completed construction. Rates for this development will be reported with the next 5 year report on the achievement of the primary affordable rental target in the 2025 report.

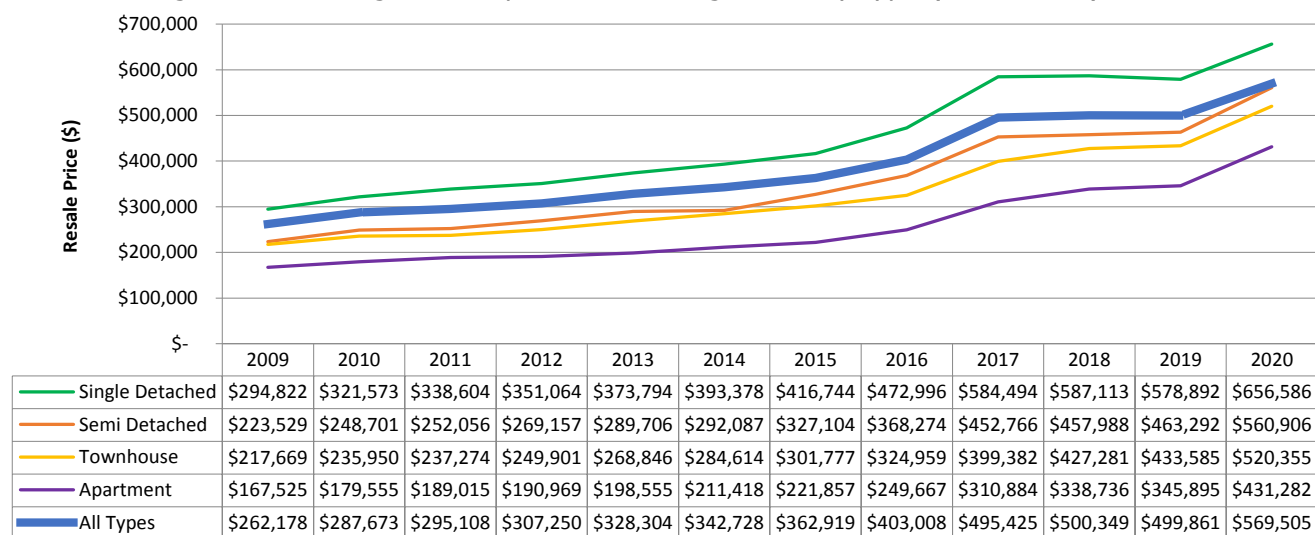
According to CMHC's primary rental market statistics for all primary rental buildings in Guelph, the average rental rates for bachelor apartments (\$871) and 1 bedroom apartments (\$1,211) fell below the 2020 affordable benchmark price of \$1,245.

## 8.1 Setting 2021 affordable ownership housing benchmark prices

Each year the City calculates the affordable housing benchmarks for ownership based on the lowest of a market and income based calculations, as per provincial policy. These benchmarks are used to determine if the City's affordability housing targets for home ownership have been met. The 2021 benchmarks will be set using 2020 data. The recent trends in housing prices and sales that have occurred through the early part of 2021 are not reflected in the data presented in this report.

### Affordable ownership housing benchmark – market-based

Figure 19. Average resale price of dwellings sold, by type (2009-2020)



Source: City of Guelph Planning Services, 2020. Data from MPAC

In 2020, the average resale price for all types of dwellings sold in Guelph was \$569,505, an increase of approximately \$70,000, or 15 per cent from the average resale price of \$499,861 in 2019. Single detached homes were the most expensive type of unit sold in 2020 with an average resale price of \$656,586, an increase of 15 per cent since 2019. Apartment units were the least expensive types of units sold in 2020, with resale prices averaging \$431,282, an increase of 25 per cent since 2019.

Between 2009 and 2020, average resale prices for all types of units increased by 11 per cent per year. Average prices for single detached homes increased by an average of 11 per cent per year, townhouses increased by an average of 13 per cent per year, while both semi-detached and apartment prices increased by an average of 14 per cent per year over the timeframe.

The ownership affordable market-based benchmark is calculated as housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area. The ownership affordable market-based benchmark for 2021 is \$512,555.

## Affordable ownership housing benchmark – income-based

Figure 20. Maximum affordable homeownership prices by income percentile for all Guelph households, 2020

Percentile	10th	20th	30th	40th	50th	60th	70th	80th	90th
<b>Income of All Households (\$)</b>	\$24,532	\$40,171	\$54,124	\$67,921	\$83,704	\$101,106	\$120,472	\$147,272	\$189,554
<b>Affordable House Price (\$)</b>	\$65,069	\$137,583	\$202,279	\$266,257	\$339,439	\$420,125	\$509,921	\$634,187	\$830,239

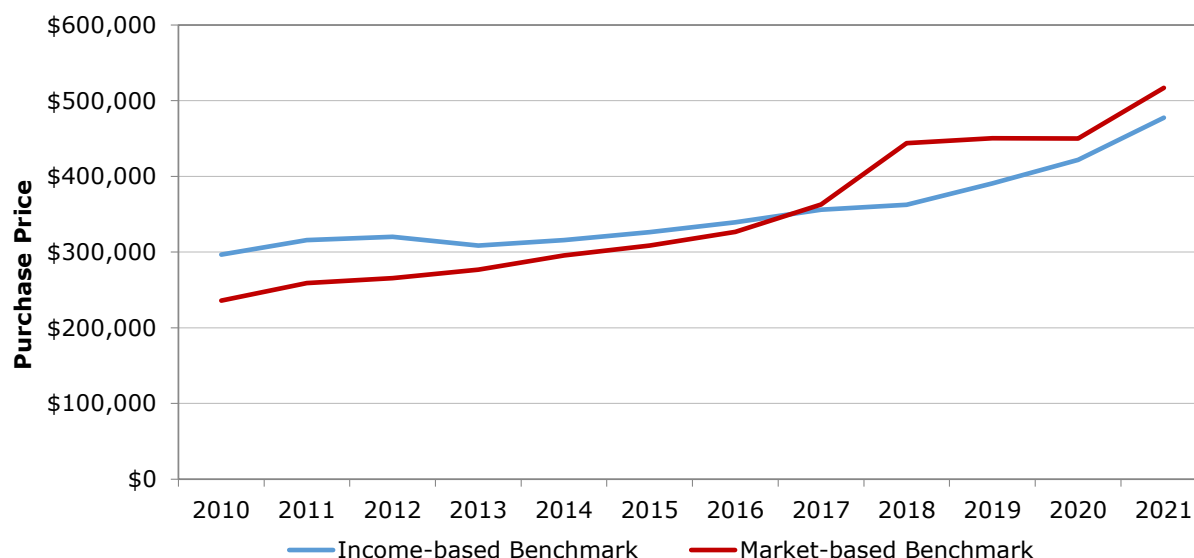
Source: City of Guelph Planning Services, 2020. Data from Statistics Canada.

In 2020, the income for the 60<sup>th</sup> percentile for all households was \$101,106, which is based on 2015 Census data adjusted for inflation based on the Consumer Price Index for Ontario (all items).

The ownership affordability income-based benchmark for 2021 is \$420,125, which is a decrease of approximately \$1,700 from the 2020 income-based benchmark in 2020.

## Setting the affordable ownership housing benchmark for 2021

Figure 21. Comparing income and market-based affordable ownership housing benchmark, 2010–2021



Source: City of Guelph Planning Services, 2020. Data from MPAC and Statistics Canada

In 2020, the income for the 60<sup>th</sup> income percentile for all households was \$101,106 which is based on incomes from the 2016 Census, adjusted for inflation using the Consumer Price Index for Ontario (all items).

Calculating the 2021 affordable ownership housing benchmark involves determining the less expensive of:

- 1) Income based benchmark - housing for which the purchase price results in annual accommodations that does not exceed 30 per cent of gross annual household income for low and moderate income households; and



- 2) Market based benchmark - housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area.

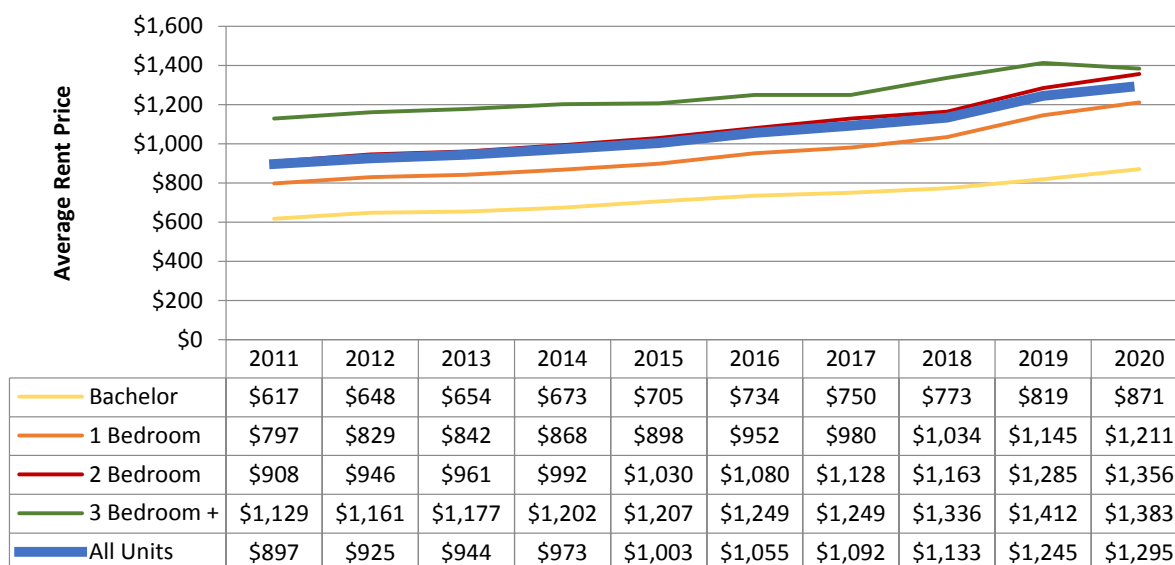
Calculating the ownership housing benchmark using the income based price method above (1) results in a benchmark price of \$420,125. Calculating the benchmark using the average purchase price method above (2) uses the 2020 average resale price of \$569,505 for all types of dwellings sold in Guelph, which results in a benchmark price of \$512,555. The less expensive of the two methods is the income based method (1), which sets the 2021 affordable housing ownership benchmark price of \$420,125.

## 8.2 Setting 2021 affordable rental housing benchmark prices

Each year the City calculates the affordable housing benchmarks for rental housing based on the lowest of a market and income based calculations, as per provincial policy. These benchmarks are used to determine if the City's affordability housing targets for rental units have been met. The 2021 benchmarks will be set using 2020 data.

### Affordable rental housing benchmark – market-based

Figure 22. Average rental price by size of unit (2011-2020)



Source: City of Guelph Planning Services, 2020. Data from CMHC.

In 2020, the average market rent for all types of units in Guelph was \$1,295 with bachelor units averaging rents of \$871 and units with 3 or more bedrooms averaging rents of \$1,383.

Between 2011 and 2020, average market rents increased by approximately 5.6 per cent per year. Rental rates for bachelor apartments increased by 5 per cent on average per year, while 1 and 2-bedroom units increased the most by 6.5 per cent on average per year while rates for units with 3 or more bedrooms increased the least at 2.8 per cent on average per year between 2011 and 2020. Between 2019 and 2020, rental prices increased by an average of 5.5 per cent across all unit sizes, with 1 bedroom apartment rental prices increasing the most at 6.5 per cent, and 3 bedroom apartment rental prices increasing by 1.1 per cent over the year.

The rental market-based benchmark is calculated as the average rental price of all units in the regional market area. The rental affordable housing market-based benchmark for 2021 is \$1,295.

## Affordable rental housing benchmark – income-based

Figure 23. Maximum affordable rent by income percentile for all Guelph renter households, 2020

Percentile	10th	20th	30th	40th	50th	60th	70th	80th	90th
<b>Income of All Rental Households (\$)</b>	\$14,901	\$22,459	\$29,908	\$39,120	\$48,151	\$57,075	\$68,116	\$83,594	\$107,776
<b>Affordable Rental Price (\$)</b>	\$373	\$561	\$748	\$978	\$1,204	\$1,427	\$1,703	\$2,090	\$2,694

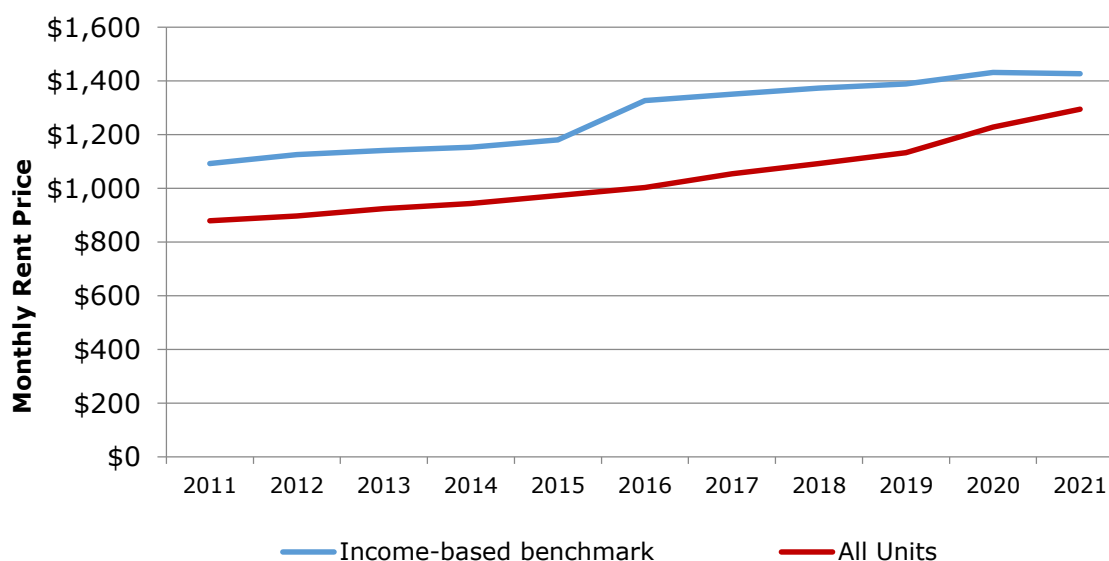
Source: City of Guelph Planning Services, 2020. Data from Statistics Canada

In 2020, the income for the 60th income percentile for rental households was \$57,075 which is based on 2015 Census data adjusted for inflation based on the Consumer Price Index for Ontario (all items). The income based affordable rental benchmark, which is calculated as 30 per cent of the gross household income at the 60<sup>th</sup> income percentile is \$1,427.

Using the 2020 average rental prices, the 2021 market-based affordable housing rental benchmark is \$1,427, which is a slight decrease from \$1,432 in 2020.

## Setting the affordable rental housing benchmark for 2021

Figure 24. Comparing income and market-based benchmarks in Guelph, 2010-2021



Source: City of Guelph Planning Services, 2019. Data from CMHC and Statistics Canada

In 2020, the income for the 60th income percentile for all renter households was \$57,075 which is based on incomes from the 2016 Census, adjusted for inflation using the Consumer Price Index for Ontario (all items).

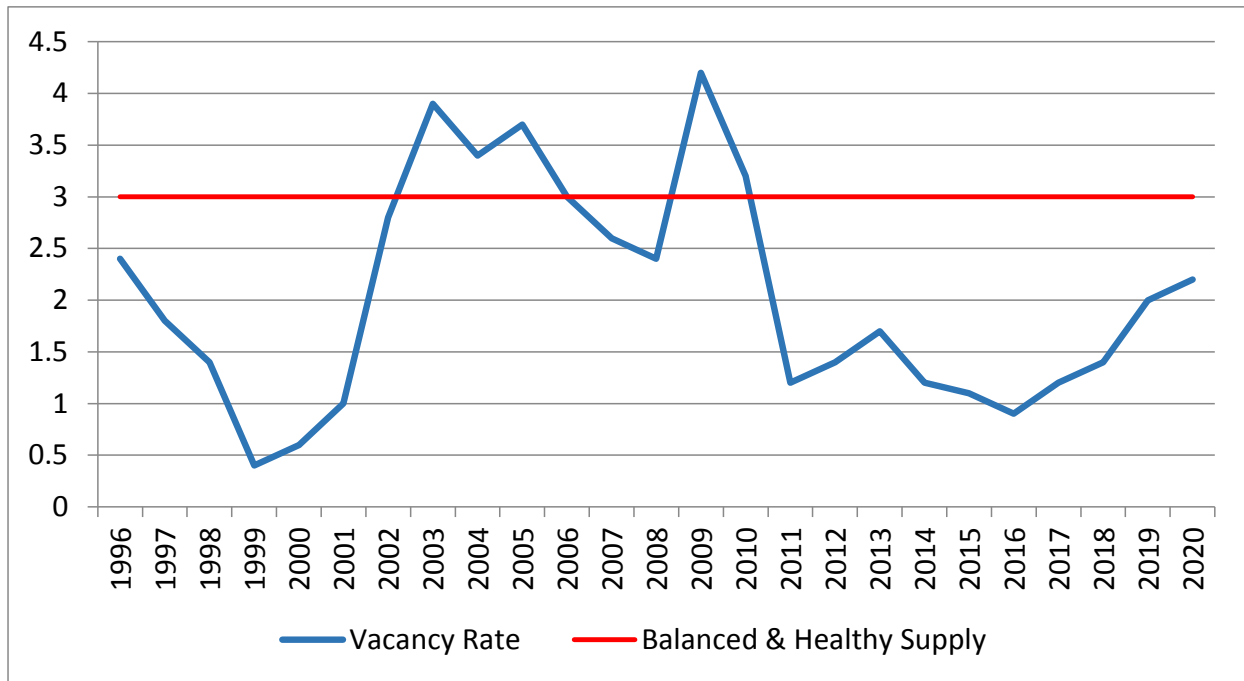
Calculating the 2021 affordable rental housing benchmark involves determining the less expensive of:

- 1) Income based benchmark - housing for which the rental price results in annual accommodations that does not exceed 30 per cent of gross annual renter household incomes for low and moderate income households; and
- 2) Market based benchmark - the average market rent for all units from the Canadian and Mortgage Housing Corporation's rental market survey

Calculating the rental housing benchmark using the income based price method above (1) results in a benchmark rental price of \$1,427. Calculating the rental housing benchmark using the average rent in method (2) results in a benchmark price rental price of \$1,295. The less expensive of the two methods is the market-based method (1), which sets the 2021 affordable rental housing benchmark price of \$1,295 per month.

## 8.3 Rental unit vacancy rates in Guelph

Figure 25. Rental vacancy rates across all units, Guelph CSD 1996-2020

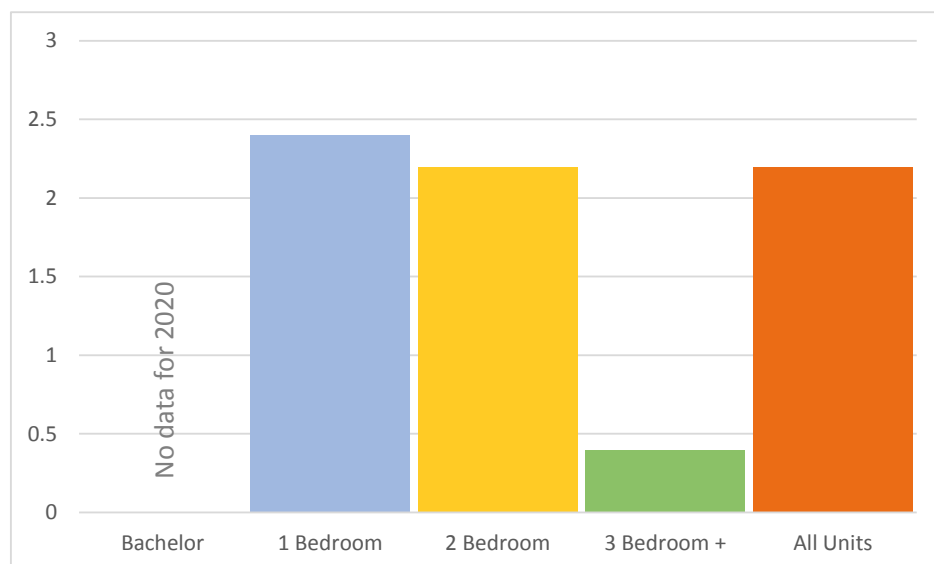


Source: City of Guelph Planning Services, 2020. Data from CMHC.

The average vacancy rate for all rental units for the Guelph CMA in 2020 was 2.2 per cent, up from 2.0 per cent in 2019. The City of Guelph has continued to fall below a balanced and healthy vacancy rate of 3 per cent for the tenth year in a row.

Since 2017, the vacancy rate has been rising due in part to the increase in supply through the development of new primary rental apartment buildings, such as the Kortyard rental units at 171 Kortright Road West, the Imperial Towers 4 building development at 978-1042 Paisley Road, and Parkwood Place 3 building development at 772 Paisley Road, 4 Ryde Road and 3 Candlewood Drive

Figure 26. Vacancy rates by size of primary rental unit, 2020



Source: City of Guelph Planning Services. Data from CMHC.

In 2020, 1 bedroom apartments had the highest vacancy rate at 2.4 per cent, while 2 bedroom apartments had a vacancy rate of 2.2 per cent, and rentals with 3 or more bedrooms had the lowest vacancy rate of 0.4 per cent. A balanced and healthy vacancy rate is considered to be 3 per cent or above. The data collected by CMHC for bachelor apartments in 2020 was either suppressed due to privacy concerns, or was not statistically significant.

# Information Report

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Service Area	Infrastructure, Development and Enterprise Services
Date	Friday, April 9, 2021
Subject	<b>Shaping Guelph – growth scenarios and urban structure</b>

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## Executive Summary

### Purpose of Report

This report provides an overview of the Growth Scenario Planning - Shaping Guelph: Growth Management Strategy Technical Brief and the Urban Structure - Shaping Guelph: Growth Management Strategy Technical Brief. This report also outlines upcoming community engagement opportunities and next steps for Shaping Guelph.

### Key Findings

The Growth Scenario Technical Brief provides necessary background information to inform conversations about the growth scenarios and the proposed evaluation framework with the community, stakeholders, and Council. Council endorsement of a preferred growth scenario will follow these conversations and the evaluation of the growth scenarios. The preferred growth scenario will inform the development of the growth management strategy later in 2021.

Based on technical analysis and the input from the community and stakeholders, three growth scenarios were selected for further consideration and evaluation:

- **Growth scenario 1** – meets the minimum forecasts and targets of A Place To Grow: Growth Plan for the Greater Golden Horseshoe (APTG) and uses the Official Plan urban structure, heights and densities and land uses as the guide for growth.
- **Growth scenario 2** - builds on growth scenario 1 and increases the amount of low and medium density housing.
- **Growth scenario 3** – increases the built-up area intensification target to 55 per cent and increases the amount of low and medium density housing.

A series of proposed evaluation criteria has been developed based on themes from the Provincial Policy Statement, APTG, Guelph's Community Plan, Strategic Plan, and Official Plan. These themes are:

- Complete communities/livability
- Growth management
- Economic growth
- Transportation, infrastructure, financing
- Cultural/natural heritage, and
- Public health and safety

To plan for growth beyond 2031, the Official Plan urban structure is proposed to be updated. The proposed urban structure outlined in this report builds on directions from APTG, considers the technical analysis from the Housing Analysis and Strategy and the Residential Intensification Analysis, and considers community and stakeholder input provided to date.

## **Financial Implications**

Shaping Guelph is funded through PL0054 approved capital budgets with anticipated costs associated with consultant services and community engagement.

Shaping Guelph will include a fiscal impact assessment of a preferred growth scenario. However, Shaping Guelph does not include an examination of the fiscal impact of varying rates/paces of growth. Shaping Guelph generally assumes steady growth rates to plan for APTG forecasts. Understanding the implications of different rates of growth are important to inform capital budgeting and infrastructure planning as well as the City's ongoing evaluation of the impacts of changing Provincial directions and the long-term fiscal sustainability of the City.

As outlined in report [2021-54](#), a future comprehensive background study and update to the Development Charges (DC) By-law will be required to incorporate growth planning work currently underway as well as the timing of the Clair-Maltby Secondary Plan. The future comprehensive study will likely be undertaken in 2025.

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## **Report**

### **Details**

In May 2019, the Province released A Place to Grow: Growth Plan for the Greater Golden Horseshoe (APTG). Amendment 1 to APTG was approved with an effective date of August 28, 2020. APTG guides growth and development within the Greater Golden Horseshoe over the next 30 years. APTG requires that Guelph:

- Accommodate a population of 203,000 and an employment base of 116,000 jobs in 2051. The population and employment forecasts within APTG are fixed. Municipalities are legislated to update their Official Plans to accommodate these forecasts
- Plan for a minimum residential intensification target of 50 per cent within the built up area (BUA)<sup>1</sup>
- Plan for a minimum designated greenfield area (DGA)<sup>2</sup> density target of 50 persons and jobs per hectare

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<sup>1</sup> APTG defines built-up area as "the limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target". The limits of the built-up area are based on the developed urban area as of 2006.

<sup>2</sup> APTG defines designated greenfield area as "land within settlement areas (not including rural settlements) but outside of delineated built up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of APTG".



- Plan for a minimum urban growth centre<sup>3</sup> (Downtown) (UGC) density of 150 persons and jobs per hectare to 2031
- Establish an updated urban structure, including the delineation of strategic growth areas (SGAs)<sup>4</sup> (formerly intensification areas) and the delineation of Guelph's major transit station area (MTSA)
- Identify the appropriate type and scale of development in SGAs, and
- Continue to integrate land use planning with infrastructure planning.

In October 2019, Council endorsed a process for Guelph to conform to APTG – Guelph's municipal comprehensive Official Plan review (MCR). The MCR is known as Shaping Guelph: Growth Management Strategy (Shaping Guelph). The Shaping Guelph process includes several technical background studies that have been and will be prepared throughout 2020 and 2021. These are:

- Confirmation of a vision and principles for growth. A [draft vision and principles for growth](#) was endorsed by Council in June 2020 and has been used to inform work on the background studies
- A residential intensification analysis (RIA). The RIA was completed as background to the housing analysis and strategy and is contained within it
- An [employment lands strategy](#) (ELS)
- A [housing analysis and strategy](#) (HAS)
- Growth scenarios – this report
- Preferred growth scenario (based on a land needs assessment)

An overview of the scope of each of these studies was provided in report [IDE-2019-91](#).

### **Growth Scenario Planning Technical Brief**

The Growth Scenario Planning - Shaping Guelph: Growth Management Strategy Technical Brief (Growth Scenario Technical Brief) (Attachment 1) is one of the technical background studies of Shaping Guelph. It:

- outlines three scenarios for growth for Guelph, and
- provides a proposed growth scenario evaluation framework.

The Growth Scenario Technical Brief provides necessary background information to inform conversations about the growth scenarios and the proposed evaluation framework with the community, stakeholders, and Council. Council endorsement of a preferred growth scenario will follow these conversations and the evaluation of the growth scenarios. The preferred growth scenario will inform the development of the growth management strategy later in 2021.

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<sup>3</sup> APTG defines urban growth centres as "existing or emerging downtown areas shown in the Growth Plan and as further identified by the Minister on April 2, 2008".

<sup>4</sup> APTG defines strategic growth areas as "within settlement areas, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include urban growth centres, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas".

An overview of each growth scenario is provided below with more details on each provided in Attachment 1. For all scenarios:

- The minimum forecasts and targets of APTG are met
- No settlement boundary expansions are considered or proposed as Guelph's settlement boundary is coincident with its corporate boundary. Any expansion of the settlement boundary would require lands being added to Guelph's corporate boundary (e.g. annexation). Expansions of Guelph's corporate boundary are not within the scope of Shaping Guelph
- The densities and land uses from the Guelph Innovation District Secondary Plan are unchanged, and
- The Council endorsed preferred community structure for the Clair-Maltby Secondary Plan Area is unchanged

Preliminary findings from the Water Supply Master Plan and the Wastewater Treatment and Biosolids Management Master Plan have also been considered in the development of the three growth scenarios. There are alternatives being explored through the Water Supply Master Plan to increase the city's water supply capacity to accommodate growth to 2051. New supply sources will be reviewed through the Water Supply Master Plan and will evaluate any environmental impacts to the surface water systems in and around the city. An overview of the current status and preliminary findings of the Water Supply Master Plan are provided in Attachment 2. Additionally, there is the ability and capacity to ensure effective and efficient wastewater treatment and biosolids handling to 2051 through smart planning, new technologies and future capital investment. An overview of the current status and preliminary findings of the Wastewater Treatment and Biosolids Management Master Plan are provided in Attachment 3.

Based on community and stakeholder input through Shaping Guelph engagement in August/September 2020, we heard that there was a preference to grow within our current boundaries, to continue to grow downtown and within nodes and corridors across the city, and to maintain the current height permissions from the Official Plan. Based on this input, growth scenario 1 was developed and presented to the community and stakeholders in November/December 2020. At that time, input was sought on what other growth scenarios should be explored. The following represents growth scenario options that are available to consider in accordance with APTG. Ones marked with an asterisk (\*) are options that were preferred by the community and/or stakeholders to explore further:

- Settlement boundary expansion, where demonstrated through technical studies that there is a need. As noted above, this would require lands being added to Guelph's corporate boundary (e.g. annexation). Expansions of Guelph's corporate boundary are not within the scope of Shaping Guelph;
- Increased city-wide population and housing forecasts to 2051 above the APTG minimum forecasts;
- Increasing the BUA intensification target above 50 per cent and directing more housing to the BUA\*;
- Decreasing the BUA intensification target below 50 per cent and directing less housing to the BUA. This can only be explored if Guelph's existing intensification level is lower than 50 per cent;

- Increasing the DGA density target above what is expected in the approved Guelph Innovation District Secondary Plan and Council endorsed preferred community structure for the Clair-Maltby Secondary Plan area;
- Decreasing the DGA density target below what is expected in the approved Guelph Innovation District Secondary Plan and Council endorsed preferred community structure for the Clair-Maltby Secondary Plan area; and,
- Adjusting the location and type of housing growth within the BUA\*.

## **Growth Scenarios**

The Growth Scenario Planning Technical Brief (Attachment 1) provides an overview of these options and an analysis of whether they should be explored further. Based on this analysis and the input from the community and stakeholders, the following three growth scenarios were selected for further consideration and evaluation:

- **Growth scenario 1** – meets the minimum forecasts and targets of APTG and uses the Official Plan urban structure, heights and densities and land uses as the guide for growth. This scenario assumes 50 per cent of growth will be achieved through intensification within the BUA, which is consistent with historic patterns of growth in Guelph and would utilize existing capacity for growth within strategic growth areas and generally throughout the BUA. This scenario assumes an average DGA density of 66 people and jobs per hectare based on the mid-range density assumptions from the Council endorsed preferred community structure for the Clair-Maltby Secondary Plan and the approved densities in the Guelph Innovation District Secondary Plan. This scenario generally builds on the Official Plan land use permissions (i.e. maximum heights and densities) for lands within the BUA, including reserve lands.
- **Growth scenario 2** - builds on growth scenario 1 and increases the amount of low and medium density housing. This scenario assumes 50 per cent of growth will be achieved through intensification within the BUA through a housing mix that provides greater opportunities for medium density built form in strategic growth areas and other areas in the BUA with opportunities for intensification. This scenario reduces the allocation of high density housing within the BUA. This scenario assumes the re-designation of BUA lands currently identified as Reserve Lands in the Official Plan which provides increased ground-oriented housing supply. This scenario assumes the same average DGA density of 66 people and jobs per hectare.
- **Growth scenario 3** – increases the BUA intensification target and the amount of low and medium density housing. This scenario assumes 55 per cent of growth will be achieved through intensification within the BUA which represents a moderate increase from the APTG targets and historic growth patterns and would utilize existing capacity for growth within strategic growth areas and other areas in the BUA where there are opportunities for intensification. This scenario assumes the re-designation of lands within the BUA currently identified as Reserve Lands in the Official Plan which provides increased ground-oriented housing supply. This scenario assumes an average DGA density of 64 people and jobs per hectare based on the low-range density assumptions from the Council endorsed preferred community structure for the Clair-Maltby Secondary Plan and the approved densities in the Guelph Innovation District Secondary Plan.

Table 1 provides an overview of key factors of each of the growth scenarios including the BUA target, DGA target, and city-wide housing mix.

**Table 1 – Comparison of key factors between growth scenarios**

Scenario	BUA target	DGA target	2016-2051 city-wide housing mix
Scenario 1	50%	66 people and jobs per hectare	3,270 low density households <sup>5</sup> (10%) 7,000 medium density households <sup>6</sup> (22%) 17,570 high density households <sup>7</sup> (57%) 3,355 accessory apartments <sup>8</sup> (11%)
Scenario 2	50%	66 people and jobs per hectare	3,475 low density households (11%) 8,240 medium density households (26%) 16,125 high density households (52%) 3,355 accessory apartments (11%)
Scenario 3	55%	64 people and jobs per hectare	4,420 low density households (14%) 8,400 medium density households (27%) 15,020 high density households (48%) 3,355 accessory apartments (11%)

### Proposed growth scenario evaluation framework

A series of proposed evaluation criteria has been developed based on themes from the Provincial Policy Statement, APTG, Guelph's Community Plan, Strategic Plan, and Official Plan. These themes are:

- Complete communities/livability
- Growth management
- Economic growth
- Transportation, infrastructure, financing
- Cultural/natural heritage, and
- Public health and safety

Within each theme a number of planning objectives and evaluation questions are provided to assess and evaluate each growth scenario. The evaluation framework applies a climate change lens to the themes and links to climate change are woven throughout the criteria.

The proposed evaluation framework contains objectives and evaluation questions that are critical to determining a ranking of the growth scenarios in relation to each other. Criteria that are common to all of the growth scenarios, such as meeting the minimum forecasts and targets of APTG, are not included within the proposed evaluation framework as they are the same and cannot be used to determine a

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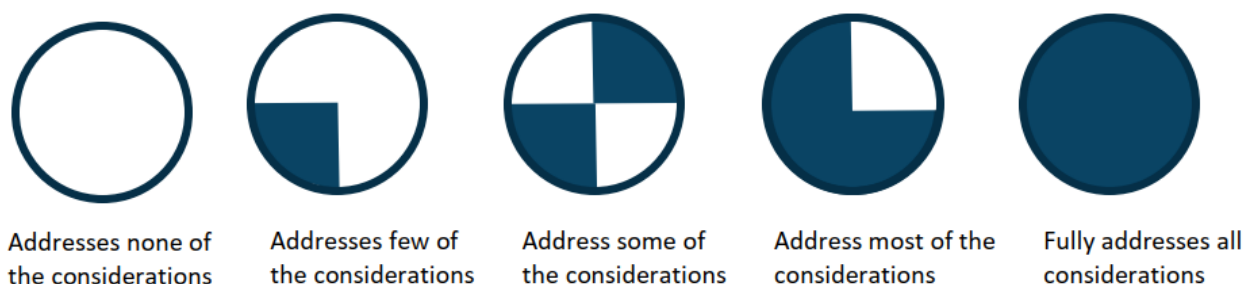
<sup>5</sup> Low density households, for the purposes of allocating growth, include single detached and semi-detached dwellings

<sup>6</sup> Medium density households, for the purposes of allocating growth, include all forms of townhouses and apartments in duplexes

<sup>7</sup> High density households include, for the purposes of allocating growth, include bachelor, one bedroom and two bedroom+ apartments

<sup>8</sup> Accessory apartments (accessory dwelling unit) is a dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as a primary dwelling unit. These are often referred to as secondary dwelling units, granny flats, or basement apartments with separate kitchen areas.

ranking (i.e. difference) between the growth scenarios. Each theme within the evaluation framework will be assigned an overall summary assessment based on how well the scenario addresses the planning objectives and evaluation questions. Figure 1 illustrates the range of possible outcomes for each theme.

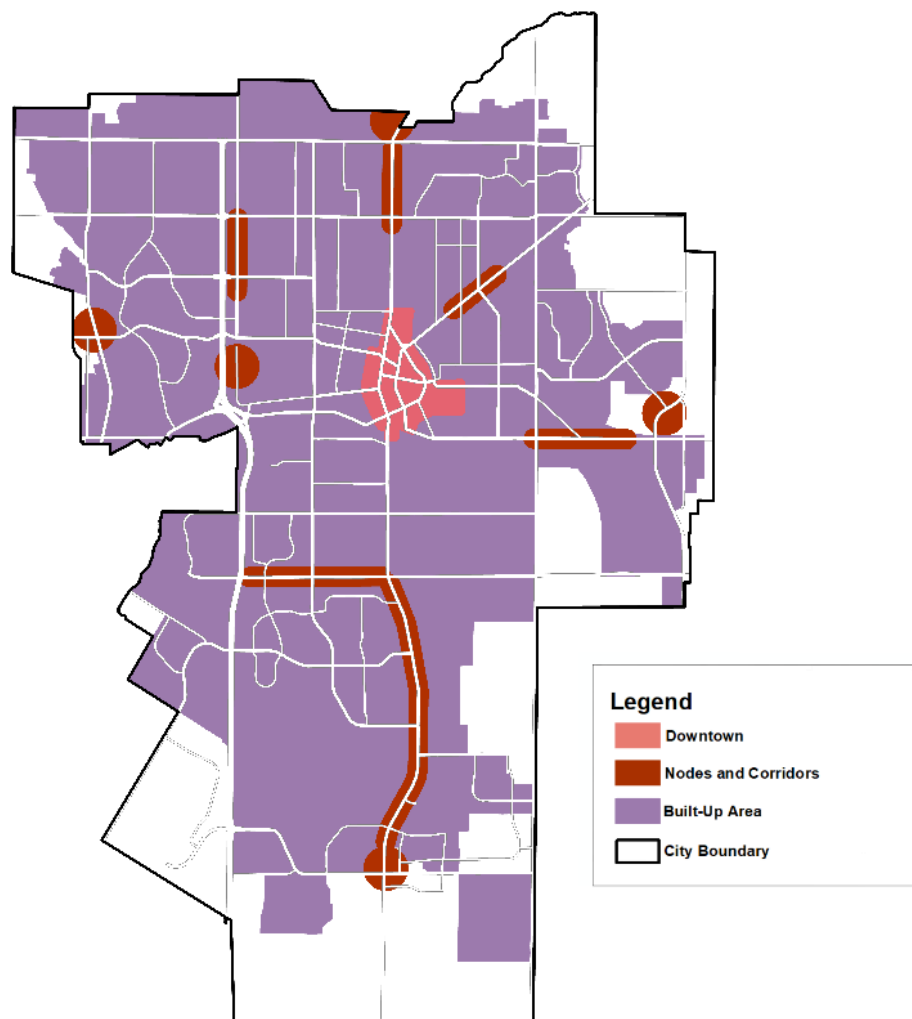


**Figure 1 – Proposed growth scenario evaluation framework summary assessment**

The evaluation framework will be used, together with input gathered from conversations with the community, stakeholders, and Council to select a preferred growth scenario.

### **Urban Structure Technical Brief**

The Urban Structure Technical Brief (Attachment 4) provides an overview of the city's existing Official Plan urban structure, and the evaluation process used to develop the proposed urban structure. The Official Plan includes a plan for growth to 2031 based on a nodes and corridors model. Nodes and corridors throughout the city and the downtown are identified as priority areas for growth. This is the city's urban structure. The urban structure also shows Guelph's existing developed areas (it's built-up area) and new lands that are planned to accommodate urban uses (it's designated greenfield area). The location of these areas are shown on Figure 2.

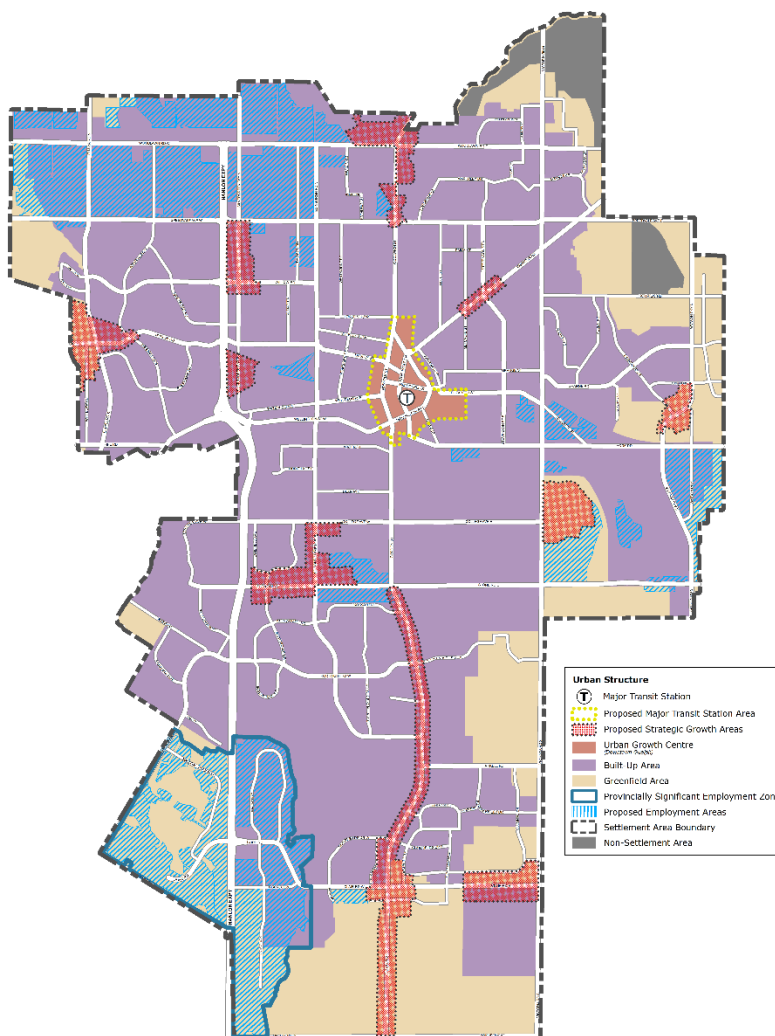


**Figure 2 - Guelph's existing nodes and corridors**

Through community and stakeholder conversations throughout 2020 we heard that this model for growth is working well. We heard that growth should continue to be directed to strategic areas throughout the city. As part of the HAS and RIA it was confirmed that there is capacity and opportunities to continue to accommodate growth in the nodes and corridors. Additionally, there is capacity to accommodate growth in other areas of the BUA as well as planned opportunities for concentrations of growth throughout the DGA.

To plan for growth beyond 2031, the existing nodes and corridors were evaluated and areas identified through the RIA as providing opportunities for growth were considered. The proposed urban structure, shown in Figure 3, builds on directions from APTG, considers the technical analysis from the HAS and RIA, and considers community and stakeholder input provided to date. Figure 3 continues to direct growth to strategic areas throughout the city, referred to as strategic growth areas (SGAs), and generally throughout the BUA, providing opportunities for multi-modal transportation connections (e.g. walking, cycling, transit, and vehicular) and help to prioritize infrastructure and financial investments. The proposed urban structure also includes employment areas, as recommended in the Employment Lands

Strategy, a major transit station area around Guelph's central station, the downtown as an urban growth centre, the BUA and the DGA.



**Figure 3 - Proposed urban structure**

## Financial Implications

Shaping Guelph is funded through PL0054 approved capital budgets with anticipated costs associated with consultant services and community engagement.

Shaping Guelph will include a fiscal impact assessment of a preferred growth scenario. However, Shaping Guelph does not include an examination of the fiscal impact of varying rates/paces of growth. Shaping Guelph generally assumes steady growth rates to plan for APTG forecasts. Understanding the implications of different rates of growth are important to inform capital budgeting and infrastructure planning as well as the City's ongoing evaluation of the impacts of changing Provincial directions and the long-term fiscal sustainability of the City.

As outlined in report [2021-54](#), a future comprehensive background study and update to the DC By-law will be required to incorporate growth planning work

currently underway as well as the timing of the Clair-Maltby Secondary Plan. The future comprehensive study will likely be undertaken in 2025. As part of this work staff will be exploring the cost of growth at a macro-economic level including varying growth rates. The relationship between the cost of growth and the rate of growth is not linear; slowing growth does not necessarily mean lower net costs. This is a complex equation that staff will investigate through the engagement of external experts to analyze and propose growth management fiscal strategies.

In advance of the comprehensive DC background study, in 2021/2022, staff will be working on an update to the DC By-law in 2021/2022 to comply with requirements under the Planning Act by the prescribed September 18, 2022 deadline. Additionally, opportunities to use a new funding tool, a community benefits charge, will be explored through a separate background study similar to that for the DC By-law in 2021/2022.

## **Consultations**

Community and stakeholder engagement about the growth scenarios, growth scenario evaluation framework, and proposed urban structure are planned throughout April. Engagement will include a community town hall, series of stakeholder roundtable discussions, and opportunities for input through the City's [Have Your Say](#) platform. A Council Workshop is also being held to discuss these items on April 21.

Input gathered at the Council workshop and community and stakeholder engagement will be used by staff and consultants to inform the selection of a preferred growth scenario and completion of the APTG required land needs assessment. At this time, it is anticipated that a preferred growth scenario and land needs assessment, including a financial impact assessment, will be presented to Council in early summer 2021 for endorsement to guide the development of Guelph's growth management strategy.

## **Strategic Plan Alignment**

Shaping Guelph: Growth Management Strategy aligns with the following priorities within the Strategic Plan:

Powering our Future – the growth scenarios and proposed urban structure include the establishment of protected employment areas ensuring that the city is positioned to maintain a healthy supply of employment lands encouraging the growth of Guelph's employment base.

Sustaining our Future – the growth scenarios are based on a Housing Analysis and Strategy and Employment Lands Strategy that confirm that Guelph has the land supply to accommodate our forecast population and employment within our existing boundary and to accommodate a minimum of 50 per cent of growth each year within the already developed areas – the built-up area. This will assist in planning and designing an increasingly sustainable city as Guelph grows. The proposed urban structure includes a series of strategic growth areas in key locations throughout the city at major intersections and along arterial/collector roads providing opportunities for improving connections throughout the city and to workplaces in Guelph.



Building our Future – the growth scenarios make efficient use of Guelph’s existing supply of land providing opportunities to manage our existing infrastructure. The growth scenarios also provide housing choices and increase the availability of housing to meet community needs.

### **Attachments**

Attachment-1 Shaping Guelph: Growth Management Strategy Growth Scenario Technical Brief

Attachment-2 Water Supply Master Plan update

Attachment-3 Wastewater Treatment and Biosolids Management Master Plan update

Attachment-4 Shaping Guelph: Growth Management Strategy Urban Structure Technical Brief

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**Growth Scenario Planning  
Shaping Guelph:  
Growth Management Strategy  
March 2021**

[guelph.ca/shapingguelph](http://guelph.ca/shapingguelph)



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## Appendices

### **Appendix A**

Alternative Growth Scenarios 2 & 3 - Summary of Draft Population and Housing Forecast

### **Appendix B**

Summary of policy and strategic documents used as input into evaluation framework development

### **Appendix C**

Evaluation framework development background tables



## 1 Introduction

### 1.1 Guelph Official Plan review context

The City of Guelph is undertaking a review of its Official Plan (OP), the guiding planning document that provides the long-term framework for growth, development, and the protection of many valuable cultural and natural heritage resources located across the City. It is a legal document under the Planning Act that contains the goals, objectives, and policies to manage and direct physical (land-use) change, and its effects on the cultural, social, economic, and natural environment within the community.

This review builds on the foundation of the existing OP. It includes a number of technical studies to update the recommended approach for managing population and employment growth to 2051 within the City of Guelph. The existing 2018 OP replaced the previous OP that was adopted by Council in November, 1994 and approved by the Minister of Municipal Affairs in December, 1995. The OP went through a Municipal Comprehensive Review (MCR) and comprehensive update in



2001 and subsequently was amended three times to address provincial policy conformity:

- Phase 1 – OPA 39: Brought the OP into conformity with the Growth Plan and adopted by City Council on June 10, 2009 and approved by the Ministry of Municipal Affairs and Housing in November 20, 2009 and is in full force and effect.
- Phase 2 – OPA 42: Introduced a Natural Heritage Strategy which established a sustainable greenspace network throughout the City and was adopted by Council in July 2010 and approved by the Ontario Municipal Board (OMB) in June 2014 as is in full force and effect.
- Phase 3 – OPA 48: Final phase of the five-year review was approved with modifications by the Ministry of Municipal Affairs and Housing in December 2013 and approved by the OMB in October 2017.

As seen in Phase 1, the Growth Plan conformity component was done through OPA 39 and was based on the 2006 Growth Plan. Since then, there have been several updates to provincial policies as well as a number of emerging growth pressures. On May 2, 2019, the Province approved further updates to the Growth Plan and reissued it as A Place to Grow: Growth Plan for the Greater Golden Horseshoe (APTG), which took effect on May 16, 2019, and on August 28, 2020 Amendment 1 to APTG came into force and effect. The amendment includes changes to the population and employment forecasts, extending the horizon year for planning to 2051, and other policies designed to increase housing supply, create jobs, attract business investment, and better align with infrastructure. The City is required to bring its OP into conformity with APTG (including Amendment 1) by July 1, 2022.

These provincial policy and legislative documents provide direction for municipalities on land use planning, including where and how to plan for growth. The latest round of changes to these documents seek to address some of the implementation issues associated with the former Growth Plan. The changes also seek to overcome some of the ongoing challenges facing municipalities in the Greater Golden Horseshoe (GGH), including increased demand for infrastructure, increased traffic congestion resulting in delays in the movement of people and goods, and decreased housing affordability to name a few. In addition to these changes, the Province also recently enacted Bill 108, the More Homes, More Choice Act, 2019, to make additional changes to the Planning Act, the Local Planning Tribunal Act, the Development Charges Act, and other legislation. The project team will continue to monitor any changes to Ontario's planning system and their implications to the analysis in this study.

## 1.2 Shaping Guelph

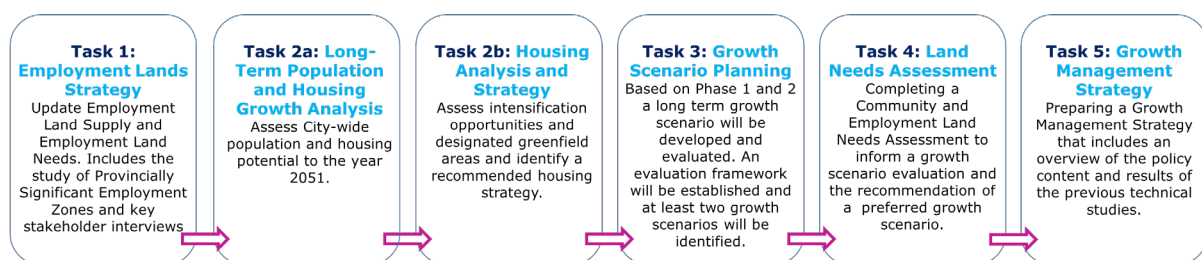
The policies and mapping of the OP will be updated to reflect matters of provincial interest under the Planning Act, to be consistent with the 2020 Provincial Policy Statement (PPS) and to conform to the APTG (including Amendment 1). The MCR, known as Shaping Guelph, is the City's response to APTG which will ultimately result in an Official Plan Amendment (OPA). Any changes required to conform to the PPS and amendments to the Planning Act are being considered through the city's companion Official Plan review (OPR) and is not within the scope of this study.

The overall purpose of the MCR is to recommend a Growth Management Strategy (GMS) that sets out new growth-related directions and policies to bring the City of Guelph OP into conformity with APTG.

The Shaping Guelph technical work includes a review of 2051 growth projections; a housing analysis and strategy, employment lands strategy, a lands needs assessment which will then feed into the growth management strategy and ultimately selecting the preferred growth scenario which will inform a future OPA.

Dillon Consulting Limited (Dillon) and Watson & Associates Economists Ltd. (Watson) were retained by the City to undertake the growth related components of the MCR. The process of preparing the City's new OP represents a Municipal Comprehensive Review (MCR), in accordance with Section 26 of the Planning Act. The process will align with and conform to Provincial methods.

The technical work that is part of Shaping Guelph is being undertaken in five tasks as described below and illustrated in Figure 1-1:



**Figure 1-1: Shaping Guelph technical studies process**

In addition to the technical work of Shaping Guelph outlined above, the City is also undertaking a number of other background studies including:

- A review of the City's vision and principles for growth
- A Residential Intensification Analysis



The results of these background studies were considered as part of the growth scenario planning work outlined in this technical brief.

A comprehensive consultation and community engagement program is being led by LURA Consulting (LURA) on behalf of the City. The Dillon and Watson team will be working closely with LURA and the City to support the engagement components of this study. The feedback and input resulting from the engagement activities will inform all aspects of Shaping Guelph.

### **1.3 Growth scenario planning context**

The purpose of this report is to describe growth scenarios being considered for analysis and introduce the growth scenario assessment criteria and evaluation framework.

The growth scenarios and evaluation criteria build on the draft vision and principles for growth as endorsed by Guelph Council and the community, stakeholder and Council engagement completed for this project to date. This report also builds upon the technical analysis completed to-date, as set out in the Employment Land Strategy (ELS) and the Housing Analysis and Strategy (HAS), which includes the Residential Intensification Analysis (RIA), taking the information, analysis and recommendations set out in those reports in order to develop and explore potential growth scenarios to accommodate the anticipated growth forecast for the city to 2051. Further, this report provides background context for the development of a framework upon which the growth scenarios can be evaluated to determine a preferred growth scenario.

This report should be read in conjunction with the ELS and HAS, where further background context and specific details on the population, housing and employment forecast are included.

### **1.4 Growth scenario planning study organization**

This document is organized into four sections, as follows:

- Section 1 presents the introduction and the purpose of the growth scenario planning and analysis;
- Section 2 describes the growth scenarios to be assessed and evaluated;
- Section 3 introduces the growth scenario assessment criteria and evaluation framework; and,

- Section 4 provides a summary of next steps for the Growth Management Strategy.

## 1.5 Definitions and terminology

The following highlights definitions for key terms that are used within the Growth Scenario Planning report.

### **Accessory apartment (accessory dwelling unit)**

A dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as a primary dwelling unit. These are often referred to as secondary dwelling units, granny flats, or basement apartments with separate kitchen areas.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (APTG)**

APTG is the Province of Ontario's plan to manage growth and development throughout the greater golden horseshoe that protects the environment and supports economic prosperity. APTG sets out population and employment forecasts and targets that municipalities are required to plan for.

### **APTG Land Needs Assessment Methodology for the Greater Golden Horseshoe (LNA Methodology)**

The LNA Methodology outlines the steps required to determine a municipality's land needs pursuant to policy 5.3.3.1 c) of APTG. Upper- and single-tier municipalities in the Greater Golden Horseshoe are required to use the LNA Methodology in combination with the policies APTG to assess the quantity of land required to accommodate forecasted growth.

### **Built-up area (BUA)**

Areas of Guelph that were developed before 2006. APTG defines built-up areas as "the limits of developed urban areas as defined by the Minister for the purpose of measuring the minimum intensification targets".

### **Density**

Can be measured in different ways. APTG refers to density as the number of people living or working in an area measured per hectare. Density can also be used to measure the number of residential units or amount of buildings located on a site. This is often shown as units per hectare or floor space index.

**Designated greenfield area (DGA)**

Areas towards the edge of Guelph that were not yet developed before 2006. Designated greenfield areas are defined in APTG as the area outside of the delineated built-up area and within settlement areas.

**High density households**

For the purposes of allocating growth, high density households include bachelor, one bedroom and two bedroom+ apartments

**Intensification**

APTG and the PPS, defines intensification as “the development of a property, site or area at a higher density than currently exists through: redevelopment, including the reuse of brownfield sites; the development of vacant and/or underutilized lots within previously developed areas; infill development; and, the expansion or conversion of existing buildings”.

**Low density households**

For the purposes of allocating growth, low density households include single detached and semi-detached dwellings

**Medium density households**

For the purposes of allocating growth, medium density households include all forms of townhouses and apartments in duplexes





## 2 Growth scenarios

### 2.1 City-wide housing forecast

Chapter 4 of the HAS included a summary of the City of Guelph housing forecast by structure type from 2016 to 2051 (HAS Figure 4-4) as well as a baseline intensification forecast by structure type from 2022 to 2051 (HAS Figure 4-7).

Based on the analysis contained within the HAS, housing growth over the 2016 to 2051 period is anticipated to be increasingly oriented to high-density housing forms, particularly within the BUA, and the Urban Growth Centre.

Ultimately, the HAS indicates that a number of objectives will need to be balanced to ensure that the City of Guelph is well-positioned to accommodate the long-term population growth identified through APTG across all population segments by age

and income. There are a number of variables and factors involved in determining how this balance could be achieved, which are described more broadly in Section 2.2 of this report, while Section 2.3 establishes the scenarios to be explored for the City of Guelph specifically.

## 2.2 Scenario development

In accordance with Schedule 3 of APTG, Guelph is forecast to accommodate a total of 203,000 persons and 116,000 jobs by 2051. In planning for this growth, APTG requires that Guelph achieve a minimum 50 per cent of all residential development occurring annually within the Built-up Area (BUA); and, a minimum density target of not less than 50 people and jobs combined per hectare within the Designated Greenfield Area (DGA). APTG further requires that municipalities demonstrate how the BUA and DGA targets will be achieved.

### 2.2.1 Growth scenario development context

Guelph is a single tier municipality, with a fixed municipal boundary and finite supply of lands within the settlement area which are either located within the BUA or DGA, with the land base fully planned or in the process of being planned.

Given the fixed nature of Guelph's municipal boundary, consideration for an expansion of the settlement area is only possible through an expansion of the municipal boundary through an annexation process. The process of annexation would need to be considered separate from the Shaping Guelph process. Guelph must consider future growth scenarios that optimize growth both within the BUA and DGA to ensure the land is used wisely and that growth is allocated appropriately to meet the long term population and employment demand.

Most lands within the DGA that are not already within committed plans are primarily located within areas with either an approved or in progress secondary plan (e.g. Guelph Innovation District or Clair Maltby Secondary Plan). These secondary plans include policies, land use designations and associated densities that have been developed recently and are supported by and based on detailed technical analysis. As such, there is little opportunity or rationale to revisit the established or endorsed vision and principles for growth in the DGA.

Within the Built-up Area, the City has a history of a strong and growing market for intensification, achieving an average historic intensification rate of 49 per cent between 2006 and 2019<sup>1</sup>, indicating that Guelph is on track to achieve the

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<sup>1</sup> Please refer to the Housing Analysis Strategy Technical Brief for a breakdown of historic growth within the Built-up Area.



minimum APTG intensification target of 50 per cent of new residential units within its built-up area. APTG does allow for municipalities to request an alternative (lower) intensification target but only where the municipality can demonstrate that the 50 per cent target cannot be achieved. Given Guelph's historic intensification rate, it is not anticipated that there is a need to explore or request an alternative (lower) target at this time.

### 2.2.2 Guelph's vision and principles for growth

In June of 2020, Council endorsed a draft vision and principles for growth as part of the Shaping Guelph project in order to guide future Shaping Guelph work. The draft vision and principles for growth was endorsed prior to the enactment of amendment 1 to APTG which changed the planning horizon to 2051 and included updated forecasts. Updates to the draft vision and principles to reflect the new planning horizon will occur as part of the development of the growth management strategy.

The draft vision and principles endorsed by Council are:

#### Vision

*"Guelph in 2041 is a place of community. Guelph is a diverse community that is rich in history and vibrant new places and spaces. We are welcoming to new people to live and work within our neighbourhoods and to new businesses that support and strengthen our diverse and innovative local economy. Our community has a full range and mix of housing that is accessible and affordable. We have built a community where we can safely walk, cycle, ride transit, or drive anywhere we want to go. Our city has been thoughtfully designed and is compact, connected, and complete. We have places to shop, to work and to explore open spaces and parks. Our cultural heritage resources have been embraced and celebrated. Our natural heritage system and water resources are protected and maintained as one of our most valuable assets. The Official Plan sets out how we will manage Guelph's land use patterns that shape the city's social, economic, cultural, and natural environments.*

*The Official Plan is a companion to the city's Community Plan – a plan that identifies the community's priorities to develop a welcoming and prosperous city. Together, the Official Plan and Community Plan create a strong foundation that will guide the future of Guelph.*

*In 2041, our Guelph is a place we are proud to call home. We are proud because we have worked together to shape its future.”*

## Principles

- Accommodating new people and jobs, as forecast by A Place to Grow, within Guelph’s existing city boundaries by:
  - Intensifying throughout the built-up area, with higher densities within Downtown and strategic growth areas; and
  - Planning to meet the minimum density target in the designated greenfield area;
- Creating a vibrant community in a compact and efficient form;
- Planning for a full range of land uses to support community needs in a sustainable and fiscally responsible way;
- Maintaining a sufficient supply of lands for innovative employment uses and to meet projected employment needs;
- Supporting a range and mix of housing options that includes increasing the supply of housing options that are affordable;
- Providing a complete multi-modal transportation system to meet our individual needs and abilities;
- Ensuring an accessible, connected open space, park and trail system and sustainable network of recreational facilities;
- Ensuring servicing, including water, wastewater, and stormwater, are adequate to support Guelph’s growth;
- Protecting, conserving, and enhancing our natural heritage system and groundwater resources;
- Preparing Guelph for a net-zero carbon future;
- Adapting to and mitigating the effects of climate change;
- Embracing, celebrating and conserving cultural heritage; and
- Planning and designing an attractive urban landscape that reinforces and enhances Guelph’s sense of place and identity while encouraging innovative design and development opportunities.

The Council endorsed draft vision and principles need to be considered in the development and evaluation of growth scenarios.

### 2.2.3 Provincial policy context

With respect to evaluating land need for a community, APTG requires that the analysis is conducted in a manner that meets the APTG Land Needs Assessment Methodology (LNA Methodology). The LNA Methodology is intended to ensure that municipalities make available sufficient land to accommodate all housing market segments, avoid housing shortages, consider market demand, accommodate all employment types, including those that are evolving, and plan for all infrastructure that is needed to meet the complete communities objectives to the planning horizon established in APTG. In accordance with the LNA Methodology, municipalities must use the growth forecasts contained in Schedule 3 of APTG and the minimum intensification and designated greenfield area targets set out therein as the basis for assessing the need for land. While the population and employment forecasts set out in Schedule 3 and the minimum intensification and density targets established in APTG are to be used as the baseline, the LNA methodology permits municipalities to develop and test alternate growth scenarios in the land needs assessment in order to account for future economic and social trends; however, lower projections for population, dwellings by type or employment are not permitted to be explored within these alternate scenarios. Additionally, municipalities must be able to demonstrate that any alternate scenarios are justifiable and that they conform to APTG.

Finally, the constraints and opportunities with respect to existing and planned infrastructure must be considered as part of any analysis of growth scenarios as there needs to be alignment and coordination of infrastructure with growth. Growth cannot be allocated where sufficient infrastructure capacity does not exist or is not planned. Conversely, growth should be allocated where the system can support it through existing and planned upgrades. The importance of understanding infrastructure constraints in relation to accommodating future growth is further discussed in Section 2.7 of this report.

### 2.2.4 Community Feedback

Community feedback was solicited on Scenario 1 in advance of preparation of the balance of the growth scenarios for evaluation through a variety of engagement tactics held in November and December of 2020. As part of the engagement, participants were also asked to share their thoughts on what to consider when exploring two further scenarios for Guelph. A summary of the feedback received through the various means of community consultation and engagement completed in November and December, as it relates to developing growth scenarios, is provided below. Greater details on this can be found in the City of Guelph



[Developing Growth Scenarios Community Engagement Summary Report](#) (February 2021).

**General feedback**

- General support for transition away from low-rise development and sprawl among many respondents to the online questionnaire
- Preference for transitioning away from low-rise development and sprawl
- Recognition that attitudes toward what a 'home' is are changing, with residents considering living in condos or apartments
- A desire among some to maintain a low density built form with more single-detached and semi-detached homes developed; however, others expressed a desire for replacing single-detached homes with low-rise apartments
- Concern that a housing mix of 40 per cent high density is not realistic
- Expressed preference for mid-rise development
- No general consensus on the 50 per cent intensification target, with some identifying it as ambitious and others identifying it as not high enough
- Preference and support for high density within the downtown versus within greenfield areas
- Concerns that Scenario 1 is too static and would leave the city's growth unable to fluctuate over time
- Expressed that high density housing is not favoured by a portion of Guelph's population
- Concern that certain densities are not economically viable for homebuilders
- Recognition of a disconnect between low-density residential designation and the desire to direct more housing to the built-up area
- Desire for Guelph's character to remain vibrant
- Desire for greenspace to be protected
- Support for gentle intensification and missing middle housing typologies
- Preference for a scenario that considers housing affordability, particularly deeply affordable housing
- Desire to ensure the city remains walkable and livable as new units are added, particularly in relation to tall buildings in the downtown

### Survey-specific responses

- 75 per cent of survey respondents agreed or strongly agreed that a growth scenario should be explored that directs more than 50 per cent of new housing units to already developed areas
- Strong support for exploring a growth scenario with more townhouses in the dwelling type mix (77 per cent agreed or strongly agreed)
- 70 per cent of respondents agreed or strongly agreed with exploring a growth scenario with more mid-rise apartment buildings between 3 and 6 storeys
- 48 per cent of respondents agreed or strongly agreed with exploring a growth scenario that emphasizes high-rise apartment development
- 74 per cent of participants indicated preference for a growth scenario exploring new nodes and corridors
- 67 per cent of respondents agreed that a scenario that retains more designated greenfield area land for growth beyond 2051 should be explored

### 2.2.5 Growth scenarios

When considering potential growth scenarios (the following elements were identified as requirements for all growth scenarios considered:

- Align with the council endorsed draft vision and principles for growth
- Maintain municipal urban boundary
- Accommodate minimum amount of growth Guelph is required to plan for to 2051 as set out in APTG Schedule 3
- No less than half of new housing units to occur within the BUA
- The approved land uses, heights and densities for the Guelph Innovation District Secondary Plan and planned land uses and densities in the Council endorsed preferred community structure for the Clair-Maltby Secondary Plan
- No less than 150 person and jobs per hectare in the downtown

Based on the Housing Analysis Strategy and public and stakeholder feedback to date, the following highlights the adjustments to variables that can be considered through the potential growth scenarios:

- Directing more than 50 per cent of new housing to the Built-up Area
- Adjust the location and type of housing within the BUA
- Creating new nodes/ corridors

- Adjust the pace of growth for the DGA
- Explore alternative employment land densities

The table below, includes a summary of the potential options and variables considered and overall process involved in arriving at the three proposed growth scenarios for evaluation presented in this report.

**Table 2-1: Growth Scenario Development- Variables to Explore**

Scenario Variable Option	Outcome
Settlement boundary expansion	In accordance with APTG, a settlement boundary expansion may only occur through a municipal comprehensive review, where it can be demonstrated that sufficient opportunities to accommodate forecast growth to 2051 are not available through intensification in the BUA and in the DGA. Notwithstanding, as noted earlier in Section 2.2 of this report, due to the nature of Guelph's corporate boundary, expansion is not possible without annexation. The work completed to date through the Shaping Guelph exercise indicates that there is no need for expansion to accommodate the forecast growth.

Scenario Variable Option	Outcome
Increased City-wide population and housing forecast to 2051 above APTG Schedule 3 forecasts	<p>The Schedule 3 forecasts set out in APTG are to be treated as minimums, with higher growth forecast alternatives permitted by upper- and single-tier municipalities through the MCR process. If an alternative growth forecast that exceeds Schedule 3 is used, the MCR must demonstrate that the alternate growth scenario meets the APTG policy objectives of accommodating a range of housing choices to meet market demand and the needs of current and future residents, as well as providing additional labour opportunities for the GGH labour market.</p> <p>Work is progressing on a number of infrastructure master plans, including the Water Supply Master Plan and Wastewater Treatment and Biosolids Master Plan to confirm capacity for the APTG forecast growth.</p> <p>While exploring an increased forecast is an option, the Long-term Population and Housing Growth analysis completed by Watson concludes that the 2051 population and employment forecast, as set out in Schedule 3 of APTG, is recommended as the preferred scenario for the City of Guelph and that a higher long-term population and employment forecast for the City of Guelph is not supported.</p>

Scenario Variable Option	Outcome
Increased intensification target (above 50 per cent of housing growth being allocated to the Built-up Area)	Exploration of a higher built-up area intensification target is an option provided that it does not compromise the ability to achieve the minimum DGA density target as established through the in progress Clair-Maltby Secondary Plan and approved Guelph Innovation District Secondary Plan.
Decreased intensification target (below 50 per cent of housing growth being allocated to the Built-up Area)	In accordance with APTG, a lower BUA target can only be explored by request to the province, where a municipality can demonstrate that the 50 per cent target cannot be achieved. A lower intensification target is not being explored because it would be below the City's average historic intensification rates between 2006 and 2019 (intensification has on average historically accounted for 49 per cent of housing growth between 2006 and 2019)

Scenario Variable Option	Outcome
Increased DGA density target (above Council approved/endorsed secondary plans)	<p>The APTG density target is 50 people and jobs per hectare. Through the significant land use planning efforts undertaken by the City with respect to preparing secondary plans for the majority of the DGA, these areas have already been planned to achieve higher densities than set out in APTG (66 people and jobs per hectare).</p> <p>Increasing the density target further for the DGA beyond those established in the secondary plans would not be realistic, would be difficult to achieve and would also require re-examination of the Guelph Innovation District and Clair-Maltby Secondary Plans, which have been developed through substantive technical analysis and significant community and stakeholder involvement.</p>

Scenario Variable Option	Outcome
Decreased DGA density target (below Council approved/endorsed secondary plans)	Although the minimum DGA density target in APTG is 50 people and jobs per hectare, the City, through recently approved/ endorsed secondary plans, has been planned for higher density within its designated greenfield areas which, as noted in the HAS, should be carried forward as the minimum. A decreased density target could meet the minimum provincial DGA targets, however would not align with the Council approved/endorsed secondary plans and would require reconsideration of the Council endorsed preferred community structure for the Clair-Maltby Secondary Plan, which is not appropriate at this stage in the plan's development given the amount of supporting technical analysis and stakeholder and community input considered in the plan development to-date. As such, there is little opportunity or rationale to revisit the established vision and principles for growth in the DGA, outside of the density ranges provided in the approved/endorsed secondary plans.

Scenario Variable Option	Outcome
Adjustment of location and type of housing growth within the Built-up Area	<p>The housing mix for the City is increasingly oriented to high-density housing forms. There is an opportunity to adjust the location and type of housing growth within the Built-up Area to focus more growth in medium density built form while still maintaining a balanced housing mix throughout the City.</p> <p>Additionally, the potential growth scenarios can explore different approaches for lands within the Built-up Area that are currently designated Reserve Lands in the Official Plan (e.g. Rolling Hills area).</p>

In consideration of community and stakeholder input and the context and variables outlined above, the following three growth scenarios have been identified as the most appropriate scenarios to evaluate as part of the growth scenario analysis work:

- Scenario 1- APTG minimum BUA intensification target and DGA density target based on secondary plan mid-range assumptions:** This scenario assumes 50 per cent of growth will be achieved through intensification within the Built-up Area, which is consistent with historic patterns of growth and would utilize existing capacity for growth within Strategic Growth Areas. This scenario assumes a Designated Greenfield Area density of 66 people and jobs per hectare based on the mid-range density assumptions from Council endorsed preferred community structure for the Clair-Maltby Secondary Plan and the densities in the Guelph Innovation District Secondary Plan. This scenario generally builds on the existing Official Plan land use permissions for lands within the Built-up Area, including those designated reserve lands.
- Scenario 2- APTG minimum BUA intensification target, increase medium density housing within the Built-up Area and DGA density target based on secondary plan mid-range assumptions :** This scenario assumes 50 per cent of housing growth will be achieved through



intensification within the Built-up Area, where the housing mix provides greater opportunities for medium density built form throughout the Strategic Growth Areas and other areas with opportunity for intensification while reducing the allocation of high density built form within this area. This scenario assumes the re-designation of lands currently identified as Reserve Lands in the City's Official Plan to provide increased ground-oriented housing supply. This scenario assumes a Designated Greenfield Area Density of 66 people and jobs per hectare.

- Scenario 3- Exceed APTG minimum BUA intensification target, increased medium density housing within the Built-up Area; and, DGA density target based on secondary plan low-range assumptions:**  
 This scenario assumes 55 per cent of housing growth will be achieved through intensification within the Built-up Area, which represents a moderate increase from the APTG targets and historic growth patterns and would utilize existing capacity for growth within Strategic Growth Areas, distributing it throughout Strategic Growth Areas and other areas where there are opportunities for intensification. This scenario assumes the re-designation of lands currently identified as Reserve Lands in the City's Official Plan to provide increased ground-oriented housing supply. This scenario assumes a Designated Greenfield Density of 64 people and jobs per hectare, based on the low-range density assumptions from the Council endorsed Preferred community structure for the Clair-Maltby Secondary Plan.

The table, below provides a high level summary of the scenarios, while the following subsections describe them in greater detail. Further detailed analysis is also included as **Appendix A**.

**Table 2-2: Summary of Growth Scenarios**

Scenario	BUA Target	DGA Target	City-Wide Housing Mix
Scenario 1	50 per cent	66 people and jobs per hectare	3,270 Low Density Households 7,000 Medium Density Households 17,570 High Density Households 3,355 Accessory Apartments
Scenario 2	50 per cent	66 people and jobs per hectare	3,475 Low Density Households 8,240 Medium Density Households 16,125 High Density Households 3,355 Accessory Apartments

Scenario	BUA Target	DGA Target	City-Wide Housing Mix
Scenario 3	55 per cent	64 people and jobs per hectare	4,420 Low Density Households 8,400 Medium Density Households 15,020 High Density households 3,355 Accessory Apartments

## 2.3 Growth scenario 1

The first growth scenario has been established based on the following assumptions and targets:

- APTG, Schedule 3 Population and Employment Forecasts to 2051, which allocates 203,000 people and 116,000 jobs to the City of Guelph by 2051
- 50 per cent of annual housing growth from 2022 to 2051 allocated within Guelph's Built-up Area, and
- An average density target of 66 people and jobs per hectare within Guelph's Designated Greenfield Areas based on lands within committed plans, the Guelph Innovation District Secondary Plan and the mid-range densities provided for in the Council endorsed preferred community structure for the Clair-Maltby Secondary Plans.

### 2.3.1 Growth allocations by household type and land use category

The table below identifies the growth allocations for the Built-up Area and Designated Greenfield Area based on household type for the 2016 to 2051 horizon.

**Table 2-3: Growth scenario 1- growth allocations by household type and planning policy area, 2016-2051**

Planning policy area	Population including under count	Low-density households	Medium-density households	High-density households	Accessory apartments	Total	PPU
BUA	30,300	375	1,610	10,965	2,670	15,620	1.94
DGA	36,400	2,895	5,390	6,605	685	15,575	2.34
Total	66,700	3,270	7,000	17,570	3,335	31,195	2.14

The 2016 to 2022 proportion of this growth provides for 3,155 units within the BUA and 3,110 units within the DGA, while the 2022 to 2051 proportion of this growth will provide for an additional 12,465 units in the BUA and 12,465 units in the DGA.

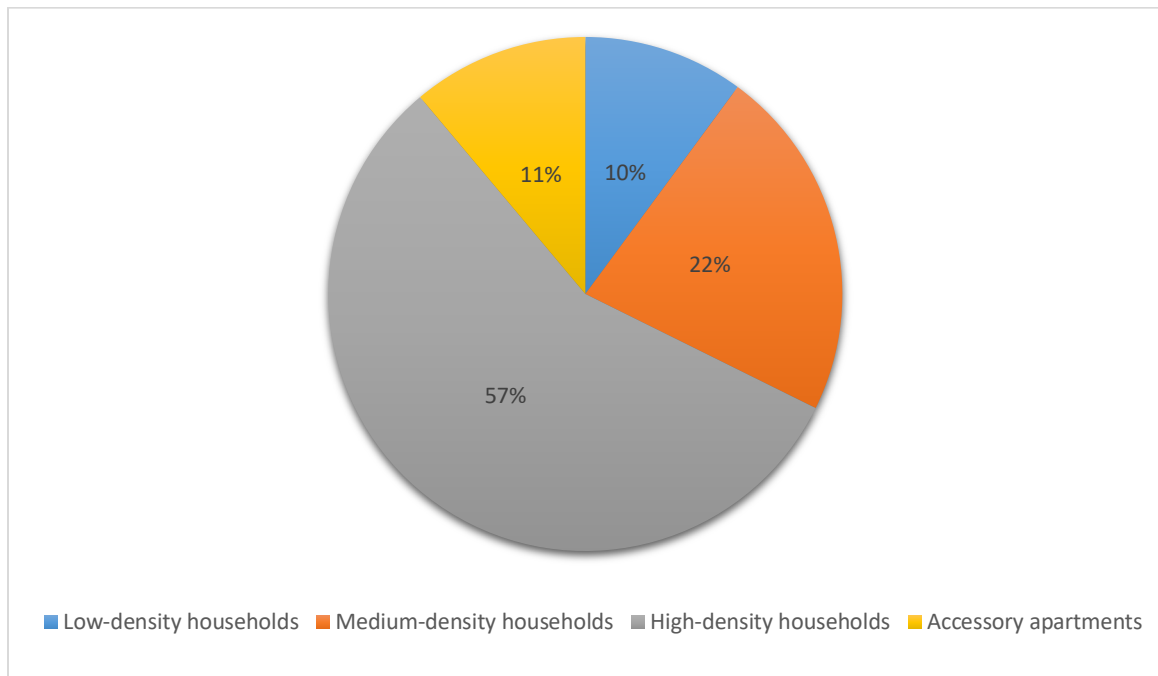
As a proportion of growth, this scenario provides for the following housing mix:

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- Within the BUA, 2 per cent of the growth will be within low-density households, 10 per cent will be medium-density households, 70 per cent will be high density households and 17 per cent will be in accessory apartments; and,
  - Within the DGA, 19 per cent of the growth will be within low-density households, 35 per cent will be medium-density households, 42 per cent will be high density households and 4 per cent will be in accessory apartments.
- Figure 2-1 shows the city-wide housing mix for new housing units.



**Figure 2-1: Housing mix, City of Guelph growth scenario 1**

## 2.4 Growth scenario 2

The second scenario explores a different distribution of housing mix within the Built-up Area is based on the following assumptions and targets:

- APTG, Schedule 3 Population and Employment Forecasts to 2051, which allocates 203,000 people and 116,000 jobs to the City of Guelph by 2051
- 50 per cent of annual housing growth from 2022 to 2051 allocated within the Built-up Area with increased focus on medium density households allocated within nodes and corridors and throughout the built-up area; and,
- An average density target of 66 people and jobs per hectare within Guelph's Designated Greenfield Areas based on lands within committed plans, the Guelph Innovation District Secondary Plan and the mid-range densities

provided for in the Council endorsed preferred community structure for the Clair-Maltby Secondary Plan

### 2.4.1 Growth allocations by household type and planning policy area

The table below identifies the growth allocations for the Built-up Area and Designated Greenfield Area based on household type for the 2016 to 2051 horizon.

**Table 2-4: Growth scenario 2- growth allocations by household type and planning policy area, 2016-2051**

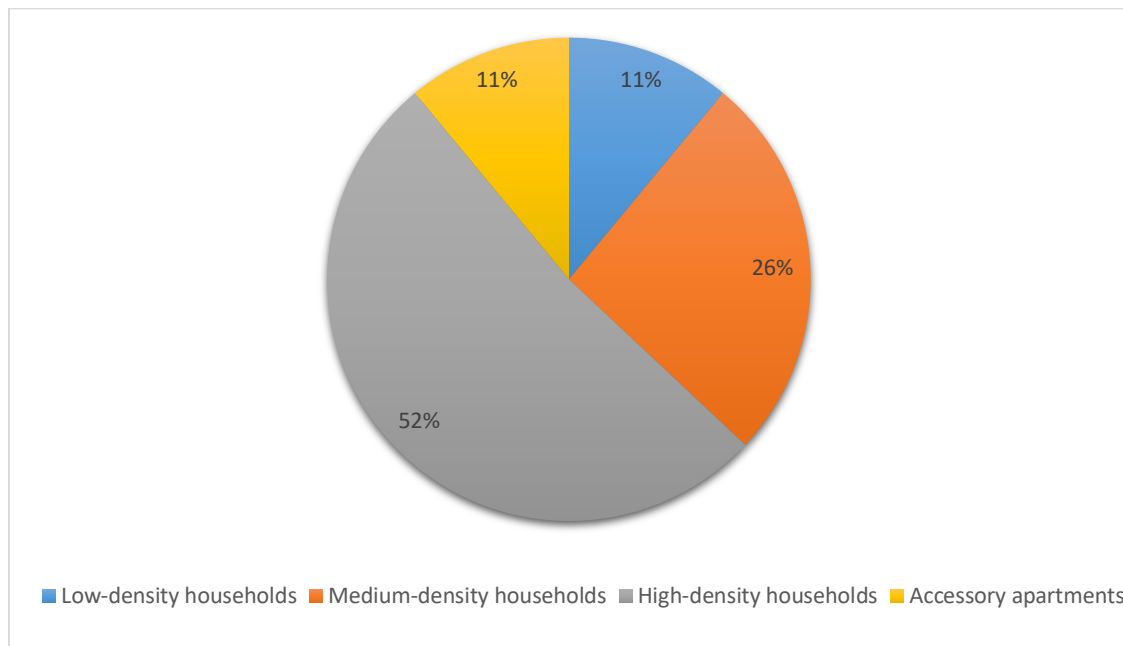
Planning policy area	Population including under-count	Low-density households	Medium-density households	High-density households	Accessory apartments	Total	PPU
BUA	30,400	580	2,850	9,520	2,670	15,620	1.95
DGA	36,300	2,895	5,390	6,605	685	15,575	2.33
Total	66,700	3,475	8,240	16,125	3,355	31,195	2.14

The 2016 to 2022 proportion of this growth provides for 3,155 units within the BUA and 3,110 units within the DGA, while the 2022 to 2051 proportion of this growth will provide for an additional 12,465 units in the BUA and 12,465 units in the DGA, which is unchanged from growth scenario 1.

This scenario assumes a shift in housing mix within the BUA between high-density and medium-density households. The result of this change is that 1,240 high-density households within the BUA have been reallocated to medium-density households. The housing growth in the DGA, including the Clair-Maltby Secondary Plan area, is unchanged from growth scenario 1. Growth Scenario 2 provides for the following housing mix:

- Within the BUA, 2 per cent of the growth will be within low-density built form, 18 per cent will be medium-density, 62 per cent will be high density and 17 per cent will be in accessory apartments; and,
- Within the DGA, 19 per cent of the growth will be within low-density built form, 35 per cent will be medium-density, 42 per cent will be high density and 4 per cent will be in accessory apartments.

Figure 2-2 shows the city-wide housing mix for new housing units.



**Figure 2-2: Housing mix, City of Guelph growth scenario 2**

## 2.5 Growth scenario 3

The third scenario explores maximizing intensification within the Built-up Area while minimizing the growth within the Clair-Maltby Secondary Plan Area by assuming the lower end of permitted densities within the Council endorsed preferred community structure for the Clair-Maltby Secondary Plan and is based on the following assumptions and targets:

- APTG Schedule 3 Population and Employment Forecasts to 2051, which allocates 203,000 people and 116,000 jobs to the City of Guelph by 2051
- 55 per cent of annual housing growth from 2022 to 2051 allocated within Guelph's Built-up Area with an increased focus on medium density households allocated within nodes and corridors and throughout the built-up area and,
- An average density target of 64 people and jobs per hectare within Guelph's Designated Greenfield Areas, based on lands within committed plans, the Guelph Innovation District Secondary Plan, and the low-range densities provided for in the Council endorsed preferred community structure for the Clair-Maltby Secondary Plan<sup>2</sup>.

<sup>2</sup> See **Appendix A** for a breakdown of the growth assumptions associated with the Clair-Maltby Secondary Plan area for growth scenario 3. The average density for the Clair-Maltby  
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### 2.5.1 Growth allocations by household type and planning policy area

The table below identifies the growth allocations for the Built-up Area and Designated Greenfield Area based on household type for the 2016 to 2051 horizon.

**Table 2-5: Growth scenario 3 – growth allocations by household type and planning policy area**

Planning policy area	Population including under-count	Low-density households	Medium-density households	High-density households	Accessory apartments	Total	PPU
BUA	31,700	1,100	2,855	10,240	2,670	16,865	1.88
DGA	35,000	3,320	5,545	4,785	685	14,330	2.44
Total	66,700	4,420	8,400	15,020	3,355	31,195	2.14

The 2016 to 2022 proportion of this growth provides for 3,155 units within the BUA and 3,110 units within the DGA, while the 2022 to 2051 proportion of this growth will provide for an additional 13,710 units in the BUA and 11,225 units in the DGA.

This scenario redistributes 1,400 people from the DGA to the BUA. While remaining aligned with the Council endorsed preferred community structure, this scenario adjusts the housing mix within the Clair-Maltby Secondary Plan area to include an increased amount of low-density and medium-density households, while decreasing the amount of high-density households. This scenario also increases the amount of medium-density households within the BUA. The result of these changes are the addition of 1,240 medium-density households in the BUA; the addition of 420 low-density households and 155 medium-density households to the DGA within the Clair-Maltby Secondary Plan area; and, the reduction of 1,825 high density households from the DGA within the Clair-Maltby Secondary Plan area when compared to growth scenario 1. This shift provides for the following mix:

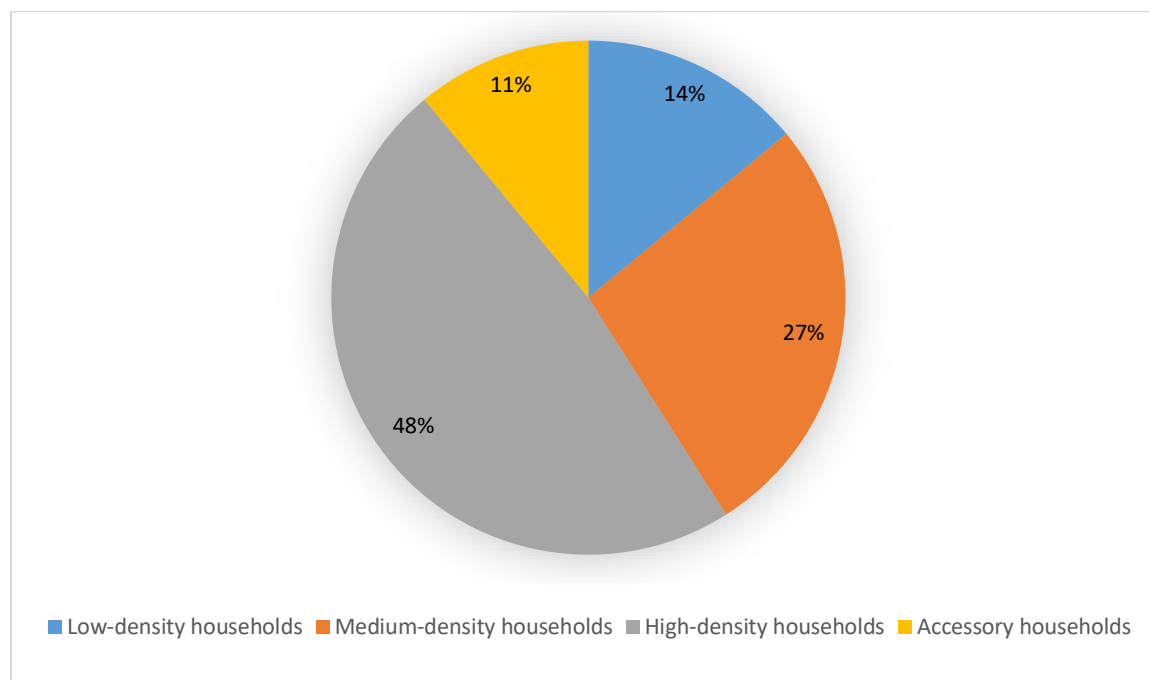
- Within the BUA, 2 per cent of the growth will be within low-density built form, 17 per cent will be medium-density, 65 per cent will be high density and 16 per cent will be in accessory apartments; and,

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Secondary Plan area decreases from 74 people and jobs per hectare in growth scenario 1 to 68 people and jobs per hectare in growth scenario 3. This results in the average DGA density decreasing from 66 people and jobs per hectare in growth scenario 1 to 64 people and jobs per hectare in growth scenario 3.

- Within the DGA, 23 per cent of the growth will be within low-density built form, 39 per cent will be medium-density, 33 per cent will be high density and 5 per cent will be in accessory apartments.

Figure 2-3 shows the city-wide housing mix for new housing units.



**Figure 2-3: Housing mix, City of Guelph growth scenario 3**

## 2.6 How the growth scenarios compare

### Intensification and density targets

APTG requires that a minimum of 50 per cent of new households be located within the city's built-up area annually. APTG also requires that the city's designated greenfield area be planned to achieve a minimum of 50 persons and jobs per hectare. **Table 2-6** shows how each scenario meets the minimum APTG targets and how they compare across the scenarios explored.

**Table 2-6: Growth scenario intensification and density targets**

Policy planning area location	Scenario 1	Scenario 2	Scenario 3
Intensification target (BUA)	50 per cent of housing growth	50 per cent of housing growth	55 per cent of housing growth

Policy planning area location	Scenario 1	Scenario 2	Scenario 3
Density target (DGA)	66 people and jobs per hectare	66 people and jobs per hectare	64 people and jobs per hectare

## Housing Mix

**Table 2-7** presents all three of the growth scenarios in terms of household type and location. The table shows that each scenario has been designed to accommodate the same total number of households city-wide, with adjustments to the allocations in household type and location.

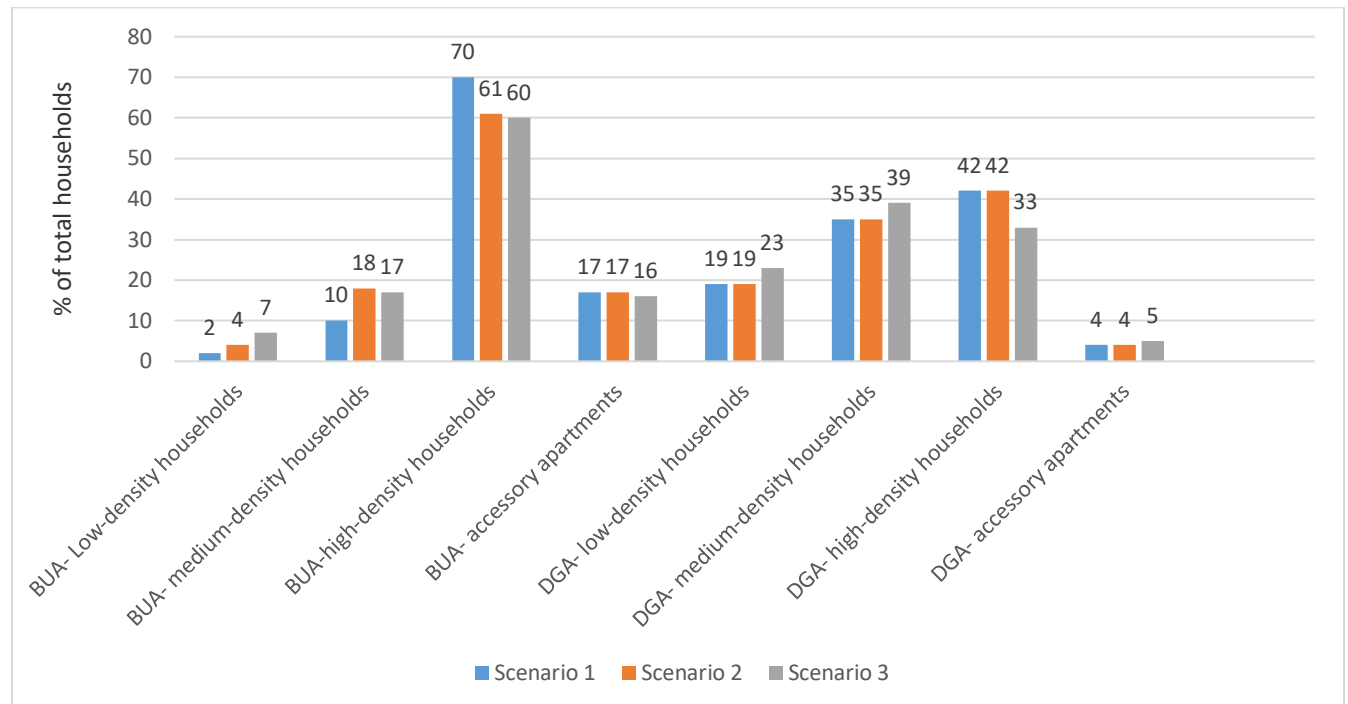
**Table 2-7: Growth allocation scenarios by housing type and location**

Location and household type	Scenario 1	Scenario 2	Scenario 3
BUA- Low-density households	375 (2 per cent of BUA households)	580 (4 per cent of BUA households)	1,100 (7 per cent of BUA households)
BUA- medium-density households	1,610 (10 per cent of BUA households)	2,850 (18 per cent of BUA households)	2,855 (17 per cent of BUA households)
BUA-high-density households	10,965 (70 per cent of BUA households)	9,520 (61 per cent of BUA households)	10,240 (61 per cent of BUA households)
BUA- accessory apartments	2,670 (17 per cent of BUA households)	2,670 (17 per cent of BUA households)	2,670 (16 per cent of BUA households)
DGA- low-density households	2,895 (19 per cent of DGA households)	2,895 (19 per cent of DGA households)	3,320 (23 per cent of DGA households)
DGA- medium-density households	5,390 (35 per cent of DGA households)	5,390 (35 per cent of DGA households)	5,545 (39 per cent of DGA households)
DGA- high-density households	6,605 (42 per cent of DGA households)	6,605 (42 per cent of DGA households)	4,785 (33 per cent of DGA households)
DGA- accessory apartments	685 (4 per cent of DGA households)	685 (4 per cent of DGA households)	685 (5 per cent of DGA households)
Total households	31,195	31,195	31,195

**Figure 2-4** presents the proportional share of household types by location for each of the scenarios. Each scenario provides for the largest proportion of growth in



high-density households within the BUA, while the lowest proportion of growth is seen in low-density households within the BUA. The distribution of growth within the DGA among medium and high density built forms is generally consistent between scenario 1 and 2, while scenario 3 provides a decrease in the high-density households and an increase in the low and medium-density households.



**Figure 2-4: Growth allocation scenarios- proportional share of household types**

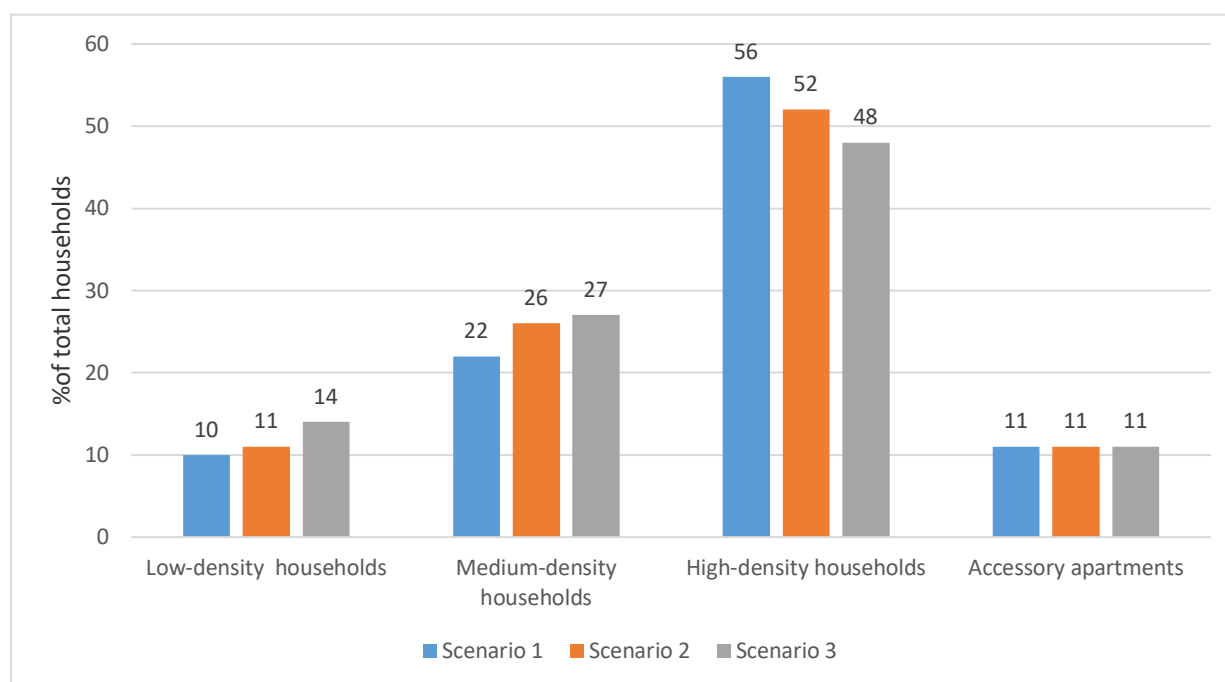
Ultimately, the proportional difference in housing mix changes between scenario 1 and 2 is relatively modest, while the proportional difference between scenario 1 and 3 provides for more variance among all location and household types except for low-density households within the BUA.

**Table 2-8** and **Figure 2-5** present the overall proportion of city-wide housing mix by household type allocated under each scenario. Ultimately, on a city-wide basis, high density households provide the largest variance in change among the three scenarios, while there is little change among medium and low density households.

**Table 2-8: Growth allocation scenarios- city-wide housing mix (new units to be added) by household type**

Household type	Scenario 1	Scenario 2	Scenario 3
Low-density households	3,270 (10 per cent)	3,475 (11 per cent)	4,420 (14 per cent)

Household type	Scenario 1	Scenario 2	Scenario 3
Medium-density households	7,000 (22 per cent)	8,240 (26 per cent)	8,400 (27 per cent)
High-density households	17,570 (56 per cent)	16,125 (52 per cent)	15,020 (48 per cent)
Accessory apartments	3,355 (11 per cent)	3,355 (11 per cent)	3,355 (11 per cent)



**Figure 2-5: Growth allocation scenarios- proportion of city-wide housing mix (new units to be added) by household type**

## 2.7 Municipal servicing requirements

APTG recognizes the importance of coordinating investment in infrastructure to service growth in ways that are fiscally sustainable over the long term. APTG requires that infrastructure planning, land use planning and infrastructure investment be coordinated and implemented at the local level.

Key information from specific master plans—the Water Supply Master Plan and the Wastewater Treatment and Biosolids Management Master Plan—is required to fully understand the City’s capacity to plan for the growth forecast for Guelph. The research and modelling undertaken through these two plans will inform whether Guelph can plan for the forecasts to 2051 within defined conditions. Other master plans in progress, such as the Water and Wastewater Servicing Master Plan, require an understanding of where growth is planned to occur. Once a preferred growth

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scenario and local growth management strategy are considered by Council, master plans will be able to confirm the infrastructure needed to respond to this planned growth. The master plans that will respond to a preferred growth scenario through service delivery (e.g. infrastructure and programming) include the Solid Waste Management Master Plan, Water and Wastewater Servicing Master Plan, Stormwater Management Master Plan, Parks and Recreation Master Plan and Guelph Trails Master Plan.

In addition to the plans listed above, the Transportation Master Plan is planning for a policy framework and mode share to 2051 as well as road network modeling to 2031. A future update to the Transportation Master Plan and Official Plan will consider any necessary updates to the road network in response to the preferred growth scenario and local growth management strategy that will be part of Shaping Guelph.

As part of the development of these growth scenarios, capacity of the city's water supply and wastewater treatment and biosolids were considered. These infrastructure elements are key to consider at this stage of the Shaping Guelph process as they are key drivers in understanding the city's capacity to accommodate the forecast growth from APTG.

At this stage in the process, the following existing capacity constraints and opportunities have been identified at a high-level:

In January 2020, the City of Guelph (City) initiated the Wastewater Treatment and Biosolids Management Master Plan (Master Plan) through the Municipal Engineers Association Class Environmental Assessment process. This Master Plan will provide wastewater treatment and biosolids management (WTBM) recommendations and a proposed roadmap for future capital investment at the Guelph Wastewater Treatment Plant (WWTP). This will enable the City to service long-term growth while improving performance reliability, sustainability and resiliency in providing WTBM services to the 2051 planning horizon to be future ready.

The current 2051 planning horizon projects a population increase to 203,000 resulting in a projected average daily wastewater flow of 79.2 ML/d. The current discharge limits to the Speed River are expected to become more stringent throughout this planning horizon. As a result, additional wastewater treatment requirements and the associated costs will accompany additional growth in order to meet future discharge requirements.

In order to characterize the existing status of the Speed River as the receiver of the City's wastewater discharge, the City is currently undertaking an Assimilative Capacity Study. Understanding any effects of the existing WWTP effluent on

downstream water quality and modelling to predict effects at the future projected flows will be included in this study. This City led study has purposefully included the key stakeholders (Grand River Conservation Authority as well as the Ministry of Environment, Conservation and Parks) in determining future final effluent limits. As well as enhancing these important relationships, the review and sharing of data identified projected effluent limits that are currently being used in the Master Plan update to develop various flow rate scenarios.

A detailed infrastructure capacity assessment has been completed for the wastewater treatment process, biosolids management and biogas utilization for the WWTTP. This assessment has determined which processes will require infrastructure upgrades to meet increased capacity based on the projected flows within the planning period to 2051. This review has also confirmed that the current WTP site has adequate space for future expansion needs for wastewater treatment and biosolids management.

The next phase of the Master Plan update will involve the development of a list of wastewater treatment and biosolids management alternatives to meet the future needs. Following the detailed evaluation process, the preferred wastewater treatment and biosolids management alternatives will be identified. . A recommended project list and implementation plan will be developed which will include conceptual designs, estimated capital and operating costs, schedule, planning requirements, risk inventory, funding opportunities, triggers, costing management tools, and identify linkages to other City initiatives. The alternatives and the evaluation process will be communicated to the community and the public through continued updates to the City's website and through a Virtual Public Open House in Q2. Smart planning and new technologies will enable Wastewater Services to meet and support the forecasts of APTG.

The 2021 Water Supply Master Plan (WSMP) is intended to update the 2014 WSMP. Water Services have followed the same approach used in the past, consistent with the Municipal Class Environmental Assessment (EA) process and the direction from Council in 2003: "That the focus of the Water Supply Master Plan establish a sustainable water supply to regulate future growth". The WSMP update considers the provincial population growth forecasts to 2051 and develops water supply demand forecasts to meet growth for the planning horizon. The demand forecasts are compared to the City's existing water supply capacity under several security of supply scenarios. Deficits – the difference between the demand forecast and the existing supply capacity for average day and maximum day demand – are addressed through the development of a master plan to bring on new water supply capacity as it is needed through to 2051. Details are provided below.

Population and Water Demand Forecasts: Population and employment growth rates were based on a 2051 residential and employment populations of 203,000 and 116,000 persons, respectively, as per APTG. Based on historical per capita water demand, average residential demand and average employment demand were estimated as 167 and 191 Litres per capita-day. These estimates were extrapolated out to 2051 to produce the water supply demand with the assumption that the City's Water Efficiency Strategy for residential demands will reach maturity by 2051 and will maintain residential per capita consumption rather than continue to lower the demand long-term. In 2051, total estimated average day demand is 68,306 m<sup>3</sup>/day. Based on a historical maximum day factor of 1.34, the estimated 2051 maximum day demand is 91,530 m<sup>3</sup>/day.

Water Supply Capacity: An assessment of the current maximum capacity for each individual groundwater supply source was conducted to identify constraints to operating at the maximum and sustainable capacity of the overall water supply system. The assessment also considered "security of supply" scenarios such as drought and loss of supply source(s) to ensure that, under extreme events, the water supply system was capable of meeting the supply demand. The WSMP Update determined the existing supply capacity as approximately 83,000 m<sup>3</sup>/day with a range between 65,000 to 83,000 m<sup>3</sup>/day for drought conditions or loss of supply source(s). The draft difference between the supply capacity and 2051 demand (i.e., the water supply deficit) is approximately 3,000 m<sup>3</sup>/day for average day demand and 26,000 m<sup>3</sup>/day for maximum day demand.

Water Supply Alternatives: Evaluation is in progress; however, the potential 2021 water supply alternatives are similar to the groundwater alternatives proposed in the 2014 WSMP. The Water Efficiency Strategy remains a high priority alternative and we strongly support the City's water conservation and efficiency programs to maintain our low water supply demand and to defer the need for new supply sources. Specifically, focusing efforts on demand and water loss management and system optimization driven by the highest water consumers (i.e., the ICI sectors) provide the greatest potential. As in 2014, the WSMP has assessed potential alternative sources inside the City or on City-owned property. The Clythe Well (3,400 m<sup>3</sup>/day), an existing well taken offline due to water quality issues, is scheduled to be returned to service in 2022 with treatment. The Ironwood and Steffler Test Wells (~6,000 m<sup>3</sup>/day) are potential new supply alternatives subject to the proposed on-site water management system at the Dolime Quarry pond. Additional potential, high priority sources are located in the Hanlon Creek Business Park (Guelph South Test Well ~4,300 m<sup>3</sup>/day) in the southwest and the City-owned Logan property (Logan Test Well ~4,700 m<sup>3</sup>/day) to the east of the City. Following Council approval of the WSMP, future projects will be conducted as

individual Class EA's to manage public engagement and potential environmental impacts.

Public Engagement and Consultation Program: The WSMP Update is being conducted under a public engagement plan that consists of a Community Liaison Group, municipal, agency and Indigenous community workshops, public information centres and online and social media engagement. Phase 1 engagement has been completed and Phase 2 engagement will be initiated this spring to present the results of the project.

A number of infrastructure and servicing related themes have been included as part of the evaluation criteria developed to ensure that any constraints and opportunities are considered in the determination of a preferred growth scenario. Confirming existing infrastructure capacity and opportunities to service growth in each of the growth scenarios is critical in identifying the preferred growth scenario. Following the identification and implementation of the preferred growth scenario in the Official Plan. Future updates to capital and operational plans and development charges are a necessary outcome of a new growth management strategy and will need to be undertaken to identify and implement municipal infrastructure requirements to support growth over the long term.





## 3 Evaluation of growth scenarios

### 3.1 Evaluation framework

The evaluation framework will be used to evaluate the growth scenarios identified above, together with community, stakeholder, and council input, to arrive at a preferred growth scenario. This section describes the process involved in the development of the evaluation framework and assessment methodology.

#### 3.1.1 Inputs

A number of provincial and local policy and strategic documents were referred to and utilized in the development of the evaluation framework to ensure that the assessment, evaluation and ultimate selection of the preferred growth scenario is

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reflective of provincial and local policies and strategic directions. The following documents were reviewed as inputs into the development of the evaluation framework.

- Provincial Policy Statement
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe
- City of Guelph Official Plan
- A united vision: Guelph's community plan
- Guelph. Future ready, City strategic plan 2019-2023

A summary of each of these documents can be found at **Appendix B**, while specific policy references and how they were used as input into developing the evaluation framework can be found at **Appendix C**.

### **3.1.2 Themes**

In reviewing the above-noted documents, a number of themes that provide direction on and form the basis of the structure of the evaluation framework have been identified. These key themes are:

1. Complete Communities
2. Growth Management
3. Economic Growth
4. Transportation, Infrastructure and Financing
5. Cultural/ Natural Heritage
6. Public Health and Safety
7. Climate Change Mitigation and Adaptation (addressed throughout)

Within each theme, a number of planning objectives and evaluation questions are provided to assess and evaluate each growth scenario. A summary of how these themes were arrived at and categorized, based on the policy and strategic documents, can be found in **Appendix C**.






The evaluation framework applies a climate lens to the themes, rather than extracting climate change mitigation and adaptation as a standalone theme with its own criteria. Links to climate change are woven throughout the criteria, and in particular within the growth management; transportation, infrastructure and financing; and, complete communities themes.



3.1.3 Methodology for assessing growth scenarios

The proposed objectives and criteria that have been selected and included for the evaluation are those that are critical to determining a ranking of the growth concepts in relation to each other. Criteria that are common to all scenarios, such as meeting the minimum forecasts and targets of APTG, are not a determinative factor in differentiating the scenarios and will not be evaluated.

The following tables describe the assessment criteria for evaluating the growth scenarios, corresponding with the themes noted above. The results of the evaluation will be documented in a summary table. Each theme will be assigned an overall summary assessment based depending on how well the scenario addresses the planning objectives and criteria. The following graphic illustrates the range of possible outcomes for each theme:

Fraction Of The Addressed Criteria	Proposed Evaluation Summary Assessment
	Scenario addresses none of the criteria considerations.
	Scenario addresses few of the criteria considerations.
	Scenario addresses some of the criteria considerations.
	Scenario addresses most of the criteria considerations.
	Scenario addresses all of the criteria considerations.

**Table 3-1: Proposed Evaluation framework – complete communities theme**

Planning objective	Criteria
Accessibility and connectivity	<ul style="list-style-type: none"> <li>• How well does the scenario support multi-modal access and connectivity within the City to commercial and community services, employment areas, open spaces, trail networks?</li> <li>• How well does the scenario support multi-modal access and connectivity outside of the City and to other regions?</li> </ul>
Support housing choice and affordability	<ul style="list-style-type: none"> <li>• Does the scenario increase availability of housing that meets community and market needs?</li> <li>• Does the scenario align with the target housing demand and market pressure for the City?</li> <li>• Does the scenario align with housing affordability objectives for the City?</li> </ul>
Climate change- mitigation and adaptation	<ul style="list-style-type: none"> <li>• How well does the scenario address risk and vulnerability of the built environment to extreme weather and changing climate patterns, including heat, precipitation and flooding/property damage?</li> </ul>

**Table 3-2: Evaluation criteria – growth management**

Planning Objective	Criteria
Provide flexibility	<ul style="list-style-type: none"> <li>• How sensitive is the scenario to unknowns such as shifts in demographics, market conditions and advances in technology (e.g. transportation technology, work from home technology)</li> </ul>
Support the Urban Structure	<ul style="list-style-type: none"> <li>• How well does the scenario support the Downtown as the focus of growth?</li> <li>• How well does the scenario support growth throughout the built-up area within nodes and corridors and other strategic growth areas?</li> <li>• How well does the scenario support growth within the DGA in accordance with approved/ endorsed secondary plans?</li> </ul>
Support development of complete and compact communities	<ul style="list-style-type: none"> <li>• How well does the scenario support complete communities and compact built form within the built up area?</li> <li>• How well does the scenario promote compact built form within greenfield areas? Is the greenfield density target supportive of frequent transit service?</li> <li>• How well does the scenario provide opportunity for minimized carbon emissions through support for a variety of built forms, compact growth and intensification?</li> <li>• How well does the scenario meet/ achieve the draft vision and principles for growth</li> </ul>

**Table 3-3: Evaluation criteria – economic growth**

<b>Planning Objective</b>	<b>Criteria</b>
Protect and support Employment Areas	<ul style="list-style-type: none"> <li>• How well does the scenario protect proposed Employment Areas and support longevity of the Employment Areas for continued growth?</li> <li>• How well does the scenario provide opportunities to support a range of employment uses to accommodate demand?</li> </ul>
Promote the Downtown as a focal area for employment Growth	<ul style="list-style-type: none"> <li>• Does the scenario provide opportunity for employment growth in the Downtown?</li> </ul>

**Table 3-4: Evaluation criteria – transportation, infrastructure and financing**

Planning Objective	Criteria
Optimize use of existing infrastructure/ services	<ul style="list-style-type: none"> <li>• Does the scenario maintain/ enhance existing community assets/ infrastructure?</li> <li>• Is there sufficient capacity in existing or planned municipal infrastructure (including roads, transit, water, wastewater, etc.)?</li> <li>• Are existing municipal infrastructure and service facilities maximized?</li> </ul>
Cost effective/ financially viable	<ul style="list-style-type: none"> <li>• How well does the scenario ensure that growth is financially viable over the long term through optimization of existing infrastructure and minimization of long-term operations and maintenance costs?</li> </ul>
Climate change- mitigation and adaptation	<ul style="list-style-type: none"> <li>• How well does the scenario enable opportunities for energy security/ resource conservation and promotion of sustainable development?</li> <li>• How well does the scenario preserve or enhance a connected greenspace system?</li> <li>• How well does the scenario minimize carbon emissions through supporting an increased transit mode share that promotes shifts in travel behaviour toward active transportation and public transportation; and, supporting the use of smart and clean technologies in other infrastructure improvements, as required?</li> </ul>

**Table 3-5: Evaluation criteria – cultural/ natural heritage**

Planning Objective	Criteria
Protect and support natural heritage and water resource systems	<ul style="list-style-type: none"> <li>Does the scenario protect significant natural areas including woodlands, wetlands, watercourses and other elements of Guelph's Natural Heritage System?</li> </ul> <p>Does the scenario protect the City's ground water and surface water features, including significant ground water recharge areas?</p>
Protect from the impacts of a changing climate including risks associated with natural hazards	<ul style="list-style-type: none"> <li>Does the scenario generally avoid areas of hazardous lands, including flooding hazards or reflect existing permission in the Official Plan (e.g. two zone flood areas and Special Policy Area)?</li> </ul>
Provide protection to cultural heritage resources (built heritage resources and cultural heritage landscapes)	<ul style="list-style-type: none"> <li>Does the scenario support and/or enhance a strong network of connected cultural heritage resources?</li> <li>Does the scenario allow for the conservation of cultural heritage resources?</li> <li>Does the scenario balance the need for conservation of cultural heritage resources with the need to accommodate growth?</li> </ul>

**Table 3-6: Evaluation criteria – public health and safety**

Planning Objective	Criteria
Transportation Safety	<ul style="list-style-type: none"> <li>Does the scenario maintain and/or enhance transportation safety?</li> </ul>
Public Health	<ul style="list-style-type: none"> <li>How well does the scenario contribute to a pattern of growth that supports health and well-being objectives?</li> <li>How well does the scenario contribute to a pattern of growth that mitigates public health risks and avoids natural hazards?</li> </ul>





## 4 Next steps

The Growth Scenario Technical Brief introduces three growth scenarios to be explored and, the criteria and framework under which these scenarios will be evaluated. These scenarios will be presented to the community, stakeholders and in the spring of 2021 to gather input and provide direction on preferences for a preferred growth scenario.

Following engagement on the growth scenarios and evaluation framework, the evaluation framework will be finalized and used to evaluate the scenarios in order to arrive at a preferred recommended growth scenario. This work will inform the Land Needs Assessment report, a requirement of APTG, which will be presented to Council together with the preferred growth scenario, for endorsement in mid 2021.



# Appendix A

## Alternative Growth Scenarios 2 & 3 - Summary of Draft Population and Housing Forecast



# **Official Plan Review, Growth Management Strategy**

Alternative Growth Scenarios 2 & 3

Summary of Draft Population and Housing  
Forecast

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City of Guelph

March, 2021

Watson & Associates Economists Ltd.  
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# City of Guelph

## Alternative Growth Scenario 2 (Increased Grade- Related and Decreased High- Density Housing in the BUA)



## Alternative Growth Scenario 2

- Growth Scenario 2 re-allocates 1,440 high-density units to grade-related units within the BUA. A total of 1,240 medium-density and 200 low-density units are added through gentle intensification opportunities in addition to potential housing from the northern portion of Rolling Hills.<sup>1</sup> This results in a marginally higher population forecast within the BUA and marginally lower population forecast in the DGA.
- The updated housing mix in the BUA results in a shift from high to grade-related housing forms, providing a more balanced mix of housing options to accommodate a broader range of demographics, including families with children.

**Figure 1: City of Guelph – Alternative Growth Scenario 2, total population and housing growth, 2016 to 2051**

### Growth Scenario 1 (Base Case)

Planning Policy Area	Population Including Undercount	Low-Density Households	Medium-Density Households	High-Density Households	Accessory Apartments	Total Households	PPU
BUA	30,300	375	1,610	10,965	2,670	15,620	1.94
DGA	36,400	2,895	5,390	6,605	685	15,575	2.34
<b>Total</b>	<b>66,700</b>	<b>3,270</b>	<b>7,000</b>	<b>17,570</b>	<b>3,355</b>	<b>31,195</b>	<b>2.14</b>

### Growth Scenario 2

Planning Policy Area	Population Including Undercount	Low-Density Households	Medium-Density Households	High-Density Households	Accessory Apartments	Total Households	PPU
BUA	30,400	580	2,850	9,520	2,670	15,620	1.95
DGA	36,300	2,895	5,390	6,605	685	15,575	2.33
<b>Total</b>	<b>66,700</b>	<b>3,475</b>	<b>8,240</b>	<b>16,125</b>	<b>3,355</b>	<b>31,195</b>	<b>2.14</b>

### Change Between Growth Scenario 1 (Base Case) and Growth Scenario 2

Planning Policy Area	Population Including Undercount	Low-Density Households	Medium-Density Households	High-Density Households	Accessory Apartments	Total Households	PPU
BUA	200	200	1,240	-1,440	0	0	0.01
DGA	-200	0	0	0	0	0	-0.01
<b>Total</b>	<b>0</b>	<b>200</b>	<b>1,240</b>	<b>-1,440</b>	<b>0</b>	<b>0</b>	<b>0.00</b>

<sup>1</sup> The northern portion of Rolling Hills can accommodate 203 low-density, 361 medium-density and 923 high-density units net of demolitions based on existing land use designations.



Notes:

- Low-density households include singles and semis.
- Medium-density households include townhouses and apartments in duplexes.
- High-density households include bachelor, 1-bedroom and 2-bedroom+ apartments.
- Figures may not sum precisely due to rounding.

Source: Watson & Associates Economists Ltd.

## Figure 2: City of Guelph – Alternative Growth Scenario 2, population and housing growth shares, 2016 to 2051

### Growth Scenario 1 (Base Case)

Planning Policy Area	Low-Density Households	Medium-Density Households	High-Density Households	Accessory Apartments	Total Households
BUA	2%	10%	70%	17%	100%
DGA	19%	35%	42%	4%	100%
<b>Total</b>	<b>10%</b>	<b>22%</b>	<b>56%</b>	<b>11%</b>	<b>100%</b>

### Growth Scenario 2

Planning Policy Area	Low-Density Households	Medium-Density Households	High-Density Households	Accessory Apartments	Total Households
BUA	4%	18%	61%	17%	100%
DGA	19%	35%	42%	4%	100%
<b>Total</b>	<b>11%</b>	<b>26%</b>	<b>52%</b>	<b>11%</b>	<b>100%</b>

Notes:

- Low-density households include singles and semis.
- Medium-density households include townhouses and apartments in duplexes.
- High-density households include bachelor, 1-bedroom and 2-bedroom+ apartments.
- Figures may not sum precisely due to rounding.

Source: Watson & Associates Economists Ltd.



- Intensification in Alternative Growth Scenario 2 is 50%, unchanged from the Base Case Scenario.

**Figure 3: City of Guelph – Alternative Growth Scenario 2, intensification forecast, 2022 to 2051**

### Growth Scenario 1 (Base Case)

Year	Population Including Undercount	BUA Households	DGA Households	Rural Households	Total Households	% Intensification
2016	136,300	46,700	5,390	0	52,090	-
2022	149,700	49,850	8,500	0	58,350	-
2051	203,000	62,320	20,965	0	83,285	-
<b>2016-2022</b>	<b>13,400</b>	<b>3,155</b>	<b>3,110</b>	<b>0</b>	<b>6,260</b>	<b>50%</b>
<b>2022-2051</b>	<b>53,300</b>	<b>12,465</b>	<b>12,465</b>	<b>0</b>	<b>24,935</b>	<b>50%</b>

### Growth Scenario 2

Year	Population Including Undercount	BUA Households	DGA Households	Rural Households	Total Households	% Intensification
2016	136,300	46,700	5,390	0	52,090	-
2022	149,700	49,850	8,500	0	58,350	-
2051	203,000	62,320	20,965	0	83,285	-
<b>2016-2022</b>	<b>13,400</b>	<b>3,155</b>	<b>3,110</b>	<b>0</b>	<b>6,260</b>	<b>50%</b>
<b>2022-2051</b>	<b>53,300</b>	<b>12,465</b>	<b>12,465</b>	<b>0</b>	<b>24,935</b>	<b>50%</b>

Notes:

- Figures may not sum precisely due to rounding.

Source: Watson & Associates Economists Ltd.



# City of Guelph Alternative Growth Scenario 3 (55% Intensification & Lower DGA Density)



### Alternative Scenario 3

- Growth Scenario 3 assumes an increased intensification target of 55%.
- To achieve this target, the high-density residential growth forecast within the Clair-Maltby Secondary Area has been modestly reduced and reallocated to the BUA. In addition, additional low-density housing units have been included in the BUA associated with the redevelopment of the entire Rolling Hills area.
- Under Growth Scenario 3, the Clair-Maltby Secondary Plan population is 14,800, down from 16,200 in the Base Case Scenario, and density (population & jobs per gross ha) is 68 per ha, down from 74 per ha.

**Figure 4: City of Guelph – Alternative Growth Scenario 3, Clair-Maltby Secondary Plan, residential growth by land use and total density**

#### Growth Scenario 1 (Base Case) Preferred Scenario Clair-Maltby Secondary Plan

Land Use	Min Units per Net Hectare	Max Units per Net Hectare	Target Units per Net Hectare	Min Residential Units	Max Residential Units	Target Residential Units	Min PPU	Max PPU	Target PPU
Low-Density Residential	20	60	32	1,104	3,313	1,767	3.33	2.45	3.07
Medium-Density Residential	35	100	68	1,266	3,617	2,472	2.45	1.68	2.14
High-Density Residential	100	250	175	1,158	2,894	2,026	1.68	1.68	1.68
Mixed Use									
<i>Residential</i>	100	250	175	507	1,267	887	1.68	1.68	1.68
Total Residential Units	-	-	-	-	-	7,152	-	-	-

#### Growth Scenario 1 (Base Case) Density Calculation

Variable	Values
Population Including Undercount	16,200
Jobs	745
Population & Jobs	16,945
Total Developable Lands (Gross Ha)	229
Population and Jobs per Gross Ha	74





### Alternative Growth Scenario 3

Land Use	Min Units per Net Hectare	Max Units per Net Hectare	Target Units per Net Hectare	Min Residential Units	Max Residential Units	Target Residential Units	Min PPU	Max PPU	Target PPU
<b>Low Density Residential</b>	20	60	30	1,104	3,313	1,656	3.33	2.45	3.33
<b>Medium Density Residential</b>	35	100	60	1,266	3,617	2,170	2.45	1.68	2.45
<b>High Density Residential</b>	100	250	125	1,158	2,894	1,447	1.68	1.68	1.68
<b>Mixed Use</b>									
<b>Residential</b>	100	250	125	507	1,267	634	1.68	1.68	1.68
<b>Total Residential Units</b>	-	-	-	-	-	5,907	-	-	-

### Alternative Growth Scenario 3 Density Calculation

Variable	Values
<b>Population Including Undercount</b>	14,800
<b>Jobs</b>	745
<b>Population &amp; Jobs</b>	15,545
<b>Total Developable Lands (Gross Ha)</b>	229
<b>Population and Jobs per Gross Ha</b>	68

Notes:

- Land-use designations can accommodate structure types across different densities i.e. low density residential can accommodate low and medium density units and medium density can accommodate medium and some high density units.
- Total developable land (gross ha) for the Clair-Maltby Secondary Plan study area includes open space and existing roads (Gordon St.) and excludes natural heritage sites. It is assumed that 42 gross ha of employment land have been converted to residential uses and are included in the 229 gross ha.

Source: Watson & Associates Economists Ltd. 2021.



- In Growth Scenario 3, total households in Clair-Maltby were decreased by 1,245. Grade-related households were increased by 575 units and high-density units were decreased by 1,820, resulting in a shift towards more low and medium-density housing units.
- Relative to the Base Case Scenario, the share of low-density units in Clair-Maltby increased from 17% to 28%, the share of medium-density units increased from 28% to 37%, and the share of high-density units decreased from 55% to 35%.
- As a result of a higher share of grade-related units, the PPU in Clair-Maltby has increased from 2.27 to 2.52, relative to the Base Case Scenario.

**Figure 5: City of Guelph – Alternative Growth Scenario 3, Clair-Maltby Secondary Plan, total population and housing by structure type**

Scenario	Population With Undercount	Low-Density Households	Medium-Density Households	High-Density Households	Total Households	PPU
Growth Scenario 1 (Base Case)	16,200	1,235	2,015	3,900	7,150	2.27
Growth Scenario 3	14,800	1,655	2,170	2,080	5,905	2.52
<b>Change</b>	<b>-1,400</b>	<b>420</b>	<b>155</b>	<b>-1,820</b>	<b>-1,245</b>	<b>0.25</b>

Notes:

- Low-density households include singles and semis.
- Medium-density households include townhouses and apartments in duplexes.
- High-density households include bachelor, 1-bedroom and 2-bedroom+ apartments.
- Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd.

**Figure 6: City of Guelph – Alternative Growth Scenario 3, Clair-Maltby Secondary Plan, housing shares by structure type**

Scenario	Low-Density Households	Medium-Density Households	High-Density Households	Total Households
Growth Scenario 1 (Base Case)	17%	28%	55%	100%
Growth Scenario 3	28%	37%	35%	100%
<b>Change</b>	<b>11%</b>	<b>9%</b>	<b>-19%</b>	<b>0%</b>

Notes:

- Low-density households include singles and semis.
- Medium-density households include townhouses and apartments in duplexes.
- High-density households include bachelor, 1-bedroom and 2-bedroom+ apartments.
- Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd.



- The changes within Clair-Maltby in Growth Scenario 3 in addition to the increase housing potential associated with the development of Rolling Hills has resulted in a decreased population and housing forecast within the DGA and an increased population and housing forecast in the BUA<sup>1</sup>.
- The total housing change in Clair-Maltby has been re-allocated to the BUA in the form of medium-density units, and 725 high-density units within the BUA have been reallocated to low-density units to account for future housing opportunities in Rolling Hills.
- The housing mix within the BUA and DGA results in a greater share of grade-related housing units and a lower share of high-density units in Growth Scenario 3. This results in a more balanced mix of future housing options to accommodate demand across a broader range of demographics groups.

**Figure 7: City of Guelph – Alternative Growth Scenario 3, total population and housing growth, 2016 to 2051**

### Growth Scenario 1 (Base Case)

Planning Policy Area	Population Including Undercount	Low-Density Households	Medium-Density Households	High-Density Households	Accessory Apartments	Total Households	PPU
BUA	30,300	375	1,610	10,965	2,670	15,620	1.94
DGA	36,400	2,895	5,390	6,605	685	15,575	2.34
<b>Total</b>	<b>66,700</b>	<b>3,270</b>	<b>7,000</b>	<b>17,570</b>	<b>3,355</b>	<b>31,195</b>	<b>2.14</b>

### Growth Scenario 3

Planning Policy Area	Population Including Undercount	Low-Density Households	Medium-Density Households	High-Density Households	Accessory Apartments	Total Households	PPU
BUA	31,700	1,100	2,855	10,240	2,670	16,865	1.88
DGA	35,000	3,320	5,545	4,785	685	14,330	2.44
<b>Total</b>	<b>66,700</b>	<b>4,420</b>	<b>8,400</b>	<b>15,020</b>	<b>3,355</b>	<b>31,195</b>	<b>2.14</b>

### Change Between Growth Scenario 1 (Base Case) and Growth Scenario 3

Planning Policy Area	Population Including Undercount	Low-Density Households	Medium-Density Households	High-Density Households	Accessory Apartments	Total Households	PPU
BUA	1,400	725	1,245	-725	0	1,245	-0.06
DGA	-1,400	425	155	-1,820	0	-1,245	0.1
<b>Total</b>	<b>0</b>	<b>1,150</b>	<b>1,400</b>	<b>-2,545</b>	<b>0</b>	<b>0</b>	<b>0</b>

Notes:

<sup>1</sup> The entire Rolling Hills area can accommodate 725 low-density, 665 medium-density and 1,786 high-density units net of demolitions based on existing land use-designations.



- Low-density households include singles and semis.
- Medium-density households include townhouses and apartments in duplexes.
- High-density households include bachelor, 1-bedroom and 2-bedroom+ apartments.
- Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd.

**Figure 8: City of Guelph – Alternative Growth Scenario 3, housing growth shares, 2016 to 2051**

### **Growth Scenario 1 (Base Case)**

Planning Policy Area	Low-Density Households	Medium-Density Households	High-Density Households	Accessory Apartments	Total Households
BUA	2%	10%	70%	17%	100%
DGA	19%	35%	42%	4%	100%
<b>Total</b>	<b>10%</b>	<b>22%</b>	<b>56%</b>	<b>11%</b>	<b>100%</b>

### **Growth Scenario 3**

Planning Policy Area	Low-Density Households	Medium-Density Households	High-Density Households	Accessory Apartments	Total Households
BUA	7%	17%	61%	16%	100%
DGA	23%	39%	33%	5%	100%
<b>Total</b>	<b>14%</b>	<b>27%</b>	<b>48%</b>	<b>11%</b>	<b>100%</b>

Notes:

- Low-density households include singles and semis.
- Medium-density households include townhouses and apartments in duplexes.
- High-density households include bachelor, 1-bedroom and 2-bedroom+ apartments.
- Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd.



- Intensification has increased from 50% in the Base Case Scenario to 55% in Growth Scenario 3.
- This has resulted in an increase from 12,465 to 13,710 housing units in the BUA from 2022 to 2051, and decrease from 12,465 to 11,225 housing units in the DGA.

**Figure 9: City of Guelph – Alternative Growth Scenario 3, intensification forecast, 2022 to 2051**

### **Growth Scenario 1 (Base Case)**

<b>Year</b>	<b>Population Including Undercount</b>	<b>BUA Households</b>	<b>DGA Households</b>	<b>Rural Households</b>	<b>Total Households</b>	<b>% Intensification</b>
2016	136,300	46,700	5,390	0	52,090	-
2022	149,700	49,850	8,500	0	58,350	-
2051	203,000	62,320	20,965	0	83,285	-
<b>2016-2022</b>	<b>13,400</b>	<b>3,155</b>	<b>3,110</b>	<b>0</b>	<b>6,260</b>	<b>50%</b>
<b>2022-2051</b>	<b>53,300</b>	<b>12,465</b>	<b>12,465</b>	<b>0</b>	<b>24,935</b>	<b>50%</b>

### **Growth Scenario 3**

<b>Year</b>	<b>Population Including Undercount</b>	<b>BUA Households</b>	<b>DGA Households</b>	<b>Rural Households</b>	<b>Total Households</b>	<b>% Intensification</b>
2016	136,300	46,700	5,390	0	52,090	-
2022	149,700	49,850	8,500	0	58,350	-
2051	203,000	63,560	19,725	0	83,285	-
<b>2016-2022</b>	<b>13,400</b>	<b>3,155</b>	<b>3,110</b>	<b>0</b>	<b>6,260</b>	<b>50%</b>
<b>2022-2051</b>	<b>53,300</b>	<b>13,710</b>	<b>11,225</b>	<b>0</b>	<b>24,935</b>	<b>55%</b>

Notes:

- Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd.



# City of Guelph Community Area DGA Land Needs



- The people and jobs density target under Scenario 1 (Base Case) and Alternative Scenario 2 is 66 per Ha. Under Alternative Scenario 3 (55% Intensification Rate), the DGA density is reduced to 64 per Ha as a result of minor adjustments to the assumed development yield of Clair-Maltby.
- The required designated DGA Community Area (gross land area) in 2051 is 932 Ha under all Scenarios 1 through 3.
- Under both scenarios the land surplus in 2051 is 43 Ha, which includes 42 gross Ha of Employment Area land converted to Community Area land in the Clair-Maltby Secondary Plan.

**Figure 10: City of Guelph, Community Area DGA land needs at 2051**

Community Area DGA Lands, Population and Employment Forecast DGA at 2051	Calculation Steps	Base Case / Alternative Scenario 2	Alternative Scenario 3: 55% Intensification Rate
Population	A	52,520	51,120
Deduct - Growth Population Accommodated in Accessory Apartments	B	660	660
Population, Adjusted for Growth Accommodated in Accessory Apartments	$C = A - B$	51,860	50,460
Community Area Employment	D	9,390	9,390
Total Population and Employment	$E = C + D$	61,250	59,850
<b>Target People and Jobs Density per Ha</b>	<b>F</b>	66	64
<b>Required Designated DGA Community Area (gross land area)</b>	<b><math>G = E / F</math></b>	932	932
Existing Designated DGA Community Area (gross land area) <u>plus 42 gross ha of employment land converted in Clair-Maltby Secondary Plan</u>	H	975	975
<b>Surplus</b>	<b><math>I = H - G</math></b>	<b>43</b>	<b>43</b>

Notes:

- As of February, 2021.

Source: Watson & Associates Economists Ltd.

## **Appendix B**

Summary of policy and strategic documents used as input into evaluation framework development



## Provincial Policy Statement (PPS)

The PPS, 2020 includes a number of policies and directions for the efficient development of land in order to build strong, healthy communities, including:

- Encouraging efficient development patterns
- Promoting a range and mix of housing options, including affordable and market-based housing
- Promoting transit-supportive development patterns in built up areas and greenfield areas
- Requiring that planning, growth management, transit, infrastructure and public service facilities be integrated and coordinated
- Focusing growth within settlement areas and on full municipal services
- Discouraging expansion into agricultural areas and establishing policies and criteria for expansions of settlement areas where growth cannot be accommodated within settlement areas
- Accommodating land needs for a planning horizon determined through APTG through intensification and redevelopment
- Requiring that land and infrastructure be optimized and used efficiently, with existing infrastructure to be used before new infrastructure is developed
- Protecting employment areas
- Protecting natural features, agriculture and resource-related uses;
- Conserving built heritage and,
- Planning for a changing climate and preparing for impacts of a changing climate.

## A Place to Grow: Growth Plan for the Greater Golden Horseshoe (APTG)

APTG includes a number of policies and directions for managing growth while protecting valuable resources, including:

- Requiring that growth be contained within existing urban boundaries and accommodated through intensification and greenfield development
- Directing that a significant amount of growth be within Urban Growth Centres, Transit Corridors, Station Areas and other key growth areas
- Promoting development patterns that support the achievement of “complete communities”
- Providing for and protecting employment areas to support economic growth
- Discouraging expansion of development into rural and agricultural areas, and establishing policies and criteria for expansion of settlement areas where

growth cannot be accommodated within the existing settlement area boundary

- Requiring that planning, growth management, transit, infrastructure and public services be integrated and coordinated
- Encouraging a connected transportation system that prioritizes public transit and active transportation; and, improves linkages, access and choice
- Considering and implementing Transportation Demand Management practices
- Requiring that infrastructure, land, facilities, goods movement facilities and corridors be optimized
- Provide for the long-term protection of natural features and their functions
- Protecting and supporting agriculture and the agri-food network
- Protecting and identifying the Natural Heritage System
- Conserving resources and,
- Addressing impacts of a changing climate.

#### City of Guelph Official Plan

The following directions of the Official Plan are applicable to the development of an evaluation framework for the growth scenarios:

- The SmartGuelph principles (inviting and identifiable, distinctive and diverse, clean and conscious, prosperous and progressive, pastoral and protective, well-built and well-maintained, and collaborative and cooperative)
- Utilizing an interdisciplinary approach to planning to ensure a complete and healthy community that provides for urban growth and land use patterns that ensure efficient use of public expenditures and municipal financial sustainability over the long-term
- Providing for a diverse and inclusive city that protects, maintains, enhances and restores natural heritage features and functions
- Developing a safe, efficient, convenient and sustainable transportation system
- Directing development to areas on full municipal services and related infrastructure
- Ensuring the provision of an accessible, connected open space, park and trail system
- Providing an appropriate and adequate supply and distribution of community facilities and housing types to meet the needs of the community
- Promoting the application of urban design principles that preserve character and build a compact mixed-use and transit supportive community

- Strengthening the role of the Downtown as a major area for investment, employment and residential uses to support its function as a vibrant focus of the city and,
- Promoting informed public involvement and engagement throughout the planning and development process.

### A united vision: Guelph's community plan

The City of Guelph community plan was prepared with significant citizen input over the period of a year and is an aspirational document intended to assist in shaping what Guelph will look like over the next 10 to 20 years. The community plan is a comprehensive long-range document that applies to the entire city, identifying issues that reflect the needs and priorities of residents, neighbourhoods, businesses and institutions that make up the community of Guelph.

The community plan establishes six (6) themes for focus:

- We are home
- We protect our environment
- We create value
- We feel well
- We play and explore and,
- We move around freely.

A number of strategic directions and goals have been identified that correspond with the above-noted themes. Those that are relevant to the evaluation of growth scenarios are summarized below.

#### We are home

- Have housing that works for us
  - Everyone has a safe home that functions well
  - Affordable housing choices across the city are available for different household types
  - Accessible housing options are more readily available
  - Young people can stay here and new people can move here
- Keep Guelph a safe city
  - People are safe and feel safe- the city has low crime rates and its roads and trails feel safe for residents and visitors
- Love our neighbourhoods and keep them strong

- Social connections in neighbourhoods are strong, with many activities and community assets, including well-supported neighbourhood groups and hubs that foster a strong sense of belonging
- Our neighbourhoods are age-friendly and offer residents all the services, access and amenities they need
- Keep our big, small city vibe
  - Neighbourhoods are walkable and designed with Guelph character
  - We strike a good balance of streetscapes and parks that are beautiful and inviting for community use
  - We have access to good-quality core amenities and retail options.

#### We protect our environment

- Protect and sustain what we have
  - Water sources are protected, and our water systems are managed in harmony with the environment
  - Our food system is sustainable. Our natural heritage—including the urban forest and biodiversity—is nurtured, not damaged
  - Our rivers, parks and green spaces are preserved, and the tree canopy is abundant
  - Development occurs in harmony with the natural environment
- Reclaim what might otherwise be wasted
  - Brownfields and underutilized sites are redeveloped.
- Go further than any other city
  - We make bold decisions and take immediate action on how we will protect our environment
  - Guelph is a model city for energy and water conservation, waste diversion and sustainable development
- Prepare for the future
  - Climate change infrastructure is in place to create a resilient city
  - We minimize consumption of water, energy and other natural resources

#### We create value

- Be a global innovation leader
  - Our position in Canada's Innovation Corridor grows
  - Strong agri-food, clean tech, advanced manufacturing and the information and communications technology sectors fuel economic growth and create sustainable jobs

- Better regional connections promote cross-pollination of innovation and make it easy for people to work together. Social-purpose-driven businesses (including B Corps and social enterprises) are thriving in our city
- Leverage our unique character
  - Downtown continues to grow as a destination hub of historic beauty and character, with unique retail opportunities, entertainment and tourist attractions
- Foster inclusive prosperity
  - There are decent jobs that allow people to live full lives
  - Everyone who wants to work—including youth, seniors, those with differing abilities, and new immigrants—can meaningfully participate in the workforce

#### We feel well

- Give children and youth a great start
  - The needs of children and youth are met (socially, physically, nutritionally, spiritually, culturally and safety-wise)
- Ensure that everyone feels they belong here
  - There is a strong sense of community across the city, and people feel that everyone matters
- Create a nourished community
  - We have a sustainable food system with no wasted food, energy or material resources
- Build health infrastructure for the future
  - Guelph is full of amenities to support health and well-being—amenities that grow as the community grows

#### We play and explore

- Play everywhere
  - We activate informal and formal spaces for play and expression across the city, both indoors and out
  - Free opportunities for play are plentiful.
  - We have a strong network of connected cultural nodes. Individuals can easily find opportunities that are relevant to their interests and needs
- Explore and make sense of who we are
  - Historical and cultural assets in the city are preserved, enjoyed and explored by everyone.

## We move around freely

- Facilitate easy movement within our city
  - It is easy for everyone to get around our city year-round to work, play and contribute to our community (inclusive of ability and exceptionality)
  - There are viable transportation options that suit tight budgets and other needs, such as convenience and accessibility
  - Connected, integrated networks across the city—north, south, east and west—make Guelph feel like one city
- Facilitate active transportation—and connection to nature— via natural trails
  - Abundant trail corridors connect neighbourhoods seamlessly, making it easy to get around the city by active modes of transportation
  - These corridors allow people of all abilities to experience and enjoy the benefits of wild spaces, natural areas and tree-rich environments
- Embrace future-ready infrastructure
  - People can move peacefully and efficiently around the city. Smart and clean technologies are embedded in our infrastructure, making us resilient and eliminating our carbon footprint
  - New partnerships and models sustain our growing infrastructure needs. We make best use of all our assets, such as the Guelph Junction Railway
- Connect regionally
  - Guelph is well-connected to our region and beyond, including Kitchener, Waterloo, Cambridge, Toronto, Hamilton and the County of Wellington
  - High-frequency, reliable transportation options are accessible, affordable and get people to their destinations faster

### Guelph. Future ready, City strategic plan 2019-2023

The City strategic plan for 2019-2023 was prepared by Guelph's City Council to guide how Council can achieve aspects of the Community Plan and establish priorities and directions to help Council govern effectively.

The strategic plan establishes a community vision, mission, values and priorities, many of which are relevant to the evaluation of growth scenarios, and are summarized below.

The following five (5) values set the tone and foundation for the strategic plan:

- Integrity
- Service
- Inclusion
- Wellness and,
- Learning

A number of priorities have also been identified to assist in moving closer to achieving the vision. These include:

- Powering our future
- Sustaining our future
- Navigating our future
- Working together for our future and,
- Building our future.

Within each of the 'priority areas', a number of objectives and actions are set out to more clearly define and benchmark the success of the strategic plan. The following are applicable to and have been used to inform the development of the evaluation framework.

- Leverage Guelph's role within the Innovation Corridor (powering our future)
- Foster downtown business innovation to support a thriving Downtown Guelph (powering our future)
- Ensuring policies and zoning bylaws support a healthy economy and are consistent with environmental priorities (powering our future)
- Encouraging the growth of Guelph's employment base, offering meaningful opportunities for all (powering our future)
- Investing in "green" infrastructure to prepare Guelph for the effects of climate change (sustaining our future)
- Increasing Guelph's tree canopy (sustaining our future)
- Reducing the City of Guelph's energy footprint through retrofits (sustaining our future)
- Ensuring there is adaptable green infrastructure in physical areas such as the Guelph Innovation District and Clair-Maltby to support population and economic growth for future generations (sustaining our future)
- Protecting the green infrastructure provided by woodlands, wetlands, watercourses and other elements of Guelph's natural heritage system (sustaining our future)

- Preparing Guelph's transportation network for autonomous vehicle technology and an increase in electric vehicles (navigating our future)
- Improving connections to workplaces in Guelph (navigating our future)
- Investing in and promoting active transportation (navigating our future)
- Improving the safety, efficiency and connectivity of the whole transportation system (navigating our future)
- Improving transportation connectivity and safety within city limits, while advocating for better regional connectivity with public transit and rail service (navigating our future)
- Manage existing infrastructure (building our future)
- Continue working to develop new assets that respond to Guelph's growing and changing social, economic and environmental needs such as the Baker District redevelopment and the South End Community Centre (building our future)
- Supporting the development of new assets through advocacy and policy work (building our future)
- Help increase the availability of housing that meets community needs (building our future)
- Continue to build strong, vibrant, safe and healthy communities that foster the resilience in the people who live here (building our future) and,
- Enhance community safety and well-being through direct service and program delivery (building our future).



# Appendix C

## Evaluation framework development background tables

**Table B-1: Policy reference and criteria theme areas derived from PPS, 2020**

<b>PPS Direction</b>	<b>Policy Reference</b>	<b>Assessment Criteria Theme Area(s)</b>
Efficient development and land use patterns, promote intensification/avoiding development and land use patterns which may cause environmental or public health and safety concerns	Policy 1.1.1 a), c), h) Policy 1.1.3.2 a), Policy 1.1.3.4 Policy 1.1.3.5 Policy 1.1.3.6	Complete Communities Growth Management
Range and mix of housing, including affordable housing and market-based housing; and, maintain ability to accommodate for a minimum of 15 years and servicing capacity to maintain a three-year supply of residential units	Policy 1.1.1 b), 1.1.2 Policy 1.4.1 a)- b) Policy 1.4.3 a)- f)	Complete Communities
Integration of planning, growth management, transit, infrastructure and public service facilities/ coordinated approach	Policy 1.1.1 e), g) Policy 1.1.3.7 a)-b) Section 1.2	Transportation, Infrastructure and Financing
Improved accessibility	Policy 1.1.1 f)	Complete Communities/ Liveability
Settlement areas to be the focus of growth (development within delineated urban area boundary; expansion only where criteria are met)	Policy 1.1.1 d), Policy 1.1.3.1 Policy 1.1.3.8 a)-e) Policy 1.1.3.9 a)-d)	Growth Management
Prepare for a changing climate	Policy 1.1.1 i) Policy 1.1.3.2 c), d) Section 1.8	Woven throughout

## ***Evaluation framework development background tables***

<b>PPS Direction</b>	<b>Policy Reference</b>	<b>Assessment Criteria Theme Area(s)</b>
Efficient/ optimized and financially viable use of infrastructure, public service facilities, etc.	Policy 1.1.3.2 b) Section 1.6	Transportation, Infrastructure and Financing
Support active transportation and alternate modes of travel and opportunities for transit-supportive development	Policy 1.1.3.2 e), f), g) Policy 1.1.3.3	Complete Communities
Protect Rural Areas, Natural Heritage, Water Resources, Agriculture, Mineral and Petroleum Resources, Aggregate Resources, Cultural Heritage Resources	Section 1.1.4, 1.1.5 Section 2.1 Section 2.2 Section 2.3 Section 2.4 Section 2.5 Section 2.6	Cultural/ Natural Heritage
Provide for land use compatibility and protect public health and safety from natural and human made hazards	Section 1.2.6 Section 3.1 Section 3.2	Public Health and Safety
Provide for a range and mix of employment, institutional and broader mixes; protect employment areas and conversion as appropriate subject to criteria	Policy 1.3.1 a)-e Section 1.3.2	Economic Growth
Provide for and promote healthy, active communities through the provision of public spaces, parks, trails, open space, etc.	Section 1.5	Public Health and Safety, Complete Communities
Support long-term economic prosperity	Section 1.7	Economic Growth

**Table B-2: Policy reference and criteria theme areas derived from APTG**

<b>APTG Direction</b>	<b>Policy Reference</b>	<b>Assessment Criteria Theme Area(s)</b>
Grow within existing boundaries (intensification and greenfield), where complete communities can be achieved on existing or planned municipal water and wastewater systems. Expansions permitted only where criteria are met	Policy 2.2.1.2 a)- f) Policy 2.2.1.4 Section 2.2.8	Growth Management Complete Communities
Significant amount of growth to UGCs, Transit Corridors and Station Areas and other key growth areas/ Areas appropriately delineated and a hierarchy of settlement areas & Targets to be achieved	Section 2.2.2, Section 2.2.3, Section 2.2.4, Section 2.2.7	Growth Management
Integrated and coordinated approach to manage growth	Policy 2.2.1.3 Section 3.2.1	Growth Management, Transportation, Infrastructure and Financing
Infrastructure to support growth is optimized and financially viable over the life cycle of the assets	Policy 2.2.1.3 Section 3.2.2 Section 3.2.3 Section 3.2.4 Section 3.2.5 Section 3.2.6 Section 3.2.7 Section 3.2.8	Transportation, Infrastructure and Financing
Provide for/ protect employment areas and support economic growth	Section 2.2.5	Economic Growth

## ***Evaluation framework development background tables***

<b>APTG Direction</b>	<b>Policy Reference</b>	<b>Assessment Criteria Theme Area(s)</b>
Ensure the provision of a range and mix of housing choices, including affordable housing and supportive housing	Section 2.2.6	Complete Communities
Protect/ conserve the water resource system, Natural Heritage System, Agricultural System, Cultural Heritage Resources, Mineral Aggregate Resources	Section 4.2.1 Section 4.2.2 Section 4.2.6 Section 4.2.7 Section 4.2.8 Section 4.2.9	Cultural/ Natural Heritage Public Health and Safety
Prepare for a changing climate	Section 4.2.10	Woven throughout
Provide publicly-accessible parkland, open space and trails	Policy 2.2.1.4 e), Policy 4.2.5.1 a)-c), Policy 4.2.5.2	Complete communities

**Table B-3: Policy reference and criteria theme areas derived from Guelph Official Plan**

<b>Guelph Official Plan Direction</b>	<b>Policy Reference</b>	<b>Assessment Criteria Theme Area(s)</b>
Build a compact, vibrant and complete community for current and future generations	Section 3 Objectives Section 3.6 Housing Supply Section 3.7 Built-up Area and General Intensification Section 3.13 Affordable Housing Section 7.1 Community Facilities Section 7.2 Affordable Housing Section 7.3 Open Space System: Trails and Parks Section 8 Urban Design	Complete Communities
Accommodate growth within existing settlement area boundary through intensification and greenfield development	Section 3.3 Settlement Area Boundary 3.7 Built-up Area and General Intensification Section 3.8 Urban Growth Centre (Downtown) Section 3.10 Intensification Corridors Section 3.11 Community Mixed-Use Nodes Section 3.12 Greenfield Area Section 3.21 Managing Growth	Growth Management
Promote a clear demarcation between urban and rural uses	Section 3.5 Urban-Rural Interface; Objective 3.5 a)	Growth Management
Promote the Downtown as a focal area for residential and employment growth	Section 3.8 Urban Growth Centre (Downtown)	Growth Management Economic Growth

## ***Evaluation framework development background tables***

<b>Guelph Official Plan Direction</b>	<b>Policy Reference</b>	<b>Assessment Criteria Theme Area(s)</b>
Support Transit through connectivity, choice, access, and coordination and aim to increase non-auto mode shares	Section 3.9 Major Transit Station Area Section 3.15 Transportation Section 5 Movement of People and Goods- An Integrated Transportation System Section 5.1 Transportation System Section 5.2 Barrier Free Transportation Section 5.4 Active Transportation Section 5.5 Public Transit	Complete Communities Transportation, Infrastructure and Financing
Promote economic development and competitiveness	Section 3.14 Employment Lands Section 5.9 Trucking and Goods Movement Section 5.10 Railways	Economic Growth

## Evaluation framework development background tables

<b>Guelph Official Plan Direction</b>	<b>Policy Reference</b>	<b>Assessment Criteria Theme Area(s)</b>
Optimize land, infrastructure and services and ensure financial viability	Section 3.15.2 Transportation infrastructure Section 3.19 Water, Wastewater and Stormwater Systems Section 3.20 Community Infrastructure Section 5.12 Transportation Networks Section 6.0 Municipal Services and Infrastructure (Policies 6.1.1, 6.1.2, 6.1.3, 6.1.10, 6.1.11, 6.1.12, 6.1.13, 6.1.15, Section 6.2 Water Supply Section 6.3 Wastewater Treatment Section 6.4 Stormwater Management Section 6.5 Solid Waste Management Section 7 Community Infrastructure Section 7.1 Community Facilities	Transportation, Infrastructure and Financing
Protect natural heritage and the natural heritage system	Section 3.16 Natural Heritage System Section 4 Protecting What is Valuable Section 4.1 Natural Heritage System	Cultural/ Natural Heritage
Support Conservation and sustainability	Section 3.17 Culture of Conservation Section 3.18 Energy Sustainability	Complete Communities



## Evaluation framework development background tables

<b>Guelph Official Plan Direction</b>	<b>Policy Reference</b>	<b>Assessment Criteria Theme Area(s)</b>
Protect and Conserve Resources (natural and cultural)	Section 4.3 Watershed Planning and Water Resources Section 4.3.2 Water Resource Protection and Conservation Section 4.3.3 Source Protection Section 4.5 Mineral Aggregate Resources Section 4.8 Cultural Heritage Resources Section 6.2 Water Supply	Cultural/ Natural Heritage Public Health and Safety
Protect residents from natural and man-made hazards and ensure the public health and safety of residents	Section 4.4 Public Health and Safety Section 6.2 Water Supply Section 6.3 Wastewater Treatment Section 6.5 Solid Waste Management Section 6.7 Termite Control	Public Health and Safety
Address climate change/ increase community resiliency to climate change	Section 4.6 Climate Change Section 4.7 Community Energy	Woven throughout

**Table B-4: Criteria theme areas derived from City of Guelph Strategic Plan**

<b>Priority</b>	<b>Assessment Criteria Theme Area</b>
Powering our Future- An economy that empowers us- Contribute to a sustainable, creative and smart local economy that is connected to regional and global markets and supports shared prosperity for everyone	Economic Growth
An environment that sustains us- Care for the local environment, respond to climate change and prepare Guelph for a net-zero-carbon future	Cultural/ Natural Heritage
A transportation network that connects us- Foster easy, accessible movement through trails, paths, roads and corridors to tie the community together and connect Guelph's economy with other regions	Transportation, Infrastructure and Finance Complete Communities
Investing in "green" infrastructure to prepare Guelph for the effects of climate change	Transportation, Infrastructure and Finance
Increasing Guelph's tree canopy	Cultural/ Natural Heritage Complete Communities
Ensuring there is adaptable green infrastructure in physical areas such as the Guelph Innovation District and Clair-Maltby to support population and economic growth for future generations	Transportation, Infrastructure and Finance
Protecting the green infrastructure provided by woodlands, wetlands, watercourses and other elements of Guelph's natural heritage system	Natural/ Cultural Heritage
Improving connections to workplaces in Guelph	Economic Growth Transportation, Infrastructure and Finance
Investing in and promoting active transportation	Transportation, Infrastructure and Finance Complete Communities

## ***Evaluation framework development background tables***

<b>Priority</b>	<b>Assessment Criteria Theme Area</b>
Improving the safety, efficiency and connectivity of the whole transportation system	Transportation, Infrastructure and Finance Complete Communities
Improving transportation connectivity and safety within city limits, while advocating for better regional connectivity with public transit and rail service	Transportation, Infrastructure and Finance Public Health and Safety Economic Growth
maintain existing community assets and secure new ones	Complete Communities
help increase the availability of housing that meets community needs	Complete Communities
continue to build strong, vibrant, safe and healthy communities that foster resilience in the people who live here	Complete Communities Public Health and Safety

**Table B-5.1: Criteria theme areas derived from City of Guelph Community Plan (we are home)**

<b>Relevant Goal</b>	<b>Assessment Criteria Theme Area</b>
Affordable housing choices across the city are available for different household types	Complete Communities
Accessible housing options are more readily available	Complete Communities
People are safe and feel safe	Public Health and Safety, Complete Communities
Social connections in neighbourhoods are strong, with many activities and community assets, including well-supported neighbourhood groups and hubs that foster a strong sense of belonging	Complete Communities
Our neighbourhoods are age-friendly and offer residents all the services, access and amenities they need	Complete Communities
Neighbourhoods are walkable and designed with Guelph character	Complete Communities
We strike a good balance of streetscapes and parks that are beautiful and inviting for community use	Complete Communities

**Table B-5.2: Criteria theme areas derived from City of Guelph Community Plan (we protect our environment)**

<b>Relevant Goal</b>	<b>Assessment Criteria Theme Area</b>
Water sources are protected, and our water systems are managed in harmony with the environment	Cultural/ Natural Heritage
Our food system is sustainable. Our natural heritage—including the urban forest and biodiversity—is nurtured, not damaged	Cultural/ Natural Heritage Complete Communities
Our rivers, parks and green spaces are preserved, and the tree canopy is abundant	Cultural/ Natural Heritage Complete Communities
Brownfields and underutilized sites are redeveloped	Complete Communities Economic Growth
We make bold decisions and take immediate action on how we will protect our environment	Cultural/ Natural Heritage
Guelph is a model city for energy and water conservation, waste diversion and sustainable development	Transportation, Infrastructure and Financing
Climate change infrastructure is in place to create a resilient city	Transportation, Infrastructure and Financing
We minimize consumption of water, energy and other natural resources	Transportation, Infrastructure and Financing

**Table B-5.3: Criteria theme areas derived from City of Guelph Community Plan (we create value)**

<b>Relevant Goal</b>	<b>Assessment Criteria Theme Area</b>
Our position in Canada's Innovation Corridor grows	Economic Growth
Strong agri-food, clean tech, advanced manufacturing and the information and communications technology sectors fuel economic growth and create sustainable jobs	Economic Growth
Downtown continues to grow as a destination hub of historic beauty and character, with unique retail opportunities, entertainment and tourist attractions	Complete Communities Economic Growth

**Table B-5.4: Criteria theme areas derived from City of Guelph Community Plan (we feel well)**

<b>Relevant Goal</b>	<b>Assessment Criteria Theme Area</b>
We have a sustainable food system with no wasted food, energy or material resources	Complete Communities
Guelph is full of amenities to support health and well-being—amenities that grow as the community grows	Complete Communities Public Health and Safety
There is a strong sense of community across the city, and people feel that everyone matters	Complete Communities Public Health and Safety

**Table B-5.5: Criteria theme areas derived from City of Guelph Community Plan (we play and explore)**

<b>Relevant Goal</b>	<b>Assessment Criteria Theme Area</b>
We activate informal and formal spaces for play and expression across the city, both indoors and out	Complete Communities
We have a strong network of connected cultural nodes	Complete Communities Cultural/ Natural Heritage

## Evaluation framework development background tables

Relevant Goal	Assessment Criteria Theme Area
Individuals can easily find opportunities that are relevant to their interests and needs	Complete Communities
Historical and cultural assets in the city are preserved, enjoyed and explored by everyone	Cultural/ Natural Heritage

**Table B-5.6: Criteria theme areas derived from City of Guelph Community Plan (we move around freely)**

Relevant Goal	Assessment Criteria Theme Area
It is easy for everyone to get around our city year-round to work, play and contribute to our community (inclusive of ability and exceptionality)	Complete Communities Transportation, Infrastructure and Finance
There are viable transportation options that suit tight budgets and other needs, such as convenience and accessibility	Complete Communities Transportation, Infrastructure and Finance
Connected, integrated networks across the city—north, south, east and west—make Guelph feel like one city	Complete Communities Transportation, Infrastructure and Finance
Abundant trail corridors connect neighbourhoods seamlessly, making it easy to get around the city by active modes of transportation	Complete Communities
People can move peacefully and efficiently around the city. Smart and clean technologies are embedded in our infrastructure, making us resilient and eliminating our carbon footprint	Complete Communities Transportation, Infrastructure and Finance
Guelph is well-connected to our region and beyond, including Kitchener, Waterloo, Cambridge, Toronto, Hamilton and the County of Wellington	Transportation, Infrastructure and Finance

## **Attachment 2 - Water Supply Master Plan Update**

The 2021 Water Supply Master Plan (WSMP) is intended to update the 2014 WSMP. Water Services have followed the same approach used in the past, consistent with the Municipal Class Environmental Assessment (EA) process and the direction from Council in 2003:

“That the focus of the Water Supply Master Plan establish a sustainable water supply to regulate future growth”. The WSMP update considers the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (APTG) forecasts to 2051 and develops water supply demand forecasts to meet growth for this planning horizon. The demand forecasts are compared to the City’s existing water supply capacity under several security of supply scenarios. Deficits, the difference between the demand forecast and the existing supply capacity for average day and maximum day demand, are addressed through the development of a master plan to bring on new water supply capacity as it is needed through to 2051. Details are provided below.

### **Population and Water Demand Forecasts**

Population and employment growth rates were based on 2051 residential and employment populations of 203,000 and 116,000 persons, respectively, as per APTG. Based on historical per capita water demand, average residential demand and average employment demand were estimated as 167 and 191 Litres per capita-day. These estimates were extrapolated out to 2051 to produce the water supply demand with the assumption that the City’s Water Efficiency Strategy for residential demands will reach maturity by 2051 and will maintain residential per capita consumption rather than continue to lower the demand long-term. In 2051, total estimated average day demand is 68,306 m<sup>3</sup>/day. Based on a historical maximum day factor of 1.34, the estimated 2051 maximum day demand is 91,530 m<sup>3</sup>/day.

### **Water Supply Capacity**

An assessment of the current maximum capacity for each individual groundwater supply source was conducted to identify constraints to operating at the maximum and sustainable capacity of the overall water supply system. The assessment also considered “security of supply” scenarios such as drought and loss of supply source(s) to ensure that, under extreme events, the water supply system was capable of meeting the supply demand. The WSMP Update determined the existing supply capacity as approximately 83,000 m<sup>3</sup>/day with a range between 65,000 to 83,000 m<sup>3</sup>/day for drought conditions or loss of supply source(s). The draft difference between the supply capacity and 2051 demand (i.e., the water supply deficit) is approximately 3,000 m<sup>3</sup>/day for average day demand and 26,000 m<sup>3</sup>/day for maximum day demand.

### **Water Supply Alternatives**

Evaluation is in progress; however, the potential 2021 water supply alternatives are similar to the groundwater alternatives proposed in the 2014 WSMP. The Water Efficiency Strategy remains a high priority alternative and we strongly support the City’s water conservation and efficiency programs to maintain our low water supply demand and to defer the need for new supply sources. Specifically, focusing efforts on demand and water loss management and system optimization driven by the highest water consumers (i.e. the ICI sectors) provide the greatest potential. As in 2014, the WSMP has assessed potential alternative sources inside the City or on City-owned property. The Clythe Well (3,400 m<sup>3</sup>/day), an existing well taken offline due to water quality issues, is scheduled to be returned to service in 2022 with treatment. The Ironwood and Steffler Test Wells



(~6,000 m<sup>3</sup>/day) are potential new supply alternatives subject to the proposed on-site water management system at the Dolime Quarry pond. Additional potential, high priority sources are located in the Hanlon Creek Business Park (Guelph South Test Well --4,300 m<sup>3</sup>/day) in the southwest and the City-owned Logan property (Logan Test Well --4,700 m<sup>3</sup>/day) to the east of the City. Following Council approval of the WSMP, future projects will be conducted as individual Class EA's to manage public engagement and potential environmental impacts.

### **Public Engagement and Consultation Program**

The WSMP Update is being conducted under a public engagement plan that consists of a Community Liaison Group, municipal, agency and Indigenous community workshops, public information centres and online and social media engagement. Phase 1 engagement has been completed and Phase 2 engagement will be initiated this spring to present the results of the project.

## **Attachment 3 - Wastewater Treatment and Biosolids Management Master Plan update**

In January 2020, the City of Guelph (City) initiated the Wastewater Treatment and Biosolids Management Master Plan (Master Plan) through the Municipal Engineers Association Class Environmental Assessment process. This Master Plan will provide wastewater treatment and biosolids management (WTBM) recommendations and a proposed roadmap for future capital investment at the Guelph Wastewater Treatment Plant (WWTP). This will enable the City to service long-term growth while improving performance reliability, sustainability and resiliency in providing WTBM services to the 2051 planning horizon of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (APTG) to be future ready.

The APTG forecasts a population of 203,000 by 2051 for Guelph resulting in a projected average daily wastewater flow of 79.2 ML/d. The current discharge limits to the Speed River are expected to become more stringent throughout this planning horizon. As a result, additional wastewater treatment requirements and the associated costs will accompany additional growth in order to meet future discharge requirements.

In order to characterize the existing status of the Speed River as the receiver of the City's wastewater discharge, the City is currently undertaking an Assimilative Capacity Study. Understanding any effects of the existing WWTP effluent on downstream water quality and modelling to predict effects at the future projected flows will be included in this study. This City led study has purposefully included the key stakeholders (Grand River Conservation Authority as well as the Ministry of Environment, Conservation and Parks) in determining future final effluent limits. As well as enhancing these important relationships, the review and sharing of data identified projected effluent limits that are currently being used in the Master Plan update to develop various flow rate scenarios.

A detailed infrastructure capacity assessment has been completed for the wastewater treatment process, biosolids management and biogas utilization for the WWTP. This assessment has determined which processes will require infrastructure upgrades to meet increased capacity based on the projected flows within the planning period to 2051. This review has also confirmed that the current WWTP site has adequate space for future expansion needs for wastewater treatment and biosolids management.

The next phase of the Master Plan update will involve the development of a list of wastewater treatment and biosolids management alternatives to meet the future needs. Following the detailed evaluation process, the preferred wastewater treatment and biosolids management alternatives will be identified. A recommended project list and implementation plan will be developed which will include conceptual designs, estimated capital and operating costs, schedule, planning requirements, risk inventory, funding opportunities, triggers, costing

management tools, and identify linkages to other City initiatives. The alternatives and the evaluation process will be communicated to the community and the public through continued updates to the City's website and through a Virtual Public Open House in Q2 2021.

Smart planning and new technologies will enable Wastewater Services to meet and support the City's APTG forecast growth to 2051.



# Urban Structure Technical Brief Shaping Guelph: Growth Management Strategy

March 2021

[guelph.ca/shapingguelph](http://guelph.ca/shapingguelph)



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# 1 Introduction

## 1.1 Guelph Official Plan review context

The City of Guelph is undertaking a review of its Official Plan (OP), the guiding planning document that provides the long-term framework for growth, development, and the protection of many valuable cultural and natural heritage resources located across the City. It is a legal document under the Planning Act that contains the goals, objectives, and policies to manage and direct physical (land-use) change, and its effects on the cultural, social, economic, and natural environment within the community.

This review builds on the foundation of the existing OP. It includes a number of technical studies to update the recommended approach for managing population and employment growth to 2051 within the City of Guelph. The existing 2018 OP replaced the previous OP that was adopted by Council in November, 1994 and approved by the Minister of Municipal Affairs in December, 1995. The OP went through a Municipal Comprehensive Review (MCR) and comprehensive update in 2001 and subsequently was amended three times to address provincial policy conformity:

- Phase 1 – OPA 39: Brought the OP into conformity with the Growth Plan and adopted by City Council on June 10, 2009 and approved by the Ministry of Municipal Affairs and Housing in November 20, 2009 and is in full force and effect.
- Phase 2 – OPA 42: Introduced a Natural Heritage Strategy which established a sustainable greenspace network throughout the City and was adopted by Council in July 2010 and approved by the Ontario Municipal Board (OMB) in June 2014 as is in full force and effect.
- Phase 3 – OPA 48: Final phase of the five-year review was approved with modifications by the Ministry of Municipal Affairs and Housing in December 2013 and approved by the OMB in October 2017.

As seen in Phase 1, the Growth Plan conformity component was done through OPA 39 and was based on the 2006 Growth Plan. Since then, there have been several updates to provincial policies as well as a number of emerging growth pressures. On May 2, 2019, the Province approved further updates to the Growth Plan and reissued it as A Place to Grow: Growth Plan for the Greater Golden Horseshoe (APTG), which took effect on May 16, 2019, and on August 28, 2020 Amendment 1 to APTG came into force and effect. The amendment includes changes to the population and employment forecasts, extending the horizon year for planning to 2051, and other policies designed to increase housing supply, create jobs, attract business investment, and better align with

infrastructure. The City is required to bring its OP into conformity with APTG (including Amendment 1) by July 1, 2022.

These provincial policy and legislative documents provide direction for municipalities on land use planning, including where and how to plan for growth. The latest round of changes to these documents seek to address some of the implementation issues associated with the former Growth Plan. The changes also seek to overcome some of the ongoing challenges facing municipalities in the Greater Golden Horseshoe (GGH), including increased demand for infrastructure, increased traffic congestion resulting in delays in the movement of people and goods, and decreased housing affordability to name a few. In addition to these changes, the Province also recently enacted Bill 108, the More Homes, More Choice Act, 2019, to make additional changes to the Planning Act, the Local Planning Tribunal Act, the Development Charges Act, and other legislation. The project team will continue to monitor any changes to Ontario's planning system and their implications to the analysis in this study.

## **1.2 Shaping Guelph**

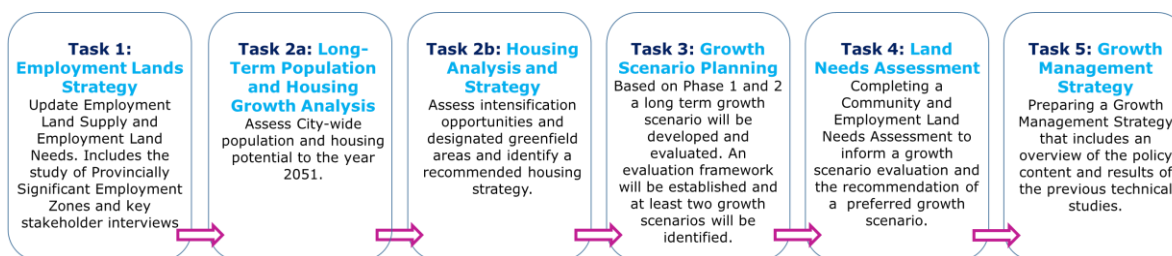
The policies and mapping of the OP will be updated to reflect matters of provincial interest under the Planning Act, to be consistent with the 2020 Provincial Policy Statement (PPS) and to conform to the APTG (including Amendment 1). The MCR, known as Shaping Guelph, is the City's response to APTG which will ultimately result in an Official Plan Amendment (OPA). Any changes required to conform to the PPS and amendments to the Planning Act are being considered through the city's companion Official Plan review (OPR) and is not within the scope of this study.

The overall purpose of Shaping Guelph is to recommend a Growth Management Strategy (GMS) that sets out new growth-related directions and policies to bring the City of Guelph OP into conformity with APTG.

The Shaping Guelph technical work includes a review of 2051 growth projections; a housing analysis and strategy, employment lands strategy, a lands needs assessment which will then feed into the growth management strategy and ultimately selecting the preferred growth scenario which will inform a future OPA.

Dillon Consulting Limited (Dillon) and Watson & Associates Economists Ltd. (Watson) were retained by the City to undertake the growth related components of the MCR. The process of preparing the City's new OP represents a Municipal Comprehensive Review (MCR), in accordance with Section 26 of the Planning Act. The process will align with and conform to Provincial methods.

The technical work that is part of Shaping Guelph is being undertaken in five tasks as described in Figure 1-1 below:



**Figure 1-1: Shaping Guelph technical studies process**

In addition to the technical work of Shaping Guelph outlined above the City is also undertaking a number of other background studies including:

- A review of the City’s vision and principles for growth
- A Residential Intensification Analysis

The results of the technical and background studies were considered as part of the growth scenario planning work (Task 3).

A comprehensive consultation and community engagement program is being led by LURA Consulting (LURA) on behalf of the City. The Dillon and Watson team will be working closely with LURA and the City to support the engagement components of this study. The feedback and input resulting from the engagement activities will inform all aspects of Shaping Guelph.

The purpose of this report is to describe the process and inputs that were considered in developing a proposed urban structure. This report builds on the technical analysis completed to date, as set out in the Employment Lands Strategy (ELS) and the Housing Analysis and Strategy (HAS), which includes the Residential Intensification Analysis (RIA), taking the information, analysis and recommendations set out within them, together with community, stakeholder and Council input to date, to inform a proposed urban structure.

### 1.3 Definitions and terminology

The following highlights definitions for key terms that are used within the Urban Structure technical brief.

#### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (APTG)**

APTG is the Province of Ontario’s plan to manage growth and development throughout the greater golden horseshoe that protects the environment and supports economic prosperity. APTG sets out population and employment forecasts and targets that municipalities are required to plan for.



### **Built-up area (BUA)**

Areas of Guelph that were developed before 2006. APTG defines built-up areas as “the limits of developed urban areas as defined by the Minister for the purpose of measuring the minimum intensification targets”.

### **Designated greenfield area (DGA)**

Areas towards the edge of Guelph that were not yet developed before 2006. Designated greenfield areas are defined in APTG as the area outside of the delineated built-up area and within settlement areas.

### **Intensification**

APTG and the PPS, defines intensification as “the development of a property, site or area at a higher density than currently exists through: redevelopment, including the reuse of brownfield sites; the development of vacant and/or underutilized lots within previously developed areas; infill development; and, the expansion or conversion of existing buildings”.

### **Major transit station area (MTSA)**

APTG defines major transit station areas as the area including and around an existing or planned higher order transit station or stop within a settlement area or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10 minute walk. Major transit stations are identified in APTG.

### **Settlement area**

APTG defines settlement area as urban areas and rural settlements within municipalities that are built up areas where development is concentrated and which have a mix of land uses; and land which have been designated in an official plan for development in accordance with the policies of APTG.

### **Strategic growth area (SGA)**

APTG defines strategic growth areas as areas within settlement areas, such as nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include urban growth centres, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas

### **Urban growth centre (UGC)**

APTG defines an urban growth centre as existing or emerging downtown areas shown in the Growth Plan and as further identified by the Minister on April 2, 2008.

## **1.4 Purpose of this report**

APTG requires that municipalities develop a strategy to achieve the minimum built-up area (BUA) target, 50 per cent of new residential units to be built within the BUA annually, and intensification generally throughout the BUA. This strategy must also include the identification of strategic growth areas (SGAs), including the appropriate type and scale of development planned. All of this is required to be implemented through Official Plans. The strategy, usually a municipality's growth management strategy, identifies priority areas for growth, includes specific elements from APTG, such as the BUA and the DGA, outlines protected areas for employment purposes, and includes directions for how to implement the growth strategy in the Official Plan.

The Housing Analysis and Strategy (HAS) identified that there was capacity within Guelph's settlement area to accommodate the forecast growth for Guelph to 2051. As part of the HAS, a Residential Intensification Analysis was completed that looked at opportunities for residential intensification within the BUA. The RIA identified that there was capacity to add more residential units than is needed to accommodate Guelph's growth to 2051.

The Employment Lands Strategy (ELS) identified that Guelph has a sufficient supply of employment lands to accommodate its forecast employment growth to 2051. The ELS recommended employment lands throughout the city that should be protected for employment purposes (i.e. industrial and business park areas) – known as employment areas.

This report evaluates specific areas throughout the city to determine SGAs as required by APTG. Together with the SGA evaluation in this report and the key directions from the HAS, RIA, and ELS, updates to the Official Plan urban structure are proposed.

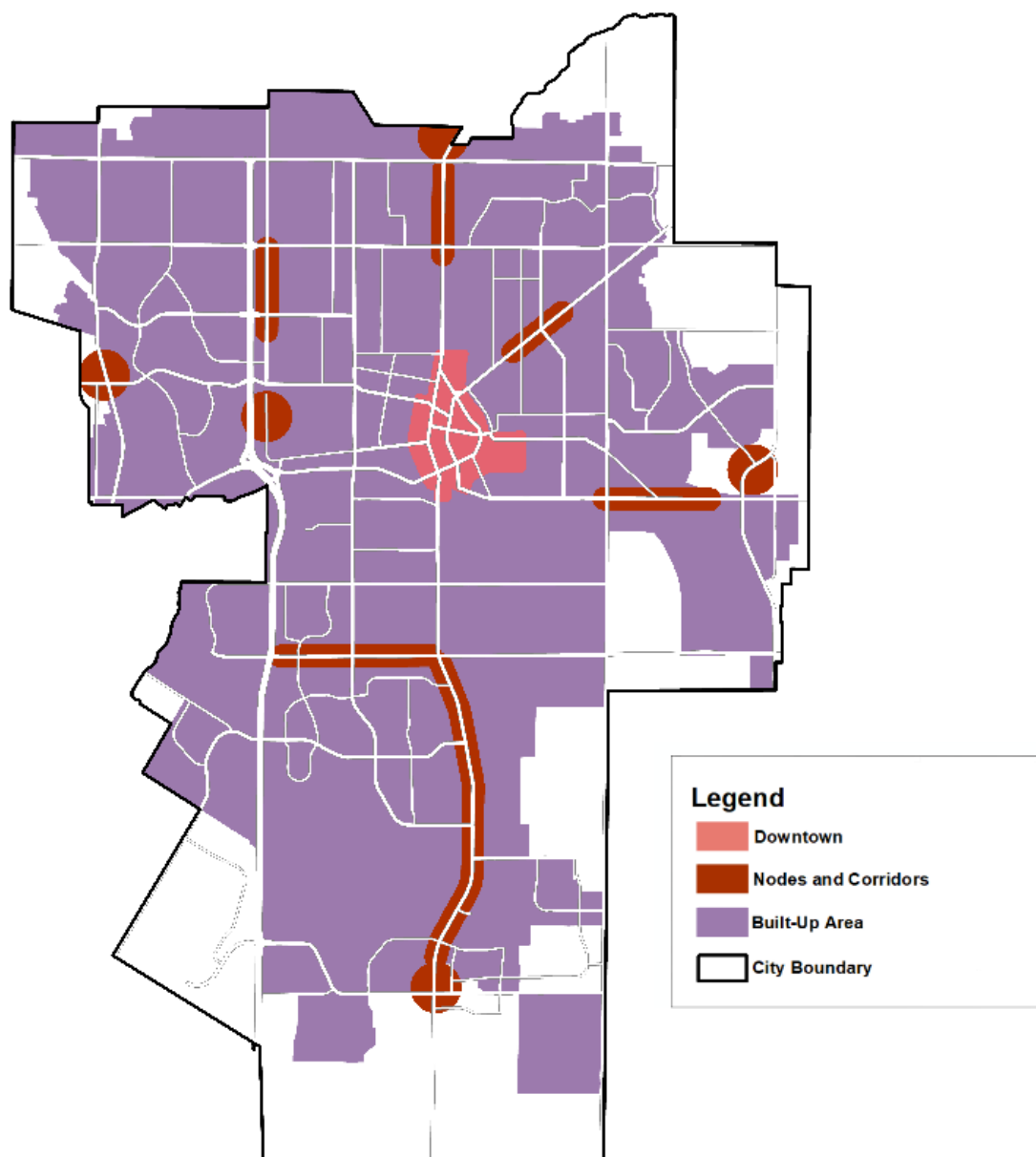
## **2 Defining an urban structure**

### **2.1 Guelph's existing Official Plan urban structure**

The Official Plan includes a plan for growth to 2031 based on a nodes and corridors model. Nodes and corridors throughout the city and the downtown are identified as priority areas for growth. Figure 1, which is the Official Plan urban structure (based on Schedule 1 of the Official Plan) shows Guelph's developed areas (its BUA) and undeveloped areas that are planned to accommodate urban uses (it's DGA) as of 2006, and the downtown (UGC). It also shows nodes and corridors which include:

[City of Guelph Official Plan Review](#)  
[Urban Structure Technical Brief](#)

- Clair Road and Gordon Street mixed-use node
- Starwood Drive and Watson Parkway mixed-use node
- Silvercreek Parkway South mixed-use node
- Elmira Road South and Paisley Road mixed-use node
- Woolwich Street and Woodlawn Road mixed-use node
- Gordon Street corridor, generally from Stone Road East to Clair Road East
- Stone Road West corridor, generally from Hanlon Parkway to Gordon Street
- York Road corridor, generally from Victoria Road North to the rail corridor
- Eramosa Road corridor, generally from Glenhill Place to west of Meyer Drive
- Woolwich Street corridor, generally just south of Speedvale Avenue to Woodlawn Road East
- Silvercreek Parkway North corridor, generally from south of Willow Road to Speedvale Avenue West



**Figure 1 – Existing Official Plan urban structure**

## 2.2 Community feedback

Through community and stakeholder conversations throughout 2020 we heard that Guelph's nodes and corridors model for growth is working well. We heard that there are preferences to continue to direct growth to strategic areas throughout the city, such as nodes and corridors. We heard that there was a preference to direct more housing downtown, along the Woolwich Street, York Road, Eramosa Road, and Silvercreek Parkway corridors as well as the Elmira Road/Paisley Road node. Some provided comments suggesting that more housing should not be directed downtown or along the Gordon Street or York

Road corridors. It was also suggested that a node in the north-east area of the city be explored.

## 2.3 Strategic growth areas evaluation

As mentioned in section 1.4, APTG requires municipalities to establish and delineate strategic growth areas. This section provides an overview of the evaluation criteria used to determine:

- the appropriateness of existing nodes and corridors becoming strategic growth areas
- what other areas throughout the BUA that, through the RIA, were identified as having the potential to intensify and whether any of these areas should be considered strategic growth areas, and
- opportunities for higher densities throughout the DGA based on the approved Guelph Innovation District Secondary Plan and the in progress Clair-Maltby Secondary Plan

The RIA identified areas throughout the BUA that provide opportunities for growth based on the following criteria:

- a minimum lot width of 30 meters and minimum lot depth of 40 meters
- whether the lot is vacant or underutilized
- current Official Plan land use designation
- location on an arterial or collector road
- location on a road with an existing transit spine (i.e. Gordon Street/Woolwich Street)
- the age of the existing building(s)

Based on the opportunities for growth identified in the RIA, the Guelph Innovation District Secondary Plan, the in progress Clair-Maltby Secondary Plan, and community input received to date, the areas identified in Table 1 were selected for evaluation for potential SGAs. Each area was evaluated based on the following criteria:

- Does the location of the area contribute to a network of strategic growth areas throughout the city?
- Is the area currently identified as a node or corridor on the city's existing Official Plan urban structure?
- Is the area currently identified in the Guelph Innovation District Secondary Plan or the in progress Clair-Maltby Secondary Plan for higher density uses?
- Is the area serviced by transit?
- Has the area experienced growth over the last ten years?

- What is the potential short-term supply of new residential units and non-residential gross floor area within the area?

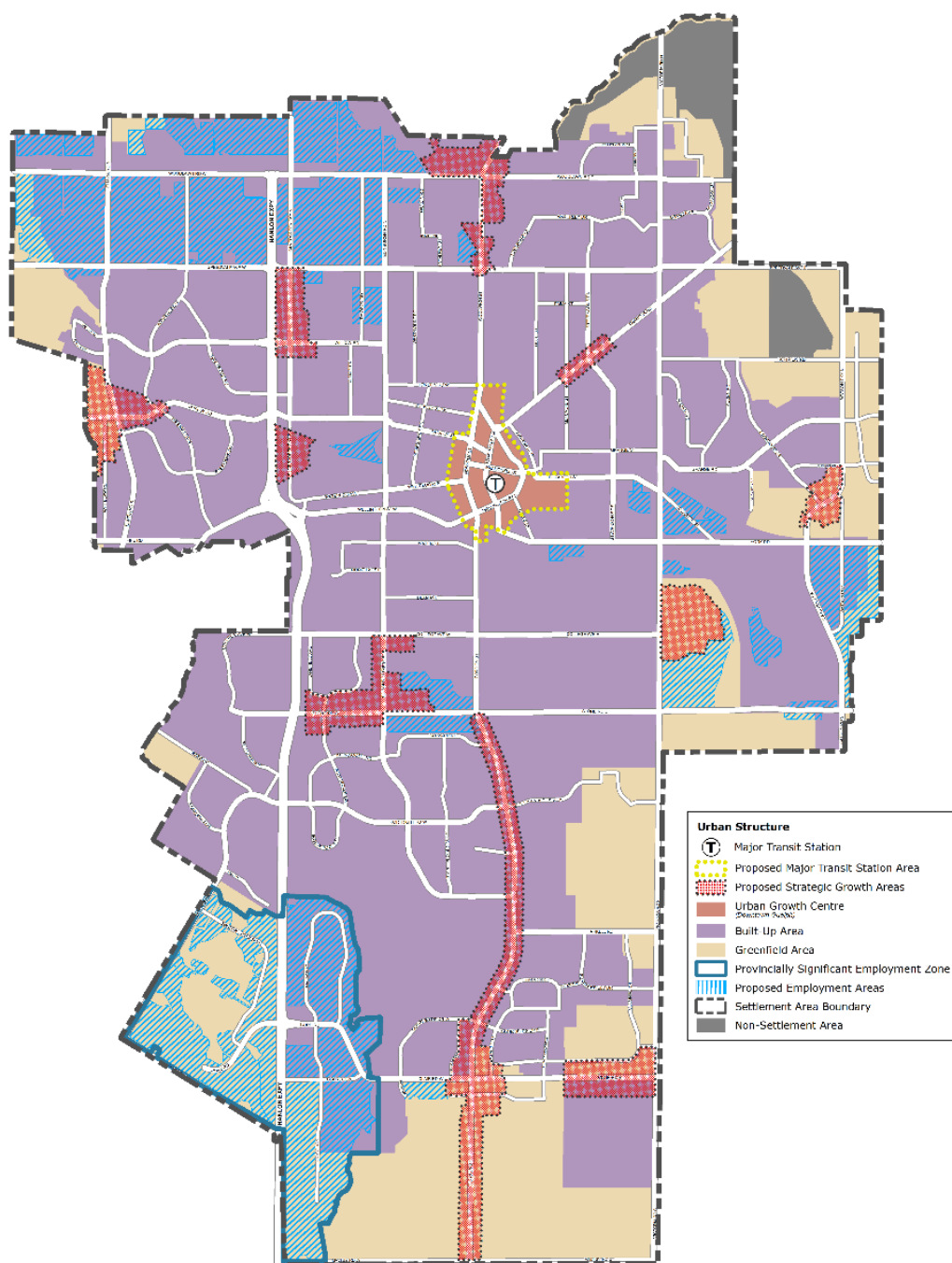
Table 1 is a summary of the results of the evaluation. Detailed results are included in **Appendix A**.

**Table 1 – Summary of areas evaluated for strategic growth areas**

<b>Area Evaluated</b>	<b>Existing node or corridor (Yes or No)</b>	<b>Recommended to be an SGA (Yes or No)</b>
Clair Road at Gordon Street	Yes - node	Yes
Starwood Drive at Watson Parkway	Yes - node	Yes
Silvercreek Parkway South	Yes - node	Yes
Elmira Road South at Paisley Road	Yes - node	Yes
Woolwich Street at Woodlawn Road	Yes - node	Yes
Gordon Street	Yes - corridor	Yes
Stone Road West	Yes - corridor	Yes
York Road	Yes - corridor	No
Eramosa Road	Yes - corridor	Yes
Woolwich Street	Yes - corridor	Yes
Silvercreek Parkway North	Yes - corridor	Yes
Gordon Street – Maltby Road to Clair Road (through the Clair-Maltby Secondary Plan area)	No	Yes
Clair Road – east of Dallan Drive to Victoria Road	No	Yes
Proposed “College Avenue extension” through the Guelph Innovation District Secondary Plan	No	Yes
Speedvale Avenue – Woolwich Street to Victoria Road	No	No
Speedvale Avenue at Stevenson Street	No	No

### 3 Proposed urban structure

Based on the recommendations within the HAS, the ELS and the evaluation of potential areas for SGAs outlined in section 2.3, the following urban structure is proposed.



**Figure 2 – Proposed urban structure**

Guelph's UGC (downtown) will continue to be the primary focus for growth over the next 30 years. As part of the City's work to conform to the 2006 Provincial Growth Plan, the boundary of the UGC was delineated. Since that time the Downtown Secondary Plan (DSP) and zoning have been approved to guide

City of Guelph Official Plan Review  
Urban Structure Technical Brief

growth in the downtown. The UGC boundary is proposed to remain as is to continue to direct growth in the downtown based on the approved DSP.

APTG identifies Guelph's central transit station downtown as a protected major transit station area (MTSA). APTG requires that a boundary for the MTSA be delineated through the Shaping Guelph process. As recommended in the HAS, the proposed urban structure includes a boundary for the MTSA that is coincident with the UGC boundary.

A series of SGAs are proposed to be located throughout the city creating a network of focus areas for growth. This network of SGAs provide for location of higher concentrations of growth throughout the city. SGAs help the city prioritize infrastructure and financial investments, and provide opportunities for multi-modal transportation connections (e.g. walking, cycling, transit, and vehicular). Most of the city's existing nodes and corridors are proposed to be SGAs continuing the progress of the growth framework already in place in the Official Plan. New SGAs are proposed along Clair Road East along Gordon Street through the Clair-Maltby Secondary Plan area, and within the Guelph Innovation District Secondary Plan, Block Plan Area 1. These additional SGAs provide focus areas for growth in new greenfield communities that align with the direction in the approved or in progress secondary plans and provide a focus area for growth in the south-east end of the city.

The proposed urban structure will continue to show the city's DGA and BUA. As recommended in the HAS, and as directed in APTG, in addition to SGAs and the UGC/MTSA, intensification across the built-up area will continue to be encouraged.

As recommended in the ELS and directed in APTG, the proposed urban structure includes the proposed employment areas as well as Guelph's Provincially Significant Employment Zone.

## 4 Next Steps

The Urban Structure Technical Brief introduces a proposed urban structure that will be presented to the community and stakeholders in the spring of 2021 together with three growth scenarios presented through the Growth Scenario Technical Brief. Following engagement, a preferred growth scenario will be presented to Council together with a recommended urban structure for endorsement. This work will inform the next steps of Shaping Guelph including the development of a Growth Management Strategy.



## **Appendix A – Strategic growth areas evaluation**

**Table 2 - Strategic growth areas evaluation**

<b>Area evaluated</b>	<b>Location contributes to a network of SGAs</b>	<b>Current node/corridor</b>	<b>Part of an area in the DGA identified for higher density uses</b>	<b>Existing transit service</b>	<b>Growth over last 10 years</b>	<b>Short term growth potential (active development applications)</b>	<b>Summary</b>	<b>Recommended to be a SGA</b>
Clair Rd/Gordon St	Yes	Yes – node	Yes – portion of the area	Yes	379 units 664 people (est.) 35,149m <sup>2</sup> commercial 837 jobs (est.)	43 units 72 people (est.) 2,690m <sup>2</sup> commercial 64 jobs (est.)	The area currently functions as a commercial node serving the city. Existing uses include grocery, retail, and personal service. There has been recent activity with the construction of several high density residential developments and further opportunities exist for intensification in a mixed use built form.	Yes
Starwood Dr/Watson Pkwy	Yes	Yes – node	Yes	Yes	390 units 847 people (est.) 704m <sup>2</sup> commercial 17 jobs (est.)	405 units 680 people (est.) 838m <sup>2</sup> commercial 20 jobs (est.)	This node is within the Designated Greenfield Area (DGA) and designated as Commercial Mixed Use Centre. The node is located at the eastern edge of the City. Recent building permit and active development application data highlights recent development in this area. Some lands within this node remain vacant providing additional opportunities for growth.	Yes
Silvercreek Pkwy S.	Yes	Yes – node	Not applicable	No	None	772 units 1450 people (est.) 6,500m <sup>2</sup> commercial 155 jobs (est.)	This node is currently vacant and designated Commercial Mixed Use Centre. It is located towards the west side of the City and adjacent to the Hanlon Pkwy. There have been significant intensification opportunities identified and current development applications are for medium and high density residential uses with some commercial. Silvercreek Parkway South is intended to be reconstructed and connected with Silvercreek Parkway North across the rail corridor to the north allowing for future transit connections.	Yes
Elmira Rd. S/Paisley Rd.	Yes	Yes – node	Yes – portion of the area	Yes	484 units 813 people (est.) 16,268m <sup>2</sup> commercial 387 jobs (est.)	1,220 units 2,148 people (est.) 17,612m <sup>2</sup> commercial 419 jobs (est.)	This node is partially developed, primarily with grocery, personal service and institutional uses (e.g. Costco, LCBO, West End Community Centre and Public Library). There are also medium and high density residential uses (6-10 storey apartment buildings) on the south side of Paisley Road with further opportunities for residential development along Whitelaw at	Yes

Area evaluated	Location contributes to a network of SGAs	Current node/corridor	Part of an area in the DGA identified for higher density uses	Existing transit service	Growth over last 10 years	Short term growth potential (active development applications)	Summary	Recommended to be a SGA
							Paisley Road. The node is located at the western edge of the City.	
Woolwich St./Woodlawn Rd.	Yes	Yes – node	Not applicable	Yes	0 units 0 people 14,268m <sup>2</sup> commercial 340 jobs (est.)	195 units  621m <sup>2</sup> commercial 15 jobs (est.)	This node is largely occupied with large format retail and personal service uses. The area is bound by the City limits to the north and is surrounded by Open Space, and Natural Areas, including the Woodlawn Memorial Cemetery and Riverside Park to the south, and wetlands to the east and west. The area functions as a major commercial node at the north edge of the City. The node is well serviced by transit and is a main Guelph Transit transfer point. As this commercial area evolves, there are opportunities for growth, particularly residential growth.	Yes
Gordon St.	Yes	Yes – corridor	Not applicable	Yes	659 units 1,180 people (est.) 4,022 m <sup>2</sup> commercial 96 jobs (est.)	586 units 1,110 people (est.) 1,016 m <sup>2</sup> commercial 24 jobs (est.)	The lands along the Gordon Street corridor are largely occupied with a range of residential uses, including single detached dwellings, townhouses, and apartments, personal services and office uses. It is a major north-south corridor that functions as a mixed use corridor linking the south-end of Guelph to the north-end through the downtown. It is the City's largest and longest intensification area and is well served by frequent transit. The Gordon Street corridor has seen a lot of growth over the past decade as planned. Opportunities for growth remain in this corridor.	Yes
Stone Rd. W.	Yes	Yes – corridor	Not applicable	Yes	1 unit 2 people (est.) 6,731 m <sup>2</sup> commercial 160 jobs (est.)	269 492 people (est.) 0 m <sup>2</sup> commercial 0 jobs	The lands along the Stone Road corridor have a range of uses including commercial (Stone Road Mall, Guelph's regional shopping centre, commercial plazas, hotels, personal services), residential (townhouse and apartments), offices and employment lands. Lands within this corridor are designated Mixed Use Corridor with High Density Residential along Edinburgh Road. There are a number of opportunities for intensification, largely	Yes

Area evaluated	Location contributes to a network of SGAs	Current node/corridor	Part of an area in the DGA identified for higher density uses	Existing transit service	Growth over last 10 years	Short term growth potential (active development applications)	Summary	Recommended to be a SGA
							on low density commercial sites and vacant sites which could accommodate a mix of higher density uses. The corridor is currently serviced by a number of bus routes and Stone Road Mall serves as a main Guelph Transit transfer point.	
Eramosa Rd.	Yes	Yes - corridor	Not applicable	Yes	0 units 0 people 2,272 m <sup>2</sup> commercial 54 jobs (est.)	None proposed.	The lands along Eramosa Road corridor are largely commercial (grocery, personal services) serving the surrounding low density residential neighbourhoods. The corridor is in proximity to the Guelph General Hospital and the Downtown and is well connected to these areas by transit. This area has not seen much recent development activity, however, there continues to be growth opportunities in this area on the existing commercial lands.	Yes
Woolwich St.	Yes	Yes – corridor	Not applicable	Yes	17 units 29 people 2,007 m <sup>2</sup> commercial 48 jobs (est.)	10 units 17 people 9,461 m <sup>2</sup> commercial 225 jobs (est.)	The lands along Woolwich Street have a mix of uses including commercial (personal services and auto related), residential (high density) and office. There is also several Open Space and Parks in and around the corridor (Woodlawn Memorial Cemetery and Riverside Park). The corridor connects to the Woodlawn Node. There are growth opportunities within this corridor, especially on underutilized commercial properties and there has been recent interest in intensifying this stretch of Woolwich Street.	Yes
Silvercreek Pkwy. N.	Yes	Yes – corridor	Not applicable	Yes	0 units 0 people 1,121 m <sup>2</sup> commercial 27 jobs (est.)	0 units 0 units 232 m <sup>2</sup> commercial 6 jobs (est.)	The lands along Silvercreek Parkway North are largely commercial (retail, personal services). They are adjacent to the Hanlon Parkway and surrounded by employment uses to the north and High Density Residential lands to the south and east. Opportunities for growth have been identified and there has been recent interest in intensifying this portion of Silvercreek Parkway. The area is well serviced by transit.	Yes

Area evaluated	Location contributes to a network of SGAs	Current node/corridor	Part of an area in the DGA identified for higher density uses	Existing transit service	Growth over last 10 years	Short term growth potential (active development applications)	Summary	Recommended to be a SGA
Gordon St. – Clair Rd. to Maltby Rd.	Yes	No	Yes	No	0 units 0 people 4,022 m <sup>2</sup> commercial 96 jobs (est.)	None proposed	The lands are within the Clair-Maltby Secondary Plan and are identified as predominantly Mixed Use, High Density Residential and Mixed Office / Commercial in the Council endorsed Preferred Community Structure. Through the Clair-Maltby Secondary Plan process, this area has been identified as a focus area for the highest density within Clair-Maltby.	Yes
College Ave. E. extension in the Guelph Innovation District Secondary Plan	Yes	No	Yes	No	None	None proposed	The lands are part of the Guelph Innovation District Secondary Plan. These lands are currently vacant and identified as a Mixed Use Corridor and intended to function as a Main Street. No development applications have been received to date for these lands. The area is planned to be served by transit with two transit stops identified on the College Ave E extension in the GID Secondary Plan.	Yes
Speedvale Ave. E. – Woolwich St. to Victoria Rd.	Yes	No	Not applicable	Yes	None	None proposed	The lands along Speedvale Avenue East are primarily residential (mostly small low density lots fronting on Speedvale Avenue) and a block of Neighbourhood Commercial at the northwest corner of Stevenson Street North. A few lots have the potential for intensification, but the majority are too small and would require significant lot consolidation to provide opportunities for growth.	No
Clair Rd. E - east of Dallan Drive to Victoria Road	Yes	No	Yes – portion of the area	Yes	470 units 1,100 people (est.) 1,827 m <sup>2</sup> commercial 44 jobs (est.)	0 units 0 people (est.) 791 m <sup>2</sup> commercial 19 jobs (est.)	The lands along Clair Road East are primarily residential with medium and high density residential, predominately in the form of townhouses and apartments on the north side and large estate residential lots on the south side. The corridor also has a religious establishment and some small scale commercial at Samuel Drive. The large estate residential lots on the south side of Clair Road have the potential to accommodate growth due to their size and location along Clair Road.	Yes

Area evaluated	Location contributes to a network of SGAs	Current node/corridor	Part of an area in the DGA identified for higher density uses	Existing transit service	Growth over last 10 years	Short term growth potential (active development applications)	Summary	Recommended to be a SGA
Speedvale Ave. E./Stevenson St. N.	Yes	No	Not applicable	Yes	None	None proposed	The lands around Speedvale Avenue East and Stevenson Street North are currently large lot commercial uses, including grocery, convenience and personal services. The lands are designated in the Official Plan as Neighbourhood Commercial and serve the commercial needs of the surrounding low density residential neighbourhoods. The potential node would provide for an intensification area in the north-east side of the City. Only the commercial plaza lands provide opportunities for growth in this area and there has been little recent development activity.	No

Thursday, April 1, 2021

**Sent via email to: [planningconsultation@ontario.ca](mailto:planningconsultation@ontario.ca)**

Provincial Planning and Policy Branch  
Local Government and Planning Policy Division  
Ministry of Municipal Affairs and Housing  
College Park 13th Flr, 777 Bay St  
Toronto, ON M7A 2J3

**RE: ERO#019-3233 Proposed Changes to Minister's Zoning Orders and the Planning Act**

The City of Guelph (the City) welcomes the opportunity to provide input on the Ministry of Municipal Affairs and Housing's consultation on changes to ministerial zoning orders (MZOs) and the Planning Act that are proposed in Bill 257, the Supporting Broadband and Infrastructure Expansion Act, 2020.

The City supports Section 3 of the Planning Act which requires decisions of the approval authority, including the City of Guelph and the Minister, to be consistent with the Provincial Policy Statement (PPS). The PPS is a critical provincial document, created through extensive consultation with municipal governments and the public, that helps the City protect its built and natural environment, while promoting best planning practices and advancing public health and safety.

The City of Guelph therefore has significant concerns with the proposal to enable MZOs to override the Provincial Policy Statement, including retroactively, in lands outside of the Greenbelt, as per new proposed authorities in Bill 257. Given extensive work currently underway at the City through the [municipal comprehensive review process](#) to ensure compliance with the PPS, it is also challenging to support a policy that would exempt the Minister from directions the City and all municipal governments are bound by.

While MZOs are an important tool in the provincial toolkit, it is the City's position that they should only be used strategically and sparingly in exceptional circumstances and to advance the public interest. As well, it is the City's position that MZOs should only be used with the support of the affected local government and in a way that is consistent with the overarching framework created by the PPS. This ensures province-wide consistency while also safeguarding key principles and objectives informing the PPS: namely healthy, livable, and safe communities, a clean and healthy environment, safe drinking water and a well managed land use system focused on long-term prosperity, our collective wellbeing and best planning practices.

Rather than work around the PPS, the province and municipal governments should continue to ensure planning decisions are consistent with the directives and principles contained in this key document. The City therefore urges the province to reconsider Section 3 of Bill 257 which contains these proposed Planning Act

amendments. To ensure public confidence in our land use planning system, it is imperative that Ontario lead by example through decision-making that is consistent with the PPS. MZOs are and will remain a potent tool without further expansions in this provincial authority.

The City of Guelph appreciates the opportunity to provide input on important provincial decision-making. We encourage the province to reach out if there are any further comments, questions, or opportunities for municipal feedback.

Sincerely,

**Krista Walkey**, General Manager  
Planning and Building Services, **Infrastructure, Development and Enterprise**  
**City of Guelph**

**T** 519-822-1260 extension 2395

**TTY** 519-826-9771

**E** [krista.walkey@guelph.ca](mailto:krista.walkey@guelph.ca)  
[guelph.ca](http://guelph.ca)



# Intergovernmental Consultation



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## Consultation on Growing the Size of the Greenbelt

### Ministry/Department

Ontario Ministry of Municipal Affairs and Housing

### Consultation Deadline

Monday, April 19, 2021

### Summary

The Ministry of Municipal Affairs and Housing is seeking public input on how to grow the size of the Greenbelt.

### Proposed Form of Input

City Staff are preparing a report for Council to discuss the City's response to this consultation with the aim of providing a written submission to the Environmental Registry of Ontario.

### Rationale

The City has an interest in matters related to the Greenbelt.

### Lead

Planning Services

### Link to Ministry Website

[Environmental Registry of Ontario #019-3136](#)

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## Contact Information

### Intergovernmental Services

Chief Administrative Office

[Intergovernmental.relations@guelph.ca](mailto:Intergovernmental.relations@guelph.ca)

City Hall, 1 Carden Street, Guelph ON N1H 3A1

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March 31<sup>st</sup>, 2021

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building  
Queen's Park  
Toronto, ON M7A 1A1

**Attention: Premier Ford**

**RE: Support for Fire Departments**

At the Township of Hudson's Regular Meeting of Council held on Wednesday March 3<sup>rd</sup>, 2021, the following resolution 2021-049 was put forward and passed:

**WHEREAS** the role of Ontario's 441 fire departments and their approximate 30,000 full, part-time, and volunteer firefighters is to protect Ontarians and their property; and

**WHEREAS** according to the Ontario Fire Marshal and Emergency Management's latest data, in Ontario there was over 11,000 number of loss fires, 9,500 no loss fires, 784 injuries, 91 fatalities, and over \$820 million dollars of estimated loss in 2018; and

**WHEREAS** fire emergencies only make up a portion of the total calls for help received by fire and emergency service departments as they respond to nearly every public emergency, disaster, or 9-1-1 call; and

**WHEREAS** Ontario's fire department infrastructure deficit continues to grow annually and is almost entirely borne by the municipality and local taxpayers with the majority having populations under 25,000; and

**WHEREAS** due to antiquated structures and equipment that do not meet current industry standards the safety of the Ontario public and Ontario firefighters is being jeopardized;

**NOW THEREFORE** the Council of the Corporation of the Township of Hudson resolves as follows:

1. **THAT** the Federal and Provincial Government includes apparatuses, training, equipment and structures for fire departments as eligible categories to any further infrastructure programs which will not only provide immediate stimulus to the local, provincial and federal economies given current economic uncertainty but also ensure the safety of Canadians and dedicated firefighters; and

2. **THAT** this resolution be forwarded to the Honourable Doug Ford Premier of Ontario, the Honourable Steve Clark, Minister of Municipal Affairs and Housing, the Honourable Laurie Scott, Minister of Infrastructure, local MPP, local MP, the Ontario Fire Marshal, Jon Pegg, the Ontario Association of Fire Chiefs, and all Ontario Municipalities.

Please accept this for your consideration and any necessary action.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jordan Kemp', with a stylized, cursive script.

Jordan Kemp  
Clerk-Treasurer  
Township of Hudson

March 31, 2021

Sent via E-Mail: [doug.fordco@pc.ola.org](mailto:doug.fordco@pc.ola.org)

Honourable Doug Ford, Premier  
Premier's Office, Room 281  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

**RE: ONTARIO FIRE COLLEGE CLOSURE**

I am writing to advise that at the Town Council meeting held on March 30, 2021, Council adopted a resolution to support the request made by the Township Augusta for the Province of Ontario to reverse their decision to close the Ontario Fire College.

The resolution reads as follows:

*That the Province be requested to consider recognizing the Ontario Association of Fire Chiefs (OAFC) as the principle stakeholder to guide, direct, develop and deliver the long-term 'Modernization of Fire Services Training in Ontario';*

*That staff be directed to explore the opportunity for the Town of Caledon to become a Regional Training Centre to be able to deliver fire services training that is accessible, affordable and attainable; and*

*That a copy of this motion be provided to The Honourable Sylvia Jones, Solicitor General and MPP, Dufferin-Caledon, the Ontario Association of Fire Chiefs (OAFC), and municipalities in Ontario.*

For more information regarding this request, please contact Darryl Bailey, Director, Fire and Emergency Services / Fire Chief by email to [darryl.bailey@caledon.ca](mailto:darryl.bailey@caledon.ca) or by phone at 905.584.2272 ext. 4330.

Thank you for your attention to this matter.

Sincerely,



Allan Thompson  
Mayor

cc: Honourable Sylvia Jones, Solicitor General / MPP Dufferin-Caledon, [sylvia.jones@pc.ola.org](mailto:sylvia.jones@pc.ola.org)  
Ontario Association of Fire Chiefs (OAFC), [richard.boyes@oafc.on.ca](mailto:richard.boyes@oafc.on.ca)  
Jon Pegg, Ontario Fire Marshal, [ofm@ontario.ca](mailto:ofm@ontario.ca)  
Darryl Bailey, Director, Fire and Emergency Services / Fire Chief, Town of Caledon, [darryl.bailey@caledon.ca](mailto:darryl.bailey@caledon.ca)  
All Ontario Municipalities



## **Committee of Adjustment Minutes**

**Thursday, February 25, 2021, 4:00 p.m.**  
**Remote meeting live streamed**  
**on [guelph.ca/live](https://guelph.ca/live)**

Members Present	K. Ash, Chair D. Kendrick, Vice Chair M. Allison S. Dykstra K. Meads J. Smith
Members Absent	D. Gundrum
Staff Present	B. Bond, Zoning Inspector J. da Silva, Council and Committee Assistant S. Daniel, Engineering Technologist T. Di Lullo, Secretary-Treasurer D. McMahon, Deputy City Clerk M. Mucignat, Planner K. Patzer, Planner L. Sulatycki, Planner

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### **Call to Order**

Chair Ash called the meeting to order. (4:00 p.m.)

### **Opening Remarks**

Chair K. Ash explained the hearing procedures and Secretary-Treasurer T. Di Lullo conducted attendance by roll call and confirmed quorum.

### **Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

## **Requests for Withdrawal or Deferral**

There were no requests.

## **Current Applications**

### **A-58/20 61 Mary Street**

Owner: Genevieve Newton

Agent: Geoff Newton

Location: 61 Mary Street

In Attendance: G. Newton

Secretary-Treasurer T. Di Lullo indicated that staff is no longer recommending the condition included in the staff comments as it has been confirmed that the existing fence complies with the maximum permitted height in the sightline triangle.

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. G. Newton, agent, responded that the sign was posted and comments were received.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Member S. Dykstra recommended that a condition be added requiring the requested variance to apply to the existing fence as shown on the sketch.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by S. Dykstra

Seconded by K. Meads

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 4.20.9 of Zoning By-law (1995)-14864, as amended, for 61 Mary Street, to permit an existing fence in the front yard between 1.25 metres and 1.95 metres in height as shown on the sketch provided, when the By-law requires that, within any residential zone, any fence located in the front yard shall not exceed 0.8 metres in height, be **approved**, subject to the following condition:

1. That the variance applies to the existing fence located in the front yard in general accordance with the Public Notice sketch.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted condition of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

### **B-6/21 A-16/21 218 Paisley Street**

Owner: Frederic Laberge

Agent: Jeff Buisman, Van Harten Surveying Inc.

Location: 218 Paisley Street

In Attendance: J. Buisman

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. J. Buisman, agent, responded that the sign was posted and comments were received. He explained the purpose of the application and the need for the requested minor variance.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

### **B-6/21 218 Paisley Street**

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by J. Smith

Seconded by M. Allison

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for severance of the rear side of Part Lots 19

and 20, Registered Plan 285, and Part Lot 100, Registered Plan 27, currently known as 218 Paisley Street, a parcel with an area of 138 square metres, as a lot addition to the rear side of 222 Paisley Street, Part Lot 100, Registered Plan 27, substantially in accordance with a sketch prepared by Van Harten Surveying Inc. dated January 12, 2021, project number 28837-20, be **approved**, subject to the following conditions:

1. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
2. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
3. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
4. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.
5. That the Owner shall consolidate the severed parcel with the abutting lands to which the severed parcel is to be added as a single parcel ("the consolidation") and that the Owner's solicitor shall provide a firm undertaking in writing to the Secretary-Treasurer of the Committee of Adjustment for the City of Guelph that the solicitor will attend to the consolidation and will provide within 30 days of the date of registration in the Land Registry Office for Wellington (No. 61), or prior to the issuance of a building permit [if applicable], whichever occurs first, a copy of the registered electronic Transfer document including the Certificate of



Official and the registered application Consolidation Parcels document.

6. That the Transferee take title of the severed lands in the same manner and capacity as he or she holds his or her abutting lands; and that Section 50(3) or Section 50(5) of the Planning Act, R.S.O. 1990, as amended, shall apply to any subsequent conveyance or any transaction involving the parcel of land that is subject of this consent.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

### **A-16/21 218 Paisley Street**

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by J. Smith

Seconded by M. Allison

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 5.1.2 Row 3 of Zoning By-law (1995)-14864, as amended, for 218 Paisley Street, to permit a minimum lot area of 372 square metres, when the By-law requires a minimum lot area of 460 square metres in the Residential Single Detached (R.1B) Zone, be **approved**, subject to the following condition:

1. That consent application B-6/21 receives final certification of the Secretary-Treasurer and be registered on title.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted condition of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

### **A-17/21 222 Speedvale Avenue East**

Owner: Thresholds Homes and Supports Inc.

Agent: N/A

Location: 222 Speedvale Avenue East

In Attendance: A. Wong, A. Donlan, L. Gamble, C. Williams, M. Dandie-Hannah

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. A. Wong, representative for the owner, responded that the sign was posted and comments were received.

A. Donlan, a registered delegate and owner at Clive Avenue, expressed concerns regarding the use and the fencing of the proposed amenity area.

L. Gamble, a registered delegate, raised concerns regarding the health of an existing tree on the subject property and future noise levels.

C. Williams, a registered delegate, expressed concerns regarding the reduction in number of off-street parking spaces.

The following member(s) of the public called in to speak to the application via electronic participation:

M. Dandie-Hannah, resident, spoke in support of the requested variance to reduce the number of required off-street parking spaces on the subject property.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by J. Smith

Seconded by D. Kendrick

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 6.5.3.19.1.4 of Zoning By-law (1995)-14864, as amended, for 222 Speedvale Avenue East, to permit a minimum of 40 off-street parking spaces, when the By-law requires a minimum of 42 off-street parking spaces for 218-222 Speedvale Avenue East, be **approved**.

Reasons:

This application is approved, as it is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

### **A-18/21 86 Arthur Street North**

Owner: Robert Bell and Anna Marie Shaftoe

Agent: Kelly Wilson, Volumes of Space

Location: 86 Arthur Street North

In Attendance: K. Wilson

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. K. Wilson, agent, responded that the sign was posted and comments were received. She explained the purpose of the application and the need for the requested variance.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by S. Dykstra

Seconded by D. Kendrick

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, for 86 Arthur Street North, to permit a minimum right side yard setback of 0.6 metres for the proposed single car attached garage, when the By-law requires a minimum side yard setback of 1.5 metres for single detached dwellings of one to two storeys, be **approved**, subject to the following conditions:

1. That the side yard setback of 0.6 metres apply only to the proposed single storey garage addition on the right (west) side of the property as shown on the public notice sketch.
2. That an Erosion and Sediment Control Plan be prepared in accordance with the City's guidelines and approved to the satisfaction of the General Manager/City Engineer prior to the issuance of a building permit.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

### **Staff Announcements**

There were no announcements.

### **Adjournment**

Moved by K. Meads

Seconded by J. Smith

That this hearing of the Committee of Adjustment be adjourned. (5:00 p.m.)

**Carried**

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K. Ash, Chair

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T. Di Lullo, Secretary-Treasurer



## **Committee of Adjustment Minutes**

**Thursday, March 11, 2021, 4:00 p.m.**  
**Remote meeting live streamed**  
**on [guelph.ca/live](https://guelph.ca/live)**

Members Present	K. Ash, Chair D. Kendrick, Vice Chair M. Allison D. Gundrum K. Meads J. Smith
Members Absent	S. Dykstra
Staff Present	B. Bond, Zoning Inspector J. da Silva, Council and Committee Assistant S. Daniel, Engineering Technologist T. Di Lullo, Secretary-Treasurer M. Mucignat, Planner K. Patzer, Planner L. Sulatycki, Planner D. Tremblay, Council and Committee Coordinator

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### **Call to Order**

Chair Ash called the meeting to order. (4:00 p.m.)

### **Opening Remarks**

Chair K. Ash explained the hearing procedures and Secretary-Treasurer T. Di Lullo conducted attendance by roll call and confirmed quorum.

### **Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

## **Approval of Minutes**

Moved by D. Kendrick

Seconded by J. Smith

That the minutes from the February 11, 2021 Regular Hearing of the Committee of Adjustment, be approved as circulated.

**Carried**

## **Requests for Withdrawal or Deferral**

There were no requests.

## **Current Applications**

### **A-19/21 12 Glasgow Street North**

Owner: Alicia Gillett and Ryan Houle

Agent: N/A

Location: 12 Glasgow Street North

In Attendance: A. Gillett

Secretary-Treasurer T. Di Lullo noted that a revised site sketch was provided by the applicant addressing staff concerns noted on the staff comments. A copy of this revised sketch was circulated to staff and Committee members. She also noted that the requested variance was from Table 5.1.2 Row 7, as the row number was not specified on the Public Notice.

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. A. Gillett, owner, responded that the sign was posted and comments were received.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by J. Smith

Seconded by D. Gundrum

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, for 12 Glasgow Street North, to permit:

- a. a minimum left side yard setback of 1.03 metres, when the By-law requires a minimum side yard setback of 1.5 metres for single detached dwellings of one to two storeys in the R.1B Zone; and
- b. a minimum right side yard setback of 1.10 metres, when the By-law requires a minimum side yard setback of 1.5 metres for single detached dwellings of one to two storeys in the R.1B Zone,

be **approved**, subject to the following conditions:

1. That the left side yard (south property line) setback of 1.03 metres apply only to the proposed two-storey addition as shown on the public notice sketch.
2. That the right side yard (north property line) setback of 1.10 metres apply only to the proposed two-storey addition as shown on the public notice sketch.
3. That prior to issuance of building permit, the Owner(s) applies, to the satisfaction of the City Solicitor, for an encroachment agreement and obtains approval for the encroachment of the existing dwelling and the existing porch encroaching within the City's right-of-way.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

### **B-7/21 A-54/20 63 Durham Street**

Owner: 2778582 Ontario Ltd.

Agent: Jeff Buisman, Van Harten Surveying Inc.



Location: 63 Durham Street

In Attendance: J. Buisman, Z. Fischer

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. J. Buisman, agent, responded that the sign was posted and comments were received. He explained the purpose of the applications and the need for the consent for sanitary easement.

Z. Fischer, registered delegate, did not have comments on the application.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

### **B-7/21 63 Durham Street**

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by J. Smith

Seconded by D. Kendrick

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for the creation of a 69 square metre easement with a width of 3.2 metres for the existing sanitary sewer lateral in favour of 48 Glasgow Street North, over a portion of the right side of property currently known as 63 Durham Street (Registered Plan 296, Lot 6), substantially in accordance with a sketch prepared by Van Harten Surveying Inc. dated February 9, 2021, project number 28880-20, be **approved**, subject to the following conditions:

1. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
2. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
3. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer

which shall indicate the boundaries of any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).

4. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

**Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

**A-54/20 63 Durham Street**

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by J. Smith

Seconded by D. Kendrick

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Table 5.1.2 Row 7, Table 4.7 Row 3, and Section 4.13.3.2.2 of Zoning By-law (1995)-14864, as amended, for 63 Durham Street, to permit:

- a. a minimum left side yard setback of 0.77 metres for the proposed second storey addition and the proposed rear covered deck, when the By-law requires a minimum side yard setback of 1.5 metres for single detached dwellings of one to 2 storeys;

- b. a minimum right side yard setback of 0.6 metres for the proposed second storey addition and proposed carport, when the By-law requires a minimum side yard setback of 1.5 metres for single detached dwellings of one to 2 storeys;
- c. the proposed open, roofed porch to have a minimum setback of 0.4 metres from the front lot line, when the By-law requires a minimum setback of 2 metres from the front lot line for an open, roofed porch not exceeding one storey in height; and
- d. the interior parking space within the proposed carport to have a minimum width of 2.9 metres, when the By-law requires that the minimum parking space dimensions for single detached dwellings are 3 metres by 6 metres within a garage or carport,

be **approved**, subject to the following conditions:

- 1. That the left (west) side yard setback of 0.77 metres apply only to the proposed addition as shown on the public notice sketch.
- 2. That the right (east) side yard setback of 0.6 metres apply only to the proposed addition as shown on the public notice sketch.
- 3. That consent application B-7/21 receives final certification of the Secretary-Treasurer and be registered on title.
- 4. That prior to issuance of a building permit, the applicant makes arrangements with the ICI & Layouts Department of Alectra Utilities for the possible relocation of the existing overhead hydro service. This would be at the applicant's expense. If a service upgrade is required, the applicant must make arrangements with the ICI & Layouts Department of Alectra Utilities.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

## **A-20/21 101 Cooper Drive**

Owner: 10952893 Canada Inc.

Agent: Astrid Clos, Astrid J. Clos Planning

Location: 101 Cooper Drive

In Attendance: A. Clos

Secretary-Treasurer T. Di Lullo noted that the applicant provided a copy of an MTO permit, and this was circulated to staff and Committee members. She also noted that the correct title for the B.5 Zone is "Corporate Business Park", instead of "Industrial Zone" as indicated on the Public Notice.

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. A. Clos, agent, responded that the sign was posted and comments were received. She explained the general intent and purpose of the application.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by K. Meads

Seconded by M. Allison

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Sections 7.4.4.3 and 7.3.2.6.2 of Zoning By-law (1995)-14864, as amended, for 101 Cooper Drive, to permit:

- a. loading spaces to be located in the exterior side yard (facing Cooper Drive), when the By-law requires that no loading spaces shall be located in the front yard or exterior side yard or any yard between a lot line abutting Hanlon Road or Hanlon Parkway and the nearest wall of the main building on the same lot; and
- b. off-street parking accessory to an office use within the B.2-6 Zone, when the By-law does not permit off-street parking as an accessory use to an office within the B.2-6 Zone,

be **approved**.

Reasons:

This application is approved, as it is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

### **B-8/21 B-9/21 963-1045 Paisley Road**

Owner: Armel Corporation

Agent: N/A

Location: 963-1045 Paisley Road

In Attendance: C. Corosky

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. C. Corosky, representative for the owner, responded that the sign was posted and comments were received. He explained the intent of the applications and indicated he was in agreement with conditions recommended by staff.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

### **B-8/21 963-1045 Paisley Road**

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by K. Meads

Seconded by D. Gundrum

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent to create the following severance and easement over Registered Plan 61-M53 Part Block 1, Parts 1 to 5 and 7 to 13, of Plan 61R-

10459, currently known as 963-1045 Paisley Road, substantially in accordance with a sketch prepared by BSR&D Limited dated February 16, 2021, project number 20-14-286-01:

- a. the severance of a parcel of land (proposed Parts 1 and 2) to create a lot with frontage along Elmira Road South of 161.53 metres and an area of 39,738.6 square metres; and
- b. the creation of a 2,058.5 square metre easement (proposed Part 2) over a portion of the proposed severed parcel for access, storm sewer, and overland water flow in favour of the proposed retained parcel,

be **approved**, subject to the following conditions:

1. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
2. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
3. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel (if applicable), any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
4. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

### **B-9/21 963-1045 Paisley Road**

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by K. Meads

Seconded by D. Gundrum

That in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent to create the following easements over Registered Plan 61-M53 Part Block 1, Parts 1 to 5 and 7 to 13, of Plan 61R-10459, currently known as 963-1045 Paisley Road, substantially in accordance with a sketch prepared by BSR&D Limited dated February 16, 2021, project number 20-14-286-01:

- a. the creation of a 2,035.2 square metre easement (proposed Part 3) over a portion of the proposed retained parcel for access, storm sewer and overland water flow in favour of the proposed severed parcel; and
- b. the creation of a 835.3 square metre easement (proposed Part 4) over a portion of the proposed retained parcel for a storm sewer in favour of the proposed severed parcel.

be **approved**, subject to the following conditions:

1. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.

2. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
3. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel (if applicable), any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
4. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

**A-21/21 492-502 Edinburgh Road South**

Owner: University of Guelph

Agent: Jeremiah Bennett, WZMH Architects

Location: 492-502 Edinburgh Road South

In Attendance: J. Bennett



Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. J. Bennett, agent, responded that the sign was posted and comments were received. He explained the purpose of the application and the need for the requested variances.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by K. Meads

Seconded by J. Smith

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Sections 6.2.3.2.12.1.6 and 6.2.3.2.12.1.4 of Zoning By-law (1995)-14864, as amended, for 492-502 Edinburgh Road South, to permit:

- a. a minimum of 512 off-street parking spaces, when the By-law requires that requires a minimum of 6 parking spaces per 100 square metres of building floor area, except:
  - i. where a restaurant(s) occupies more than 30 percent of the building floor area of the mall, the specific parking ratio of a restaurant (1 space per 4.5 square metre of area used by patrons) shall be required in addition to the mall requirements for the remaining building floor area of the mall; or
  - ii. where an upper storey of a mall has been declared for office use only, then the parking requirement for this section of the mall shall be in accordance with the office parking ratio of 3 parking spaces per 100 square metres of building floor area; and; and
- b. a maximum building floor area of 10,680 square metres, when the By-law permits a maximum building floor area of 10,000 square metres,

be **approved**, subject to the following condition:

- 1. That the Owner obtains Site Plan Approval in accordance with Section 41 of the Planning Act for the proposed addition Building "C"; related file SP21-002.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted condition of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

### **A-22/21 38 Hearn Avenue**

Owner: Ben and Lindsey Robinson

Agent: Phill McFadden, Sutcliffe Homes Inc.

Location: 38 Hearn Avenue

In Attendance: P. McFadden

Secretary-Treasurer T. Di Lullo noted that correspondence was received after the comment deadline from L. Levison, resident on Hearn Avenue, with questions regarding the boundary of the subject property. A copy of this correspondence was circulated to staff, committee members and the applicant.

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. P. McFadden, agent, responded that the sign was posted and comments were received.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by J. Smith

Seconded by D. Gundrum

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Table 5.1.2 Row 7

and Table 4.7 Row 3 of Zoning By-law (1995)-14864, as amended, for 38 Hearn Avenue, to permit:

- a. a minimum left side yard setback of 0.52 metres for the proposed one-storey building addition, when the By-law requires that a minimum side yard setback of 1.5 metres for 1 to 2 storey dwellings in an R.1B Zone; and
- b. a minimum left side yard setback of 0.48 metres for the proposed one-storey open, roofed porch, when the By-law requires that a minimum side yard setback of 0.6 metres for an open, roofed porch not exceeding 1 storey,

be **approved**, subject to the following conditions:

1. That the left side yard setback of 0.52 metres apply only to the proposed one-storey addition as shown on the public notice sketch.
2. That the left side yard setback of 0.48 metres apply only to the proposed one-storey open, roofed porch as shown on the public notice sketch.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Carried**

## **Staff Announcements**

Member J. Smith acknowledged improvement on how staff communicates with Committee members.

## **Adjournment**

Moved by K. Meads

Seconded by M. Allison

That this hearing of the Committee of Adjustment be adjourned. (5:12 p.m.)

**Carried**

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K. Ash, Chair

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T. Di Lullo, Secretary-Treasurer