

Land Use Planning Council Strategic Education Workshop January 18, 2021



Agenda

1. Welcome and purpose of the workshop (5 minutes)
2. Planning document hierarchy (5 minutes)
3. Planning process steps (10 minutes)
4. Affordable housing/Inclusionary zoning (10 minutes)
5. Community energy initiative (10 minutes)
6. Parking (5 minutes)
7. Role of elected officials in the Planning Process (10 minutes)
8. Workshop discussion (60 minutes)
9. Wrap-up (5 minutes)



Planning Document Hierarchy



Planning in Ontario

Provincial Planning Act
Law

**Provincial Policy
Statement**
Policy

**Provincial Growth
Plan**
Policy

Municipal Official Plan
Local policy/vision

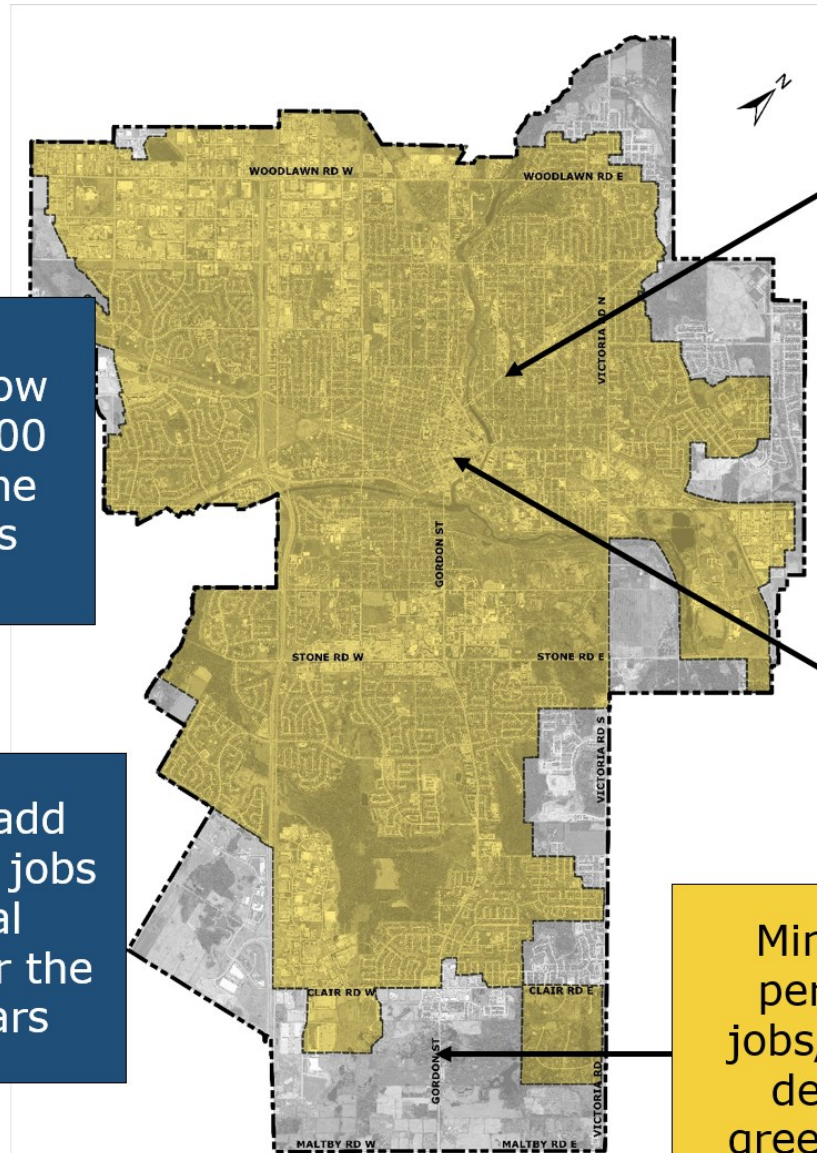
Municipal Zoning Bylaw
Local rules



A Place to Grow: Growth Plan for the Greater Golden Horseshoe



Growth Plan forecasts and targets



Forecast to grow by about 55,800 people over the next 30 years

Forecast to add about 33,300 jobs to our local economy over the next 30 years

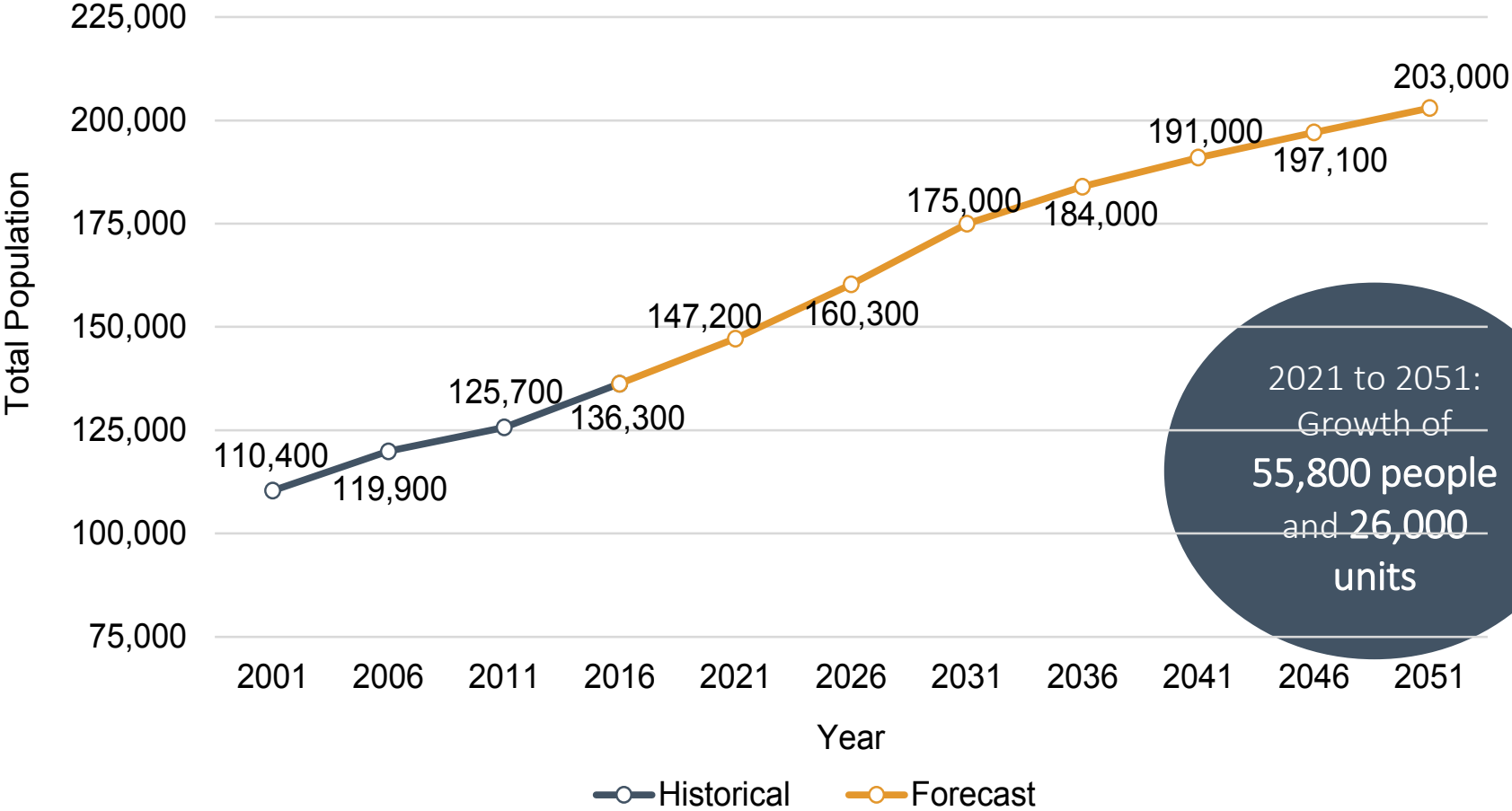
Minimum 50% new residential growth in built up area

Minimum 150 persons and jobs/hectare downtown by 2031

Minimum 50 persons and jobs/hectare in designated greenfield area



Total permanent population forecast to 2051



Note: Population includes net Census undercount. Figures are rounded.
Source: Historical data derived from Statistics Canada Census and Annual Demographics Estimates, 2001 to 2016, and 2016 to 2051 forecast by Watson & Associates Economists Ltd., 2020.



Planning process steps



Planning Process Steps

Notice of Complete Application

Applicant meets with City Staff for pre-consultation

Applicant submits complete Planning Act application

Notice of Public Meeting

Circulation for technical and agency review

Statutory Public Meeting

Potential changes made to the application based on public input and technical review comments

Staff recommendation report

Notice of Passing or Refusal

Council Decision

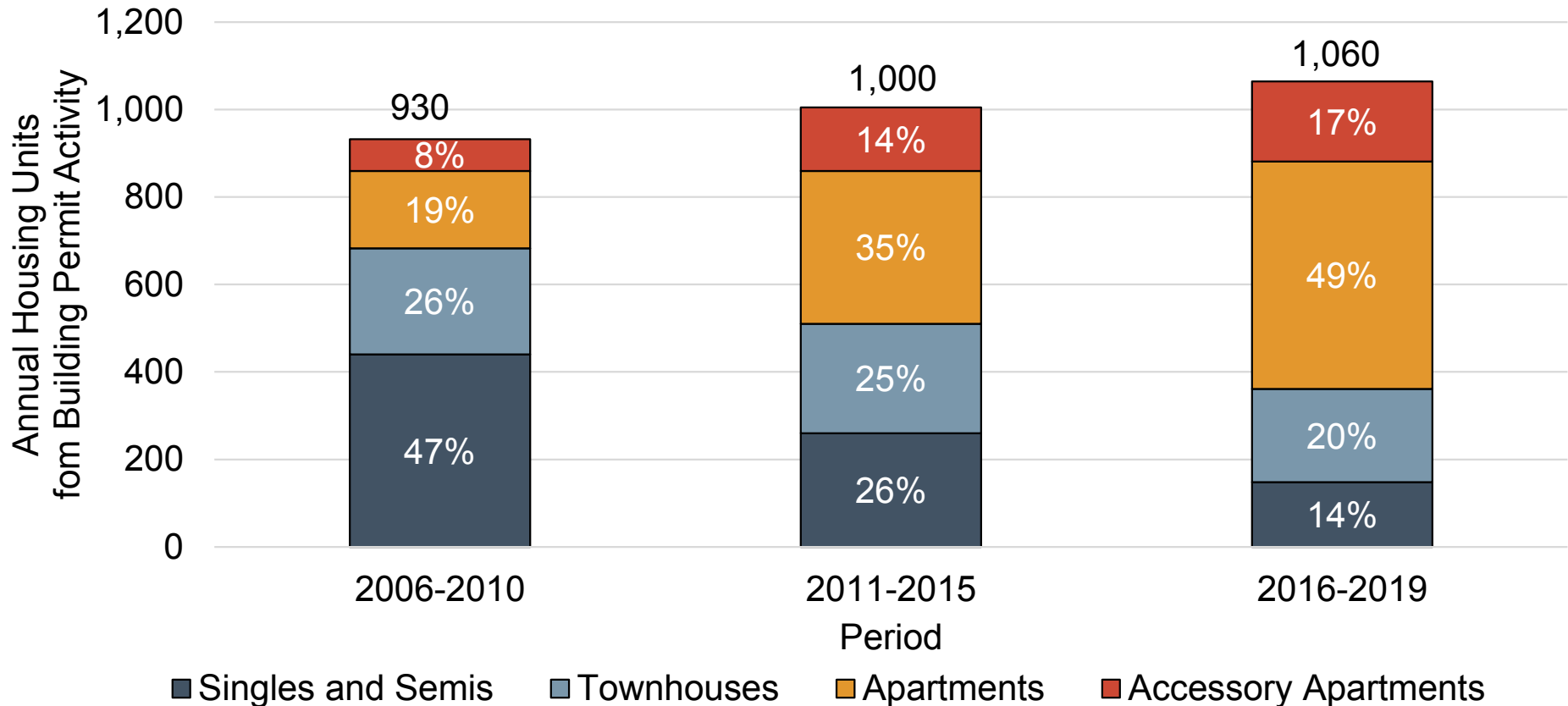
Appeals to LPAT or by-law comes into effect



Affordable housing & inclusionary zoning



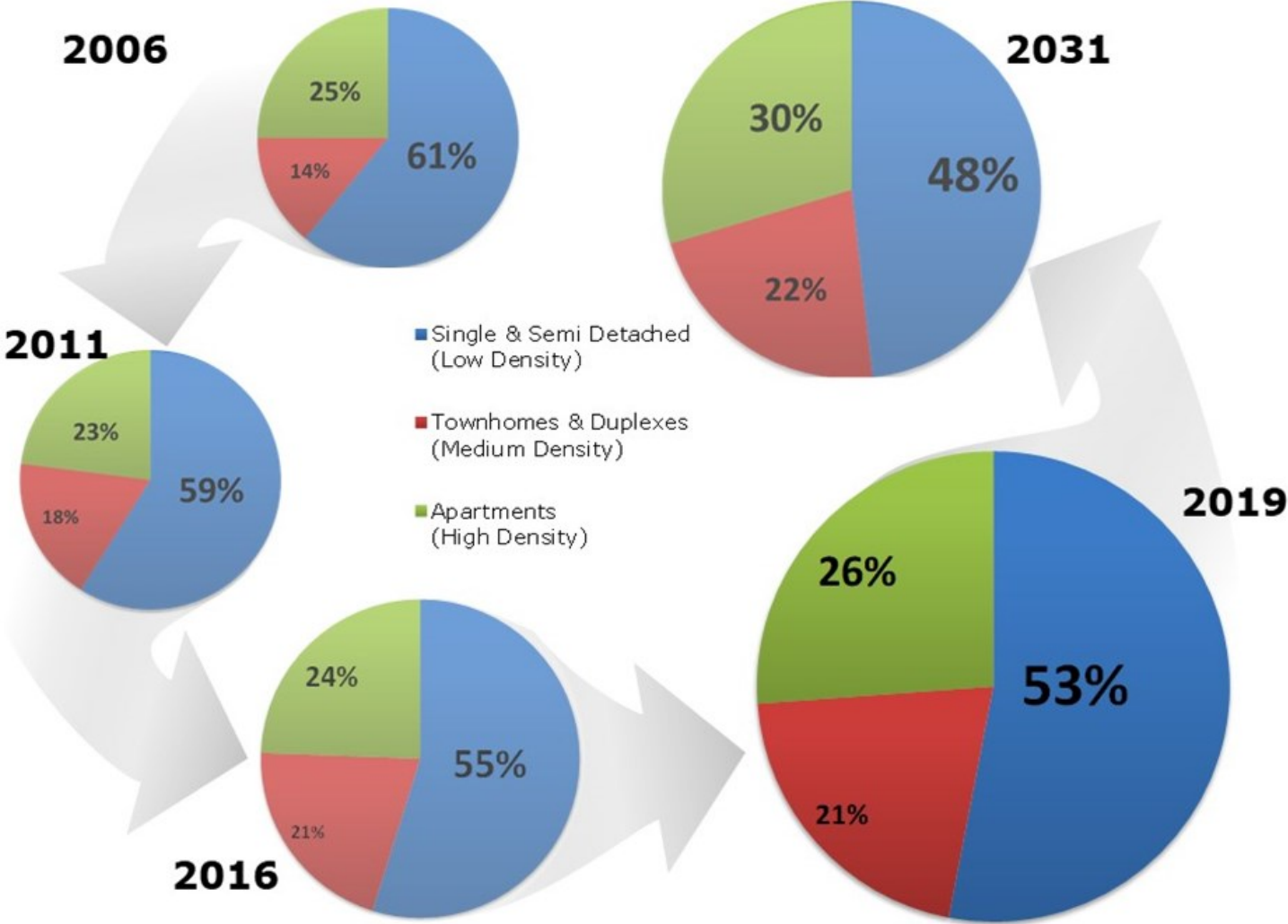
Mix of new units by housing type



Source: Derived from City of Guelph building permit data and Guelph Growth Management and Affordable Housing Monitoring Report 2019, by Watson & Associates Economists Ltd., 2020.



City of Guelph housing mix total housing stock 2006-2031



Affordable Housing Strategy

- Target:
 - 30% of new residential development
- Planning regulations and processes
- Financial incentives
- Monitoring



What is affordable housing?

Benchmarks for 2020

Rent \$1,245 per month

Ownership purchase price \$421,836

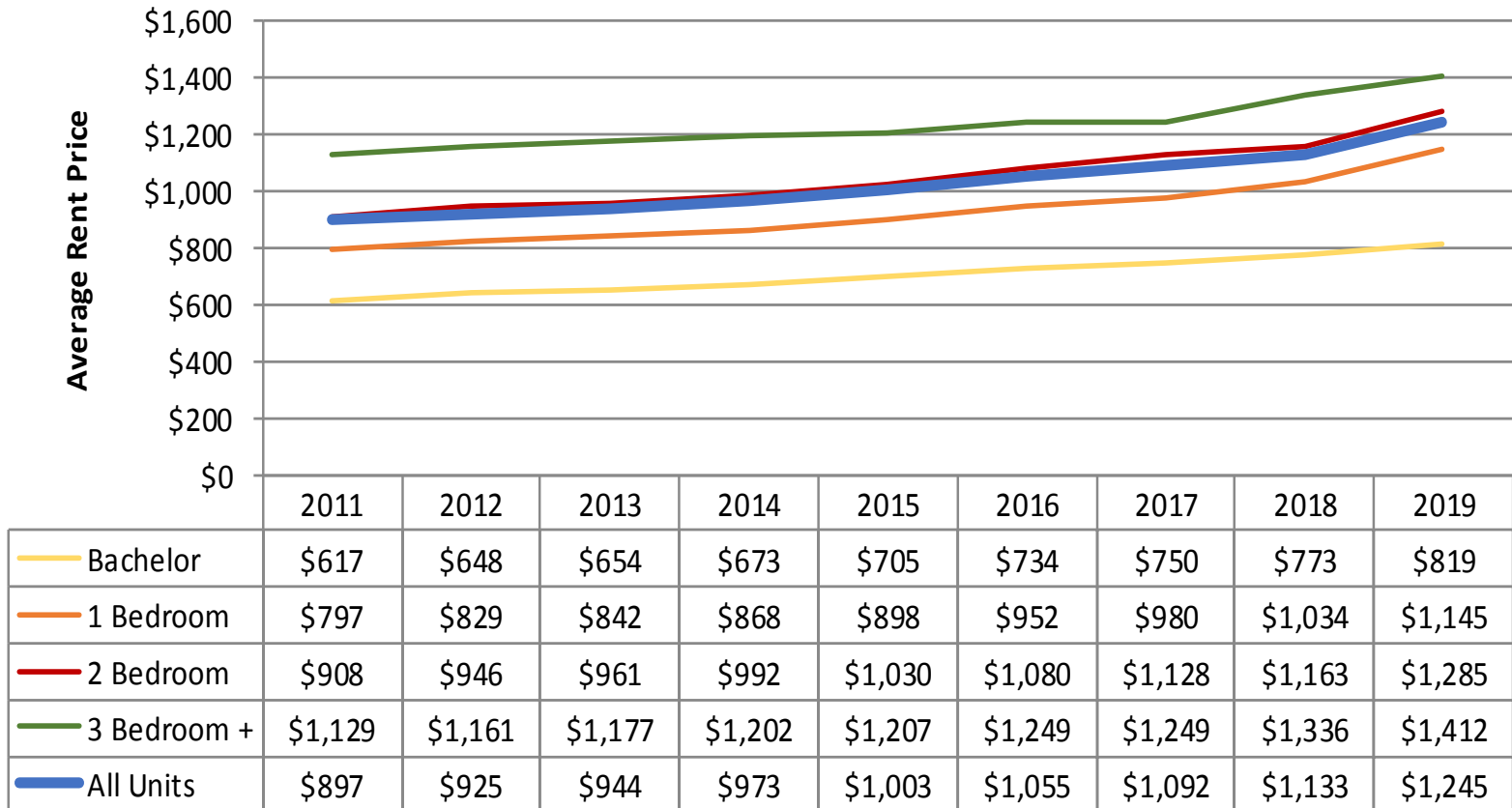


2020 (2015)	Ownership	Rental
Market Based	\$449,861 (\$327,000)	\$1,245 (\$1,003)
Income Based	\$421,836 (\$339,329)	\$1,389 (\$1,194)



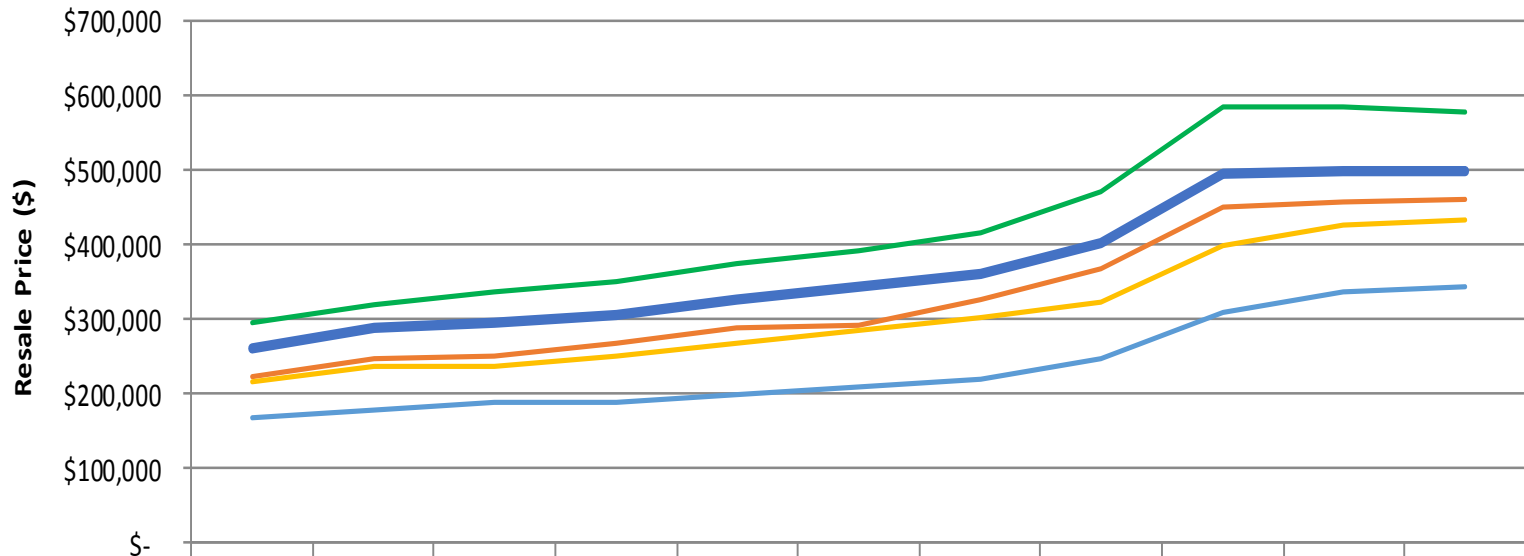
Affordable rental housing

Average Rental Price by Size of Unit (2011-2019)



Affordable ownership housing

Average Resale Price of Dwellings Sold, by Type (2009-2019)



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
— Apartment	\$167,525	\$179,555	\$189,015	\$190,969	\$198,555	\$211,418	\$221,857	\$249,667	\$310,884	\$338,736	\$345,895
— Semi Detached	\$223,529	\$248,701	\$252,056	\$269,157	\$289,706	\$292,087	\$327,104	\$368,274	\$452,766	\$457,988	\$463,292
— Single Detached	\$294,822	\$321,573	\$338,604	\$351,064	\$373,794	\$393,378	\$416,744	\$472,996	\$584,494	\$587,113	\$578,892
— Townhouse	\$217,669	\$235,950	\$237,274	\$249,901	\$268,846	\$284,614	\$301,777	\$324,959	\$399,382	\$427,281	\$433,585
— All Types	\$262,178	\$287,673	\$295,108	\$307,250	\$328,304	\$342,728	\$362,919	\$403,008	\$495,425	\$500,349	\$499,861



Inclusionary zoning

- Tool to require affordable housing units and to require that they remain affordable over time
- Must have Official Plan policies to enact a bylaw
- Inclusionary zoning may only be applied within:
 - A protected major transit station area
 - an area subject to a development permit system



Community Energy Initiative



CEI and development approvals

CEI Update Action Items 1 and 2 (New Development)

1. Incrementally increase the number of net zero new homes to 100% by 2030.
2. Incrementally increase the number non-residential buildings that achieve Passive House levels of performance to 100% by 2030.



CEI and development approvals legislative/policy context

- Provincial Policy Statement
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (APTG)
- Official Plan
- Ontario Building Code



Implementing CEI action items

Planning Act Applications

- Zoning By-law Amendments
- Official Plan Amendments
- Draft Plan of Subdivision
- Consent to Sever applications
- Minor Variances
- Site Plan



CEI and development review process

- Pre-consultation
- Complete application review
- Formal Review
- Recommendation Report
- Site Plan Review



Parking



Overview of zoning parking study

Background report – October 2019

- Review of the existing standards
- Off Street Parking Demand Review
- Trends/ Best Practices



Parking Rate Recommendations

- The Report sets out recommended parking rates for all land uses in the City of Guelph's Zoning By-law, including:
 - Minimum parking rates within **Mixed Use Areas**; and
 - Minimum parking rates for **all other areas** of the City.
- Recommendations are made to the implement **maximum parking rates** for land uses within **Mixed Use Areas**, to support transit use and active modes of transportation.



Role of elected officials



What is provincial interest

Provincial interests: Section 2 of the Planning Act identifies matters of provincial interest in land use planning, including:

- a) the protection of ecological systems, including natural areas, features and functions
- d) conservation of features of significant architectural, cultural, historical, archaeological or scientific interest
- j) the adequate provision of a full range of housing, including affordable housing
- p) the appropriate location of growth and development
- r) the promotion of built form that,
 - i. is well-designed,
 - ii. encourages a sense of place, and
 - iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;



Responsibilities of Council

With respect to planning decisions members of Council have the responsibility to ensure:

- all Provincial legislative and regulatory requirements are met
- sufficient local policies are in place to support orderly growth and the efficient provision of services
- all Council-approved planning policies are adhered to
- all stakeholders that may have an interest are provided with information regarding the planning proposal
- all stakeholders that may have an interest are provided with an opportunity to provide input regarding the planning proposal
- they have considered all related environmental, social and financial costs and benefits that may affect the municipality
- accountability and transparency in the execution of municipal planning responsibilities



Workshop Discussion

