

Shaping Guelph

Growth Scenarios

Council Workshop
April 21, 2021



Land acknowledgement

As we gather, we are reminded that Guelph is situated on treaty land that is steeped in rich indigenous history and home to many First Nations, Inuit and Métis people today.

As a City we have a responsibility for the stewardship of the land on which we live and work.

Today we acknowledge the Mississaugas of the Credit First Nation of the Anishinaabek Peoples on whose traditional territory we are meeting.



Agenda

1. Purpose of the workshop
2. Presentation and workshop discussion 1
 - Overview of A Place to Grow, Shaping Guelph, growth scenarios
3. Presentation and workshop discussion 2
 - Overview of proposed growth scenario evaluation framework
4. Presentation and workshop discussion 3
 - Overview of proposed urban structure
5. Wrap-up and next steps



Purpose of the workshop

To seek Council's input on:

- Three scenarios for growth
- Proposed growth scenario evaluation framework
- A proposed urban structure



Presentation and workshop discussion 1

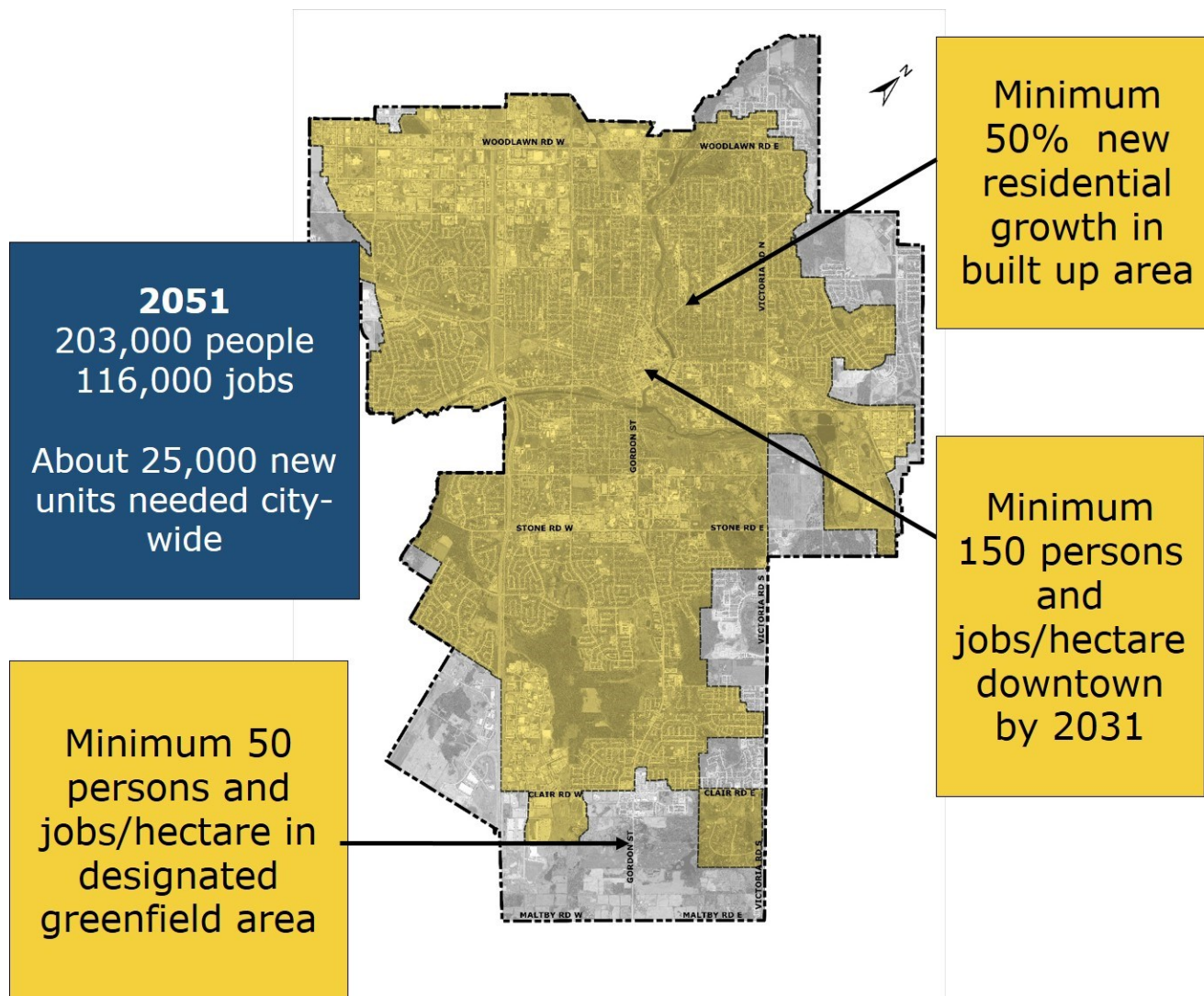
Growth Scenarios



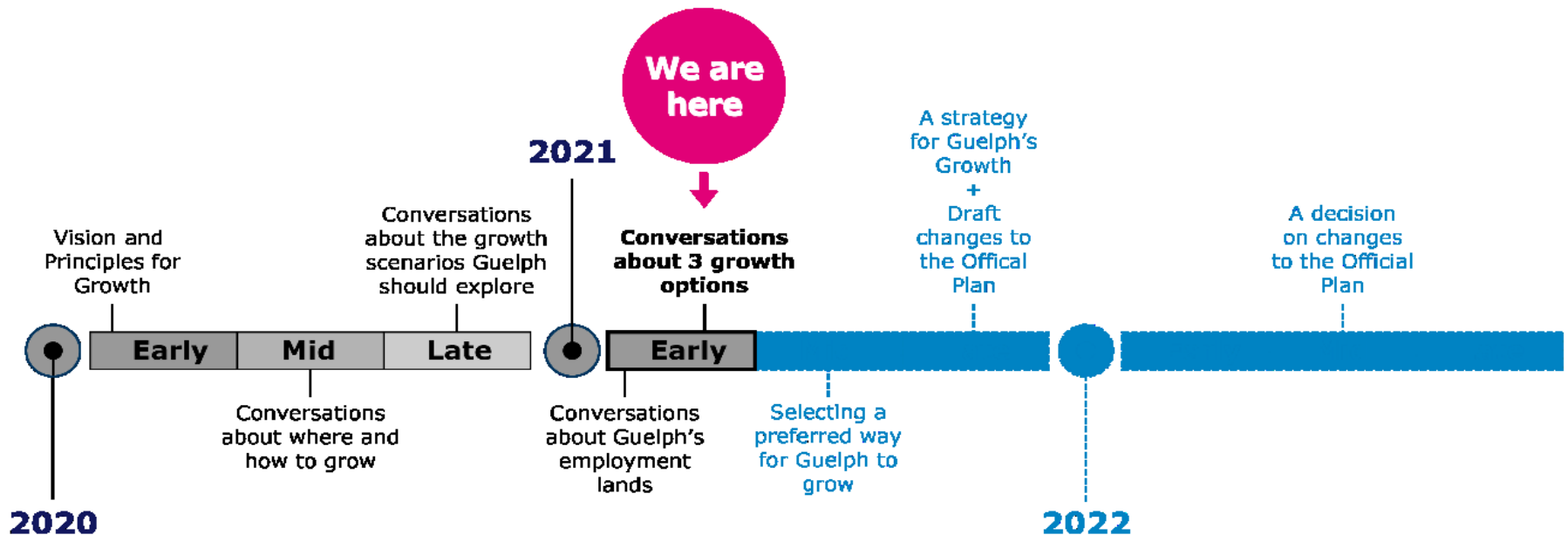
A Place to Grow (APTG)



Current APTG forecasts & targets



Shaping Guelph timeline



Shaping Guelph overview

Several background studies are required and include:

- Vision and principles for growth – **draft endorsed**
- Residential intensification analysis – **complete**
- Employment lands strategy - **complete**
- Housing analysis and strategy - **complete**
- Growth scenario planning, based on a land needs assessment



Selecting growth scenarios – requirements for all scenarios

- Minimum forecasts and targets of APTG are met
- No settlement boundary expansions are considered/proposed
- Densities/land uses from the Guelph Innovation District Secondary Plan are unchanged
- The Council endorsed preferred community structure for the Clair-Maltby Secondary Plan Area is unchanged



Water supply considerations

- Update of the 2014 WSMP – consistent with Council 2003 direction “that the focus of the Water Supply Master Plan establish a sustainable water supply to regulate future growth”
- 2051 water demand forecast – average 68,306m³/day, maximum 91,530m³/day
- Existing water supply capacity – 65,000 to 83,000m³/day. The range includes potential drought conditions or loss of supply sources



Water supply considerations continued

- Water supply alternatives
 - Water Efficiency Strategy
 - Existing offline wells with treatment
 - New test wells
 - Other new sources inside/outside the city
- New supply sources will be reviewed through the WSMP and will evaluate any environmental impacts to surface water systems in and around the city
- WSMP implemented with a Community Engagement and Consultation Plan – Phase 1 complete with Phase 2 occurring this spring



Wastewater treatment and biosolids considerations

- The 2051 planning horizon of APTG should not impact the City's ability and capacity to ensure continued effective and efficient wastewater service treatment and biosolids handling
- Additional wastewater treatment requirements and costs are anticipated as a result from additional growth and the requirements to meet anticipated future lower effluent limits
- The master plan update will provide a recommended project list and implementation plan to protect the environment, maintain regulatory compliance and enhance current services to be future ready and to support the city's growth to 2051



Selecting growth scenarios – things that can be explored

- Directing more than 50 per cent of new housing to the BUA
- Adjusting the location and type of housing within the BUA
- Creating new nodes/corridors
- Adjusting the pace of growth for the DGA
- Explore alternative employment land densities



Selecting growth scenarios – key inputs

- Draft vision and principles for growth
- Community and stakeholder conversations throughout 2020
- Technical analysis completed through the employment lands strategy, housing analysis and strategy, and residential intensification analysis



Three growth scenarios

Scenario 1 – meeting the minimum forecasts and targets of APTG using the Official Plan urban structure, heights, densities and land uses as the guide

Scenario 2 – Adding more medium density housing to the city-wide housing mix

Scenario 3 – Increasing the minimum BUA target and adding more low and medium density housing to the city-wide housing mix



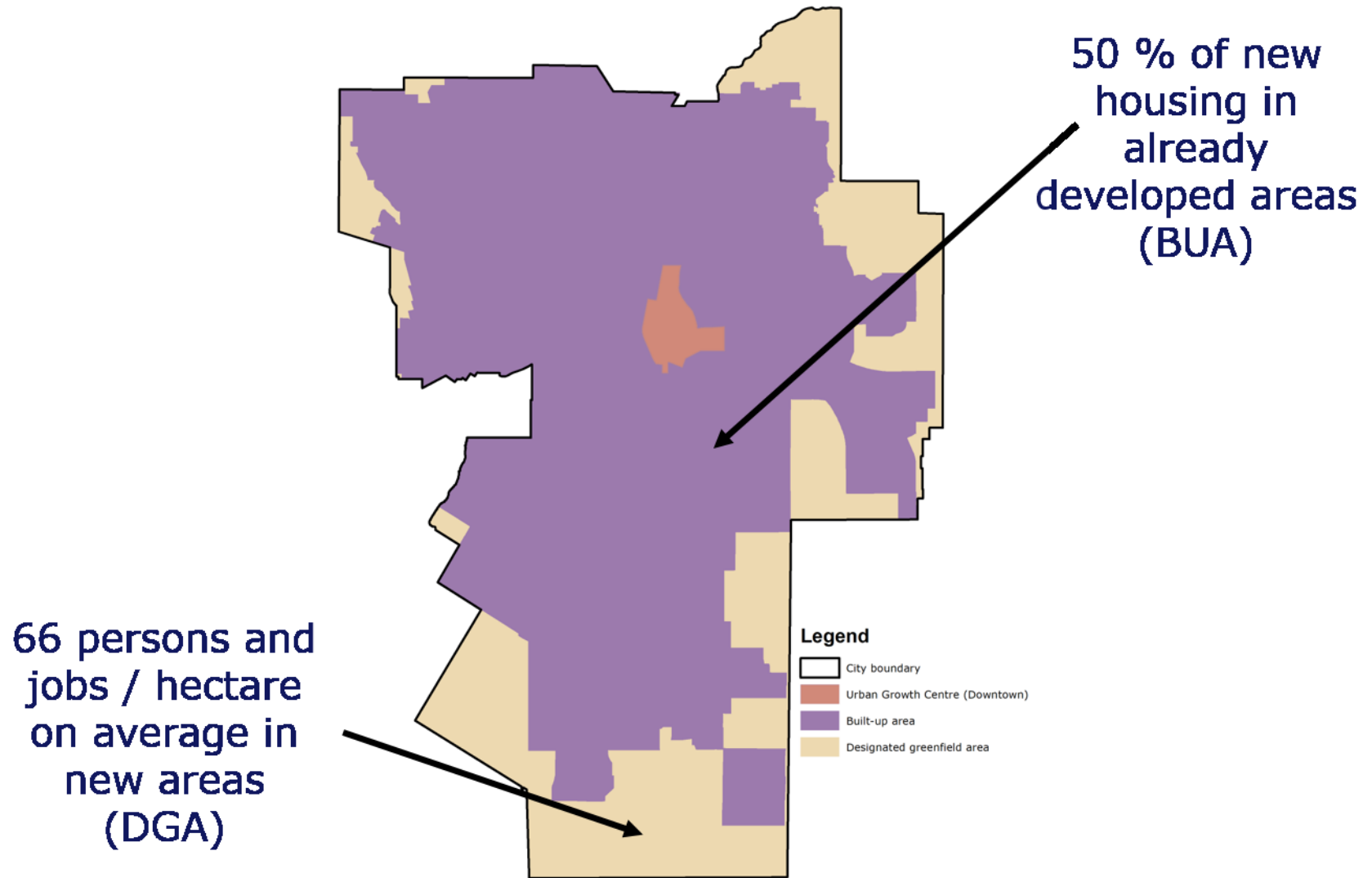
Growth scenario 1 an overview



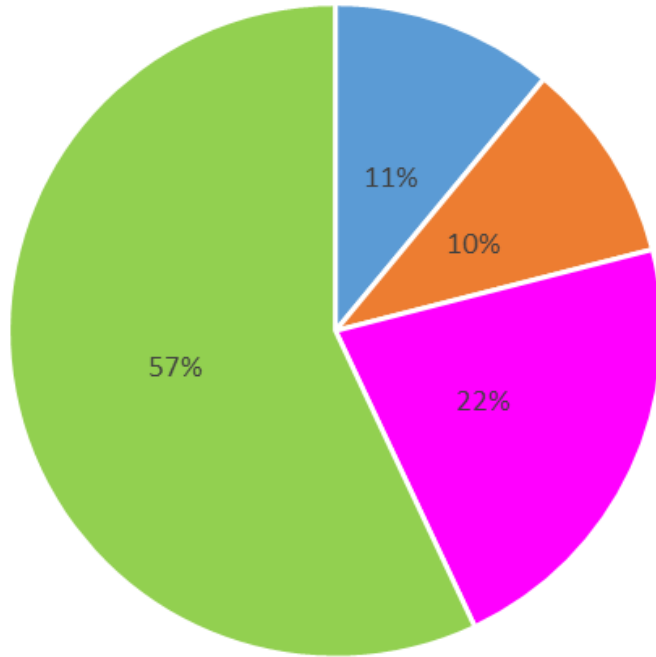
Tests out Guelph's ability to meet the minimum intensification target and forecasts of APTG using the existing Official Plan and Council endorsed community preferred structure for the Clair-Maltby Secondary Plan area



Growth scenario 1 - targets



Growth scenario 1 – housing mix



- Accessory apartments
- Low density households
- Medium density households
- High density households



**415 Grange Road
BUA high density
example**



**1888 Gordon Street
DGA high density example**



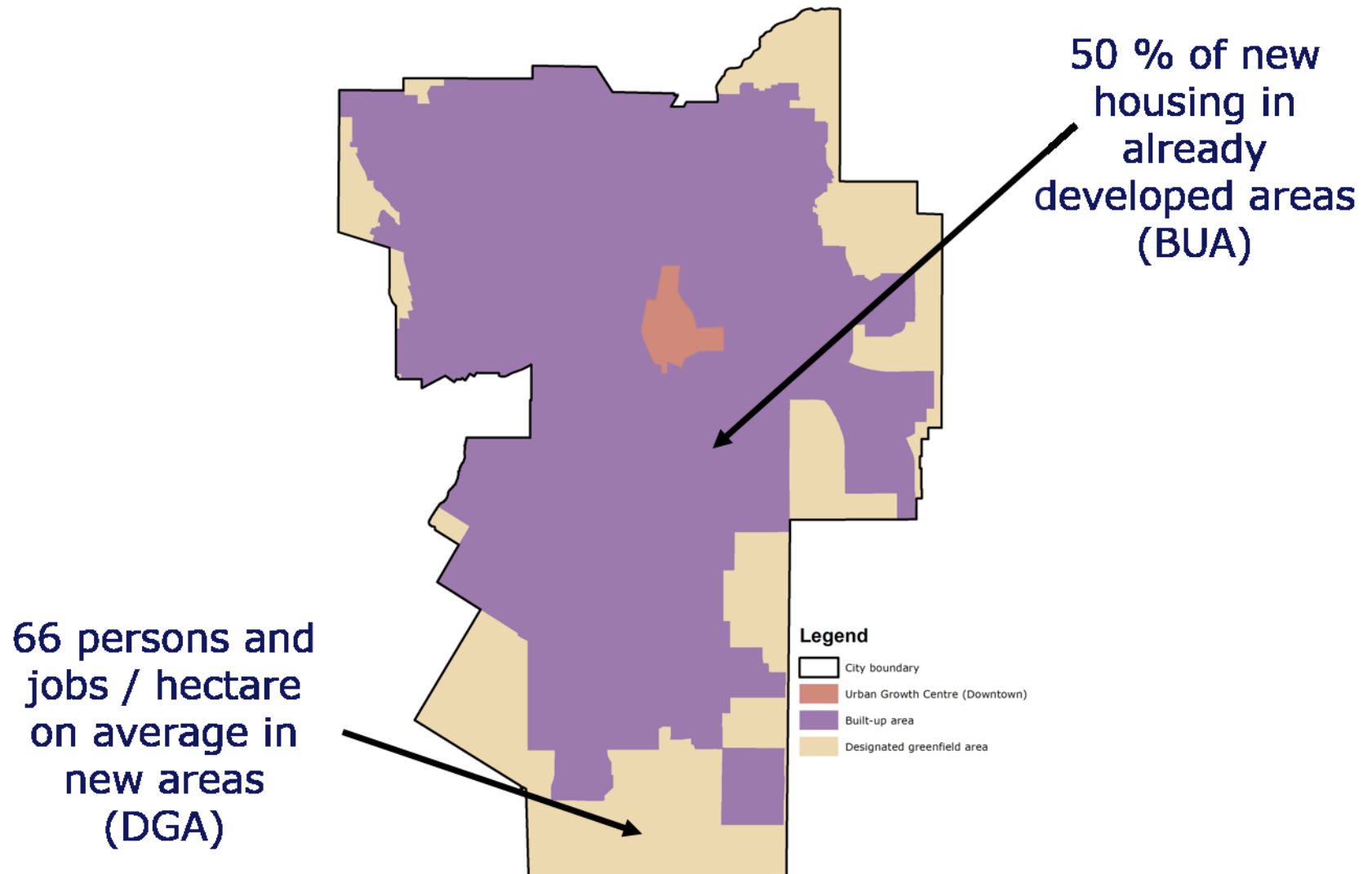
Growth scenario 2 an overview



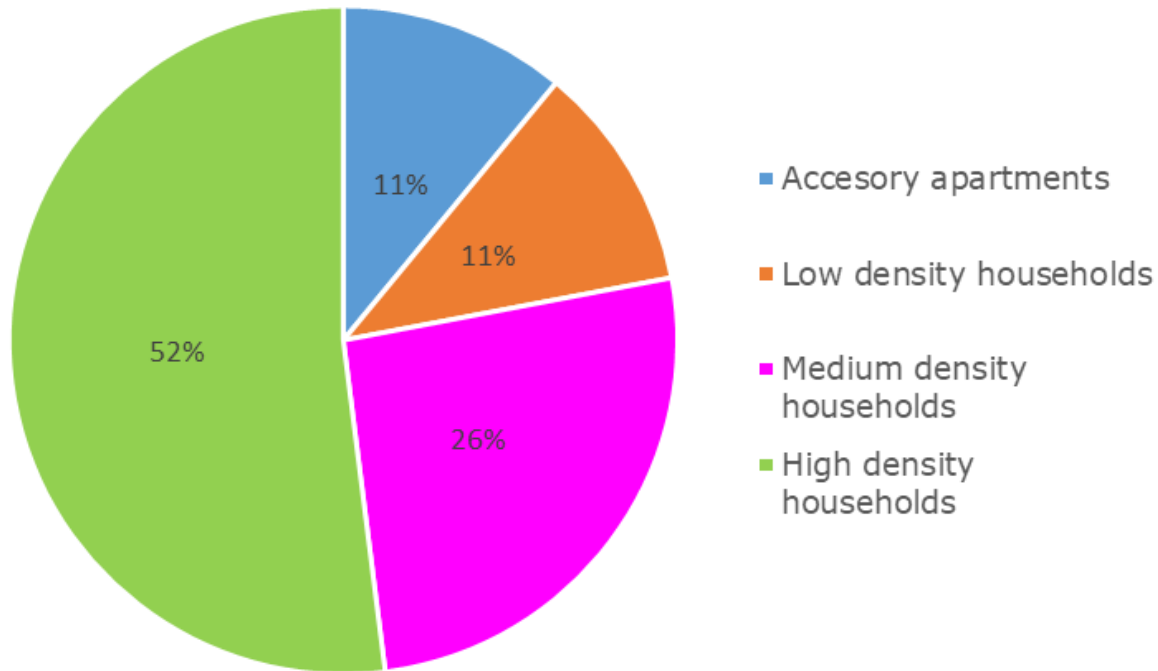
Tests out Guelph's ability to meet the minimum targets and forecasts with a housing mix that includes more medium density housing types within the built-up area (compared to scenario 1)



Growth scenario 2 - targets



Growth scenario 2 – housing mix



**60 Arkell Road
medium density example**



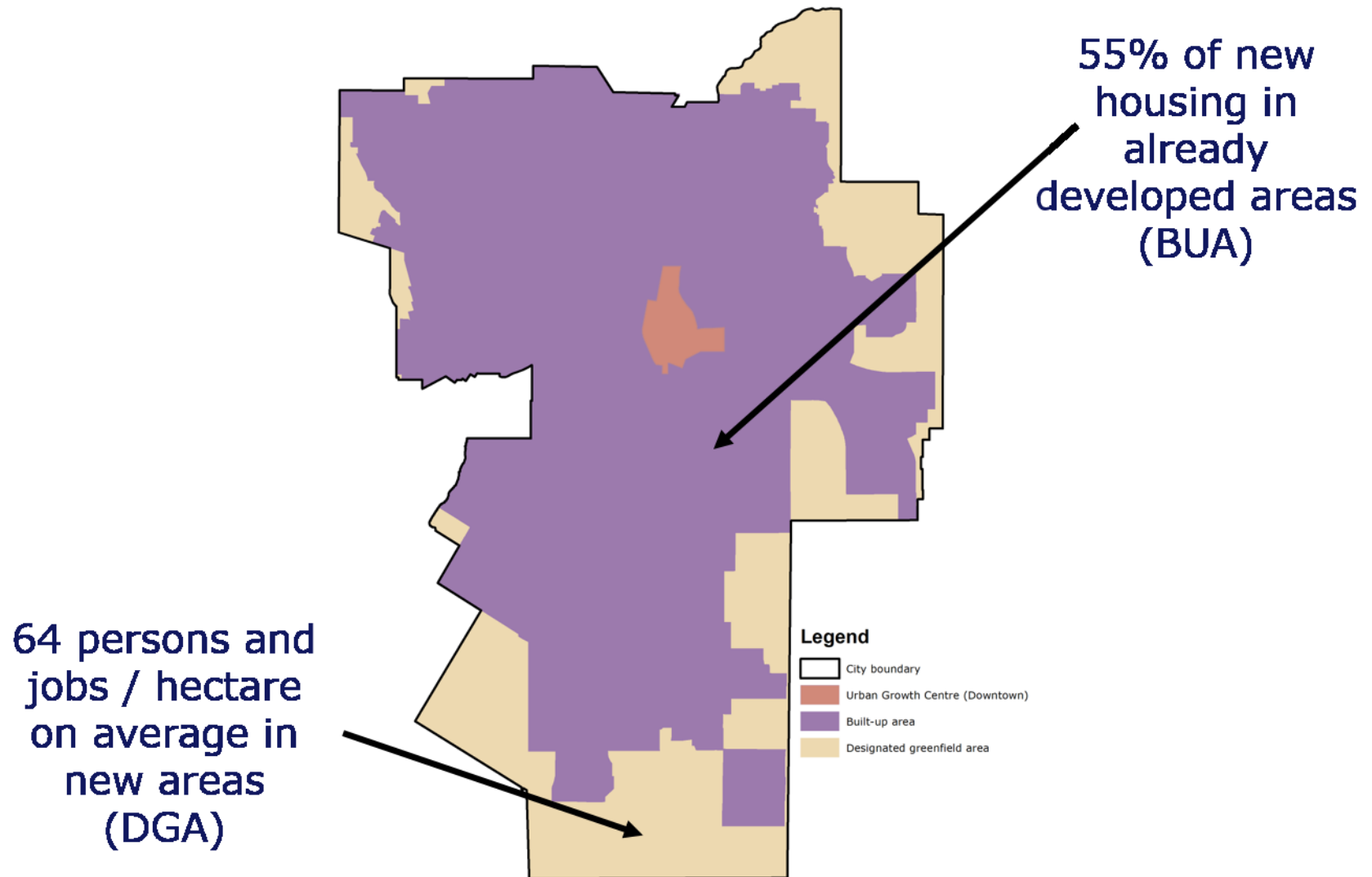
Growth scenario 3 an overview



Tests out Guelph's ability to meet a 55% built-up area target while maintaining the minimum forecasts and other targets of APTG

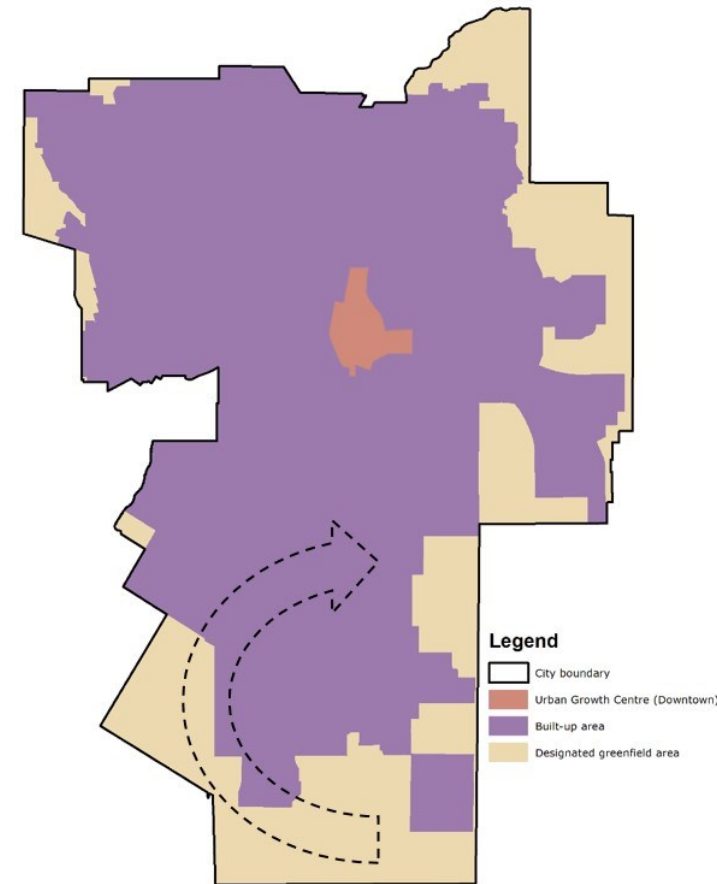
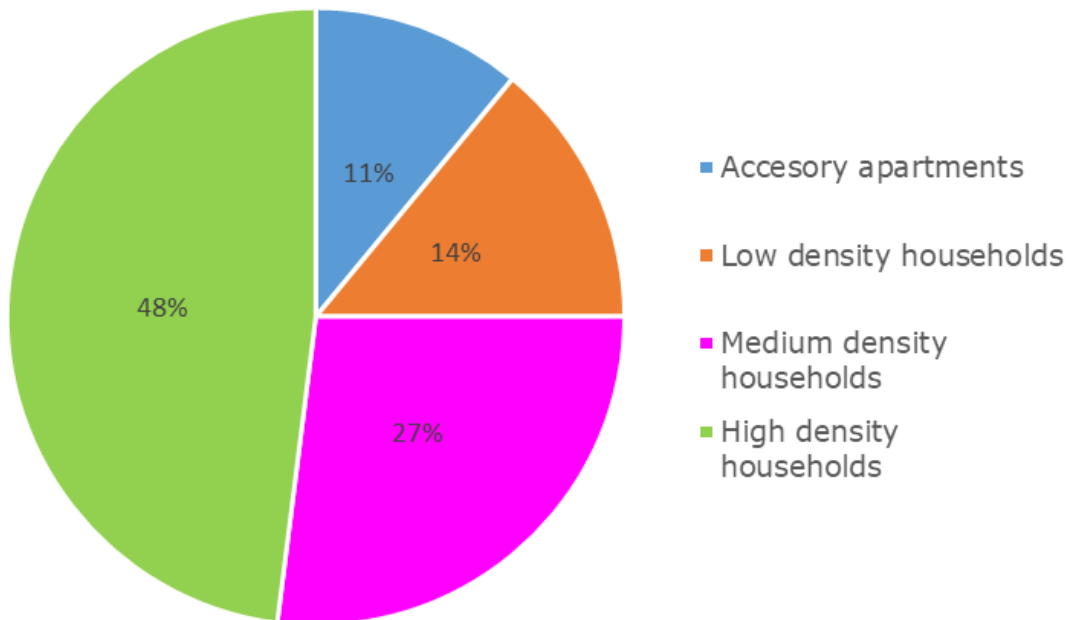


Growth scenario 3 - targets

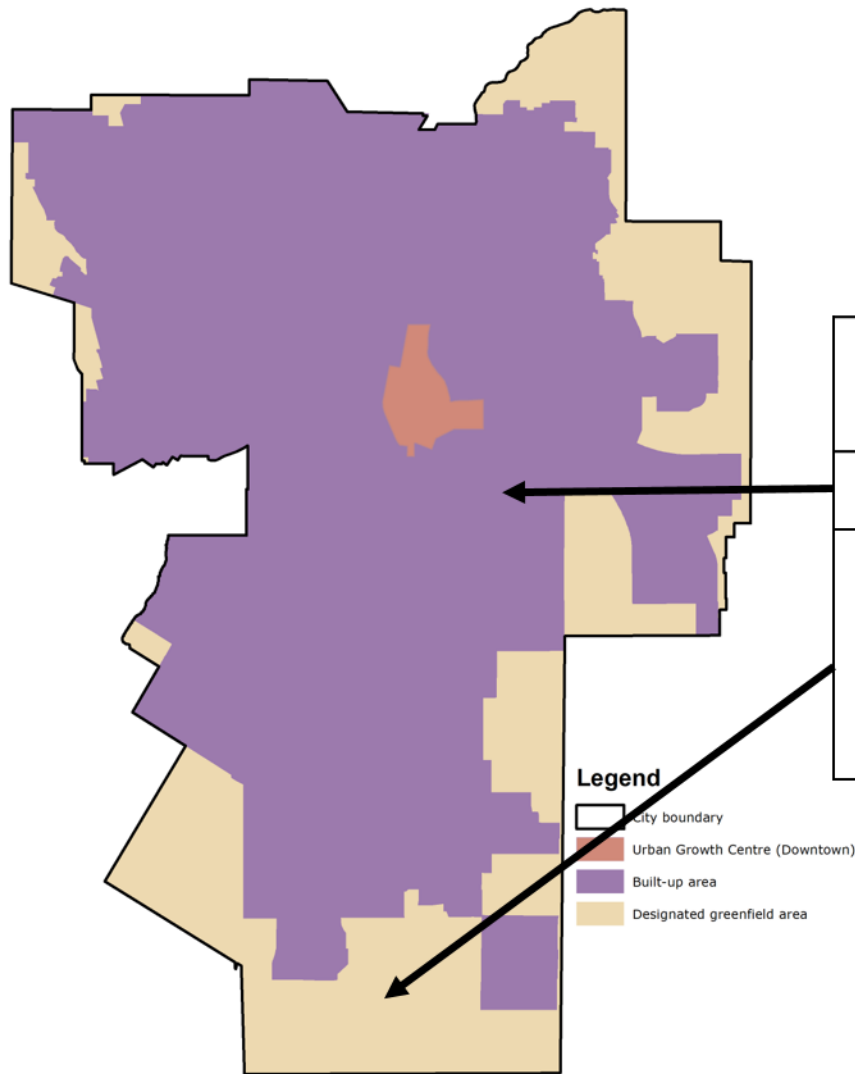


Growth scenario 3 – housing mix

- Shifts population from the Clair-Maltby Secondary Plan (CMSP) area to the BUA
- Increases low and medium density households and decreases high density households in the CMSP
- Increases low and medium density households in the BUA



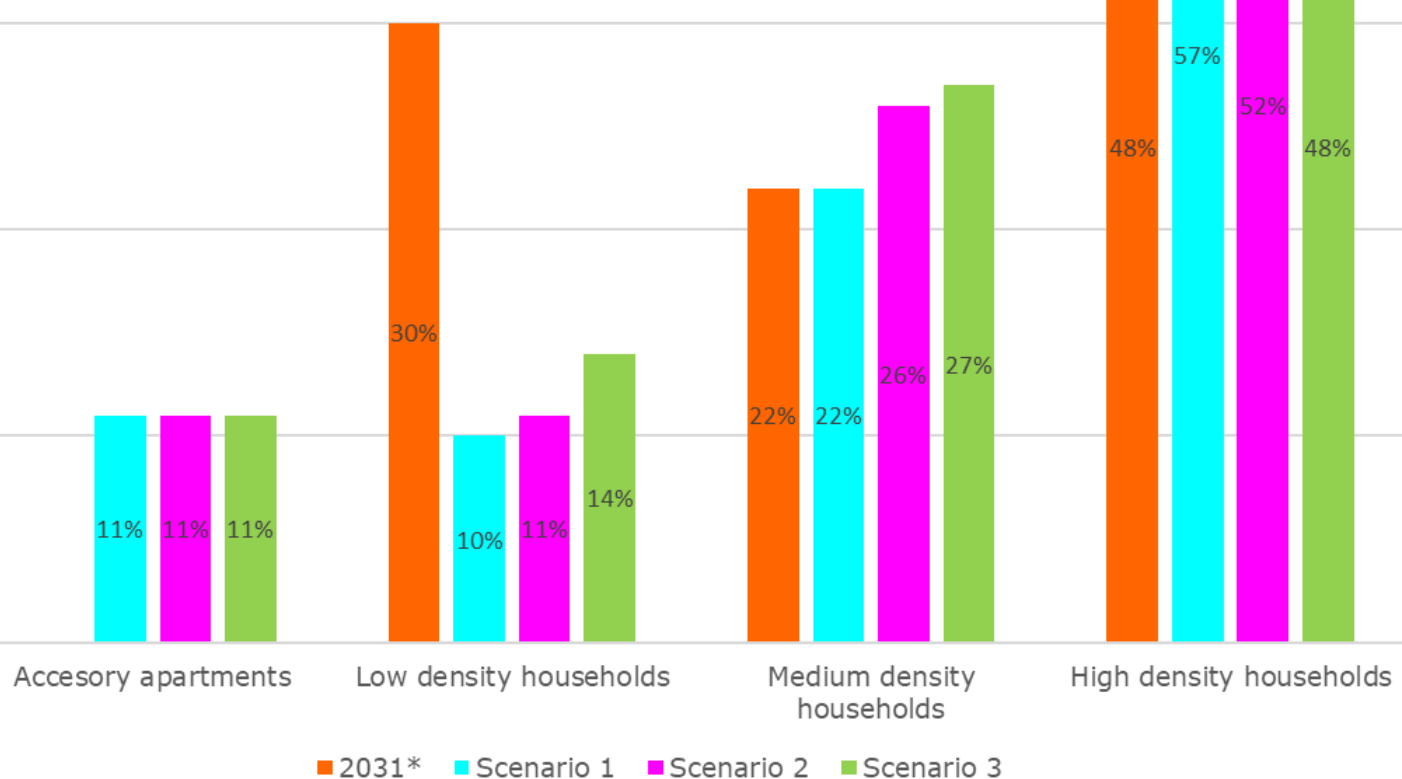
Growth scenario comparison



Location	Scenario 1	Scenario 2	Scenario 3
BUA	50%	50%	55%
DGA	66 persons and jobs/ha	66 persons and jobs/ha	64 persons and jobs/ha



Growth scenario housing mix comparison



*2031 numbers are based on the existing growth management strategy. Accessory apartments are included in medium density households



Workshop discussion 1

Which growth scenario do you prefer? Why?

What do you think works well?

What challenges should be considered?



Presentation and workshop discussion 2

Proposed growth scenario evaluation framework



Growth scenario evaluation framework – key considerations

The PPS, APTG, Guelph's Community Plan, Strategic Plan and Official Plan were used to develop the following key themes for the evaluation framework

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

Climate change considerations applied throughout



Complete communities/livability theme

- Support multi-modal access and connectivity within and outside the city
- Increase availability of housing that meets community and market needs
- Align with target housing and market demand
- Align with City's affordable housing targets and objectives
- Address risk/vulnerability of the built environment to extreme weather and changing climate patterns



Growth management theme

- Sensitivity of the scenario to unknown shifts in demographics, market conditions, advances in technology
- Support
 - Downtown as the focus of growth
 - Growth throughout the BUA and in strategic growth areas (SGAs)
 - Growth in the DGA that aligns with approved/endorsed secondary plans
- Supportive of complete communities/compact built form within the BUA



Growth management theme continued

- Promote compact built form within the DGA.
- Is the DGA target supportive of frequent transit service
- Opportunities for minimized carbon emissions through a variety of built forms, compact growth and intensification
- Meet/achieve City's draft vision/principles for growth



Economic growth theme

- Protection of proposed employment areas and support for long term growth of employment areas
- Provide opportunities to support a range of employment uses
- Provide opportunities for employment growth downtown



Transportation, infrastructure and financing theme

- Maintain/enhance existing community assets/infrastructure
- Sufficient capacity in existing/planned infrastructure
- Maximize use of existing infrastructure and service facilities
- Ensure growth is financial viable over the long term – optimization of infrastructure, minimize long-term operating/maintenance costs



Transportation, infrastructure and financing theme continued

- Enables opportunities for energy security/resource conservation and promotion of sustainable development
- Preservation and enhancement of connected greenspace system
- Minimize carbon emissions through an urban structure that supports a modal split focussed on sustainable transportation



Cultural/natural heritage theme

- Protect significant natural areas and other elements of Guelph's natural heritage system
- Protect Guelph's ground water and surface water features, including significant ground water recharge areas
- Avoids areas of hazardous lands (flooding hazards) or reflect existing Official Plan permissions (e.g. special policy area)
- Support/enhance strong network of connected cultural heritage resources
- Allow for the conservation of cultural heritage resources
- Balance the need for conservation of cultural heritage resources with the need to accommodate growth



Public health and safety theme

- Maintain/enhance transportation safety
- Pattern of growth supports health and well-being objectives/mitigates public health risks/avoids natural hazards



Workshop discussion 2

What are your thoughts on the proposed evaluation framework?

What criteria may be missing that is essential to inform the selection of a preferred growth scenario?



Presentation and workshop discussion 3

Proposed urban structure



What is an urban structure?

An urban structure defines areas of the city which are the focus of growth. Currently Guelph's urban structure focuses growth:

- In intensification corridors (areas along major roads/transit corridors) where higher density, mixed use development is possible
- In nodes (areas at the intersection of two major roads) that are planned for higher-density mixed uses

An urban structure can also show areas of the city that are already developed, areas protected for employment uses, and areas planned for future urban uses



Proposed urban structure – key inputs

- Direction from APTG to focus growth within the BUA and in strategic growth areas (SGAs)
- Community and stakeholder conversations throughout 2020
 - Current model for growth (nodes and corridors) is working well
 - Growth should continue to be directed to strategic areas throughout the city
- Housing Analysis and Strategy and Residential Intensification Analysis confirmed capacity/opportunities for growth in existing nodes, corridors and other areas of the built-up area



What are strategic growth areas?

Strategic growth areas are:

nodes, corridors, and other areas that have been identified to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form.



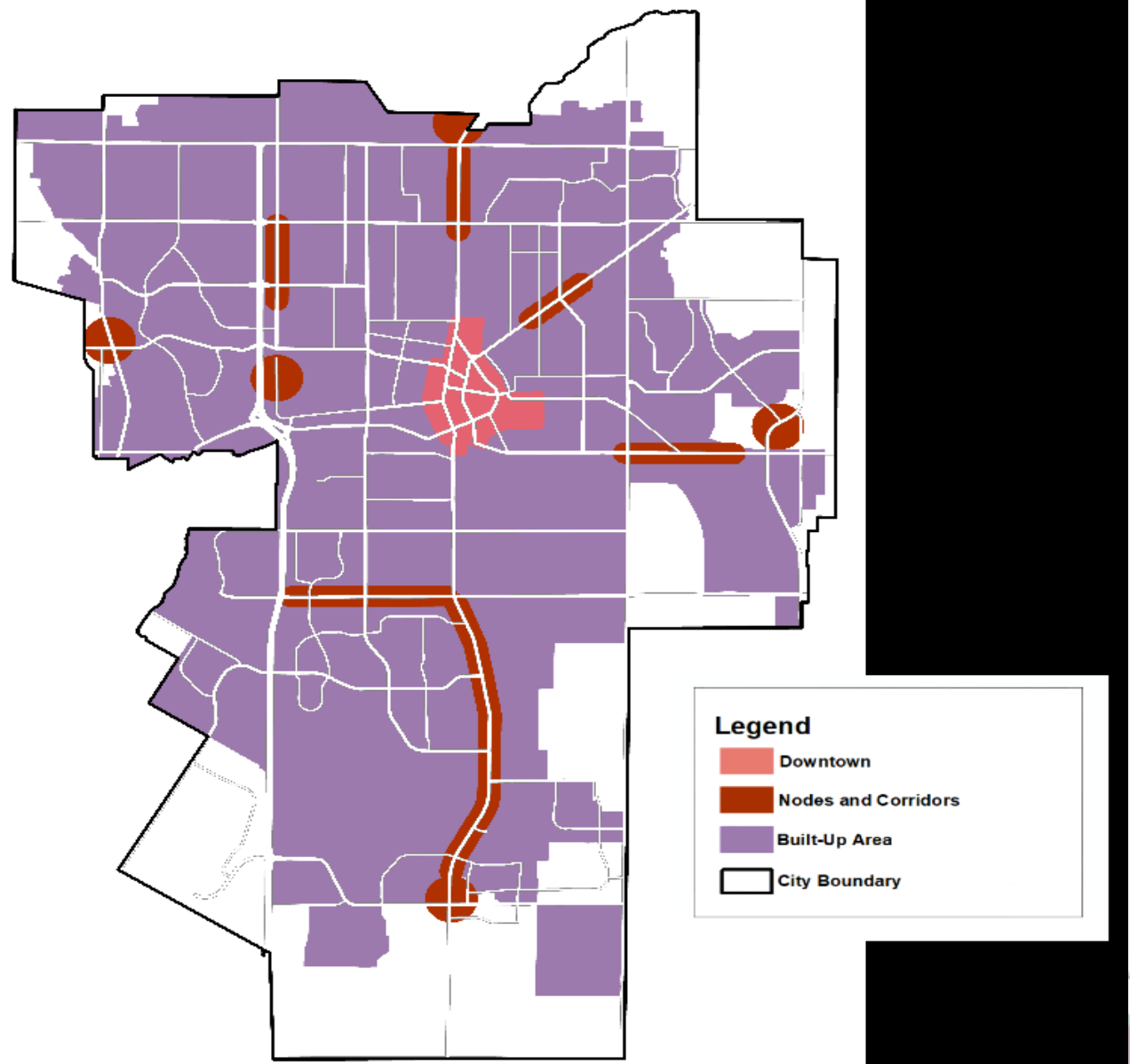
What areas can be considered strategic growth areas?

Strategic growth areas include:

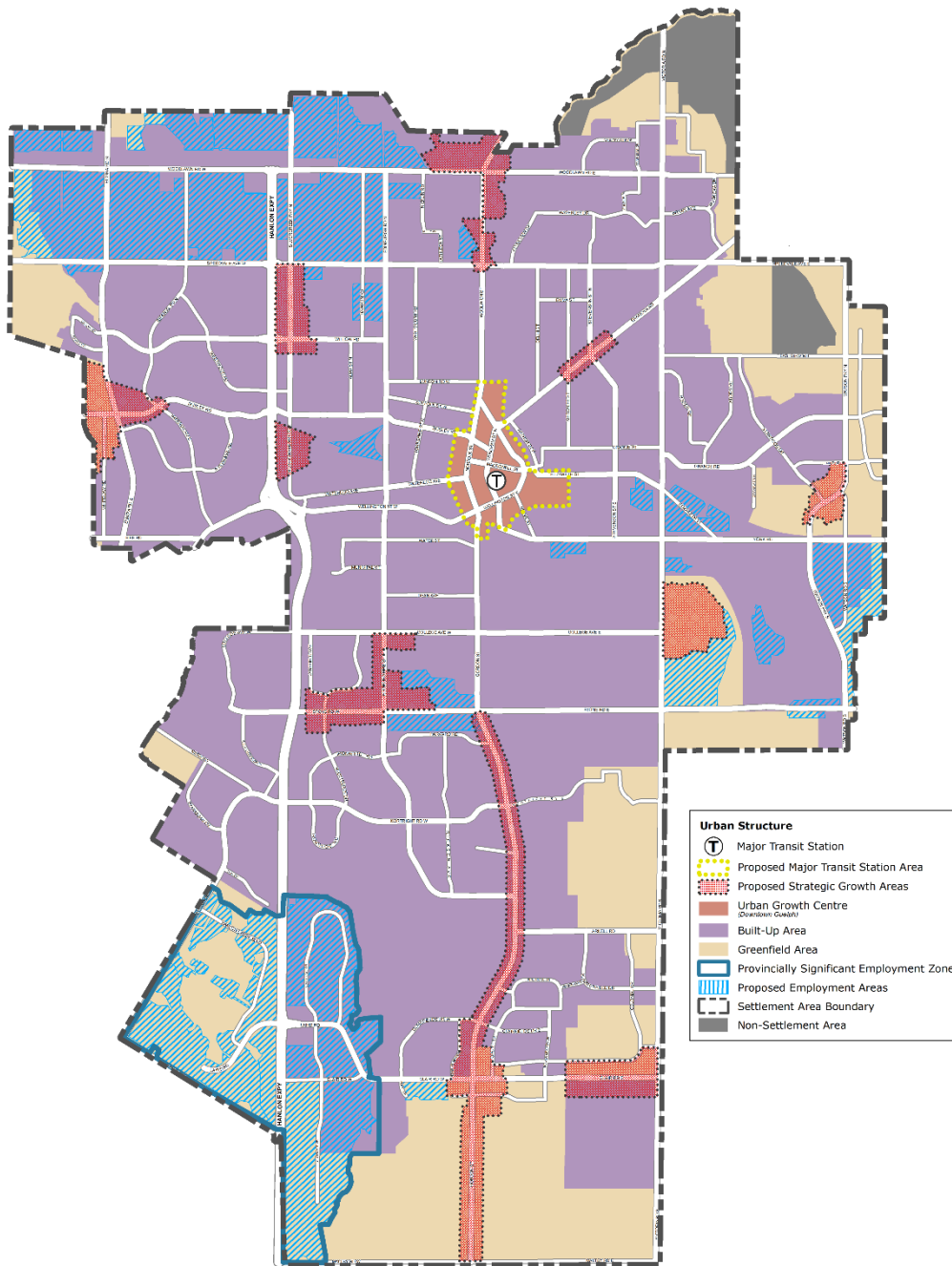
- urban growth centres
- major transit station areas
- other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields.
- Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.



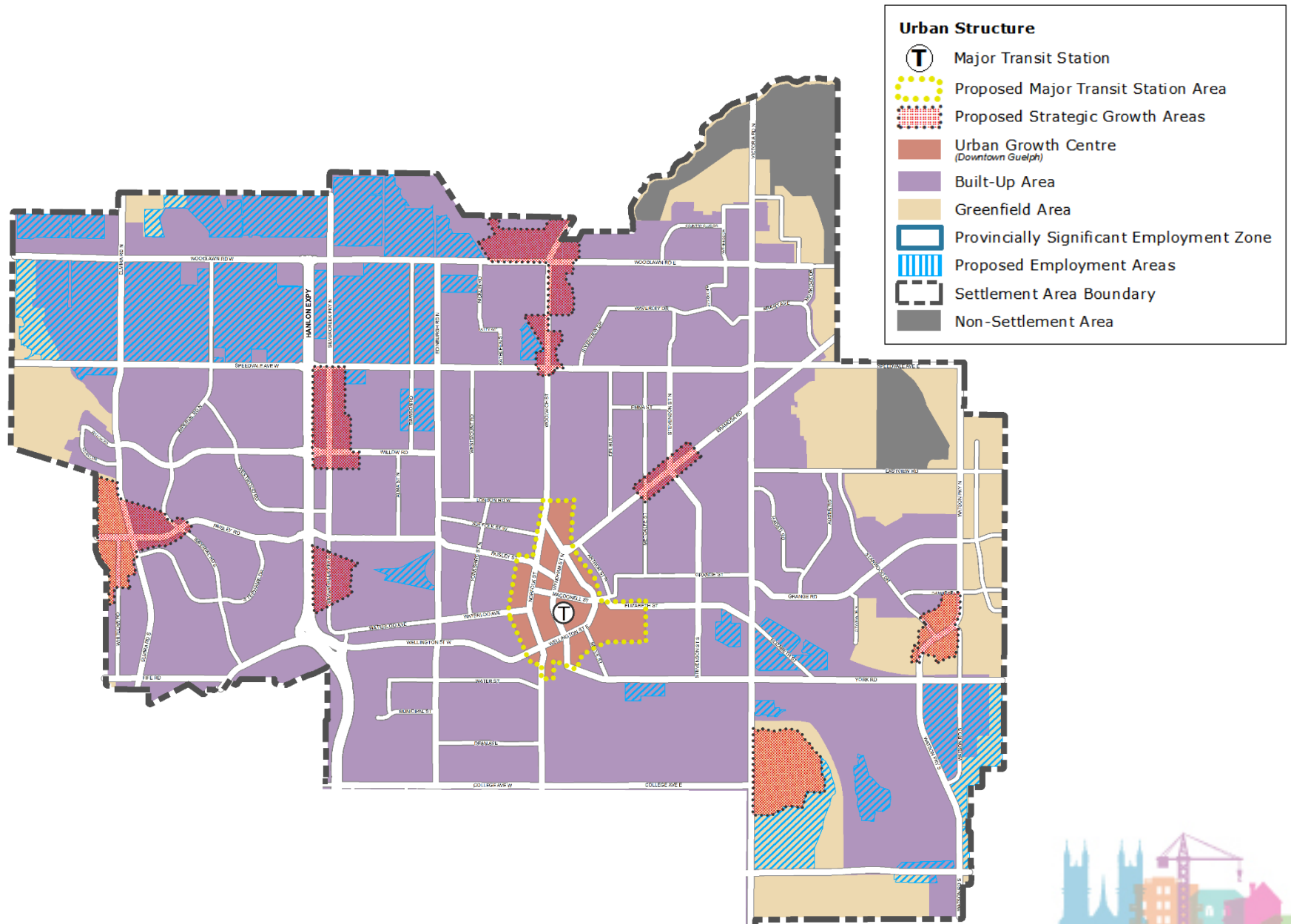
Current urban structure



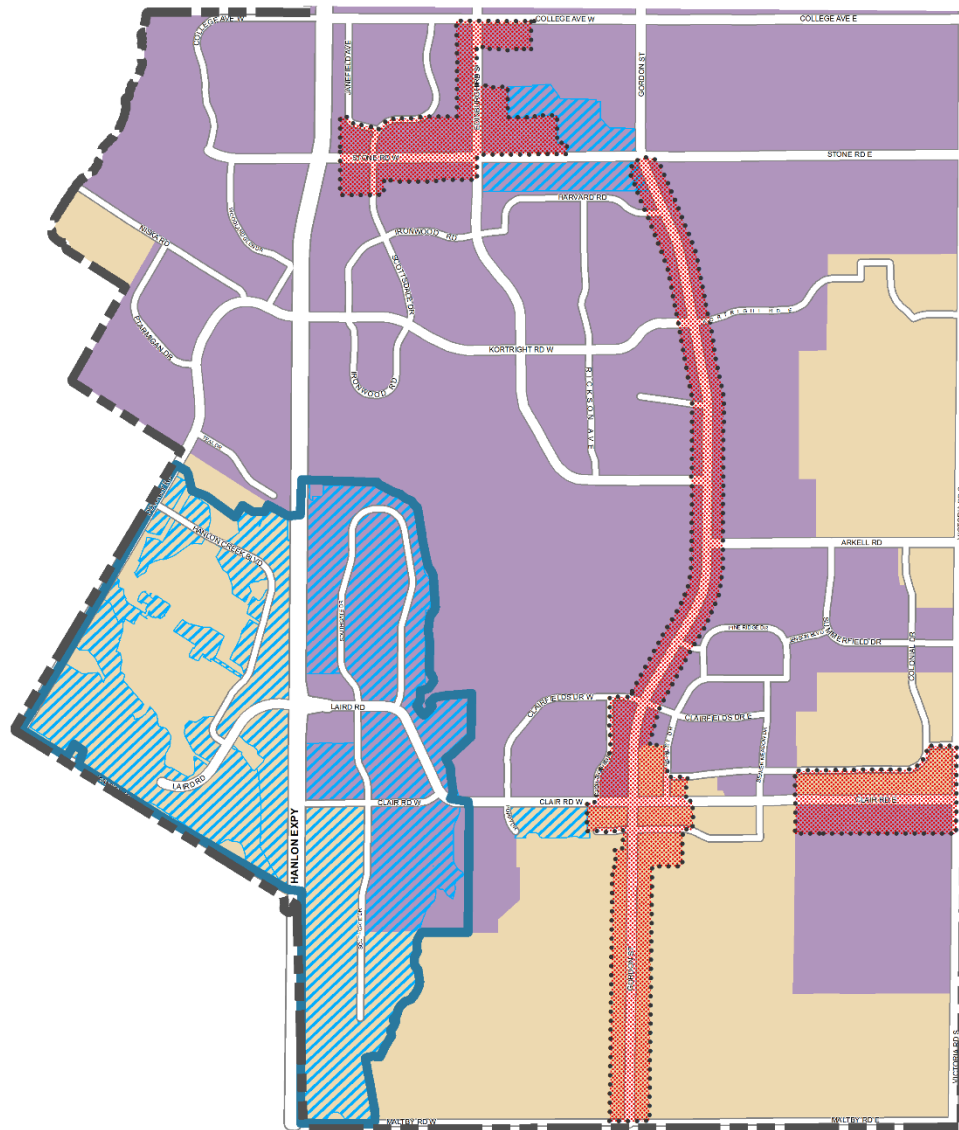
Proposed urban structure



Proposed urban structure - north



Proposed urban structure - south



Urban Structure



Major Transit Station



Proposed Major Transit Station Area



Proposed Strategic Growth Areas



Urban Growth Centre
(Downtown Guelph)



Built-Up Area



Greenfield Area



Provincially Significant Employment Zone



Proposed Employment Areas



Settlement Area Boundary



Non-Settlement Area



Workshop discussion 3

Are there any areas identified on the proposed urban structure that **should not** be considered a strategic growth area?

Are there areas of the city that **should be** considered strategic growth areas that are not currently proposed?



Wrap-up and next steps



Thank you

