

Shaping Guelph

Growth Management Strategy and Land Needs Analysis

January 17, 2022



Background Context



A Place to Grow (APTG)



ontario.ca/growthplanning

A Place to Grow

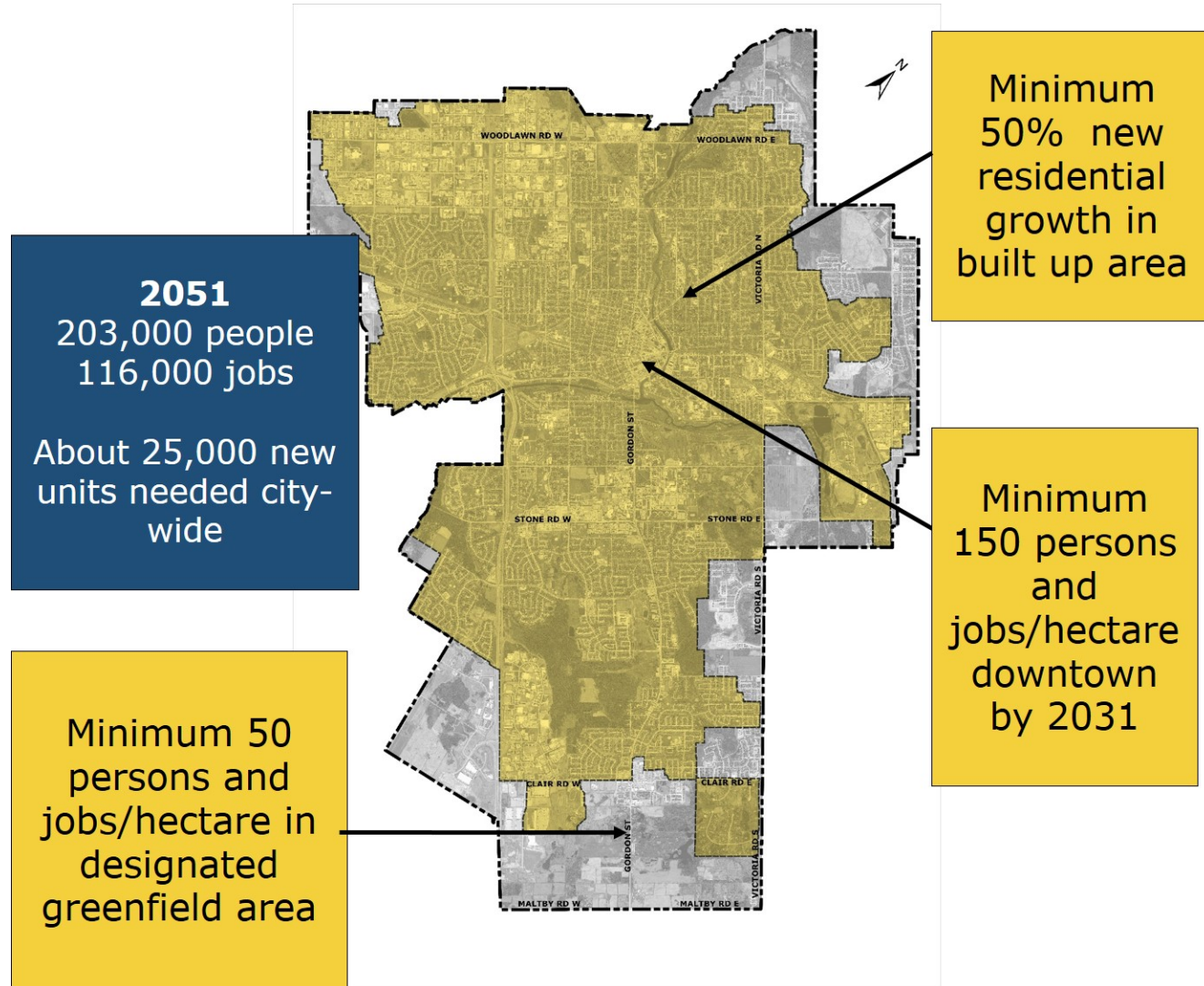
Growth Plan for the Greater Golden Horseshoe

**Land Needs Assessment Methodology for the
Greater Golden Horseshoe (2020)**

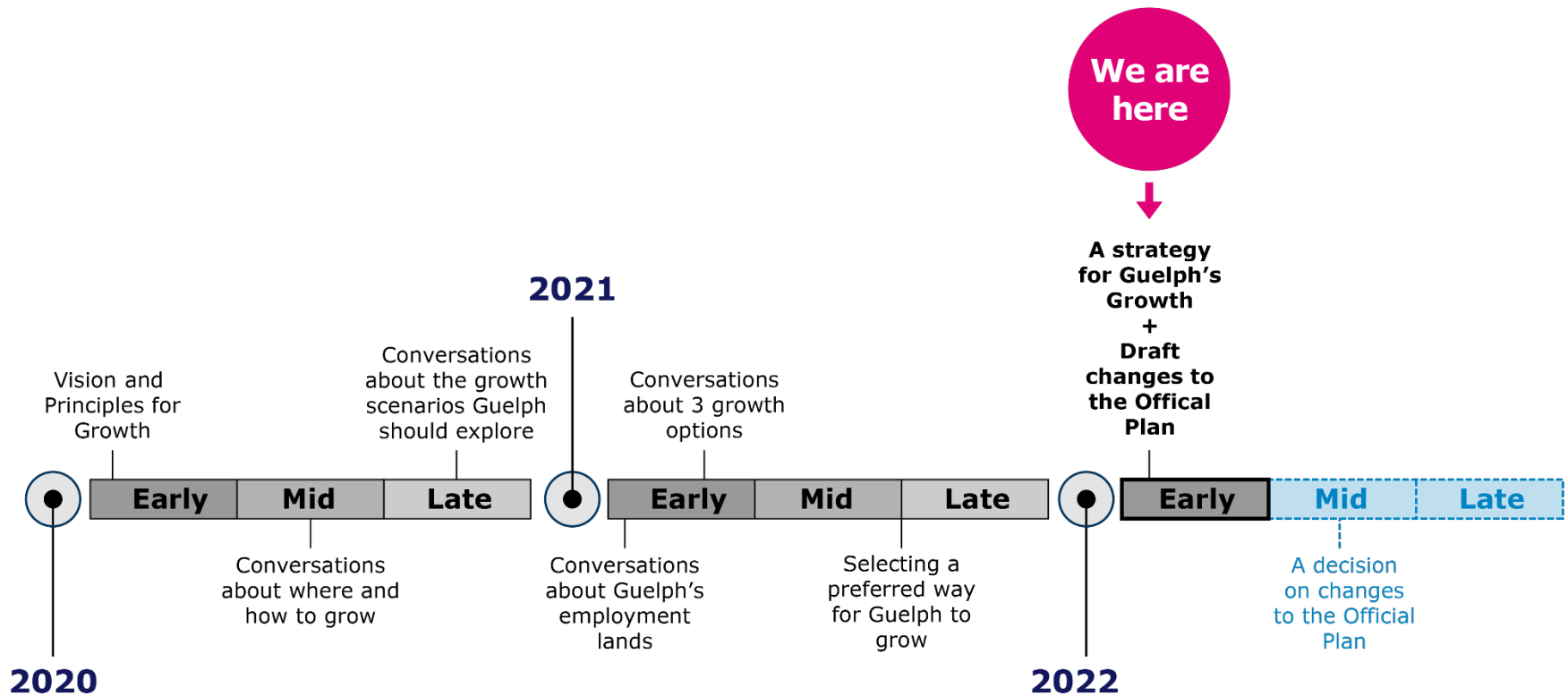
Ontario 



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**
 - Urban structure technical brief- **complete**
 - Growth scenario planning, based on a land needs assessment- **complete, and before you today**



Recap of work completed to date



Employment lands strategy

- Comprehensive examination of the city's Employment Areas
- Identified long-term demand, recommended density targets, and policy directions
- Forms the basis for planning for employment uses in accordance with APTG and the PPS
- Used to inform recommendations in MCR/LNA report, including the recommended urban structure



Employment Lands Strategy
Shaping Guelph:
Growth Management Strategy
November 27, 2020

guelph.ca/shapingguelph

 **Watson
& Associates**
ECONOMISTS LTD.

 **DILLON**
CONSULTING

 **City of Guelph**
Making a Difference



Housing analysis and strategy

- Confirm the City's population and housing needs to 2051
- Recommend a policy framework to address provincial conformity, while aligning with the City's vision for growth
- Housing forecast to 2051
- Land supply analysis and identification of opportunities for intensification
- Recommendations on location, function and potential density targets for various elements of the urban structure



**Housing Analysis and Strategy
Shaping Guelph:
Growth Management Strategy**

February 2021

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Growth scenario planning

- Introduced growth scenarios to be assessed
- Introduced evaluation criteria
- Provided an opportunity to obtain feedback on the evaluation criteria and growth scenarios in advance of proceeding to the evaluation stage



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

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Urban structure technical brief

- Evaluates specific areas throughout the city to determine SGAs as required by APTG
- Provide draft proposed urban structure for public consultation purposes
- Inform the finalization of the recommended urban structure and associated conformity amendment



Urban Structure Technical Brief Shaping Guelph: Growth Management Strategy

March 2021

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Evolving context

What has happened since the Council Workshop on Growth Scenarios?

- Dolime quarry settlement pathway
- Reconsideration of population forecast and growth scenarios to be tested as a result



Summary of growth scenario evaluation and recommended scenario



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



Scenario evaluation context

- Scenarios assessed to understand how well it responds to a particular criteria
- Graphic scale used to aid in the assessment
- Framework informed by specific policies of APTG, with particular focus on the growth management policies
- Overall recommendation for a preferred scenario is informed by the evaluation as a whole and how it responds to all themes and criteria



Scenario addresses none of the criteria considerations.



Scenario addresses few of the criteria considerations.



Scenario addresses some of the criteria considerations.



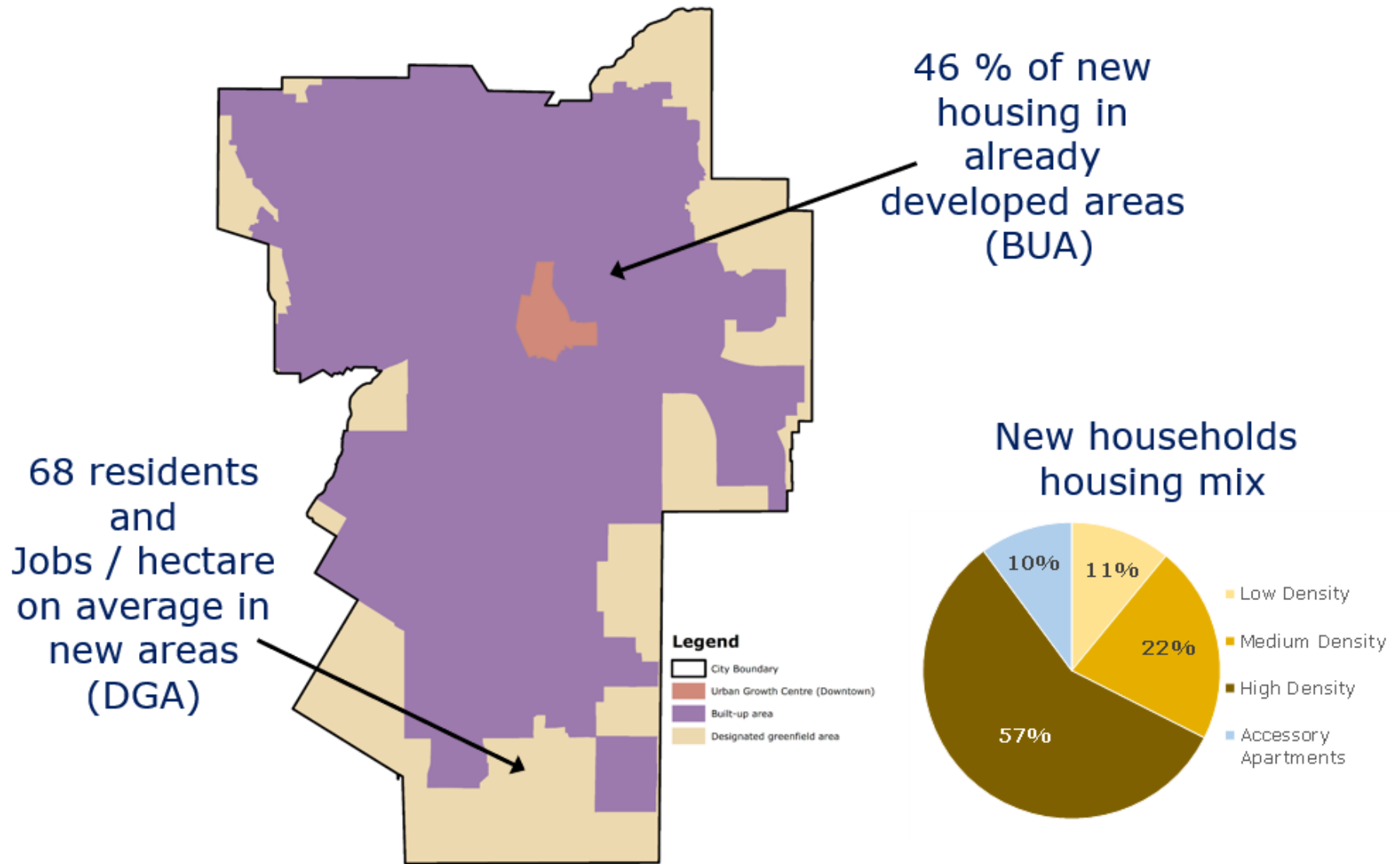
Scenario addresses most of the criteria considerations.



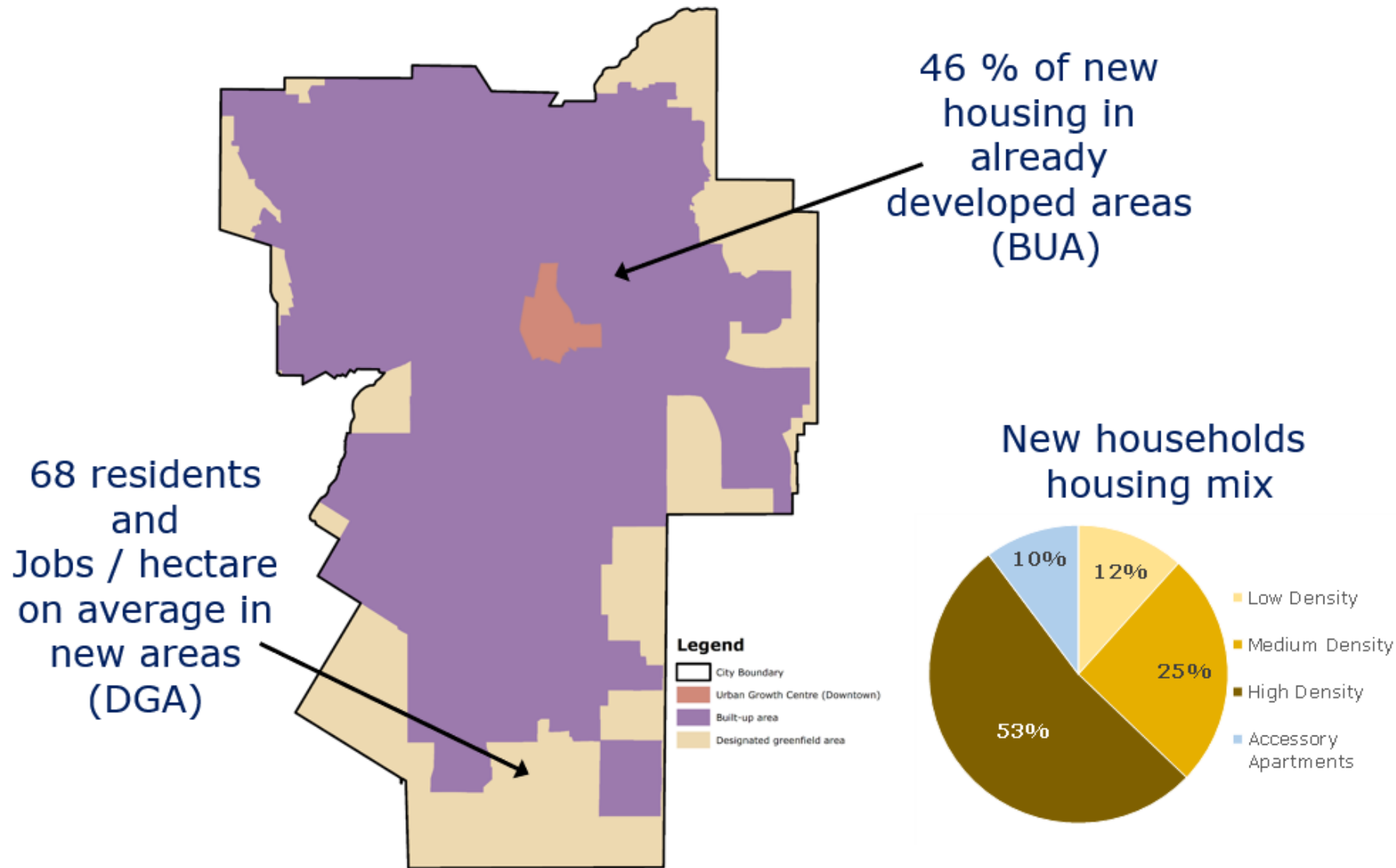
Scenario addresses all of the criteria considerations.



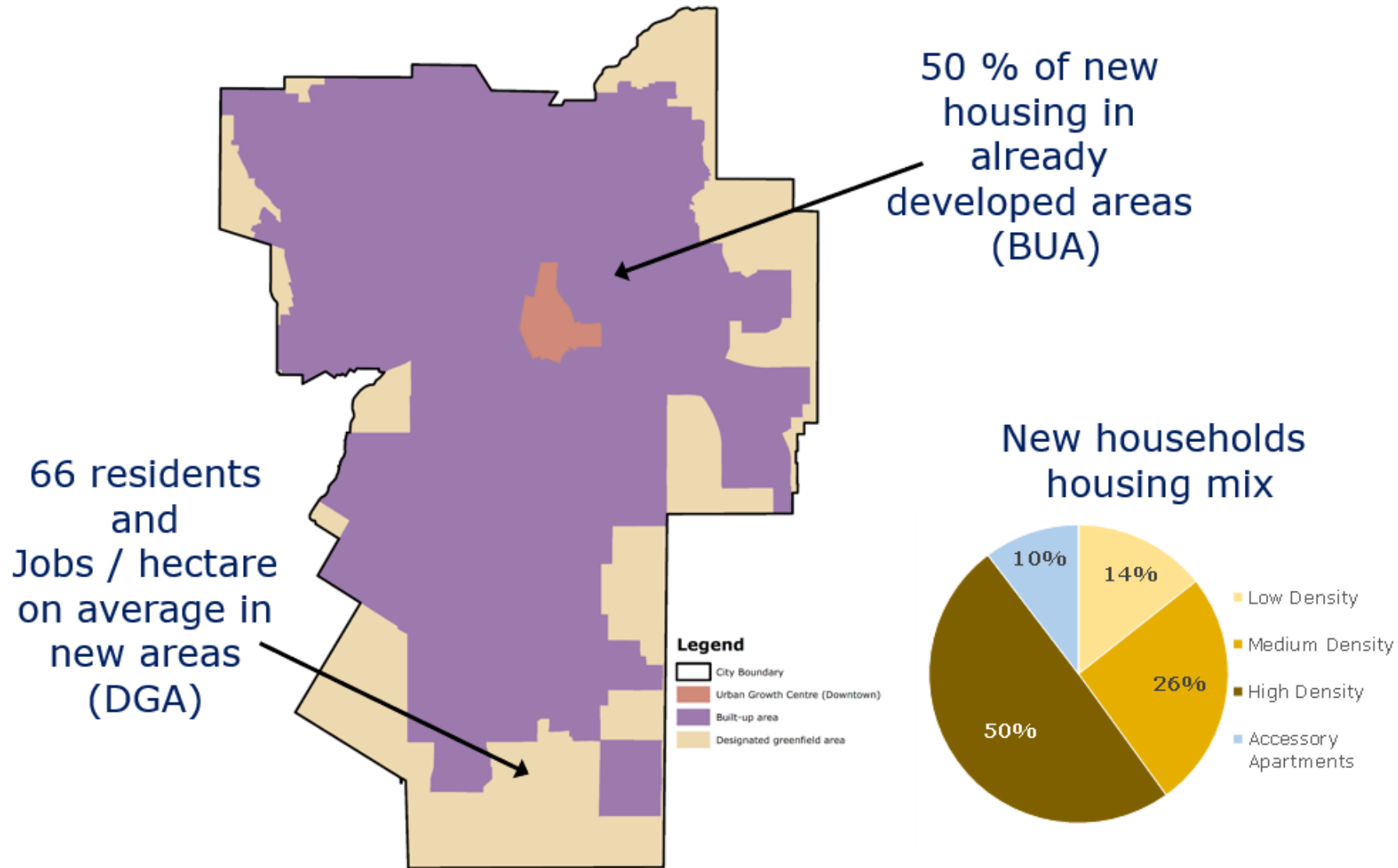
Modified growth scenario 1 - overview



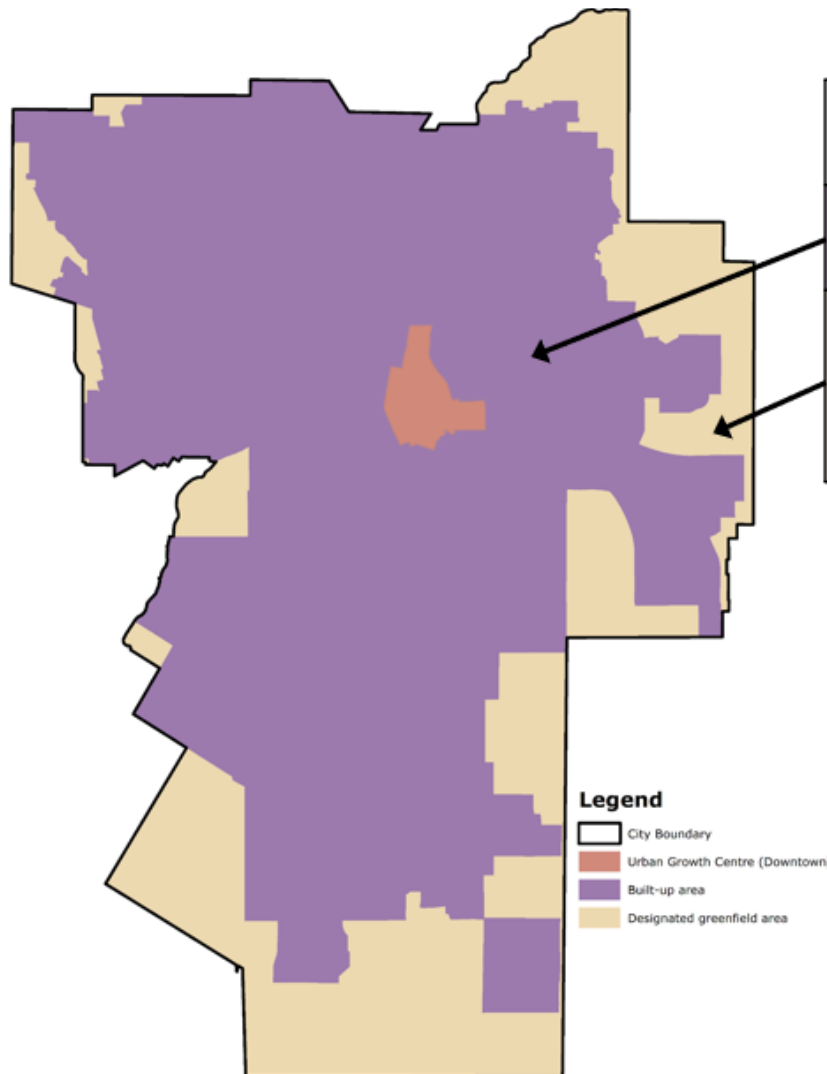
Modified growth scenario 2 - overview



Modified growth scenario 3 - overview



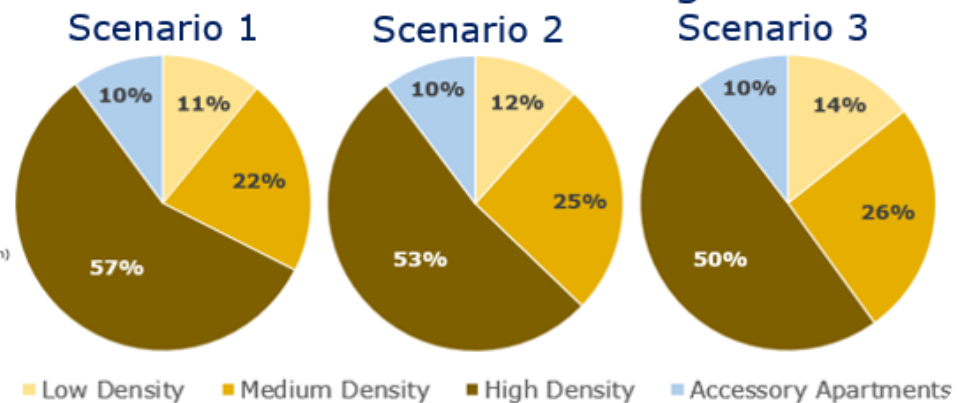
Growth scenario comparison



Growth targets

Location	Scenario 1	Scenario 2	Scenario 3
Built-up area	46%	46%	50%
Designated greenfield area	68 residents and jobs/ha	68 residents and jobs/ha	66 residents and jobs/ha

New household housing mix



Preferred scenario

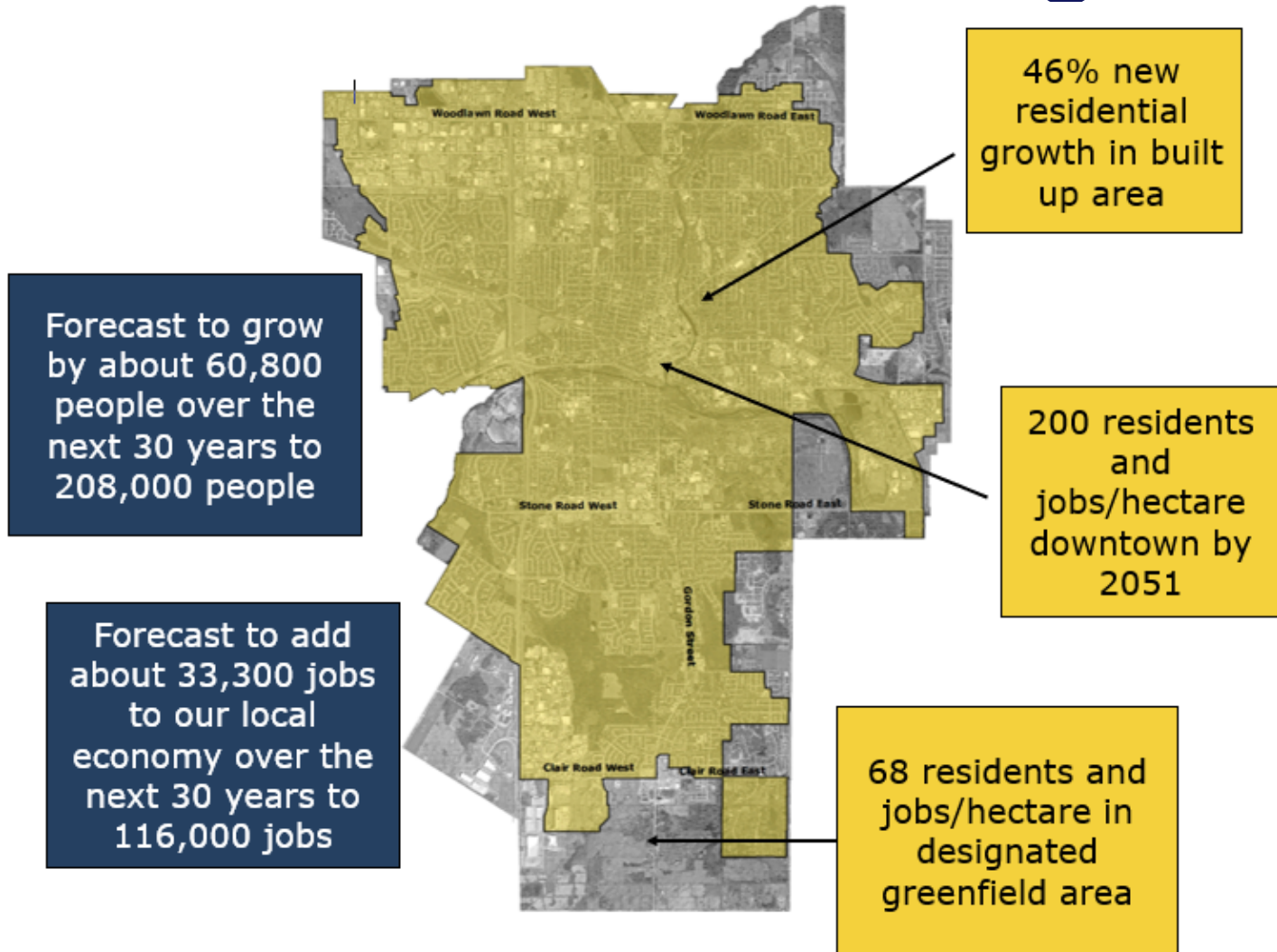
- Scenarios that provide the greatest range and mix of housing types within the BUA and allow for greater intensity of development within the DGA are most preferred
- Scenario 2 provides the greatest balance between meeting market demand for certain forms of housing, while still supporting compact development in both the BUA and DGA
- Alternate target of 46 per cent for the BUA is appropriate

Scenario 1	Scenario 2	Scenario 3
Second most preferred	Most preferred	Least preferred



Preferred Scenario

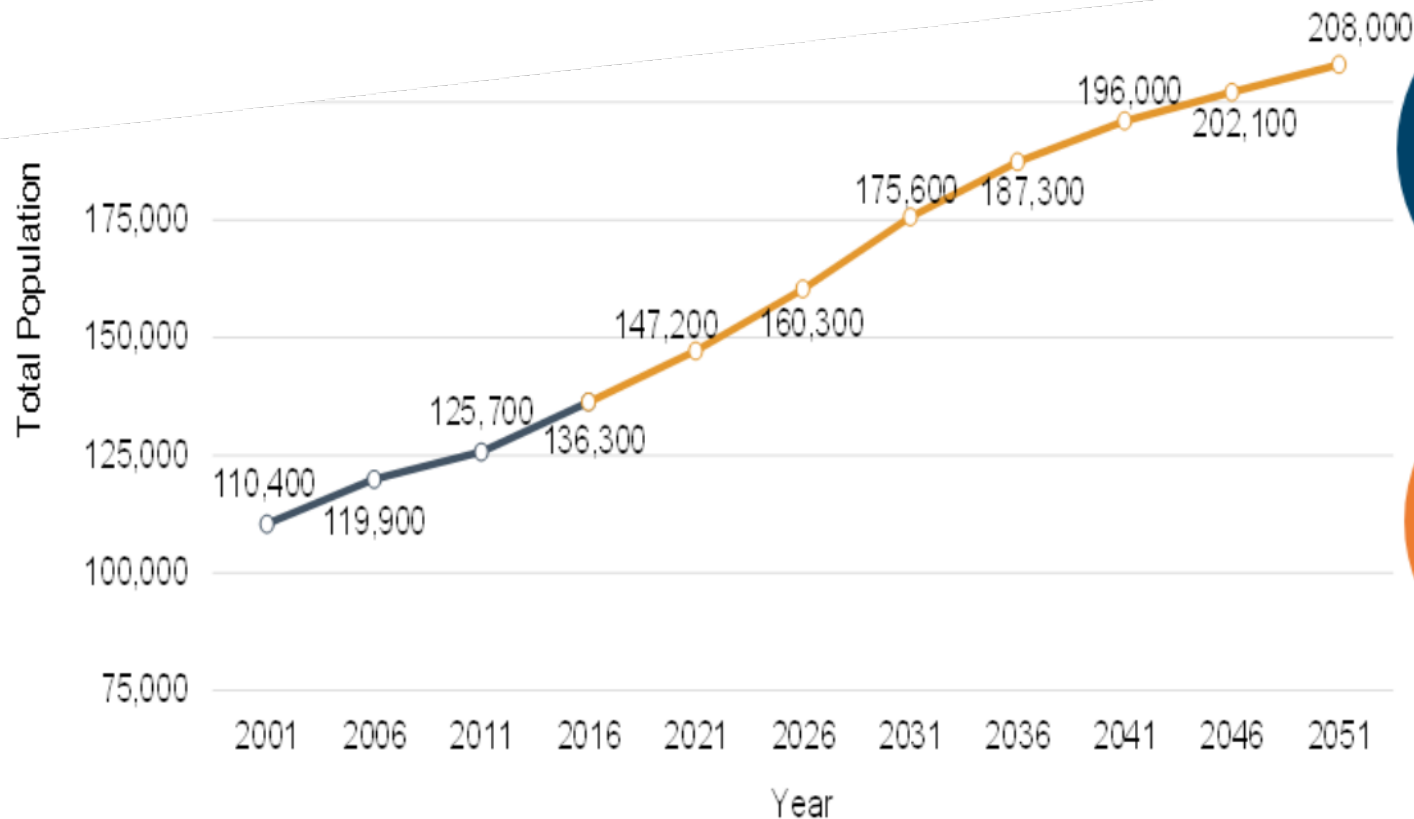
APTG forecasts & targets



Summary of land needs assessment of preferred scenario



City of Guelph, Total Long-Term Forecast Population, 2016 to 2051



**2001 to 2016
Annual Growth
Rate: 1.4%**

**2016 to 2051
Annual Growth
Rate: 1.2%**

—○— Historical —○— Forecast

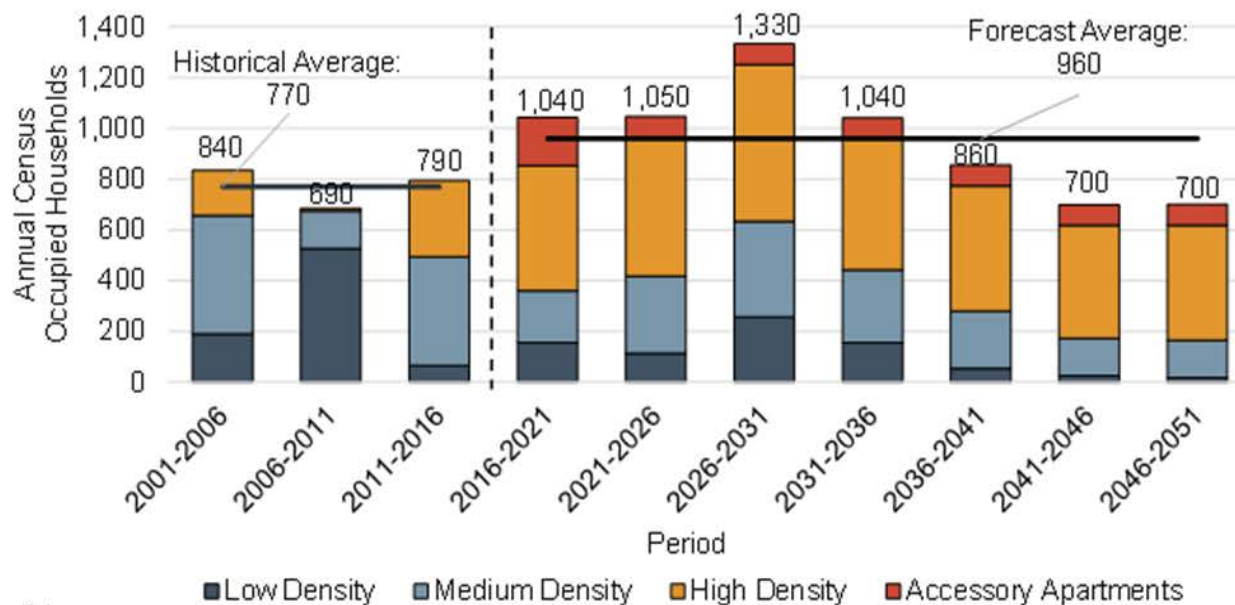
Note: Population includes net Census undercount. Figures are rounded.

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.



City of Guelph, Total Long-Term Housing Forecast, 2016 to 2051

- Accommodating the Preferred Growth Scenario will require an additional 33,600 households or approximately 960 households per year.



Note:

- Low Density includes singles and semis.
- Medium density includes townhouses and apartments in duplexes.
- High Density includes bachelor, 1-bedroom and 2-bedroom + apartments (excludes accessory apartments)
- Accessory apartments are embedded in the Census data provided between 2001 to 2016.
- Figures have been rounded.

Source: 2006 to 2016 derived from Statistics Canada 2006 to 2016 Census data. 2016 to 2051 forecast by Watson & Associates Economist Ltd.

2001 to 2016 Total Housing Mix:

Low: 34%
Medium: 45%
High: 21%

2016 to 2051 Total Housing Mix:

Low: 12%
Medium: 25%
High: 53%
Accessory: 10%



Recommended Housing Intensification Target, 2022 to 2051



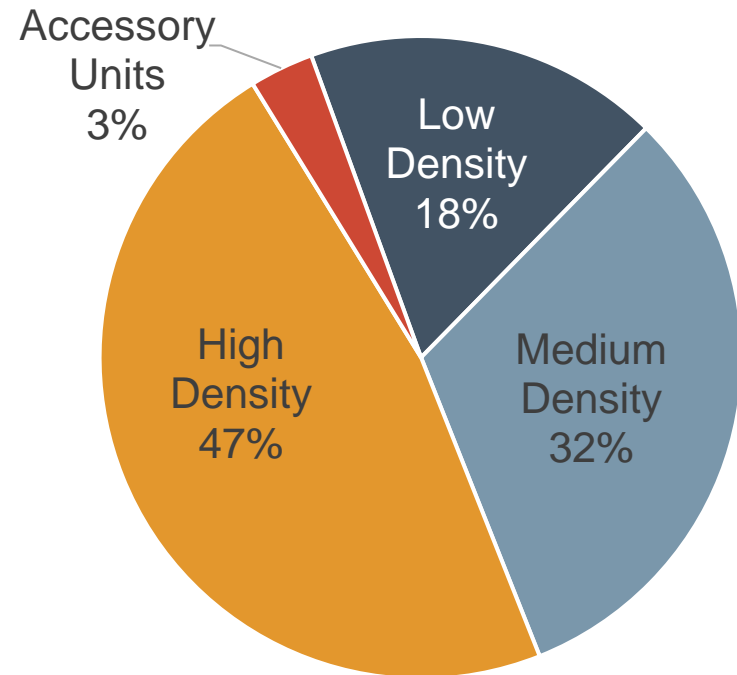
**Housing
Intensification
Rate:
46%**

- The proposed intensification target for the BUA is a requested alternative residential intensification rate of 46%.
- This reduced intensification target is reflective of additional population and housing growth identified for the Dolime Quarry annexation area.



DGA Housing Mix by Housing Structure Type, 2021 to 2051

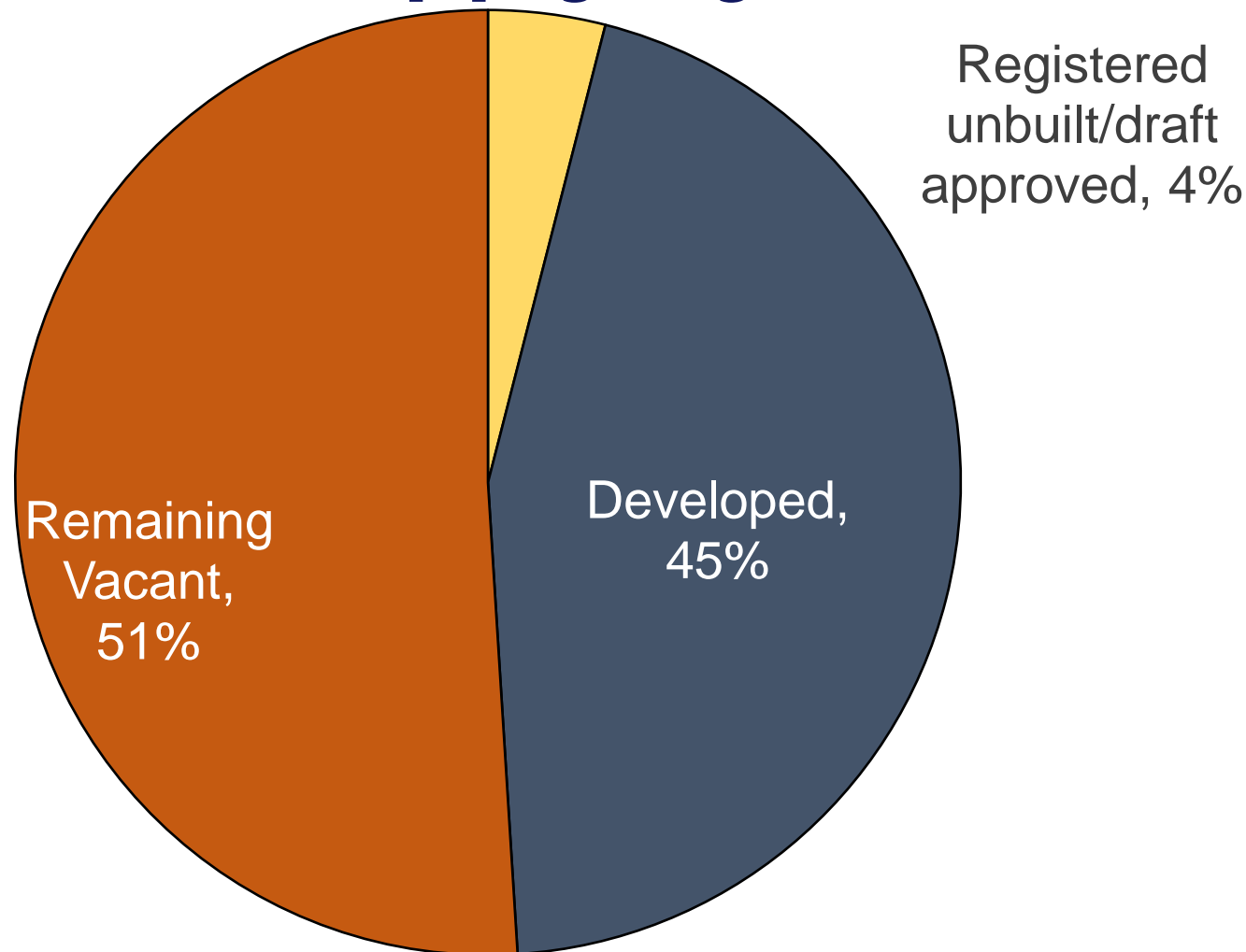
- Approximately 15,200 households are required to be accommodated within the City's Designated Greenfield Area.



Source: Watson & Associates Economists Ltd.



DGA Land Supply By Status

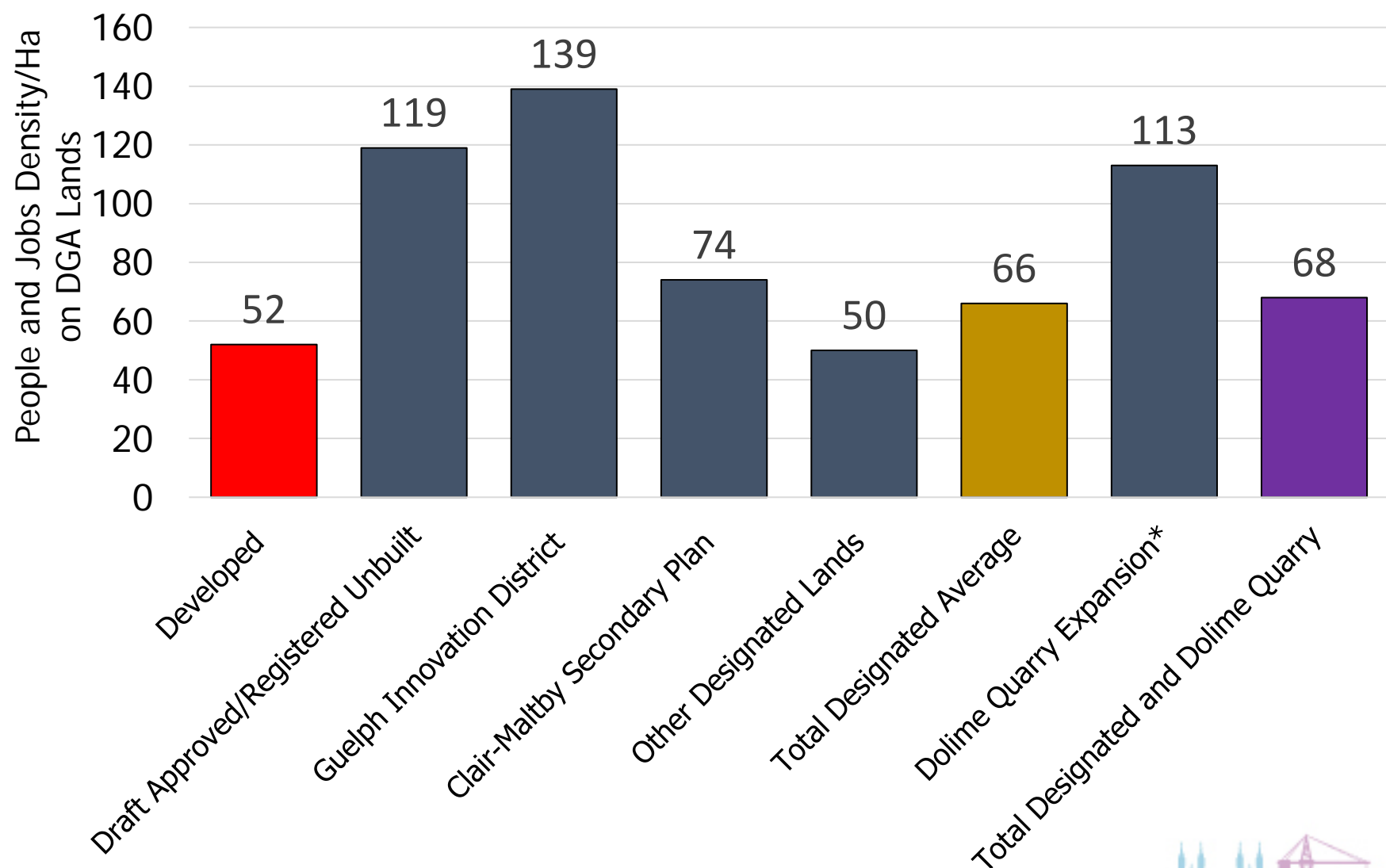


Notes: As of November 2019. Net of environmental features and Employment Areas. Developed parcels based on aerial imagery and building permit data. Rural lots within housing are not included in developed.

Source: Watson & Associates Economists Ltd. based on the City of Guelph land supply data.



DGA Community Area Density



*A preliminary estimate provided by the City of Guelph.

Source: Watson & Associates Economists Ltd. based on the City of Guelph land supply data.



DGA Community Area Land Needs

Total Population and Employment at 2051	A	66,310
Target people and jobs density per ha	B	68
Required designated DGA Community Area (gross land area)	$C = A / B$	974
Existing Designated DGA Community Area (gross land area)*	D	975
Dolime Quarry Expansion (ha)**	E	45
Total Community Area DGA land supply (ha)	$F = D + E$	1,020
Surplus (ha)	$G = F - C$	46
Excess (ha)	H	0

*Includes 42 gross ha of employment land converted in Clair-Maltby Secondary Plan.

**A preliminary estimate provided by the City of Guelph.



Recommendations for Implementation



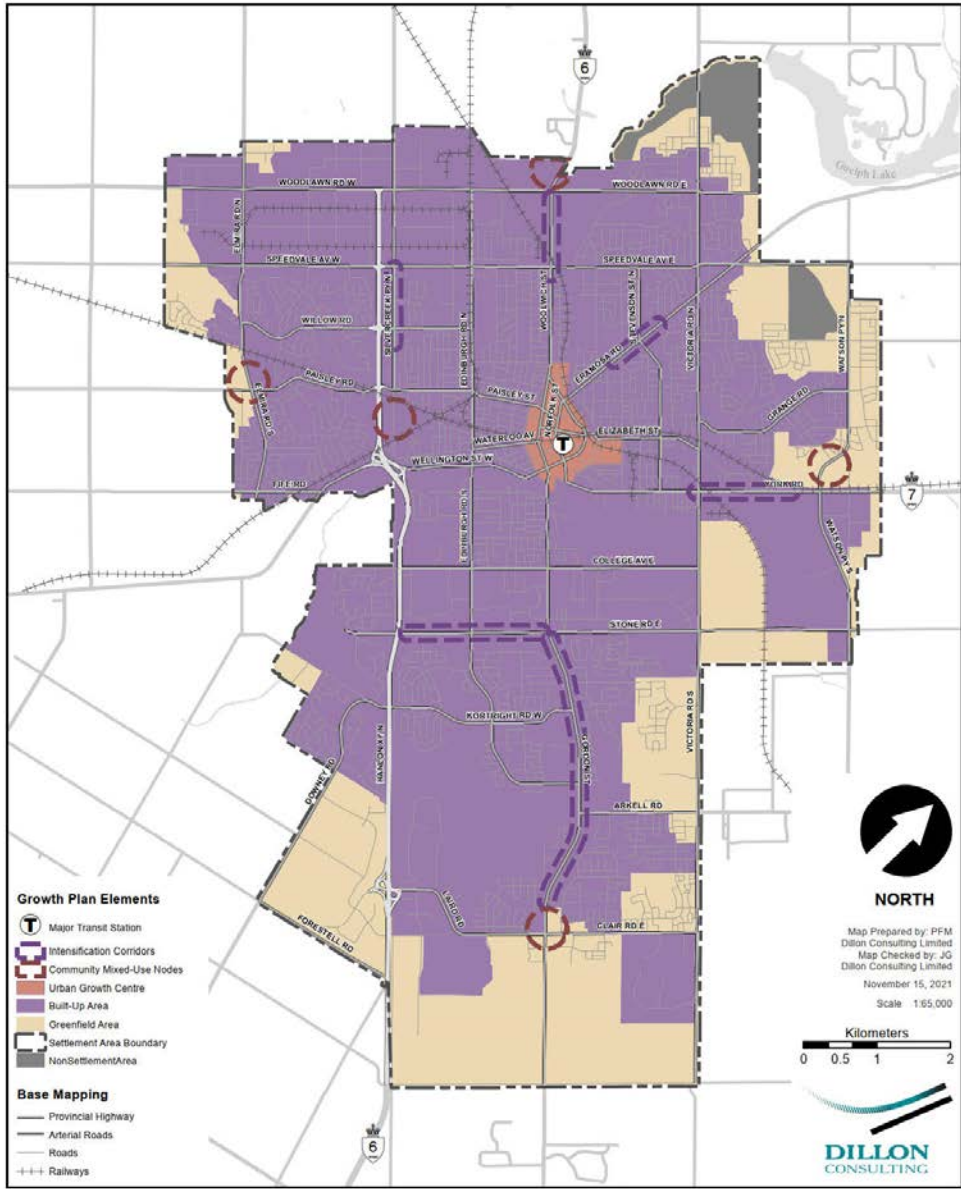
What is an urban structure?

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



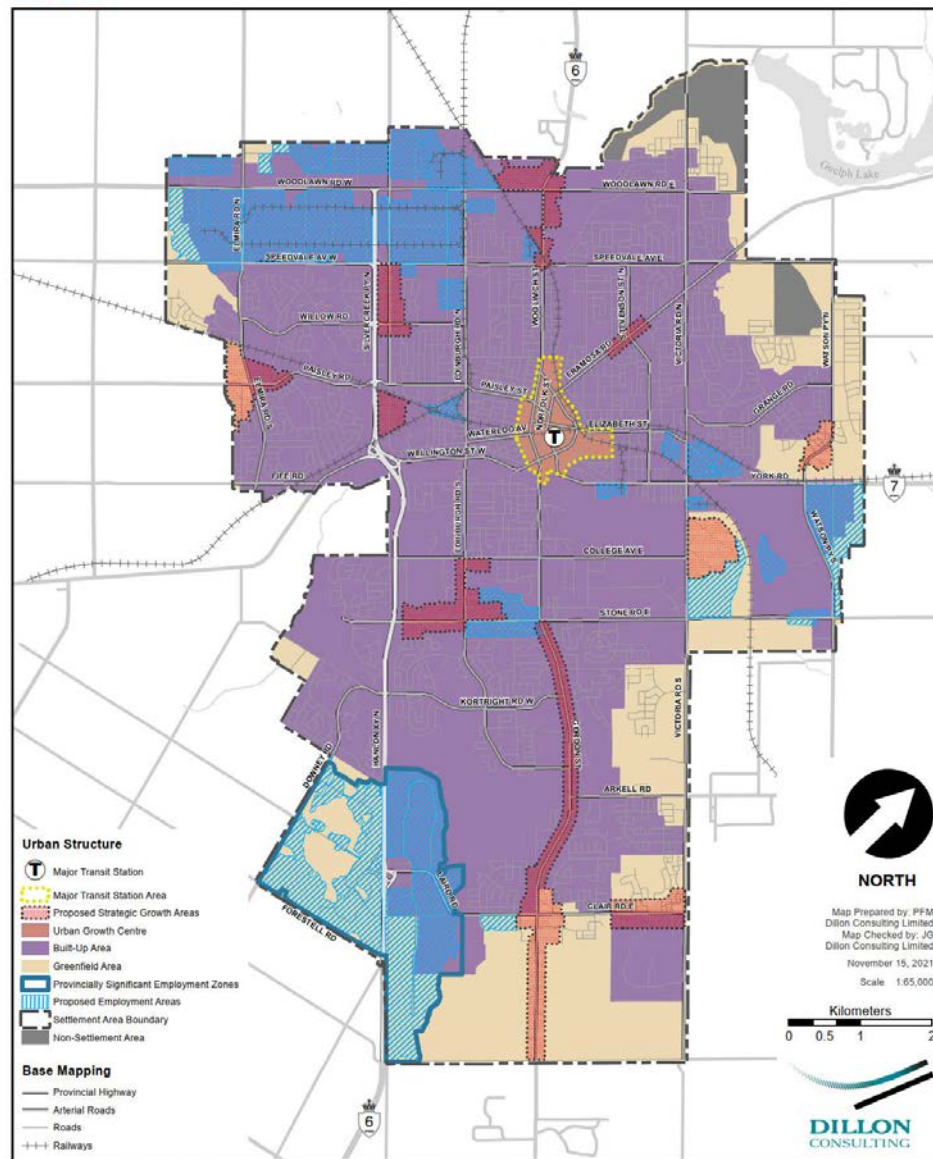


Urban structure – key inputs

- Direction from APTG to focus growth within the BUA and in strategic growth areas (SGAs)
- Community and stakeholder conversations
 - 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



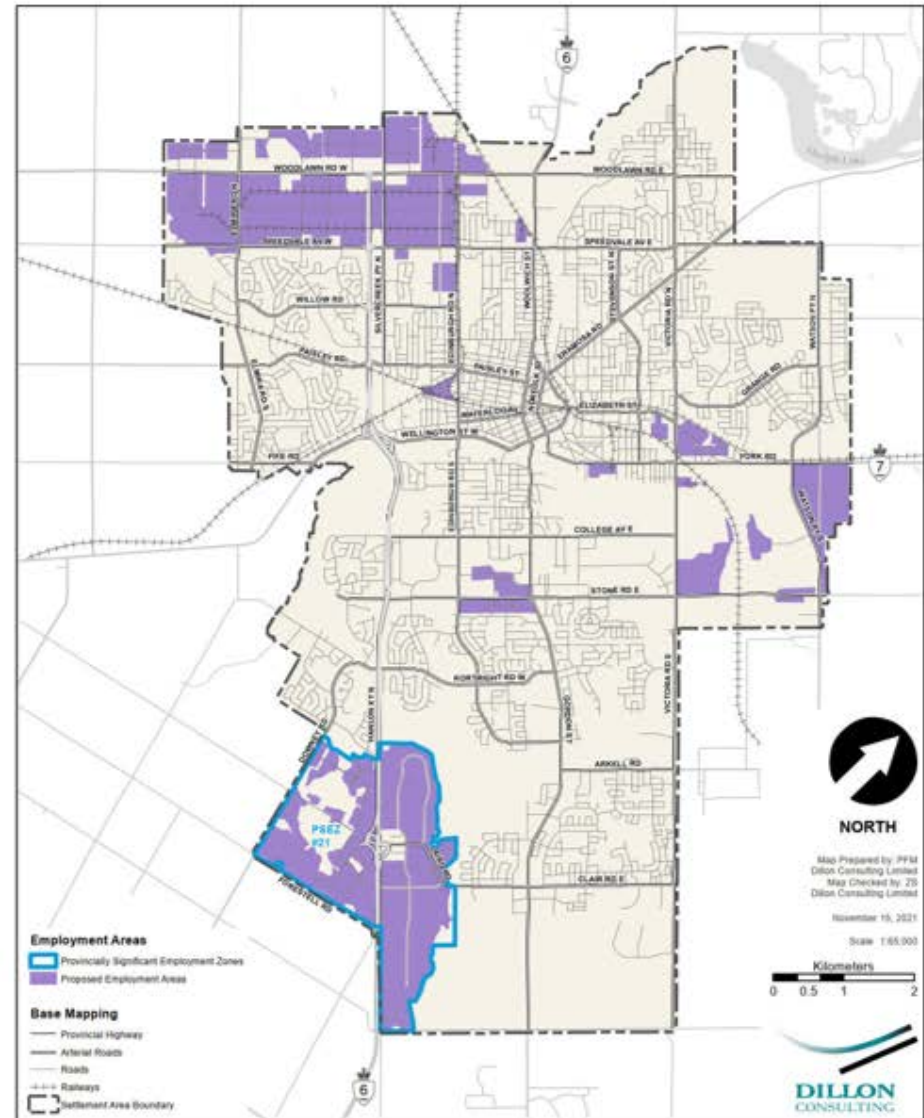
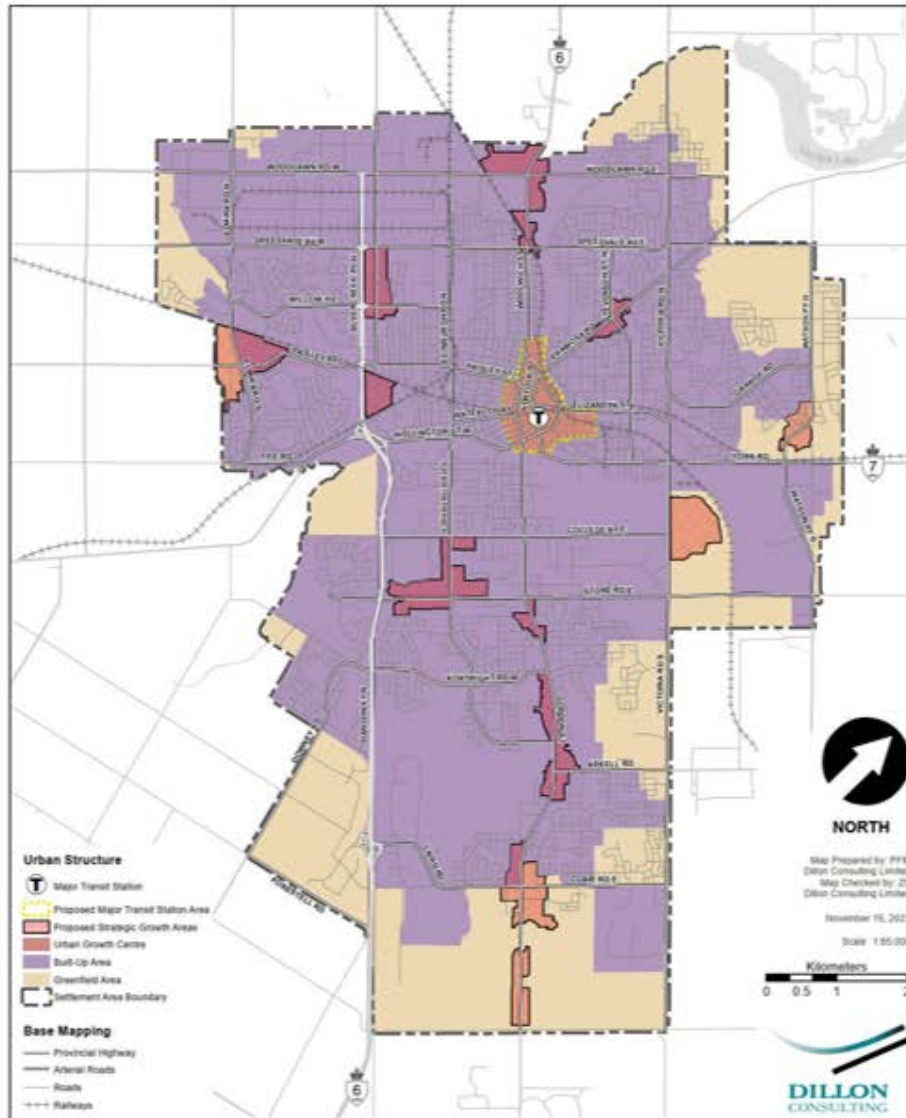
Urban structure presented for consultation purposes



File Location: G:\2021\2121 Guelph OP Review\Production\2021\2121 Draft Guelph MCR Report\Figure 9 - Urban Structure Presented for Consultation Proposes.mxd



Recommended urban structure



Targets for population and employment

- Population: 208,000 persons
- Jobs: 116,000 jobs, with the incremental growth of 33,000 jobs between 2021 and 2051



Recommendations for the built up area

- Planned function: to support the growth of the City through intensification in a number of key nodes and corridors, as well as provide opportunities for gentle forms of intensification including secondary suites and medium density infilling.

Built up Area

46 per cent
intensification
annually

UGC & MTSA

150 residents and jobs
per hectare by 2031

175 residents and jobs
per hectare by 2041

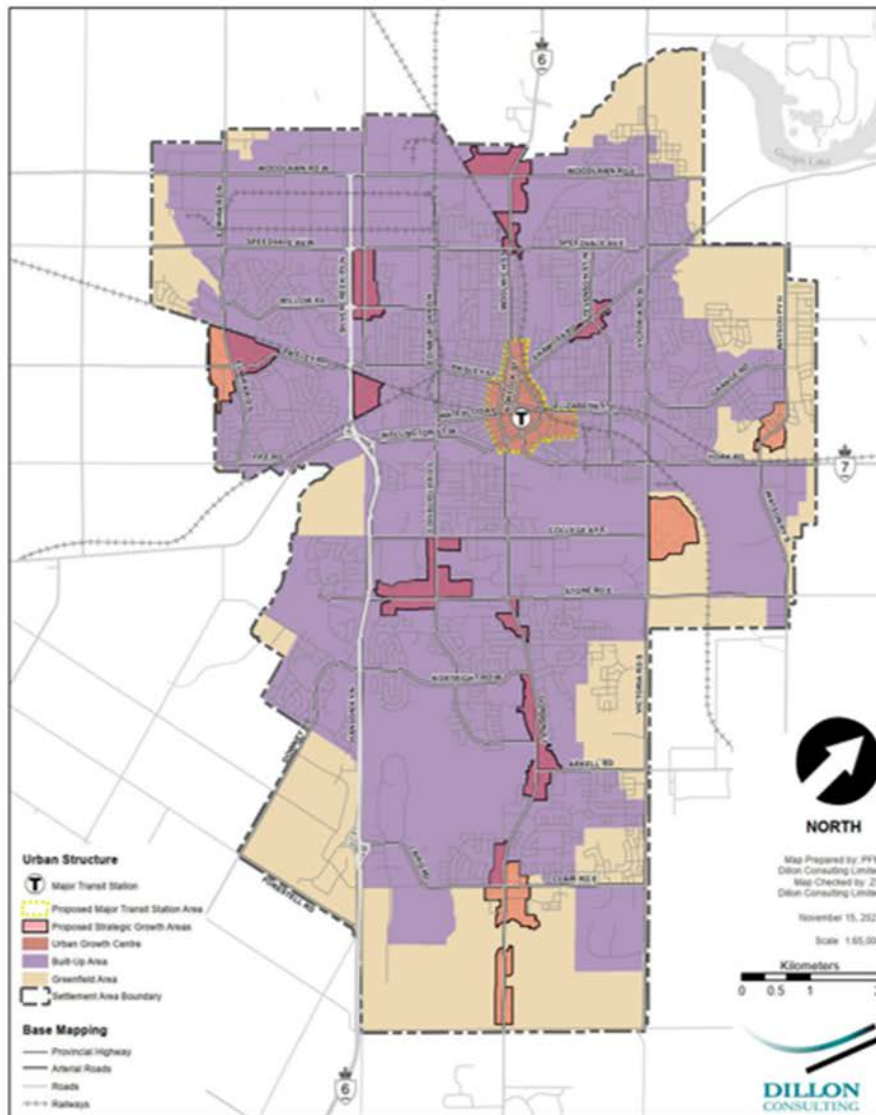
200 residents and jobs
per hectare by 2051

SGAs

Density targets
assigned on an
individual basis, based
on full build-out
(beyond 2051)



Recommendations for the greenfield area

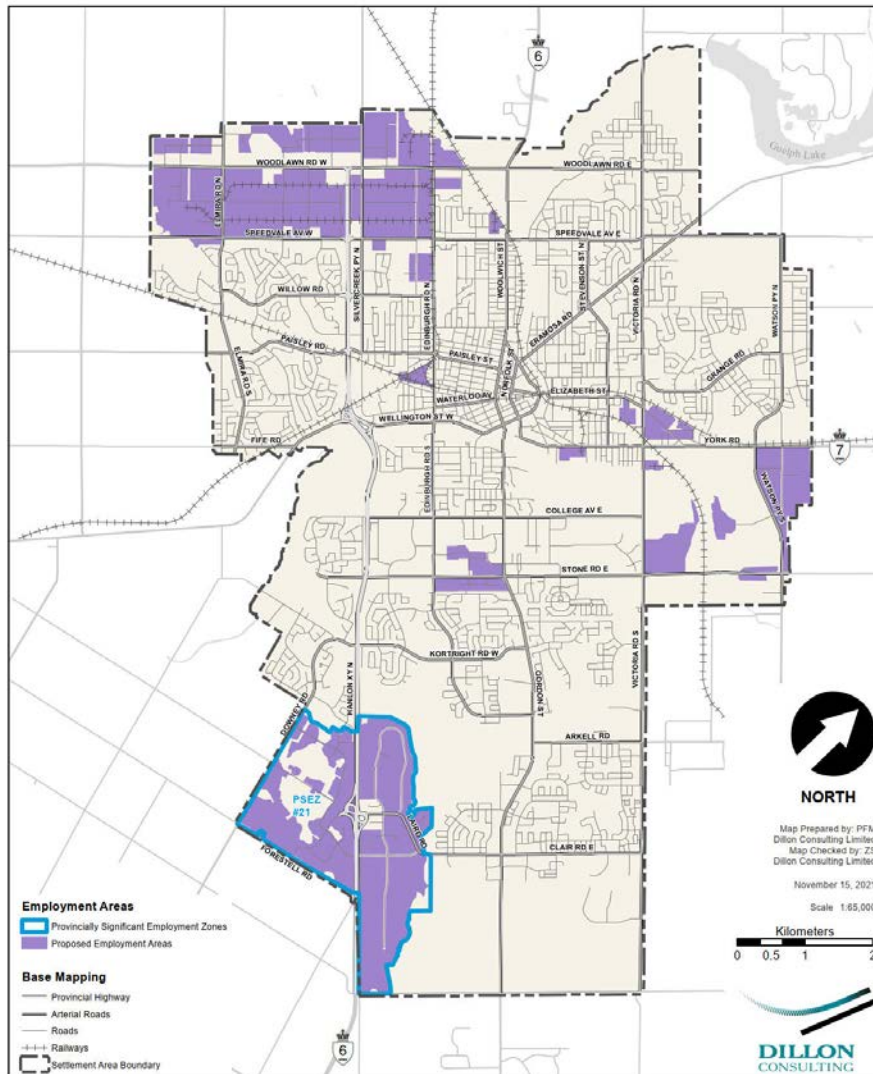


DGA

68 residents and
jobs per hectare to
the 2051 horizon



Recommendations for employment areas



City-wide target of 40 jobs per hectare to the 2051 horizon

Targets by land use designation:

Industrial – 36 jobs per ha

Corporate Business Park – 70 jobs per ha

Institutional/Research Park – 50 jobs per ha



Recommended land use policy changes

- Many of the land use designations and their associated permitted uses, heights and densities are recommended to remain unchanged from the current Official Plan
- Changes recommended for heights within the Downtown
- Changes to heights and densities for specific designations and within SGAs
- Rolling Hills- specific land use recommendations



Recommended Heights - Downtown Secondary Plan

- Modify height permissions where bonusing was permitted prior to that changes to the Planning Act that removed height and density bonusing

Existing height permission	Recommended new height permission
8 storeys	10 storeys
10 storeys	12 storeys
12 storeys	14 storeys



Recommended Height and Density

Land use designation	Existing maximum height	Recommended maximum height	Existing density permissions (units per hectare)	Recommended density permissions (units per hectare)
Commercial Mixed-use Centre	10 storeys	10 storeys 14 storeys within SGAs	100-150 uph	100-250 uph
Mixed-use Corridor 1 (formerly mixed- use corridor)	6 storeys	10 storeys 14 storeys within Silvercreek and Stone SGAs	100-150 uph	100-150 uph Max 250 uph within Silvercreek and Stone SGAs
Mixed-use Corridor 2 (formerly mixed-use corridor)	6 storeys	6 storeys	100-150 uph	100-150 uph
High density residential	10 storeys	10 storeys	100-150 uph	100-150 uph Max 250 uph within SGAs
Low density residential	3 storeys 6 storeys (bonusing)	3 storeys	15-35 uph (100 uph with bonusing)	35 uph max 60 uph max along arterials
Low density greenfield residential	6 storeys	4 storeys	60 uph (100 uph with bonusing)	60 uph max (within greenfield areas)

Recommended land use - Rolling Hills



Recommended designations	Policy directions
Rolling Hills Estate Residential	Recognize existing lot fabric and uses
Low Density Residential	Heights, densities and permitted uses to be in accordance with the Low Density Residential Designation
Medium Density Residential	Heights, densities and permitted uses to be in accordance with the Medium Density Residential designation
Mixed Office/ Commercial	Heights, densities and permitted uses to be in accordance with the Mixed Office/ Commercial designation



Policy and operational directions

- Implement recommended targets, urban structure and land use schedule changes through a conformity amendment
- Implement the applicable policy recommendations of the HAS and ELS as part of the OPA
- Ongoing and continuous monitoring and tracking as part of the annual growth monitoring report
- Complete detailed financial assessment on the recommended preferred Scenario



Recommendations and Next steps



Recommendations

That the Shaping Guelph Growth Management Strategy and Land Needs Assessment be endorsed and that the recommendations be incorporated into the draft Official Plan amendment for further consultation.

That Council request approval from the Minister of Municipal Affairs and Housing for a modified minimum intensification target of 46% of all residential development occurring annually.

That Council endorse a modified population forecast for the year 2051 of 208,000 and a modified settlement area boundary for the City of Guelph that includes the Dolime Quarry annexed lands within the designated greenfield area of the city for inclusion in the draft Official Plan amendment.



Next steps

Release of draft Official Plan Amendment (Feb)

Open House and Statutory Public Meeting
(Feb/March)

Council decision on Municipal Comprehensive
Review Official Plan amendment (June/July)



Thank you

