

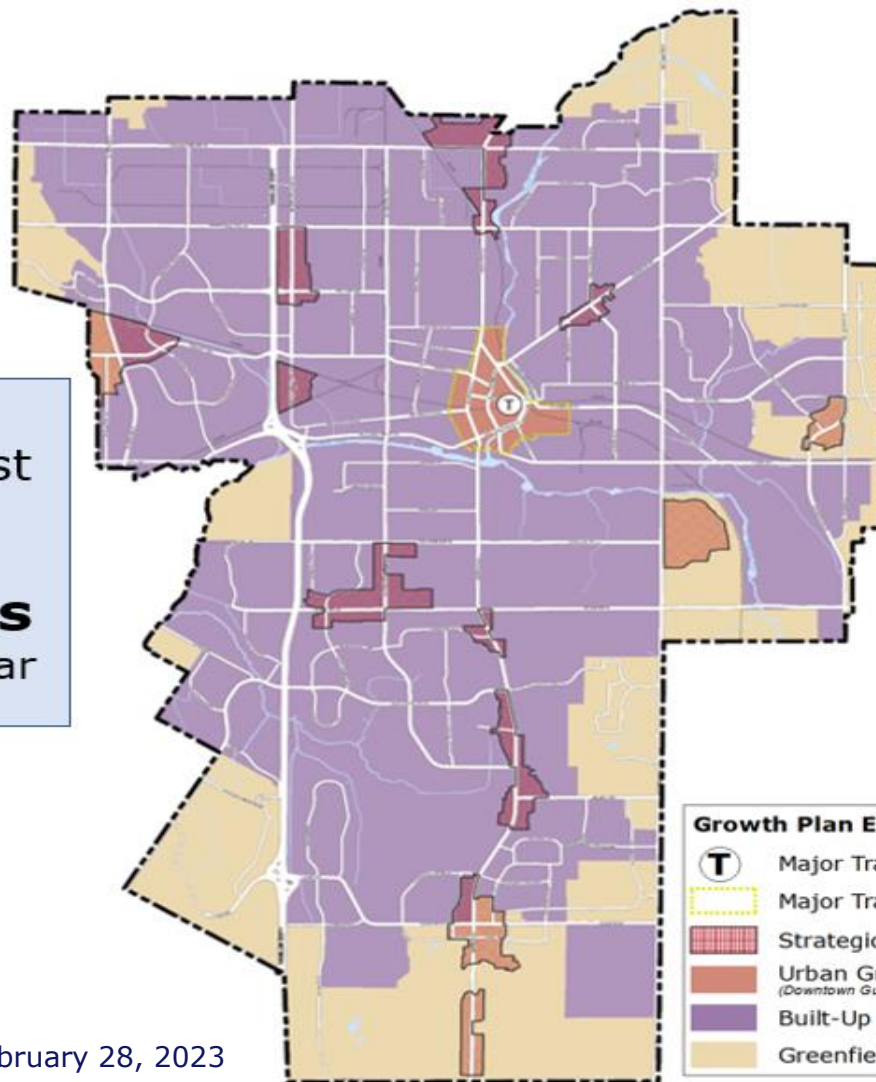
Municipal Housing Pledge

For Guelph, By Guelph

Minister's Request

- Bill 23, More Homes Built Faster
- 1.5 million homes
- 18,000 units by 2031
- Demonstrate the strategies and action that municipalities will implement
- Intends to monitor and track progress

Municipal housing target



OPA 80
Housing Forecast
To 2031

10,850 units
1205 units per year

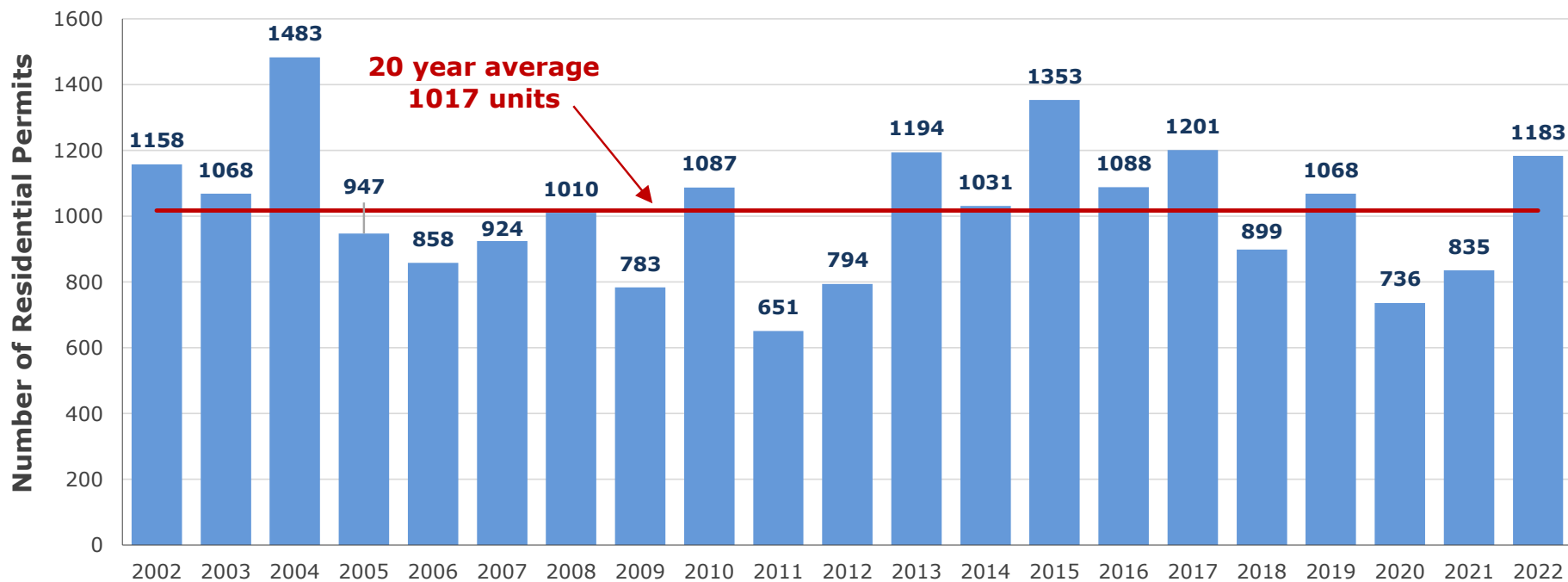
New Provincial
Housing Forecast
To 2031

18,000 units
2000 units per year

Growth Plan Elements

- T** Major Transit Station
- Major Transit Station Area
- Strategic Growth Areas
- Urban Growth Centre
(Downtown Guelph)
- Built-Up Area
- Greenfield Area

Historic building permit volumes



- Over the last 20 years, the greatest number of residential permits issued in a single year was 1483 units in 2004.
- The average number of residential permits issued per year over the last 20 years is 1017 units

Accelerated infrastructure needs



Municipal Housing Pledge February 28, 2023

Growth will require new infrastructure at a more rapid pace

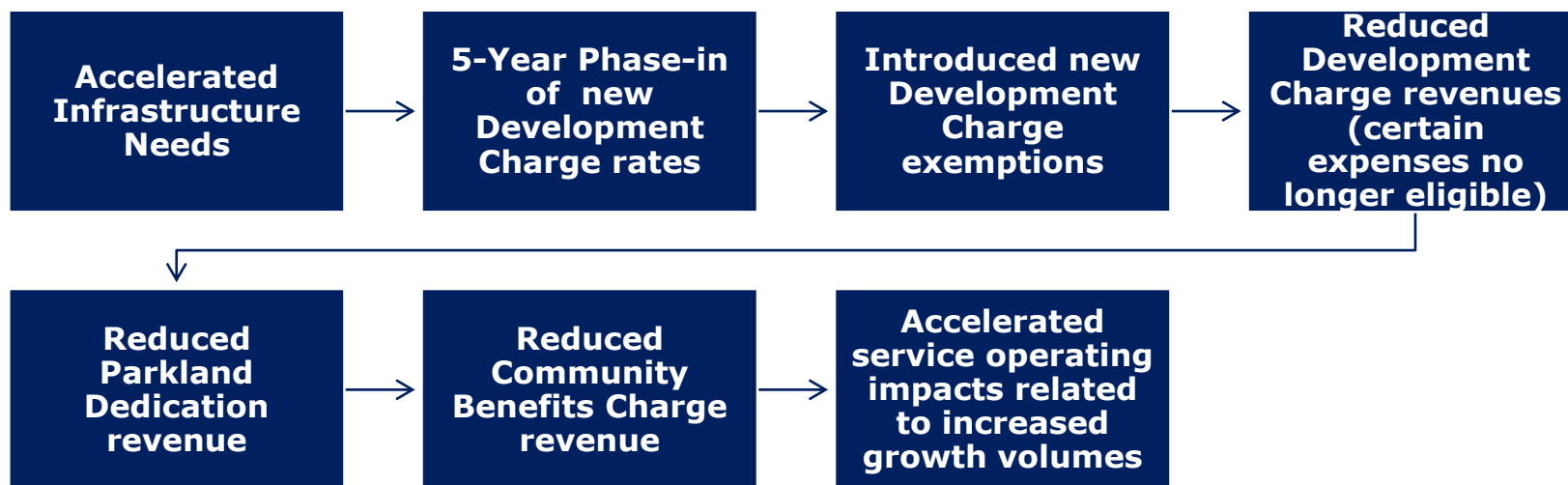
Planning documents based on former provincial targets

This will accelerate our capital program

Pace and capacity is an existing issue

Cash flow and funding will be a concern

Key financial impacts



Pledge – Municipal Policy and Regulation Initiatives - Infrastructure

- Review and update the City's 10-year capital forecast (base line)
- Review infrastructure acceleration options
- Invest in the renewal of infrastructure in the downtown
- Continue to invest and build infrastructure to support all modes of transportation
- Capital Plan resourcing strategy

Pledge – Municipal Policy and Regulation Initiatives – Finance

- Complete growth-related revenue by-law reviews
- Establish a process for front-ending agreements with developers
- Advocate for upfront funding from upper levels of government
- Perform an update to the City's debt forecast to understand growth financing capacity from a whole-city perspective

Pledge – Provincial Support (1)

- Approval of increased population target from 203,000 to 208,000 as requested through the MCR work in OPA 80.
- Minister exempt appeals of secondary plans and comprehensive zoning By-laws.
- New long-term, permanent municipal funding strategy.
- That the Province address the shortage in parkland a municipality receives through development application changes.

Pledge – Provincial Support (2)

- That the province amend the Planning Act to reinstate bonusing provisions (former Section 37 – increased density, etc., provision by-law).
- That the Province look at review and permit issuance delays within their ministries (e.g., MTO, MECP) and mandate maximum response times.
- That the province funds and expedites approval for necessary infrastructure including water supply, waste treatment plants.

Pledge – Provincial Support (3)

- That the Province approve the backlog of Municipal Class Environmental Assessments (EA).
- That the Province Provide clear and consistent guidance with respect to Indigenous engagement, and fund capacity requirements for Indigenous engagement in the EA process.
- That the Province commits to building supporting institutions including schools, hospitals, daycares, and long-term care facilities.

Pledge – Provincial Support (4)

- That the province supports the associated funding of health care workers, paramedics, public health and social services.
- That the province increases education and training spaces in the Guelph area to provide the highly-skilled talent that is needed for development and growth. Relevant programming includes professional services, engineering, skilled-trades, and apprenticeships.
- That the province provide additional investments for housing in municipalities with post-secondary institutions.

Pledge – Provincial Support (5)

- That the province increases funding for affordable and supportive housing projects to address the critical shortage.
- That all stakeholders (provincial ministries, municipalities, developers, and homebuilders) be held jointly accountable, and the province identifies annual targets for each group, along with agreed upon accountability measures and metrics put in place based on each partner's role in the homebuilding process.

Final thoughts