

Attachment-1 Housing Workshop Summary of Councillor Comments

Key Themes

Develop and strengthen partnerships that catalyze momentum

- Build and strengthen stakeholder relationships.
- See developers at the table having collaborative conversations instead of through legal channels.
- Participation in Development Liaison groups.
- Gap is bridged between developers and not for profit groups. E.g., Habitat for Humanity Guelph Wellington.
- Increased community engagement.
- Explore opportunities to partner with agencies to deliver affordable housing.
- Working together with all partners to increase housing supply.

Leverage incentives to drive housing development

- Incentivize for-profit developers to voluntarily build affordable housing.
- Use different legislative tools that are available to us.
- Incentivize property owners to build secondary units.
- Incentivize speedy development.
- Explore incentives and promote opportunities for net zero development to address housing /affordability at the same time as the climate crisis.
- Incentivize left side through disposition.
- Implement time limitations/expiries on approvals.

Meet growth targets responsibly

- Support development downtown.
- Double/triple number of ARDU/secondary units.
- Meet growth targets responsibly, our community is a desirable place to live.
- See construction get underway.
- Unlock infill and Clair Maltby through Gordon street corridor.
- Facilitate the construction of more purpose-built rental.
- Track progress on housing targets.
- More student housing built by post-secondary institutions.
- This vision is in line with the City's master plans.

Shift from regulator to approver

- Clarify roles and responsibilities along the housing continuum.
- Reinforcement and continuation of working collaboratively without compromising regulatory stance.
- Meeting our legislated timelines for applications.

Attract and retain a best-in-class team to meet our goals

- Full staff complement in planning team.
- Flexibility for compensation.

Modernize our approach to servicing applications

- The Province has recently made improvements to help speed up the EA process, which the City is in support of.
- Digital planning services.

Achieve and maintain a zero active appeals status

- That the Minister of Municipal Affairs has exempted appeals of secondary plans and comprehensive zoning bylaws that account for increased population, densities, heights and end exclusionary zoning, as requested in our housing pledge.
- Achieve zero active OLT files.
- Resolve any appeals.

Clarify role and make progress on affordable housing

- Enter into agreements with affordable housing providers to maintain affordability over an extended period of time.
- Identify short term wins through the Housing Affordability Strategy.
- Provide a full range and mix of housing/unit types to meet community needs.

Lay the groundwork required for growth

- Ensuring water capacity is in place for increased growth.
- See the downtown riverside park come to fruition to support intensification in the downtown.
- Make sure we are building infrastructure now that will unlock growth in the future.
- Focus on infrastructure that unlocks growth on land that is ready to develop.
- Ensure services are in a state of good repair.
- Remediate brownfields.

Get results from federal and provincial governments through advocacy

- Call on other levels of government to be more coordinated in their response to supporting municipalities and addressing housing issues.
- That the Province makes us whole for the lost revenue resulting from Bills 23 and 109.
- Have the Province revisit bonusing as a tool as requested in our housing pledge.
- As a subset of the Province making us whole for the lost revenue from Bills 23 and 109, specifically is there a program on how parks is made whole.

Additional Comments

- Advocate to the Province to build community infrastructure like schools and hospitals, timed to support growth.
- Identify ways that the City can facilitate the construction, and increase the number of, affordable rental units.
- More net zero homes—affordability also includes utility payments.
- Establish affordable housing targets and plan to meet them within the short term.

- Call on the County to advocate to the Province to update the social housing unit requirements.
- Create a Housing Affordability Strategy that sets realistic targets for affordable rental housing.
- Leverage the Community Plan to convene community stakeholders to co-create local solutions to address the housing crisis.
- Guelph to build affordable housing, in Guelph.
- Pursue funding through the Housing Accelerator Fund to support the development of affordable rental housing.
- See a development at 200 Beverly Street.
- 30% canopy goal to attract development by 2031.

Questions Raised by Council at the Workshop

- Can we design our planning processes to be upfront with suggestions of things running “in parallel” for applicants so things can move at a swifter pace?
- Has the City of Guelph reached out to the Chamber of Commerce after their letter asking for the City to take a leadership role, to explore how we can work with the business and development community to achieve our housing pledge?
- We hear from many people putting in an ARDU, small developers and large ones, both in residential and commercial, that the process is more difficult in Guelph than in other municipalities. Sometimes it’s that they are required to put in measures beyond what the building code or our own guidelines say. Sometimes it’s lack of clarity regarding what is required. This seems to be inefficient and costly for all parties. What measures are in place to provide clear and consistent communications with proponents and clear and consistent processes internally to reduce time on applications and inspections?
- When considering the present Affordable Housing and Affordable Rental Housing Crisis, can we work together with our community to come up with a long-term solution? I think it’s worth exploring the use of large-scale community engagement – like we do for a masterplan process, to help us identify ways to tackle this problem.
- Can the City use what’s already allowed under the planning act of a community permitting system? I see a few Ontario cities using this system now and others are investing time into setting it up as they too are realizing some of the benefits. Could we start with the downtown secondary plan area as an example or spread it out across the city? What would it take to identify the positives or negatives around such a system?
- What about select city land for Wellington County to build rent-geared-to-income housing on?
- With the comprehensive zoning bylaw under appeal, does the City still have the right to consider further changes to the bylaw that could help with attracting new homes to be built?
- Accessible purpose-built rent-geared-to-income housing by Wellington County on our land/buildings.

- Can we offer concierge service for those building truly affordable housing?
- Are there restrictions on that \$17 million funding paid to the County? Can you also please outline the decision-making process for this funding – I assume that there is a consultation, plan and report to Council for us to approve and prioritize?
- What tools are available to Council today to accelerate housing approvals?
- What is the average time and number of submissions it takes for a development to be approved? Do we have a target that we are trying to meet?
- How is the City working with the County to address the sale of 90 Carden, which will inevitably result in more people experiencing homelessness in Guelph? How can the City support the people who are losing their homes at 90 Carden St.?
- What are the timelines associated with stuff (people, technology, process) that you're working on to help our internal procedures and what, if any, resources could be given through council approval to accelerate the resources outside of waiting for budget in December to help you achieve the outcomes you want faster?
- I have heard a lot of feedback that the process for permitting and approving basement units is arduous. Are there ways of streamlining approvals and making this a more comfortable process for those who undertake it?
- What about further contract or full-time FTEs required to help expedite housing projects and objectives, with an emphasis on improving supportive or affordable housing within the City of Guelph, and that approvals be considered prior to budget?
- What is our City's approach toward working with those who want to build? Do we take a proactive approach? Do we treat builders and developers as clients who are valued?
- What do we need to do to get to a full staff compliment in our planning department? Over a year ago I became aware of long-standing vacancies in our planning and inspection teams. I would like an opportunity – in Closed if needed – to determine what direction Council needs to give, to improve our ability to hire and retain top talent in this department. Do we need to revisit Council direction for remuneration and benefits for this department?
- Considering the COVID-19 pandemic and the changing nature of work, many organizations offer work from home as an option. Is there a way of knowing how much office space is utilized and not utilized in the city?
- What is the staff capacity at current staffing levels to meet the new legislated timelines before we start incurring penalties (in the form of DC discounts)?
- Are there opportunities (municipal, provincial, federal) to provide financial incentives to building owners to convert their empty office spaces into residential?
- Can we have a breakdown of the cost to have a dedicated housing commissioner/staff member? This should include the requisite financial details for support staff and other elements of effective staffing. I only want to put this in the context of our arrangement with the County.
- What can be done about residences that are unoccupied in our city? Can we consider the implementation of a vacant home tax?

- Can we explore a property tax discount for those renting units in their primary homes at affordable rates (10-20%)?
- How much land does the City own that could be potentially used for housing?
- Now that we don't have bonusing as a tool, what is the staff approach when applicants come forward with plans for affordable rental and affordable ownership housing?
- Have we explored donating land to non-profit organizations to remove an additional cost barrier of purchasing land?
- Can we front-end the waiving of fees for specific building types such as non-profit, charitable, faith-based institutions that wish to consider building social and affordable/supportive housing?
- I know in the past that the provincial/ federal government has provided financial incentives to cleaning brownfield sites. Does the provincial or federal government currently offer these incentives?
- Can we examine municipally owned property or assets that can be developed, redeveloped or leveraged to implement affordable and/or supportive housing?
- How can the City encourage and facilitate residents forming co-ops and buying out their for-profit landlords?
- Can we move towards a "use it or lose it" for development permits, having a re-apply deadline so that developers can't sit on permits for a decade and take advantage of older zoning rules and waste time?
- Have we explored building temporary shelters (with the county?) i.e. tiny homes.
- Can we make a standard 'trade off' package for developers, e.g.:
 - a. We'll give an extra ten floors of height (or different number) in apartments if units are rent-geared-to-income in perpetuity.
 - b. Extra floors for environmental features like rainwater capture systems and solar power.
 - c. Less parking required if they buy us an electric bus.
 - d. Extra height for commercial in the bottom to create walkability.
 - e. Less ground level parkland if they have a public rooftop community garden.
 - f. Trade-offs for purpose-built accessible units (% of units) Basically, make it so that we have an acceptable negotiation strategy approved by council so that staff can just approve things outside of the zoning regulation if it is considered 'for the greater good' and have permits go through faster.
- How do we ensure that when a private for-profit organization says they are building "affordable" housing that they are actually selling it a) affordably and b) to people who can't afford alternative housing?
- What is the roadmap to achieve issuing 2,250 building permits annually over the next 8 years in order to meet the housing target? And what are the contingency plans if we continue to be under-resourced?
- We just received a lengthy submission from the Chamber of Commerce. Is our staff aware of what rate increase and levy increase the Chamber will

support in order to finance their suggestions including those in the paper we just received?

- I would love to see a cost next to what it would require us to invest for a certain number of units per year. I suggest that number be in a high range. That way it would represent an honest attempt to assess what is needed.
- I see that "affordable" is used throughout the presentation and would appreciate a clear definition of how "affordable" is defined as while there may be a provincial definition/ expectation/ bar, for me I believe that this is a council and county conversation and a definition that we can set in relation to our community needs.
- Slide 21 – is the Royal Brock's 2013 OMB decision included here?
- How can the City of Guelph green-light affordable rental housing in Guelph?
- Can we charge vacancy tax?
- Could you please clarify slide 4 & 6 the "17 million in base funding" to the County and how that is calculated.
- Can we accelerate development of the GID lands?
- Can the sanitary sewer along the Hanlon be accelerated now to service CMSP more quickly?
- Slide 56 – "repurpose industrial land reserve fund into strategic property reserve fund" – does this mean the funds from the last parcel in the Hanlon Creek Business park?
- Will the City allow front-ending infrastructure works to allow accelerating development, for example, in CMSP?
- Slide 57 - final bullet on the slide, I would appreciate clarification that the suggestion is to sell off capital assets to fund operations?
- Is there a way of identifying exactly what it would take (financially) to "unlock" housing activity (all types) through the required infrastructure in our downtown core so that we can use that information to help with choices for Council about where to put resources but also to help with advocacy to upper levels of government so we can tell them "If we had X amount of money to upgrade infrastructure here, we could unlock Y amount of unit"?
- Slide 57 – Increase land supply - "disposition to developers to help achieve growth goals" is there a component of affordability here? Are there strings we can attach?
- Are there business cases that can be considered for brownfield lands owned by the City of Guelph in which appropriate reserve funds be used for potential cleanup and site preparation and that reserves be paid back with future tax revenues achieved?
- Slide 40 - I would appreciate a Before and After slide for how infrastructure is paid for as I think it beneficial to remind the public and developers just who is taking the burden of these costs in the balance sheet of responsibilities. I know you reference this in slide 41 but again a comparison would be helpful for the public to see and get an 'ah ha'. The estimated \$227 million over 10 years translates into % tax increases.
- Slide 37, unlocking intensification, could you please explain the "cash-in-lieu pilot"?
- How does this conversation line up with our advocacy efforts? I see on page 5 that there are amounts that have been used for initiatives and

developments and would appreciate if they could please be anchored to the budget source and/or policy.

- Can we send letters to Provincial and Federal governments to expand their accessibility upgrade grants for homeowners and landlords so that people can age in place or that renters with disabilities aren't displaced?
- Slide 38 - CIP - please expand on the "authority" that this plan has as there are references throughout the document to this plan as a tool to influence housing. I do not understand the "power or authority" that this plan has in relation to other City plans and/or the provincial restrictions placed on the city.
- Can we Petition Ontario Government to give us the rest of the OR lands for parkland to support all the new population we will have to meet the housing goals?
- Can we Have meeting with GoTransit on timelines for potential extra stops to see where we could add more density to ensure a train system through town and more connections to sister cities?
- Slide 20 the Historical Building Permits – can you please confirm my understanding of the Apartments category which is that this is the building type and not the ownership which may be Condo, the same applies to Townhouses and Semis. Is there a further breakdown by Ownership type? I ask this question based on one of the recent reports I have read that the ownership of condos is over 40 per cent investors.
- Can the City play a role in curbing renovictions?
- Slide 38 - please explain the Future DT riverfront park in the Other Considerations Box?
- In 2019 Habitat for Humanity hosted a summit on homelessness where the concept of a land trust was discussed as well as a leadership role for organizations like Habitat, Indwell, Options for Homes, Co-op Housing, etc. Where is there opportunity to involve these organizations that help people afford home ownership?
- Could someone please direct me to where I can find the Policies for the Industrial Land Reserve Fund and the Strategic Property Reserve Fund?
- Disposition of underused sites, could you please clarify if this is exclusive to Private Developers or can this also be used to meet the unmet community Affordable Housing and Rental needs? What is the community relationship and the opportunity to develop relationships with co-operatives, charitable and other agencies?