

Attachment 1 – Housing Accelerator Fund (HAF) Detailed City of Guelph Action Plan Initiatives

Action Plan: Initiative #	HAF Approved Initiative Category	Action Plan: Guelph Initiative	Details
1	Implementing incentives, costing or fee structures, to encourage such things as affordable housing and conversions from nonresidential to residential (HAF initiative 12)	Complete and Implement a Housing Affordability Strategy	<ul style="list-style-type: none"> • Identification of short, medium, and long-term opportunities to expand housing options throughout the City of Guelph. • Supporting, incentivizing, and attracting the development of housing types that the City has identified as most needed. • Project is underway and timelines will be accelerated by approximately 1-year if successful with HAF.
2	Implementing incentives, costing or fee structures, to encourage such things as affordable housing and conversions from nonresidential to residential (HAF initiative 12)	Implementing new or enhanced processes and systems	<ul style="list-style-type: none"> • Accelerating the online e-permitting system • Human resources capacity to ensuring efficiency in the permit processing system. • Advancing cash-in-lieu (CIL) program for parking, stormwater and parkland. • Community Improvement Plan (CIP).
3	Updating infrastructure planning to align with official community plans, growth targets, and housing needs assessment (HAF initiative 24)	Infrastructure and servicing capacity planning	<ul style="list-style-type: none"> • Identify and provide policy recommendations for areas that have insufficient infrastructure. • Advancement of the downtown renewal program and an infrastructure and servicing program for the Guelph Innovation District.
4	Create a process for the acquisition and disposition of city owned land assets for the development of affordable housing as-of-right (HAF initiative 20)	Create and formalize an evaluative framework for the acquisition and disposal of city-owned land assets	<ul style="list-style-type: none"> • Evaluation framework to optimize and strategically acquire and/or dispose of city-owned land. • Overall consideration of providing surplus lands for affordable housing and supporting low-carbon and climate-resilient communities.
5	Encouraging Accessory Dwelling Units – a second smaller unit on the same property as a primary unit (HAF initiative 3)	Encourage accessory residential dwelling units	<ul style="list-style-type: none"> • Provide information and financial incentives towards the increased construction of accessory dwelling units on existing suitable lots.
6	Promoting infill developments (adding new units to existing communities) with increased housing density and a variety of unit types (e.g., duplexes or secondary units) (HAF initiative 5)	Encouraging Missing Middle Units in Existing Neighbourhoods	<ul style="list-style-type: none"> • Implementing the required policy framework to permit three (or more) residential units on a single existing residential lot. • Creating a financial modelling tool for public access • Encourages housing options within already built-up areas with existing community infrastructure and amenities.
7	Promoting high-density development through an expedited approvals process (HAF Initiative 1)	Design and Implement a New Community Planning Permit System Pilot Project	<ul style="list-style-type: none"> • Design and implement a Community Planning Permit System (CPPS). • Promote high-density development without the need for rezoning in close proximity to transit and provide opportunities to consider alternative standards (e.g., parking) to support the development of affordable housing, rental housing, and community infrastructure. • Will provide a more predictable approvals process for those looking to invest in building new homes within the City's identified Strategic Growth Area(s).