

# Information Report

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Service Area	Infrastructure, Development and Enterprise Services
Date	Friday, March 27, 2020
Subject	<b>Guelph Growth Management and Affordable Housing Monitoring Report 2019</b>
Report Number	IDE-2020-32

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## Executive Summary

### Purpose of Report

This report provides details on the 2019 achievement of Official Plan policies which implement the Growth Plan for the Greater Golden Horseshoe; and provide information on monitoring of development activity and housing supply in accordance with the City's population forecasts to 2031 and the Provincial Policy Statement. This report also documents the City's achievement of affordable housing targets, and provides updated benchmark prices for affordable ownership and rental housing for the upcoming year.

### Key Findings

Development activity within the City is:

- Meeting the vision and policies of the City's Official Plan and policies set by the Growth Plan and the Provincial Policy Statement (2014);
- Resulting in growth that is in line with long term population and employment projections;
- Resulting in a range and mix of housing types with a greater proportion of townhouse and apartment units being constructed in recent years, in line with the City's growth vision and policies;
- Meeting the overall Greenfield Area Density Target (for developed and committed lands) as of 2014, and;
- Supporting the achievement of the Urban Growth Centre density target through residential intensification in the form of major apartment projects.

The City exceeds the minimum housing supply requirement of the Provincial Policy Statement which supports continued development activity. The supply translates into the creation of housing units as building permits are issued.

The City also met its affordable housing benchmark targets for housing ownership and the secondary purpose-built rental market for 2019.

The 2020 affordable housing ownership benchmark purchase price is \$421,836 and the affordable rental housing benchmark price is \$1,245 per month.

### Financial Implications

No financial implications

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## Report

### Details

#### **Purpose of the Growth Management and Affordable Housing Monitoring Report:**

The Growth Management and Affordable Housing Monitoring Report (Attachment 1) is an annual report that provides information on land supply, development activity, and achievement of City and Provincial Policies. This report presents year end data and informs City plans and documents in terms of growth projections and policies.

The report primarily focuses on the City's Official Plan policies for growth management and housing supply. Beginning this year, this report also provides annual updates on the achievement of the City's affordable housing targets, and provides updated affordable housing benchmark prices for the following year.

#### **Official Plan Policies**

The City's current Official Plan sets: an intensification target for the built-up area; and density targets for the greenfield area and the Urban Growth Centre. Figure 1 in Attachment 1 is Schedule 1 from the City's Official Plan which identifies the built-up area, Urban Growth Centre, and greenfield area of the City as defined by the 2006 Growth Plan.

*Intensification Target:* by the year 2015 and for each year thereafter, a minimum of 40% of the City's annual residential development will occur within the City's built-up area.

*Built-up area:* the lands identified within the built boundary as shown on Figure 1, Attachment 1.

*Greenfield Area Density Target:* the greenfield area will be planned and designed to achieve an overall minimum density target that is not less than 50 people and jobs combined per hectare. The greenfield area density target is measured over the entire designated greenfield area.

*Greenfield area:* is the area within the settlement area boundary that was not part of the built-up area in 2006 and is not part of the non-settlement areas (see Figure 1, Attachment 1).

*Urban Growth Centre Density Target:* The Urban Growth Centre, defined as downtown with boundaries established through the Downtown Secondary Plan, will be planned and designed to achieve a minimum density target of 150 people and jobs combined per hectare by 2031, which is measured across the entire Downtown.

The City's Official Plan provides policy directions for monitoring growth including policies directed at monitoring development activity to ensure that growth is

consistent with population forecasts, intensification targets for the built-up area and density targets for the greenfield area. The Official Plan also requires tracking of the supply of residential units in accordance with the housing supply policies of the Official Plan. The housing supply policies conform to the Provincial Policy Statement (2014) policy 1.4.1, which states:

To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to supply at least a three-year supply of residential units through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

A new Provincial Policy Statement (2020) comes into effect on May 1, 2020 and contains new housing supply policies which will be considered in the 2020 Guelph Growth Monitoring and Affordable Housing Report.

### **Population and Employment Projections**

The City's Official Plan sets out the following policy related to population and employment forecasts:

- 2.4.3.1 The City will accommodate growth by:
- i. planning for a population forecast of 175,000 people by the year 2031;
  - ii. promoting a steady rate of growth equivalent to an average population growth rate of 1.5% annually, which will allow growth to keep pace with the planning for future physical infrastructure and community infrastructure;
  - iii. ensuring the employment growth in the City is planned to keep pace with population growth by planning for a minimum of 92,000 jobs by the year 2031."

By 2031, the projected total number of dwellings is approximately 70,500; an estimated increase of approximately 11,000 units from 2019.

### **Affordable Housing**

The City's Official Plan recognizes the importance of housing, including affordable housing, in meeting the needs of the City's existing and future residents. Policies in the Official Plan direct the City to monitor affordable housing developments and set new affordable housing benchmark prices for ownership and rental housing for the upcoming year.

#### 7.2.6.11 The City will annually monitor:

- i. the number and types of affordable housing produced through new residential development and intensification efforts;
- ii. the number and types of affordable housing lost through demolition and condominium conversion;
- iii. ownership and rental house prices;
- iv. rental vacancy rates; and ,
- v. achievement of the affordable housing targets of this Plan.

An annual target of 30% of all new residential development will constitute affordable housing. This target is measured city-wide and includes an annual target of 25% affordable ownership units, an annual target of 4% affordable secondary rental housing units, and 1% primary rental housing units. The primary rental housing unit target is measured over a 5-year period.

#### Highlights of the Monitoring Report

- Guelph's population for 2019 was estimated to be 138,500, an increase of 1,900 people since 2018. Employment was estimated to have increased by 1,100 jobs to 82,250 jobs by the end of 2019.
- The average annual growth rate between 2018 and 2019 increased slightly over the previous year to an estimated 1.4%, which is slightly below our updated anticipated rate of growth of 1.6% to 2031. However, considering the growth rate over the long-term, the City continues to remain on track to meet its population forecast to 2031.
- Residential building permit activity increased from 899 residential units created in 2018 to 1,069 residential units created in 2019. To meet the City's forecast growth targets, an average of 1,100 units will need to be constructed per year to the year 2031. The number of residential units created annually has averaged 1,119 units since 2013, which remains on trend with the City's long term average.
- Building permit activity continues to be largely sustained by the construction of apartment units. The City is continuing to experience a larger number of apartments being constructed in the greenfield area.
- Registration of greenfield subdivisions dipped slightly in 2019, with two subdivisions registered, which added an additional 132 units to the City's future housing supply. This represents a slight decrease from the 197 units that were added to the City's future housing supply in 2018 through the registration of greenfield subdivisions. The density of the committed lands within the designated greenfield area experienced a slight decrease to approximately 53 persons and jobs per hectare in 2019, which continues to meet the minimum greenfield density target set out by the City's Official Plan and the provincial Growth Plan. This decrease is due in part to the registration of Phase 1 of the 55 & 75 Cityview Drive North plan of subdivision comprised largely of single detached homes, in addition to the

approval of a large warehouse, a traditionally low-density employment use, in the City's Southgate Business Park.

- The built-up area achieved an intensification rate of 42% in 2019, which meets the minimum intensification target set out by the City's Official Plan and the provincial Growth Plan. On average, between the years 2008 and 2019 when residential intensification was tracked, 47% of all new residential development has occurred within the built-up area. Guelph continues to maintain an adequate supply of housing in the built-up area, which will help contribute to the City's intensification target in future years.
- The Urban Growth Centre (downtown) is continuing to trend positively towards achievement of our target of 150 persons and jobs per hectare by 2031. The overall density of downtown has increased to 100 persons and jobs per hectare in 2019, up from 98 persons and jobs per hectare in 2018, and 90 persons and jobs per hectare in 2011.
- The range and mix of housing units is becoming more balanced through new development activity with the overall existing housing stock experiencing a steady shift towards a higher proportion of townhouses and apartments. This trend is expected to continue to 2031, and result in a more balanced supply of housing units, when approximately 48% of the City's overall housing stock is anticipated to be detached and semi-detached units, compared to 53% in 2019. This is down from 59% in 2011.
- Guelph continues to maintain a housing land supply above the minimum requirements of the Provincial Policy Statement, 2014 (PPS). Currently, there is approximately a 6 year supply of housing on lands that are serviced, suitably zoned or within draft approved or registered plans, where the PPS, 2014 requires at least a three year supply. The City is able to accommodate 14 years of residential growth on both lands that are suitably zoned and lands that are designated and available for residential development, where the PPS, 2014 requires a minimum of 10 years.
- Over 53% of new residential units sold in 2019 met the definition of affordable, selling below the affordable housing benchmark price of \$390,587. This meets the minimum target set by the Affordable Housing Strategy (2017) of 25%.
- The affordable purpose built secondary rental target was met in 2019. Seven per cent of the new units created were affordable secondary rentals based on the number of new accessory apartments created.
- For 2020, the affordable housing ownership benchmark purchase price for newly constructed homes is \$421,836, and the affordable housing rental benchmark price is \$1,245 per month.

## **Financial Implications**

No financial implications

## **Consultations**

Brent Andreychuk – Corporate Analyst, Finance Client Services

## Strategic Plan Alignment

The Guelph Growth Management and Affordable Housing Monitoring Report aligns with the following priorities within Guelph's Strategic Plan:

- Powering our future – This report supports local business and will contribute to a sustainable, creative and smart local economy that is connected to regional and global markets and supports shared prosperity for everyone.
- Navigating our future – Providing updates on the City's growth supports a transportation network that connects by providing growth related inputs to updates to transportation plans, service delivery models to support improving efficiency and connectivity of the transportation system.
- Building our future – This report will assist in helping to increase the availability of housing to meet the community's needs, work to enhance community well-being and safety through direct service and program delivery, and support strategic investments that nurture social well-being.
- Working together for our future – This report will support maintaining delivery of our core services.
- Sustaining our future – Through annual updates to the City's growth, this report will support mitigating climate change by reducing Guelph's carbon footprint, and help to plan and design an increasingly sustainable city as Guelph continues to grow.

## Attachments

Attachment-1: Growth Management and Affordable Housing Monitoring Report 2019

## Departmental Approval

Not Applicable

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## Attachment-1



# **Growth Management and Affordable Housing Monitoring Report 2019**



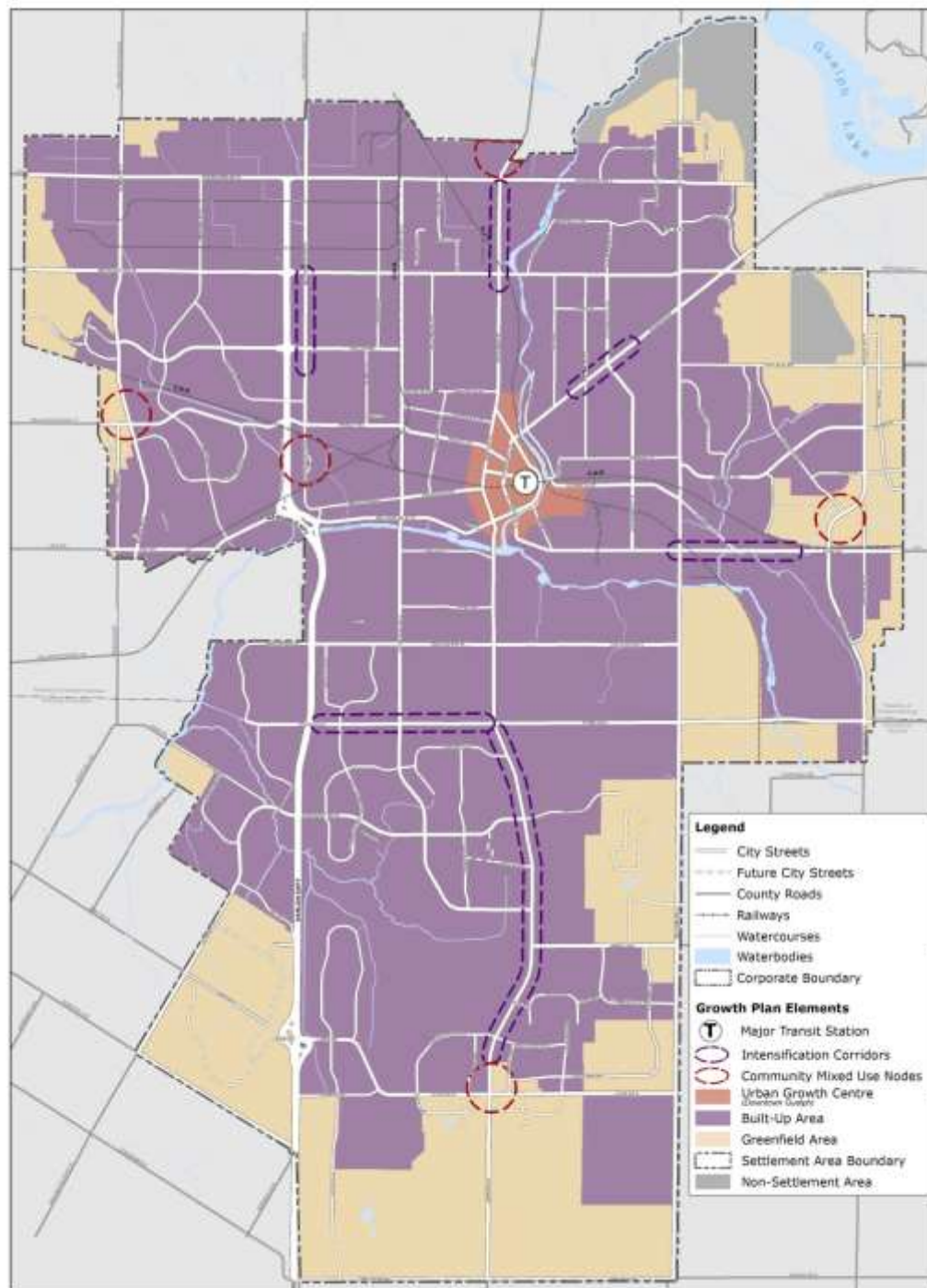
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# 1. Growth Plan Elements

Figure 1. Growth Management Geography

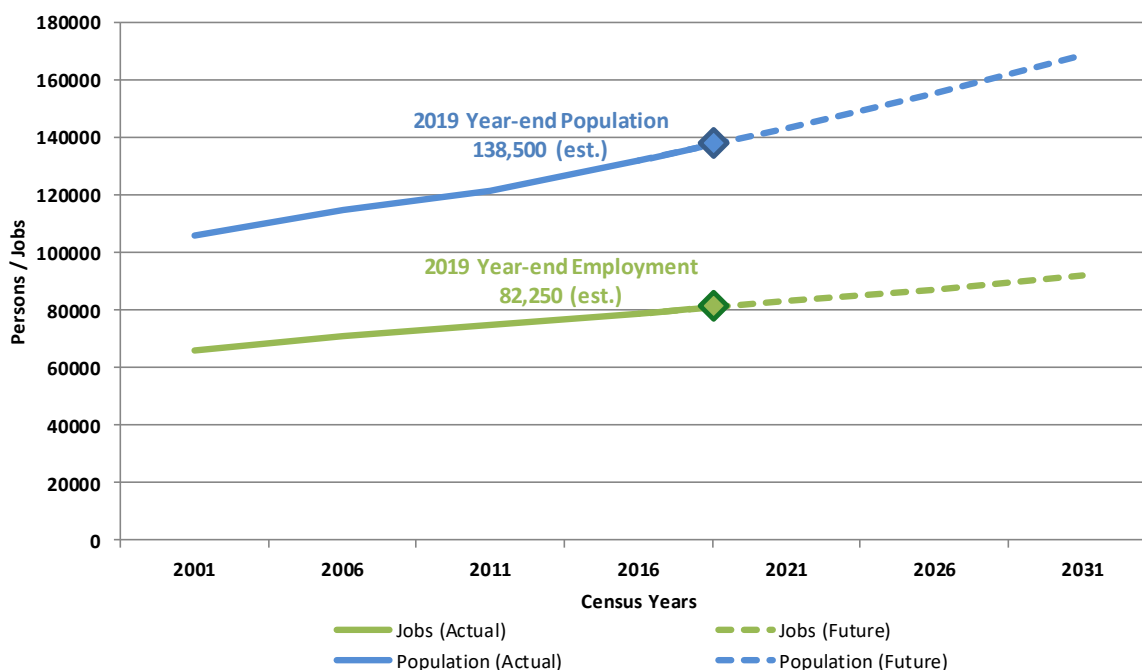


The City of Guelph's Official Plan identifies elements of the Growth Plan on Schedule 1, including the Urban Growth Centre, the designated greenfield area and the built-up area, all major geographic divisions of the City that have minimum intensification or density targets associated with them.

## 2. Population and Employment

### 2.1 Population and Employment Forecast to 2031

Figure 2. Population and Employment Forecast to 2031



#### Population and Employment are on track to meet 2031 forecasts

The City of Guelph is planning to achieve a population of 175,000 (169,000, excluding the net census undercoverage) and a minimum of 92,000 jobs by the year 2031. These figures represent an estimated additional 30,500 people and an additional 9,750 jobs from 2019 to the year 2031.

Construction activity in recent years remains on pace with the long term annual average as projected in the City's Development Charges Background Study (2019). Construction in the employment sector increased between 2011 and 2016 and has experienced steady growth since then, primarily due to development interest in the Hanlon Creek Business Park. The steady residential and employment construction activity will help the City to better achieve its population and employment targets by 2031.

Based on building permit activity, the estimated population for the City of Guelph at the end of 2019 was 138,500, while employment was estimated to have increased to 82,250 jobs.

Source: City of Guelph Planning Services, 2019

## 2.2 City of Guelph Population Statistics

Figure 3. City of Guelph Population Growth Over Time

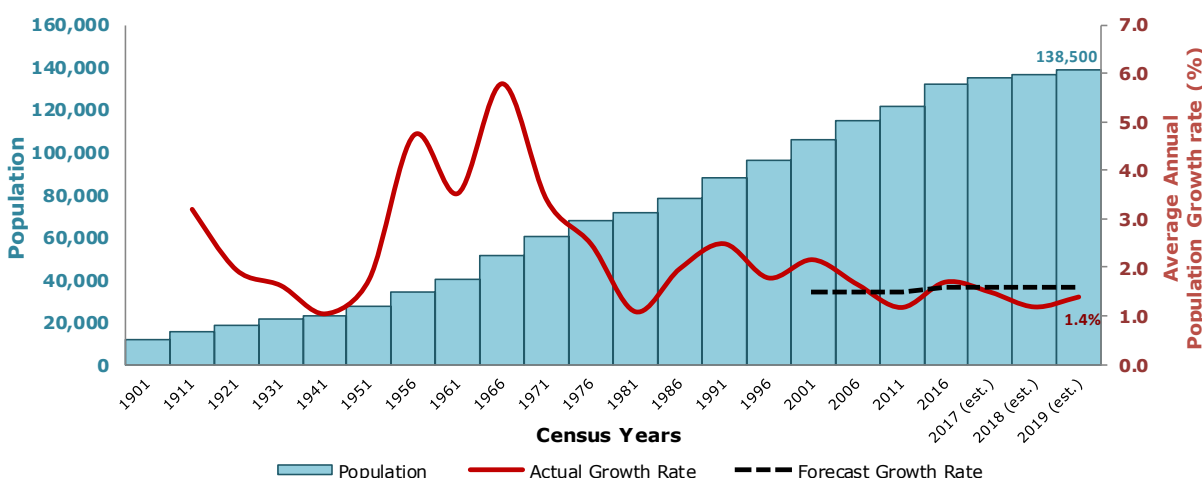


Figure 4. City of Guelph Population Statistics

Population, Area, and Density, 2019		
	May 2016 (Census)	Dec 2019 (est.)
<b>Population</b>	131,794	138,500
<b>Occupied Dwellings</b>	52,090	54,869
<b>Average Household Size</b> (persons/dwelling)	2.5	2.5
<b>Area</b> (hectares)	8,806	8,806
<b>Population Density</b> (persons/hectare)	14.96	15.73
<b>Gross Dwelling Density</b> (units/hectare)	5.92	6.23

### Guelph's growth rate continues to meet long-term projections

In Figure 3 above, the high growth rate seen in the 1950s and 1960s is in large part due to the annexation of neighbouring township lands when the population contained on those annexed lands from the township was combined with the population of the City of Guelph. Another large annexation occurred in the year 1993.

With an estimated population of 138,500 at the end of 2019, Guelph's population has increased at an average annual rate of 1.6% per year since 2011, meeting the City's adjusted long term projected annual growth rate. This positions the City to remain on track to achieve the projected population of 175,000 (169,000) by the year 2031.

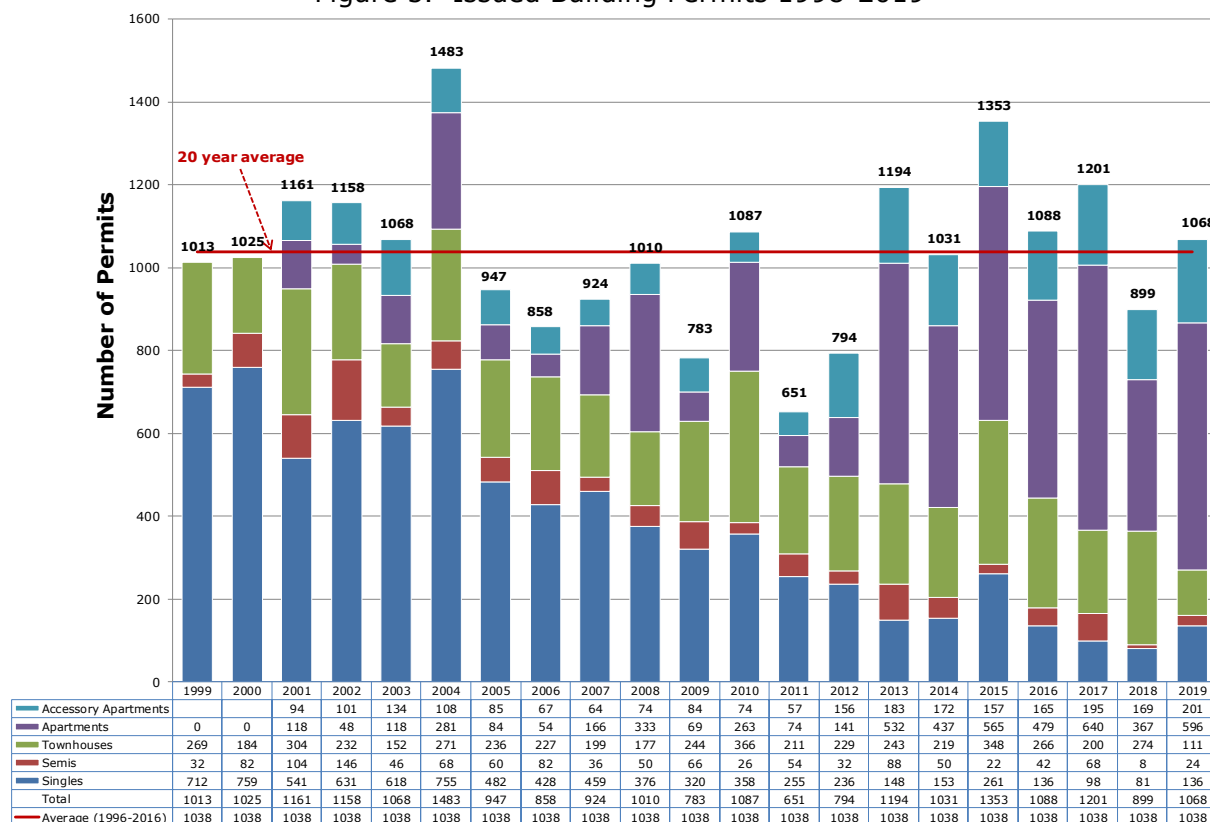
Sources:

1. Statistics Canada, 2016 Census of Population
2. City of Guelph Planning Services, 2019

### 3. Building Permit Activity

#### 3.1 Historical Building Permits by Dwelling Type 1998-2019

Figure 5. Issued Building Permits 1998-2019



#### Permits are trending higher than the historical average

The number of residential permits issued in 2019 dipped below the 20 year average, after a strong period of construction between 2013 and 2017. Apartment housing construction has been trending higher than historical averages since 2013, and continues to remain strong in 2019 with 75% of the new units created during the year being apartments. This includes permits issued for 343 apartment units as part of Tricar's development at 1878 & 1880 Gordon Street.

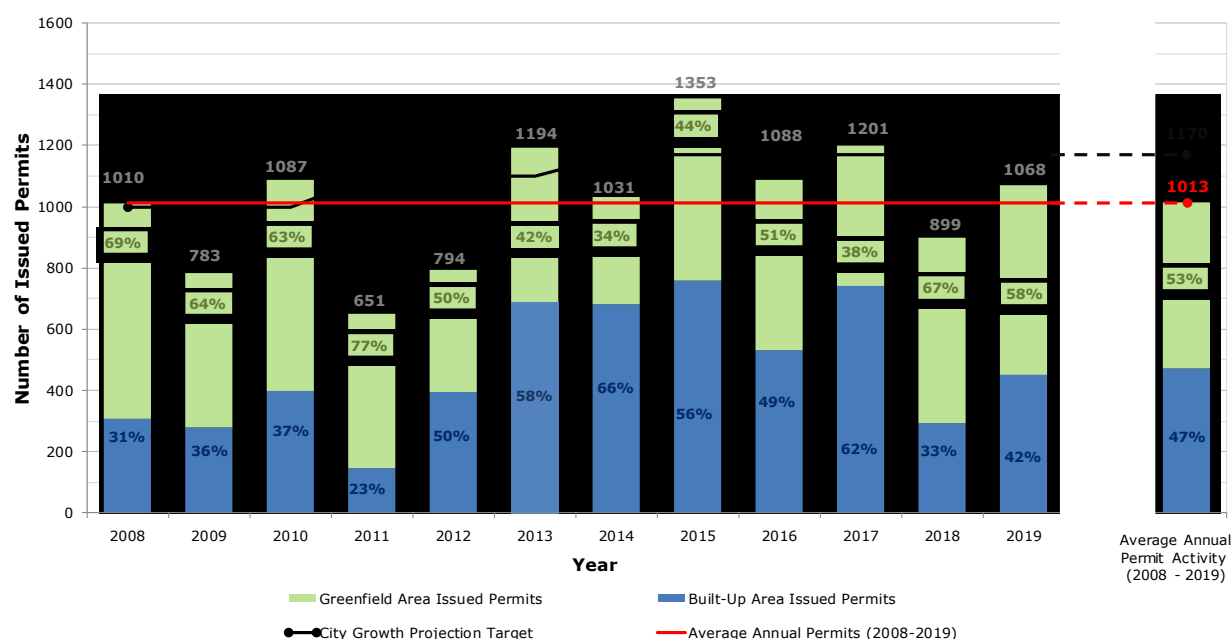
Townhouse and apartment units continue to be the dominant types of constructed housing units, which contributes towards a more balanced city-wide housing stock and aligns with the City's long-term housing forecasts. The Canadian Mortgage and Housing Corporation (CMHC) attributes this shift in the proportion of constructed dwelling types to decreased housing affordability, demographic changes leading to a decline in the size of a Census household family, and the introduction of policy changes through Places to Grow. This housing trend and the shift towards a more balanced housing stock is also in line with Provincial housing projections, and both the City's Official Plan and the Development Charges Background Study housing projections.

Sources:

1. Building Permit Summaries, City of Guelph Planning Services, 2019
2. Canadian Mortgage and Housing Corporation, 2017

## 3.2 Annual Residential Permit Summary by Growth Plan Area: 2008-2019

Figure 6. Residential Permits by Built-Up and Greenfield Area



### Intensification rate remains strong

Under the Growth Plan, the City of Guelph is required to achieve 40% of its new development within the built-up area on an annual basis from the year 2015 until the completion of the next growth plan conformity work, which is currently anticipated to be completed in 2022. The tracking of the City's building permits against intensification targets began in 2008 and since that time, the majority of infill development has been the result of increased apartment construction, primarily through redevelopment of properties in the City's downtown and intensification corridors. Developments such as the two Tricar buildings and Metalworks have added more than 600 units to the downtown, and we have added nearly 1,000 units to date in the Gordon Street intensification corridor, sustained by apartment developments such as Solstice 1 & 2, and Liberty Square developments which have contributed over 400 units in the corridor.

In 2019, the City achieved 42% of its residential development in the built-up area, where the target rate of intensification is 40% in the City's current Official Plan. An additional apartment development downtown at 73 Arthur Street South (124 units), several townhouse developments at 60 Arkell Road (22 units), 107 Westra Drive (36 units), and accessory apartment creation (201 units) in the built-up area contributed to the City achieving its intensification target in 2019. The City of Guelph has on average, been exceeding the minimum intensification target over the course of the reporting period from 2008 to 2019.

Source: Building Permit Summaries, City of Guelph Planning Services, 2019

### 3.3 Annual Residential Permit Summary Dwelling Types by Growth Plan Area 2008-2019

Table 1. Building Permit Summary by Dwelling Type and Growth Plan Area

Building Permit Summary															
Permit Type		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total	Average
Single Detached Dwellings	Built-up Area	74	36	58	57	61	48	44	35	20	22	42	74	433	45
	Greenfield Area	302	284	300	198	175	100	109	226	116	76	39	62	1810	175
Semi-Detached Dwellings	Built-up Area	4	4	8	8	20	24	10	0	4	0	0	0	82	7
	Greenfield Area	46	62	18	46	12	64	40	22	38	68	8	24	348	39
Townhouses	Built-up Area	41	156	69	33	82	50	104	35	37	64	30	44	607	64
	Greenfield Area	136	88	297	178	147	193	115	313	229	136	244	67	1696	189
Apartments	Built-up Area	129	15	209	20	91	424	365	553	334	521	82	165	2140	249
	Greenfield Area	204	54	54	54	50	108	72	12	145	119	285	431	753	105
Accessory Apartments	Built-up Area	61	67	53	29	140	143	159	135	136	136	140	167	923	109
	Greenfield Area	13	17	21	28	16	40	13	22	29	59	29	34	199	26
Total	Built-up Area	309	278	397	147	394	689	682	758	531	743	294	450	5672	473
	Greenfield Area	701	505	690	504	400	505	349	595	557	458	605	618	6487	541
	City-wide	1010	783	1087	651	794	1194	1031	1353	1088	1201	899	1068	12159	1013

**The range and mix of housing is in line with the City's growth vision and policies**

The tracking and reporting of residential intensification targets in the City of Guelph began in 2008, and since that time, a few trends have emerged.

#### Low Density Housing Trends

Over the first half of the reporting period to 2013, low density forms of housing comprised approximately 40% of the city-wide total number of new residential dwellings, falling to 16% since 2014, when townhouses and apartments began to outpace the construction of single and semi-detached dwellings. In 2019, there was an increase in the number of single detached homes constructed in the built-up area to 75 units as units continue to be constructed in the Harts Farm subdivision. These single detached homes represent 27% of the newly constructed units in the built-up area (excluding accessory apartments).

#### High Density Housing Trends

Apartment construction became the dominant form of new dwelling units city-wide, comprising more than 46% of all new residential dwellings since 2014. In 2019, the highest number of apartments were constructed in the greenfield area with 431 newly constructed apartment units, representing 70% of all constructed units in the greenfield area. This increased apartment construction in the designated greenfield area is helping the city to contribute to the greenfield density targets. Apartment construction also remains strong in the built-up area which is helping to contribute to the intensification target.

#### Overall Housing Trends

While there are annual variations in the mix of constructed housing types, the result over the entire 12 year reporting period shows that there has been a relatively uniform distribution of housing types, contributing to a more balanced range and mix of new housing in the city. Early in the reporting period, a higher proportion of newly constructed dwellings was occurring as lower density forms of housing in the designated greenfield area, while the latter portion of the reporting period shows the majority of units are being constructed as apartments city-wide. These trends are in line with the long term growth vision of the Provincial Growth Plan and the City's Local Growth Management Strategy.

Source: Building Permit Summaries, City of Guelph Planning Services, 2019

### 3.4 New Residential Building Permits by Dwelling Unit Types: Monthly for 2018 & 2019

Table 2. Monthly Building Permit Summaries by Dwelling Type for 2018 & 2019

Month	Single-Detached		Semi-Detached		Townhouses		Apartments		Accessory Apartments		Building Permit Totals		Demolitions		Net Totals	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
January	6	3	0	2	12	0	0	4	10	6	28	129	1	0	27	14
February	19	2	0	0	20	0	0	0	15	15	54	107	0	1	54	17
March	36	2	0	0	0	4	0	0	13	7	49	126	0	1	49	13
April	12	4	0	4	8	11	0	0	16	10	36	30	1	1	35	26
May	9	12	0	2	5	29	258	52	16	25	288	49	0	2	288	118
June	10	5	0	0	0	63	0	0	16	17	26	79	0	2	26	83
July	13	7	10	0	18	53	0	100	27	18	68	253	1	2	67	177
August	14	8	4	0	14	13	173	0	14	18	219	52	3	0	216	38
September	0	5	2	0	29	94	41	0	15	13	87	28	1	1	86	108
October	5	13	0	0	5	0	124	3	15	13	149	278	0	4	149	27
November	5	13	4	0	0	7	0	133	24	16	33	39	8	2	25	167
December	7	7	4	0	0	0	0	75	20	11	31	31	2	1	29	92
<b>Totals</b>	<b>136</b>	<b>81</b>	<b>24</b>	<b>8</b>	<b>111</b>	<b>274</b>	<b>596</b>	<b>367</b>	<b>201</b>	<b>169</b>	<b>1,068</b>	<b>1,201</b>	<b>17</b>	<b>17</b>	<b>1,051</b>	<b>880</b>

#### Issued residential permits align with the City's long term projections

The total number of residential permits issued in 2019 was up from 2017, with nearly 75% of the new units constructed in the form of apartments, due in part to 2 large apartment developments at 73 Arthur Street South (124 units), and 1878 & 1880 Gordon St (343 units) and sustained interest in the creation of accessory apartments. The total number of residential permits issued in 2019 aligns closely with the City's long term projections to 2031.

The proportional split between the housing types constructed in 2019 is generally reflective of the City's projected unit splits over the long term average to 2031, which anticipates a lower proportion of new single and semi-detached construction and a higher proportion of new townhouse and apartment construction.

Accessory apartment building permits remain strong with 201 new units created in 2019, an increase from 169 in 2018. Since 2008, an average of 140 accessory apartments have been created per year. These units are considered to contribute to the City's annual affordable housing secondary rental target of 4%.

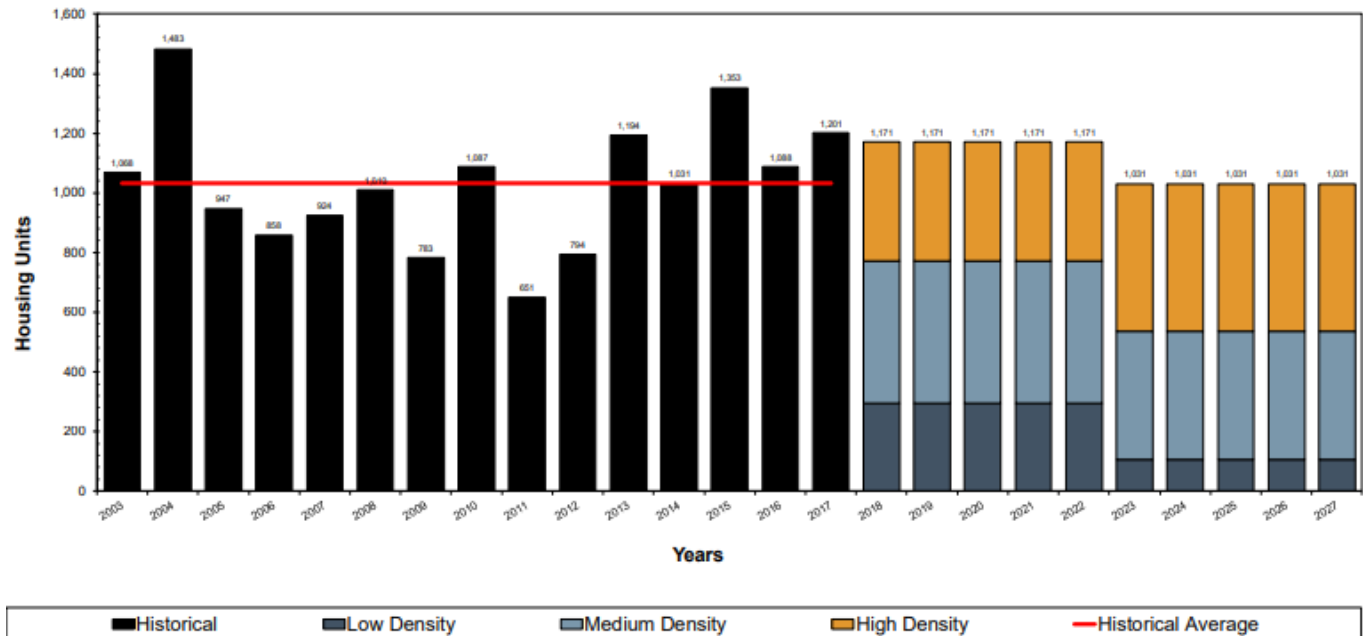
The demolitions in 2019 were all single detached homes making way for new development. Of note are 4 single detached homes to be demolished on Gordon Street to be replaced by a 351 apartments, and 6 single detached units on Lowes Road West that will be replaced with the development of 36 new single detached homes. The majority of the remaining demolitions are to accommodate proposed severances that will result in a net surplus of units, contributing to an increased supply of housing. In total, the 17 units that the City has slated for demolition in 2019 is projected to result in 430 units.

Source: Building Permit Summaries, City of Guelph Planning Services, 2019

## 4. Housing Stock

### 4.1 City of Guelph Housing Forecast

Figure 7. Long-term Housing Forecast



#### The long-term housing forecast anticipates a shift in the mix of housing types

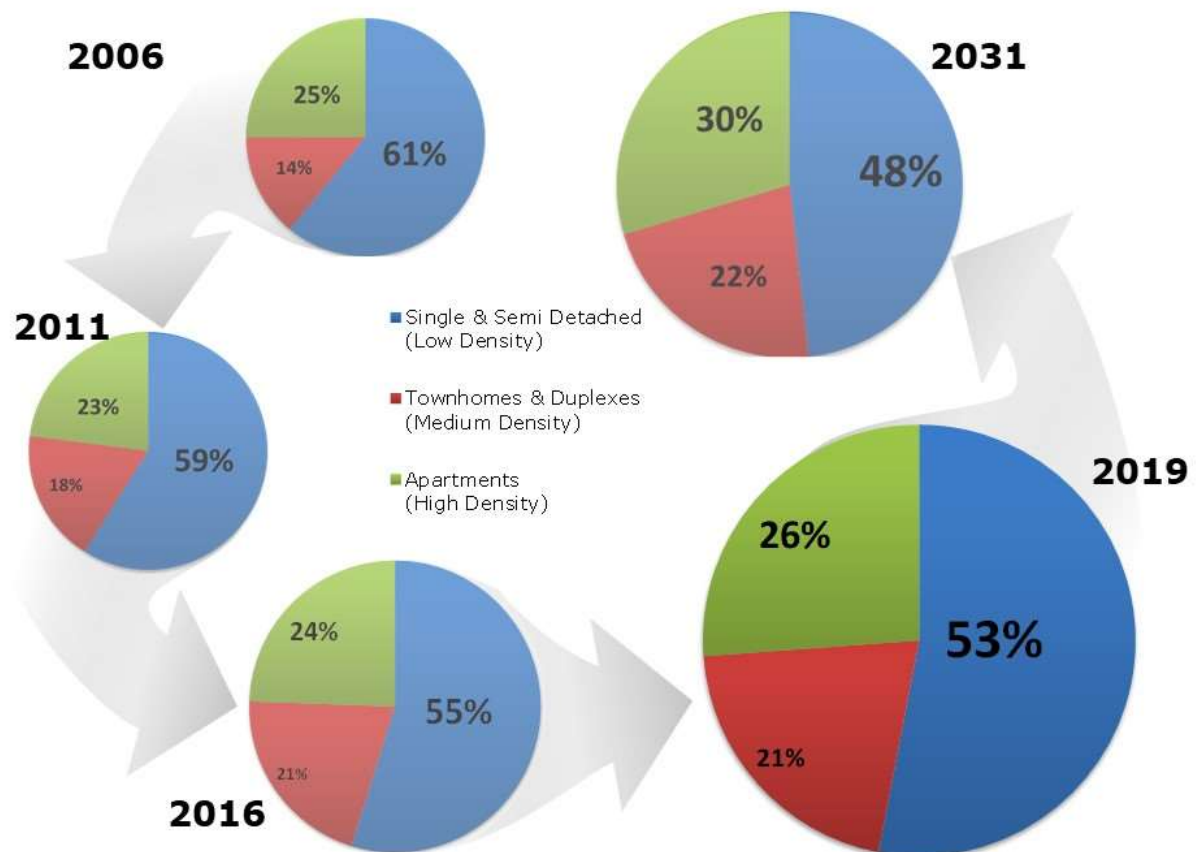
The housing forecast as presented in the Development Charges Background Study (2019) illustrates the number of units by housing type that are anticipated to meet the City's growth targets over the next 10 years. Stronger than anticipated residential growth between 2013 and 2017 has reduced the targeted number of residential units to approximately 1,100 units in order to meet the City's population forecast of 175,000 (169,000) residents by 2031.

In 2019, the number of residential units created (1,069) is closely aligned with the City's targeted number of residential units to 2031. The average number of residential permits issued since residential development rebounded in 2013 continues to remain on track with the anticipated long term average of 1,100 units per year to 2031.

Source: Development Charges Background Study, Appendix A, March 2019



## 4.2 City of Guelph Housing Mix: Total Housing Stock, 2006 to 2031



### The housing stock is continuing to becoming more balanced

The City's current housing stock is comprised predominantly of low density housing in the form of single detached and semi-detached dwellings. A shift in the demand for different forms of housing combined with policy changes promoting transit supportive densities and a greater mix of housing will result in a higher proportion of medium and high density forms of housing being constructed. This shift in the forms of constructed housing will see a more balanced distribution of unit types in the City of Guelph by 2031, when approximately 48% of the City's overall housing stock is forecast to be in a low density form of housing, 22% in the form of townhomes and duplexes, and 30% of the City's total units being in the form of apartments.

Between 2006 and 2019, the mix of housing forms is becoming more balanced, with the proportion of single detached dwellings declining to 53% of the City's total housing stock. Townhouses represent 21% of the City's current housing stock, an increase of 7% since 2006. After a slight decline between 2006 and 2016, apartments have once again increased their share of the City's housing stock to 26% in 2019.

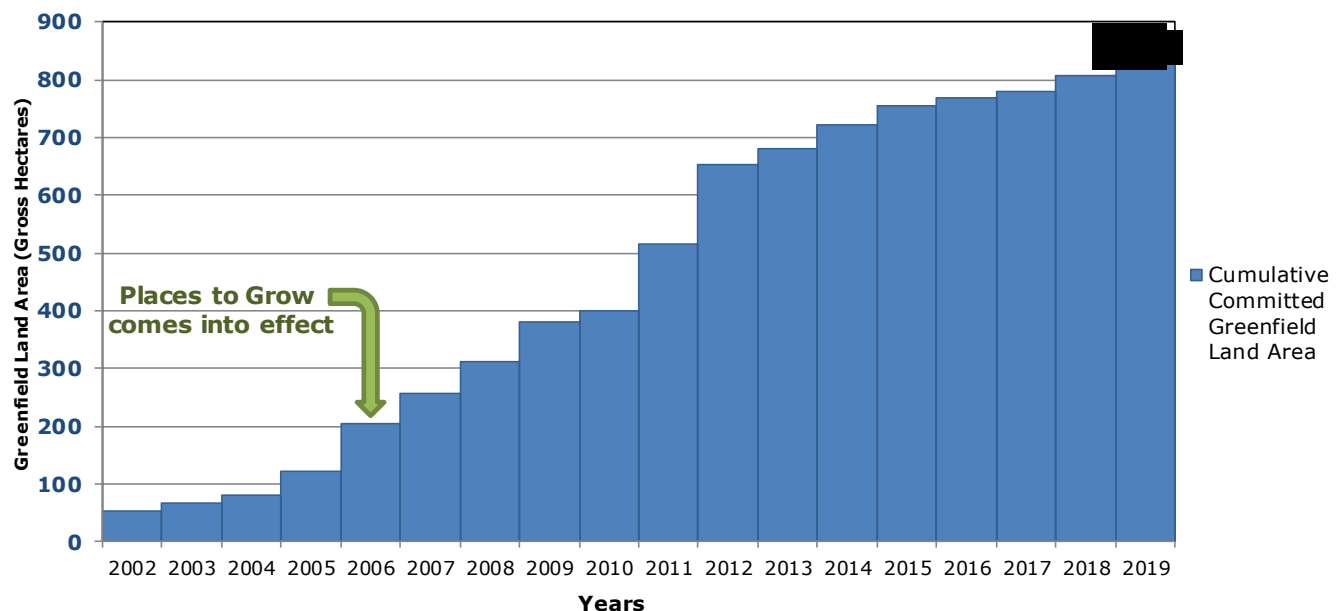
#### Sources:

1. Building Permit Summaries, City of Guelph Planning Services, 2019
2. Statistics Canada, 2016 Census of Population

## 5. Greenfield Area

### 5.1 Committed Greenfield Lands (gross area) 2002-2019

Figure 8. Cumulative Committed Greenfield Lands



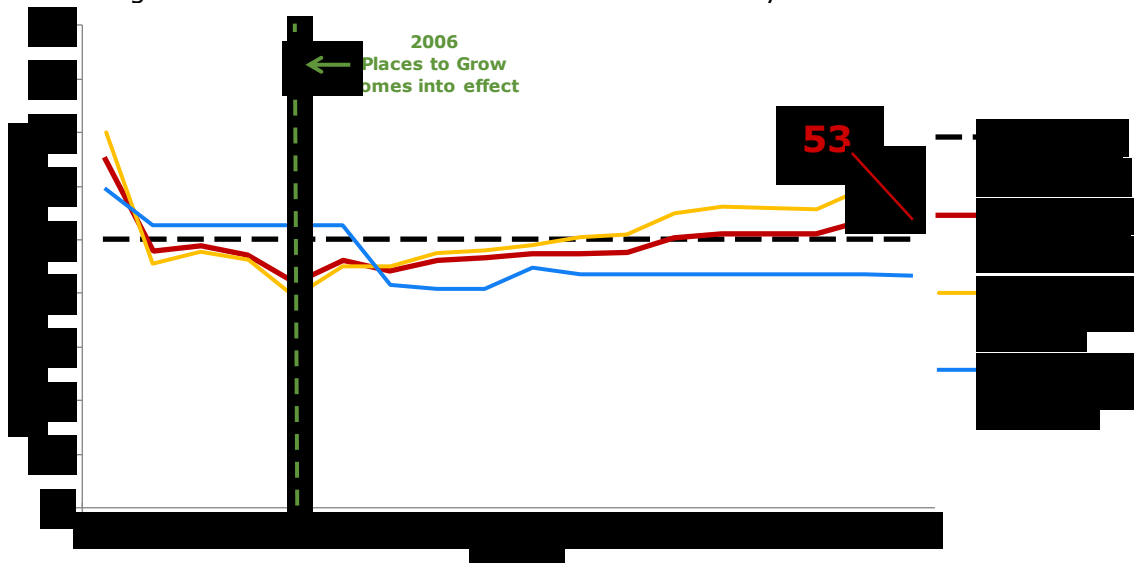
#### Development in the designated greenfield area is in line with Growth Plan policies

The designated greenfield area and policies were defined through the Growth Plan as a means to ensure the development of healthy, safe and balanced communities and make better use of land and existing infrastructure through the promotion of compact, transit supportive communities in the designated greenfield area. Figure 8 above illustrates the cumulative rate in which lands are being committed for development each year within the designated greenfield area. Prior to the effective date of the Growth Plan in 2006, the designated greenfield area included lands with existing planning approvals, but which had not yet been constructed. It is for this reason the chart illustrates a timeline prior to the effective date of the Growth Plan. By the end of 2019, 830 hectares of the City's 2020 hectares of designated greenfield area had planning commitments, inclusive of natural areas protected through the plan of subdivision process. This brings the total amount of committed greenfield lands to approximately 41% of the total designated greenfield area.

Source: City of Guelph Planning Services, 2019

## 5.2 Greenfield Area Cumulative Persons and Job Density within Committed Lands

Figure 9. Greenfield Area Persons and Job Density on Committed Lands



### Committed greenfield lands are meeting the minimum greenfield density target

The City of Guelph's committed lands within the designated greenfield area are currently estimated to be achieving a density of 53 persons and jobs per net hectare, which decreased slightly from 2018. This decrease in greenfield density was due to the registration of the first phase of 55 & 75 Cityview Drive plan of subdivision on the City's east end which is largely comprised of low density housing. Future phases of this plan of subdivision are comprised of townhomes and apartments which should help to increase the greenfield density once registered. Despite the decrease in greenfield density, the city continues to meet the minimum target of 50 persons and jobs per hectare.

In the chart above, an initial density spike in 2002 on the first lands to be committed in the designated greenfield area was due to the approval of several large commercial and apartment developments. In the following years, the designated greenfield area density declined due to the registration of several plans of subdivision which predated the Growth Plan and were comprised largely of low density forms of housing. Greenfield densities began to trend steadily upwards starting in 2009, reflective of the registration of plans of subdivision received after the Growth Plan came into effect with overall densities that contributed to the achievement of the greenfield density target. The overall density target for the designated greenfield area is a minimum of 50 persons and jobs per hectare, measured over the entirety of the designated greenfield area, excluding areas where provincial plans and policies prohibit development.

Densities on committed residential lands in the designated greenfield area in 2019 decreased slightly to just under 60 persons and jobs per hectare over 528 gross hectares of land (26% of the designated greenfield area). It is estimated that in 2019, the employment lands in Guelph generated a density of approximately 43 persons and jobs per hectare over 302 hectares of land (15% of the designated greenfield area).

Following the City's work to conform to the 2019 Growth Plan (A Place to Grow: Growth Plan for the Greater Golden Horseshoe), the measure for determining densities in designated greenfield lands will be revised to address the changes to the Growth Plan.

Notes:

1. The term committed refers to lands within registered plans of subdivision and lands that have been rezoned outside of plans of subdivision.
2. Greenfield densities have the ability to change over time from registration or approval to when building permits are issued on committed lands.
3. This figure excludes lands in the Designated Greenfield Area that are not considered to be in their final form.
4. For the purposes of this chart, residential densities include population serving employment, such as school sites, and small-scale commercial sites outside business parks. Employment densities include lands designated industrial and corporate business park, commercial developments within mixed-use nodes, and commercial sites within business parks.

Source: City of Guelph Planning Services, 2019

## 6. City of Guelph Housing Supply

### 6.1 Built-up Area, Greenfield Area, and City-wide Housing Supply

Figure 10a. Housing Supply in the Built-up Area

Supply	Single Detached	Semi-Detached	Townhomes	Apartments	Total Units	Years of Supply
Short term supply	244	12	652	2905	3813	3.5
Designated and Available	8	4	826	1308	2146	2.0
<b>TOTAL</b>	<b>252</b>	<b>16</b>	<b>1478</b>	<b>4213</b>	<b>5959</b>	<b>5.5</b>

Figure 10b. Housing Supply in the Designated Greenfield Area

Supply	Single Detached	Semi-Detached	Townhomes	Apartments	Total Units	Years of Supply
Short term supply	485	34	357	1971	2847	2.6
Designated and Available	902	0	2742	2911	6555	6.0
<b>TOTAL</b>	<b>1387</b>	<b>34</b>	<b>3099</b>	<b>4882</b>	<b>9402</b>	<b>8.5</b>

Figure 10c. City-wide Housing Supply

Supply	Single Detached	Semi-Detached	Townhomes	Apartments	Total Units	Years of Supply
Short term supply	729	46	1009	4876	6660	6.1
Designated and Available	910	4	3568	4219	8701	7.9
<b>TOTAL</b>	<b>1639</b>	<b>50</b>	<b>4577</b>	<b>9095</b>	<b>15361</b>	<b>14.0</b>

#### The City is meeting its housing supply requirements

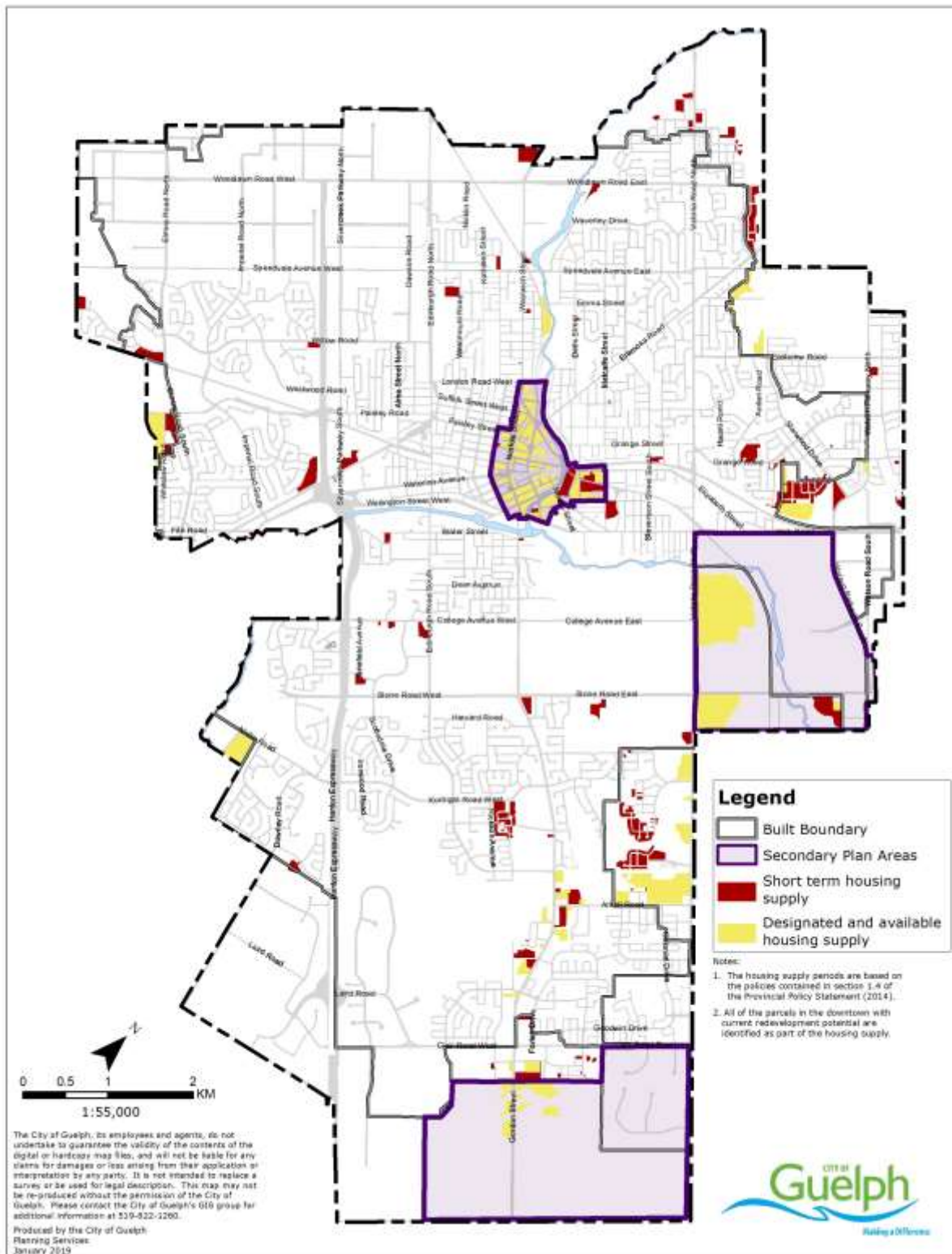
These charts illustrate the supply of housing by type on lands that are available for future development. The housing supply policies of the Provincial Policy Statement (PPS, 2014) require the city to plan for an appropriate range and mix of housing types and densities to meet future projections. According to the PPS definition, at the end of 2019, the city exceeded the minimum short term supply of three years, with a 6.1 year supply of housing available for development within lands that are suitably zoned with sufficient servicing capacity. The City also has a healthy longer term housing supply that includes short term supply on lands that are designated and available, calculated at 14 years, which meets the minimum PPS, 2014 housing supply requirement of 10 years.

A new Provincial Policy Statement (2020) comes into effect on May 1, 2020 and contains new housing supply policies which will be considered in the 2020 Guelph Growth Monitoring and Affordable Housing Report.

Source: City of Guelph Planning Services, 2019

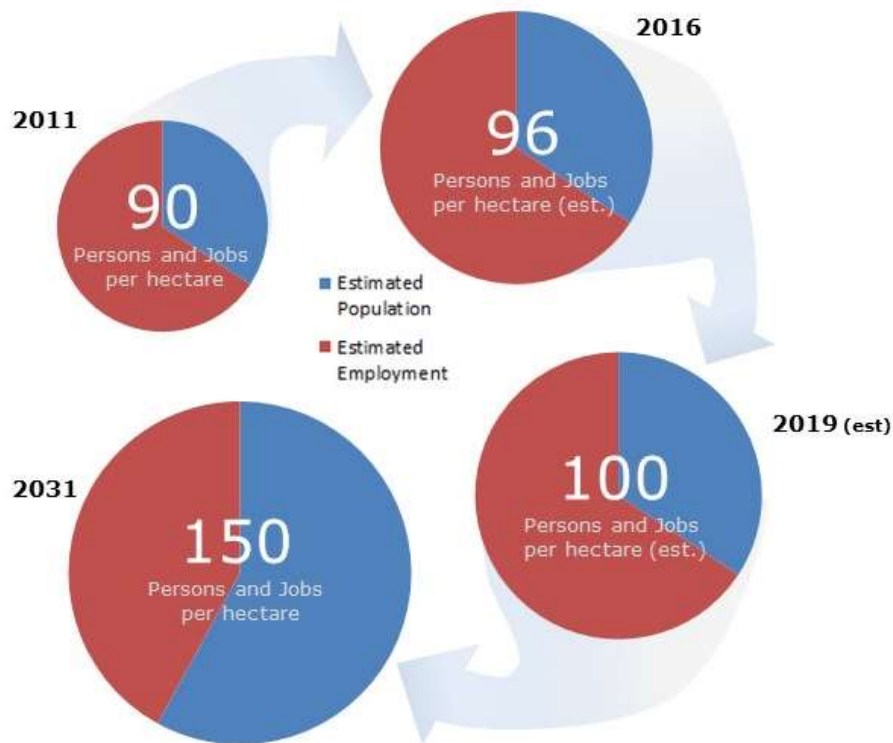
# City of Guelph Housing Supply Sites

## Short Term and Designated and Available Housing Supply



## 7. Urban Growth Centre

Figure 11. Urban Growth Centre Population and Employment Density



### The City is on track to achieve its Urban Growth Centre density target

The City of Guelph's Urban Growth Centre (downtown) is being planned to accommodate a density of 150 persons and jobs per hectare by the year 2031. Dwelling counts and population data from the 2016 Census, in addition to the units created over the past year were used to calculate the Downtown density for 2019. New residential dwellings and increased institutional floorspace downtown resulted in a modest increase in the density downtown to 100 persons and jobs per hectare. The majority of the future downtown density to 2031 will result from residential intensification in the form of medium and high density residential dwellings.

Progress towards achievement of the Urban Growth Centre density target will continue through implementation of the Downtown Secondary Plan and further intensification of the downtown. Over the next decade, the remaining phases of The Metalworks development and the development at 71 Wyndham Street South could together bring an estimated additional 400 residential units into the downtown.

Source: City of Guelph Planning Services, 2019



## 8. Affordable Housing

### 8.1 Achievement of Affordable Housing Targets

#### The City is meeting its targets for affordable ownership and purpose built secondary rental units

The City of Guelph sets an annual affordable housing target of 30% for all newly constructed residential units. This target is further broken down by housing tenure as follows:

- 25% affordable ownership units;
- 1% affordable primary rental units; and,
- 4% affordable purpose built secondary rental units (which includes accessory apartments)

Figure 12. Percentage of Newly Constructed Dwellings by Sale Price by Type of Unit in 2019



Source: City of Guelph Planning Services, 2019. Data from MPAC.

#### Affordable Housing - Ownership Units

At the time of this report, sales data indicated that 53% of newly constructed residential units in 2019 were sold below the affordable housing ownership benchmark price of \$390,587, which meets the affordable ownership target of 25%. Of the new residential units that sold below the benchmark price in 2019, 98% were apartment units, while the remaining 2% were townhomes.

#### Affordable Housing – Rental Units

In 2019, permits were issued for the creation of 201 accessory apartments; these units are considered to be purpose built secondary rental units. Based on the latest registered accessory apartment survey results, it is assumed that 72 of the 201 units would be offered for rent below the 2019 rental benchmark price of \$1,133. This represents 7% of the total units constructed in 2019, which meets the City's affordable purpose built secondary rental units. Construction began on an apartment building at 250 York Road in 2019 which is anticipated will retain a small portion of the units for the rental market, however, rental pricing for this development was not available at the time of this report. The primary rental target is measured as an average over a 5-year period, which will be reported on in the 2020 Growth Management and Affordable Housing Monitoring Report.

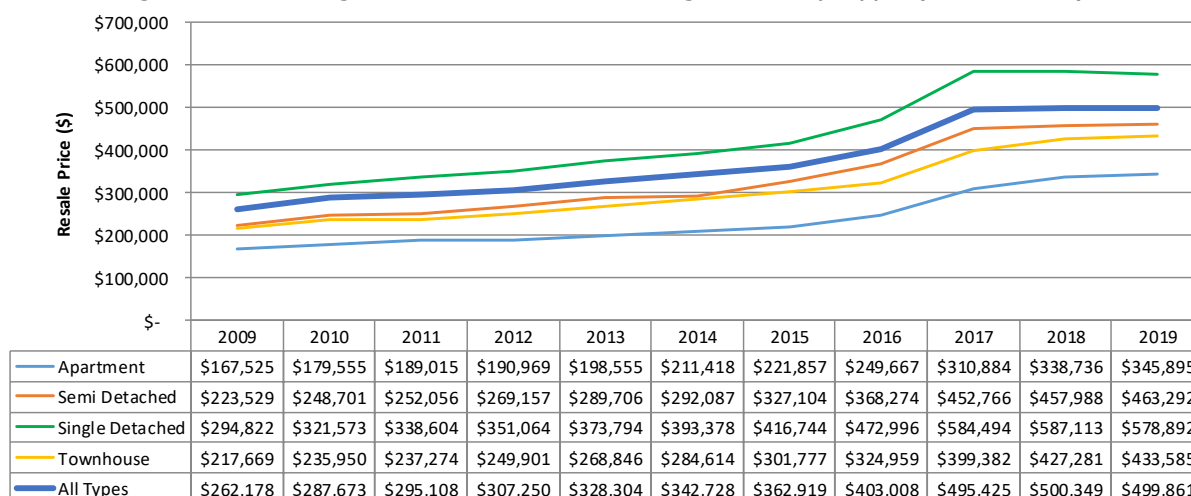


## 8.1 Setting 2020 Affordable Ownership Housing Benchmark Prices

Each year the City calculates the affordable housing benchmarks for ownership based on the lowest of a market and income based calculations, as per provincial policy. These benchmarks are used to determine if the City's affordability housing targets for home ownership have been met. The 2020 benchmarks will be set using 2019 data.

### Affordable Ownership Housing Benchmark – Market-based

Figure 13. Average Resale Price of Dwellings Sold, by Type (2009-2019)



Source: City of Guelph Planning Services, 2019. Data from MPAC

In 2019, the average resale price for all types of dwellings sold in Guelph was \$499,861, a slight decline from a high of \$500,349 in 2018, due to the average sale price of single detached homes dropping approximately 1% from \$587,113 in 2018 to \$578,892 in 2019. Apartment units were the least expensive types of units sold in 2019, with resale prices averaging \$345,895.

Between 2009 and 2019, average resale prices for all types of units increased by 10% per year. Average prices for single detached and townhouses increased by 10%, while semi-detached and apartment prices increased by 11%.

The ownership affordable market-based benchmark is calculated as housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area. The ownership affordable market-based benchmark for 2020 is \$449,210.

## Affordable Ownership Housing Benchmark – Income-based

Figure 14. Maximum Affordable Homeownership Prices by Income Percentile for All Guelph Households, 2019

Percentile	10th	20th	30th	40th	50th	60th	70th	80th	90th
<b>Income of All Households (\$)</b>	\$24,622	\$40,318	\$54,321	\$68,169	\$84,010	\$101,475	\$120,911	\$147,809	\$190,245
<b>Affordable House Price (\$)</b>	\$65,484	\$138,263	\$203,195	\$267,406	\$340,855	\$421,836	\$511,960	\$636,679	\$833,447

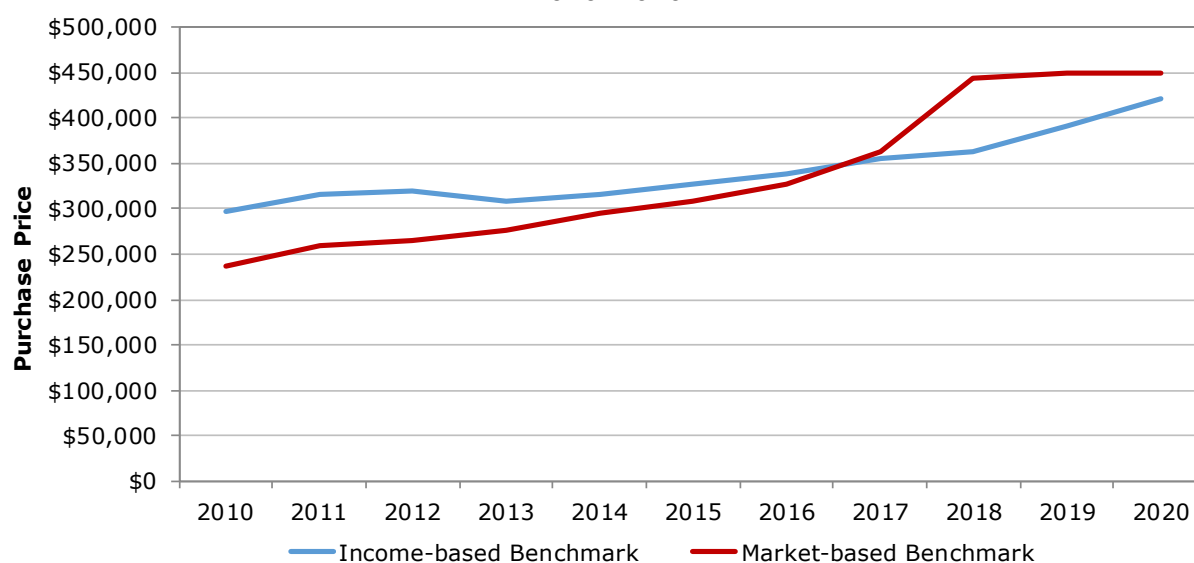
Source: City of Guelph Planning Services, 2019. Data from Statistics Canada.

In 2019, the income for the 60<sup>th</sup> percentile for all household was \$101,475 which is based on 2015 Census data adjusted for inflation based on the Consumer Price Index for Ontario (all items).

The ownership affordability income-based benchmark for 2020 is \$421,836, which is an increase from \$390,587 in 2019.

## Setting the Affordable Ownership Housing Benchmark for 2020

Figure 15. Comparing Income and Market-based Affordable Ownership Housing Benchmark, 2010–2020



Source: City of Guelph Planning Services, 2019. Data from MPAC and Statistics Canada

In 2019, the income for the 60<sup>th</sup> income percentile for all households was \$101,475 which is based on incomes from the 2016 Census, adjusted for inflation using the Consumer Price Index for Ontario (all items).

Calculating the 2020 affordable ownership housing benchmark involves determining the less expensive of:

- 1) Income based benchmark - housing for which the purchase price results in annual accommodations that does not exceed 30% of gross annual household income for low and moderate income households; and
- 2) Market based benchmark - housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.

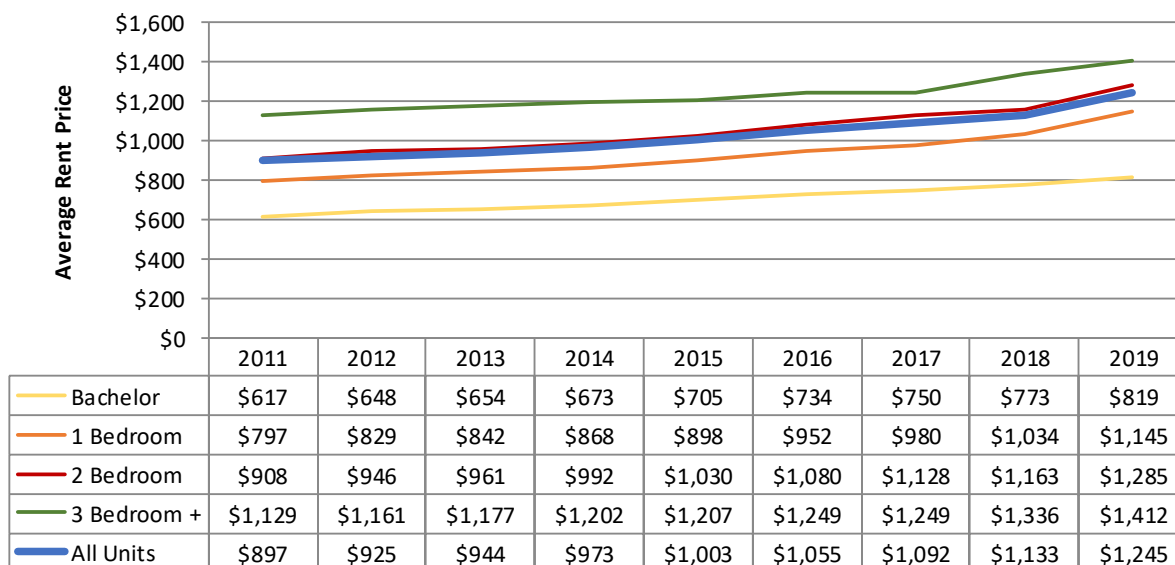
Calculating the ownership housing benchmark using the income based price method above (1) results in a benchmark price of \$421,836. Calculating the benchmark using the average purchase price method above (2) uses the 2019 average resale price of \$499,861 for all types of dwellings sold in Guelph results in a benchmark price of \$449,210. The less expensive of the two methods is the income based method (1), which sets the 2020 affordable housing ownership benchmark price of \$421,836.

## 8.2 Setting 2020 Affordable Rental Housing Benchmark Prices

Each year the City calculates the affordable housing benchmarks for rental housing based on the lowest of a market and income based calculations, as per provincial policy. These benchmarks are used to determine if the City's affordability housing targets for rental units have been met. The 2020 benchmarks will be set using 2019 data.

### Affordable Rental Housing Benchmark – Market-based

Figure 16. Average Rental Price by Size of Unit (2011-2019)



Source: City of Guelph Planning Services, 2019. Data from CMHC.

In 2019, the average market rent for all types of units in Guelph was \$1,245 with bachelor units averaging \$819 and units with 3 or more bedrooms averaging \$1,412.

Between 2011 and 2019, average market rents increased by approximately 5% per year. Rental rates for bachelor apartments increased by 4%, while 1 and 2-bedroom units increased the most by 5% while rates for units with 3 or more bedrooms increased the least by 3% between 2011 and 2018. The largest year over year increase in average rental prices since 2011 occurred between 2018 and 2019, when prices increased on average by 10%.

The rental market-based benchmark is calculated as the average rental price of all units in the regional market area. The rental affordable housing market-based benchmark for 2020 is \$1,245.

## Affordable Rental Housing Benchmark – Income-based

Figure 17. Maximum Affordable Rent by Income Percentile for All Guelph Renter Households, 2019

Percentile	10th	20th	30th	40th	50th	60th	70th	80th	90th
<b>Income of All Rental Households (\$)</b>	\$14,956	\$22,541	\$30,017	\$39,263	\$48,327	\$57,284	\$68,365	\$83,899	\$108,170
<b>Affordable Rental Price (\$)</b>	\$374	\$564	\$750	\$982	\$1,208	\$1,432	\$1,709	\$2,097	\$2,704

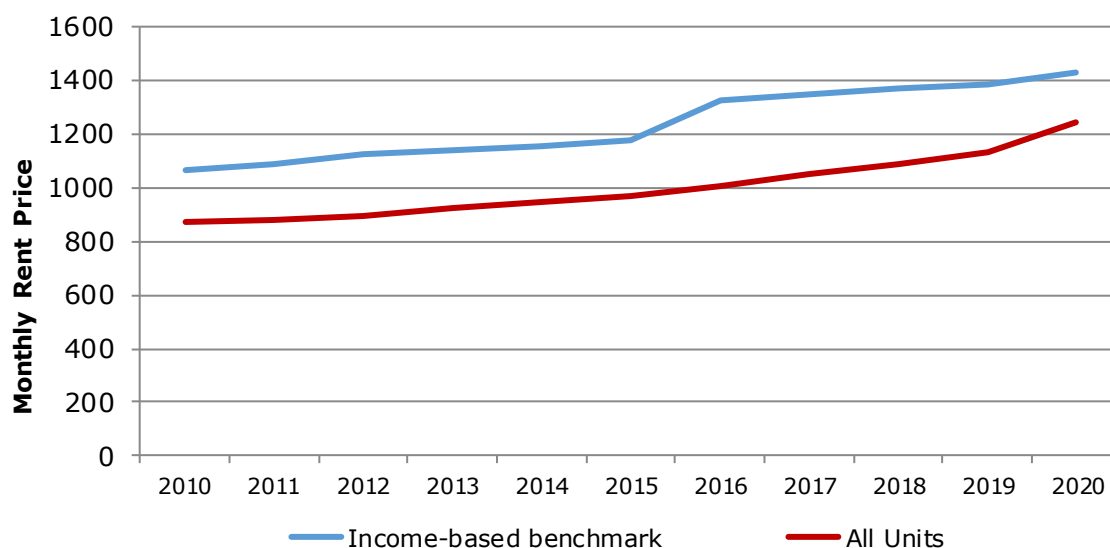
Source: City of Guelph Planning Services, 2019. Data from Statistics Canada

In 2010, the income for the 60th income percentile for rental households was \$57,284 which is based on 2015 Census data adjusted for inflation based on the Consumer Price Index for Ontario (all items). The income based affordable rental benchmark, which is calculated as 30% of the gross household income at the 60<sup>th</sup> income percentile is \$1,389.

Using the 2019 average rental prices, the 2020 market-based affordable housing rental benchmark is \$1,432.

## Setting the Affordable Rental Housing Benchmark for 2020

Figure 18. Comparing Income and Market-based Benchmarks in Guelph, 2010-2020



Source: City of Guelph Planning Services, 2019. Data from CMHC and Statistics Canada

In 2019, the income for the 60th income percentile for all renter households was \$57,284 which is based on incomes from the 2016 Census, adjusted for inflation using the Consumer Price Index for Ontario (all items).

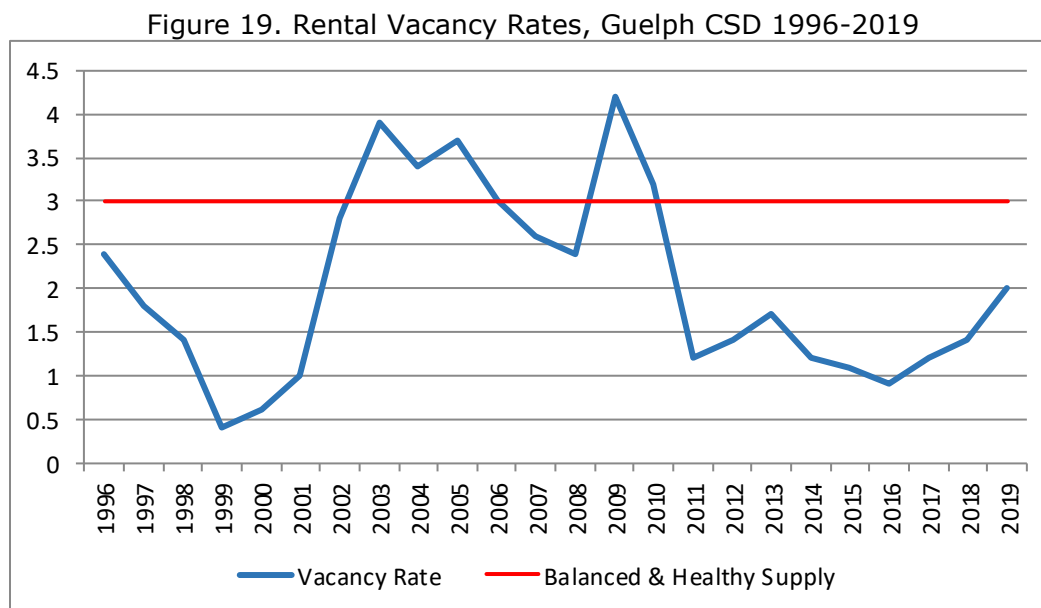
Calculating the 2020 affordable rental housing benchmark involves determining the less expensive of:

- 1) Income based benchmark - housing for which the rental price results in annual accommodations that does not exceed 30% of gross annual renter household incomes for low and moderate income households; and

- 2) Market based benchmark - the average market rent for all units from the Canadian and Mortgage Housing Corporation's rental market survey

Calculating the rental housing benchmark using the income based price method above (1) results in a benchmark rental price of \$1,432. Calculating the rental housing benchmark using the average rent in method (2) results in a benchmark price rental price of \$1,245. The less expensive of the two methods is the market-based method (1), which sets the 2020 affordable rental housing benchmark price of \$1,245 per month.

### Rental Unit Vacancy Rates in Guelph



Source: City of Guelph Planning Services, 2019. Data from CMHC.

The vacancy rate for rental units for the Guelph CMA in 2019 was 2.0%, up from 1.4% in 2018. The City of Guelph has continued to fall below a balanced and healthy vacancy rate of 3% for the ninth year in a row.

Since 2017, the vacancy rate has been rising due in part to the increase in supply through the development of new primary rental apartment buildings, such as the Kortyard rental units at 171 Kortright Road West and the Imperial Towers development at 978-1042 Paisley Road.