


Attachment-2 2017 Affordable Housing Strategy – Review of Actions

Fully Achieved = 

In progress/steps taken = 



















Not actioned at this time = 






Table 1: 2017 Affordable Housing Strategy – Review of Actions




2017 Strategic Actions	Have we done this?	How?
<p>1. Review the Official Plan affordable rental housing targets (25% of all new residential units are affordable ownership, 1% are affordable primary rental, 4% affordable secondary rental)</p>		<p>Currently reviewing targets as part of the draft Housing Affordability Strategy.</p> <p>The City reports annually on targets through the Growth Management and Affordable Housing Monitoring Report.</p>
<p>2. Review Zoning By-law to consider:</p> <ul style="list-style-type: none"> • Modifications to parking requirements. • Permitting single and semi-detached dwelling units in low density residential zones; and • Pre-zoning sites for higher density residential uses. 		<p>The City's new Comprehensive Zoning By-law (currently under appeal) considered all the 2017 actions, including:</p> <ul style="list-style-type: none"> • Proposed reductions to minimum parking requirements in areas well-served by transit. • Allowed 3 units on any residentially zoned lot. • Created zones that permit singles and semis in low density residential zones; and • Pre-zoned sites for higher densities, contingent on infrastructure capacity.

2017 Strategic Actions	Have we done this?	How?
<p>3. That the City monitor the Province's work on inclusionary zoning.</p>		<p>City have continued to monitor inclusionary zoning.</p> <p>Work is beginning on a Community Planning Permit System pilot project, which has the potential to provide more affordable housing than through Inclusionary Zoning.</p>
<p>4. That the affordable housing section required as part of the Planning Justification Report be used to support the City's affordable housing monitoring system.</p>		<p>The Affordable Housing Report required as part of a Planning Justification Report is used to monitor the number of proposed affordable units for the annual Growth Management and Affordable Housing Monitoring Report.</p>
<p>5. That the City support the preparation of the affordable housing section of the Planning Justification Report.</p>		<p>Terms of Reference for the Affordable Housing Report have been posted to the City's website.</p>
<p>6. That Planning Justification Reports include a section to satisfy the requirements for the submission of an Affordable Housing Report for all residential development applications.</p>		<p>Terms of Reference for the Affordable Housing Report have been posted to the City's website.</p>
<p>7. That the development of height and density bonusing guidelines under Section 37 of the Planning Act explore how affordable housing may be delivered as a community benefit.</p>		<p>The Province of Ontario has removed height and density bonusing under Section 37 of the Planning Act.</p> <p>Work is beginning on a Community Planning Permit System pilot project, which has the potential to provide more affordable housing as a community benefit.</p>

2017 Strategic Actions	Have we done this?	How?
<p>8. Affordable housing provisions be considered in updates to development standards.</p>		<p>Through the Community Planning Permit System project, currently being piloted in the Downtown and one Strategic Growth Area, staff will be exploring the inclusion of affordable housing units as a community benefit.</p>
<p>9. That the City provide a variety of financial assistance for the development of affordable housing.</p>		<p>The City continues to provide financial assistance for affordable housing, in addition to annual financial contributions to the County in the provision of housing services.</p>
<p>10. That the City develop a Community Improvement Plan (CIP) for affordable housing to allow financial incentives to be provided to the private sector across the City.</p>		<p>The City is currently implementing a CIP for affordable housing; launch is expected to occur in early 2025.</p>
<p>11. That priority is given to primary rental units through City financial incentives.</p>		<p>The City is currently exploring how to offer financial incentives that could support rental units.</p>
<p>12. That financial incentives focus on affordable housing projects containing smaller unit sizes.</p>		<p>The City is currently exploring financial incentives through the ARDU Incentive Program (as part of the Affordable Housing CIP) that would support smaller unit sizes.</p>
<p>13. That priority be given to affordable housing proposals that include funding from other levels of government.</p>		<p>The City of Guelph has provided funding assistance to a variety of proposals that have received funding assistance from other levels of government.</p>

2017 Strategic Actions	Have we done this?	How?
<p>14. That an annual financial contribution of \$60,000 to \$80,000 per unit be referred to the development of a comprehensive policy for an Affordable Housing Financial Incentive Program for permanent housing funded through the Affordable Housing Reserve fund.</p>		<p>This annual financial contribution is now being considered with Housing Accelerator Fund (HAF) funding to an upset limit.</p>
<p>15. That the City consider exemptions or reduced development charge rates for affordable housing.</p>		<p>The Province has now mandated that affordable units are exempt from the payment of Development Charges through the Affordable Homes and Good Jobs Act, 2023.</p>
<p>16. That the City leverage any partnership opportunities with the County and housing providers to help coordinate and increase the impact of our responses to affordable housing issues.</p>		<p>The City and County continue to collaborate on responses to affordable housing issues.</p>
<p>17. That, if the County chooses to develop an incentive toolkit that publicizes current affordable housing programs and incentives, the City participate in its development and make appropriate linkages between the County's and City's communication materials.</p>		<p>The City and County continue to collaborate on communication materials.</p>

2017 Strategic Actions	Have we done this?	How?
<p>18. That, where appropriate, the City assists with increasing the number of affordable housing units on existing County and housing provider developments.</p>		<p>The City of Guelph has supported a number affordable and supportive housing units including:</p> <ul style="list-style-type: none"> • A 32-unit supportive housing development at 10 Shelldale Crescent. • A 32-unit supportive housing development at 721 Woolwich Street. • 30 affordable rental units at 120 Huron Street. • 8 new supportive housing units at 51 Bellevue Street.
<p>19. That the City annually monitor the creation of new affordable market housing.</p>		<p>The City publishes the annual Growth Management and Affordable Housing Monitoring Report which provides information on the creation of new affordable housing units created, sets benchmarks for affordable ownership and rent, and reviews the vacancy rate.</p>
<p>20. That the affordable primary rental housing target be measured as a five year average.</p>		<p>In the City's annual Growth Management and Affordable Housing Monitoring Report, affordable primary rental housing target is measured over a 5-year period.</p>
<p>21. That the City annually monitor key affordable housing indicators including a breakdown of the number of bedrooms per unit in stacked townhouse and apartment developments.</p>		<p>The latest edition of the City's annual Growth Management and Affordable Housing Monitoring Report does not include a breakdown of the number of bedrooms per unit in stacked townhouses and apartment developments.</p>
<p>22. That annual reporting of accessory apartment information be expanded to include a breakdown of the number of units created by number of bedrooms.</p>		<p>The latest edition of the City's annual Growth Management and Affordable Housing Monitoring Report does not include a breakdown of the number of bedrooms per unit in accessory apartments.</p>

2017 Strategic Actions	Have we done this?	How?
<p>23. That the City continue to explore the ability to identify and monitor purpose built secondary rental housing annually, through the development review/approval process, for inclusion in measuring the affordable rental target.</p>		<p>The City monitors the creation of new secondary rental units through the Additional Residential Dwelling Unit Registration By-law. That information is included in the annual Growth Management and Affordable Housing Monitoring Report to understand how the City is achieving its affordable purpose-built secondary rental unit target.</p>
<p>24. That data on secondary rental housing be researched on a five-year cycle including a survey of registered accessory apartments to inform the creation of rental units.</p>		<p>As part of the 2024 Housing Affordability Strategy project, a new survey on Additional Dwelling Units (which include accessory apartments) has been completed.</p>
<p>25. That the City continue to advocate CMHC for the collection of secondary rental market data for the Guelph area.</p>		<p>As of 2023, CMHC now provides market data but does not differentiate between primary and secondary rental market data. Staff will continue to advocate for this data collection.</p>