

Information Report



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| Service Area | Office of the Chief Administrative Officer |
| Date | Friday, October 4, 2024 |
| Subject | City Land Inventory Update |

Executive Summary

Purpose of Report

On January 12, 2024, the City of Guelph was awarded \$21.4M to increase housing supply through the Housing Accelerator Fund (HAF).

On July 3, 2024, staff circulated Committee of the Whole staff report 'Mayoral Direction B3 – Strategic Real Estate Partnerships on Underutilized City-Owned Assets 2024-308'. As part of that work, Council expressed interest in mapping updates on City-owned land.

This report serves as an information update on this body of work.

Key Findings

Staff have met HAF action Initiative 4.1: Complete and inventory of City and County-wide land assets.

Staff have completed a preliminary review of sites that may have development potential. This work is ongoing.

Staff are reviewing all land assets to identify lands that may not be required to meet current and future City service levels. The information associated with this body of work may inform future surplus assets discussions and future recommendations to Council to repurpose, dispose or develop land holdings.

Strategic Plan Alignment

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

4.3: Maximize Guelph's real estate opportunities to support growth

Review and challenge the status quo of current land assets and oversee corporate property decisions to maximize value.

Financial Implications

The information provided in this report is an update to ongoing work, completed at the staff level with no retained services. Any decisions or outcomes from the work outlined will be presented to Council for decision.

There are no financial implications directly associated with this report.

Report

The purpose of this report is to provide an update to Council on ongoing land evaluation initiatives. This covers three initiatives:

1. HAF: Initiative 4
2. Mayoral Direction B3 – Strategic Real Estate Partnerships on Underutilized City-Owned Assets 2024-308: Council communicated to staff a desire to see potential developable sites
3. Ongoing inventory and surplus land evaluation work

Housing Accelerator Fund: Initiative 4

On January 12, 2024, the City of Guelph was awarded \$21.4M to incent housing supply through the HAF.

The HAF program of work identifies eight initiatives and a broader description of the HAF program can be found on [Guelph's Housing Accelerator Fund Action Plan](#) website.

HAF Initiative 4 has four actions:

- 1) Complete an inventory of City and County-wide land assets
- 2) Create an evaluative framework for disposition
- 3) Implement the framework
- 4) Initiate Affordable Housing Demonstration Project – Partnership

This report will provide updates on actions 1-3. A staff report will be presented on October 8, 2024 to provide information on the Affordable Housing Demonstration Project.

Action 1: Complete an inventory of City and County-wide land assets

The inventory of [City and County owned land assets](#) deliverable is complete. A map has been created and posted.

This map was completed using property and title information, confirmed across multiple departments and approved by Wellington County for issuance.

Action 2 and 3: Create an evaluative framework for disposition

The evaluation framework is ongoing. The intent is to ensure that the City is using land holdings effectively and to its maximum use and/or value. Staff continue to advance this as part of the overall HAF deliverables and anticipate completion by October 31, 2024.

A map that identifies sites that could have development potential is included as Attachment 1. This work is preliminary, and the sites noted may not result in a developable site as staff analyze current use, zoning, servicing capacity and impediments to development, like buried infrastructure.

This map is provided as information to inform Council how staff are examining sites for potential residential development opportunities. Sites are being evaluated based on size and shape, excluding certain uses like Natural Heritage and Park lands.

As this work evolves, City services and use of land will be evaluated further, with the goal to maximize city land assets. This information is provided as an evolving body of work and not all sites will be recommended for development. As part of this work, staff are reviewing all land inventory to confirm land use and identify lands that may be considered possible surplus, suitable to re-purpose, or needed to accommodate growth of City services.

Any future dispositions or lease of land resulting from this work will be completed in compliance with the City of Guelph Policy for the Sale and Disposition of Real Property Interests and be presented to Council for direction.

The actions noted above in combination with staff report 'Affordable Housing Demonstration Project 2024-414' inform how staff will complete Initiative 4 of the HAF program of work.

Financial Implications

The information provided in this report is an update to ongoing work, completed at the staff level with no retained services. Any decisions or outcomes from the work outlined will be presented to Council for decision.

There are no financial implications directly associated with this report.

Consultations

There has been no public input or engagement on the work outlined. Future engagements may be part of any decisions or outcome from this work.

Wellington County has been consulted on the City-County inventory map.

Inter-departmental consultation includes input from Strategic Initiatives and Intergovernmental Services and Planning and Building Services.

Attachments

Attachment-1 City-owned Potential Development Sites

Departmental Approval

None.

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