

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, July 15, 2025
Subject	Guelph Growth Management and Affordable Housing Monitoring Report 2024

Recommendation

1. That the Guelph Growth Management and Affordable Housing Monitoring Report 2024 be received.
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Executive Summary

Purpose of Report

This report provides details on the 2024 achievement of Guelph's [Official Plan](#) policies, updated through Official Plan Amendment 80 that was approved by the Minister on May 16, 2024. This report provides monitoring data for the Shaping Guelph growth management strategy and the Provincial Planning Statement, 2024, as well as information on development activity and housing supply in accordance with the updated growth forecasts to 2051 and the City's Housing Pledge. This report also provides information on what the City has achieved towards its affordable housing targets and provides updated benchmarks for affordable ownership and rental housing for 2025.

Key Findings

Development activity within the city:

- Meets the vision and policies of the City's Official Plan and policies set by the Provincial Planning Statement, 2024;
- Results in growth that is in line with Guelph's long-term population and employment projections to 2051 and supports the City's Housing Pledge;
- Results 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;
- Meets the intensification target for residential development in the built-up area;
- Meets the overall Greenfield area density target (for developed and committed lands),
- Supports the achievement of the strategic growth area density targets through residential intensification, and;
- Supports the achievement of the urban growth centre density target through residential intensification in the form of major apartment projects.

The city exceeds the housing supply requirements of Section 2.1 of the [Provincial Planning Statement, 2024](#), that requires to municipalities to maintain a minimum of

3 years of housing on lands that are appropriately zoned with adequate servicing, and a 15 year supply of housing on lands that are designated for residential development. The housing supply translates into the creation of housing units as building permits are issued.

It is estimated that there were 1,147 housing starts in Guelph in 2024, or 76.5 per cent of Guelph's target of 1,500 housing starts for last year. Housing starts were down across Ontario in 2024, with 16 per cent fewer housing starts in 2024 than in 2023. The Canadian Mortgage and Housing Corporation forecasts further declines in housing starts for 2025 across Ontario. The Province of Ontario reduced its forecast for housing starts across the province each year between 2025 to 2027 in the Ontario Budget by approximately 20 per cent to better reflect the current housing market conditions. However, there has been no updated guidance provided to municipalities with respect to their housing start targets to 2031.

The affordable housing ownership target of 25 per cent was not met in 2024, with approximately 4 per cent of the newly created units selling for less than the affordable benchmark price of \$398,800 in 2024. However, the affordable housing secondary rental market target of 4 per cent was met with an estimated 25 per cent of new units created last year being rented at or below the affordable rental benchmark price of \$1,588 among all units for 2024.

The 2025 affordable housing benchmarks for both home ownership and rental units are set according to affordable housing thresholds contained in the Minister of Municipal Affairs and Housing's Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin. This bulletin was anticipated to be released on June 1, 2025, however, the Province has since indicated that this bulletin would be released at some point in July 2025. A separate information report will be provided to Council with these price thresholds and Guelph will set the affordable housing benchmarks for home ownership and monthly rental prices for 2025 following the release of the bulletin. A subsequent information report which sets Guelph's affordable housing benchmarks for 2025 will be provided to Guelph City Council once the affordable housing bulletin has been released.

Strategic Plan Alignment

The Guelph Growth Management and Affordable Housing Monitoring Report aligns with the following priorities within Guelph's Strategic Plan 2025-2027:

Foundations - This report will support maintaining delivery of the City of Guelph's core services to a growing population through the confirmation of long-term growth assumptions.

City Building – This report will help inform how the City of Guelph is progressing in terms of the approval, construction, and availability of housing with the goal of improving and accelerating the local housing supply and progress towards achievement of the City's housing pledge.

Environment – Through annual updates to the city's growth, this report will assist in making informed decisions to help support sustainable growth with the goal of mitigating climate change and conserving and protecting Guelph's drinking water.

People and Economy – Providing updates on the city's growth will help guide strategic planning for a growing city that will support local business and investment attraction.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

Financial Implications

From a financial perspective, meeting the City's growth targets is critical to advancing the construction of growth enabling infrastructure in the capital budget and forecast. The growth forecast is foundational to the financial strategies that are in place to pay for the infrastructure required to support a growing city. When actual experience deviates from the plan, it can significantly impact the assumptions used in budget forecasting including timing of planned projects, development charges (DCs), cash-in-lieu of parkland, community benefit charges, property tax assessment and user fee growth, all of which underpin the City's long-term financial models.

Finance staff are revising the DC collections forecast downward as a result of low DC collections in 2024 and 2025 to date and capital project deferrals to align with lower expected funding availability will be recommended through the 2026 budget update. Staff will continue to identify and apply for every available grant opportunity to help advance growth enabling infrastructure in the face of low DC collections, while advocating in support of long-term, stable, and predictable grant funding from upper levels of government.

The information that is provided through this report is used by City staff to inform several ongoing strategies, master plans and programs including affordable housing financial incentives. Reflecting on where the City is experiencing gaps enables data driven policy decisions aligned with the goals of the Strategic Plan. At the same time, Guelph needs to encourage market development on already serviced land to collect the DCs that are needed to service additional land for development.

Report

Details

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 2024 data that informs City plans and documents in terms of growth projections and policies.

This report provides details on the achievement of Guelph's [Official Plan](#) policies, the [City of Guelph Housing Pledge](#), and achievement of the [Provincial Planning Statement, 2024](#) policies. This report also provides annual updates on the achievement of the City's affordable housing targets, based on the [Affordable Housing Strategy \(2017\)](#), and provides updated affordable housing benchmark prices for the upcoming year.

Official Plan Policies

The City's Official Plan sets an intensification target for the built-up area and density targets for the greenfield area, the urban growth centre, and strategic

growth areas. Figure 1 in Attachment-1 is Schedule 1a from the City's Official Plan which identifies the built-up area, Urban Growth Centre, greenfield area, and the strategic growth areas of the city.

Intensification target: a minimum of 46 per cent 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 in 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 68 residents and jobs combined per hectare. The greenfield area density target is measured across all residential and population serving employment lands, excluding natural areas and features mapped as part of Guelph's natural heritage system.

Greenfield area: the area within the settlement area boundary that was not part of the built-up area in 2006 is as shown on Figure 1 of 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 to achieve a minimum density target of:

1. 150 residents and jobs combined per hectare by the year 2031;
2. 175 residents and jobs combined per hectare by the year 2041; and,
3. 200 residents and jobs combined per hectare by the year 2051.

These density targets are based on gross area and measured across the entire downtown.

Strategic growth area density targets: The strategic growth areas, defined as areas to accommodate residential intensification and higher-density mixed uses in a more compact built form were introduced through Official Plan Amendment 80. These areas are planned to achieve individual density targets as outlined in the following policies of Guelph's Official Plan:

3.6.4 The following strategic growth areas are classified as intensification corridors and will be planned to achieve the following density targets at build-out.

Table 1: Intensification corridor strategic growth areas and density targets

Intensification corridor strategic growth area name	Density Target
Eramosa Road	100 residents and jobs combined per hectare
Silvercreek Parkway	100 residents and jobs combined per hectare
Gordon Street at Harvard Road	100 residents and jobs combined per hectare
Gordon Street at Arkell Road	120 residents and jobs combined per hectare

Intensification corridor strategic growth area name	Density Target
Gordon Street in Clair-Maltby	200 residents and jobs per hectare
Stone Road at Edinburgh Road	160 residents and jobs combined per hectare

3.6.6 The following strategic growth areas are classified as Community Mixed-Use Nodes and will be planned to achieve the following density targets at build-out:

Table 2: Community Mixed-Use Nodes strategic growth areas and density targets

Community Mixed-Use Nodes strategic growth area name	Density Target
Woodlawn Road/Woolwich Street	120 residents and jobs combined per hectare
Paisley Road/Imperial Road	110 residents and jobs combined per hectare
Silvercreek Junction	130 residents and jobs combined per hectare
Guelph Innovation District	100 residents and jobs combined per hectare
Watson Parkway/Starwood Drive	130 residents and jobs combined per hectare
Gordon Street & Clair Road	130 residents and jobs combined per hectare

Strategic growth area densities are based on gross area and are measured across the entire strategic growth area.

The City's Official Plan provides policy direction 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 Provincial Planning Statement. The housing supply policies of the Provincial Planning Statement, 2024 policy 2.1.4, state:

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

- maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and
- 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, including units in draft approved or registered plans.

Population and Employment Projections

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

3.2 Population and Employment Forecasts

- By the year 2051, Guelph is forecast to have a population of 208,000 people. The rate of growth will be moderate, steady, and managed to maintain a compact and human-scale city.
- Employment growth in the city is planned to keep pace with population growth by planning for a minimum forecast of 116,000 jobs by the year 2051.

The average annual forecast growth rate to 2051 is targeted at 1.2 per cent per year and the projected total number of dwellings in Guelph is 85,700 by 2051; an estimated increase of approximately 27,000 units from the end of 2024.

Housing Pledge (provincial housing target)

To increase housing supply across Ontario, the Minister of Municipal Affairs and Housing issued a letter in October 2022 to twenty-nine municipalities across Ontario concerning the Province's Bill 23 (More Homes Built Faster Act, 2022) and set housing targets for those municipalities to accelerate their housing supply to support the construction of 1.5 million homes by 2031. The Provincial housing target for Guelph is 18,000 housing starts between 2021 and 2031. Issued residential permits, translate into housing starts once the construction work on a new residential unit begins.

Guelph's Municipal Housing Pledge ([City of Guelph Housing Pledge: For Guelph, by Guelph](#)) outlines City-led strategies and actions to facilitate the construction of 18,000 new homes by 2031. This target, which was issued to municipalities following council adoption of OPA 80, exceeds the housing forecast in OPA 80 of 11,900 units to the year 2031 by 6,100 units, resulting in a new target of 18,000 units. From January 2021 to year end 2024, permits for 3,940 residential units have been issued to contribute towards this target.

Achievement of the Housing Pledge and housing targets is measured through housing starts as tracked by the Canadian Mortgage and Housing Corporation. Progress for each municipality is documented through the official [Ontario housing supply progress tracker](#). However, the provincial housing supply progress tracker has not been updated since December 2024 with data current to October 2024. It is estimated that there were 1,147 housing starts in Guelph in 2024, or 76.5 per cent of Guelph's target of 1,500 housing starts for last year. The Building Faster Fund (BFF) is a provincial program in Ontario that provides funding to municipalities to support housing-enabling infrastructure and other related costs. This fund distributes up to \$400 million each year to eligible municipalities who achieve at

least 80 per cent of their housing starts target, with bonuses for municipalities who exceed their targets.

Several factors have contributed to a reduction in housing construction according to the Canadian and Mortgage Housing Corporation (CMHC) and the Association of Municipalities of Ontario (AMO). Rising construction costs resulting from inflation over the past several years, supply chain issues that continue following COVID which have also resulted in increased material costs, skilled construction labour shortages continue, and higher borrowing rates have increased homeownership costs, as well as making financing projects significantly more expensive for developers and builders. While these interest rates have started to decline from their peak last year, it will take some time for the housing market to adjust. The Canadian and Housing Mortgage Corporation anticipates that housing construction in Central Canada will continue to decline in 2025, particularly due to the trade conflicts between Canada and the U.S.A., which began in early 2025. Employment conditions have also weakened across most regions of Canada, and a cap on international student admissions to post-secondary institutions introduced last year are also both having an impact on the housing market.

Since the housing supply progress tracker has not been updated recently, the 1,147 housing starts figure is estimated, and has been adjusted to include 267 additional residential units (ADUs) in the 2024 housing starts that were not included in 2023 housing starts by the Canadian Mortgage and Housing Corporation. The housing supply tracker provided by the Province of Ontario also sets the targets for housing starts for municipalities across the province and at the time of authoring this report it was unclear what the annual provincial housing target for Guelph will be for the year 2025.

It should be noted that in the 2025 Ontario Budget, the Province reduced its forecast for housing starts each year between 2025 to 2027 by approximately 20 per cent to better reflect the current housing market conditions.

The local builder community has indicated that demand for new construction is low. Presales for multi-residential and condominium construction are slow, which reflects current market conditions. As a result, many builders are pausing construction of their approved site plans, and many are reconsidering their business plans to shift towards the construction of rental units. To help improve construction of housing units locally, the City of Guelph has committed to ongoing discussions with the local developer and builder community around program and policy review and identifying opportunities for process improvements. Further to this, the City of Guelph is considering a few options to help advance the construction of approved sites and remove additional barriers to construction, including: extending the Comprehensive Zoning By-law transition by 2 years for approved site plans; reviving the Brownfield Community Improvement Plan (CIP) that would provide incentives for rehabilitation of contaminated sites; reviewing the property taxation structure for multi-residential; changing the organizational structure, including a dedicated team for site plan; developing internal guidance to standardize review and commenting processes to enhance consistency for the development and builder community; and, committing to restructure grant funding programs if units are not materializing. Enhancing Guelph's processes and development incentives would help to reduce barriers to new construction and help to increase Guelph's competitive advantage among surrounding city centres.

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, track progress of affordable housing targets, and set new affordable housing benchmark prices for ownership and rental housing for the upcoming year.

Through Bill 23, the More Homes Built Faster Act, 2022, the Province introduced exemptions and discounts from municipal development-related charges for affordable residential units. Bill 23 amended the Development Charges Act, 1997 to exempt residential units that are sold or rented at or below the affordable residential unit thresholds from development charges, community benefits charges, and parkland dedication requirements. Affordable thresholds are set annually through a bulletin issued by the Minister of Municipal Affairs and Housing.

On May 1st, 2024, the Minister issued the first Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin. This bulletin sets out the affordable price thresholds for ownership and rental housing for municipalities across the province. An updated bulletin from the province was anticipated for release issued on June 1, 2025, which would contain the price thresholds for home ownership and rental units to assess housing affordability in Guelph for 2025. The Province has since indicated that this bulletin would be released at some point in July 2025. A separate information report will be provided to Council with these price thresholds and Guelph will set the affordable housing benchmarks for home ownership and monthly rental prices for 2025 following the release of the bulletin. The affordable residential unit price thresholds contained in the anticipated upcoming bulletin for Guelph will be used to set the affordable housing benchmarks for 2025 for both home ownership and rental units in Guelph, and affordable developments will be exempt, or discounted from municipal development charges for the applicable period that is anticipated to be stated in the bulletin. This bulletin calculates the affordable price thresholds as follows:

For ownership housing, a unit would be considered affordable when the purchase price is at or below the lesser of:

- Income-based purchase price: A purchase price that would result in annual accommodation costs equal to 30 per cent of a household's gross annual income for a household at the 60th percentile of the income distribution for all households in the local municipality; and
- Market-based purchase price: 90 per cent of the average purchase price of a unit of the same unit type in the local municipality.

For rental housing, a unit would be considered affordable when the rent is at or below the lesser of:

- Income-based rent: Rent that is equal to 30 per cent of gross annual household income for a household at the 60th percentile of the income distribution for renter households in the local municipality; and
- Market-based rent: Average market rent of a unit of the same unit type in the local municipality.

Achievement of the affordable housing targets for 2024 will be measured against the affordable price thresholds as set by the affordable housing bulletin that was issued May 1, 2024. Measuring achievement of Guelph's affordable housing targets

are done in accordance with the policies of Guelph's Official Plan, which according to policy 7.2.6.11, states that the City will annually monitor:

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

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

On December 8th, 2024, Guelph City Council approved a 10-year Housing Affordability Strategy (HAS), which focuses on 30 actions that will help increase the supply of housing that is affordable. The HAS came into effect on January 8th, 2025 following no appeals. New targets for affordable housing units were approved through the HAS, however, in 2024, the targets from the City's current Official Plan continued to apply. Tracking the progress and implementation of the actions approved through the HAS to increase the supply of housing that is affordable will be reported to Guelph City Council through a comprehensive report in early 2026.

Highlights of the Monitoring Report

Population and Permit Activity

- Guelph's population is estimated to have increased from 148,200 people in 2023 to 149,600 people by the end of 2024, and employment levels are estimated to have increased from 86,400 jobs in 2023 to 87,000 jobs by the end of 2024.
- Over the past year, Guelph's population grew by an estimated 0.9 per cent, which is below the average long-term projected growth rate of 1.2 per cent for Guelph to 2051. The city continues to be on track to meet its population forecast by 2051.
- Residential building permit activity in 2024 resulted in 629 new dwelling units being created. To meet the City's long-term forecast growth targets, an average of 947 units will need to be constructed per year to the year 2051. Guelph had a provincial housing target of 1,500 housing starts for 2024.
- Residential permit activity in 2024 was largely sustained by the construction of additional residential units (ADUs) and townhouses, adding 253 new townhouses and 325 ADUs to the housing stock.
- Approved development activity added a combined 390 units to the city's housing supply across 7 development applications.

Density Targets

- Guelph's designated greenfield area achieved a density of approximately 73 residents and jobs per hectare across Guelph's developed and committed community lands in 2024. Shaping Guelph and Guelph's Official Plan forecasts that Guelph's designated greenfield area will achieve a minimum density target of 68 residents and jobs per hectare across the designated greenfield area,

meaning Guelph continues to meet the minimum greenfield density target as set out by the City's Official Plan.

- The built-up area achieved an intensification rate of 65 per cent in 2024, which exceeds the annual minimum intensification target of 46 per cent set out by the City's updated Official Plan. Over the past decade, 52 per cent of all new residential development has occurred within the built-up area. Guelph continues to maintain an adequate supply of short-term housing in the built-up area, according to the housing supply policies of the Provincial Planning Statement 2024, which will help contribute to the City's intensification target in future years.
- The density of Guelph's Downtown declined from 105 residents and jobs per hectare in 2023 to 95 residents and jobs per hectare in 2024. This decrease was due to the 1,200 estimated jobs at the Co-operators Insurance downtown headquarters being moved to their new facility in the Hanlon Creek Business Park. It is anticipated that a portion of these jobs will return to Guelph's downtown core when the building is converted into the Conestoga College satellite campus. The satellite campus is now anticipated to open in 2028, following an announcement of the delayed opening, originally slated for September 2025. When considering longer term trends and considering the anticipated opening of the Conestoga satellite campus in downtown Guelph, the city's downtown is continuing to trend positively towards achievement of the density target of 150 residents and jobs per hectare by 2031, 175 residents and jobs per hectare by 2041, and 200 residents and jobs per hectare by 2051. The overall density of downtown has generally been steadily increasing, up from 90 residents and jobs per hectare in 2011.

Housing Supply

- 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 more townhouses and apartments. This trend is expected to continue to 2051 and will result in a more balanced supply of housing units, when approximately 38 per cent of the City's overall housing stock is anticipated to be in the form of detached and semi-detached units, compared to 52 per cent in 2024.
- Guelph maintains enough land supply to meet the minimum requirements of the Provincial Planning Statement, 2024. Currently, with 6,056 units in Guelph's short-term housing supply, there is enough for an estimated 6.4 years of housing on lands that are zoned, or within draft approved or registered plans of subdivision, where the Provincial Planning Statement requires municipalities to maintain a minimum supply of three years. It should be noted that not all of these units are ready for building permits. Approximately 2,156 units, or 35.6 per cent of Guelph's total short-term housing supply is constrained by zoning holding provisions, sites requiring records of site condition due to a change of use, or sites that are considered potential brownfields which may require extensive soil remediation. Additionally, some of the sites that form part of Guelph's short-term supply may have additional constraints outside of municipal control, such as utility easements, requirements for lot consolidation, matters of private litigation, or there may be issues for the builder or developer in acquiring financing, all of which would contribute to delays in construction of the site.
- When considering Guelph's short-term housing supply, an estimated 352 units were considered ready for building permits to be submitted at the end of 2024.

This represents 6 per cent of the overall short-term housing supply and includes approved units on sites with site plan approval and approved units on sites that are not subject to site plan control.

- When considering lands that are designated and available for residential development, Guelph's total housing supply is able to accommodate a total of 23.5 years of residential growth, meeting the minimum requirement of 15 years of housing supply in the PPS. The designated and available supply of housing increased from 2024 due to the Ontario Land Tribunal's approval of the Clair-Maltby Secondary Plan, which was settled and approved in early 2024.

Affordable Housing

- Guelph did not meet the affordable ownership target in 2024. With only 27 units selling below the affordable housing ownership benchmark price of \$398,800 in 2024, or 4 per cent of all the new units created last year, which fell below the affordable home ownership target of 25 per cent. The last year in which Guelph met the affordable housing ownership target was in 2021, when 28 per cent of all new residential units sold in Guelph were considered affordable.
- The affordable secondary rental target was met in 2024. Based on the number of new additional dwelling units (ADUs) created last year, 25 per cent of the new units created in 2024 were considered affordable secondary rentals. The target for affordable purpose-built secondary units is 4 per cent of all new units created each year.
- For 2025, the affordable housing benchmarks used to measure against the City's targets will be set using the affordable housing price thresholds for Guelph contained in The Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin. An updated bulletin was anticipated to be released on June 1st, 2025, however, the Province has since indicated that the updated bulletin is anticipated to be released at some point in July 2025, as indicated by the Province.

Financial Implications

From a financial perspective, meeting the City's growth targets is critical to advancing the construction of growth enabling infrastructure in the capital budget and forecast. The growth forecast is foundational to the financial strategies that are in place to pay for the infrastructure required to support a growing city. When actual experience deviates from the plan, it can significantly impact the assumptions used in budget forecasting including timing of planned projects, development charges (DCs), cash-in-lieu of parkland, community benefit charges, property tax assessment and user fee growth, all of which underpin the City's long-term financial models.

While Guelph achieved approximately 76.5 per cent of target housing starts in 2024, only 22 per cent of forecast DCs were collected. Housing starts differ from building permits and DCs have generally been collected at the time of building permit issuance with a few legislated exceptions, recently expanded through Bill 17. As outlined in report [2025-230 – 2024 Long-term Financial Statement: Reserves and Debt](#), a significant portion of building activity in 2024 was exempt from development charges or subject to mandatory discounts.

The cumulative impact of continuous changes to DC legislation and the impact of changes made recently through Bill 17 were outlined in the City's [consultation response](#). Recently, the policy of funding DC exemptions and discounts from other

sources has been questioned by other municipalities, and a response was provided by the Ministry of Municipal Affairs and Housing. This response requires analysis and consideration prior to any potential future recommendations regarding Guelph's exemption funding policy.

DC collections in 2025 to date continue to track well below the forecast because of slow building activity. Based on low collections in 2024 and 2025 to date, Finance staff are in the process of developing revised DC collections assumptions for the remainder of 2025, as well as 2026 and 2027. Lower DC collections mean that growth enabling works in the capital budget and forecast will be deferred to match revised expectations. Lower ranked projects and projects with significant DC funding will be proposed for deferral. Some projects that will be deferred may be eligible to be advanced through Municipal Service and Financing Agreements (MSFAs); however, it is also noted that Bill 17 included potential changes that may impact the risk associated with MSFAs, which requires additional analysis. Staff will also continue to identify and apply for every available grant opportunity to help advance growth enabling infrastructure in the face of low DC collections, while advocating in support of long-term, stable, and predictable grant funding from upper levels of government.

The information that is provided through this report is used by City staff to inform several ongoing strategies, master plans and programs including affordable housing financial incentives. Reflecting on where the City is experiencing gaps enables data driven policy decisions aligned with the goals of the Strategic Plan. At the same time, Guelph needs to encourage market development on already serviced land to collect the DCs that are needed to service additional land for development.

Consultations and Engagement

Planning staff consulted with the Guelph & District Home Builders' Association over the last year over concerns around the development that constitutes Guelph's housing supply, including the number of units that are constrained by zoning holding provisions, potential brownfield sites, and sites that require a record of site condition. Updates to the housing supply have been made to address those concerns and additional clarification on the City's short-term housing supply has been provided in this report and attachment.

Information contained in this report will also be used to inform a number of ongoing strategies, Master Plans and programs including Community Improvement Plans and affordable housing financial incentives. This report will also be shared with the Guelph Wellington Development Association and the Guelph & District Home Builders' Association.

Attachments

Attachment-1 Growth Management and Affordable Housing Monitoring Report 2024

Attachment-2 Achievement of Guelph's growth and affordable housing targets in 2024

Attachment-3 Growth Management and Affordable Housing Monitoring Report 2024 Presentation July 15, 2025

Departmental Approval

None

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