

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

Table 1: Target performance legend key and description

Target status	Colour	Description
On-track to meet, or met target	Green	Performance of this target in 2024 met, exceeded, or are on-track to meet the target over the horizon of Guelph’s Official Plan.
Working to improve	Yellow	Performance of this target requires further monitoring with indicated actions and strategies to help improve achievement of the target
Did not meet target	Red	Performance of this target in 2024 was not met, with indicated measures, actions, and strategies to help improve achievement of the target.

Table 2: Achievement of growth targets in Guelph

ID	Target description	Target	2024 result	Target status	Measures, actions, and strategies to meet targets
1	Population forecast Guelph’s Official Plan forecast for the number of people planned to be accommodated in the city by 2051.	208,000 people ¹ (201,000 people ²) by 2051	154,800 people ¹ (149,600 people ²)	On-track	Guelph’s Official Plan : OPA 80 (Shaping Guelph), introduced a policy framework that identified the residential growth that is necessary to achieve the population forecast by 2051. This will be achieved largely through planned residential intensification, gentle density increases in established neighbourhoods, focussed growth within strategic growth areas, higher density development within Guelph’s greenfield areas, and setting density targets. Annual monitoring will track the progress towards achievement of Guelph’s population forecast.

¹ Population including the net census undercoverage, which includes those people who have been missed by the census but should have been included.

² Population excluding the net census undercoverage, which is the equivalent to the figure reported by the census.

ID	Target description	Target	2024 result	Target status	Measures, actions, and strategies to meet targets
2	<p>Employment forecast</p> <p>Guelph's Official Plan forecast for the number of jobs planned to be accommodated in the city by 2051.</p>	116,000 jobs by 2051	87,000 jobs	Working to improve	<p>Guelph's Official Plan: OPA 80 (Shaping Guelph), introduced a policy framework that identified the employment growth that is necessary to achieve the employment forecast by 2051.</p> <ul style="list-style-type: none">▪ Employment Lands Strategy: This study identified the supply of employment land to achieve Guelph's employment forecast. It also promotes the intensification of existing employment lands to ensure there is ample land available to meet these forecasts.▪ Official Plan review: The next major update to Guelph's Official Plan update will confirm Guelph's employment forecast and ensure there is enough employment land to accommodate the employment forecasts. There is some risk as a result of changes to the City's Official Plan as a result of Minister modifications and the conversion of some employment lands to residential.

3	<p>Official Plan annual constructed units</p> <p>The long-term average annual number of units each year to accommodate the forecast population of 208,000 people by 2051.</p>	947 units on average per year to 2051	629 units	<p>Did not meet target</p>	<p>Municipalities have the authority to approve development applications and ensure they meet policies and regulations. However, the timing of building permit submissions and the pace of construction are influenced by factors beyond municipal control. There are some actions that Guelph is taking to help improve housing supply and approval timelines.</p> <ul style="list-style-type: none">▪ Housing Accelerator Fund (HAF): Guelph received a \$21 million commitment from the federal government to help increase housing supply. Housing supply translates into constructed units when building permits are issued.▪ Encouraging gentle density: Guelph recently approved zoning regulations that allow up to 4 units as of right on qualifying properties▪ Enabling 5+ units project: Guelph is now exploring the impact and feasibility of allowing 5 or more units on properties in Guelph.▪ Incentives: Through the Housing Affordability Strategy, Guelph City Council has approved incentives for builders and homeowners to accelerate construction, renovate vacant rental units and create affordable housing.▪ Utilizing city-owned land: Guelph has identified key city-owned properties that can be used for housing, particularly affordable housing.▪ Housing-enabling infrastructure: Guelph has identified priority infrastructure improvements around the city that will help increase servicing capacity, removing barriers to development and allowing for the creation of more units. Guelph is committed to increasing the availability of new housing units by reducing barriers to construction, including infrastructure upgrades where servicing capacity challenges act as a barrier to new growth. Over the last few years, Guelph has received nearly \$77 million in provincial and federal grants to help reduce these infrastructure barriers and ensure service delivery, such as transit investment, helps to pace with planned population growth. Ongoing infrastructure and servicing capacity planning and upgrades will enable Guelph to approve new developments and issue building permits on more lands with sufficient service capacity, bringing housing units to the market more quickly.
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ID	Target description	Target	2024 result	Target status	Measures, actions, and strategies to meet targets
					<ul style="list-style-type: none">▪ Implementing new and enhanced processes and systems: As part of the City's Housing Accelerator Fund Action Plan, Guelph is enhancing its digital services to streamline the review process for development applications, improving Guelph's digital services will streamline the review process for development applications to making it easier and more efficient process to make housing available more quickly for the community.▪ 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 Bylaw transition by 2 years for approved site plans; considering extending the Development Charges freeze to align with this transition period; reviving the Brownfield Community Improvement Plan 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 if units are not materializing.▪ There are 17 active site plans under review, consisting of 862 townhouses, and 1055 apartments, for a total of 1,917 units. As these site plans become approved, additional units will be considered ready for building permits.

ID	Target description	Target	2024 result	Target status	Measures, actions, and strategies to meet targets
4	<p>2024 Provincial housing starts</p> <p>Housing starts are housing units that have begun construction. These include residential units, post-secondary residences, and long-term care beds.</p>	<p>1,500 units to receive full funding under the provincial Building Faster Fund.</p> <p>1,200 units (80% of target) to become eligible for funding under the Building Faster Fund. This funding is scaled proportionally to 100 per cent of the target.</p>	1,147 units (under review)	Did not meet target	<p>While Guelph has little control over the timing of submission of building permit applications following development approval, there are some actions that the City is taking to help improve housing supply and improve construction timelines. Building permits translate into housing starts once construction begins.</p> <ul style="list-style-type: none"> Through Bill 185, the province introduced the ability for municipalities to withdraw servicing allocation for developments that have not proceeded to construction within a determined timeline with the intent that it will help to speed up construction of approved developments. There are 6,056 units in Guelph's short-term housing supply, most of which only require site plan approval before construction can begin. An estimated 352 of these units can apply for building permit today. An additional 6,200 units that have been discussed at Development Review Committee, either in pre-consultation, or initial meetings with staff. There are also 17 active site plans under review, consisting of 862 townhouses, and 1055 apartments, for a total of 1,917 units. As these site plans become approved, additional units will be considered ready for building permits. Housing-enabling infrastructure: Guelph has identified priority infrastructure improvements around the city that will help increase servicing capacity, removing barriers to development and allowing for the creation of more units. Ongoing infrastructure and servicing capacity planning and upgrades will enable Guelph to approve new developments and issue building permits on more lands with sufficient service capacity, bringing housing units to the market more quickly. Implementing new and enhanced processes and systems: As part of the City's Housing Accelerator Fund Action Plan, improving Guelph's digital services will streamline the review process for development applications will help to provide for an easier and more efficient process to make housing available more quickly for the community.

ID	Target description	Target	2024 result	Target status	Measures, actions, and strategies to meet targets
5	<p>Annual residential intensification rate</p> <p>Residential intensification refers to those units that are constructed within the city's built-up area, as shown on Schedule 1A of Guelph's Official Plan.</p>	46%	65%	Target met	<p>Guelph's Official Plan encourages intensification throughout the built-up areas of Guelph. The Official Plan has redesignated key locations to allow for increased densities, it has set intensification targets, density targets for strategic growth areas, allows for gentle density increases in existing built-up areas, and promotes strategies to make more efficient use of land, supporting sustainable growth and enhance the availability of housing choice in Guelph.</p> <ul style="list-style-type: none">▪ Growth Management Strategy: Guelph's growth management strategy, approved in 2022 identified nearly half of Guelph's growth to 2051 could be accommodated through intensification within the built-up area. Additional opportunities were provided by establishing strategic growth areas and allowing for additional height and densities within them.▪ Downtown Heights Study: Height permissions downtown will increase to up to 24 storeys, providing for increased development capacity once Official Plan Amendment (OPA) 106 comes into effect, contributing to Guelph's intensification. Council's decision on OPA 106 was appealed to the Ontario Land Tribunal.▪ Community Planning Permit System (CPPS): This study that is currently underway will improve development application approval timelines downtown, allowing housing to reach the market more quickly and contributing to the city's intensification rate. The study aims for council adoption by early 2026.▪ Housing-enabling infrastructure: Guelph has identified priority infrastructure improvements around the city that will help increase servicing capacity, removing barriers to development and allowing for the creation of more units. Ongoing infrastructure and servicing capacity planning and upgrades will enable Guelph to approve new developments and issue building permits on more lands with sufficient service capacity, bringing housing units to the market more quickly.

ID	Target description	Target	2024 result	Target status	Measures, actions, and strategies to meet targets
6	<p>Designated greenfield area density</p> <p>This density target is measured across lands that are built or have planning commitments across community lands (i.e. non-employment lands) in the designated greenfield area, as identified on Schedule 1A of Guelph’s Official Plan.</p>	68 residents and jobs per hectare	73 residents and jobs per hectare	On-track	The Guelph Innovation District Secondary Plans and Clair-Maltby Secondary Plans form the last two remaining undeveloped large swaths of land in Guelph’s designated greenfield area. These secondary plans encourage the creation of compact, sustainable communities through a mix of uses.

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7	<p>Downtown density</p> <p>The combined residents and jobs per hectare across Guelph's downtown, also known as Guelph's Protected Major Transit Station Area, as identified on Schedule 1A of Guelph's Official Plan.</p>	<p>In residents and jobs per hectare:</p> <p>2031: 150 2041: 175 2051: 200</p>	<p>2024: 95 residents and jobs per hectare</p>	<p>Working to improve</p>	<ul style="list-style-type: none">▪ Downtown Heights Study: Height permissions downtown will increase to up to 24 storeys, providing for increased development capacity once Official Plan Amendment (OPA) 106 comes into effect, contributing to increases in the density downtown. Council's decision on OPA 106 was appealed to the Ontario Land Tribunal.▪ Community Planning Permit System (CPPS): This study that is currently underway will improve development application approval timelines downtown. The study aims for council adoption by early 2026.▪ Downtown Infrastructure Renewal Program (DTIRP): The DTIRP aims to improve and upgrade roads, sewers, watermains, sidewalks, cycling facilities, and the streetscape within the areas designated within the Downtown Secondary Plan. Major watermain and sewer upgrades along Wellington Road East and Wyndham Street is currently underway is expected to be completed by the end of 2027. These upgrades will increase servicing capacity and will remove barriers to development downtown and will be sized appropriately to accommodate the forecast growth and density targets downtown, with additional capacity for growth beyond 2051.

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8	<p>Strategic growth area densities (SGAs)</p> <p>There are 12 strategic growth areas identified (excluding the downtown) that are planned to be the focus for intensification and compact, higher-density mixed-use developments along major roads in Guelph. These areas are identified on Schedule 1A of Guelph’s Official Plan.</p>	Varies (see Section 5.4 of Attachment-1)	Varies (see section 5.4 of Attachment-1)	On-track	Guelph’s Official Plan provides for higher maximum net densities and higher maximum building heights for High Density Residential designated sites, Community Mixed-use Centre and select Mixed-use Corridor 1 designated sites that fall within SGAs. These provisions will support the achievement of the density targets by enabling more development capacity in the city’s SGAs.

ID	Target description	Target	2024 result	Target status	Measures, actions, and strategies to meet targets
9	<p>Short-term housing supply</p> <p>These are residential units that are zoned for residential development with adequate available servicing, per policy 2.1.4 b) of the Provincial Planning Statement, 2024. The number of years of supply are calculated using the long-term average of 947 units to be built per year to 2051 to achieve the population forecast of 208,000 people.</p>	3 years	<p>6.4 years</p> <p>Note: approximately 2.3 years of this housing supply is constrained by zoning holding provisions, sites requiring records of site condition, or brownfield sites requiring soil remediation. More details on this can be found in section 5.1 of Attachment 1 to this report.</p>	Met target	<p>Municipalities have the authority to approve development applications and ensure they comply with policies and regulations, however, the timing of the submission of development applications are often outside of municipal control. Once a development application is approved, the units proposed within the application become part of the city’s short-term housing supply. The timing of construction following approval is often influenced by external factors beyond municipal controls, such as builder timelines, market conditions, and other external influences. Guelph is aiming to reduce some of the barriers to construction.</p> <ul style="list-style-type: none">▪ Community Planning Permit System (CPPS): This study that is currently underway will improve development application approval timelines downtown, aiming for council adoption by early 2026. Improving development application approval timelines will allow housing to reach the market more quickly.▪ Implementing new and enhanced processes and systems: As part of the City’s Housing Accelerator Fund Action Plan, improving Guelph’s digital services will streamline the review process for development applications will help to provide for an easier and more efficient process to make housing available more quickly for the community.▪ There are approximately 6,200 units that have been discussed at Development Review Committee, either in pre-consultation, or initial meetings with staff. Once the units that form part of these proposed developments become a formal application and are approved, they will become part of the short-term housing supply.

ID	Target description	Target	2024 result	Target status	Measures, actions, and strategies to meet targets
10	<p>Designated and available housing supply</p> <p>These are the projected number of residential units on lands designated for residential development. The number of years of supply are calculated using the long-term average of 947 units to be built per year to 2051 to achieve the population forecast of 208,000 people</p>	15 years	23.5 years	Met target	<p>The City of Guelph has a substantial supply of lands that are designated for residential development within the Downtown Secondary Plan, the Guelph Innovation District Secondary Plan, and the Clair-Matlbey Secondary Plan. Once lands within these plans become approved for development, the units that form part of those approved developments will become part of Guelph’s short-term housing supply.</p>

ID	Target description	Target	2024 result	Target status	Measures, actions, and strategies to meet targets
11	<p>Housing mix</p> <p>The planned breakdown of built housing stock by 2051 to achieve the goal of providing an appropriate range and mix of housing options as set by Guelph’s Official Plan. By 2051, the built housing stock in Guelph is targeting the availability of more apartments and townhomes, providing residents of Guelph with greater housing choice.</p>	<ul style="list-style-type: none">▪ Single/Semi-detached: 39%▪ Townhouses: 23%▪ Apartments: 38%	<p>Single/Semi-detached: 51%</p> <p>Townhouses: 21%</p> <p>Apartments: 28%</p>	On-track	<p>Lands in Guelph have been designated through OPA 80 (Shaping Guelph) to meet the city’s forecast housing mix in 2051. The approved secondary plans will provide for a mix of housing units with the goal of contributing to a more balanced mix of housing stock in Guelph.</p>

ID	Target description	Target	2024 result	Target status	Measures, actions, and strategies to meet targets
12	<p>Affordable housing ownership (new sales)</p> <p>The affordable price threshold for new home sales is set annually by the Minister of Municipal Affairs and Housing through an affordable housing bulletin. For 2024, this threshold for all new units sold was \$398,800.</p>	25%	4%	Did not meet target	<p>The City of Guelph continues to explore initiatives and actions approved by Guelph City Council through the Housing Affordability Strategy to increase the supply of affordable primary rental units.</p> <ul style="list-style-type: none">▪ Housing Accelerator Fund (HAF): Addresses the growing housing needs in Guelph. Guelph received \$21.4 million from the federal government as part of the Housing Accelerating Fund to help develop policy, process enhancements, incentive programs, and through housing-enabling infrastructure upgrades.• Affordable housing seed funding grant program: Non-profits and charitable organizations can use the seed funding to help cover pre-construction costs, such as feasibility studies, site surveys or planning fees. Eligible organizations can apply for grants up to \$25,000 to support pre-construction activities.• Affordable Housing Community Improvement Plan: provides financial incentives for non-profits, developers, and homebuilders to encourage the construction of new ownership units in mid-rise, multi-unit residential development projects.• Utilizing city-owned lands: Guelph recently identified approximately four dozen properties that would be suitable for residential development. Some of this land may be made available for affordable home ownership.▪ Monitoring and reporting: Ongoing monitoring and reporting progress to council on the city's progress towards its targets will provide greater transparency, data-driven decision making, improve resource allocation, and identify issues.

ID	Target description	Target	2024 result	Target status	Measures, actions, and strategies to meet targets
13	<p>Affordable housing secondary rental units</p> <p>The affordable monthly price threshold for rental units is set annually by the Minister of Municipal Affairs and Housing through an affordable housing bulletin. Secondary rental units refer to units that are not specifically designed for rental purposes (i.e. not primary rental units), but are rented on the private market. These often include rented single and semi-detached homes, condominium units, and additional residential units (ADUs).</p>	4%	25%	Met target	<p>The City of Guelph continues to explore initiatives and actions approved by Guelph City Council through the Housing Affordability Strategy to increase the supply of affordable secondary rental units. Some of these include:</p> <ul style="list-style-type: none"> • Housing Accelerator Fund (HAF): Addresses the growing housing needs in Guelph. Guelph received \$21.4 million from the federal government as part of the Housing Accelerating Fund to help develop policy, process enhancements, incentive programs, and through housing-enabling infrastructure upgrades. • Affordable Housing Community Improvement Plan: provides financial incentives for non-profits, developers, and homebuilders to rehabilitate existing housing supply in Guelph into affordable purpose-built rentals, or build new affordable rental units, including affordable additional dwelling units (ADUs). These incentives include a vacant unit renewal grant, new affordable housing unit grant for rental units, and additional dwelling unit grant. • Encouraging gentle density: Up to four residential units are now allowed as-of-right on qualifying properties in Guelph. • Enabling 5+ units project: Guelph is now exploring the impact and feasibility of allowing 5 or more units on properties in Guelph. • Additional residential unit (ADU) awareness program: The City has launched an awareness program that educates the public about what ADUs are, how they are regulated in Guelph, and how interested property owners can create ADUs on their property. • Monitoring and reporting: Ongoing monitoring and reporting to council on the city's progress towards its targets will provide greater transparency, allow for data-driven decision making, improve resource allocation, and identify issues.

ID	Target description	Target	2024 result	Target status	Measures, actions, and strategies to meet targets
14	<p>Affordable housing primary rental units</p> <p>The affordable monthly price threshold for rental units is set annually by the Minister of Municipal Affairs and Housing through an affordable housing bulletin. Primary rental units refer to units that are specifically designed for rental purposes (i.e. purpose-built rentals). These are often apartments and townhomes that are not condominiums. This target is measured as an average over a 5-year period.</p>	1% (measured as an average over 5 years)	N/A – measured as an average over 5 years	N/A – measured as an average over 5 years	<p>The City of Guelph continues to explore initiatives and actions approved by Guelph City Council through the Housing Affordability Strategy to increase the supply of affordable primary rental units.</p> <ul style="list-style-type: none"> ▪ Affordable Housing Community Improvement Plan: provides financial incentives for developers and homebuilders to rehabilitate existing housing supply in Guelph into affordable purpose-built rentals, or build new affordable rental units, including affordable additional dwelling units (ADUs). These incentives include a vacant unit renewal grant, new affordable housing unit grant for rental units, and additional dwelling unit grant. ▪ Affordable housing seed funding grant program: Non-profits and charitable organizations can use the seed funding to help cover pre-construction costs, such as feasibility studies, site surveys or planning fees. Eligible organizations can apply for grants up to \$25,000 to support pre-construction activities. ▪ Utilizing city-owned lands: Guelph recently identified approximately four dozen properties that would be suitable for residential development. The first property to be offered for affordable housing and will become an affordable housing demonstration project is located at 14 Edinburgh Road South. The request for proposals process closed in April of this year and the successful proponent is required to build and operate a minimum of 12 affordable rental units on the property. ▪ Enabling 5+ units project: Guelph is now exploring the impact and feasibility of allowing 5 or more units on properties in Guelph. ▪ Monitoring and reporting: Ongoing monitoring and reporting to council on the city's progress towards its targets will provide greater transparency, allow for data-driven decision making, improve resource allocation, and identify issues.

15	<p>Rental vacancy rate</p> <p>Vacancies among rental units in Guelph as reported by the Canadian Mortgage and Housing Corporation based on their annual rental market survey conducted each fall. A vacancy rate of 3 per cent among rental units is considered a healthy and balanced supply. Lower vacancy rates increase competition among units, reduces available options, and generally results in higher monthly rental rates.</p>	3%	1.9%	<p>Did not meet target</p>	<p>The demand for rental housing continues to outpace the supply. Increasing the number of rental units will help achieve a more balanced and healthy vacancy rate, giving residents more options when choosing rental properties and result in more stable monthly rental rates. Guelph is focused on boosting the supply of rental units, particularly affordable market rentals.</p> <ul style="list-style-type: none"> ▪ Housing Affordability Strategy: The City of Guelph continues to explore initiatives and actions approved by Guelph City Council through the Housing Affordability Strategy to increase the supply of affordable rental units, including additional residential units (ADUs). ▪ Affordable Housing Community Improvement Plan: provides financial incentives for developers and homebuilders to rehabilitate existing housing supply in Guelph into affordable purpose-built rentals, or build new affordable rental units, including affordable additional dwelling units (ADUs). These incentives include a vacant unit renewal grant, new affordable housing unit grant for rental units, and additional dwelling unit grant. ▪ Affordable housing seed funding grant program: Non-profits and charitable organizations can use the seed funding to help cover pre-construction costs, such as feasibility studies, site surveys or planning fees. Eligible organizations can apply for grants up to \$25,000 to support pre-construction activities. • Encouraging gentle density: Up to four residential units are now allowed as-of-right on qualifying properties in Guelph. • Enabling 5+ units project: Guelph is now exploring the impact and feasibility of allowing 5 or more units on properties in Guelph. • Utilizing city-owned lands: Guelph recently identified approximately four dozen properties that would be suitable for residential development. The first property to be offered for affordable housing and will become an affordable housing demonstration project is located at 14 Edinburgh Road South. The request for proposals process closed in April of this year and the successful proponent is required to build and operate a minimum of 12 affordable rental units on the property.
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ID	Target description	Target	2024 result	Target status	Measures, actions, and strategies to meet targets
					<ul style="list-style-type: none">Monitoring and reporting: Ongoing monitoring and reporting to council on the city’s rental vacancy rate will provide greater transparency, allow for data-driven decision making, and improve resource allocation.