

Guelph Growth Management and Affordable Housing Monitoring Report 2024

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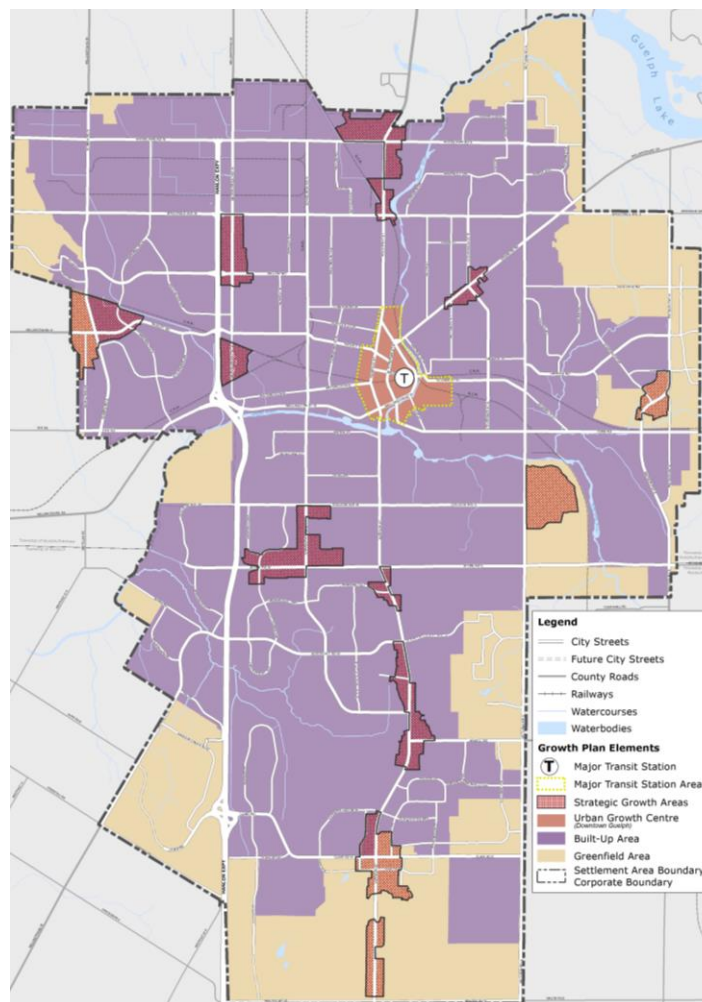
July 15, 2025

Purpose

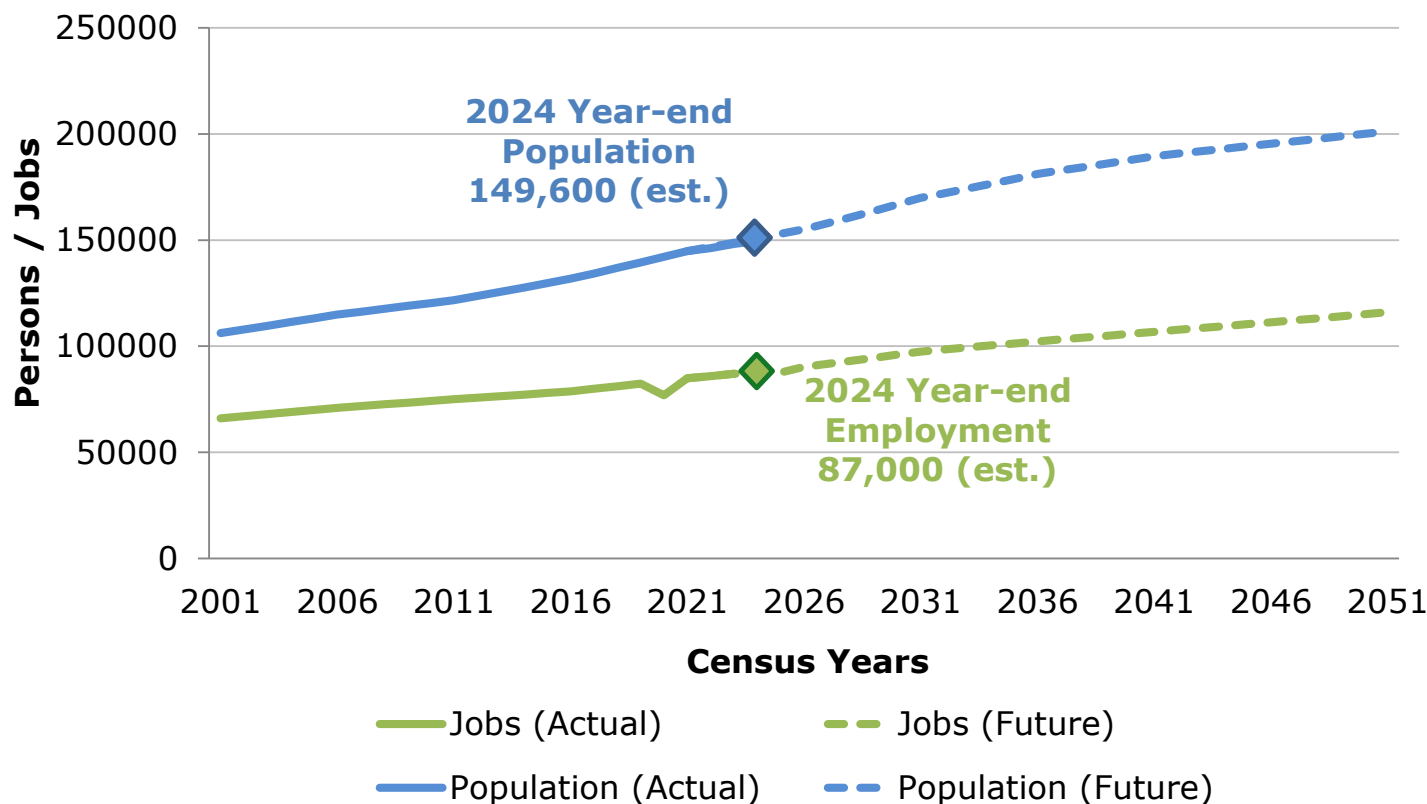
- Report on the achievement of:
 - Guelph's Official Plan growth policies;
 - Provincial Planning Statement policies;
 - Guelph's housing pledge
 - Affordable housing targets
- Development activity in Guelph
- Housing supply
- Set affordable housing benchmarks for 2025

Growth Management Geography

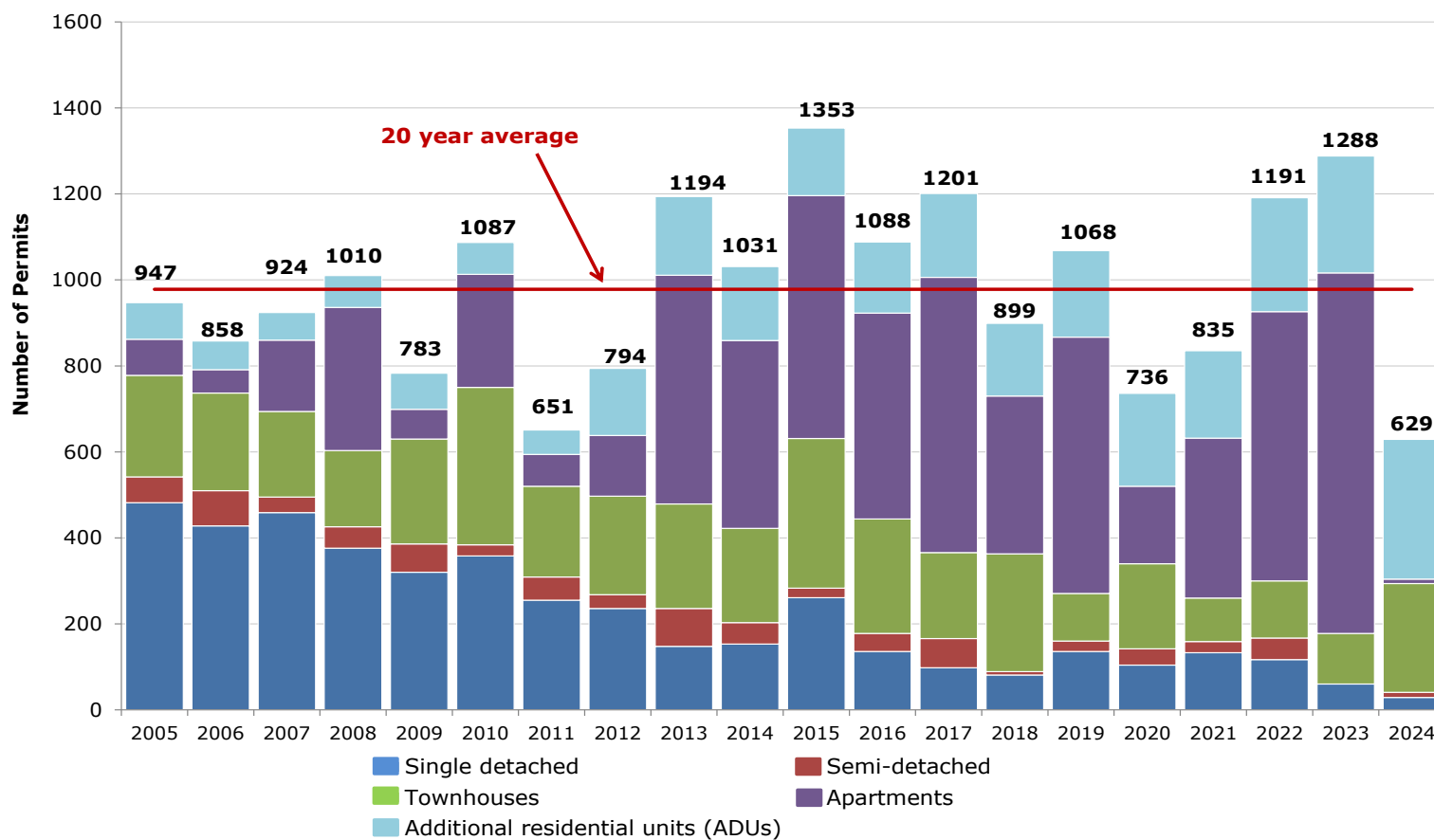
- Built-up Area**
- Greenfield Area**
- Downtown**
- Strategic Growth Areas**
- T Major Transit Station**



Population and employment



Historic residential unit creation

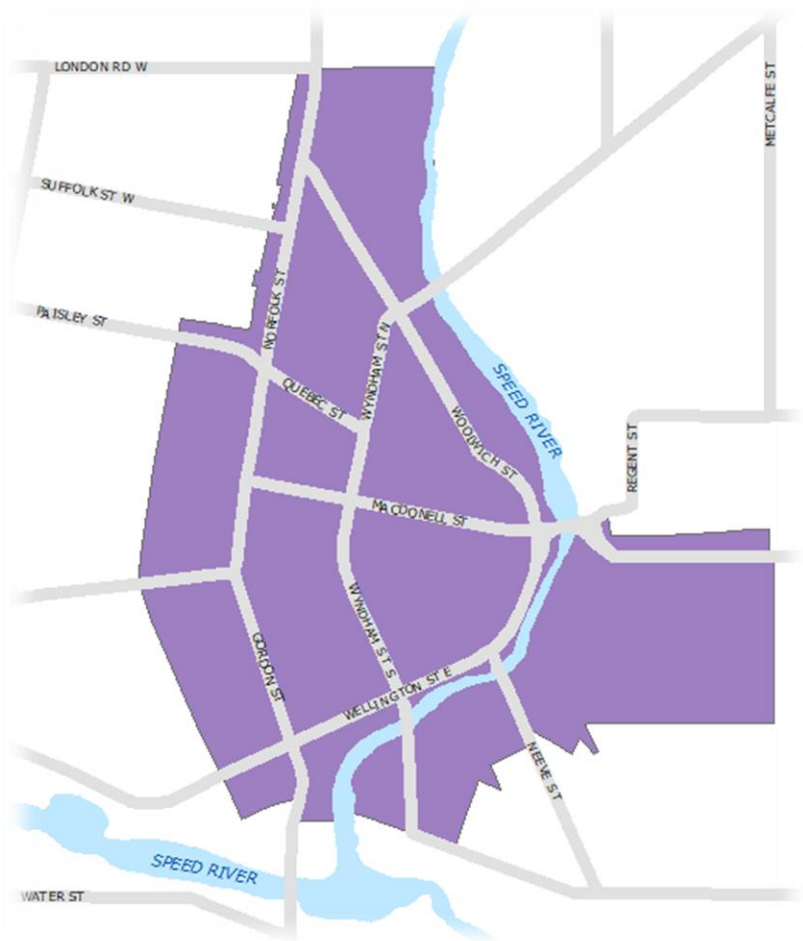


Growth targets

In 2024:

- Met intensification target with 65% of all residential growth occurring in built-up area
- Meeting designated greenfield area density target with 73 residents and jobs per hectare
- On-track to meet strategic growth area density targets
- Did not meet provincial housing target with 1,147 housing starts (76.4%)

Downtown density



95 residents and jobs per hectare

Target:

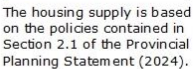
- 150 residents and jobs per hectare (2031)
- 175 (2041)
- 200 (2051)

City-wide housing supply

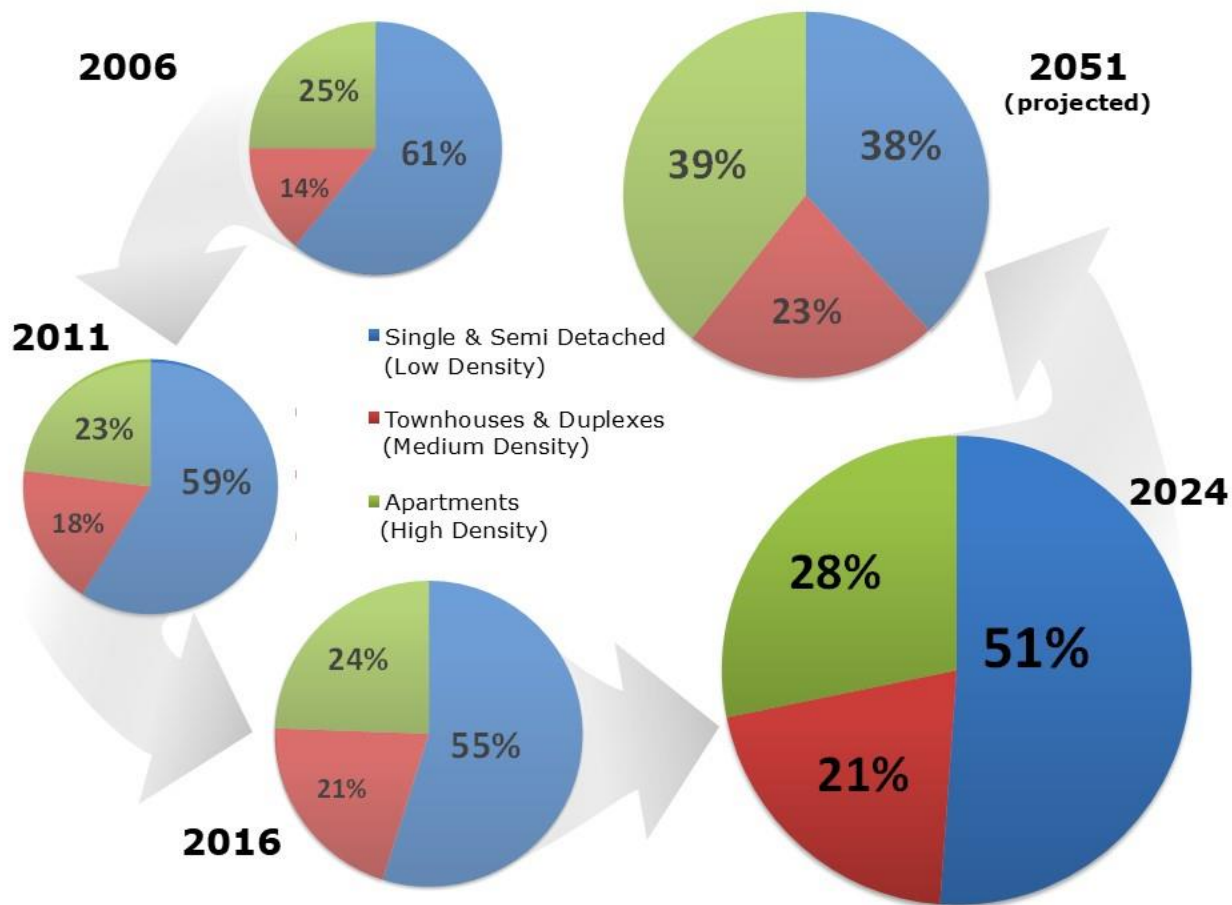
Supply	Single detached	Semi-detached	Townhouses	Apartments	Total Units	Years of Supply
Short-term supply	281	28	1,180	4,567	6,056	6.4
Designated and Available	2,513	4	4,059	9,630	16,206	17.1
Total	2,794	32	5,239	14,197	22,262	23.5

Short-term housing supply constraints

Housing supply constraint	Single detached	Semi-detached	Townhouses	Apartments	Total Units
Zoning holding provision	21	4	262	1,244	1,531
Record of site condition	0	0	24	234	258
Potential brownfield site	0	0	0	15	15
Potential brownfield and zoning holding provision	0	0	16	350	366
Total	21	4	302	1,843	2,170



Housing Mix (2006-2051)



Affordable housing targets

Affordable Housing Strategy (2017)

- 30% of all new units to be affordable
 - 25% home ownership
 - 4% secondary rental market
 - 1% primary rental market

Affordable housing benchmarks:

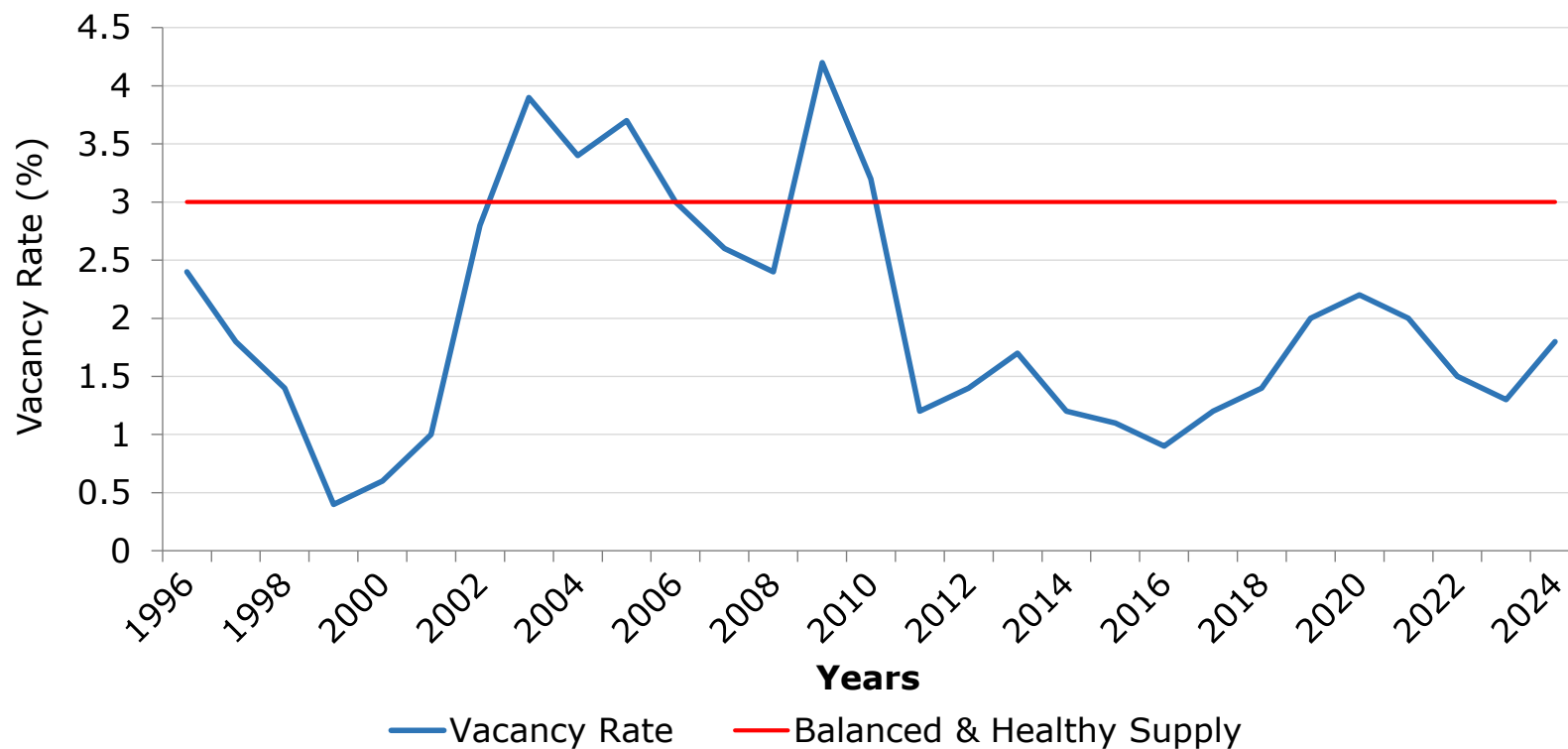
- Ownership units: \$398,800
- Rental units:
 - Bachelor: \$1,160
 - 1-bedroom: \$1,508
 - 2-bedroom: \$1,646
 - 3+ bedroom: \$1,695

Achievement of affordable housing targets

In 2024:

- 4% home ownership
 - 27 affordable units were sold
- 25% secondary rental units
 - 160 affordable ADUs were created
- Affordable primary rental target is measured every 5 years

Rental unit vacancy rates



Thank You