

Advancing Affordable Housing on City Owned Properties

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Committee of the Whole: November 4, 2025

Context

- The City of Guelph approved its 10-year Housing Affordability Strategy (HAS) in December 2024.
- Action 1.1.3: Evaluate the City's role in getting more affordable housing built, beyond providing funding and incentives, to develop a housing model that will get more affordable housing built faster throughout the city.
- Action 1.2.1.3: Review any City-owned land assets to decide if housing can be built on it.

Delivery Options

1. Provides subsidies and/or disposes of City-owned land to a private developer or non-profit organization (status quo, for example 14 Edinburgh Road South);
2. Provides City-owned land through a land-lease agreement;
3. **Maintains ownership of City-owned land and develops the units and leases the building (units) to an affordable housing operator (i.e. the County or non-profit organization).**
4. Maintains ownership of City-owned land, future buildings (units) and administers the affordable housing directly.

Funding Options

- 1. The City funds a project outright.**
2. The City shares capital funding with the County or Non-Profit (e.g. OPHI).
3. The City funds an equity portion of a project and seeks financing from CMHC (or traditional lender) for remaining mortgage.

Considerations for Option Three (3)

- HAF Funds allow us to fund these projects with minimal risk to City budget
- Opportunity for potential revenue generating asset while delivering important and identified community need
- Unlocks opportunities for additional lands through co-location of uses or infrastructure

5 Normandy Drive

- Four (4) units
- Minor Variance to meet setback requirements from stormwater main



Fourplex
Demonstration Site:
5 Normandy Drive

- Driveway
- Fourplex
- Stormwater Gravity Main
- Subject Property



0 2.5 5 Meters



7 Eastview Road

- Eight (8) units (two fourplexes)
- Severance required to create two lots
- Possible relocation of existing test well to corner of lot



Next Steps

- Request for Proposals & Expressions of Interest
- Minor Planning Applications
- Building Permits
- Future work on City's role in housing

Thank you