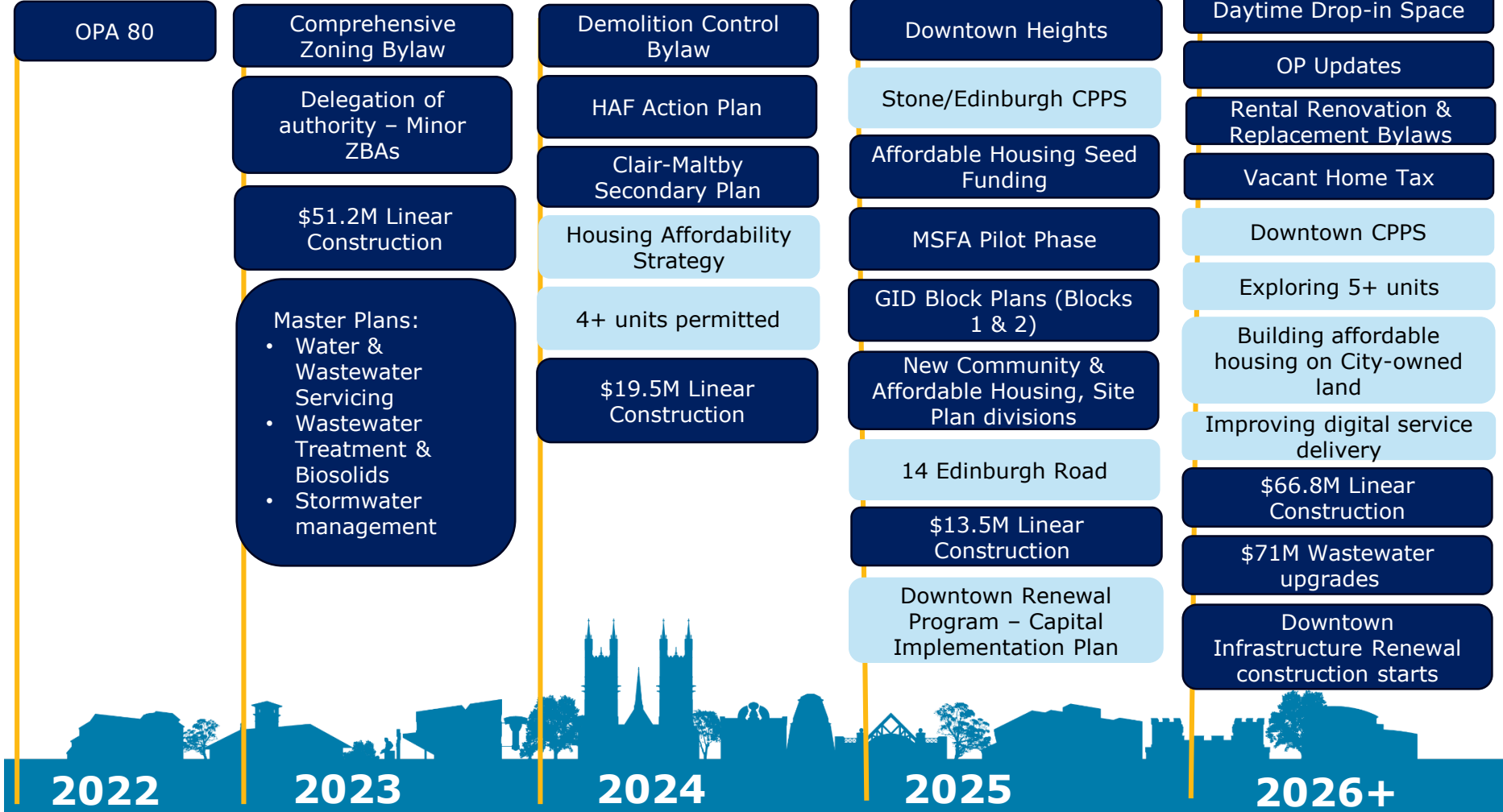


Housing in Guelph 2025 Update

Council Planning Meeting

March 10, 2026

Housing Roadmap



2022

2023

2024

2025

2026+

Housing Accelerator Fund

Housing-enabling infrastructure investments

Key topics

 Housing status and trends

 Progress

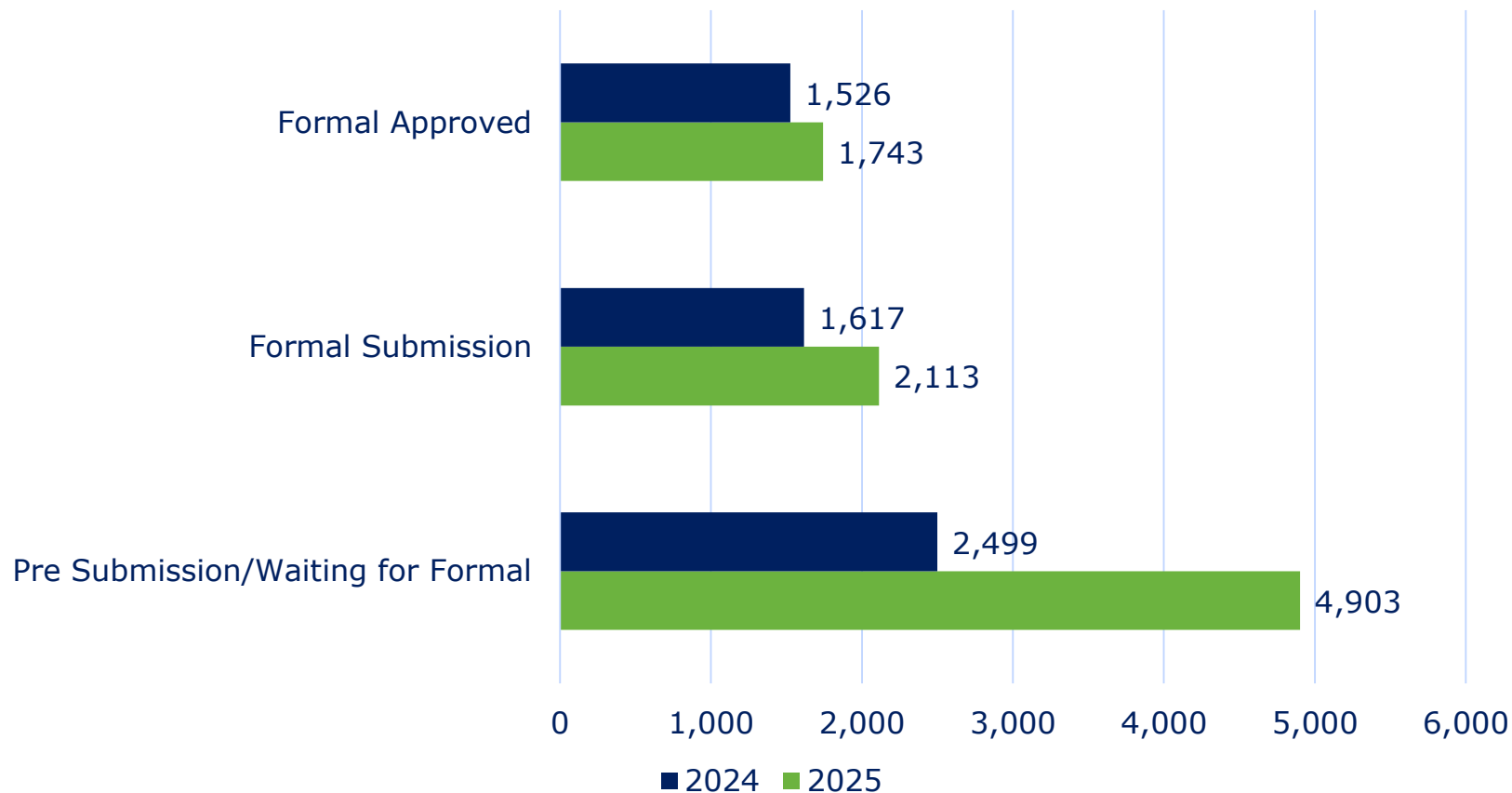
 Advocacy

 Grant funding updates

 Challenges

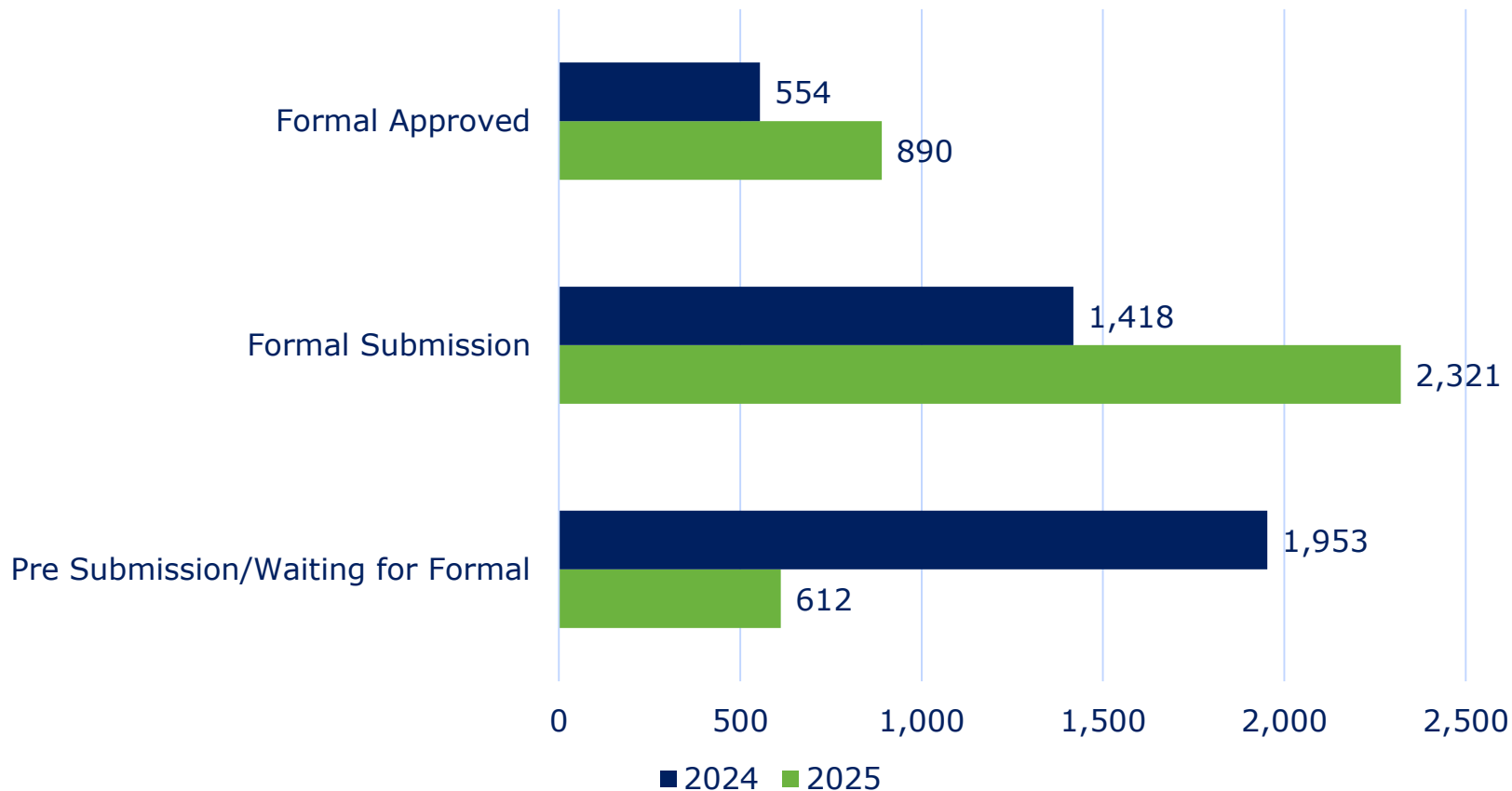
 Communications and engagement highlights

Housing units in development applications

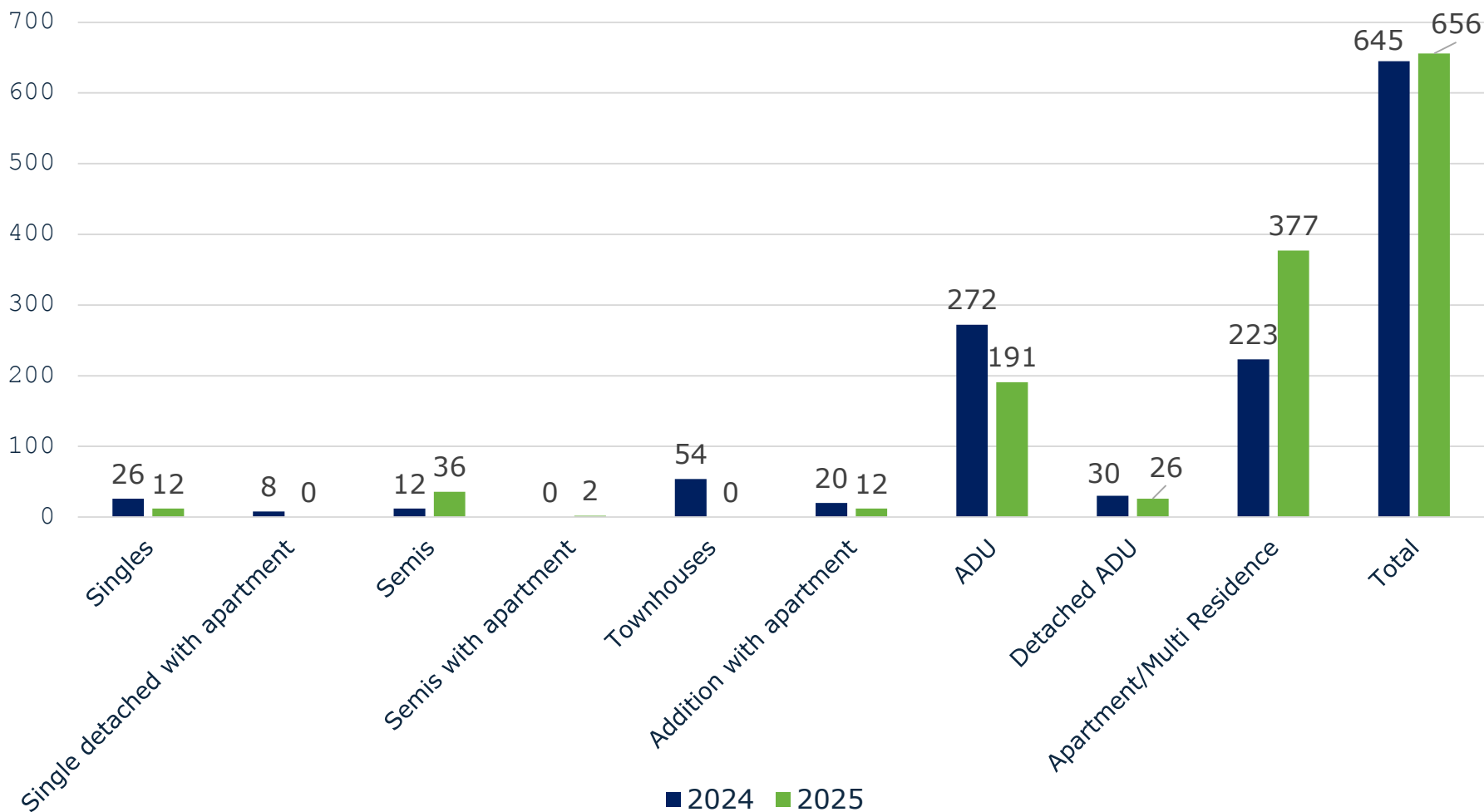


Condo and Committee of Adjustment applications are included in the 2025 Formal Approved Totals

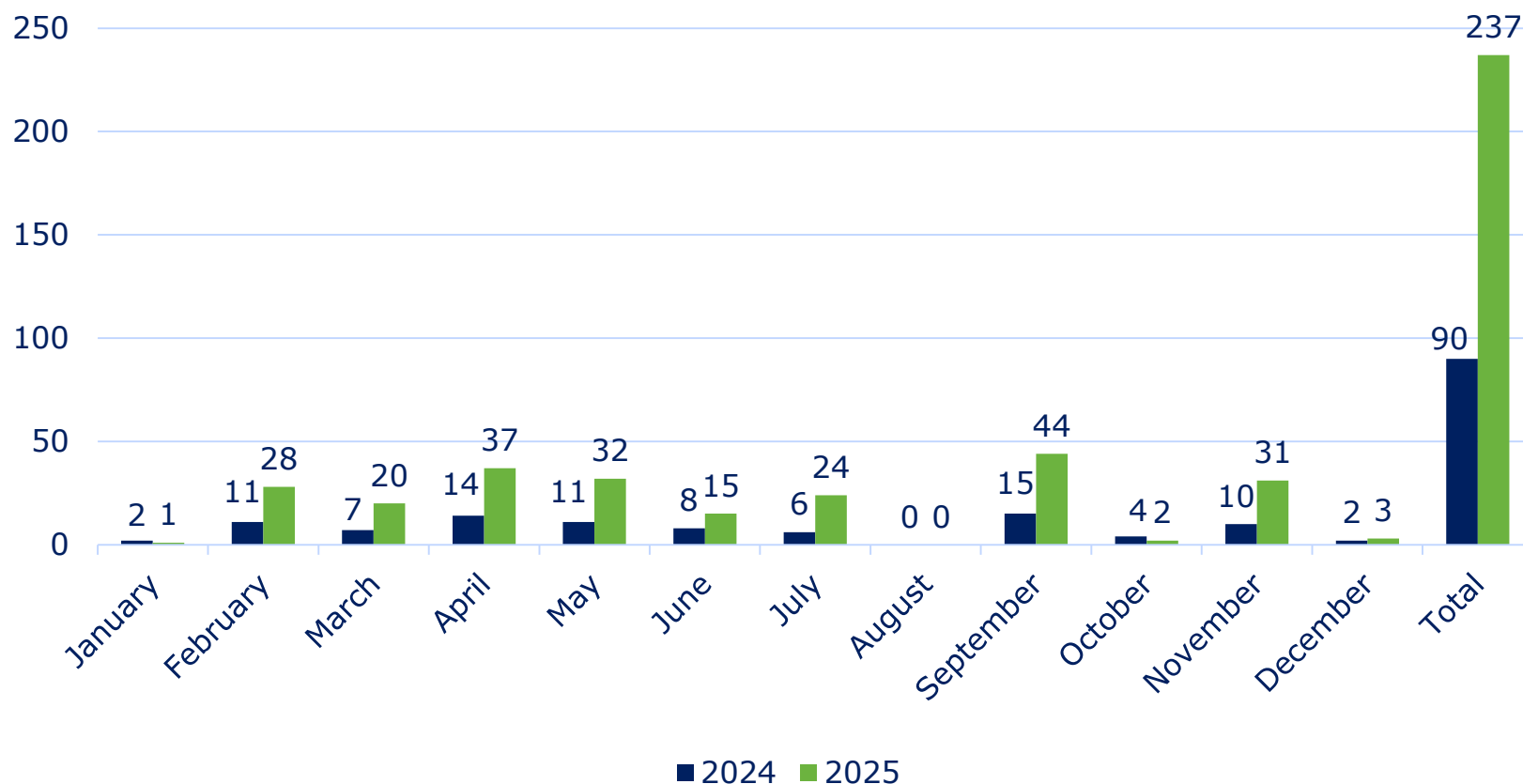
Housing units in site plan applications



Housing units in building permits

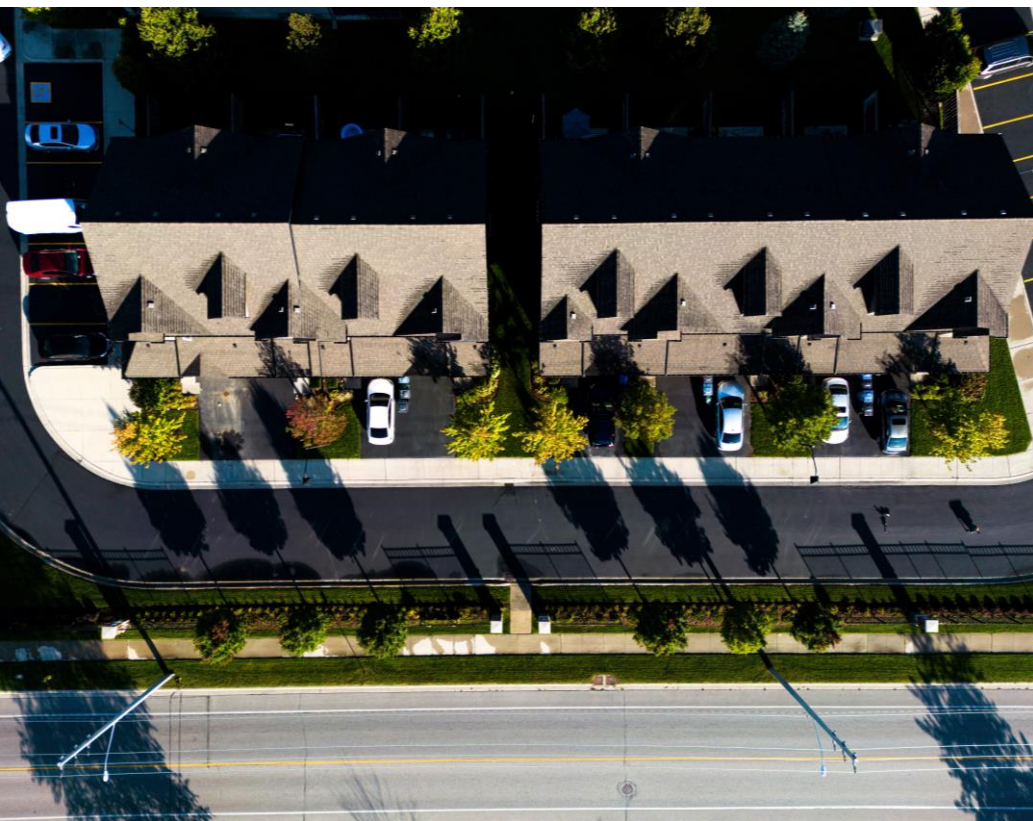


Housing units created from consent approvals



Committee of Adjustment Consent approvals in August were deferred.

Unlocking land for housing

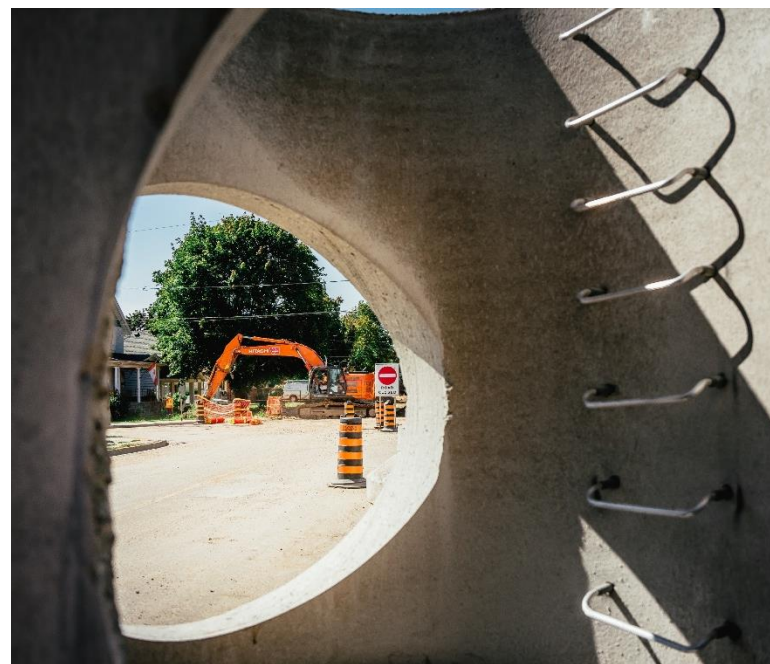


We're unlocking land for housing by:

- advancing critical water, wastewater, transportation, and transit infrastructure upgrades that remove servicing constraints and create capacity for new homes; and
- generating additional development sites through the strategic disposal of unused City-owned land.

Unlocking land for housing—2025

- Strategically disposed of half an acre, at market value, for a future 57-unit residential development.
- Led EAs for Downtown Guelph, Clair Maltby Secondary Plan, and GID.
- Advanced \$13.5M in construction of growth-enabling infrastructure.
- Launched the Municipal Service and Financing Agreements Policy, a new tool to accelerate residential development.
- Standardized fees and faster deposit returns for single-lot servicing to improve budget certainty and speed up timelines for builders.
- Invested in Guelph Transit service improvements, including four new buses.



Unlocking land for housing— what's next

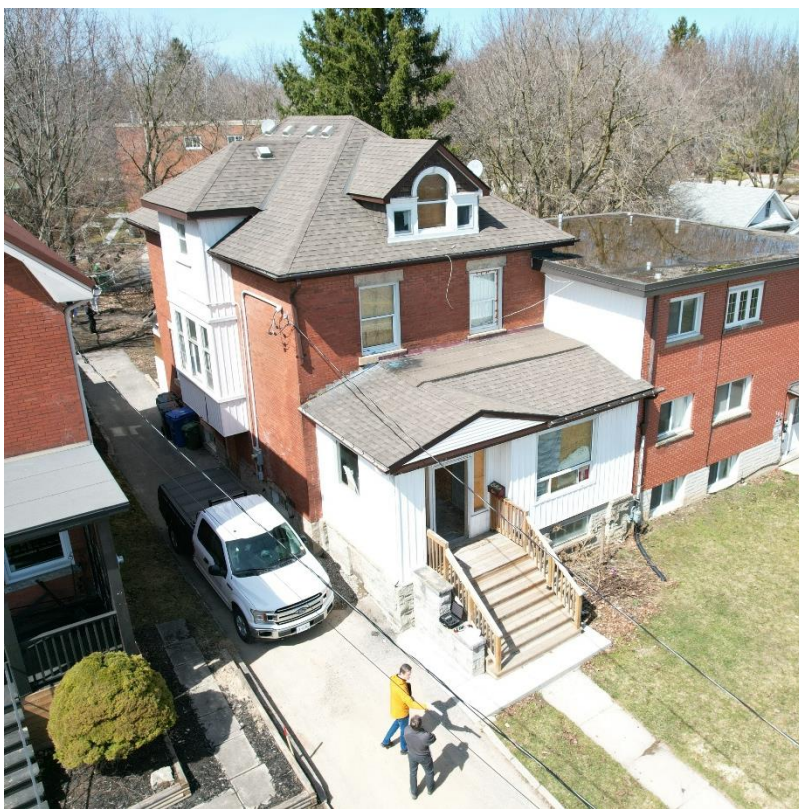
- Complete EAs for Downtown Guelph, Clair Maltby Secondary Plan, and GID.
- Advance growth-enabling infrastructure construction: York Road Phase 4, Exhibition Park Neighbourhood, Hanlon Sanitary and Watermain Crossing, University Avenue West.
- Construction of 7.7m of road, 3.6km of watermain, 3.5km of sanitary sewer, 3km of storm sewer, and 2.4km of cycling tracks or multi-use paths.
- Continuing or starting \$66.8M worth of linear construction.
- Continuing \$71M of work at the Water Recovery Resource Centre.
- 87,000 new transit service hours between 2026 and 2031.

Enabling greater density



We're enabling greater density through new policies and programs that make it easier and more affordable to build housing while keeping growth aligned with community priorities.

Enabling greater density—2025



- ⑩ Awarded \$320,000 to Wyndham House for supportive housing that puts Guelph on track to become the first, Canadian mid-sized city to end chronic youth homelessness
- ⑩ Incented 15 units through the Additional Dwelling Unit Grant Program
- ⑩ Approved 78 new residential lots were created for up to 237 units.
- ⑩ Allowed taller buildings downtown for more people and jobs

Enabling greater density—what's next

- Enable taller buildings in the downtown through the Community Planning Permit System
- ⑩ Continue promotion and targeted outreach for community improvement plan grants
- Simplify the standards for tall buildings in the Urban Design Manual and Built Form Standards



Reducing barriers for developers and property owners



We're reducing barriers for developers and property owners by improving processes, shortening timelines, increasing flexibility in land uses, and creating clearer, more predictable development pathways.

Reducing barriers for developers and property owners—2025

- Enhanced remote assistance for building permit customers.
- Enabled faster processing of ADU permits.
- Initiated the Community Planning Permit System (CPPS) for the Downtown to streamline approvals and increase affordable housing.
- ⑩ Started updating Guelph's Official Plan for greater policy clarity and certainty.
- ⑩ Created a water and wastewater servicing allocation policy and tracking system to manage capacity and prioritize shovel-ready housing projects.

Reducing barriers for developers and property owners—what's next

- Update the Development Charges (DC) bylaw to align with Bill 185 and incent developers to submit planning applications faster to keep locked-in rates.
- Advance the City-Wide Parking Study to update parking models for consistency with Bill 185.
- Prepare a bylaw amendment to allow site plan approvals to lapse after three years without a building permit, to reduce stalled developments.



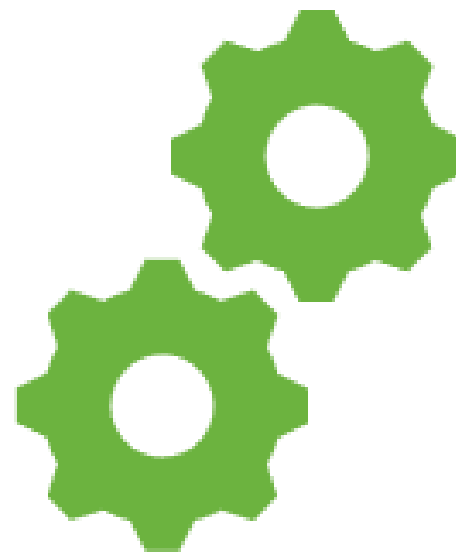
Streamlining reviews and approvals



We're streamlining reviews and approvals by digitizing processes, improving transparency, and strengthening collaboration—resulting in faster, more efficient housing delivery.

Streamlining reviews and approvals—2025

- Completed the analysis and design for foundational digitization work that will enable more efficient planning processes.
- Proactively engaged the development community to reduce barriers and achieve mutually beneficial outcomes.
- Created a dedicated site plan team to help get shovels in the ground faster.

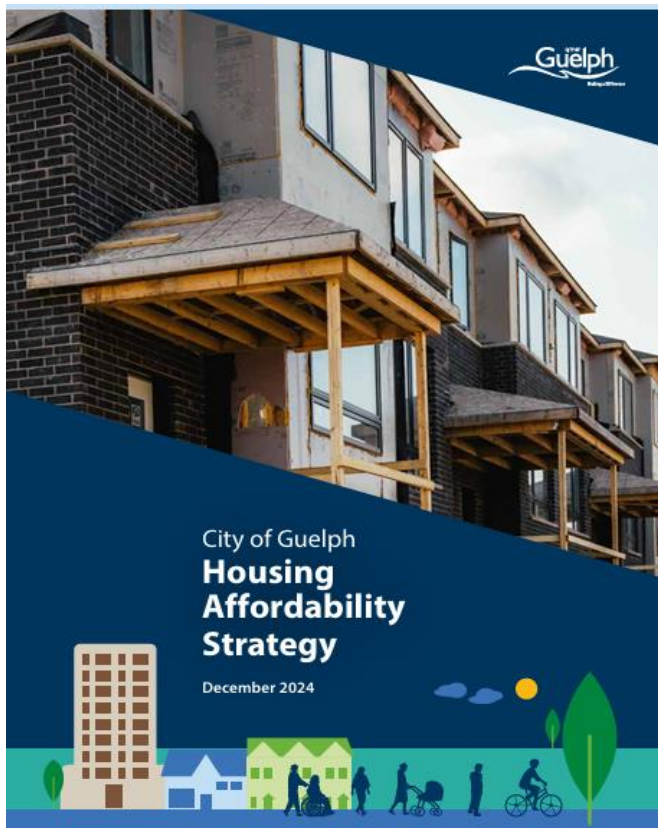


Streamlining reviews and approvals—what's next

- Technology-driven efficiencies in planning workflows to speed up approvals.
- Building a customer portal for applicants to submit information, apply online, and track application status.
- Value for Money Audit findings and recommendations for building permit and inspections processes.



Supporting affordable and non-market housing



We're expanding affordable and non-market housing options through the implementation of the City's Housing Affordability Strategy.

Supporting affordable and non-market housing—2025

- Implemented Stone/Edinburgh CPPS for additional density and affordable housing
- Incented 17 units through the Affordable Housing Community Improvement Plan grants
- Launched Affordable Housing Seed Funding
 - 2025 funding expected to support at least 43 affordable units



Supporting affordable and non-market housing—what's next

- Vacant Home Tax, Rental Renovation Bylaw and Rental Replacement Bylaw to use data on existing affordable housing to guide policy development
- Continue evaluating City's role in building affordable housing and advance sites such as 5 Normandy Dr. and 7 Eastview Rd.
- Prepare a five-year City-owned Land Strategy to steward land and increase supply of housing that is affordable.



Grant funding updates

- \$3.69M received from Ontario’s Building Faster Fund in 2025 for surpassing 85% of the provincial target.
- \$5.36M received in 2024 and 2025 of the \$21.4M CMHC agreement for Guelph’s Housing Accelerator Fund Action Plan. More instalments expected in March 2026 and 2027.
- \$2.1M in funding awarded under the Municipal Housing Infrastructure Program Housing-Enabling Water Systems Fund for Guelph's Wyndham-Wellington Water and Wastewater Capacity Improvements project.



- ⑩ \$34.8M applied for through the Canada Housing Infrastructure Fund to expand wastewater capacity and upgrade sewers. Although this project was not selected, it may be reconsidered through the new Build Communities Strong Fund.
- Engaging community interest-holders with the goal of a proposal in 2026 for the Build Canada Homes to advance affordable housing and support partnership-driven projects.

Advocacy

- Elevate local housing challenges and advocated for coordinated, system-wide solutions.
- Emphasize municipal tools alone cannot address the demand on emergency and supportive housing systems.
- Underscore how barriers, inconsistency, and misalignment across governments slow progress on housing goals.
- Encourage collaborative action to address shared challenges across the housing continuum.

Housing Communications, Marketing & Engagement

In 2025, we put the Housing Integrated Marketing and Communications Plan into action. This past year, we:

- promoted key initiatives
- gathered community feedback
- measured public sentiment
- ensured accuracy of information
- highlighted major milestones
- built relationships with media & stakeholders



Together, this work helped bring housing conversations to the forefront in Guelph.

Turning strategy into success

Central Housing Hub

We updated and centralized housing webpages on guelph.ca/housing and we continue to provide the most up to date information.

Social and digital campaigns

We made sure to reach people where they're at and continue to keep them updated with the latest housing information and resources.

Enhanced media approach

We enhanced how we work with the media and we're continuously keeping our community informed through local media partners.

Community engagement

We gather community feedback to guide the City's housing work and provide timely responses to questions while correcting misinformation.

Outreach and partnerships

We coordinated communications with the County of Wellington and local housing-supporting agencies and continue to seek new opportunities for alignment.

New! Housing eNewsletter coming Q1 2026

The collage features three main digital assets:

- Facebook Post:** From the City of Guelph (33,922 followers), dated July 21, 2025. The post includes an image of a house and a text overlay that reads: "Attn: builders and non-profits. Turning vacant units into affordable housing? Our grants can help." Below the image is a call to action: "Calling all home builders and non-profits! Explore our grants today" with an "Apply" button.
- CBC News Article:** Titled "Kitchener non-profit to head 'deeply affordable' housing project in Guelph". The article mentions a rent of around \$500 a month and quotes John Dalusong, CEO of Supports Homes. It is dated July 21, 2025.
- City Website Page:** Titled "Housing in Guelph". It features a large image of a modern apartment building under construction. A blue button with white text says "Sign up for housing updates". Below the main image is a "Housing spotlight" section with a sub-header "Let's get Guelph housing ready, together." and a row of three small images.

Here's how our housing story connected with the community in 2025:

Impressions

11M

Ensured broad awareness of the City's housing initiatives and progress.

Content Shares

880+

Housing content is being shared with friends, family and networks.

Web Visits

37K+

Helped our community find more information on our programs and grants.

Engagement Rates

4.13%

This is 2.5x higher than government average – showing strong public interest in the City's work.

Earned Media Reach

835M

Reflects coverage across local and regional media, amplifying City's work beyond our own channels.

We helped turn interest into action – driving clicks, shares, and uptake of our housing programs – work that will continue into 2026 and beyond.

Challenges and opportunities



In summary



- The City is:
 - unlocking land for housing;
 - enabling greater density;
 - reducing barriers;
 - streamlining processes; and
 - expanding affordable and non-market housing options.
- Even while market conditions lag, momentum is building.
- Guelph is well-positioned for growth and investment.