

Housing in Guelph: 2025 Highlights

Housing remains top of mind for our community.

While housing remains out of reach for many people, real progress is happening



Enabling greater density



More housing was built in local neighbourhoods

239 permits issued

for additional dwelling units — 37 per cent of total residential permits issued in Guelph.

What that means:

Smaller homes for older adults, downsizing and young adults just starting out.



More people are closer to jobs and transit

73 residents and jobs per hectare

in Guelph's developed and committed community lands — exceeding our target (68 per ha).

Why this matters:

We're helping more people live closer to jobs, services, and transit.



656 housing units created through residential building permits



237 new housing units created through the Committee of Adjustment

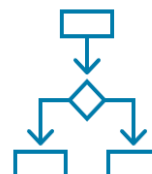
Reducing barriers for developers and property owners



Streamlined reviews for development

45 days

for a new streamlined process under the Community Planning Permit System for Stone Road/Edinburgh Road — down from about 180 days.



Supporting affordable and non-market housing

Affordable Housing CIP Grants



Affordable housing didn't happen by accident

15

 affordable additional dwelling units

supported by the Affordable Housing Community Improvement Plan grants to homeowners and not-for-profits.

With these grants now expanded, we expect these units are just the beginning.



3

 units =

10

 beds

for youth experiencing, or at risk of, homelessness at Wyndham House's Welcome 2 Waterloo facility — with \$320K in City funding via our Vacant Unit Renewal Grant.

The impact: The Welcome 2 Waterloo project will help end chronic youth homelessness in Guelph when it opens in 2026.

Deeply affordable housing for seniors at 14 Edinburgh Road



Supportive housing for seniors

13

 new housing units

will soon be underway at 14 Edinburgh Road for seniors facing mental health issues.

How: We teamed up with Thresholds Homes and Supports, contributing City-owned land + up to \$1.5M through the Housing Accelerator Fund

Affordable Housing Seed Funding

\$100,000

 in annual seed funding

to help non-profit housing providers get affordable housing projects off the ground.

Grant recipients:

- **Thresholds Homes and Supports** – Pre-development work for 13 affordable units at 14 Edinburgh Rd. S.
- **Kindle Communities** – Pre-development work for 12 affordable units at 10 Shelldale Cres.
- **UpBuilding! Non-profit Homes (Guelph) Inc.** – Pre-development work for 18 affordable units at 60 Fife Rd.
- **Harcourt Memorial United Church** – Feasibility studies for affordable housing at 87 Dean Ave.

Estimate impact = 43+ affordable units

Over
20,000
potential
new homes

are now possible — homes that could not be built just two years ago.

23.5 years
of designated &
available land

in our long-term housing supply
— exceeding our 15-year target.

6,056 units
in our short-term
housing supply

— enough for 6.4 years of
development.

57
new
residential units



will be created on the 0.5 acres
of City-owned land that was sold
this year

Constructed

- 6.2m of road
 - 0.3km of watermain
 - 0.3km of sanitary sewer
 - 0.3km of storm sewer, and
 - 1km of cycling tracks or multi-use paths.
- \$13.5M of linear construction completed.



Streamlining reviews and approvals

We're streamlining approvals, hiring more staff and improving technology to fast-track housing development.

Compared to 2022:

We're processing
site plan applications

246% faster

We're processing
zoning applications

180% faster

We're processing
Official Plan Amendments

139% faster

Housing progress isn't a finish line.

And we're queued up for next year.

In 2026, we're working on:

- A rental renovation (renoviction) bylaw
- A rental replacement bylaw
- A vacant home tax program
- Advancing affordable housing on City-owned land

