

HAF Agreement and Action Plan Summary Guelph, Ontario

Summary of Agreement Targets and Funding

Status as of February 24, 2025

Overall Permitted Unit Targets (3 years)	3,657
Units expected without HAF (baseline)	2,918
Units incented by HAF (HAF-incented)	739
Municipality's 10-year unit projection	9,450

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	3,657	1,070	625
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> • Missing middle housing units 	1,454		619
<ul style="list-style-type: none"> • Other multi-unit housing units 	1,860		0
Affordable Housing Units	696		160

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$21,426,140.20
Annual advance amount	\$5,356,535.05

CMHC has reviewed Guelph's first annual report; implementation of action plan initiatives is on track; however, the Year 1 permitted units are lower than forecast. Through discussions with Guelph, and based on the city's development pipeline, we expect building permits to increase next year. As such, we are satisfied that Guelph is meeting its commitments under the HAF agreement, and the second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Housing Affordability Strategy

Accelerating the development and implementation of a comprehensive strategy to close housing affordability and supply gaps.

- A new Housing Affordability Strategy will identify actions (e.g., policy refinements, tools, and incentives), advocacy, and partnership approaches to deliver housing supply gaps in the short, medium, and long-term.
- This strategy will inform consultation, engagement, and implementation of actions with the greatest housing supply impact.

Initiative	Due Date	Status
Complete and implement a housing affordability strategy	2026-12-01	On Track
Milestones	Due Date	Status
Housing Affordability Strategy Project Completion	2024-12-31	Completed
Implement Actions from Housing Affordability Strategy	2026-12-01	On Track

Initiative 2: Disposition of City-Owned Land Assets

Identifying opportunities to dispose of City-owned land, and potentially acquire other underused land and properties, for the purpose of developing affordable housing.

- A comprehensive review will inventory surplus and underused City-owned sites and create a process for framework for disposition and acquisition.
- This initiative includes an affordable housing demonstration project, to be delivered in partnership with the County of Wellington and/or a non-profit provider.

Initiative	Due Date	Status
Create and Formalize an Evaluative Framework for Disposition of City-Owned Land Assets	2026-12-01	On Track
Milestones	Due Date	Status
Complete an Inventory of City and County-Wide Land Assets	2024-05-30	Completed
Create an Evaluative Framework for the Disposition of City-owned Surplus Land	2024-10-31	Completed
Implement the Evaluative Framework	2024-12-31	Completed
Partner with the County and/or a Non-Profit Organization on an Affordable Housing Demonstration Project	2026-12-01	On Track

Initiative 3: Community Planning Permit System (CPPS) Pilot Project

Promoting higher density development in an identified strategic growth area, including downtown, through an expedited approvals process.

- This pilot project will facilitate higher density development near transit without the need for rezoning and consider changes to parking and other requirements to support the development of affordable housing, rental housing, and community infrastructure – reducing approval timelines to 45 days.

Initiative	Due Date	Status
Design and Implement a New Community Planning Permit System Pilot Project	2026-09-30	On Track
Milestones	Due Date	Status
Identify Area for CPPS	2023-12-30	Completed
Amend Official Plan	2025-04-01*	On Track
Create and Pass CPPS Bylaw	2025-04-01*	On Track
Issue Permits	2026-09-30	On Track

*The timeline for completion was extended to April 2025 due to competition in recruiting contract staff and external consultants, as many municipalities were simultaneously seeking the same expertise.

Initiative 4: Encourage Additional Dwelling Units

Encouraging homeowners to build additional dwelling units (ADUs) – such as basement apartments and detached garden suites – to increase housing supply in existing neighbourhoods.

- Guelph will explore an incentive program and raise public awareness about the benefits of ADUs.

Initiative	Due Date	Status
Encourage Accessory Residential Dwelling Units	2024-11-30	Completed
Milestones	Due Date	Status
Develop Information Package	2024-04-30	Completed
Explore Additional Residential Units Incentive Program	2024-05-31	Completed
Launch Awareness Program	2024-11-30	Completed

Initiative 5: Encouraging Missing Middle Units in Existing Neighbourhoods

Promoting infill development by allowing multiplex options in the city's existing low-density residential neighbourhoods.

- The City will allow four-units as-of-right on residential lots City-wide.
- Guelph will also study the potential for 5, 6, 8 and 12+ units on low-density residential lots to further promote infill development and intensification.

Initiative	Due Date	Status
Encouraging Missing Middle Units in Existing Neighbourhoods	2024-11-30	Completed
Milestones	Due Date	Status
Hire Consultants	2023-12-30	Completed
Draft Policy and Zoning Permissions	2024-07-31	Completed
Approvals and Implementation	2024-11-30	Completed
Expand and Legalizing 4 units as-of-right across the city and examine the potential of 5, 6, 8 and 12+ units	2024-11-30	Completed

Initiative 6: New and Enhanced Processes and Systems

Increasing staff capacity, introducing new incentives, and streamlining the development approvals process.

- Guelph will introduce a Community Improvement Plan (CIP) to incentivize a variety of housing types, particularly for multi-unit and missing middle housing and affordable housing.
- Guelph will develop a cash-in-lieu (CIL) program that will allow development to happen now by giving the developers the option to contribute to a pool of funds that will pay for the infrastructure later.
- Guelph's e-permitting system will be enhanced to support electronic plan review, auto issuance of permits, enhancements to the customer portal and prioritization of affordable, missing middle and/or multi-unit applications.

Initiative	Due Date	Status
Implement new/enhanced processes or systems	2026-12-01	On Track
Milestones	Due Date	Status
Build Human Resourcing Capacity	2023-12-31	Completed
Develop Cash-in-Lieu (CIL) Program	2024-06-30	Completed
Launch System Enhancements	2024-12-31	Completed
Implementation of E-Permitting System and CIL	2026-06-30	On Track
Develop Affordable Housing with Community Improvement Plans Grants	2026-12-01	On Track
Develop Community Improvement Plan	2026-12-01	On Track

Initiative 7: Infrastructure and Service Capacity Planning

Advancing design and implementation of major infrastructure programs to unlock development in strategic growth areas.

- This initiative will speed up – by at least three years – design and implementation of major infrastructure programs for downtown revitalization and development in the Guelph Innovation District.
- The City will also identify policy recommendations for areas that have insufficient infrastructure.

Initiative	Due Date	Status
Infrastructure and Service Capacity Planning	2026-09-30	On Track
Milestones	Due Date	Status
Explore and Implement Policy Refinements	2023-10-31	Completed
Design of Downtown Infrastructure Revitalization Program - Phase 1	2026-09-30	On Track
Design of Guelph Innovation District Enabling Infrastructure Program – Phase 4	2026-09-30	On Track

Initiative 8: Parking Reductions

Exploring parking requirement reductions for development applications that provide affordable housing.

- Guelph will explore parking reductions on a case-by-case basis and consider developing a policy framework to introduce changes on a City-wide basis.
- This initiative includes the implementation of a Transportation Demand Management (TDM) Action Plan.

Initiative	Due Date	Status
Parking Reductions	2026-09-30	On Track
Milestones	Due Date	Status
Parking Reductions Policy and Transportation Demand Management (TDM) Action Plan	2026-09-30	On Track