

HAF Action Plan Summary – Guelph, ON

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

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 (*strategy prepared by end of 2024*).
- This strategy will inform consultation, engagement, and implementation of actions with the greatest housing supply impact (*implementation through 2025 and 2026*).

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 (*implementation through 2024 and 2025*).
- This initiative includes an affordable housing demonstration project, to be delivered in partnership with the County of Wellington and/or a non-profit provider (*implementation through 2026*).

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 (*pilot launched in 2024*).

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 (*implementation in 2024*).

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

Initiative 5: Encouraging Missing Middle Units in Existing Neighbourhood

Promoting infill development by allowing multiplex options in the city's existing low-density residential neighbourhoods (*implementation in 2024*).

- 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 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 (*launched in 2025*).
- 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 (*launched in 2024*).
- 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 (*implementation in 2025 and 2026*).

Initiative 7: Infrastructure and Service Capacity Planning

Advancing design and implementation of major infrastructure programs to unlock development in strategic growth areas (*implementation through 2026*).

- 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 8: Parking Reductions

Exploring parking requirement reductions for development applications that provide affordable housing (implementation through 2026).

- 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.