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Coming up at 4 pm, it's this month's planning meeting of city council. This is what's on the agenda:



Schlaf says this isn't low density because it sounds like there could be 40 bedrooms here and that's high density. He also says there's no green space and will destroy some of the old tree canopy.

He says that people who "don't pay taxes" will be given preferential treatment over long-time taxpayers. He's referring to the parking and the issuance of parking permits. Schlaf says they should give permit preference to people already living there.

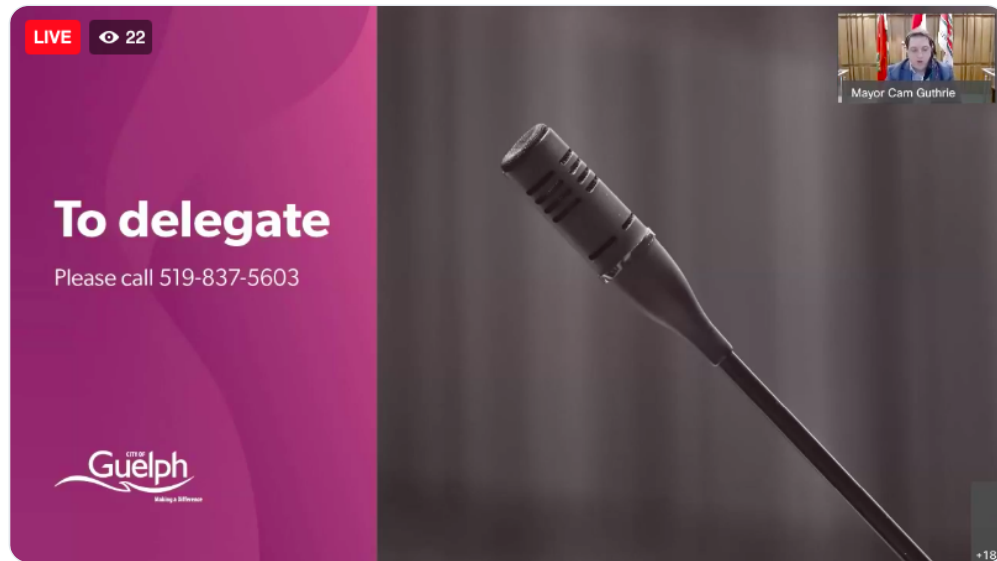
Klassen asks about neighbourhood character, what does he want to see? Schlaf says he wasn't implying NIMBYism, but this is about the size, plus the number of residents and the cars they'll bring.

Next is Sarah Wootton. She has some of the same issues previously mentioned: Parking, traffic, neighbourhood impact and tree canopy. She says available street parking is not sustainable.

And finally, Lenore Ross. She says she was conflicted about how to open, she lives on Arthur and has concerns: Trees and scale of the project. She notes that she's a planner for the City of Kitchener and knows about housing need...

...But she has walnut trees on her property that will be negatively affected and she hopes that the tree management report will encourage a different footprint for the building, and wants City to include impact on neighbouring trees in the tree protection bylaw.

Got something to add to this project? Call in.



No additional callers, but we do have someone here in the room that wants to delegate. Andrew Arklie from Spruce Living says that demands shows that we need larger rental units and this proposal meets city requirements. He says they did a traffic study nearby & can do one here.

He says that they will be committing to two units to a special program that will market units to below market rent and there will be some additional accessibility features.

Caton asks about the rent for the other units. Arklie says they will be market.

Downer asks about provisions for tree protection. He says they don't know until the tree report, but they met with last delegate to look at options.

O'Rourke asks about the parking experience with other sites. Arklie says they're very clear with renters about how many spots are available, and so far have not had any issues. They're meeting the bylaw. They're also building to net zero ready.

Guthrie asks if it would be fair to say that if the CZBL wasn't under appeal, he wouldn't be here? Arklie says there is the zoning changing, but everything they want to do after the change is as of right.

Back to council. O'Rourke asks if 4 bedrooms in the ADUs set precedent, and need extra parking? GM Walkey says ONgov says 1 space per ADU despite # of bedrooms, also regs for 4 bedrooms as-of-right will be coming back in the fall.

O'Rourke asks about distance to Guelph Central Station if it's the catchment area for transit hub. Walkey said she doesn't know this minute. Guthrie expresses doubts since this is outside Downtown 2ndary plan.

Klassen asks about the total number of residents and/or bedrooms. Rempel notes that will be 2 in one ADU and 3 in the other, no cap on the main unit, so it's hard to put a number on it.

Busuttill asks about GRCA comments. Rempel says they haven't received any conditions about the slopping yet.

Busuttil asks if there's a heritage review of this area. Walkey says yes, it's in progress, but there are no HCD protections at this time.

Goller asks if there will be request for traffic study. Rempel says that traffic staff reviewed the application and did not require one for this. But what about parking? Rempel says the proposal conforms with parking requirements, no further studies needed.

Cllr Chew asks if they can redesign the footprint to allow for more parking? Rempel says that will be up to site plan, and Walkey notes that they can not do site plan reviews for 10 units or less.

Cllr Gibson says parking is front of mind for everyone and he assumes parking is already tight. He knows that the applicant has a proposal that looks like it accommodates parking needs, but more pressure is going to create frustration.

Council votes to receive the report unanimously.

Guthrie asks if there's going to be a long discussion on the Affordable Housing Demo, can they dispatch this quick?

It appears that there's only a couple of quick questions, so we're going to do

Affordable Housing Demonstration Project.

Luke Jefferson, Strategic Property Advisor, will present.

This is part of the work required by the Housing Accelerator Funding. Jefferson says they're thinking creatively about what to do and that involves using the land at 14 Edinburgh Road South, home of the pottery centre, which was being moved next year anyway.

This is also part of the land inventory work, which is still ongoing as the city that looks at potential sites for new housing owners by the City and other agencies.

Jefferson says the site is fit to hold up to 12 units, which makes it perfect for such a project as outlined in the HAF. It was though it would be need for the EA of the rail corridor, but it can be used without impact that study work after all.

The pilot has got to get done by 2026 and this site has residential zoning in place. Staff can start taking action on this development now.

Recommendations

1. That Council direct that 14 Edinburgh Road South be declared surplus land.
2. That Council direct staff to initiate a Request for Proposal for the development of a minimum of 12 affordable housing units at 14 Edinburgh Road South.

Goller/O'Rourke move the recommendations.

O'Rourke asks if they can just do a land lease? Jefferson says there's an ability to do that, but partnership agreements take time, and the HAF has a pretty tight timeline.

O'Rourke asks if the affordable timeline can be more than 25 years. Staff says they will take what ever direction council wants, but they were going to target not-for-profits with the RFP.

O'Rourke says that she would like some assurances making sure that the land is used for affordable housing for the long term, so what's the move. Staff says "in perpetuity" or "99 years" are the pretty much the same legally.

Guthrie asks if they can have a first right of refusal to sell back to the City. Staff says they can look at that.

O'Rourke and Allt move a motion concerning the contract to make it in perpetuity and to make the City first choice for by back

O'Rourke: Also, why can't this be used for tiny homes?

Walkey: Metrolinx. They can have homes near the front of the property, but not near the back, so the back will be parking for the project.

Caton if there are any number of units required to be accessible. Jefferson says the report is focused in identifying and confirming the site, so the answer is they haven't look at that yet, but they haven't started the RFP either.

Guthrie proposes that council should announce their intention to put forward some minimum level of accessibility so that the public knows what to expect.

Allt asks about the impact of a potential underpass on Edinburgh Road. Jefferson says he believes the proposal will not impact. City engineer Gayman says they can't pre-suppose the outcome, but they have to make people aware.

The new motion has been added as #3.

**Affordable Housing Demonstration
Project - 2024-414
Amendment Councillor O'Rourke**



1. That Council direct that 14 Edinburgh Road South be declared surplus land.
2. That Council direct staff to initiate a Request for Proposal for the development of a minimum of 12 affordable housing units at 14 Edinburgh Road South.
- 3. That the new affordable housing units will remain affordable for 99 years and that the city of Guelph be granted right of first refusal should the property be put up for sale.**

It was a request from the solicitor to put a number of the length, they just can't say forever.

Billings asks if the first right or refuse is future market value or the current price. Staff says they can take that away and "put some definite on that."

Billings asks who will oversee affordability. Staff says the agreement will be registered on title and will be made understood to the tenant and can be spot-checked.

Billings asks how we make sure they're low income earners. Staff says that they can take admin Qs away.

Chew asks how this will be documented in the Affordable Housing Strategy. Staff say the idea is to learn from this project and then hopefully repeat it.

Motions approved.

Additional motion from Caton/Allt. "That three units be accessible to wheelchair units."

**Affordable Housing Demonstration
Project - 2024-414
Amendment Councillor Caton**



1. That Council direct that 14 Edinburgh Road South be declared surplus land.
2. That Council direct staff to initiate a Request for Proposal for the development of a minimum of 12 affordable housing units at 14 Edinburgh Road South.
3. That the new affordable housing units will remain affordable for 99 years and that the city of Guelph be granted right of first refusal should the property be put up for sale.
- 4. That three units be accessible to wheelchair users.**

Klassen/Busuttill amend it to read "minimum of" three.

Amendment approved.

**Affordable Housing Demonstration
Project - 2024-414
Amendment Councillor Klassen**



1. That Council direct that 14 Edinburgh Road South be declared surplus land.
2. That Council direct staff to initiate a Request for Proposal for the development of a minimum of 12 affordable housing units at 14 Edinburgh Road South.
3. That the new affordable housing units will remain affordable for 99 years and that the city of Guelph be granted right of first refusal should the property be put up for sale.
- 4. That a minimum of three units be accessible to wheelchair users.**



2:10:46

O'Rourke wonders if this constrains a proponent, or if there's another way to deal with it. Staff says they don't think it's a constraint.

Motion approved.

Guthrie thanks staff because this is awesome, and he thanks council because they brought up great stuff that will feed into the next process.

Guthrie calls a 30-minute break before we tackle the last item.



Mayor Guthrie calls the meeting to order again.

We know get into the Draft Housing Affordability Strategy.

Cushla Matthews, Development Advisor, and Lucas Mollame, Planner will present. Guthrie praises them for doing excellent work so far.

Background

Project was initiated in September 2023

Key issues:

- Guelph is working towards achieving affordable housing targets

- Smaller units needed

- Need for an increased supply of primary rental units

(cont'd)

- The secondary rental market offers more affordable choices but could benefit from the stability offered by the primary rental market

- There is a need for an increased supply of non-market rental housing

Define affordable: Ownership edition.

What do we mean when we say affordable housing - ownership?

The least expensive of:

Ownership

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households;

or

2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;

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Affordable **Ownership** Thresholds

Unit Type	Market-based Threshold	Income-based Threshold	Affordable Housing Benchmark Price for 2024
Single-detached	\$837,000	\$398,800	\$398,800
Semi-detached	\$666,000	\$398,800	\$398,800
Townhouse	\$621,000	\$398,800	\$398,800
Apartment	\$513,000	\$398,800	\$398,800

What could a low to moderate income household afford in Guelph?

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Define affordable: Rental edition.

What do we mean when we say affordable housing - rental?

The least expensive of:

Rental

1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households;

or

2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

Affordable **Rental** Thresholds

Rental Unit Size	Market-based Threshold	Income-based Threshold	Affordable Housing Benchmark Rent for 2024
Bachelor	\$1,160	\$2,050	\$1,160
1-bedroom	\$1,508	\$2,050	\$1,508
2-bedrooms	\$1,646	\$2,050	\$1,646
3+ bedrooms	\$1,695	\$2,050	\$1,695

What could a low to moderate income household afford in Guelph?

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If the income based thresholds are lower than the market, then they used the income level to determine affordable. Right now, only people in the 60th percentile or higher can afford a home, income of \$125k or more.

Housing needs the next 26 years...

Guelph's Housing Needs to 2051

	Owner	Renter	Total units
Affordable	2,640	6, 060	8,700
Market	11,830	5,445	17,280
Total	14,500	11,500	26,000
% affordable	18%	53%	33%

Matthews says it will be challenging to meeting these numbers but the need is strong, and this is the result of decades of disinvestment in social. It does let us appreciate the scope of the crisis with clear eyes.

The goal is to focus on the blue area where there's the biggest portion of need and in the process it will have an impact on the demand for social housing and hopefully cool some of the market pressures.

Guelph's Housing Needs - Rental

	Affordable Housing Need, 2024-2051	Percentage Share of Total Rental Housing Growth
Less than 40% Average Market Rent (i.e., deeply affordable)	1,057	9%
40-60% Average Market Rent	2,070	18%
60-80% Average Market Rent	813	7%
80-100% Average Market Rent (focus of draft HAS Actions)	2,120	18%
Total	6,060	53%

The strategy:

Housing Affordability Strategy: Vision

Guelph is a welcoming community where diverse housing options are available for residents as a human right: We have homes that are affordable, accessible, and suitable, regardless of income, age, or situation. By working with our private and not-for-profit sector partners and other levels of government, we will emerge as leaders in addressing housing affordability. Current and future residents will thrive in their ideal homes.

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The goals:

Housing Affordability Strategy: Goals

Goal 1: Our community is able to access affordable housing throughout the City.

Goal 2: Our community can contribute to diverse and inclusive housing options for everyone.

Goal 3: Our community knows and shares the importance of long-term housing options.

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Draft Actions

- Created based on what we heard during public engagement and technical analysis.
- Focuses on what we can do.
- Some actions are underway but we cannot do everything all at once either.

Examples of Strategic Actions **Already Underway:**

City-owned Land Strategy to steward land and increase housing supply that is affordable;

More flexible, less exclusionary policies and rules to development (e.g. 4 units as-of-right);

Financial incentives like Affordable Housing CIP (including the ARDU Incentive Program);

Monitoring the provision and decline of existing affordable housing stock by evaluating and reporting on a Renoviction By-law, Rental Replacement By-law, penalty system for known vacant homes.

Examples of New and **Emerging** Strategic Actions:

A communications strategy to promote "Yes In My Backyard" (YIMBY) principles with respect to affordable and inclusive housing;

Reduce or remove parking requirements on affordable housing developments.

Review any City-owned land asset to analyze if housing can be an additional use.

Evaluate the City's role in developing affordable housing, beyond providing financial incentives, to determine if there is a more impactful model to accelerate the pace of affordable housing development.

Examples of **Collaborative** Strategic Actions:

Identify and allocate City-owned land for a future equity-deserving housing development and access funding from upper-level governments for equity-deserving residents of Guelph.

Identify community-based assets with whom to partner to develop affordable housing (for example, on places of worship).

Collaborate with Guelph's neighbourhood groups, community leagues, social agencies, and tenants to identify strategies for enhancing social equity and inclusion;

It's worth noting that there are 30 actions in the 2024 HAS vs. 25 in the 2017 AHS.

Next steps:

Next Steps

1. Staff are planning public five (5) engagement events (one virtual event and four in-person events) to take place on October 15, October 17, October 19, October 22, and October 24th. More information will be shared on times and location on the project's Have Your Say page.
2. Staff will also be presenting the draft Housing Affordability Strategy to the Accessibility Advisory Committee, the Planning Advisory Committee and the Housing Affordability Strategy Focus Group.
3. The final recommended Housing Affordability Strategy will be presented to Council on December 10, 2024.

Recommendation tonight is just to receive the report.

The first delegate is Dominica McPherson, Guelph & Wellington Task Force for Poverty Elimination. She says the affordability crisis now demands action and she commends staff for the commitment. She notes that it's not just people with the lowest incomes struggling.

Allt asks if there are examples of how bad the situation is. McPherson says it's uncommon to see how many groups are all facing the same pressures, a min, wage worker used to be able to afford a place in Guelph but now they can't. Also didn't see older adults as much.

Allt asks McPherson about the barriers she'd like to see taken down. She acknowledges that staff have been looking in the right directions, and that's reflected in the strategy.

O'Rourke asks if there are communities making sure that they're answering the needs of the community. She says a lot of the successful measures prioritise social and non-profit housing, and creating conditions for those players to act.

Busuttil asks if anyone in Guelph is buying rental buildings to keep them rentals. McPherson says she doesn't know of one, but she does know people who have looked at it but it's tough to get in the business.

Next, Michael Craig from the Junction Village Community Land Trust. He manages property, and building an intentional community in an existing neighbourhood. They've received grants to start.

Craig says he's here to plant seeds, because his mission is to buy land for affordable housing or preserve it. They want to remove land from the speculative market and keep it affordable. The challenge is that they have to buy the land at market rate & that's where partners help.

Next, Morgan Dandie. She says that the report demonstrates that staff and council are listening, and that there's desire to continue the conversations.

Last delegate, Daniel Kaufmann. He says that there's no real mention of students in the report and that it's a pretty important demographic. 29k people go to school in Guelph, so it's not a small proportion of the market.

He suggests working with institutions to create more purpose built rentals since students are taking up many single family homes that could go to families.

Allt/Klassen move receipt of the report.

Allt asks staff about options to keep seniors in homes. Baker says they can take the feedback away and consider it.

Allt says that there are a lot of new Canadian families having trouble finding housing, can we help? Matthews says smaller units are biggest need, but second biggest were those big family units, so they do need to look at diverse range.

Allt asks about legal obligations to planning. Walkey says that they've been working the last few years to get apps thru more quickly, which have had hiccups and successes. There was also the 90-day direction like the Habitat project on Speedvale just approved.

Caron asks how student market affects availability of affordable units, and how the approved student housing project are not presently going forward. Matthews says they may need to look at the correlation between student population and # of available units.

On the other questions, Walkey says there's no one answer. They've reached out to the owners and some of it is timing, but they don't know about the delays.

Busuttil asks about if the evaluation criteria will be coming back to council. Matthews says she's not sure, but it is work that proceeding under the Housing Accelerator Fund portfolio.

Busuttil asks about the measures for market developers. Walkey says Busuttil may be a step ahead because implementation and agreements are the next phase of this work. Busuttil says it would be good just set some expectations for what the City gets for their incentives.

Klassen asks when KPIs will be established and when they will get reporting back. Walkey says they're figuring that out and it will come back in the final report in December.

O'Rourke asks, on behalf of a constituent, is it possible to disaggregate income at a gender level, b/c there is a wage gap. Can that be illustrated? Mollame says they can get that data but not in time for the final report.

O'Rourke asks if the University has been invited to participate. Matthews says a U of G rep sits on the focus group.

Caton asks if there's data on different disabilities and needs not being met. Staff says they don't have that data, but there are some sources they could explore.

Billings asks if further financial incentives will be coming back in December. Walkey says there will be some policy in there, stuff they already have funding through the feds to do.

Billings asks if there will costs assigned in the final report. Walkey says they want to float different options and see where the interest is and then bring those costs back to council through the proper budget process.

Guthrie asks about MOUs with non-profits and the City. Matthews says they could look at that and see if it's an option, but this would come with a cost. She also see what becomes of the land strategy first.

Guthrie asks how the prioritisation is going to come back between the first and secondary market. Walkey says it will be both.

Guthrie says he would like a deeper dive to see if GMHI can be used to actualise some of things we're seeing in this report. When is there an opportunity to talk about Guelph putting a shovel in the ground?

CAO Baker says they're investigating the city's role in housing, that's the first priority, and the admin of a housing corp is expensive. This is part of the action in the strategy.

Chew says that the City can be a convenor of these conversations, and he encourages everyone to engage on have your say.

Council votes unanimously to receive the report.

Bylaws of the week approved.

6. By-laws

Recommendation:

1. That by-laws (2024) - 20999 and (2024) - 21000 be approved subject to Section 284.11 (4) of the Municipal Act

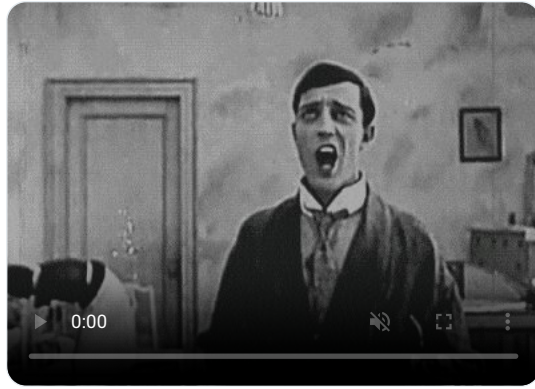
***6.1 By-Law Number (2024) - 20999**

A By-law to stop up and close part of Nelson Crescent, Plan 8, designated as Part 3, Reference Plan 61R-22785, City of Guelph.

***6.2 By-Law Number (2024) - 21000**

A by-law to confirm the proceedings of a meeting of Guelph City Council held October 8, 2024.

Meeting adjourned.



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