

**Attachment 1:
Existing Official Plan Policies for Affordable Housing (2006)**

The City's current housing policies related to affordable housing are as follows:

Section	
7.2 k)	To promote innovative housing types and forms in order to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups.
7.2.2	<p>The City shall encourage and assist, where possible, in the production of an adequate supply and mix of <i>affordable housing</i> by:</p> <ul style="list-style-type: none"> a) Expediting the <i>development</i> approval process and other administrative requirements; b) Partnering with the private sector and other government levels to implement housing programs; c) Encouraging the provision of <i>affordable housing</i> in plans of subdivision that are designed for moderate and lower income households, and, more particularly, for large subdivisions requiring this housing form to be provided to a minimum 25% of the total potential units. d) Encouraging the use of alternative development techniques that can assist in lowering development costs and potentially lower housing costs; e) Promoting a 3 percent <i>vacancy rate</i> for rental housing; f) Encouraging the provision of additional rental housing; g) Promoting the provision of <i>affordable housing</i>, located near transit, shopping, parks and other community facilities, in order to meet the needs of lower income and senior citizen households; h) Supporting student housing developments conveniently accessible to the University of Guelph; i) Supporting the provision of specialized housing facilities to meet the needs of persons with disabilities..
7.2.3	In order to provide for the housing needs of a wide array of socio-economic groups, the City will encourage the development of a variety of housing types and forms in large plans of subdivision.

7.2.4	The City shall provide for the creation of <i>accessory apartments</i> and other alternative, low impact housing forms for the lower density residential areas of the City. Regulations promoting compatibility of this housing form will be outlined in the <i>Zoning By-law</i> .
7.2.5	The City will encourage the conversion of suitable non-residential structures to residential accommodation, provided other non-residential land uses in the vicinity would not pose an <i>adverse effect</i> .
7.2.6	The <i>conversion</i> of a residential building and the <i>conversion</i> or <i>redevelopment</i> of existing non-residential buildings for <i>multiple unit housing</i> will be encouraged, where appropriate. Where the proposed <i>conversion</i> or <i>redevelopment</i> is of a building previously used for industrial, or other use having the potential to have resulted in environmental contamination, the provisions of subsection 5.6 will also apply to the building as well as the property. Such <i>conversions</i> or <i>redevelopment</i> shall require an amendment to the Zoning By-law and satisfy the criteria outlined in policy 7.2.7.
7.2.7	<p><i>Multiple unit residential buildings</i>, such as townhouses, row dwellings and apartments, may be permitted within designated areas permitting residential uses. The following development criteria will be used to evaluate a <i>development</i> proposal for <i>multiple unit</i> housing:</p> <ul style="list-style-type: none"> a) That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity; b) That the proposal can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks and recreation facilities and public transit; c) That the vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections and, in addition, vehicular circulation, access and parking facilities can be adequately provided; and d) That adequate municipal <i>infrastructure</i>, services and amenity areas for the residents can be provided.
7.2.10	In spite of the maximum residential densities that are specified for various land use designations of this Plan, <i>development</i> projects designed exclusively for occupancy by <i>senior citizens</i> may be permitted to exceed the maximum unit density allowed provided that the overall size, height and impact on the adjacent areas is

	consistent with that which would be associated with a standard multiple residential building that would be permitted.
7.2.11	The City will encourage the upgrading and rehabilitation of existing housing, particularly in the older residential neighbourhoods.
7.2.12	The City will consider alternative development standards that promote City environmental responsiveness and, at the same time, assist in reducing development costs. In addition, innovative and energy-efficient housing designs and subdivision plans will be encouraged.
7.2.13	The City will implement and periodically update the policies and targets of its approved "Municipal Housing Statement". (1990) ¹
Condominium/Co-ownership Housing Conversion	
7.2.14	A <i>condominium/co-ownership</i> conversion will refer to any change in the tenure status of an existing residential housing development from rental to <i>condominium</i> or <i>co-ownership</i> housing tenureship. Existing rental housing refers to projects containing any dwelling units occupied by residential tenants or last occupied by residential tenants and currently vacant.
7.2.15	<p>The conversion of rental accommodation to <i>condominium</i> or <i>co-ownership</i> housing tenureship will be considered on the merits of each proposal.</p> <p>1) The City will discourage the conversion of existing rental units to <i>condominium</i> or <i>co-ownership</i> housing when the <i>vacancy rate</i> for rental accommodation is below 3%, and will prohibit such conversions when the <i>vacancy rate</i> is below 1.5%. The <i>vacancy rate</i> shall be defined as the average <i>vacancy rate</i> of the latest two vacancy surveys conducted in Guelph by the Canada Mortgage and Housing Corporation. The City may conduct supplementary <i>vacancy rate</i> surveys and modify the <i>vacancy rates</i> reported by C.M H.C in accordance with its own findings.</p> <p>2) The policies of the City's approved "Municipal Housing Statement" will be used to outline the general requirements of the Municipality to permit a <i>condominium</i> or <i>co-ownership</i> housing conversion.</p>

¹ The provisions of the 1990 municipal housing statement are summarized in Attachment 2 of Appendix E.

	<p>3) The City will utilize agreements setting out the specific conditions and standards for a <i>condominium</i> or <i>co-ownership</i> housing conversion.</p> <p>4) When considering applications for <i>condominium</i> or <i>co-ownership</i> housing</p> <p>5) conversion, Council will have regard for:</p> <ul style="list-style-type: none"> a) The number of units included in the conversion application; b) The number of rental units under construction at the time of application for conversion; c) The impact of the conversion on the rental housing market (i.e., anticipated change in <i>vacancy rates</i>).
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Lodging Houses

<p>7.2.20</p>	<p><i>Lodging houses</i> may be permitted within land use designations permitting residential uses as outlined on Schedule 1 provided that:</p> <ul style="list-style-type: none"> a) Adequate residential amenities and services are available nearby; and b) In instances where a <i>lodging house</i> is located within a residential designation, it is of a size and land use character which is similar to, or compatible with the built form of the existing area.
<p>7.2.21</p>	<p>The implementing <i>Zoning By-law</i> will specifically regulate <i>lodging houses</i> and the appropriate zones in which they may be permitted.</p>

Coach House / Garden Suites

<p>7.2.22</p>	<p><i>Coach houses</i> and <i>garden suites</i> may be permitted as alternative forms of housing in all land use designations of the Plan allowing lower density forms of housing.</p> <ul style="list-style-type: none"> 1) <i>Coach houses</i> and <i>garden suites</i> will be regulated by the provisions of the implementing <i>Zoning By-law</i> and shall be subject to site plan control. 2) The following criteria will be used as the basis for permitting <i>coach houses</i> and <i>garden suites</i> by amendment to the implementing <i>Zoning By-law</i>: <ul style="list-style-type: none"> a) The use is subordinate in scale and function to the main <i>dwelling</i> on the lot;
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	<ul style="list-style-type: none">b) The use can be integrated into its surroundings with negligible visual impact to the streetscape;c) The use is situated on an appropriately-sized housing lot;d) The use is compatible in design and scale with the built form of the main <i>dwelling unit</i>;e) The orientation of the use will allow for optimum privacy for both the occupants of the new <i>coach house</i> or <i>garden suite</i> and the main <i>dwelling</i> on the lot; andf) Any other site requirements related to matters such as servicing, parking and access requirements, storm water management and tree preservation can be satisfied.
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