

INFORMATION ITEMS

Week Ending June 14, 2019

REPORTS

1. Affordable Housing Monitoring Report 2017-2018

INTERGOVERNMENTAL CONSULTATIONS

1. Excess soil regulatory proposal and amendments to Record of Site Condition (Brownfields) Regulation
2. Regulations for Recycling of Electrical and Electronic Equipment (EEE) and Batteries under the Resource Recovery and Circular Economy Act, 2016

CORRESPONDENCE

1. Town of Georgina Resolution RE: Resolution No. C-2019-0370, Reducing Litter and Waste in our Communities
2. Municipality of South Huron RE: 2019 Ontario Good Roads Association combined conference resolution

BOARDS & COMMITTEES

1. Board of Health Highlights, June 2019

ITEMS AVAILABLE IN THE CLERK'S OFFICE

1. None

Information Report



Service Area Infrastructure, Development and Enterprise Services
Date Friday, June 14, 2019
Subject **Affordable Housing Monitoring Report 2017/2018**
Report Number IDE-2019-67

Executive Summary

Purpose of Report

To report on the affordable housing benchmark and targets as set out in the Affordable Housing Strategy as well as monitoring in accordance with Official Plan policies. The report sets the 2019 affordable housing benchmark prices for ownership and rental housing.

Key Findings

Housing monitoring results for Guelph show:

- The vacancy rate for the Guelph CMA in 2018 was 1.4% which remains below a balanced and healthy vacancy rate of 3%;
- Accessory apartment registration remains strong with 247 units being registered in 2017 and 217 units registered in 2018;
- The total number of households in core housing need increased in 2016 to 5,985 households compared to 5,150 households in 2011. The percentage of renter households in core housing need increased from 26% in 2011 to 27% in 2016 while the percentage of owner households in core housing need remained stable at 5%.

The City met the affordable ownership housing target in 2017 and 2018. The new affordable housing sold during 2017 and 2018 were townhouse and apartment units.

The City met the 4% affordable purpose built secondary rental target in 2017 and 2018 due to the number of accessory apartments created.

The 1% affordable primary rental target is measured as a five-year average and will be reported on in the 2020 report.

The affordable ownership housing benchmark for 2019 is a price of \$390,587.

The affordable rental housing benchmark for 2019 is \$1,133.

Financial Implications

None.

Report

Details

Purpose of the Affordable Housing Monitoring Report:

The 2017/2018 report is the first Affordable Housing Monitoring Report; this report will be prepared on an annual basis.

The 2017/2018 report presents annual year-end data, CMHC rental data, as well as 2016 Census information to update the key 2011 Census information included in the City's State of Housing Report, October 2015 released as part of the City's Affordable Housing Strategy (AHS).

This report also:

- provides information on affordable housing development planned and constructed over the year;
- sets the affordable housing benchmark prices for ownership and rental housing; and
- presents the achievement of the affordable housing targets.

Highlights of the Monitoring Report:

- The City's population and number of households continue to grow. The rate of growth has trended higher than previous years and remains in line with long-term growth forecasts.
- Smaller households, including one-person and two-persons, continue to increase at a faster rate than other household sizes.
- Homeownership rates have peaked and have declined since 2011. In 2016, 67% of households were owners compared to 70% province wide.
- The majority of owner households continue to occupy single detached dwellings while the majority of renter households occupy apartment and other units.
- Apartments remain the dominant dwelling type being constructed since 2013 followed by townhouse units.
- There has been no loss of rental housing stock due to condominium conversions since 2013.
- The vacancy rate for the Guelph CMA in 2018 at 1.4% remains below a balanced and healthy supply rate of 3%.
- Accessory apartment registration remains strong.
- The total number of households in core housing need increased in 2016 to 5,985 households compared to 5,150 households in 2011. The percentage of renter households in core housing need increased from 26% in 2011 to 27% in 2016 (representing an additional 820 renter households) while the

percentage of owner households in core housing need remained stable at 5%.

Setting the Affordable Housing Benchmarks

Each year the affordable housing benchmark for ownership and rental housing is calculated using the definition of affordable housing in the Provincial Policy Statement (PPS, 2014).

The affordable ownership housing benchmark for 2019 is \$390,587.

The affordable rental housing benchmark price for 2019 is \$1,133.

Achieving the Affordable Housing Targets

The 30% annual affordable housing target for all new residential development breakdown is:

- 25% affordable ownership units;
- 1% affordable primary rental units; and
- 4% affordable purpose built secondary rental units (which includes accessory apartments).

The City met the 25% affordable ownership housing target in 2017 and 2018. The new affordable housing sold during 2017-2018 were townhouse and apartment units.

The City met the 4% affordable purpose built secondary rental target in 2017 and 2018 due to the number of accessory apartments created. The 1% affordable primary rental target is measured as a five-year average and will be reported on in the 2020 report.

Financial Implications

None

Consultations

The Affordable Housing Monitoring Report 2017/2018 will be posted on the City's website.

Corporate Administrative Plan

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our Services - Municipal services that make lives better

Attachments

Attachment-1: Affordable Housing Monitoring Report 2017/2018

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Attachment 1



AFFORDABLE HOUSING MONITORING REPORT 2017/2018

May 2019

Alternate formats of this document are available as per the Accessibility for Ontarians with Disabilities Act by contacting Planning Services at 519-837-5616.

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Affordable Housing Monitoring Report 2017/2018

Background: Affordable Housing Strategy

On July 24, 2017, Council approved the Affordable Housing Strategy for the City of Guelph. The City's Affordable Housing Strategy focuses on affordable private market rental and home ownership housing recognizing the City's land use planning role and the City's potential to influence the market housing components of a continuum of housing. The Strategy complements the Ten-Year Housing and Homelessness Plan produced by the Service Manager (County of Wellington) that focuses on non-market housing. The City's Affordable Housing Strategy includes a number of actions including monitoring actions. The data presented in this report addresses the monitoring actions included in the City's Strategy and Official Plan.

1. Population and Household Characteristics

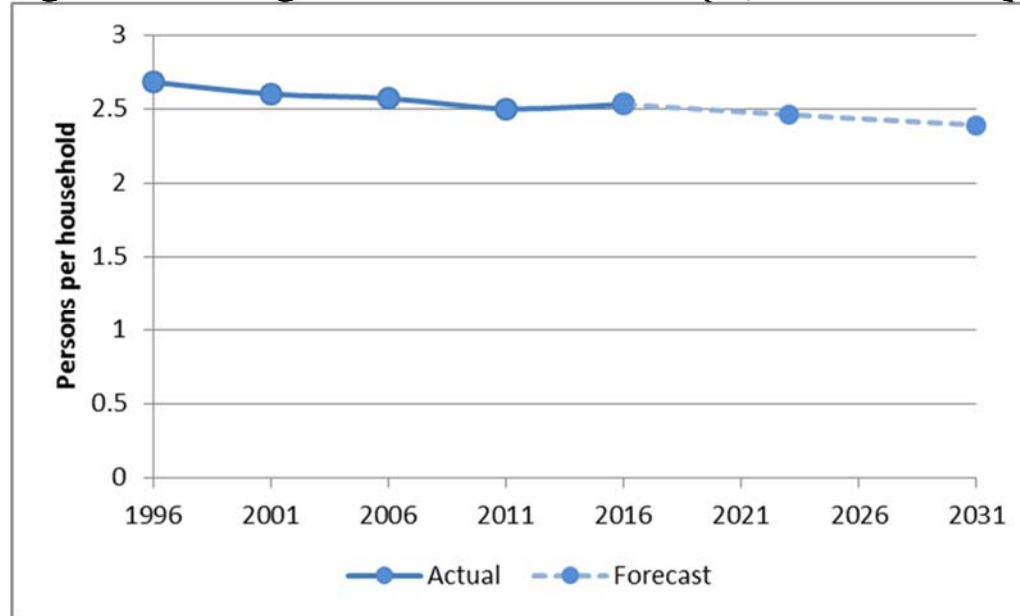
1.1 Population Growth

According to the 2016 Census, there are 131,794 people and 52,065 households in Guelph. This represents an 8.3% increase from the 2011 Census population and an 8.2% increase in households.

Growth over the last five years has trended higher than previous years and remains in line with long-term growth projections for the City.

1.2 Household Size

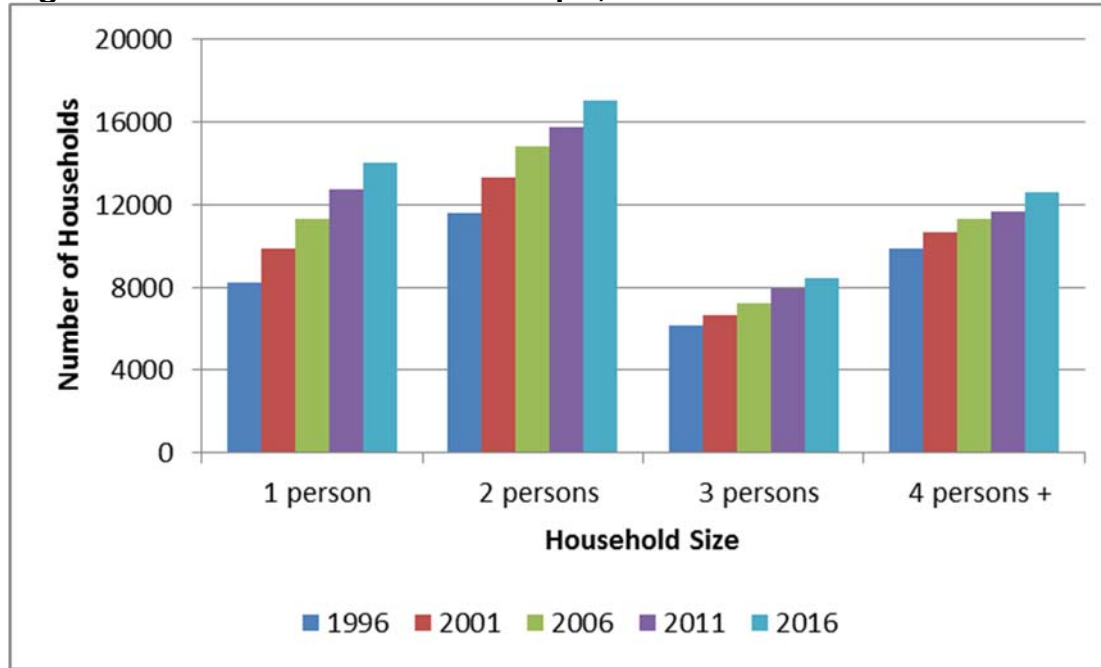
Figure 1 - Average Household Size in Guelph, Actual and Projected, 1996-2031



Source: Statistics Canada, 1996-2016 and Watson and Associates, Development Charge Background Study, 2014

In 2016, the average household size in Guelph was 2.5 persons per unit, unchanged from 2011. Generally, the average size of households has been declining since 1996 and this trend is expected to continue to an average 2.4 persons per unit by 2031.

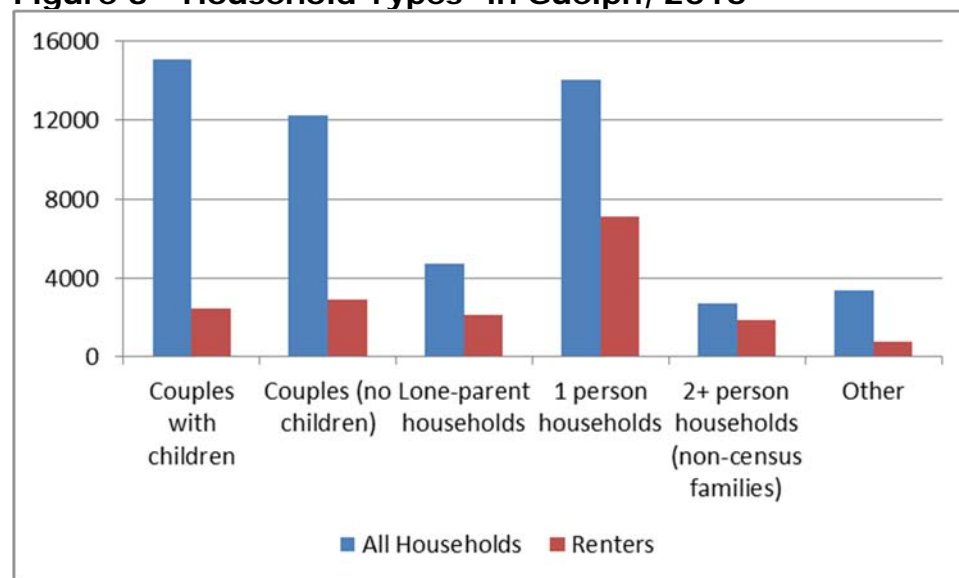
Figure 2 - Household Size in Guelph, 1996-2016



Source: Statistics Canada, 1996-2016

- One-person households represent 27% of Guelph households.
- Between 2011 and 2016, the number of one-person households increased by 10% (1300 households).
- Between 2011 and 2016, the number of 3 or more person households increased by 7% (1405 households)

Figure 3 - Household Types¹ in Guelph, 2016



Source: Statistics Canada, 2016 Census Custom Tabulation
 Statistics Canada categorizes households into six different types (as shown in Figure 3).

¹ Household type is the basic division of private households into the following family and non-family households. According to Statistics Canada:

- Family household refers to a household that contains at least one census family, that is, a married couple with or without children, or a couple living common-law with or without children, or a lone parent living with one or more children (lone parent household). One-family household refers to a single census family (with or without other persons) that occupies a private dwelling. Multiple-family household refers to a household in which two or more census families (with or without additional persons) occupy the same private dwelling. Family households may also be divided based on the presence of persons not in a census family.
- Non-family household refers to either one person living alone in a private dwelling or to a group of two or more people who share a private dwelling, but who do not constitute a census family
- Other family household refers to one-census family households with additional persons and multiple-census-family households with or without additional persons.

Among all household types, couple families with children are the most dominant form (29%), followed by individuals living alone (27%). Among renter households, individuals living alone are the foremost type of renter (42%), followed by couples with no children (17%).

Data Highlights:

In 2016, couples with children represented 29% of all household types, down from 30% in 2011. Couples with children represented 14% of renter households in 2016 and in 2011.

Couples with no children represented 24% of all households (unchanged from 2011) and 16% of renter households (also unchanged from 2011)

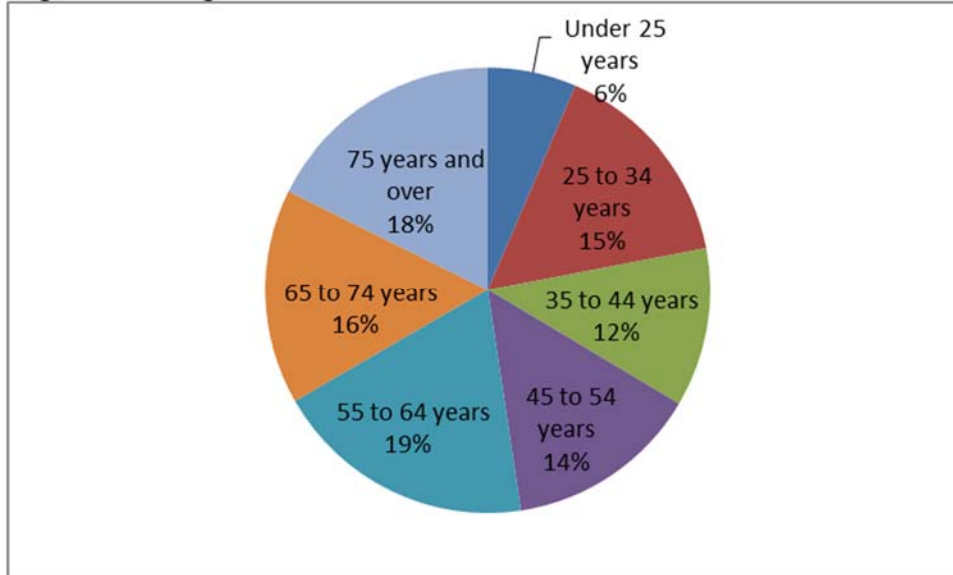
Lone parent households represented 9% of all households in 2016, (unchanged from 2011) and 12% of renters (compared to 13% in 2011).

Individuals living alone represented 27% of all households in 2016 (up from 26% in 2011) and 42% of renter households (down from 43% in 2011).

Two or more person households represented 5% of all households in 2016 and 2011 and 11% of renters (up from 9% in 2011).

1.3 One-Person Households

Figure 4 - Age Distribution of One Person Households in Guelph, 2016



Source: Statistics Canada, 2016 Custom Tabulation

In Guelph, seniors aged 65 and over make up the largest segment of all one-person households at 34%.

Data Highlights:

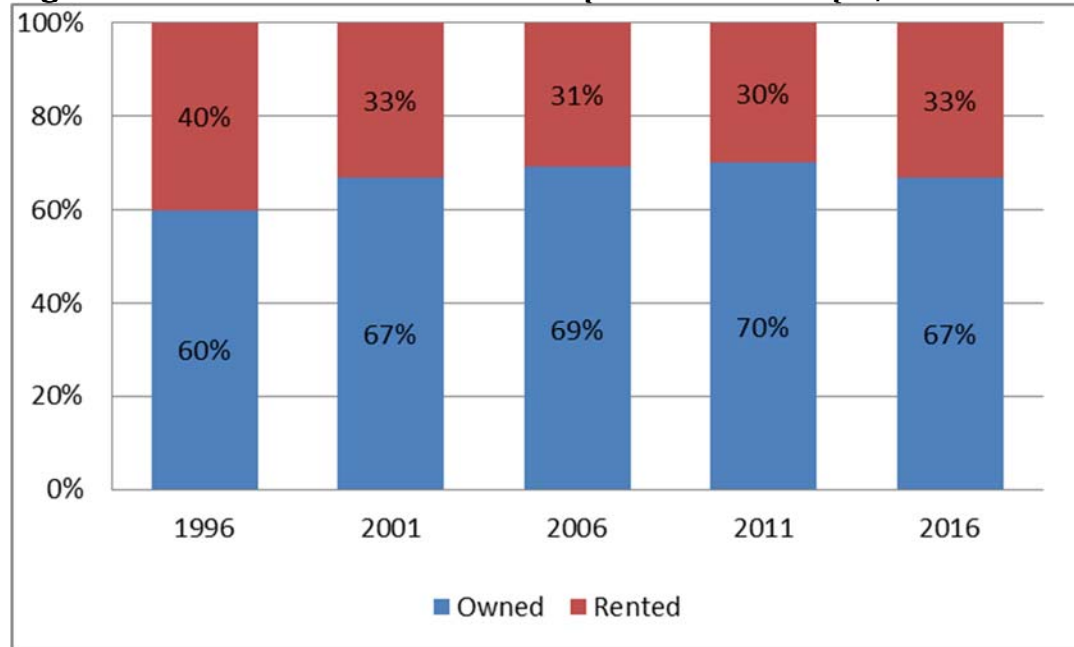
Young one-person households (under 25 years of age) have increased over the last five years moving from 4% to 6% of one-person households in 2016.

One-person households age 35 to 44 years has increased to 12% in 2016 from 10% in 2011.

The number of seniors age 75+ living alone has decreased from 22% in 2011 to 18% in 2016.

1.4 Tenure

Figure 5 - Rental v. Homeownership Rates in Guelph, 1996-2016



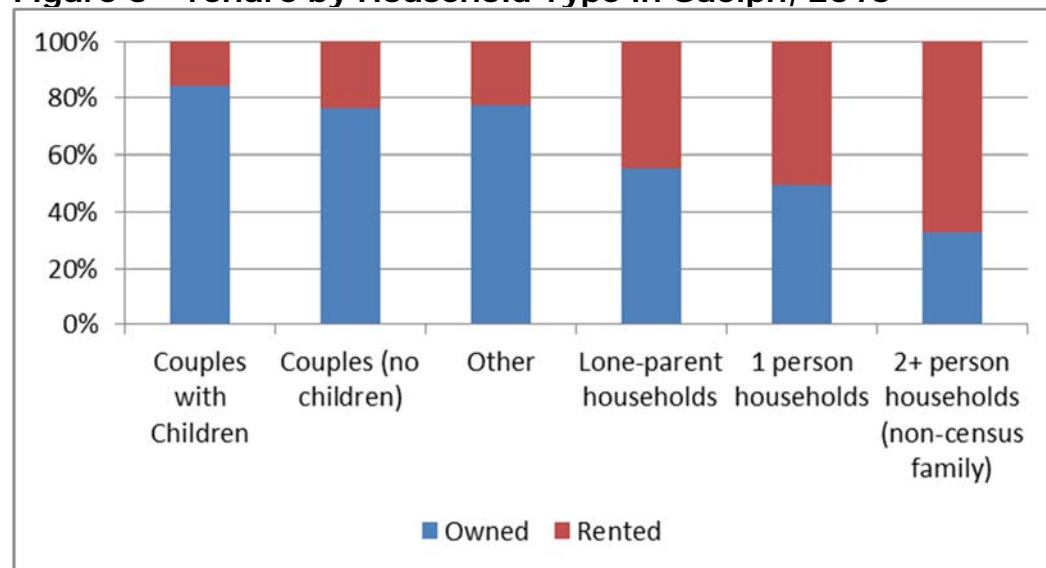
Source: Statistics Canada, 1996 – 2006, 2016, (NHS, 2011)

Data Highlights:

In 2016, 67% of all occupied dwellings in Guelph were owned, a decline from 70% in 2011. In 2016, 33% of all occupied dwellings were rented. An increase of 3% from 2011.

The percentage of owned dwellings in Guelph fell below the Provincial rate of 70% in 2016.

Figure 6 - Tenure by Household Type in Guelph, 2016



Source: Statistics Canada, 2016 Custom Tabulation

Data Highlights:

In 2016, 84% of Guelph households comprised of couples with children were homeowners (85% in 2011) and 16% were renters.

For couples without children, 76.5% were homeowners (down from 80% in 2011) and 23.5% were renters (up from 20% in 2011).

For lone parent households, 55% were homeowners (56% in 2011) and 45% were renters.

For one-person households, 49% were homeowners (51% in 2011) and 51% were renters.

For two or more person households, 33% were homeowners (46% in 2011) and 67% were renters. This household type experienced the greatest change in tenure since 2011.

1.5 Tenure by Structure Type

Figure 7 - Owned Dwellings by Structure Type in Guelph, 2016 and 2011

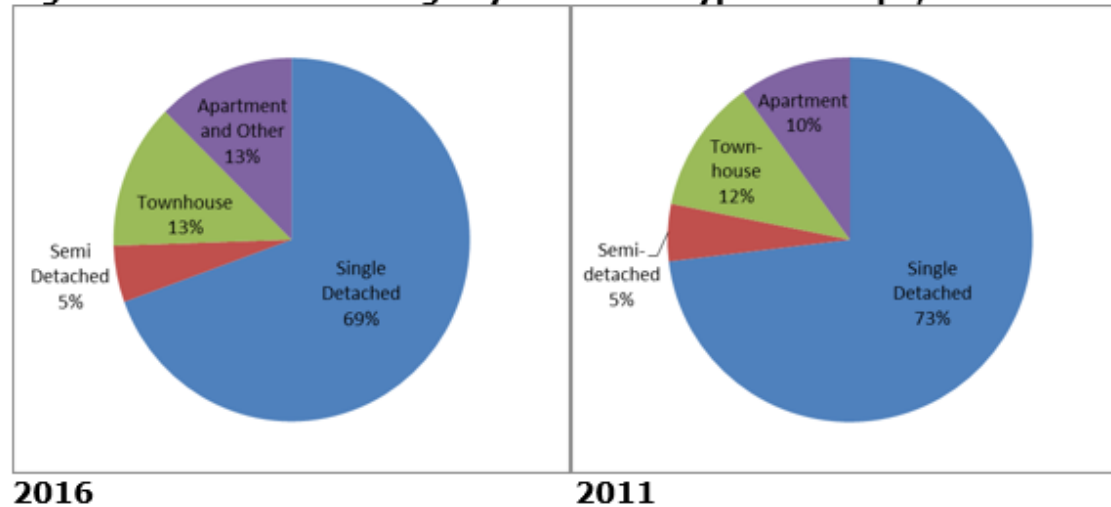
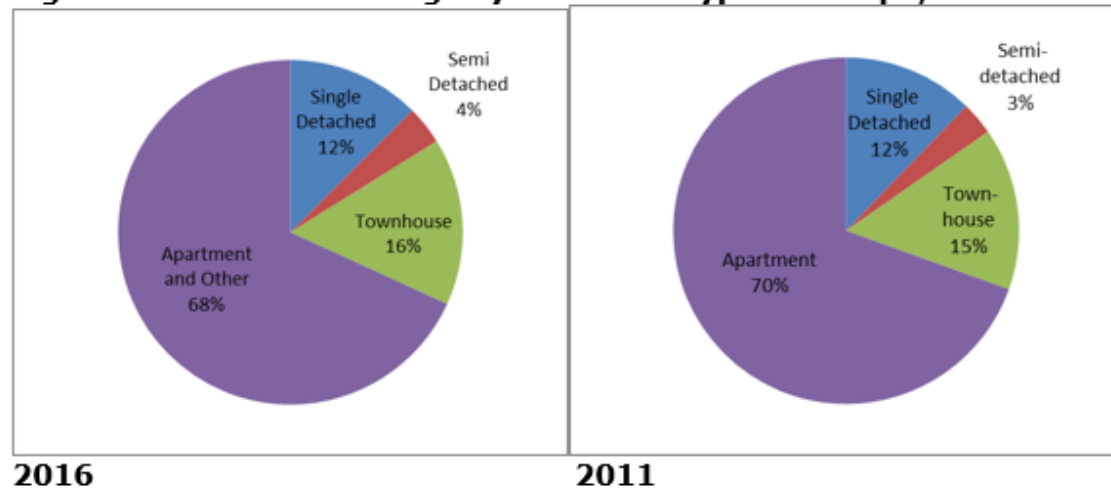


Figure 8 - Rented Dwellings by Structure Type in Guelph, 2016 and 2011



Source: Statistics Canada, 2016 and 2011 NHS, Custom Tabulation

Renters tend to live in multi-unit housing (apartment and townhouse units), whereas homeowners tend to reside in low or medium density housing (single detached, semi-detached and townhouse units). These occupancy patterns are highly dependent on the types of structures available in the housing stock. At present, Guelph's housing stock is predominately comprised of low density housing (see section 2.1).

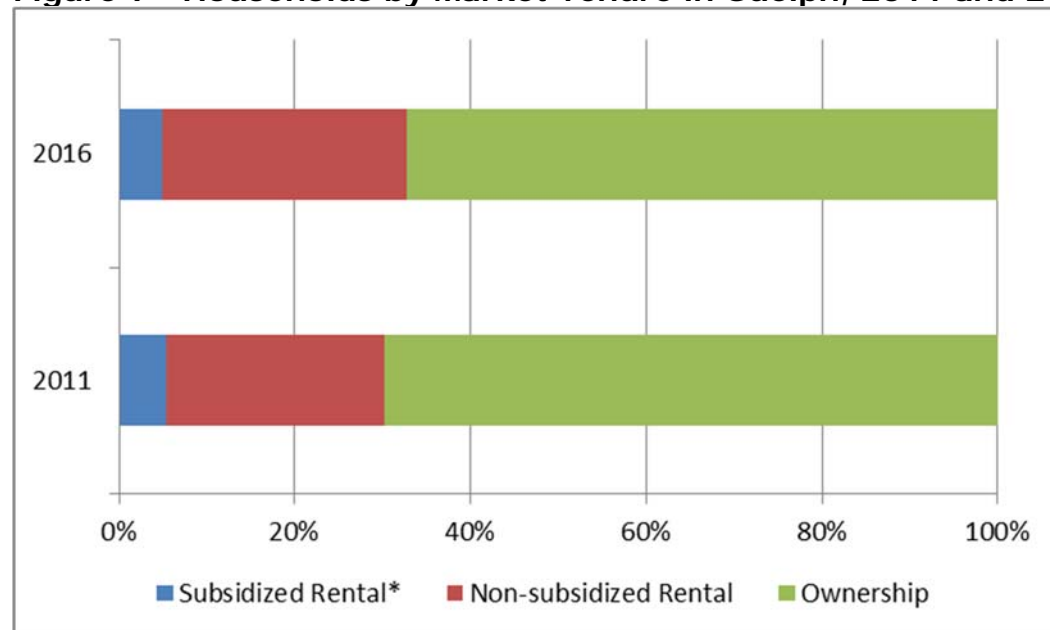
Data Highlights:

Renters are more likely than owners to live in higher density housing with 68% of rented dwellings being apartments.

The percentage of owner households occupying apartment and townhouse units has increased over the last five years from 22% to 26%.

The percentage of owner households occupying single and semi-detached units decreased from 78% in 2011 to 74% in 2016.

Figure 9 - Households by Market Tenure in Guelph, 2011 and 2016



*Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances

Source: Statistics Canada, 2016

Data Highlights:

The percentage of total households that were subsidized rental remained constant at 5% between 2011 and 2016.

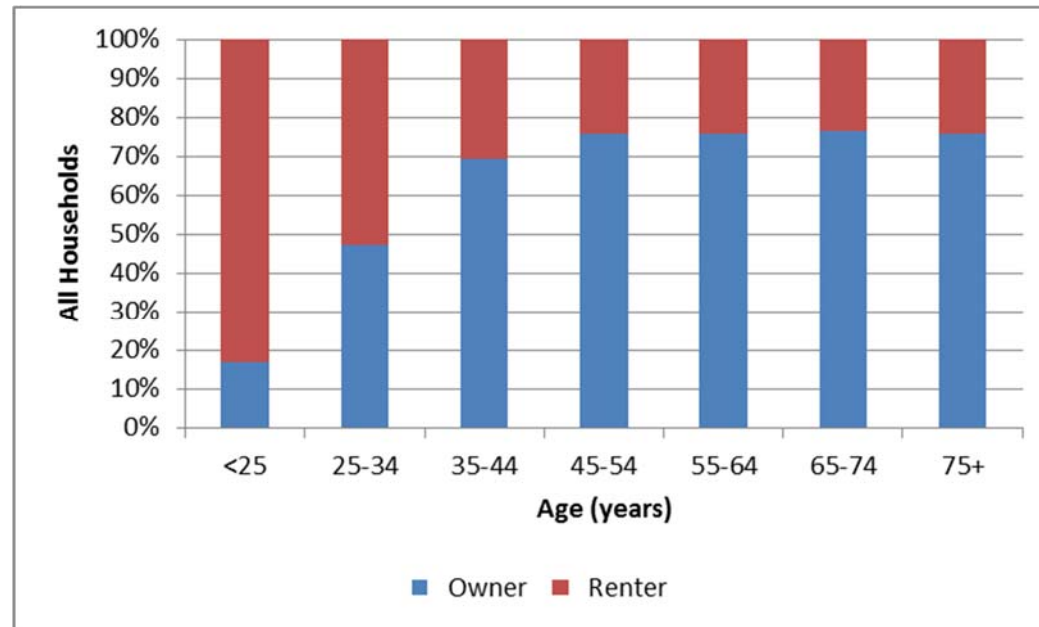
Rental households that were not subsidized increased from 25% to 28% between 2011 and 2016, which aligns with the increase of renter occupied dwellings noted earlier in section 1.2.4.

Between 2011 and 2016 there were an additional 2,500 tenant occupied dwellings in Guelph compared to an additional 1,455 owner occupied dwellings. During that time period, approximately 150 new primary rental units were constructed and over 950 accessory apartments were registered (See section 2.4.1). The number of primary rental units surveyed by CMHC in their rental market survey increased by only 65 units over the five-year period. Primary rental market vacancy rates during the time period remained consistently low as shown in section 2.3.1.

The growth of rental households and the limited growth of new primary rental housing stock over the five-year period indicate that much of the growth was accommodated by the secondary rental market, including accessory apartments.

1.6 Primary Household Maintainer

Figure 10 - Age of Primary Household Maintainer by Tenure in Guelph, 2016



Source: Statistics Canada, 2016 Custom Tabulation

The household maintainer is the person(s) in the household responsible for major household payments such as the rent or mortgage. In households with more than one maintainer, the primary maintainer is the first person listed.

Data Highlights:

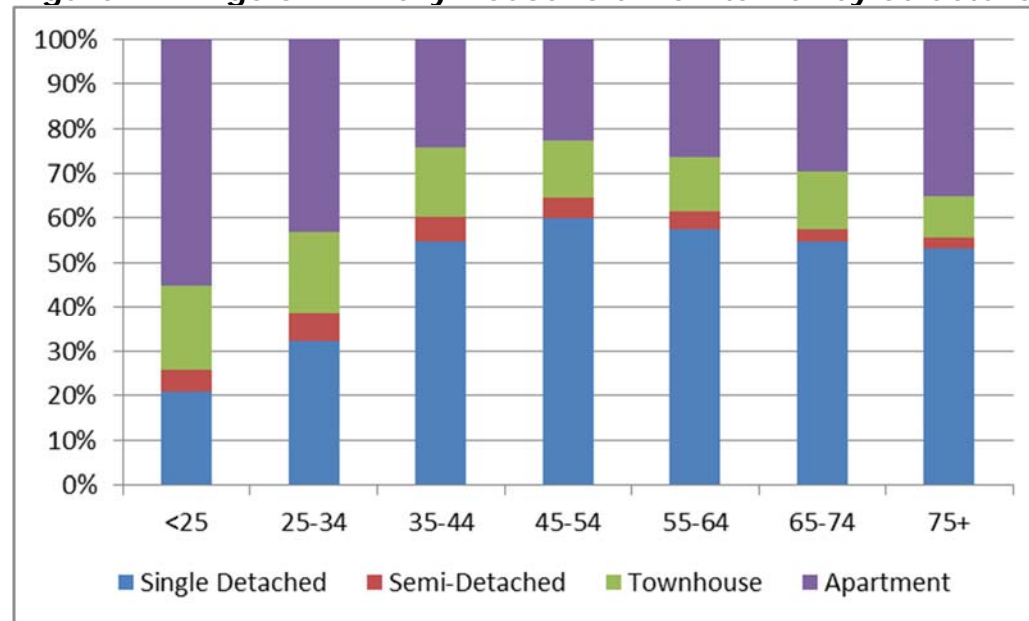
In 2016, 73% of Guelph households with a primary household maintainer under the age of 25 years old rented their homes (72% in 2011).

The rate of homeownership generally increases with the age of the primary household maintainer.

In 2016, homeownership rates remained high at over 75% for persons aged 45 years or older.

The percentage of seniors aged 65 years and over who are homeowners remained unchanged since 2011 at 76%. This continued trend will increase the demand for adaptable and accessible housing.

Figure 11 - Age of Primary Household Maintainer by Structure Type for All Households in Guelph, 2016



Source: Statistics Canada, 2016 Custom Tabulation

The type of structure a household occupies varies according to the age of the primary household maintainer.

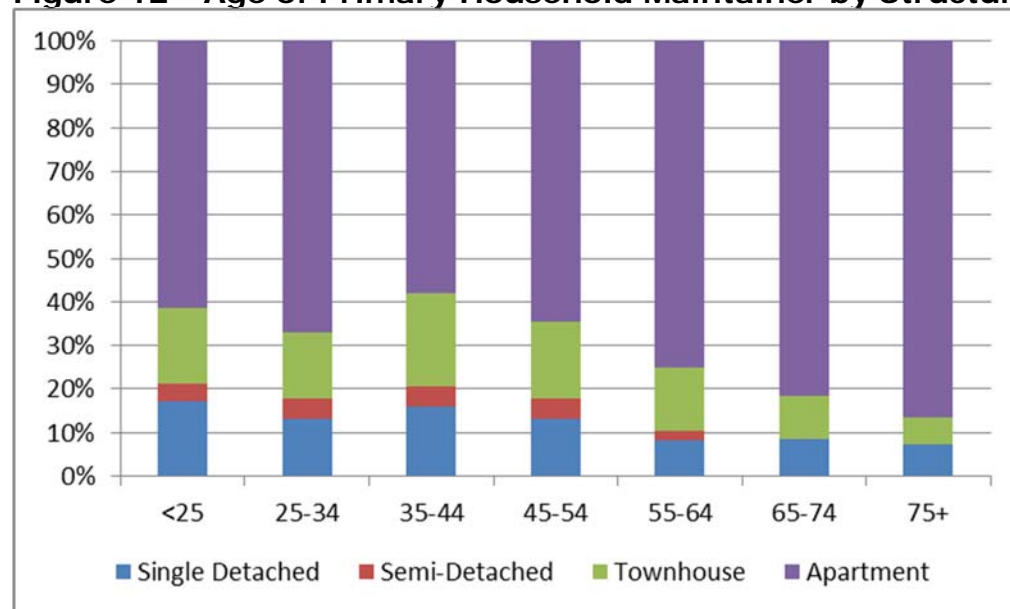
In 2016, household maintainers that are less than 25 years old tend to occupy apartment units (55%; increase from 49% in 2011).

The majority of household maintainers 35 years and older occupy single detached units (56%) with a peak of 60% for individuals aged 45-54 years.

The majority of seniors aged 65 years and over continue to occupy single detached and semi-detached housing.

In 2016, the percentage of senior headed households who resided in single detached housing remained unchanged since 2011 at 54%.

Figure 12 - Age of Primary Household Maintainer by Structure Type for Renters in Guelph, 2016



Source: Statistics Canada, 2016 Custom Tabulation

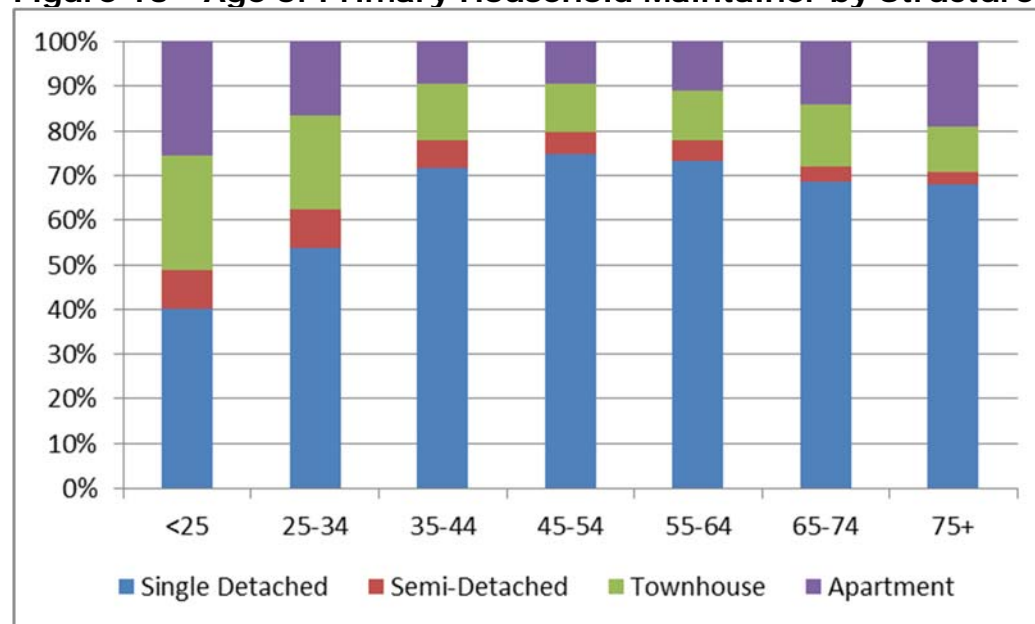
Data Highlights for Renter Households:

In 2016, for all age groups the majority of renters (over 60%) occupied apartment units.

83% of seniors aged 65 and older who rent, rented apartment units.

17% of household maintainers under 25 years old rented single detached dwellings (down from 18% in 2011).

Figure 13 - Age of Primary Household Maintainer by Structure Type for Homeowners in Guelph, 2016



Source: Statistics Canada, 2016 Custom Tabulation

Data Highlights for Owner Households:

In 2011, over 50% of owner households within each age group occupied single detached dwellings. In 2016, the percent of owner households less than 25 years old occupying single detached houses dropped to 40%.

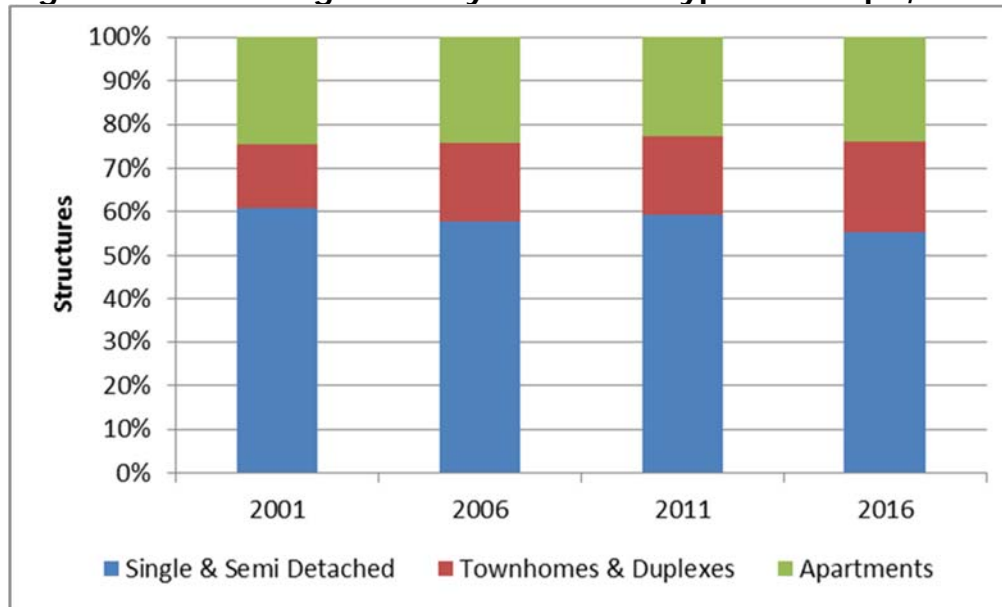
The ownership of single detached dwellings was highest amongst primary household maintainers 35 to 64 years of age at over 70%.

The ownership of apartment units was highest amongst household maintainers aged less than 25 years old (26%) and seniors aged 75 years and older (19%, down from 23% in 2011).

2 Housing Supply

2.1 Existing Housing Stock

Figure 14 - Housing Stock by Structure Type in Guelph, 2001-2016



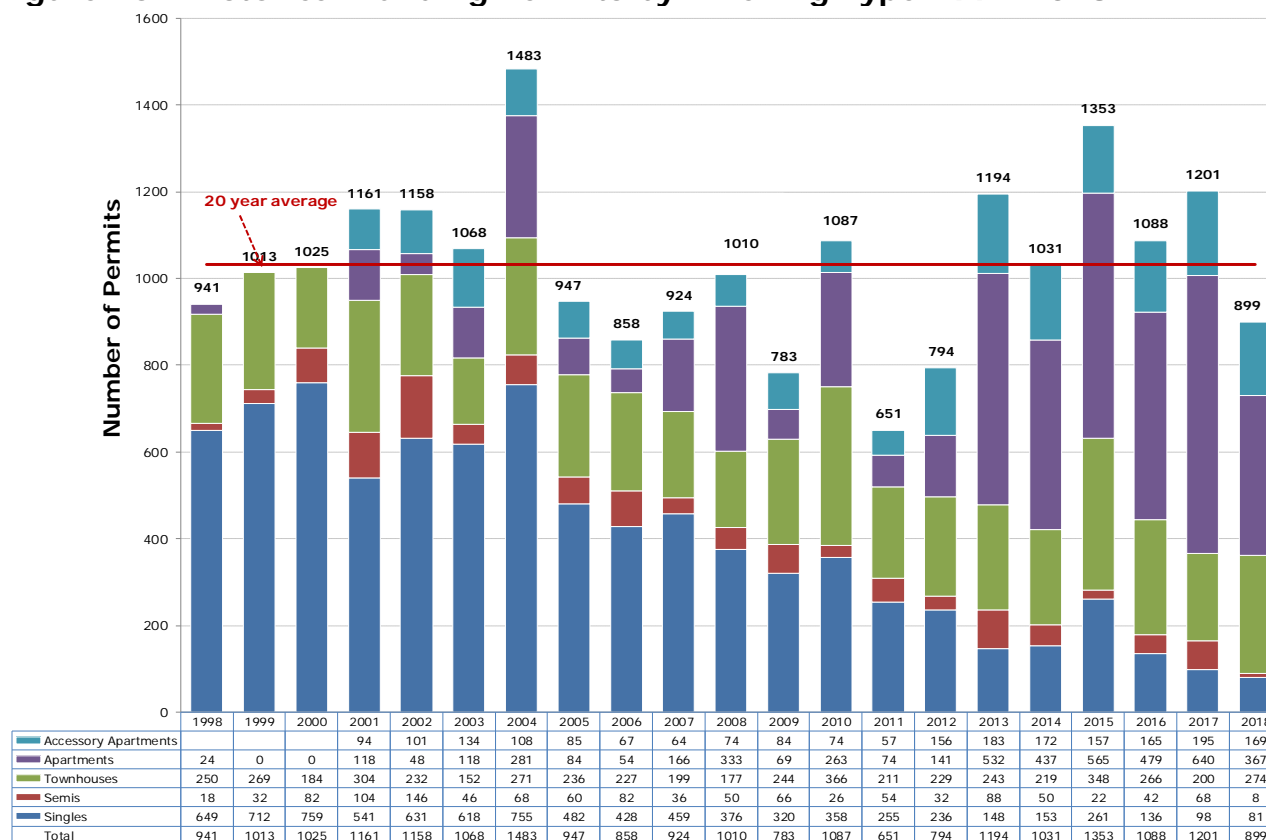
Source: Statistics Canada, 2001 – 2016

The percentage of the City's total housing stock that consists of lower density housing types (single detached, semi-detached) has been declining over time, from 61% in 2006 to 55% in 2016. The range and mix of housing stock is becoming more balanced. Low density housing types continue to be the predominant housing forms overall while new construction is shifting towards an increased share of apartments.

2.2 Residential Development

2.2.1 Residential Permits

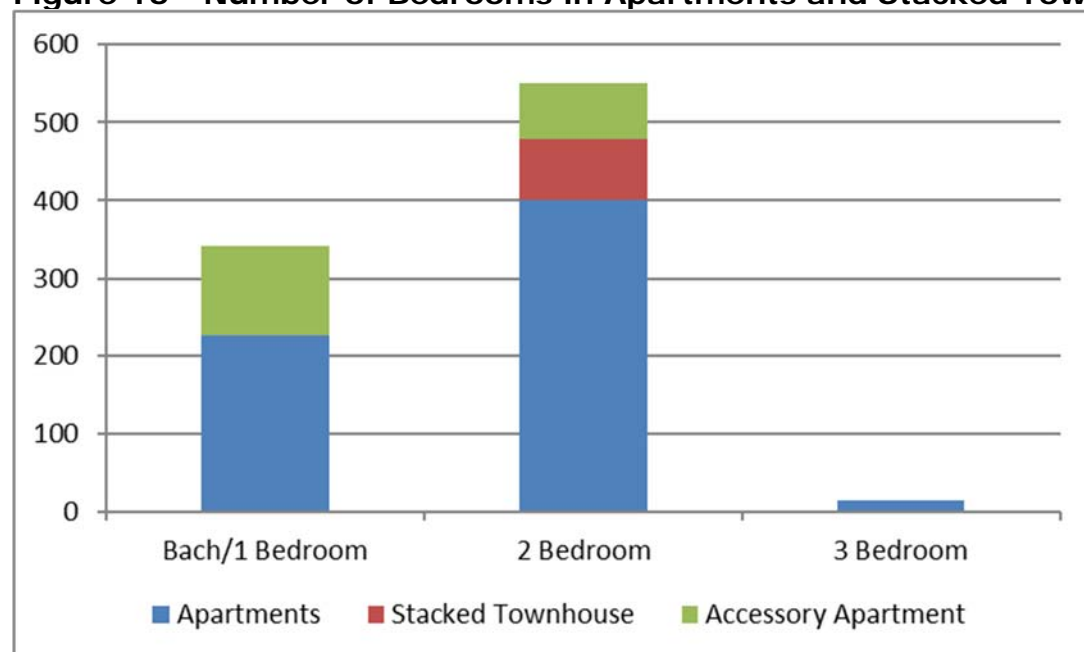
Figure 15 - Historical Building Permits by Dwelling Type 1997-2018



Source: Building Permit Summaries, City of Guelph Planning and Building Services, 2018

The number of residential permits issued remains strong. In 2017, 1,201 residential permits were issued with the majority being for apartment units followed by townhouse units. Over the last five years, the number of residential permits issued has exceeded the 20-year average supported by a significant increase in the number of apartment units.

Figure 16 - Number of Bedrooms in Apartments and Stacked Townhouses, 2017



Source: Building Permits, City of Guelph Planning and Building Services, 2017

In 2017, the number of bedrooms in apartment and stacked townhouse buildings was tracked to assist with monitoring the number of smaller housing units being created. In addition, the number of bedrooms in accessory apartments was also recorded. One of the issues identified by the Affordable Housing Strategy was the lack of smaller units to rent or buy to meet the affordability needs of all smaller households.

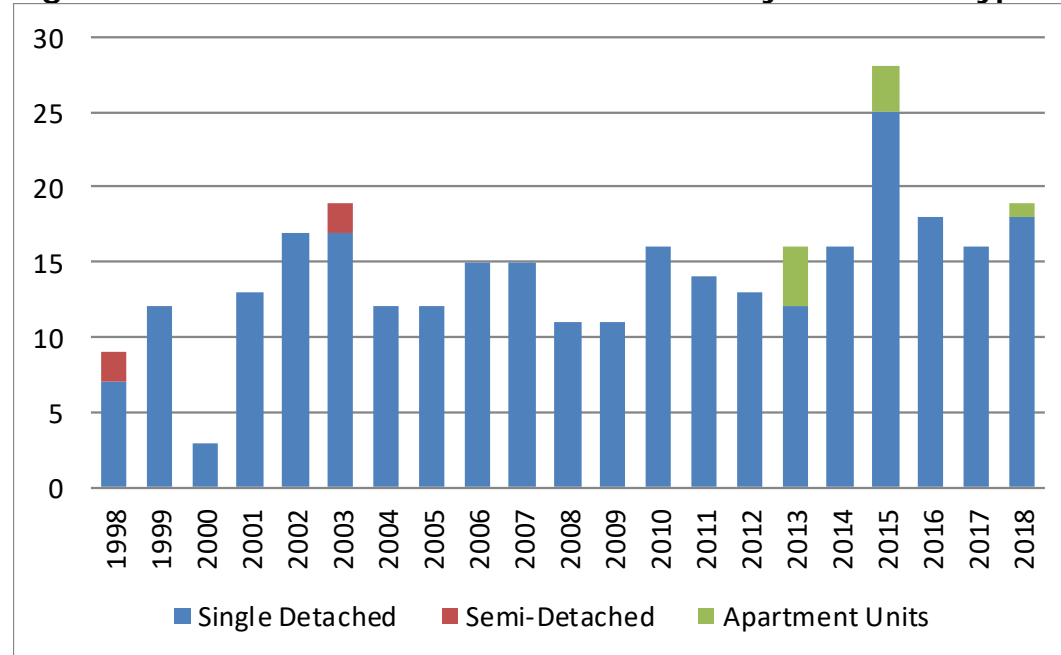
Data Highlights:

In 2017, 67% of the total combined apartment, accessory apartment and stacked townhouse units were two bedrooms. Bachelor and 1 bedroom units represented 31% of the units and 2% of units had three bedrooms. All of the stacked townhouse units created were two bedroom units.

The majority of apartment units, excluding accessory apartments, were two bedrooms at 63% with bachelor and 1 bedroom units representing 35% and 2% of units had three bedrooms. In 2017, the majority of accessory apartments created (62%) were 1-bedroom units followed by two bedroom units at 38%.

2.2.2 Residential Demolitions

Figure 17 - Historic Residential Demolitions by Structure Type in Guelph, 1998-2018



Source: City of Guelph Planning and Building Services, Amanda Permit Tracking System, 2018

Data Highlights:

Over the past 20 years, the average annual number of units demolished is 14.

The highest annual number of residential dwelling units demolished occurred in 2015 at 28 units.

Most of the demolitions have been single detached dwellings with a few involving apartment units, including accessory apartments. Over the last four years, a couple of demolition permits were due to fire damage.

Demolitions have not contributed to a loss of housing supply since a vast majority of the demolitions have been or are expected to be replaced with new residential buildings, including higher density residential forms that have in fact increased the supply.

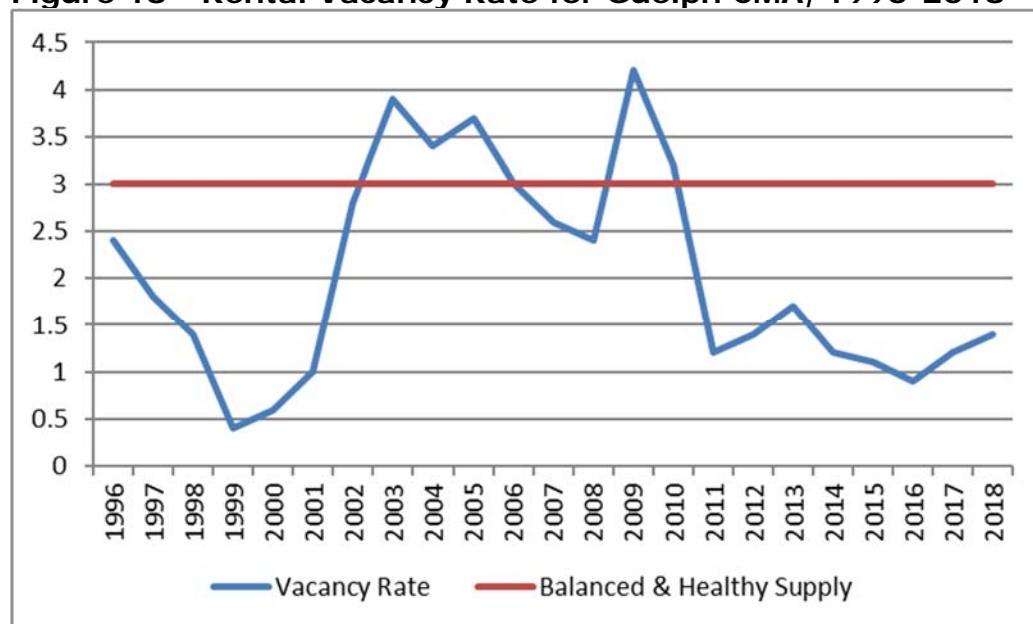
2.2.3 Condominium Conversions

There has been no loss of rental housing stock during 2013 – 2018 due to conversions to condominiums. The City's Official Plan (policy 7.2.5) helps to protect existing rental stock by restricting the conversion of rental accommodation to condominium when vacancy rates are below 3% and prohibits such conversions when the vacancy rate is below 1.5%.

2.3 Primary Rental Market

2.3.1 Vacancy Rates

Figure 18 - Rental Vacancy Rate for Guelph CMA, 1996-2018

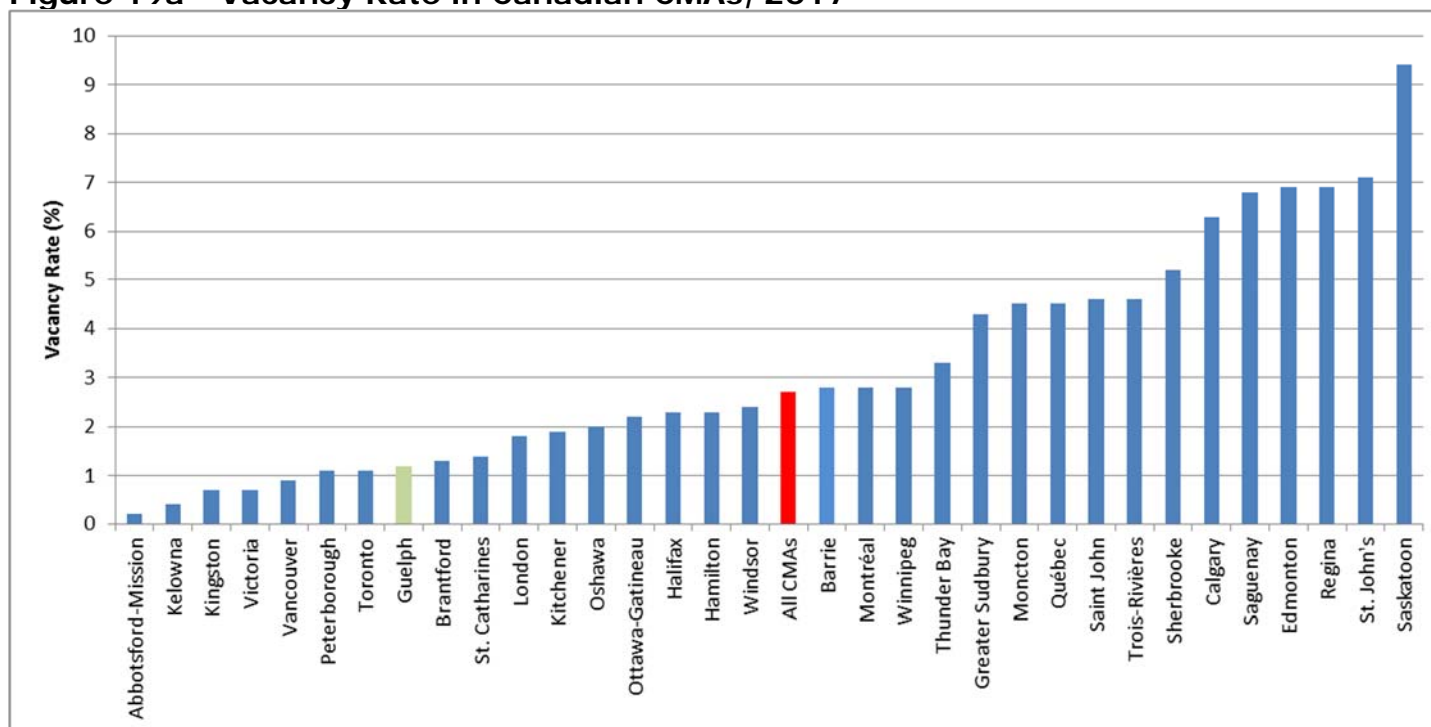


Source: CMHC, Fall Rental Market Survey, 2018

Vacancy rates in Guelph remain low.

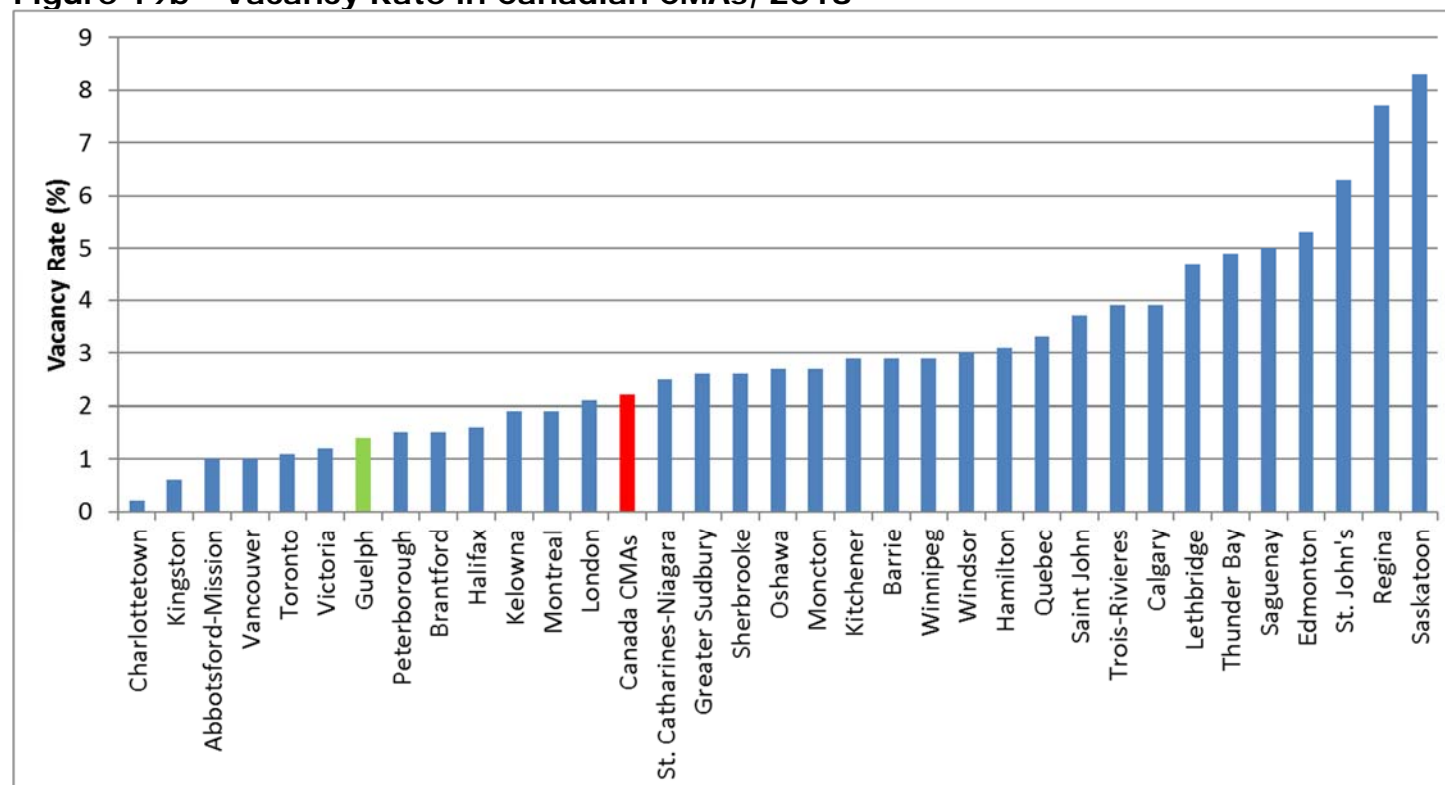
For the eighth year in a row vacancy rates continue to fall below a balanced and healthy supply rate of 3%. In 2017, the vacancy rate in Guelph was 1.2% a slight increase from the previous year (0.9%). The vacancy rate increased slightly again in 2018 to 1.4%.

Figure 19a - Vacancy Rate in Canadian CMAs, 2017



Source: CMHC, Fall Rental Market Survey, 2017

Figure 19b - Vacancy Rate in Canadian CMAs, 2018



Source: CMHC, Fall Rental Market Survey, 2018

Guelph's vacancy rate of 1.4% continues to be below the average for Canadian CMAs (2.2%). In 2018, six CMAs recorded lower vacancy rates than Guelph, including two Ontario CMAs (Kingston and Toronto).

Figure 20a – Apartment Vacancy Rate by Unit Size in Guelph, 2017

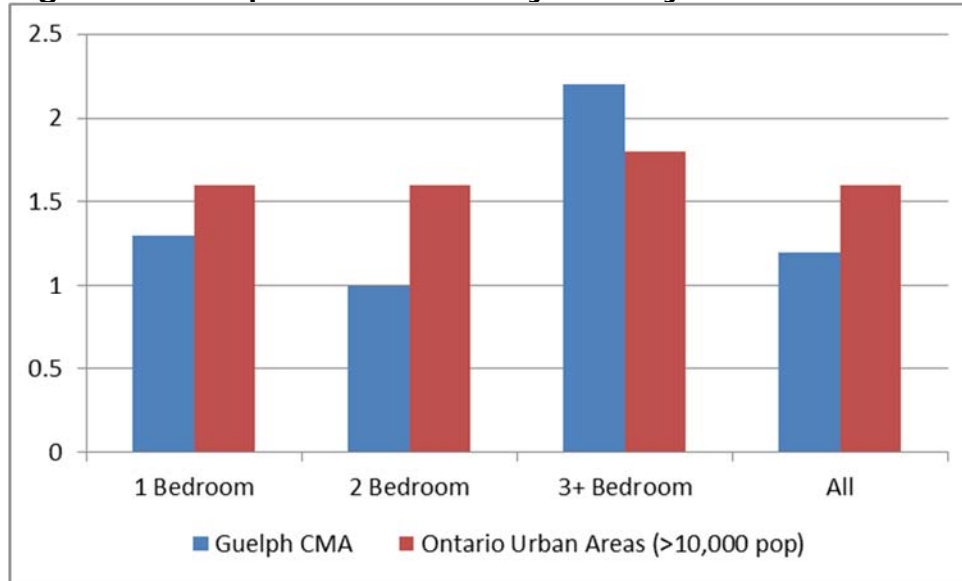
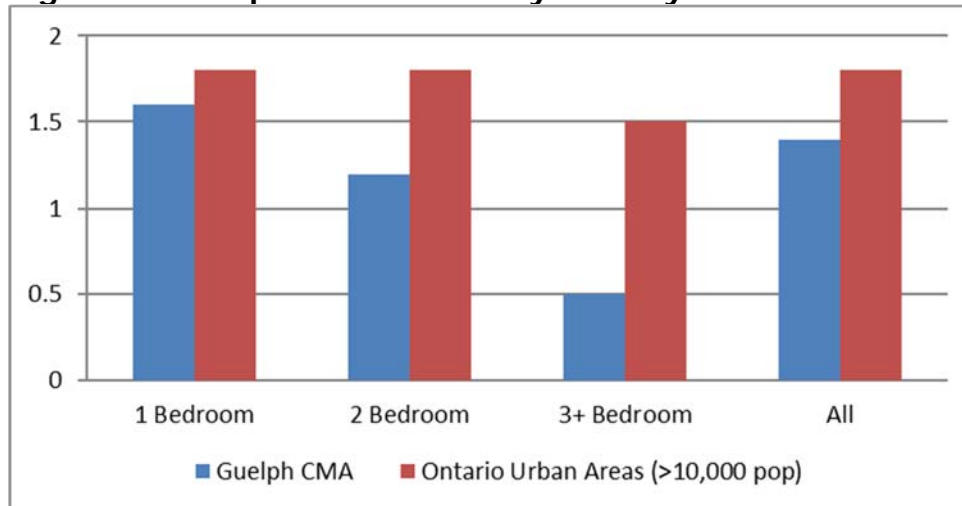


Figure 20b – Apartment Vacancy Rate by Unit Size in Guelph, 2018



Source: CMHC, Fall Rental Market Survey, 2018

In 2018, apartment vacancy rates remained low amongst all bedroom sizes with 3+ bedroom units having the lowest rate at 0.5%, followed by two bedroom units at 1.2% and 1-bedroom units at 1.6%.

Since 2017, the availability of 1 and 2 bedroom units has increased with the availability of 3+ bedroom units declining. In 2017, 2-bedroom units had the lowest rate at 1.0%, followed by 1-bedroom units at 1.3% and 3+ bedrooms at 2.2%.

The vacancy rates for 1-bedroom and 2-bedroom units increased in 2018, while the vacancy rate for 3+ bedroom units fell to 0.5%.

The vacancy rates for Guelph are lower than provincial rates. Provincial levels rose slightly between 2017 and 2018 for all bedroom sizes with the exception of 3+ bedrooms that experienced a slight decline.

2.3.2 Primary Rental Construction 2016/2017/2018

Over the past three years, building permits have been issued and construction has commenced on a number of apartment buildings that are expected (based on information available to Planning staff) to be part of the City's primary rental housing stock. Permits were issued for 687 units in 2016, 2017 and 2018 (243 units in 2016, 311 units in 2017 and 133 units in 2018). Of the 687 total units, 646 units are within new apartment buildings.

Given that many of these units are still under construction or have recently been occupied, the affordability of the units has not yet been assessed. The affordable primary rental target will be assessed at 5-year intervals and will be reported on in 2020. Based on marketing materials, many of the new apartment buildings are being advertised as luxury units and are unlikely to meet the affordable rent benchmark.

The following new apartment buildings are expected to be part of the City's primary rental housing stock:

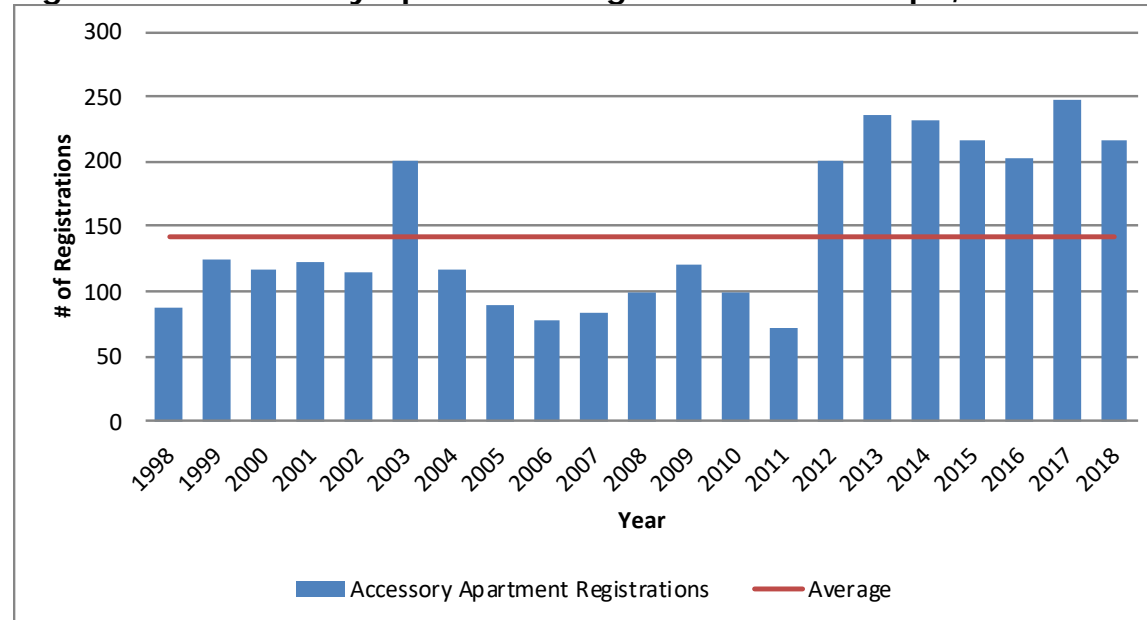
772 Paisley Road, 978 Paisley Road, 996 Paisley Road, 171 Kortright Rd W, 3 Candlewood Drive, 4 Ryde Road, 69 Bayberry Drive and 144 Watson Road North.

2.4 Secondary Rental Market

The secondary rental market includes accessory apartments and purpose built secondary rental units. “Other secondary rental” units that include rented condominium units, rented single detached dwellings and rented townhouse units that are individually owned are not tracked on an annual basis and are treated as part of the affordable housing ownership target.

2.4.1 Accessory Apartments

Figure 21 - Accessory Apartment Registrations in Guelph, 1998-2018



Source: City of Guelph Planning and Building Services

In 2017, 247 accessory apartments were registered, the highest number of units registered over the last 20 years. In 2018, 217 accessory apartments were registered.

On average, 143 accessory apartments were registered annually between 1998 and 2018. By the end of 2018, in excess of 2950 accessory apartments have been registered in the City.

2.4.2 Purpose Built Secondary Rental

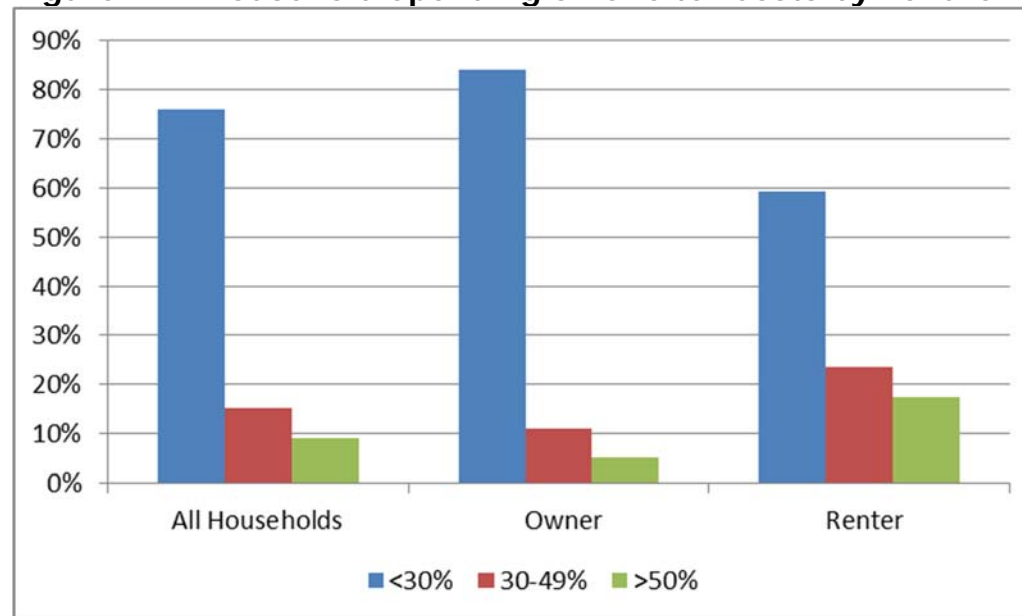
In 2015, permits were issued for the construction of Solstice 2 at 1219 Gordon Street. Solstice 2 is considered a purpose built secondary rental apartment building with 77 units geared to post-secondary students. None of the units met the City's affordable rental benchmark. There were no building permits issued for purpose built secondary rental in 2016, 2017 or 2018.

2.5 Housing Affordability, Suitability and Adequacy

2.5.1 Affordability

Housing is considered to be “affordable” for a given household if it costs less than 30% of gross (before-tax) household income.

Figure 22 - Household Spending on Shelter Costs by Tenure in Guelph, 2016



Source: Statistics Canada, 2016 Custom Tabulation

Housing affordability is improving for Guelph households.

Data Highlights:

In 2016, 24% of all Guelph households (12,610) spent more than 30% of household income on shelter costs. In comparison in 2011, 26% of all Guelph households (12,620) spent more than 30% of household income on shelter costs.

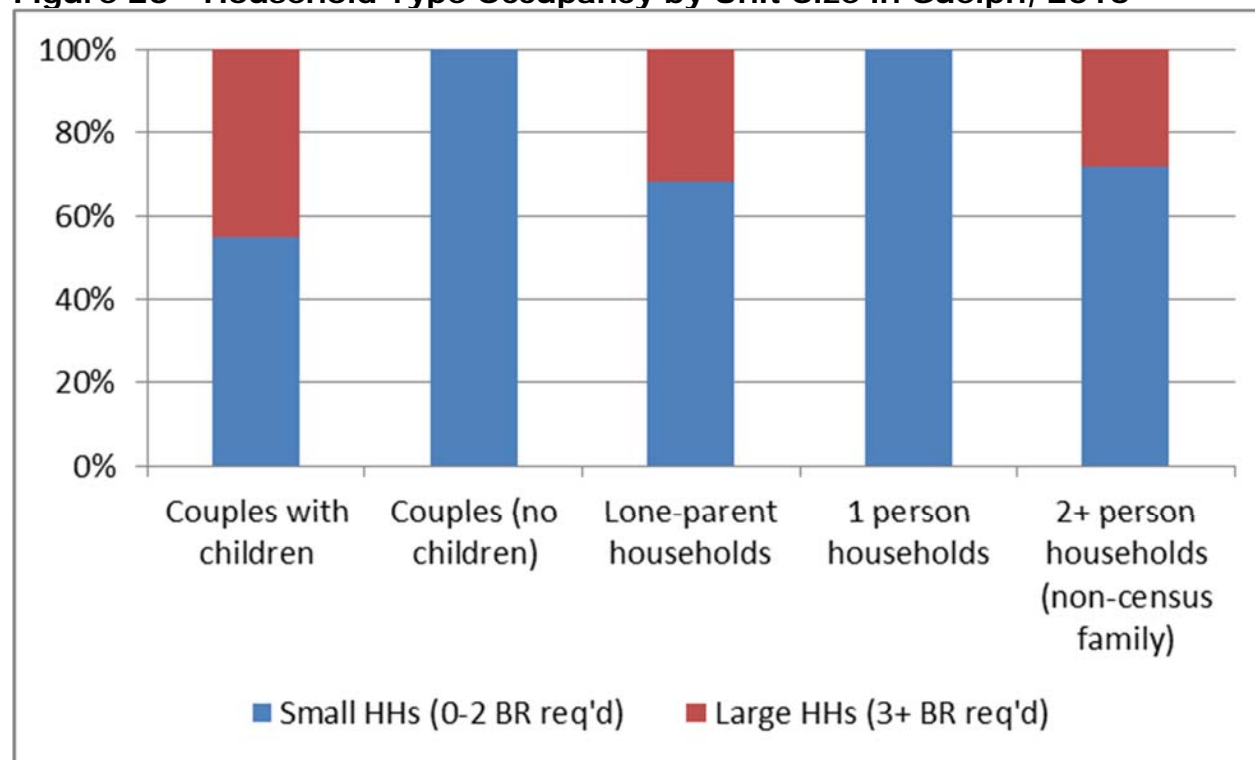
Figure 22 shows that 41% of renter households spend more than 30% of household income on shelter costs. In comparison, 16% of home owners spend more than 30% of household income on shelter costs.

In 2011, 41% of renter households and 20% of home owners spent more than 30% of household income on shelter costs.

2.5.2 Suitability

Households with enough bedrooms for the size and make-up of the household are considered to be “suitable”. The National Occupancy Standard (NOS) outlines the number of bedrooms that a household requires to be deemed suitable accommodations based on its size and composition. For example, the NOS defines suitable accommodations for a one-person household as a bachelor sized unit, while suitable accommodations for a couple (or lone parent) household with one child is defined as a two bedroom unit, etc.

Figure 23 - Household Type Occupancy by Unit Size in Guelph, 2016



Source: Statistics Canada, 2016 Custom Tabulation

Table 1 - Household Type by Unit Size in Guelph, 2011-2016

Bedroom Size Required	2011	2016
0-1 Bedrooms	24,025	26,265
Couples no Children	12,690	12,230
1 Person	11,335	14,035
2 Bedrooms	12,980	14,050
Couples with Children	7,700	8,235
Lone-parent	2,790	3,215
2+ Person (Non- census family)	1,855	1,925
Other	635	675
3+ Bedrooms	11,000	11,730
Couples with Children	6,445	6,810
Lone-parent	1,485	1,485
2+ Person (Non-census family)	660	755
Other	2,410	2,680
Total	48,005	52,045

Data Highlights:

In 2016, based on the National Occupancy Standard there is a need for 26,265 bachelor and one-bedroom units, representing an increase of 2,240 units since 2011.

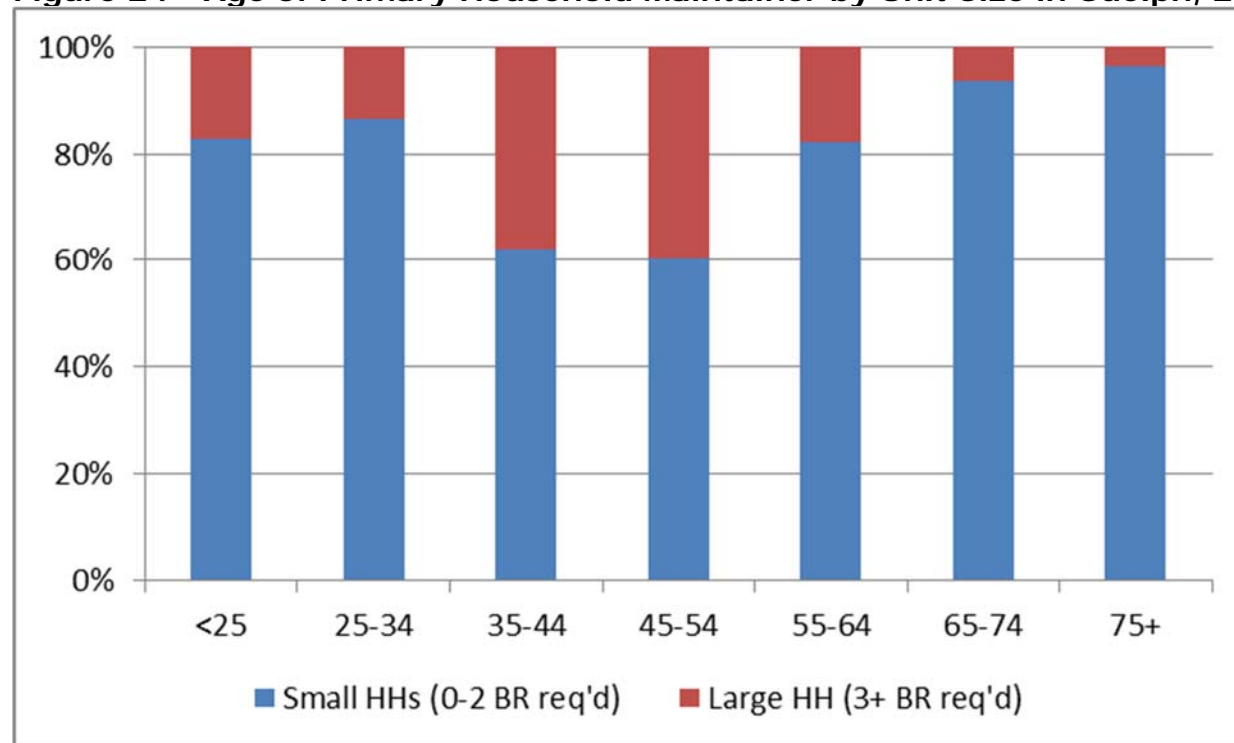
The need for three or more bedrooms in 2016 was 11,750 units, representing an increase of 730 units since 2011.

Among household types, all one-person households and couples without children require smaller units.

Approximately 45% of couples with children require units with 3+ bedrooms, followed by 31% of lone-parent households and 28% of 2+ person households.

In 2016, half of the households in Guelph required a bachelor or one-bedroom unit that aligns with one-person households and couples without children households combined representing over half of all household types. This percentage increases to 77% of households requiring a smaller unit that has 2 or fewer bedrooms.

Figure 24 - Age of Primary Household Maintainer by Unit Size in Guelph, 2016



Source: Statistics Canada, 2016 Custom Tabulation

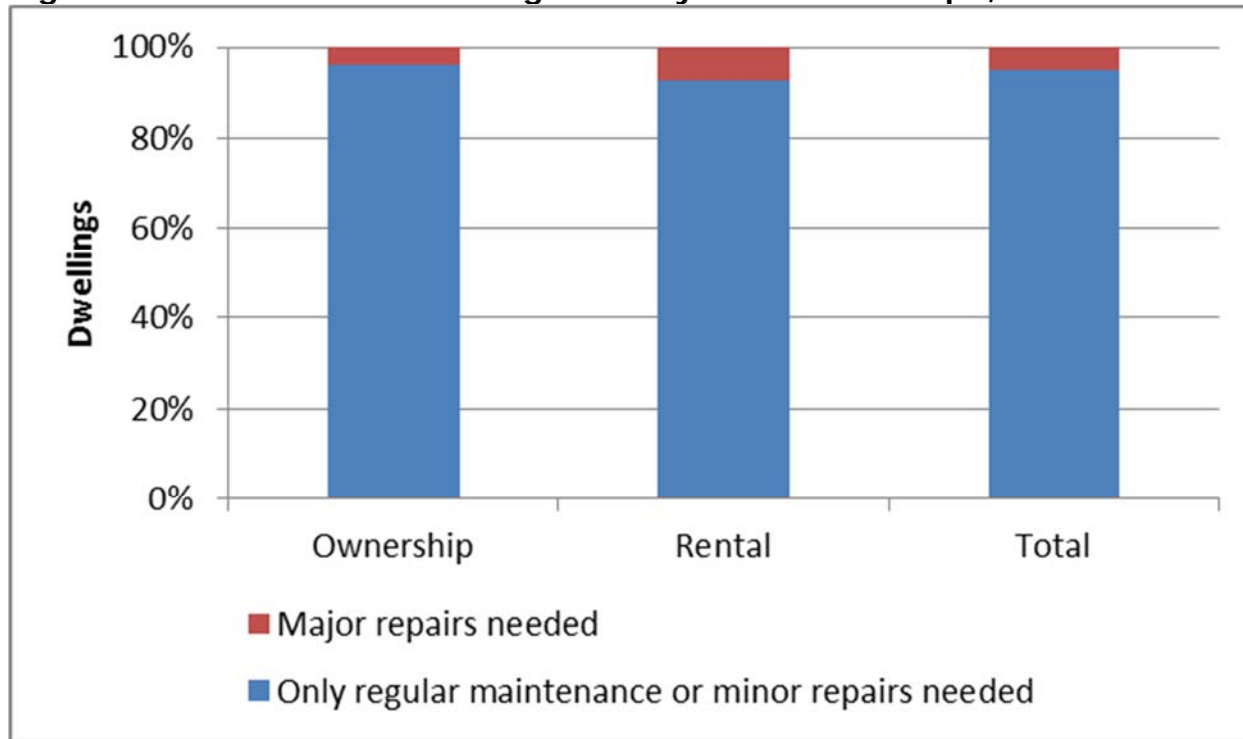
94% of primary household maintainers over age 64 and 87% of primary household maintainers under the age of 35 years required a smaller unit with less than 3 bedrooms.

In comparison, approximately 61% of primary household maintainers aged 35-54 years required a smaller unit; an increase from 50% in 2011.

2.5.3 Adequacy

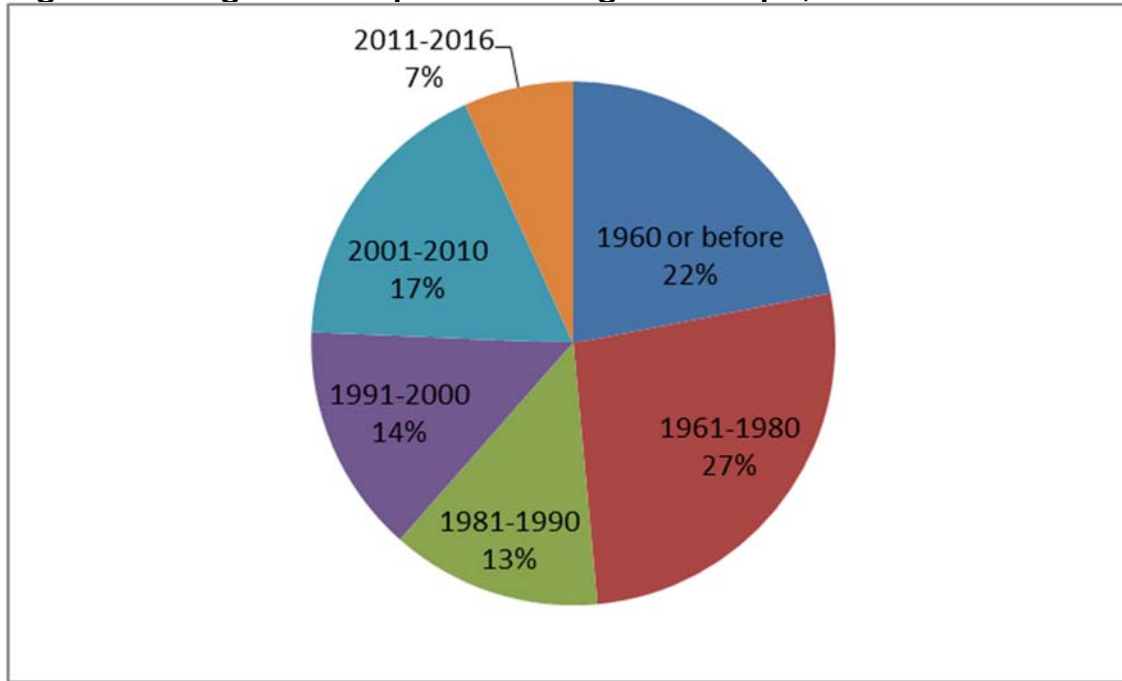
Dwellings that are not in need of major repairs are considered to be “adequate”.

Figure 25 - Condition of Housing Stock by Tenure in Guelph, 2016



Source: Statistics Canada, 2016

Figure 26 - Age of Occupied Dwellings in Guelph, 2016



Source: Statistics Canada, 2016

Data Highlights:

In 2016, approximately 95% of the overall housing stock in Guelph was in good condition, requiring only regular maintenance and minor repairs.

4% of owner households reported that the condition of their house required major repairs (change from 5% in 2011).

7% of renter households reported that the condition of their house required major repairs (change from 8% in 2011).

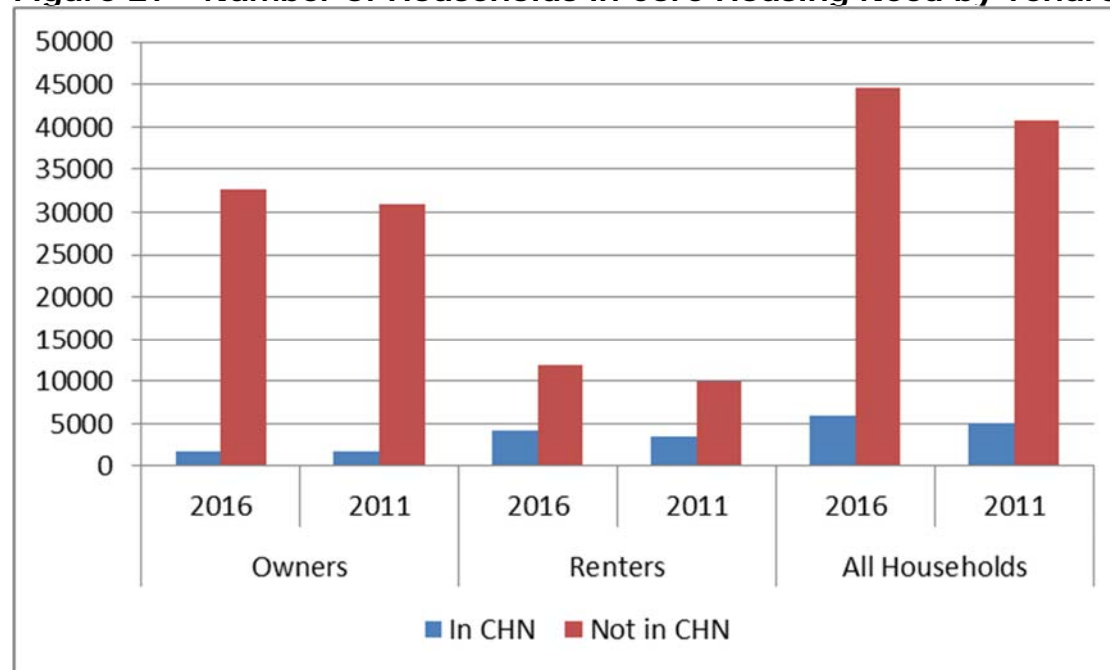
51% of the housing stock has been built since 1981 with 24% of the housing stock being built since 2001.

3 Core Housing Need

A household is considered in core housing need when at least one of the affordability, suitability or adequacy standards are not met and the household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is suitable and adequate.

3.1 Core Housing Need by Tenure

Figure 27 - Number of Households in Core Housing Need by Tenure in Guelph, 2016 and 2011



Source: Statistics Canada, 2016, 2011 NHS, Custom Tabulation

In Guelph, the number of households in core housing need has increased from 11% or 5,150 households in 2011 to 12% or 5,985 in 2016.

Renter households had the highest incidence of core housing need. In 2016, 27% of renter households (4,265) were in core housing need compared to 5% of ownership households (1,720).

The percentage of ownership households in core housing need has not changed over the last five years. However, the percentage of renter households in core housing need has increased from 26% to 27%, with an additional 820 renter households finding themselves in core housing need since 2011.

Table 2 - Average Total Income of Households in Core Housing Need and Tenure in Guelph, 2016

Household Tenure	Not in CHN	In CHN
All Households	\$106,454	\$27,217
Owner Households	\$121,161	\$29,910
Renter Households	\$65,796	\$26,130

Source: Statistics Canada, 2016, Custom Tabulation

The average before tax income of households in core housing need was \$27,217 in 2016 compared to \$23,029 in 2011. Ownership households in core housing need had an average total income of \$29,910 compared to renters in core housing need who had an average total income of \$26,130.

3.2 Core Housing Need by Household Type

Table 3 – Number of Households in Core Housing Need by Household Type and Tenure in Guelph, 2016

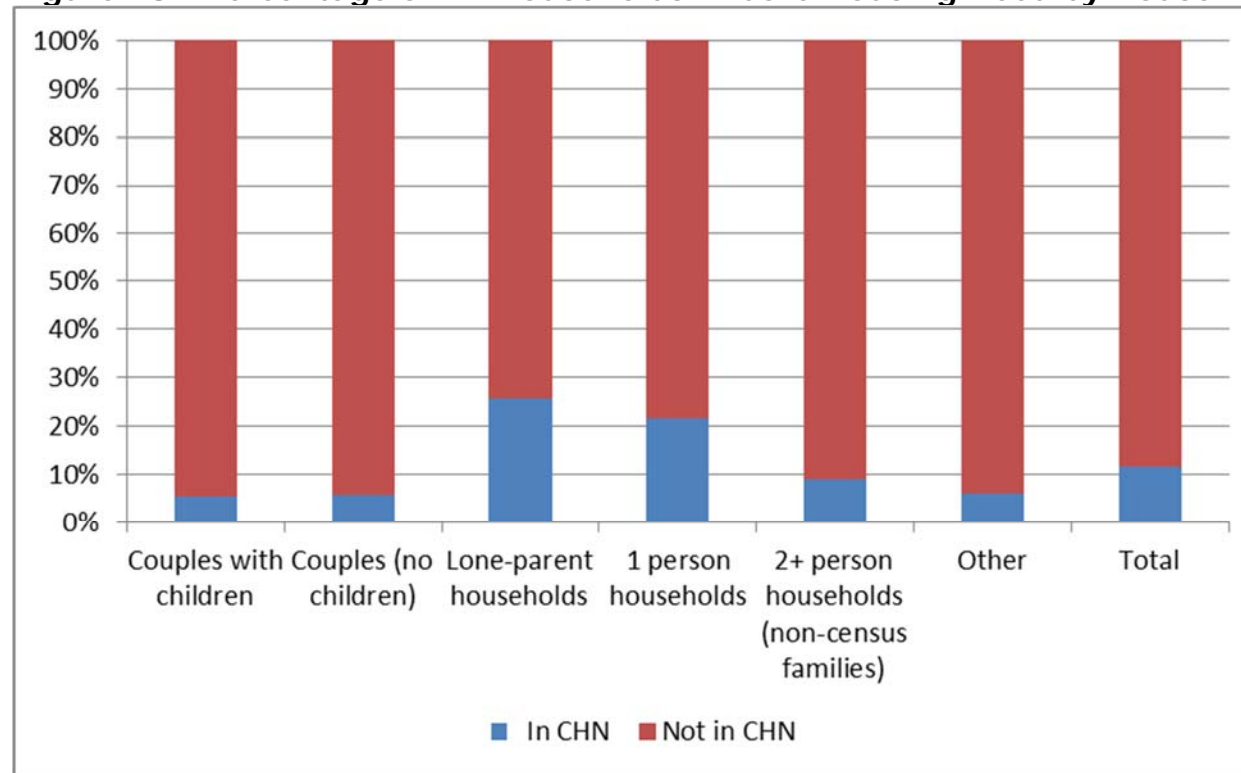
Household Type	All Households		Owners		Renters	
Couples with children	830	2%	315	1%	515	3%
Couples (no children)	700	1%	230	1%	470	3%
Lone parent households	1185	2%	325	1%	855	5%
1 person households	2840	6%	710	2%	2125	13%
2+ person households	225	0%	45	0%	185	1%
Other	200	0%	90	0%	110	1%
Total in Core Housing Need	5985	12%	1720	5%	4265	27%

Source: Statistics Canada, 2016, Custom Tabulation

In 2016, the number of one person households in core housing need increased by 410 persons over the last five years to 2,840 persons, representing 6% of total households (an increase of 1% since 2011) and 13% of all renters (unchanged from 2011).

The number of lone parent households in core housing need also increased over the last five years by 175 persons, representing 2% of total households (unchanged from 2011) and 5% of all renters (compared to 6% in 2011).

Figure 28 - Percentage of All Households in Core Housing Need by Household Type in Guelph, 2016



Source: Statistics Canada, 2016, Custom Tabulation

Core housing need is experienced by all types of households. 26% of lone-parent households and 22% of one-person households (22%) experience core housing need.

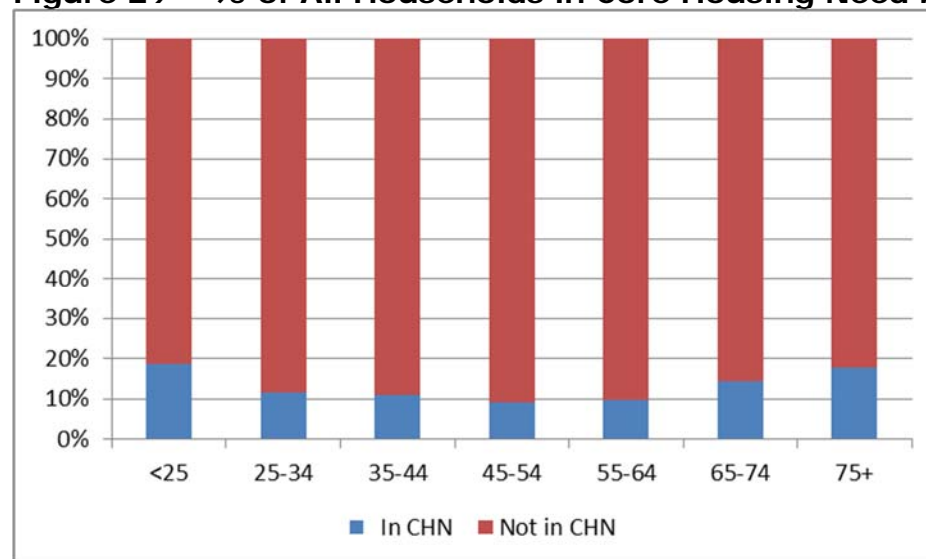
3.3 Core Housing Need by Age

Table 4 - Households in Core Housing Need by Age of Primary Household Maintainer and Tenure, 2016

Age (years)	All Households		Owners		Renters	
<25	375	1%	35	0%	345	2%
25-34	975	2%	125	0%	850	5%
35-44	1040	2%	265	1%	770	5%
45-54	935	2%	335	1%	590	4%
55-64	875	2%	320	1%	555	3%
65-74	885	2%	310	1%	575	4%
75+	905	2%	330	1%	575	4%
Total in Core Housing Need	5985	12%	1720	5%	4265	27%

Source: Statistics Canada, 2016, Custom Tabulation

Figure 29 – % of All Households in Core Housing Need by Age of Primary Household Maintainer, 2016



Source: Statistics Canada, 2016, Custom Tabulation

Table 4 and Figure 29 above illustrate core housing need by age of the primary household maintainer. Table 4 shows the core housing need by age and tenure in comparison to total households in Guelph. Figure 29 shows the prevalence amongst each age group.

Data Highlights:

As shown in Table 4, in 2016, the prevalence of core housing need for all households is highest for primary household maintainers aged 35-44 years (1040 households) and lowest for primary household maintainers under 25 years (375 households).

Amongst each age group, core housing need was highest for primary household maintainers under age 25 (19%) followed by seniors over age 75 (18%).

The above trends echo those reported in 2011. However, between 2011-2016, fewer owner households, with primary household maintainers aged 25-44, 55-64 and 75 years and over, were in core housing need. In addition, fewer renter households, with primary household maintainers aged 45-54 were in core housing need over the same five-year period.

4 Household Income

Table 5 - Income Percentiles of Households in Guelph and Ontario, 2015

	Guelph			Ontario		
Type of Household	All	Owner	Renter	All	Owner	Renter
Total Number of Households	52,065	35,040	17,025	5,106,290	3,553,985	1,552,305
Number of HHs per decile	5,207	3,504	1,703	510,629	355,399	155,231
10th percentile	\$22,813	\$ 37,780	\$13,857	\$21,171	\$32,941	\$13,444
20th percentile	\$37,356	\$55,128	\$20,885	\$34,328	\$48,587	\$19,287
30th percentile	\$ 50,331	\$69,320	\$27,812	\$46,836	\$63,133	\$25,977
40th percentile	\$63,162	\$84,474	\$36,379	\$60,030	\$77,649	\$33,495
50th percentile (Median)	\$77,839	\$99,261	\$44,777	\$74,447	\$92,749	\$41,750
60th percentile	\$94,021	\$113,869	\$53,076	\$90,827	\$109,333	\$51,211
70th percentile	\$112,030	\$133,158	\$63,343	\$110,431	\$129,670	\$62,776
80th percentile	\$136,952	\$156,909	\$77,736	\$137,464	\$157,160	\$78,297
90th percentile	\$176,271	\$194,694	\$100,224	\$182,890	\$203,955	\$104,207
Average household income (\$)	\$94,464	\$114,750	\$52,715	\$98,144	\$117,560	\$53,691
Median household income (\$)	\$77,839	\$99,261	\$44,777	\$74,447	\$92,749	\$41,750

Source: Statistics Canada, 2016 Custom Tabulation

Table 5 above illustrates the distribution of owner, renter and all household types according to income decile groups, referred to as percentiles. A decile group represents ten equal household groups. The City's total number of 52,065 households is divided into ten equal groups of approximately 5,210 households.

In 2015, the income for the 10th percentile of all households was \$22,813 and \$176,271 for the 90th percentile of all households, which is 7.7 times higher than households in the 10th income percentile. In 2010, the income for the 90th percentile of household incomes was 8.5 times higher than households in the 10th income percentile.

The City's Affordable Housing Strategy focuses on affordable housing for the 30th to 60th percentile of household incomes, which represents low and moderate income households. In 2015, the 30th income percentile was \$27,812 for tenant households, \$69,320 for owner households and \$50,331 for all households. In 2015, the 60th income percentile was \$53,076 for tenant households, \$113,869 for owner households and \$94,021 for all households. In 2015, the average household income in Guelph was \$94,464 and the median household income was \$77,839.

Overall, the incomes of owner households are higher than tenant households. For all percentile groups in Guelph, tenant households have income levels below the provincial average of \$97,856, before taxes.

Table 6 - Individuals Living in Low Income (after-tax LIM), Guelph and Ontario, 2015

		Guelph	Ontario
All Persons	Population in private households	130,090	13,184,055
	Population living in low income	14,450	1,898,975
	Prevalence of low income	11.1%	14.4%
Children 0-17 years	Population less than 18 years	27,190	2,656,535
	Children living in low income households	3,595	489,905
	Prevalence of low income among children	13.2%	18.4%
Seniors (65+ years)	Population 65+ years	17,940	2,108,555
	Seniors living in low income households	1,670	253,755
	Prevalence of low income among seniors	9.3%	12.0%

Source: Statistics Canada, 2016

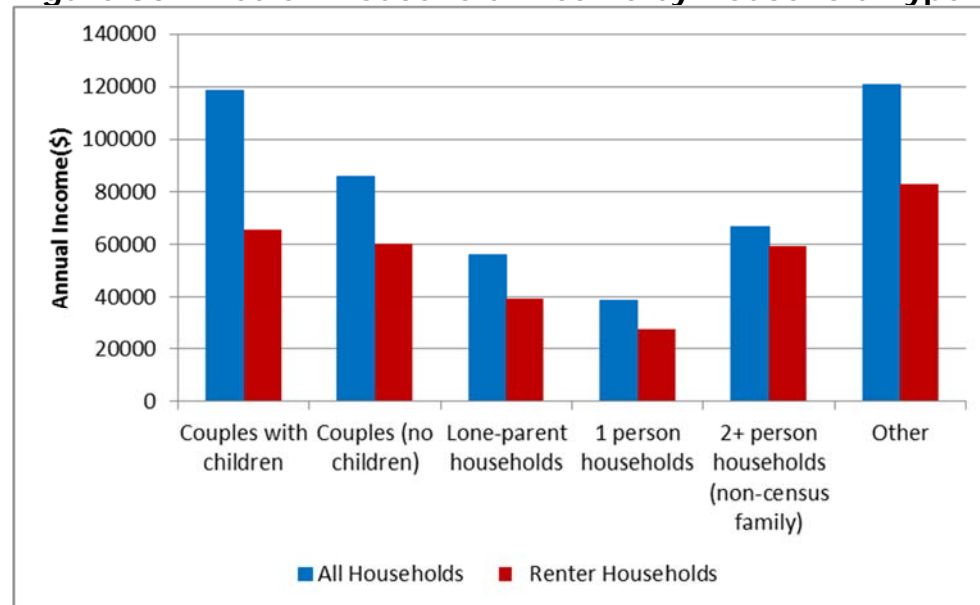
The percentage of Guelph's population living in poverty is declining except for seniors over 65 years

In 2015, 11% of Guelph's population (14,450 people) were living in poverty based on the after-tax Low Income Measure, compared to 14% in Ontario. This represents a slight decline from the 14,635 people living in poverty measured in 2010.

The prevalence of low income was greatest among children aged 0 to 17 years at 13.2%, which is lower than the provincial rate of 18%.

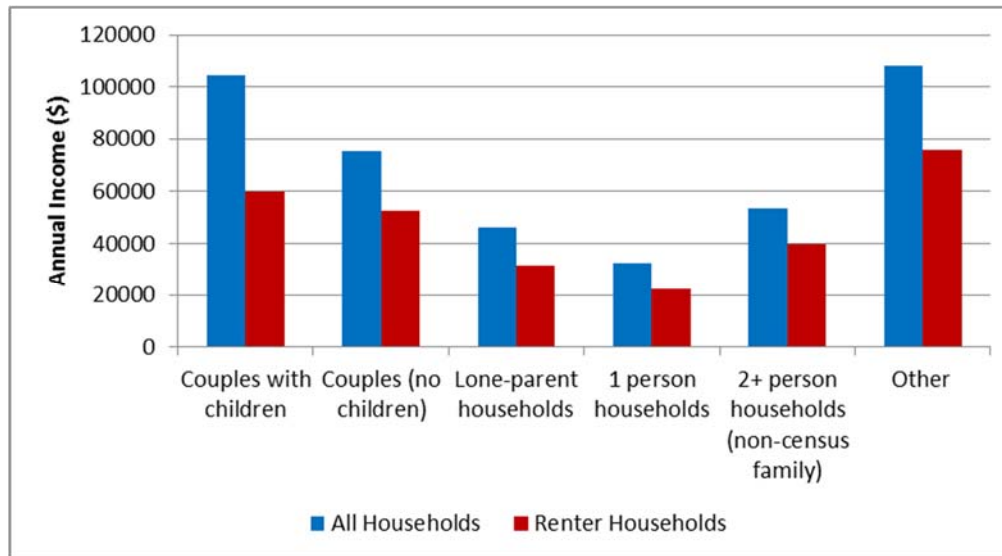
The incidence of low income amongst seniors has increased over the last five years from 7% in 2010 to 9% in 2015. Due to low incomes and a shortage of social housing options, these households struggle with housing affordability in the private market.

Figure 30 - Median Household Income by Household Type in Guelph, 2015



Source: Statistics Canada, 2016 Custom Tabulation

Figure 31 - Median Household Income by Household Type in Guelph, 2010



Source: Statistics Canada, 2011 NHS, Custom Tabulation

In 2015, “other” household types had the highest incomes at \$120,561, which represent 6% of total households in Guelph.

The next highest income by household type is Couples with Children at \$118,310, followed by Couples (no children) at \$86,000.

One-person households had the lowest median income (\$38,896). In all cases, renter households had a lower median household income in comparison to all households.

The above trends are similar to those reported for 2010.

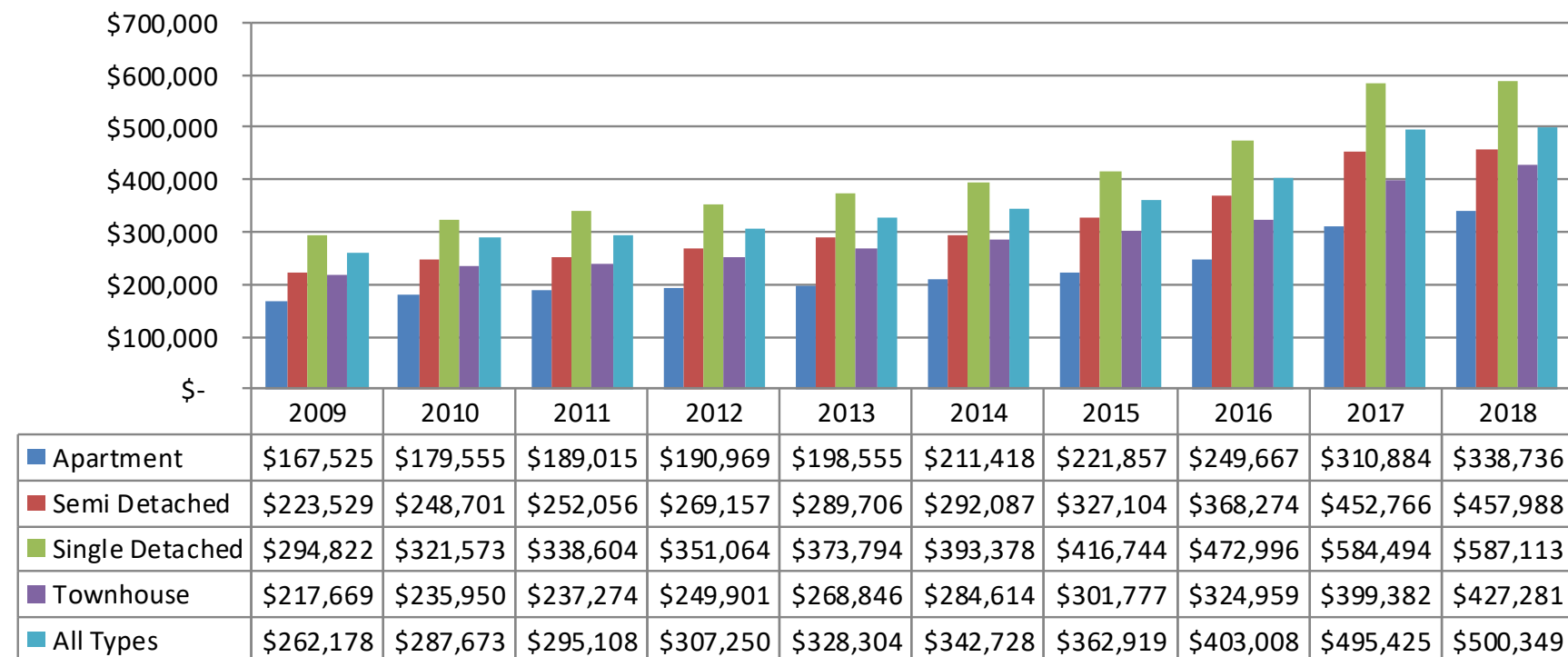
5 Updating the Affordable Housing Benchmarks

Each year the City calculates the affordable housing benchmarks for ownership and rental housing based on the lowest of a market and income based calculation as per provincial policy.

A key objective for this Affordable Housing Monitoring Report is to set affordable ownership and rental benchmarks. The benchmarks will be used to assess if the units created meet the definition of affordable and to determine if the City's affordability housing targets have been met. The 2019 benchmarks will be set using 2018 data.

5.1 Ownership Housing Market

Figure 32 - Average Resale Price of Dwellings Sold, Guelph 2009-18



Source: City of Guelph Planning and Building Services. Data from MPAC.

In 2017, the average resale price for all types of dwellings sold in Guelph was \$489,200 with apartment units averaging \$313,283 and single detached dwellings averaging \$576,571.

In 2018, the average resale price for all types of dwellings sold in Guelph was \$500,349 with apartment units averaging \$338,736 and single detached dwellings averaging \$587,113.

Between 2009 and 2018, average resale prices increased by 10% per year. Average resale prices for single and semi-detached dwellings increased the most, by 11%, while prices for townhouse dwellings increased the least, by 10%, per year between 2011 and 2018.

5.1.1 Average Market Rents

Figure 33 - Average Primary Market Rental Price by Unit Size in Guelph, 2011-2018



Source: CMHC, Fall Rental Market Survey, 2011-2018

In 2017, the average market rent for all types of units in Guelph was \$1,092 with bachelor units averaging \$750 and units with 3 or more bedrooms averaging \$1,249.

In 2018, the average market rent for all types of units in Guelph was \$1,133 with bachelor units averaging \$773 and units with 3 or more bedrooms averaging \$1,336.

Between 2011 and 2018, average market rents increased by approximately 4% per year. Rates for bachelor, 1-bedroom and 2-bedroom units increased the most by 4% while rates for units with 3 or more bedrooms increased the least by 3% between 2011 and 2018.

5.1.2 Ownership Benchmark

The ownership affordability benchmark for 2016 was \$362,344 and for 2017 \$356,095. The 2016 and 2017 benchmarks represent an income-based calculation.

Table 7 – Maximum Affordable Homeownership Prices according to Income Distribution in Guelph, 2018

Percentile	10th	20th	30th	40th	50th	60th	70th	80th	90th
Income of All Households (\$)	23,884	39,110	52,695	66,128	81,495	98,437	117,291	143,384	184,550
Affordable House Price (\$)	59,454	127,082	187,419	247,086	315,337	390,587	474,333	590,226	773,068

Source: City of Guelph Planning and Building Services. Data from Statistics Canada.

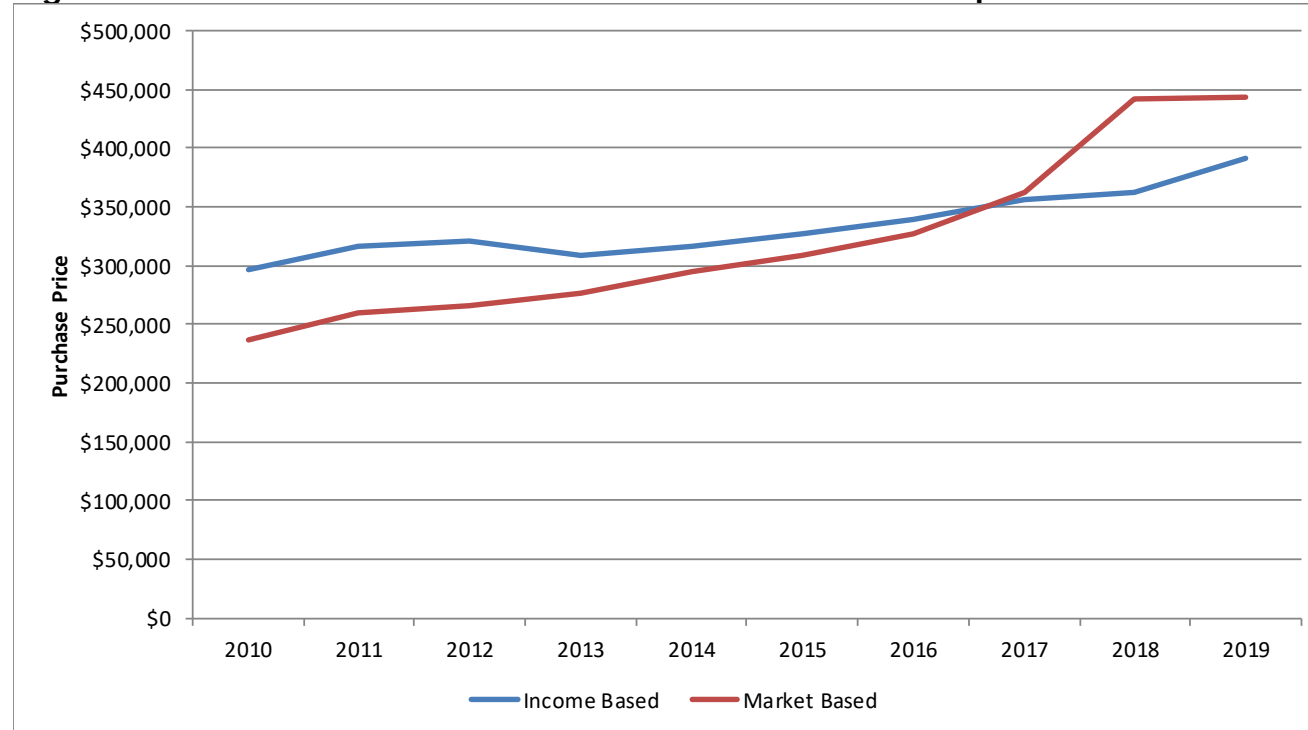
In 2018, the income for the 60th income percentile for all households was \$98,437 which is based on 2015 Census data adjusted for inflation based on the Consumer Price Index for Ontario (all items).

Calculating the 2019 benchmark involves determining the least expensive of: 1) housing for which the purchase price results in annual accommodations which do not exceed 30% of gross annual household income for low and moderate income households; and
2) housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.

Calculating the benchmark using 1) above results in a purchase price of \$390,587. Calculating the benchmark using 2) above uses the 2018 average resale price of \$500,349 for all types of dwellings sold in Guelph and results in a purchase price of \$450,314.

As a result, the 2019 affordable ownership benchmark is \$390,587 and is an income-based benchmark.

Figure 34 – Market vs. Income Based Affordable Ownership Benchmarks in Guelph, 2009-2019



Source: City of Guelph Planning, Urban Design and Building Services. Data from MPAC and Statistics Canada

Figure 34 above shows a consistent trend of a lower market based affordable ownership benchmark from 2009 to 2015. Over the seven-year period, the gap between the market based and income-based benchmarks was narrowing and in 2016, the market based affordable benchmark calculation exceeded the income-based benchmark.

In recent years, resale housing price growth has exceeded household income growth. In terms of housing affordability benchmarks, this has pushed the market based affordable housing price benchmark higher than the income based benchmark in 2017.

Since 2017, the affordable ownership benchmark has been the lower income-based calculation.

Figure 35 - New House Prices in Comparison to Ownership Benchmark, 2017-2018

2017 New House Prices



Source: City of Guelph Planning and Building Services. Data from MPAC (2017).

In 2017, 802 new housing units were sold with 39% of the dwellings being sold below the affordable ownership benchmark price of \$362,587. The majority of the new units sold below the 2017 benchmark price were apartment and townhouse units, with a few new semi-detached dwellings selling below the benchmark in 2017.

2018 New House Prices



Source: City of Guelph Planning and Building Services. Data from MPAC (2018).

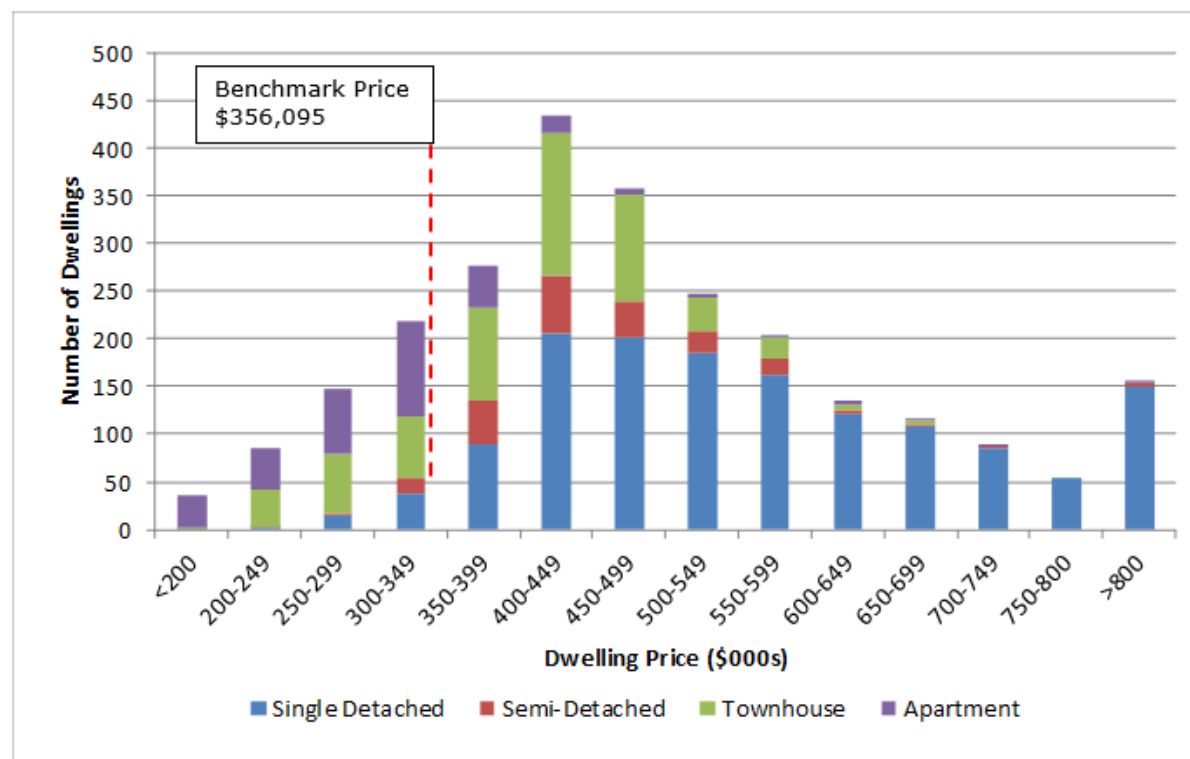
In 2018, 478 new housing units were sold with 62% of the dwellings being sold below the affordable ownership benchmark price of \$362,587.

All of the units sold below the benchmark price were apartment and townhouse units.

Figure 36 - Resale House Prices in Comparison to Ownership Benchmark, 2017-2018

The resale market for existing units does not count toward achievement of the City's affordable housing target for the creation of new affordable units. The following provides a comparison of prices between new units sold and resale units sold.

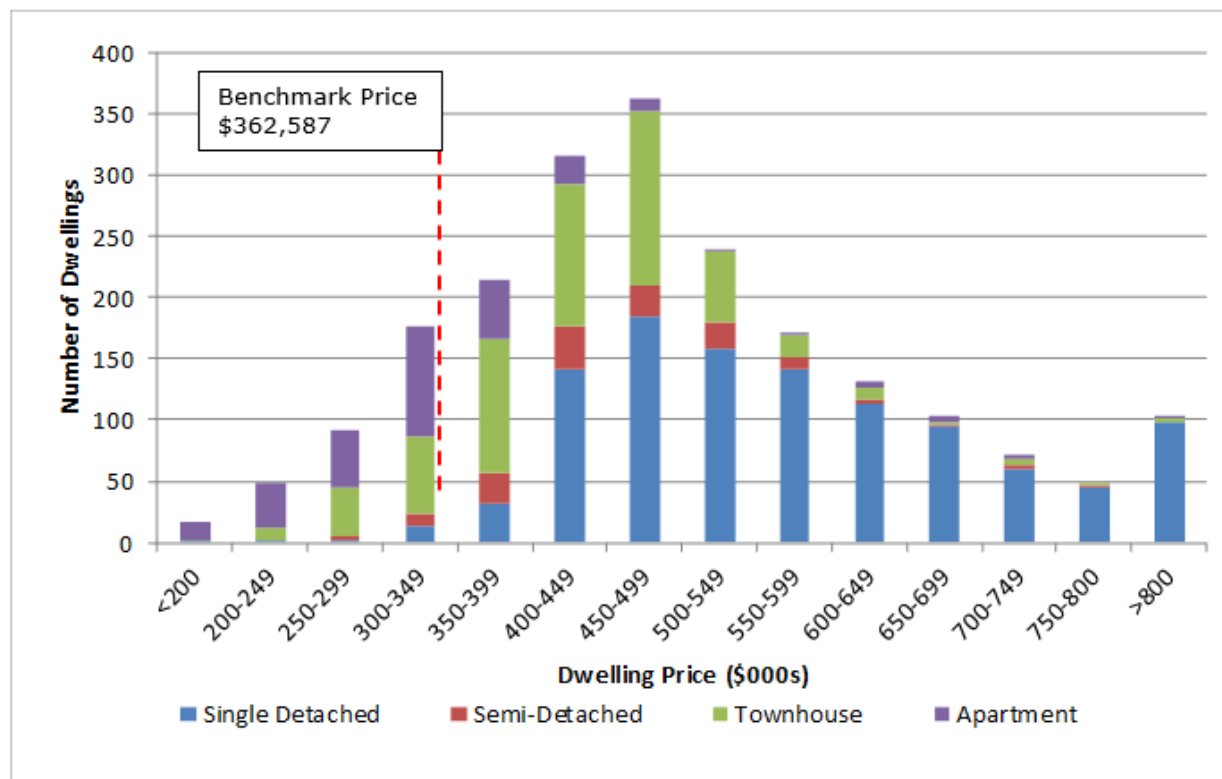
2017 Resale Prices



Source: City of Guelph Planning and Building Services. Data from MPAC (2017).

In 2017, there were 2,556 housing units sold in the resale market with approximately 21% of the dwellings being sold at a value below the affordable ownership benchmark price of \$356,095. Affordable resale units included all dwelling types with apartment and townhouse units being the most prevalent. Approximately 74% of the resale dwellings sold ranged from \$250,000 to \$599,000.

2018 Resale Prices



Source: City of Guelph Planning and Building Services. Data from MPAC (2018).

In 2018, there were 2,093 housing units sold in the resale market with approximately 19% of the dwellings being sold at a value below the affordable ownership benchmark price of \$362,587.

Affordable resale units included all dwelling types with apartment and townhouse units being the most prevalent.

Approximately 75% of the resale dwellings sold ranged from \$250,000 to \$599,000. There was a greater variance in resale house prices than in new house prices. In addition, the predominant type of resale dwellings were single detached dwellings, while new dwellings were predominantly apartments and townhouses.

Table 8—Difference between Affordable Ownership and Average Resale Price by Household Income Percentile and Number of Dwelling Bedrooms in Guelph, 2018

Min Bedrooms Required	# of Households	10% Below Avg. Resale House Price	Difference between Affordable Price and Average Resale Price by All Household Income Percentile in \$								
			10th	20th	30th	40th	50th	60th	70th	80th	90th
0	14035	\$285,174	-225,720	-158,092	-97,755	-38,088	30,163	105,413	189,159	305,051	487,893
1	12230	\$285,174	-225,720	-158,092	-97,755	-38,088	30,163	105,413	189,159	305,051	487,893
2	14055	\$364,739	-305,285	-237,657	-177,320	-117,653	-49,402	25,848	109,594	225,487	408,329
3	8795	\$452,346	-392,892	-325,264	-264,928	-205,261	-137,009	-61,759	21,986	137,879	320,721
4	2275	\$579,779	-520,325	-452,697	-392,360	-332,693	-264,442	189,192	-105,446	10,447	193,289
5	555	\$580,277	-520,823	-453,195	-392,859	-333,192	-264,940	189,690	-105,945	9,948	192,790

Source: City of Guelph Planning and Building Services. Data from MPAC, February 2019 and Statistics Canada Custom Data. 2015 income data adjusted for inflation.


 Income percentiles that will spend more than 30% of income on housing.

Table 8 above illustrates the difference between affordable ownership housing and the average resale price of units when taking into consideration the National Occupancy Standard.

As noted earlier, the National Occupancy Standard (NOS) outlines whether a dwelling is deemed to be suitable accommodation, if it has enough bedrooms, based on its size and household composition.

The data shows that a single person household would need to meet the 50th income percentile to spend less than 30% of their income on suitable accommodations as defined by the NOS.

In comparison, a couple with one child would need to meet the 60th income percentile before they spend less than 30% of their household income on suitable living accommodations.

5.2 Rental Benchmark

The rental affordability benchmark for 2017 and 2018 was \$1,055 and \$1,092 respectively. For rental housing, the benchmarks continue to represent a market-based calculation, which is lower than an income based calculation.

The income based rental benchmark represents 30 percent of the monthly income for the 60th income percentile for rental households.

Table 9 - Maximum Affordable Rent by Income Percentile for Renter Households in Guelph, 2018

Percentile	10 th	20 th	30 th	40 th	50 th	60 th	70 th	80 th	90 th
Income of Renter Household	\$14,508	\$21,866	\$29,118	\$38,088	\$46,880	\$55,569	\$66,318	\$81,387	\$104,931
Max. Affordable Rent (\$)	\$363	\$547	\$728	\$952	\$1,172	\$1,389	\$1,658	\$2,035	\$2,623

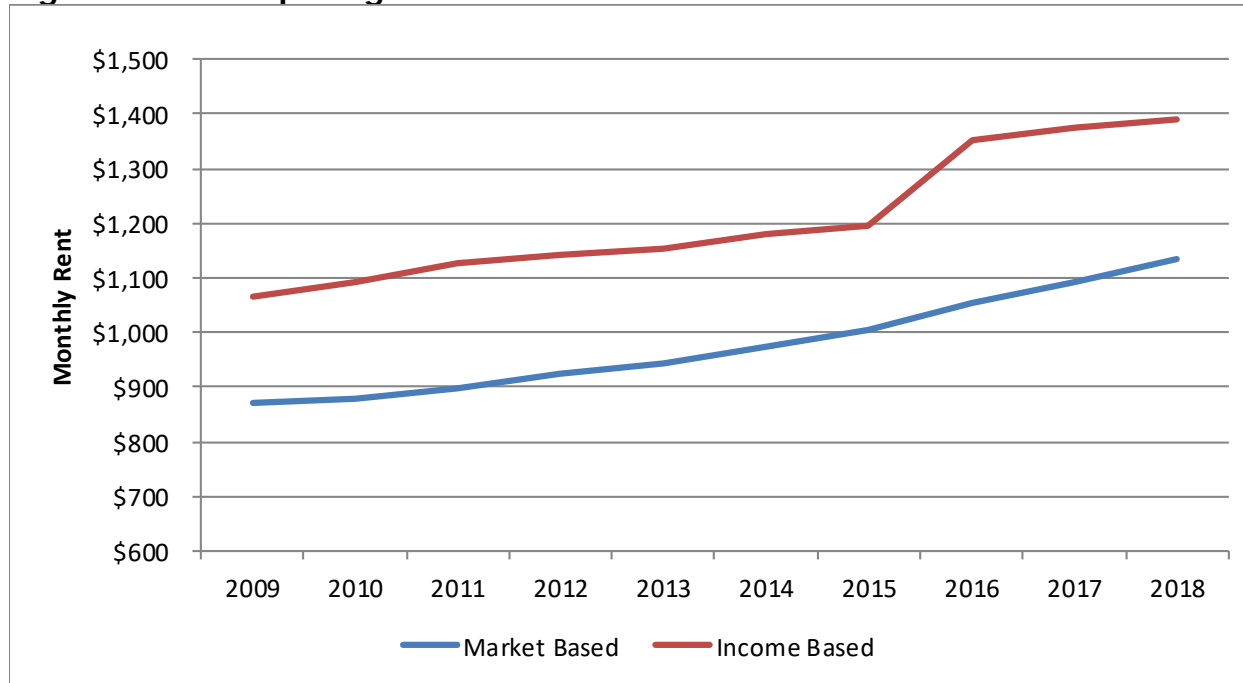
Source: Statistics Canada, 2016, Custom Tabulation, 2015 income data adjusted for inflation

In 2018, the income for the 60th income percentile for rental households was \$53,076 which is based on 2015 Census data adjusted for inflation based on the Consumer Price Index for Ontario (all items). Therefore, the income based affordable rental benchmark is \$1,389.

The market based rental benchmark represents the average market rent. In 2018 the average market rent for all types of units in Guelph was \$1,133.

Using 2018 average rents, the 2019 affordable rental benchmark is \$1,133.

Figure 37 – Comparing Market and Income Based Affordable Rental Benchmarks in Guelph, 2009 - 2018



Source: Statistics Canada, 2016, Custom Tabulation, 2015 income adjusted for inflation; CMHC Fall Rental Market Survey, 2009-2018

Figure 37 above shows a consistent trend of the market based affordability rental benchmark being lower than the income based benchmark. The market based rental benchmark has also started to increase more rapidly over the past few years, exacerbated by the low vacancy rates in Guelph.

Table 10—Difference between Affordable Rent and Average Market Rent by Renter Household Income Percentile and Number of Bedrooms in Guelph, 2018

# of Bedrooms Required	# of Renter Households	Avg. Market Rent	Difference between Affordable Rent and Average Market Rent by Renter Household Income Percentile (\$)								
			10th	20th	30th	40th	50th	60th	70th	80th	90th
Zero	7105	773	-\$410	-\$226	-\$45	\$179	\$399	\$616	\$885	\$1,262	\$1,850
One	2865	1035	-\$672	-\$488	-\$307	-\$83	\$137	\$354	\$623	\$1,000	\$1,588
Two	4275	1165	-\$802	-\$618	-\$437	-\$213	\$7	\$224	\$493	\$870	\$1,458
Three	2065	1336	-\$973	-\$789	-\$608	-\$384	-\$164	\$53	\$322	\$699	\$1,287

Source: City of Guelph Planning and Building Services. Data from CMHC, Fall Market Rental Survey, 2018, and Statistics Canada, 2016 Custom Tabulation, 2015 income data adjusted for inflation

Income percentiles that will spend more than 30% of income on housing

Table 10 above illustrates the difference between affordable rent and average market rent when taking into consideration the National Occupancy Standard.

As noted earlier, the National Occupancy Standard (NOS) outlines whether a dwelling is deemed to be suitable accommodation, if it has enough bedrooms, based on its size and household composition.

The data shows that a single person would need to meet the 40th income percentile to spend less than 30% of their income on suitable rental accommodations, as defined by the NOS.

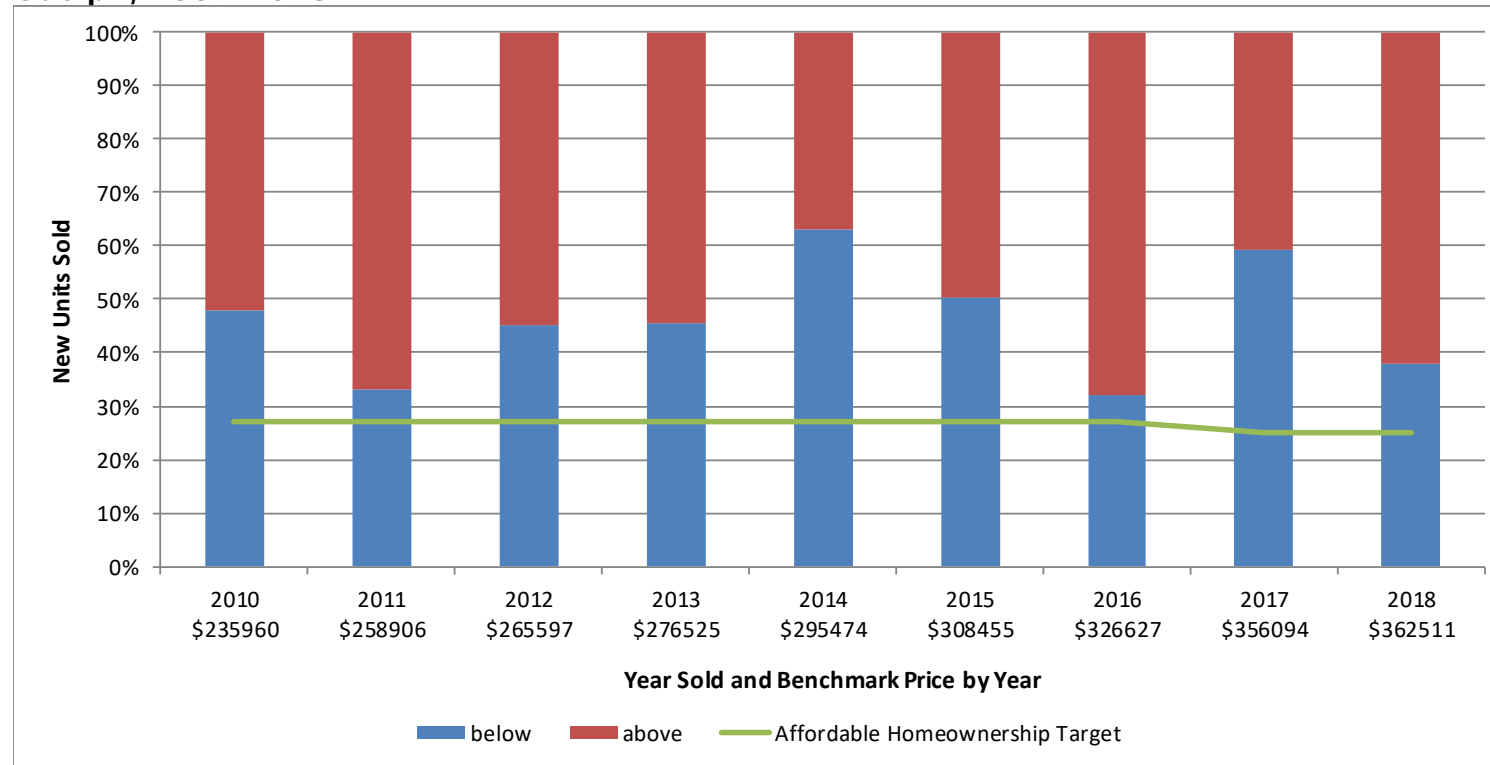
A couple with one child would need to meet the 50th income percentile before they spend less than 30% of their income on suitable living accommodations.

6 Achieving the Affordable Housing Targets

6.1 Ownership Outcomes

6.1.1 New Residential Development

Figure 38 - Percentage of New Units Sold Below and Above the Ownership Affordability Benchmark in Guelph, 2009-2018



Source: City of Guelph Planning and Building Services. Data from MPAC (2018)

In 2017, 39% of new units sold were below the benchmark price and 62% of new units sold in 2018 were below the benchmark price. This increase in affordable new units sold in 2018 is due in part to a larger proportion of apartments being constructed and sold. As noted earlier in this report (Section 6.2), most of the units sold below

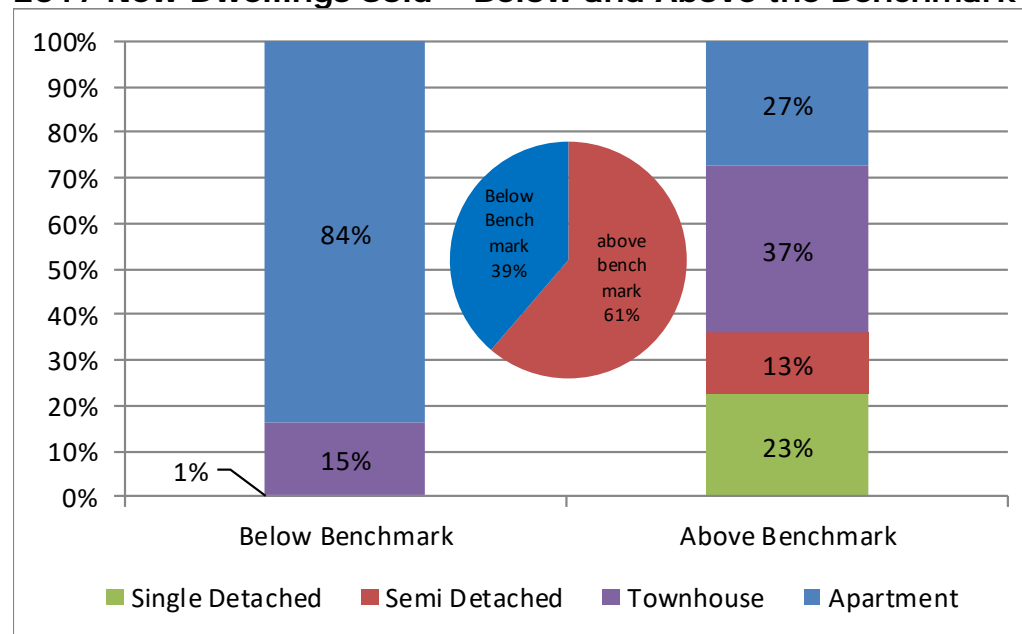
the benchmark price in 2017 and all of the units sold below the benchmark price in 2018 were apartment and townhouse units.

Since 2010, the affordable housing ownership target for new development has consistently been exceeded. Between 2010 and 2016, the affordable ownership target was 27% of new housing units and in 2017 the target was changed to 25% through the approved Affordable Housing Strategy.

The highest percentage of affordable new units were constructed in 2013 when 63% of new units sold were below the affordable ownership benchmark, followed by 2016 when 59% of new units sold were below the benchmark.

Figure 39 - New Dwellings Sold and the Ownership Affordability Benchmark, by Dwelling Type

2017 New Dwellings Sold – Below and Above the Benchmark

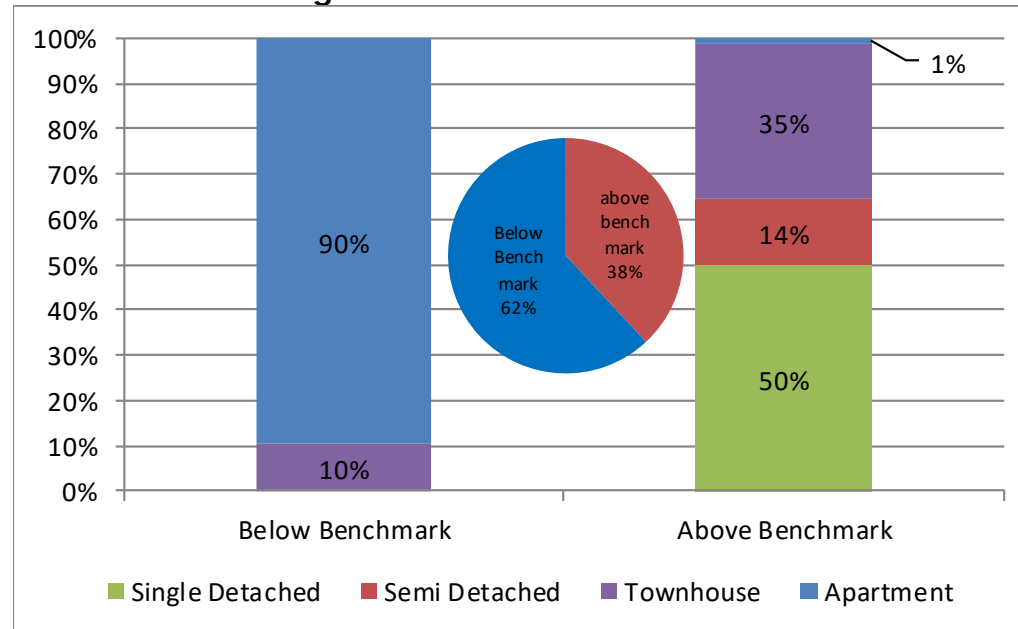


Source: City of Guelph Planning and Building Services. Data from MPAC, 2017

In 2017, a total of 801 new housing units were sold; 39% of these units (310) were priced below the affordable ownership benchmark price. The majority of units sold below the benchmark price were apartments (84%) and

townhouse units (15%). Dwellings sold above the affordable ownership benchmark price were single detached (23%), semi-detached (13%), townhouses (37%) and apartment units (27%).

2018 New Dwellings Sold – Below and Above the Benchmark



Source: City of Guelph Planning and Building Services. Data from MPAC 2018

In 2018, a total of 478 new housing units were sold; 62% of these units (296) were priced below the affordable ownership benchmark price. The majority of units sold below the benchmark price were apartments (90%) and townhouse units (10%). Dwellings sold above the affordable ownership benchmark price were predominantly single detached (50%), semi-detached (14%), townhouses (35%) and apartment units (1%).

6.2 Rental Outcomes

6.2.1 Primary Rental Market

The 1% affordable primary rental target is measured as a five-year average with the last reported timeframe being 2009-2013. As noted earlier in this report (Section 2.3.2), it is not expected that any of the recently constructed or under construction primary rental units in Guelph will meet the definition of affordable in the City's Affordable Housing Strategy.

6.2.2 Secondary Rental Market

In 2017, 195 accessory apartments were created and in 2018, 169 were created. These units are considered to be purpose built secondary rental units.

The 4% affordable purpose built secondary rental target is considered to be met in 2017 and in 2018 due to the number of accessory apartments created. Based on the latest registered accessory apartment survey results (March 2015), 75% of registered accessory apartments were rented and approximately 71% of the units fell below the affordable rental benchmark price at the time (\$973). Based on the above, approximately 90 affordable rental accessory apartments were created in 2018.

7. Conclusion

The following summarizes monitoring report highlights including:

- 2019 affordable housing benchmarks;
- Achievement of affordable housing targets; and
- Data highlights including annual year end residential data, CMHC rental data, as well as 2016 Census information.

2019 Affordable Housing Benchmarks

A key objective for this affordable housing monitoring report is to set forward looking affordable rental and ownership benchmarks. This benchmark will be used by developers and the City to assess if a project is affordable and to determine achievement of the City's affordability housing targets.

The 2019 benchmarks are:

Affordable Ownership	\$390,587
Affordable Rental	\$1,133

Achievement of Affordable Housing Targets

Under section 7.2.1.2 of the City's Official Plan:

"The annual *affordable housing* target requires that an average of 30% of new residential *development* constitute *affordable housing*. The target is to be measured city-wide. The target consists of 25% affordable ownership units, 1% affordable *primary rental* units and 4% affordable purpose built secondary rental units (which includes accessory apartments)."

The rental affordability benchmark for 2018 was \$1,092, and the ownership affordability benchmark for 2018 was \$362,511.

The City met the 25% new affordable housing ownership-housing target in 2018. New affordable housing was predominately townhouse and apartment units.

The City met the 4% affordable purpose built secondary rental target in 2018 due to the number of accessory apartments created.

The 1% primary rental target is measured in 5-year intervals and will be reported in 2020.

Data Highlights

According to Statistics Canada data, household growth has become more reliant on the rental housing market than home ownership. In 2016, the percentage of households renting returned to 2001 levels at 33%. Ownership households declined to 67% from 70% in 2011.

The number of households in core housing need increased in 2016 to 5,985 households compared to 5,150 households in 2011. The percentage of renter households in core housing need has increased from 26% in 2011 to 27% in 2016 while the percentage of ownership households in core housing need has remained stable at 5%.

For the eighth year in a row vacancy rates continue to be below a balanced and healthy supply rate of 3%. In 2017, the vacancy rate in Guelph was 1.2%, a slight increase from the previous year (0.9%). The vacancy rate increased again slightly in 2018 to 1.4%. Guelph's vacancy rate continues to be below the average of Canadian CMAs (2.2%) with only two Ontario CMAs reporting lower vacancy rates (Kingston and Toronto).

Accessory apartment registration remained strong with 247 units being registered in 2017, the highest number of units registered over the last 20 years. In 2018, 217 accessory apartments were registered. By the end of 2018, in excess of 2,950 accessory apartments had been registered in the City since the program started.

Provincial/Federal Consultation Alert							
Title	Ministry	Consultation Deadline	Summary	Proposed Form of Input	Rationale	Lead	Link to Ministry Website
ERO 013-5000 Excess soil regulatory proposal and amendments to Record of Site Condition (Brownfields) Regulation	Ministry of Environment, Conservation, and Parks	June 17 th , 2019 (deadline was extended from May 31 st)	MECP is proposing regulatory changes to the management of excess construction soil and brownfields redevelopment.	Letter to Environmental Registry	The City of Guelph has numerous projects that are impacted by Excess Soil and Brownfield Regulations. The City is also a municipal leader on these topics. We have been working with the MECP on this reform for years and will provide commentary to continue to help shape the Regulations in a way Guelph can support.	Engineering and Transportation Services	https://ero.ontario.ca/notice/013-5000

Provincial/Federal Consultation Alert							
Title	Ministry	Consultation Deadline	Summary	Proposed Form of Input	Rationale	Lead	Link to Ministry Website
Regulations for Recycling of Electrical and Electronic Equipment (EEE) and Batteries under the Resource Recovery and Circular Economy Act, 2016	Ministry of the Environment, Conservation and Parks	June 23, 2019 (Regulations posted for a 45-day consultation period.)	<p>An EBR notice has been posted (019-0048) proposing regulations that will make producers of electronics and batteries environmentally accountable and financially responsible for the waste generated from products they supply into Ontario. The regulations will set requirements for collection, management and consumer education, as well as incenting waste reduction activities.</p> <p>The proposed regulations outline a number of requirements, including:</p> <ul style="list-style-type: none">• Establishing free collection networks• Achieving resource recovery targets• Educating consumers• Registering with and reporting to the Resource Productivity and Recovery Authority• Other requirements, including record keeping and third-party audits <p>The key principles of the proposed regulation are:</p> <ul style="list-style-type: none">• Improve environmental outcomes• Ensuring economic growth• Ensuring consistency, and reducing costs and burden, while promoting innovation	Staff comments will be submitted on the online Environmental Registry (EBR) and provided to Council via the Information Package following the consultation deadline.	The City of Guelph currently allows residents to drop off EEE and batteries at the Waste Resource Innovation Centre for free. Our funding sources and service levels provided for these programs will be affected by the proposed changes.	Environmental Services - Solid Waste Resources	Environmental Registry

Good afternoon.

Please be advised that on June 5th, Town Council for the Corporation of the Town of Georgina passed the following motion concerning 'Reducing Litter and Waste in our Communities', for your consideration. Thank you.

Moved by Regional Councillor Grossi, Seconded by Councillor Waddington

RESOLUTION NO. C-2019-0370

WHEREAS the Town of Georgina has been a leader when it comes to waste management in the Province of Ontario;

AND WHEREAS the Town of Georgina instituted a user pay garbage program over 20 years ago;

AND WHEREAS the Province of Ontario, through the Ministry of the Environment, has posted a discussion paper entitled 'Reducing Litter and Waste in our Communities' ;

AND WHEREAS producer responsibility has not been adequately addressed by the Province of Ontario and its time has come;

AND WHEREAS a successful deposit/return program for single use plastic, aluminum and metal drink containers has been in existence in other Provinces in Canada including Newfoundland, Nova Scotia and British Columbia;

AND WHEREAS these successful programs have eliminated many of these containers from the natural environment;

BE IT THEREFORE RESOLVED that the Council of the Town of Georgina call upon the Province of Ontario through the discussion paper 'Reducing Litter and Waste in our Communities' to review and implement a deposit/return program for all single use plastic, aluminum and metal drink containers;

BE IT FURTHER RESOLVED that the Province of Ontario review current producer requirements and look for extended producer responsibility for all packaging;

BE IT FURTHER RESOLVED that a copy of this motion be sent to the Minister of the Environment, the Premier, the Minister of Municipal Affairs, the Association of Municipalities of Ontario, the Region of York and all Municipalities in the Province of Ontario.

Carried unanimously.



Carolyn Lance

Council Services Coordinator

Clerk's Division | Town of Georgina

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CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

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June 12, 2019

Ontario Good Roads Association
1525 Cornwall Road
Unit 22
Oakville, ON L6J 0B2

Attention: Rick Kester, President

Re: 2019 Ontario Good Roads Association combined conference resolution

At the Municipality of South Huron Council meeting of June 3, 2019, Council passed the following resolution:

Motion: 329-2019

Moved: T. Oke

Seconded: B. Willard

Whereas on the May 21, 2019 Regular Council agenda, correspondence item 11.6 was received from the Ontario Good Roads Association (OGRA); and

Whereas at the 2019 OGRA conference AGM a resolution was passed regarding the re-establishment of an annual combined conference for both OGRA & Rural Ontario Municipalities (ROMA); and

Whereas included in item 11.6 was correspondence from ROMA to OGRA dated March 22, 2019 which responded that the ROMA Board is not prepared to enter into discussions with OGRA for the purpose of combining the respective conferences at this time; and

Whereas South Huron Council discussed this item and noted as a past attendee of the combined conferences, it makes great sense for the OGRA & ROMA conferences to be returned to a combined conference effort each February, not only financially for the municipality but also for availability for participation of members of Council and staff;

Now Therefore Be It Resolved that the Council of the Municipality of South Huron support the original resolution passed at the OGRA AGM to re-establish a combined OGRA & ROMA conference; and

Furthermore that a letter be sent to the ROMA Board of Directors, outlining our support for a collaborative OGRA ROMA annual combined conference, and that this letter of support be circulated to the Ontario Municipalities, and the OGRA Board of Directors. Disposition: Carried

The above is for your consideration and any attention deemed necessary.

Sincerely,



Rebekah Msuya-Collison, Director of Legislative Services/Clerk
Municipality of South Huron
519-235-0310 x227
clerk@southhuron.ca

c. Rural Ontario Municipal Association
c. All Huron County municipalities

WDG Board of Health

Highlights

Board of Health Members

George Bridge
*Chair,
Warden, County of Wellington
Mayor, Town of Minto*

Allan Alls,
Councillor, County of Wellington

Christine Billings
Councillor, City of Guelph

Guy Gardhouse
*Councillor, County of Dufferin
Mayor, Township of East Garafraxa*

Rodrigo Goller,
Councillor, City of Guelph

June Hofland
Councillor, City of Guelph

Dennis Lever
*Warden, County of Wellington
Mayor, Township of Puslinch*

Nancy MacDonald,
County of Wellington

Ralph Manktelow
County of Dufferin

Dr. Nicola Mercer
*Ex-Officio Member
Medical Officer of Health & CEO,
WDG Public Health*

Lambert Otten
County of Wellington

Chris White
*Councillor, County of Wellington
Mayor, Township of Guelph-Eramosa*

Wellington-Dufferin-Guelph Public Health is governed by a Board of Health consisting of local municipal councillors, mayors and community members and is mandated to support the well-being of individuals and communities.

Dr. Nicola Mercer, Medical Officer of Health, updated the Board on:

Increasing Immunization rates: Public Health maintains the immunization records of students attending school and children in registered daycares. Students not in compliance are suspended till up-to-date. Parents with children in daycare receive a letter only. This is resulting in more students and children being immunized which is key to protecting the community from diseases. Each school and licensed childcare is linked with a Public Health Nurse allowing them to provide education about vaccines and vaccine preventable diseases to parents, students, school boards and school staff.

Wee Talk: This unique program ensures that children start school with the communication skills needed for personal, social and academic success. Wee Talk is a partnership between WDG Public Health, St Joseph's Health Centre and Groves Memorial Hospital/North Wellington Health Care. Public Health speech language pathologists assess referred children to determine if they are meeting their developmental milestones or if further monitoring or referral for direct therapy is required. There are 1,709 children currently in the Wee Talk Program. Parental involvement is critical for a child's success so Wee Talk is launching an online orientation for parents who can now receive the information they need from the convenience of their homes.

Opioid National Challenge: WDG Public Health will find out on June 25 if they won \$50,000 from the MaRS Discovery District. MaRS and the Public Health Agency of Canada issued a national challenge to use data to better respond to the opioid crisis. Public Health is already a finalist and was awarded \$10,000 to duplicate their Opioid Alert Platform in other Canadian communities. The alert system has been implemented in Parry Sound and Nipissing and will be used in Brant County. WDG Public Health staff met with officials in Whitehorse, Yukon to implement the system there. Most opioid harms are due to tainted drugs (fentanyl). The alert system monitors opioid data daily from community partners including police and hospitals. When an unusual pattern of overdoses is detected community partners and drug users are warned tainted drugs are in the community so they can take necessary precautions.