

# DGBA - BOARD MEETING AUGUST

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## Meeting Agenda

Monday August 26th @ 6:10pm

Location: DGBA Board Room

42 Wyndham St N, Guelph, ON N1H 4E6

Also available via Zoom link

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**1. Approval of Agenda; ISADE & CARLY, MOTION CARRIES**

**2. Approval of Minutes from the previous meeting (JUNE 2024) Rich & Pina, Motion Carries**

**3. PRESENTATION: Community Improvement Program (10 Minutes) + Q&A**

- Christine chapman, economic development
- Allison Nap, economic development officer (project manager)
- proposed plan for affordable housing
- CIP: created to fund a community need, defined area, defined projects (can be loans, grants etc)
- First affordable housing CIP for Guelph
- Housing Accelerator Fund (HAF)
  - \$21.4 million total, \$3.2 million for Affordable Housing CIP
  - building permit must be issues
  - money must be spent by end of 2026
  - Additional Dwelling Unit Grants (Tiny Homes) to incentivize single family dwelling
- Housing Gap to address:
  - guelph state of housing report showed we do not have enough smaller units, supply incifient
  - rental units are needed, current vacancy rate in Guelph is 1.5%
  - need for afforable housing, target for 30% of all new residential units
- Affordability Thresholds
  - Average monthly rental rates in Guelph based on size (bachelor - 3 bedroom) between \$1100 - \$1700
- Vacant Unit Rehab. Grant
  - \$100K per unit capital grant to encourgae the development of affordable primary rental units from existing vacant/uninhabitable building stock

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- Up to additional \$20K for units that provide accessibility features

#### Eligible Projects

- reno of existing vacant residential units in multi-unit building
- conversion of vacant existing commercial or office space in a multi-unit building into residential

Q: does the developer have to pay permit fees/inpost fees etc

A: the grant would be to subsidize the fees etc

#### Ineligible Projects

- lived in properties
- longterm care facilities
- already affordable spaces
- newly constructed residential buildings
- single family homes
- basement apartments

#### **New Affordable Unit Grant**

- eligible projects would receive an upfront rebate for 10 years o annual city portion of property taxes valued at \$25K per unit

#### Other cities with CIP for Affordable Housing:

Blue Mountains - Mississauga - Waterloo - Kingston - Welland - Cambridge - Halton Hills - Barrie

***Have your say: Mackinnon Room @ City Hall (Sept 5th 1pm-3pm, 4pm-6pm for questions)***

#### **Timeline**

- ***June-August: Stakeholder Engagement***
- ***Sept 5 - Public Info session @ City Hall***
- ***Sept 10 - Present to Economic Development Advisory Committee***
- ***Sept 17 - Present to Planning Advisory Committee***
- ***Nov 13 - Council Planning Meeting***
- ***Dec 10 - Council Planning Meeting (Approval)***
- ***Early 2025 - Expected Program Launch***

#### **4. Chair Updates - Chuck**

- meeting requested with the city, stacey cathy carly all present, regarding the encampments out front of post officer
- request that the tents be removed, understanding was staff member was to have a plan in place (no plan established/communicated)

#### **5. City Updates - Stacey & James**

- safe semester: scaling it back, proposed to guelph police to friday/saturday, however, first weekend of september will be thursday - saturday
- will continue to end of september
- signage/parking notices/ social posts
- special events team is happy to work with DGBA but require stricter timelines of 45 days notice
- Sept 4th committee of the whole: DT infrastructure renewal, staff are recommending enhances street scaping (Wyndham ST to start - trees, soils, open planters, seating areas, paving stones in highlight areas) \$17.1 million over ten years
- waste collection, recommending underground commual bins & above ground smaller trash bins, \$1.2 million for enhanced level of service
- expedited construction season; 2 seasons
- public washroom project, to put in underground infrastructure during renewal of downtown infrastructure
- st.georges square is proposed location & second proposed for those experiencing homelessness
- recycling collection will continue downtown for 2025
- DT heritage conservation project: end of phase one: proceed to develop a plan and boundaries for downtown heritage site
- community planning permit system, downtown building heights study, super PIC on October 2nd - open house to discuss current projects

#### **6. CLC Updates & Welcoming Streets - Derrick**

- businesses interested in seeking legal advice regarding downtown encampment impact
- council sent out notice to the basic needs committee to apply for \$500K (tax dollars) funding - could be sent to CHC to expand services

#### **7. Attractions Update - Pina**

- last carden market Sept 7th
- doggie promenade Sept 21st (\$5K donation from Speedy)
- working on acquiring more donations
- Curling grand slam (tickets on sale Sept 4th) Curling event is January 14th-19th
- Gather in grant funding to be released this week

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- 2025 funding opportunities will open in November
- Sept 14th Market @ Rug & Weave
- Sept 28th Maybon Market: near the WOOLY PUB, extended hours, workshops, live music, vendor market
- Sept 27th - patios closing downtown
- Ponies to return for Spirit of the Season

**8. Public Space By-Law/Council Meeting**

- **Motion to go off Camera, Motion carried (Isade, Carly)**
- **Motion to go in camera, Motion carried (Rich, Cathy)**

**9. Next Meeting: Monday September 23rd @ 6:00pm**

**10. Budget meeting in September (Date TBD)**

**11. Adjournment**