

# Information Report

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Service Areas

Corporate Services

Infrastructure, Development and Enterprise Services

Public Services

Date

Friday, December 11, 2020

Subject

**Planning for our Future: Guelph's Master Plans Update**

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## Executive Summary

### Purpose of Report

To provide the Q4, 2020 progress report for City of Guelph master plans.

### Key Findings

Master plans are within budget and scope as well as on schedule unless otherwise stated.

### Financial Implications

If applicable, financial implications will be referenced in each plan's attached progress summary.

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## Report

### Details

City staff are planning Guelph's future, today. This year, more than nine master plans are underway or planned across several City departments. Staff sees this as an opportunity for unprecedented alignment and coordination of strategy and policy development, and for resourcing the needs of our growing city.

A number of the master plan updates support the City in meeting Guelph's provincially-legislated growth plan requirements, guide service delivery to a growing city, and/or will inform policies in Guelph's Official Plan update.

As part of the City's ongoing coordination efforts, regular updates on these master plans are provided through quarterly information reports. These information reports do not replace staff reports that require Council direction on individual plans.

Of recent public interest is the consideration of amendment 1 to the provincial growth plan adopted in August on the master plans that are already scoped and underway. Adjustments to the scope and timing of the master plans continues as staff better understand the impacts of an extended planning horizon to 2051 and new population and employment forecasts.

## **Inform versus respond**

Key information from specific master plans—the Water Supply Master Plan and the Wastewater Treatment and Biosolids Management Master Plan—is required to fully understand the City’s capacity to plan for the required growth plan forecasts. The research and modelling undertaken through these two plans will inform whether Guelph can plan for the forecasts to 2051 within defined conditions.

The other master plans in progress require an understanding of where growth is planned to occur. This will happen through the growth scenario development work that is part of the Shaping Guelph Growth Management Strategy. Once a preferred growth scenario and local growth management strategy are considered by Council, master plans will be able to confirm the infrastructure needed to respond to this planned growth. The master plans that will respond to a preferred growth scenario through service delivery (e.g. infrastructure and programming) include the Solid Waste Management Master Plan, Water and Wastewater Servicing Master Plan, Stormwater Management Master Plan, Parks and Recreation Master Plan and Guelph Trails Master Plan.

In addition to the plans listed above, the Transportation Master Plan is planning for a policy framework and mode share to 2051 as well as road network modeling to 2031. A future update to the Transportation Master Plan and Official Plan will consider any necessary updates to the road network in response to the preferred growth scenario and local growth management strategy that will be part of Shaping Guelph.

## **Coordination and iteration**

As discussed at the Council workshop on Shaping Guelph on October 19<sup>th</sup>, regular exchanges are taking place for informed and coordinated growth planning and master planning work. Work on Shaping Guelph and the master plans continue in parallel as these projects are iterative and rely on each other for information at different stages. Key considerations from the growth scenario portion of Shaping Guelph are needed to inform all master plan work and all of these projects are working towards a deadline of July, 2022 to conform to the provincial growth plan.

At the Council workshop, it was also clarified and bears repeating that even though wastewater matters have proven to be a challenge in meeting legislated growth in the past, both science and behaviour have changed over time. The City’s master plan work takes science and behaviour into account among a number of other critical variables to inform whether the forecasted growth to 2051 can be accommodated. If, through the technical analysis work of the master plans, it is determined that there are water supply or wastewater treatment challenges accommodating the forecast growth, the City will consult with the province to address how these challenges can be resolved.

## **Funding capital costs of growth**

New work coming online in 2021 related to funding projects identified in the master plans underway are the legislated bylaw updates for development charges and parkland dedication as well as the creation of a new bylaw for a community benefit charge. These bylaws require Council approval by the legislated deadline of September, 2022 and include considerable public consultation beforehand.

Given the master plans' and Shaping Guelph's timelines, it will not be possible include these plans in the bylaw updates for September 2022. Council approved the City's current Development Charge Bylaw in February 2019, which under previous circumstances would not require an update for five years—February 2024. This undesirable sequence of activities is a result of competing legislative requirements and means the 2022 Development Charge Bylaw update will not be a full comprehensive study; instead, it will simply be an update to incorporate the legislative changes into the current Development Charge Study. These changes will include transitioning previous soft services to be fully recoverable and removing Parking Services from the bylaw as it is now ineligible.

The new Community Benefit Charge Study will look at the City's capital growth costs that are ineligible under the Development Charges Act, including costs that the City planned to fund through the Planning Act density bonusing provisions.

Additional details will be provided through an information report in Q1, 2021.

### **Financial Implications**

If applicable, financial implications to the approved budgets will be referenced in each plan's attached progress summary.

### **Consultations**

Each master plan has an associated community engagement plan and communications plan that are being updated as needed to accommodate COVID-19 realities. Where possible, engagement and communications tactics are being coordinated to maximize community participation in master plan engagement activities, reduce engagement fatigue, and increase awareness of the interconnected nature of the City's master plans.

### **Strategic Plan Alignment**

Regular public updates on the progress of the City's master plans is a tactic designed to improve communication, which directly supports the working together for our future priority of the City's Strategic Plan.

Several master plan leads are also meeting regularly, as a community of practice, to look for opportunities to work together in new ways for greater coordination and continuous improvement.

### **Attachments**

Attachment-1 Digital and Technology Master Plan progress summary

Attachment-2 Guelph Trail Master Plan update progress summary

Attachment-3 Parks and Recreation Master Plan Update progress summary

Attachment-4 Stormwater Management Master Plan progress summary

Attachment-5 Transportation Master Plan progress summary

Attachment-6 Urban Forest Management Plan progress summary

Attachment-7 Water Supply Master Plan progress summary

Attachment-8 Water and Wastewater Servicing Master Plan progress summary

## **Departmental Approval**

The following staff contributed the progress summaries for the master plans within this report.

- Reg Russwurm, Manager, Design and Construction
- Dave Belanger, Water Supply Program Manager, Water Services
- Timea Filer, Urban Forestry Field Technologist, Parks and Recreation
- Phil Jensen, Project Specialist, Solid Waste Resources
- Luke Jefferson, Manager, Open Space Planning
- Mari MacNeil, Technical Services Manager, Wastewater Services
- Sasha Einwechter, General Manager, Information and Technology
- Scott Cousins, Hydrogeologist, Water Services
- Terry Gayman, General Manager, Engineering and Transportation Services
- Tim Robertson, Division Manager, Wastewater Services
- Wayne Galliher, Division Manager, Water Services
- Tara Baker, Treasurer/General Manager, Finance
- Natalie Goss, Senior Policy Planner

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