



WOOD DEVELOPMENT GROUP
Creating Space for Life

April 21, 2023

TO: Guelph City Council

RE: Water / Wastewater Master Plans
Council Meeting April 24, 2023 Item 6.2, Report 2023-99

Mr. Mayor, Members of Council

We are writing to comment and draw Council's attention to the Water and Wastewater Master Plans on the Agenda April 25, 2023, specifically as it relates to wastewater capacity implementation.

"Additional study required for WW-5 Area"

As noted on Page 6 of the Staff Report, there is additional study identified for "Wastewater Area 5". This is the main trunk feed from downtown, as well as other areas of the city, towards the main treatment plant. Development and Redevelopment of major sections of the city are dependent on servicing "H"s being lifted on sites served through this infrastructure. It is our understanding that many of these sites will not readily be able to move forward given the city position taken in this report.

This situation is created, as we understand it, by the 'zero surcharge' standard adopted as city engineering policy for wastewater infrastructure, meaning that the wastewater system is not able to receive additional flows from new development (in this case due to 25 year storm infiltration assumptions). This is a risk tolerance decision, and one we again understand has a lot of variables and options in the setting of the engineering standard.

The Masterplan as presented to date creates a situation where upstream development in Area 5, and beyond, is on hold until this issue is addressed through policy/risk reconsideration or until major infrastructure upgrades are complete, impacting hundreds and potentially thousands of housing units and ICI square footage development.

We would urge Council to seek timeline commitments from staff to undertake the additional review identified and report back as soon as feasible on options, cost-benefits and the risk profiles associated with each. This is one of these underlying infrastructure items that could prevent significant progress on growth in strategic areas that we all want to be ahead of.

Thank you for your consideration.

Yours truly,

A handwritten signature in blue ink, appearing to be 'Ian Panabaker', with a large, stylized flourish extending from the end of the name.

Ian Panabaker, Vice President, Development
Wood Development Group