



Guelph's
Multi-Year
Budget

2026 Budget Confirmation

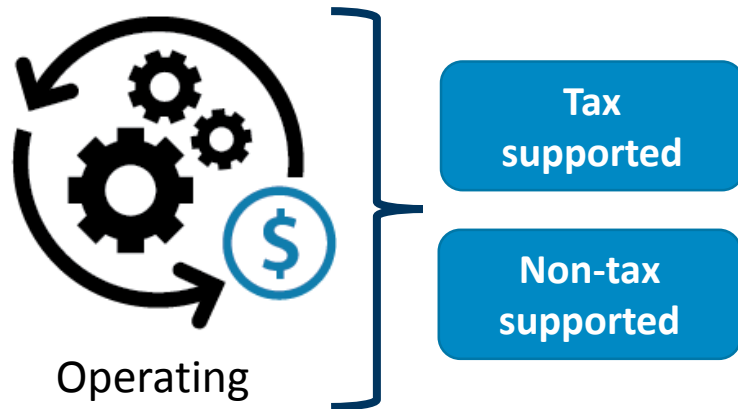
October 29, 2025



📍 A neighbourhood in Guelph

Guelph's Budget Structure

City Services Budget



Local Boards and Shared Services



Guelph Police Services



Guelph Public Library
Explore • Connect • Thrive

Guelph Public Library



County of Wellington (Social Services)



The Elliott Community (Long-term Care)




Wellington-Dufferin-Guelph Public Health



Grand River Conservation Authority



Downtown Guelph Business Association 2



Mayoral Direction for 2026 Budget Update

- ✓ Present options to the Mayor for a City Services budget with a tax levy increase of not more than 2.5 per cent, and scenarios for 3.5 and 4.5 per cent tax levy impacts.
- ✓ Review non-tax supported budgets to identify opportunities to reduce impact of increases on residents and businesses.
- ✓ Use established prioritization criteria to evaluate all investments and disinvestments.

Budget Update Journey

Through the 2026 budget update process, City staff have:



Reviewed and updated base budget/inflationary pressures for changes that occurred since the 2026 forecast was developed.



Developed and presented the Mayor with options for consideration to reduce the tax levy through service reductions.



Reviewed all operating impacts from capital to identify savings opportunities.



Updated DC collection assumptions and made corresponding updates to the capital budget and the debt strategy to maintain a fully funded capital budget and forecast.



Reviewed growth and service enhancement investments included in the 2026 forecast in accordance with the budget prioritization criteria.

Our Budget Story: An Update



Key Themes



**Investments
and value for
our community**



**Responding to
slower growth**



**Base budget
changes**

Risks and Opportunities

Risks

- Tight budget
- Low contingency reserve balances
- Recovery of development activity timing uncertainty
- Continued frequent legislative changes
- Operating budget pressure from deferred capital work
- Global uncertainty

Opportunities

- Continued strategic grant management
- Advocacy with upper levels of government
- Continue to leverage prioritization criteria

Prioritization Criteria

2026-27
new
investment



Continuation of phased
implementation of
Equity Lens

The Strategic Plan and the 2026 Budget Update



City Building

Improve housing supply

Grow and care for our community
spaces and places

Make it easier to get around

The Strategic Plan and the 2026 Budget Update



Environment

Be a leader in climate action

Empower the community to help
create a sustainable city

The Strategic Plan and the 2026 Budget Update



People and Economy

Grow Guelph's economy

Make downtown a vibrant place for everyone

Support community well-being

The Strategic Plan and the 2026 Budget Update



Foundations

Be an employer of choice

Advocate for our city

Lead with accountability

Maintain the City's healthy
financial position

Provide excellent service



2026 Operating Budget Update



📍 South End Community Centre under construction

Updates to the 2026 Operating Budget



**Base budget
inflationary**



**Operating impacts
from capital**



Growth



**Service
enhancements**



**Service
reductions**



**Capital
funding**



**Council respectful
requests**



**Mayor budget
enhancements**

Tax-Supported Operating Budget Update

Category	2026 Forecast	2026 Update	Change	Levy Impact (%)
Base budget inflationary	\$7,347,867	\$8,018,263	\$670,396	2.28
Operating impacts from capital	\$5,368,413	\$3,974,349	(\$1,394,064)	1.13
Growth	(\$463,042)	(\$703,946)	(\$240,904)	(0.20)
Service enhancement	\$21,672	\$4,109	(\$17,563)	0.00
Service reduction	(\$331,700)	(\$3,332,378)	(\$3,000,678)	(0.95)
Council respectful requests	\$1,718,867	\$450,000	(\$1,268,867)	0.13
Mayor budget enhancement	\$12,000	\$587,681	\$575,681	0.17
Net investment	\$13,674,077	\$8,998,078	(\$4,675,999)	2.56
Capital funding	\$4,849,940	\$4,849,940	–	1.38
Net impact before assessment growth	\$18,524,017	\$13,848,018	(\$4,675,999)	3.94
Assessment growth	(\$2,705,265)	(\$2,705,265)	–	(0.77)
Total City services tax levy increase (\$)	\$15,818,752	\$11,142,753	(\$4,675,999)	3.17
Total City services tax levy increase (%)	4.51%	3.17%	(1.33%)	3.17%
Guelph General Hospital Levy	0.21%	0.21%	–	0.21%

*may not add due to rounding

Base Budget Inflationary



- Updated revenues to reflect current sales volumes and service levels
- Increased investment in building and fleet repairs and maintenance
- Inflationary adjustments for compensation, utilities, fuel, supplies and software
- Savings from removal of carbon tax, insurance and mobility contracts, operational efficiency review

Operating Impacts from Capital



- Opening the South End Community Centre and Baker District Redevelopment
- Technology to safeguard and enhance digital environment
- Transit enhancements (route 98, digital signs, bus shelter maintenance)
- Solid Waste expansions for growth and downtown public spaces
- Fire dispatch system (NG911) software
- Operation of snow clearing equipment
- Maintenance of growth parks and trails



- Guelph Wellington Paramedics staffing investment to support service demands and ensure continued high-quality emergency response
- Human Resources staffing investment in occupational health and safety to support employee well-being and organizational resilience.

Service Enhancement



- Additional Bylaw Officers to meet growing service level expectations.
- Investment to support the Council approval of internet voting as an alternative method for the 2026 elections.
- Increased investment in community benefit agreements to strengthen partnerships and deliver shared outcomes.

Service Reduction



Tax Supported Service Reductions totaling \$3.3 million are included in the draft budget:

Key Service Reductions Categories

- New and increased user fees
- Reduced community facing services
- Reduced financial capacity to meet strategic objectives
- Administrative changes

Council Respectful Requests



The following Council respectful requests are included in the 2026 Budget Update:

- Increase in the transfer to the affordable housing reserve (119).
- Enhanced support for Advisory Committee of Council members to cover reimbursements and training expenses

Mayor Budget Enhancements



- Investment to support downtown businesses and vulnerable individuals through Welcoming Streets
- Transition the Youth and Seniors ride free pilot programs to permanent
- Support for community led G2G trail connection between Woodlawn and Silvercreek
- Community benefit agreement to promote Guelph's Community Call to Climate Action

Capital Funding



Increase of \$4.8 million in tax-supported capital funding over the 2025 budget.

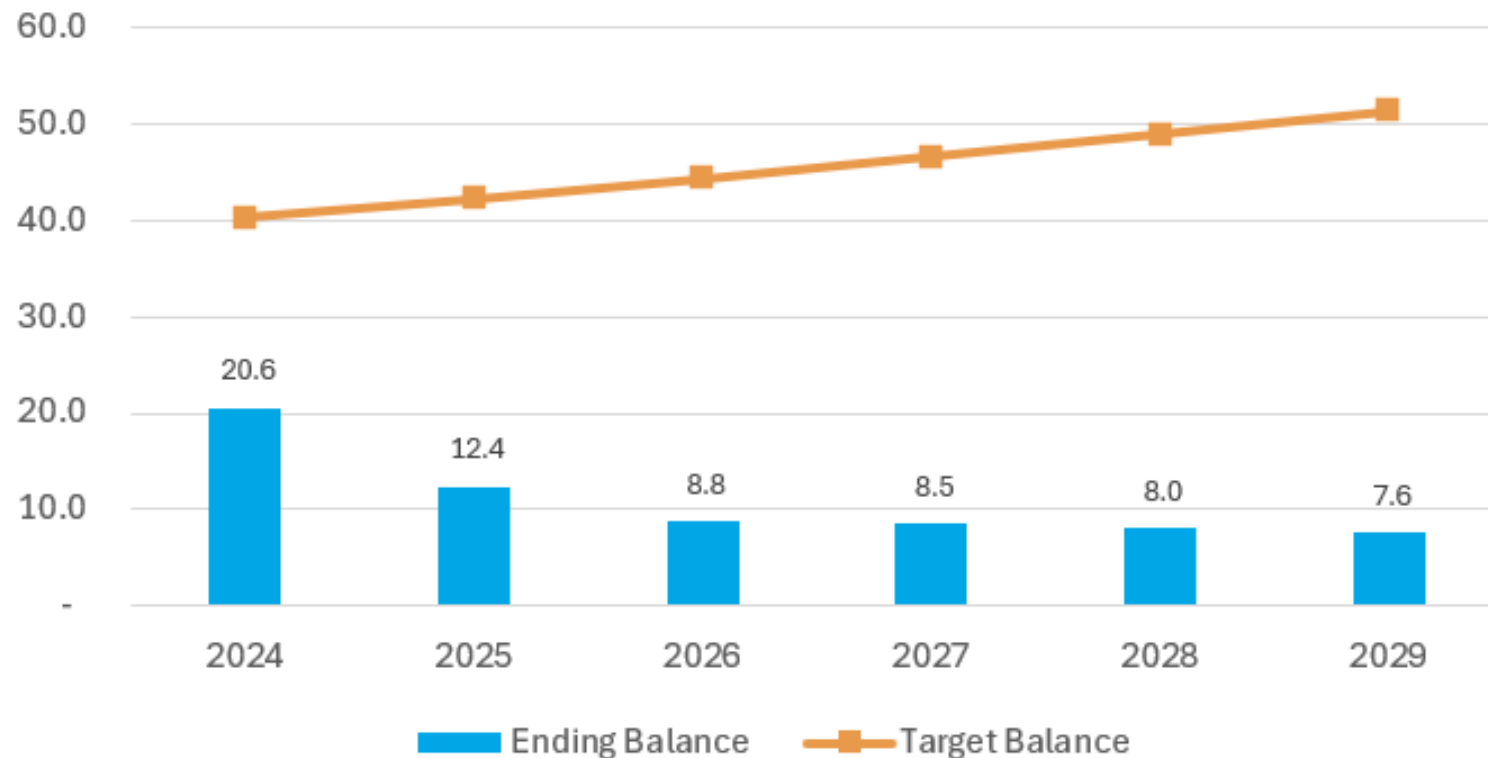
Forecast Tax Impact on Median Residential Property



	2026 Forecast	2026 Update
Tax Levy increase	4.51%	3.17%
2025 annual tax - median residential	\$5,103.27	\$5,103.27
Annual City service tax increase over prior period	\$230.16	\$161.77
Annual GGH tax increase over prior period	\$10.72	\$10.72

Contingency Reserves: Tax-Supported

Forecast ending balances compared with targets (\$ millions)






City Utility Rate Impact

Category	2026 Forecast	2026 Update	Change	Rate Impact (%)
Base budget inflationary	\$839,719	\$832,259	(\$7,460)	0.00
Operating impacts from capital	\$71,520	\$71,520	–	–
Growth	(\$138,259)	\$89,120	\$227,379	0.25
Service enhancement	\$992,570	\$992,570	–	–
Service reduction	–	–	–	–
Net investment	\$1,765,550	\$1,985,469	\$219,919	0.25
Capital funding	\$8,410,215	\$8,290,215	(\$120,000)	(0.06)
Net impact before growth revenue	11.03%	11.23%	0.20%	
Growth revenue	(\$1,119,451)	(\$995,843)	\$123,608	0.13
Total City rate impact (%)	9.82%	10.14%	0.32%	0.32%

Forecast Impact on Average Residential Household

	2026 Forecast	2026 Update	2027	2028	2029
Rate increase	9.82%	10.14%	7.90%	8.06%	5.25%
Average annual impact to the median residential homeowner (City services only)*	\$111.90	\$115.55	\$99.16	\$109.18	\$76.81

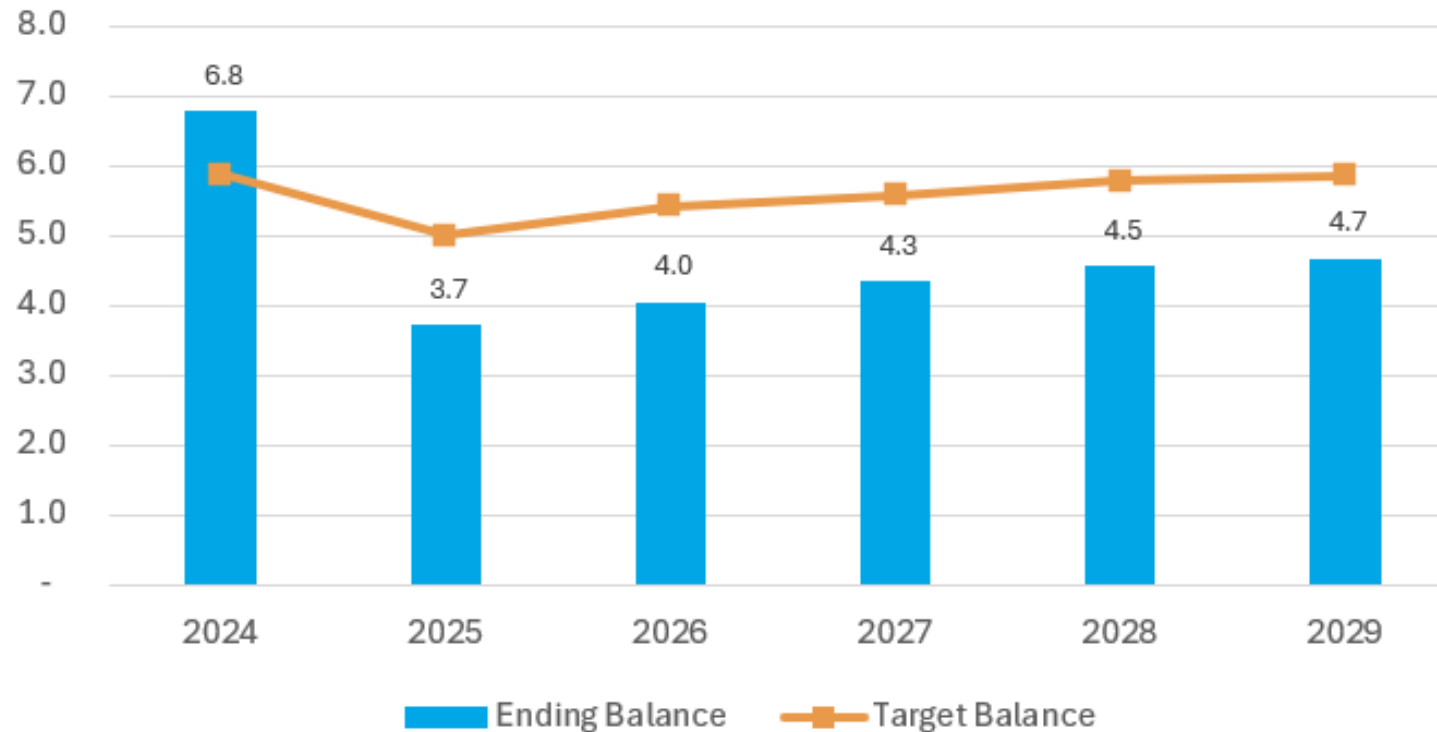
* for the average 3-person household consuming 180m³ with an average impervious area of 188m²

 <p>Fixed \$0.06 Volumetric \$0.42</p>	 <p>Fixed \$0.00 Volumetric \$0.01</p>	 <p>\$1.20</p>
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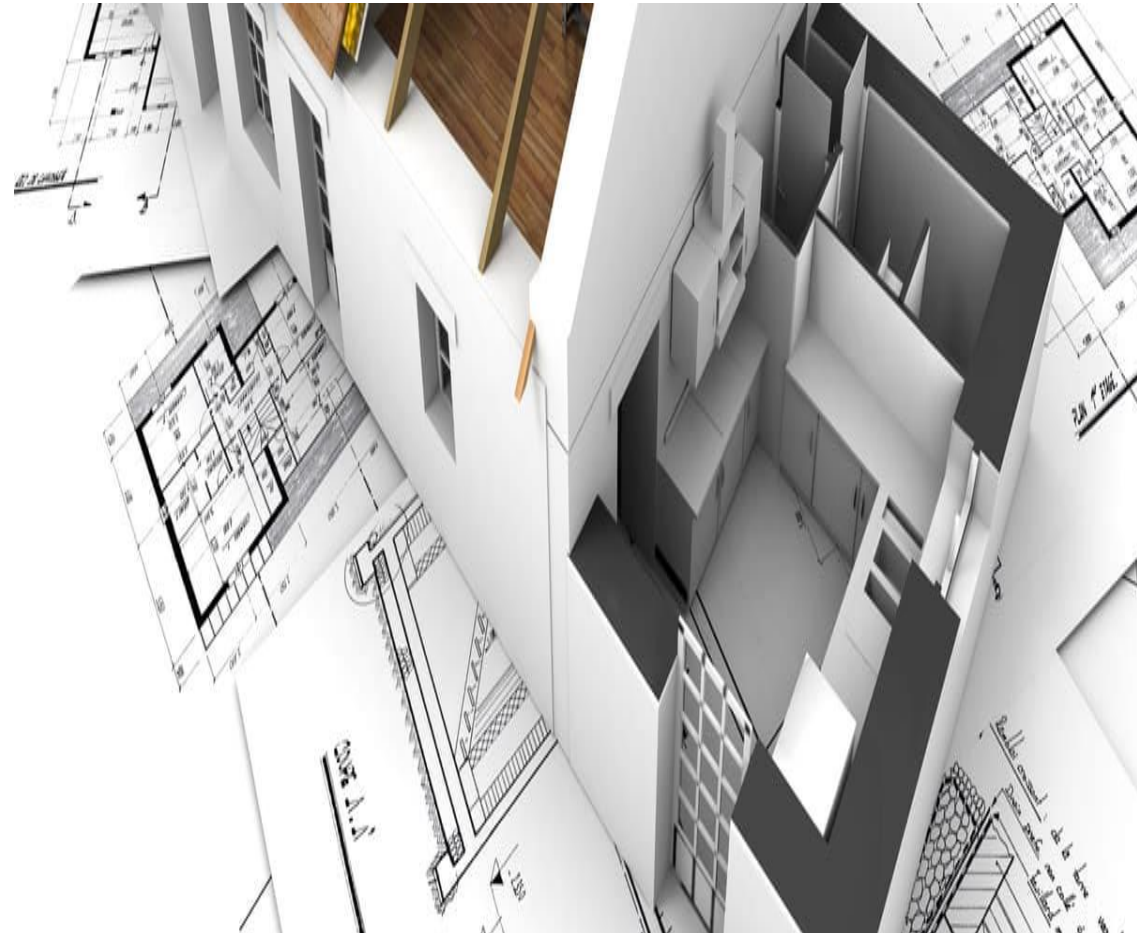
Rates come into effect on January 1, in each year.

Contingency Reserves: Non-Tax Supported

Forecast ending balances compared with targets (\$ millions)



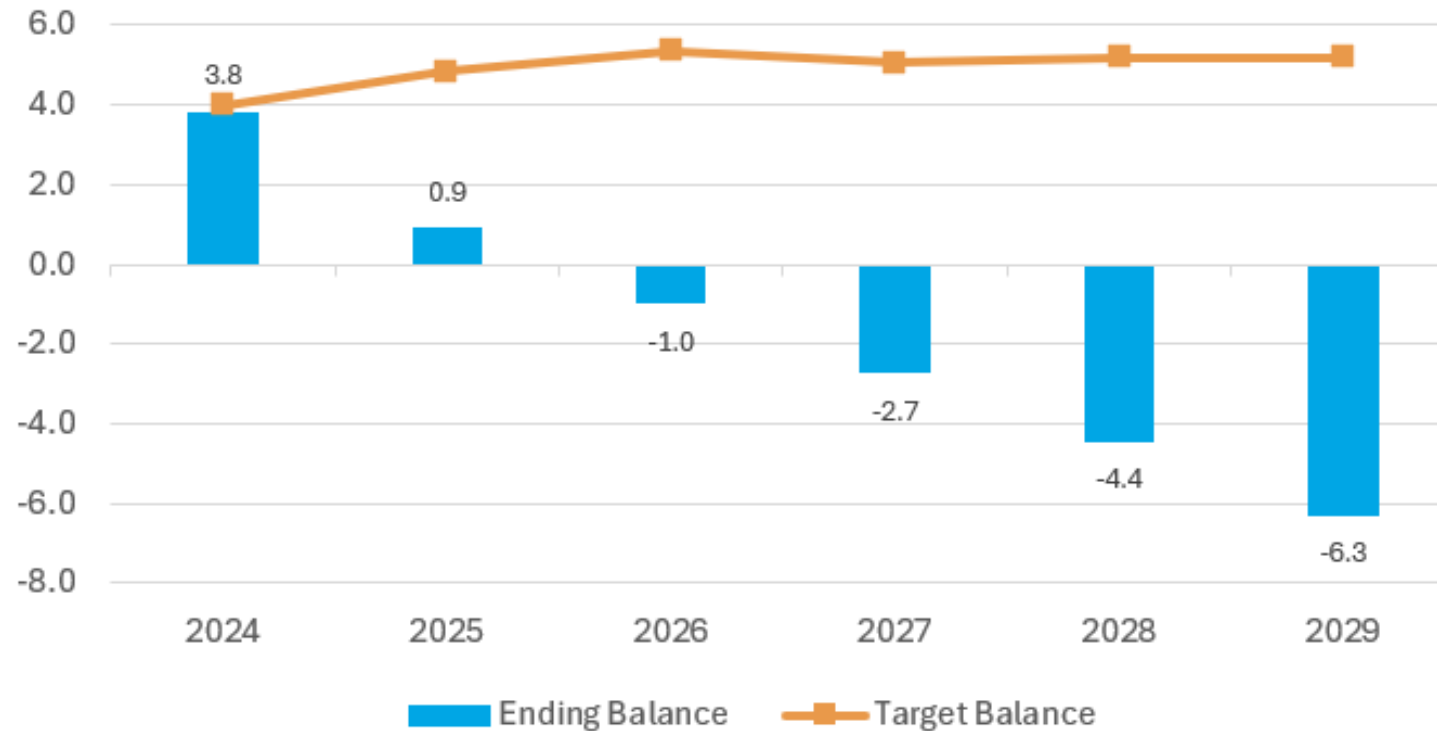
Ontario Building Code Update



- **Housing market decline:** Construction activity has underperformed initial assumptions in the 2024-2027 multi-year budget, mirroring provincial trends, which have reduced permit-driven revenues and increased strain on the OBC budget and reserve balances.
- **Budget adjustments:** The 2026 draft update reduces budgeted revenues by approximately \$2.3M, with targeted expense reductions to protect core service delivery.
- **Reserve shortfall and risk:** The OBC Stabilization Reserve (188) has been drawn down by \$1.75M in 2024, a forecasted draw \$2.6M in 2025 and is projected to be depleted in 2026, with a projected \$1M deficit requiring interfund borrowing

Ontario Building Code Reserve Fund

Forecast ending balances compared with targets (\$ millions)





2026 Capital Budget Update:

Responding to Slower Growth



Maintaining Our Fully-Funded Capital Budget and Forecast

Capital project expenditures



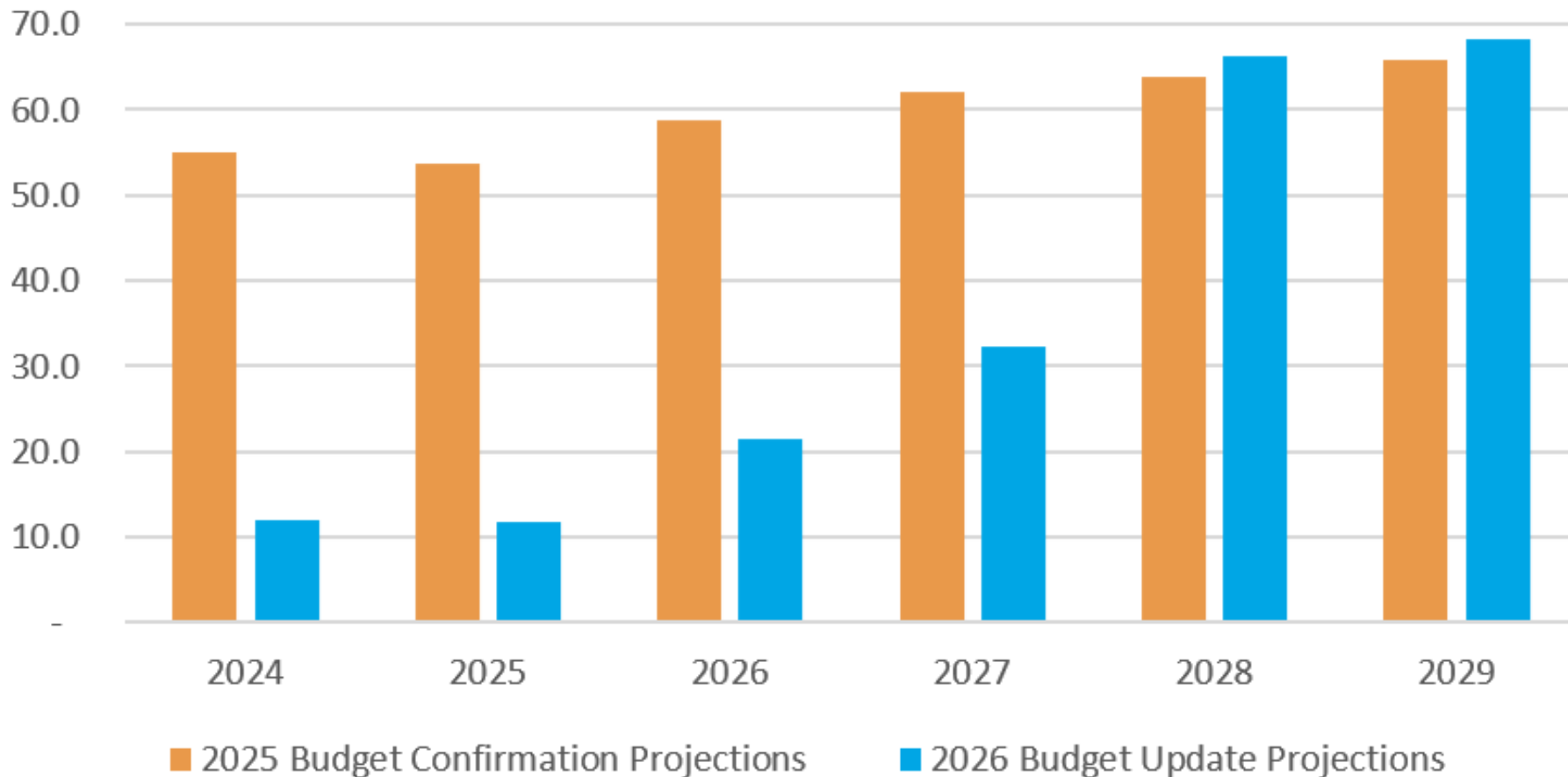
Capital funding

- Property tax
- Rates
- DCs, PD, CBCs
- Federal and provincial funding programs and grants
- Dividends from GJR and GMHI
- Other grants
- Debt financing



Capital Revenue: DC Collections

Annual collections (\$ millions)





Capital Prioritization

High priority – remaining in 10-year

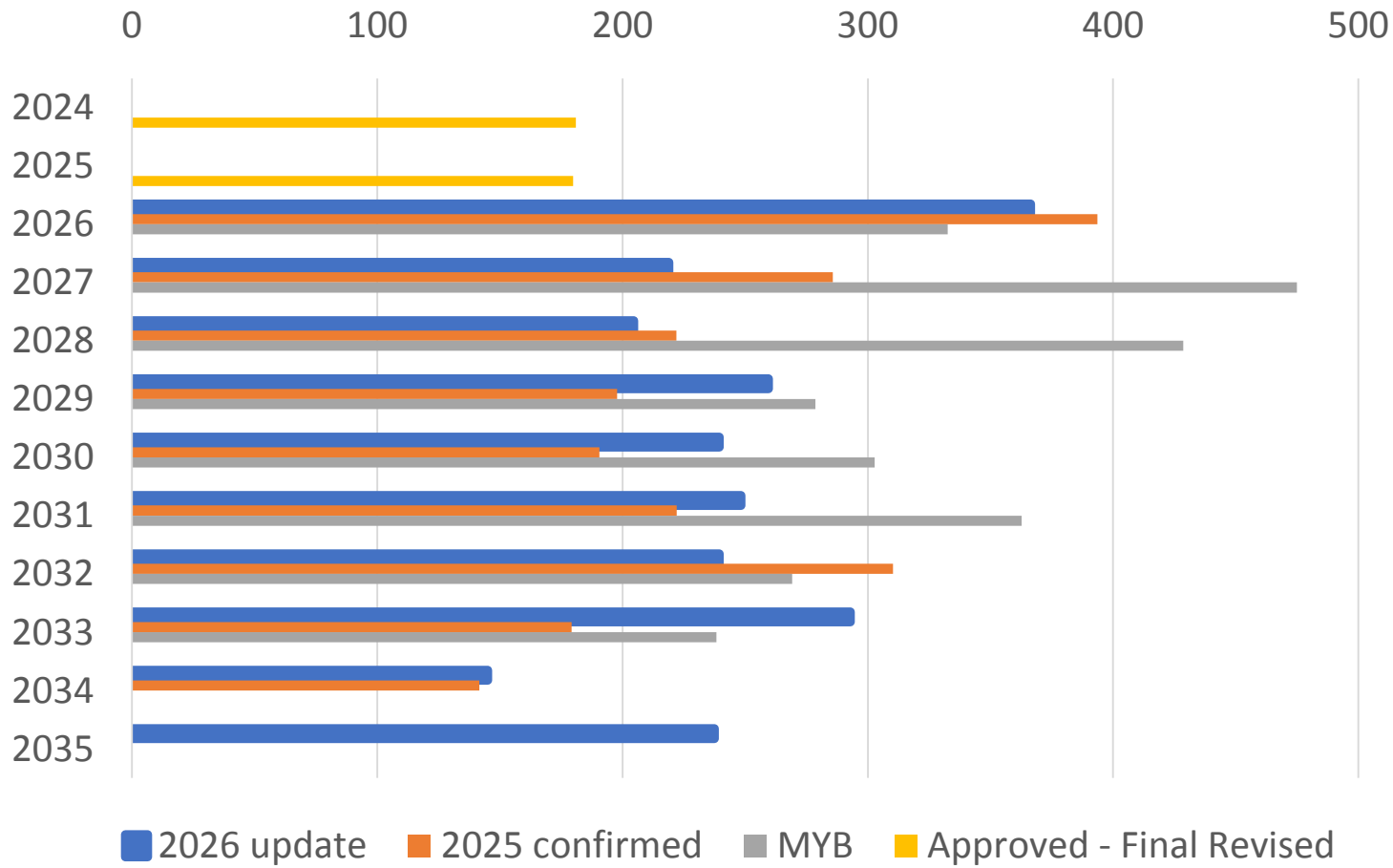
- Maintaining state of good repair – high and medium priority projects
- Housing-enabling infrastructure in priority areas
- Mandated or legislated projects
- Projects to better manage safety concerns
- Projects with a grant commitment or specific funding source

Low priority – deferred within or outside 10-year

- Maintaining state of good repair – lower priority projects
- Housing-enabling infrastructure outside priority areas
- Amenities that support a growing community
- Service enhancements without a grant commitment



Capital Budget Investment by Year (\$ millions)



\$2.5 billion

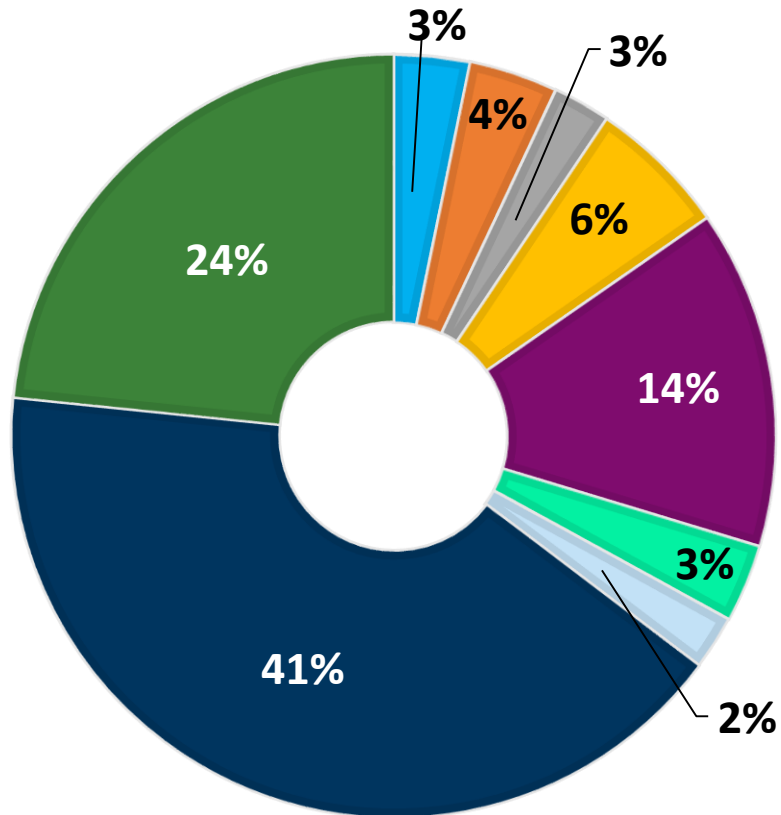
10-year capital budget investment

\$366.4 million

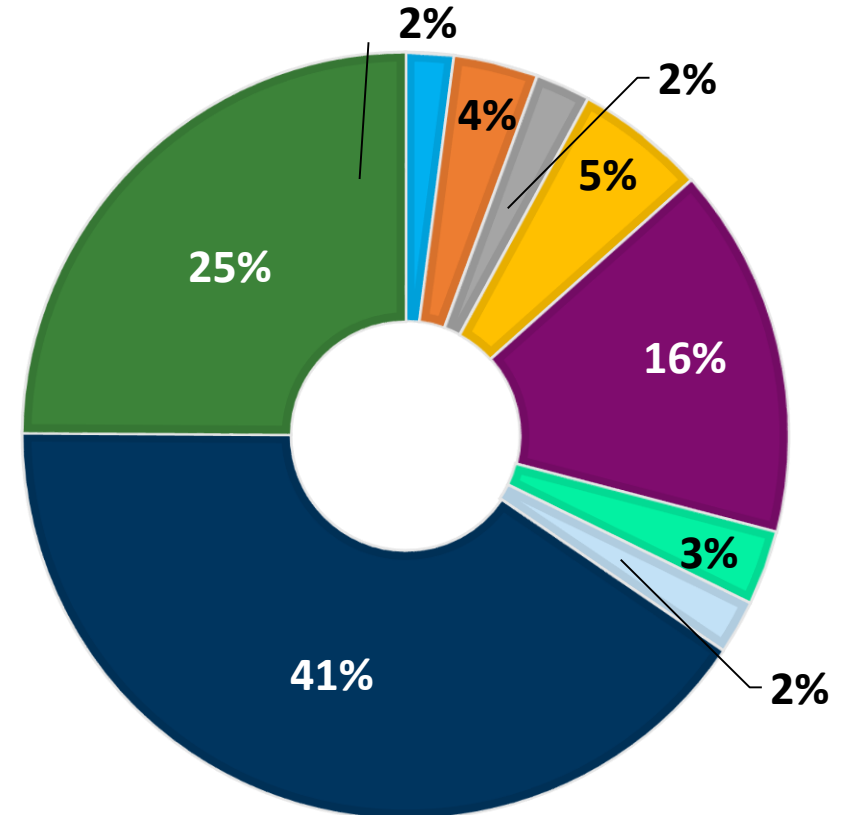
2026 capital budget

10-Year Capital Budget by Program of Work

2025 Confirmed



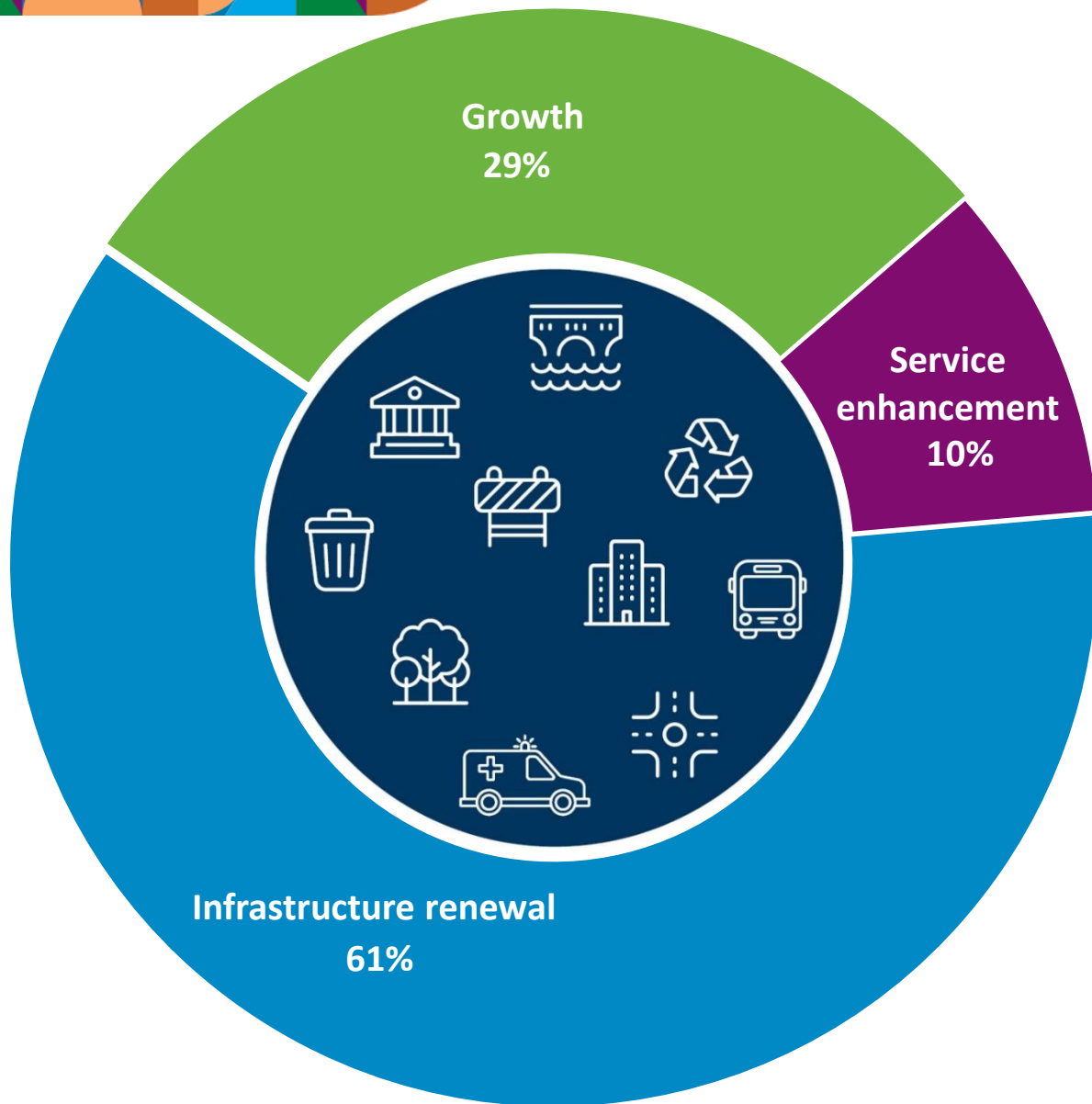
2026 Update



■ Corporate Plans, Programs and Technology
■ Parks and open spaces
■ Culture and Recreation

■ Corporate Facilities, Public Works and By-Law
■ Parking and Transit Services
■ Transportation Network

■ Emergency Services
■ Solid Waste Services
■ Water Management

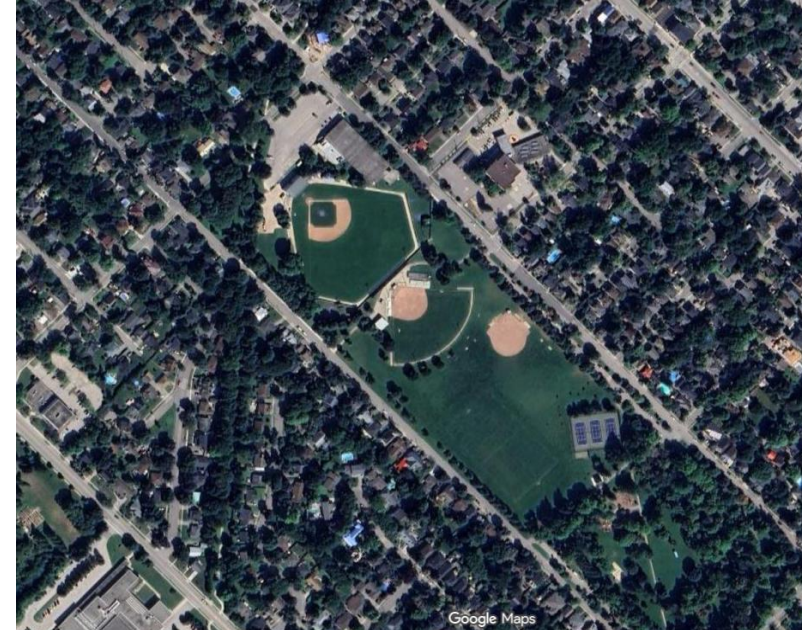


10-Year Capital Budget by Investment Category

Infrastructure Renewal



📍 Wyndham St N and Macdonell

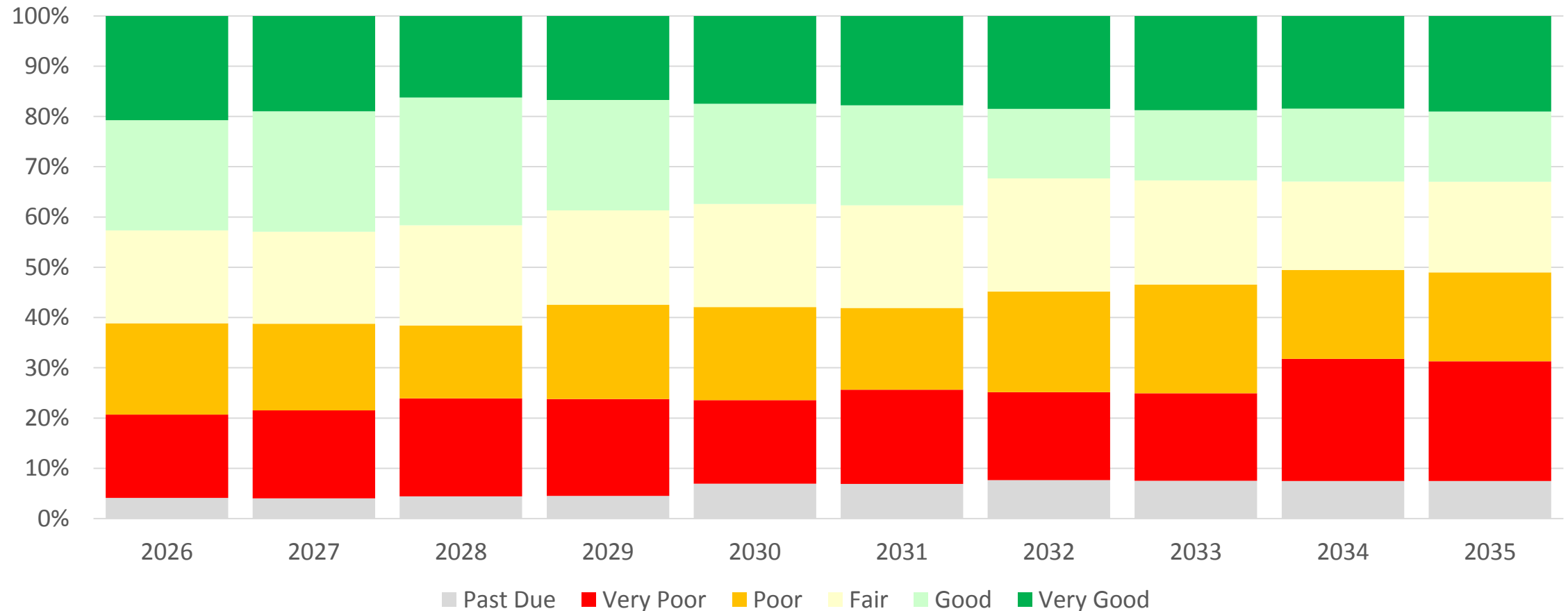


📍 Exhibition Park Neighbourhood

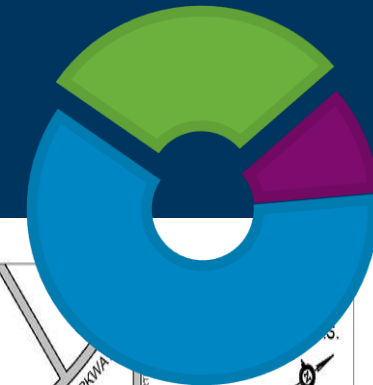


📍 Playground structure rendering example

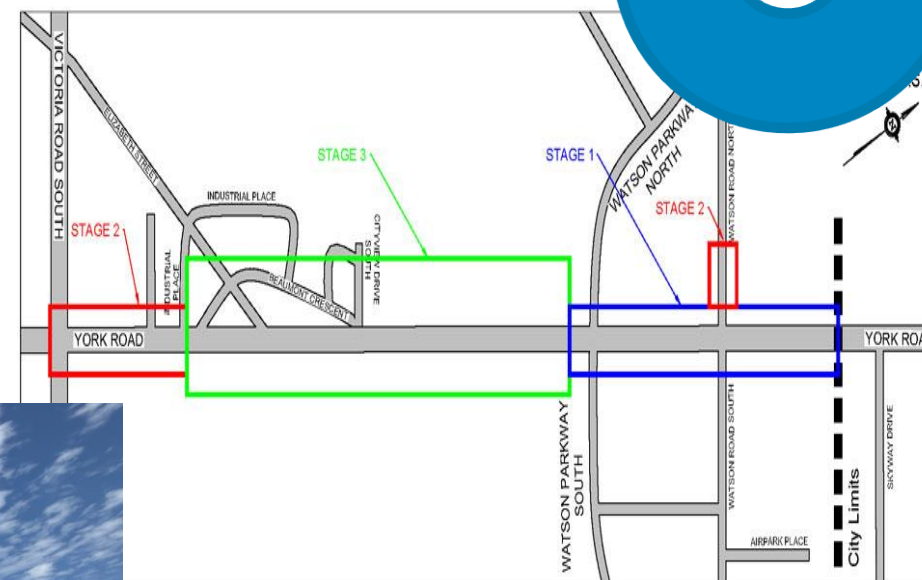
2026 Budget Update: Projected LOS Based on Investment in the Capital Budget and Forecast



Growth



📍 Guelph Wellington Paramedics Ambulance



📍 York Rd. Phase 4



📍 Orin Reid Park

Service Enhancement



📍 Guelph Transit electric bus



📍 Guelph Transit and Fleet Services (rendering)



📍 Sleeman Centre



📍 River Run Centre

2026 Capital Projects with Operating Impacts

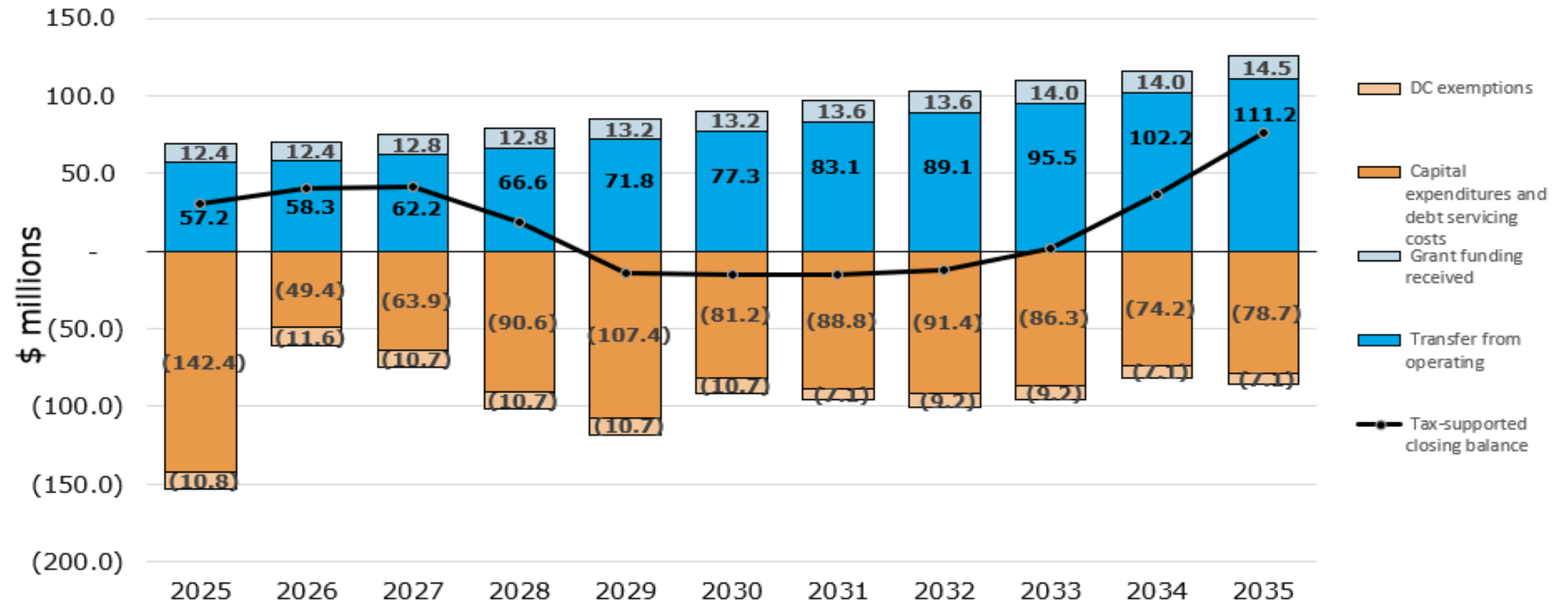
Program of Work	Operating Impact (\$)
Corporate Plans, Programs and Technology	325,426
Corporate Facilities, Public Works and By-Law	-
Emergency Services	37,800
Parks and Open Spaces	600
Parking and Transit Services	2,837,549
Solid Waste Services	-
Transportation Network	340,000
Water Management	115,400
Total Operating Impact	\$3,656,775

Capital Financing Strategies

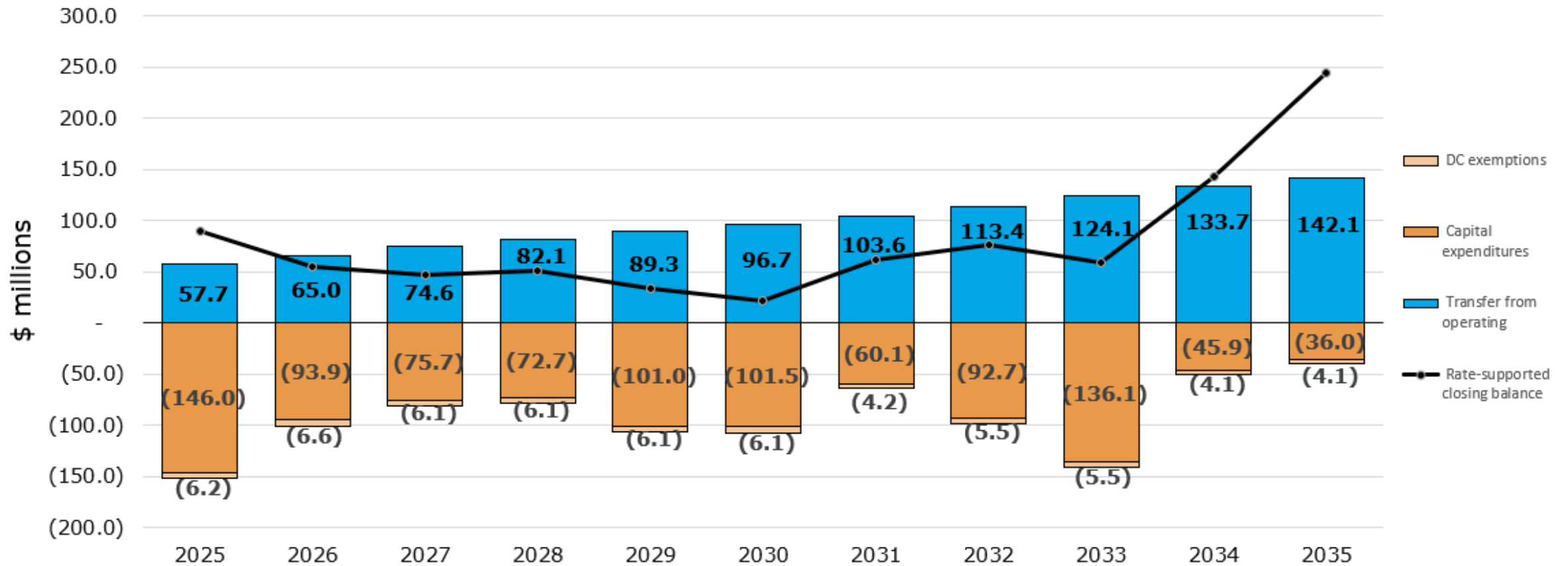


📍 Aerial view of development site

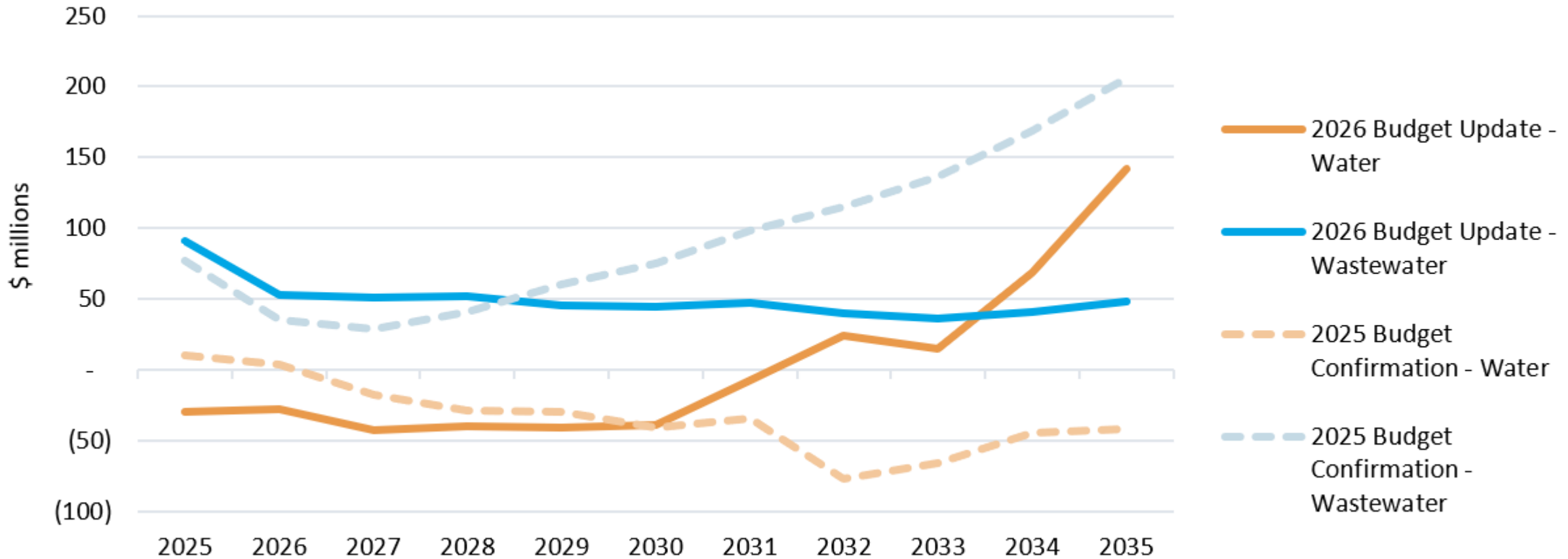
Tax-supported capital reserve funds



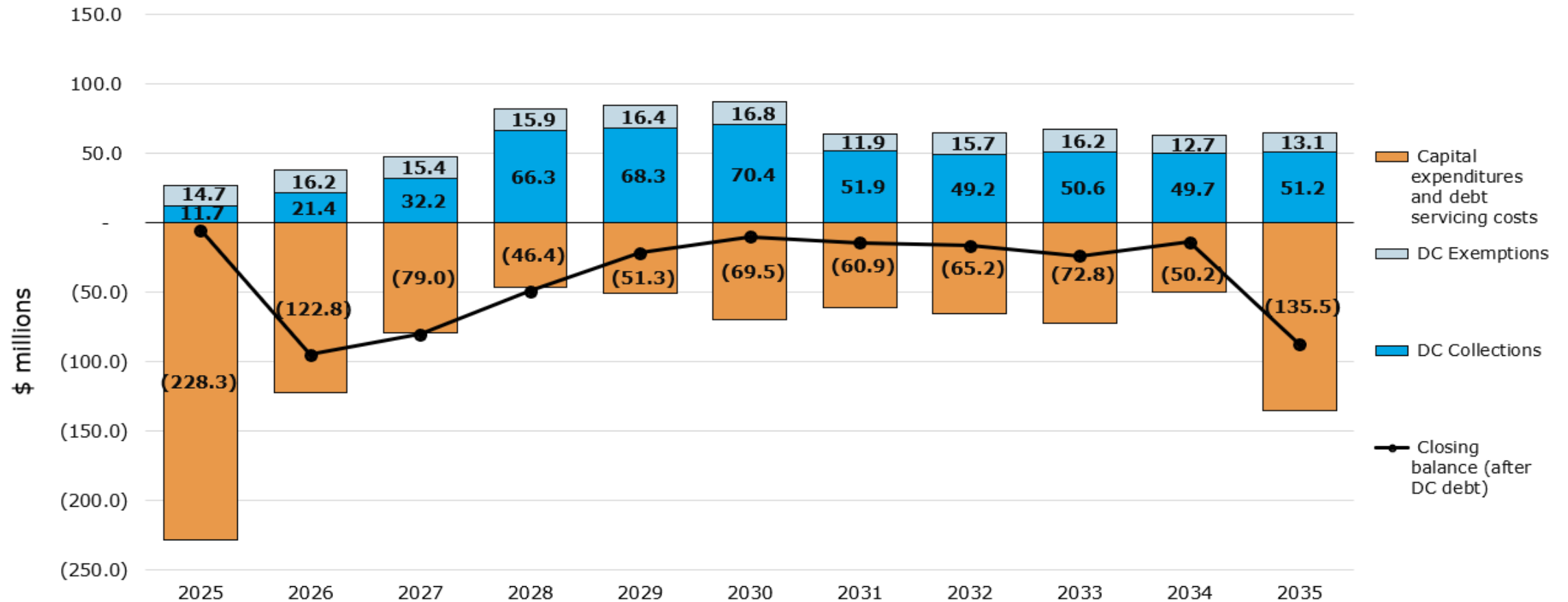
Non-tax supported capital reserve funds



Water & Wastewater Capital Reserve Rebalancing

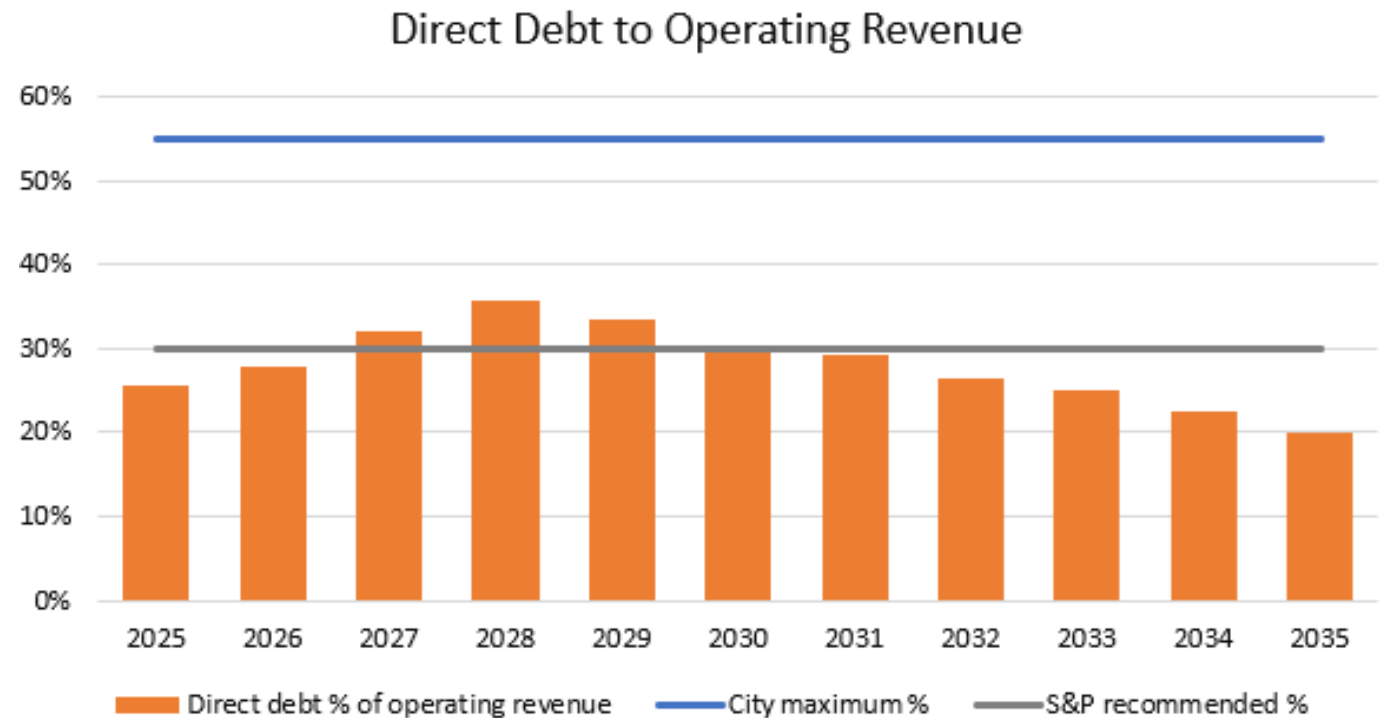


DC reserve funds



Debt forecast

- Foundational strategy assumptions continue
- Mix of refinancing, previously approved projects and projects in the budget forecast
- Remaining well below legislative and policy limits





Debt financed projects

Project	Debt Assigned (\$ millions)	Issuance Timing
Debenture Refinancing	26.2	2026
Baker District Redevelopment	34.0	2026
Guelph Transit and Fleet Services Facility	95.9	2027-2028
Wyndham Street North	5.6	2028-2029
Riverside Park Facility Renovation and Expansion	15.0	2029-2031
Operations Administration Renovations and Expansion	31.0	2031-2033

Key Takeaways



**Investments
and value for
our community**



**Responding to
slower growth**



**Base budget
changes**



Next Steps

Budget board open

- Thursday, October 16, 2025 through Friday, November 21, 2025

Mayor's virtual townhall

- Thursday, October 30 from 6:30 to 8pm (Facebook Live)

Mayor's budget update released

- Thursday, November 13, 2025 to Friday, November 14, 2025

Public budget delegation night

- Tuesday, November 18, 2025 at 6pm

Special Council: Budget amendments

- Wednesday, November 26, 2025 at 9am

Mayoral veto and Council override period (if required)

- Wednesday, November 26, 2025 to Wednesday, December 17, 2025

Local boards and shared services agencies budget approval

- Wednesday, December 17, 2025 at 1pm



Budget Board

(Oct 16 to Nov 21)



Budget board is a platform for Council to ask staff questions and request budget-related information.



All responses are publicly viewable, supporting open and accountable communication.



Finance budget buddies are here to help.

The Budget Board is a key tool for building public trust and transparency in the budget process

Questions

