

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. OI-2025-0011

**FOR THE CONSIDERATION OF
COUNCIL
May 7, 2025**

**SUBJECT: GROWTH-RELATED SANITARY SEWER AND WATERMAIN
UPGRADE: HIGH STREET REDEVELOPMENT**

1. RECOMMENDATIONS:

- 1. That Council receive Report No. OI-2025-0011 from the Operations and Infrastructure Department titled GROWTH-RELATED SANITARY SEWER AND WATERMAIN UPGRADE: HIGH STREET REDEVELOPMENT; and,**
- 2. That Council direct the Treasurer to fund \$1,585,000 from Development Charges reserves for the required growth-related sanitary sewer and watermain upgrades.**

2. PURPOSE:

To obtain Council approval to draw funds from Development Charges reserves to fund necessary growth-related projects including the upsizing of watermains and sanitary sewer mains along High Street.

3. BACKGROUND:

Sanitary Sewer Master Plan

The Town of Georgina Sanitary Sewer Master Plan, completed in May 2021, outlines a comprehensive strategy for upgrading and managing the Town's sanitary sewer infrastructure to address existing deficiencies and support future growth.

The plan identifies localized areas with existing system capacity issues and proposes solutions including sewer upgrades and inflow and infiltration (I/I) reduction programs. The plan also highlights the need for capacity upgrades at several pumping stations and at key locations throughout the network that have been highlighted as key areas should development occur.

The importance of integrating infrastructure planning with land use planning to ensure efficient and sustainable development is paramount, and forms the basis for this report. Outcomes of successful integration of these activities include detailed evaluations of existing wastewater system performance, future growth projections, and recommended servicing strategies.

The Sanitary Sewer Master Plan includes recommendations specific to developments west of Dalton Road in Sutton, including upgrades of existing sanitary sewers on Dalton Road and High Street to increase capacity to support future development.

Development Charge Background Study

The Town of Georgina's 2021 Development Charges (DC) Background Study outlines the process and rationale for updating the development charges by-law in compliance with the Development Charges Act, 1997 (DCA). The study includes detailed forecasts for residential and non-residential growth, calculated town-wide and area-specific development charges, and an asset management plan to ensure financial sustainability of new assets. The Town is currently conducting a new DC study, scheduled for release in 2025, which will include updated needs and cost estimates to support future growth.

The Sutton High Street Sewer Service Area is one of the Area Specific Development Charges (ASDC) created specific to a geographic region within Sutton that requires development-related sewer works to accommodate new growth. The key project includes:

- High Street Sewer Upsizing estimated at \$1.3M: This project is essential for accommodating new development in Sutton, including the Ainslie Hill development.

The Sutton Service Area is another Area Specific Development Charge (ASDC) created for geographic Sutton for development-related servicing. The key project related to the High Street Redevelopment Project includes:

- Watermain replacements and upsizing estimated at \$300k: This project is essential for accommodating new development in Sutton, including the Ainslie Hill development, and will be included in the 2025 DC study in the Sutton Service Area (ASDC).

High Street Redevelopment Project

Business Case 25-CI-OI-04 was approved through the 2025 budget process and involves a significant undertaking of improvements within the High Street corridor, including the following:

- Replacing watermains and service connections
- Replacing stormwater infrastructure
- Spot sewermain repairs
- Restoring road surface, boulevards and sidewalks/MUP
- Improving streetscaping in the BIA core, including pavement, parking, lighting, furniture and vegetation

- Improving parking facilities within downtown Sutton

Not previously included in-scope were watermain upsizing and sanitary sewermain replacements or upsizing, as condition assessments completed just prior to this project suggested these assets still had significant remaining service life and did not require replacement

Why include sewermain and watermain upsizing now?

Although these components were considered for replacement at the early stages of the High Street Redevelopment Project, the necessity to upgrade both water and wastewater infrastructure was deemed not to be required in the near future. This was primarily due to the assets' good condition and the restrictions that were placed on the overall sanitary collection and treatment system capacity at the time.

Since the beginning of 2024, many discussions and initiatives have led to York Region undertaking efficiency improvements at the Sutton treatment plant as well as working through inflow and infiltration reduction opportunities to increase capacity in the existing system, allowing development that was previously 'handcuffed' by limited or no capacity, to potentially proceed in a shorter timeframe. This has advanced development applications within the Sutton High Street Sewer Area Specific Development Charge zone, prompting the upsizing to be incorporated into this project.

4. ANALYSIS:

Now that the necessary external servicing improvements are underway, it is important to consider including these underground services improvements as part of the existing capital project in order to best coordinate these works and support future development.

What is required for development to proceed?

Following updated models run by Town consultants, two distinct asset classes are required to be increased in size in order to accommodate new and additional flows.

Water mains:

1. The existing 250 mm DI watermain on High Street from Dalton Road to Snooks Road be upgraded to 300 mm PVC watermain.
2. The existing 200 mm CI watermain from Snooks Road to East Street, 150 mm CI/AC from East Street to Burke Street, and 100 mm watermain from Burke Street to Highway 48 be replaced on a like-for-like diameter basis, but with PVC watermain.

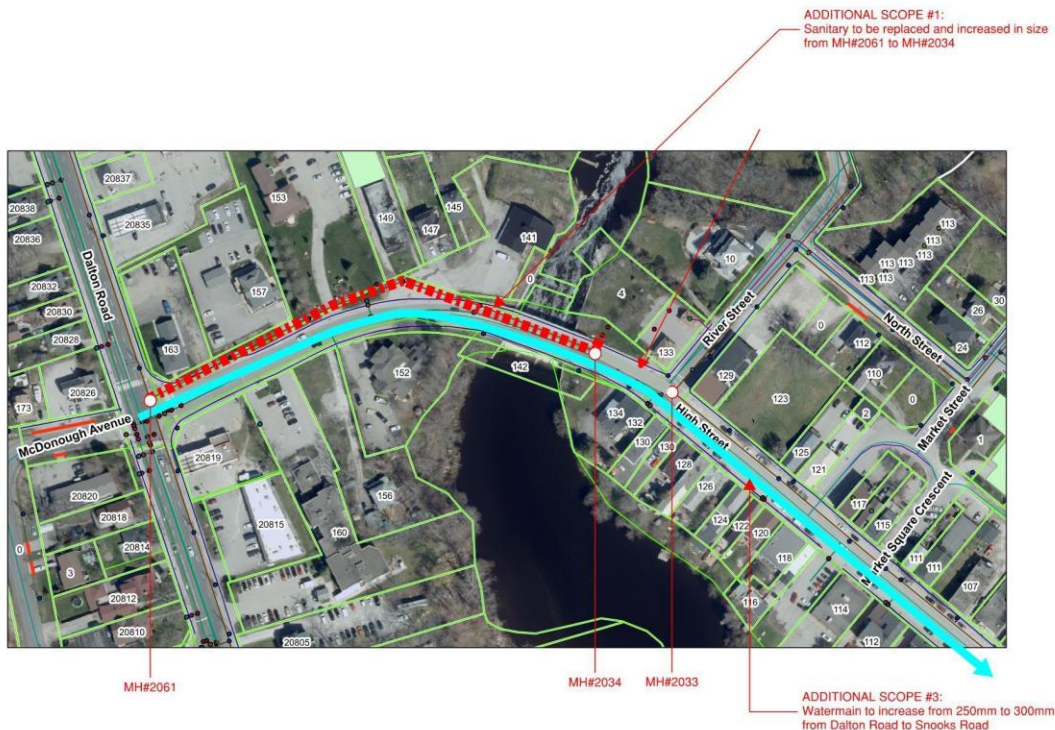
These minor upgrades serve to improve future system Maximum Day Demand (MDD) minimum pressures and improve fire flows, both considering the results of current and future development.

Watermains were previously going to be replaced on a like-for-like basis. This change requires minor adjustments to the design, however, material types and sizes will change as a result during construction. A portion of design and engineering, construction, and contract administration and inspection will be attributed to growth, and thus funded by development charges.

Wastewater Mains:

1. The existing 400mm AC sanitary sewer mains on High Street from Dalton Road to MH4a (being the regional pumping station at River Street and High Street) be upgraded to 550mm PVC sewermain.

These upgrades serve to improve system capacity in order for current and future development to proceed to send flows to the York Region pumping station. Sewer mains were previously not in-scope on this project. This change requires adjustments to the design and replacement of sewer mains previously not being replaced. As a result, all of the design and engineering, construction, and contract administration and inspection will be attributed to growth, and thus funded by development charges. This work is further detailed in the Development Charge Background Study (2021) and any new needs that differ from what was originally proposed will be incorporated into the 2025 DC study which is currently underway.



5. RELATIONSHIP TO STRATEGIC PLAN:

Ensuring balanced growth

6. FINANCIAL AND BUDGETARY IMPACT:

The watermain upsizing (being the change from the original asset management replacement scope) and the sewermain replacement and upsizing is estimated at a maximum combined budget of \$1.585M including design and engineering, construction, contract administration and inspection. 100% of the costs are recommended to be funded from Development Charges.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Although there are no direct notice requirements with this report, the High Street Redevelopment Project's communication plan will cover all notice requirements as part of the delivery of this work.

8. CONCLUSION:

As a result of advancements in external servicing improvements in treatment facilities and pending developments pressure, new sanitary sewer mains and upsized water mains are proposed to be included in the High Street Redevelopment Project and funded 100% from development charge reserves.

APPROVALS

Prepared and
Recommended by:

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