

REPORT TO COUNTY COUNCIL

Request for Project Approval - Water and Sanitary Linear Projects – City of Woodstock

To: Warden and Members of County Council

From: Director of Public Works

RECOMMENDATIONS

1. That County Council approve the addition of the York Street and Powell Street water and sanitary sewer replacement projects, and the Alyea Street sanitary sewer design and construction project as part of the 2025 Capital Budget;
2. And further, that County Council authorize the transfer of \$317,000 from the Water – Woodstock Reserve and \$751,500 from the Wastewater – Woodstock reserve to fund the projects.

REPORT HIGHLIGHTS

- The purpose of this report is to obtain County Council approval to include the addition of the watermain and sanitary sewer replacements on both York Street and Powell Street, Woodstock, and the design and construction of a new sanitary sewer on Alyea Street, Woodstock, to the 2025 Capital Budget.
- The sanitary sewer and watermain replacements on York Street and Powell Street are being added to align with the approved City of Woodstock (City) budget for their road reconstruction program.
- The design and construction of a sanitary sewer on Alyea Street is being added to provide additional capacity for new development in the Pattullo Industrial Park.

IMPLEMENTATION POINT

All work for the three locations will be coordinated and led by City Engineering Services on the County's behalf during the 2025 construction season.

Financial Impact

The York Street and Powell Street watermain and sanitary sewers were planned as part of the 2026 and 2027 City Road and County Infrastructure 10-year Capital Plan; however, the road projects for York Street and Powell Street were advanced by City Council to 2025 at their December 12, 2024 meeting.

The Alyea Street sanitary project was recently identified as a requirement to support a development in the Pattullo Industrial Park and is a joint project between the City and County, with the County's financial share being 75% of total design and construction costs.

The costs for all projects are summarized in Table 1 below.

Table 1: Woodstock Linear Project Funding Requirements

Account/Description	Amount
960141 – Woodstock City Projects – Water (York St - \$83,000, Powell St - \$234,000)	\$317,000
950158 – Woodstock City Projects - Wastewater (York St - \$102,000, Powell St - \$234,000)	336,000
950158 – Woodstock City Projects - Wastewater (Alyea St – 75% of \$554,000)	415,500
Total	\$1,068,500

The York Street and Powell Street water and sanitary replacement projects are supported by the Asset Management Plan, as it is most efficient to complete replacement during road reconstruction.

The Alyea Street sanitary sewer project is being driven by industrial growth and was only recently identified. The Alyea sanitary sewer project was not included in the 2024 Development Charge (DC) Background Study, or the Addendum 2 to the study released in January 2025. Staff intend to include the Alyea Street project in the County's next DC Background Study to determine its eligibility for DC funding. The project is currently proposed to be funded by the Wastewater – Woodstock reserve; however, in the event the project is determined as eligible for DC funding, those funds would then be contributed to the Wastewater – Woodstock reserve as repayment.

The budgeted closing balance of the Water – Woodstock reserve is approximately \$16.5 million, and approximately \$3.8 million for the Wastewater – Woodstock reserve which are sufficient to fund the addition of these projects in the 2025 Capital Budget.

Communications




Staff will continue to work with key stakeholders (City and Industry) during the execution of these projects as required, to ensure the appropriate level of communication and outreach is maintained, further ensuring all parties involved are updated on project status and outcomes as needed.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the 2023-2026 Strategic Plan on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council’s vision of “Working together for a healthy, vibrant, and sustainable future.” These pillars are: (1) Promoting community vitality, (2) Enhancing environmental sustainability, and (3) Fostering progressive government.

The recommendations in this report support the following strategic goals:

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
Goal 1.2 – Sustainable infrastructure and development		Goal 3.1 – Continuous improvement and results-driven solutions Goal 3.2 – Collaborate with our partners and communities

See: Oxford County 2023-2026 Strategic Plan

DISCUSSION

Background

Additional Linear Watermain and Sanitary Sewer Replacement Projects

The York Street water and sanitary sewer project (refer to Attachment 1 for location map) was originally scheduled for replacement in 2032. However, during a 2024 review of the ten-year Capital Plan by City and County staff, it was accelerated to 2026 due primarily to sanitary and

storm needs. The Powell Street water and sanitary sewer replacement project (refer to Attachment 2 for location map) was originally scheduled for replacement in 2024. This project was subsequently deferred to 2027 in 2024 after the City completed a review based on budget constraints.

During City Council budget deliberations, two motions were brought forward and approved by City Council to move both the York Street Reconstruction and Powell Street Reconstruction ahead in the capital plan for construction in 2025. Coordinating the replacement of the underground infrastructure at the same time is important to prevent disturbing a newly reconstructed road due to future scheduled repairs of aging linear infrastructure.

Pattullo Industrial Park Large Water User

The City, through the Southeast Servicing Study, included the development of the Pattullo Industrial Park in April, 2019. This was a City led development that has been successful in attracting several industrial clients, one that is anticipated to have significant water usage in the future.

It was recently discovered that the sanitary sewers do not have the capacity to accommodate the instantaneous peak flow of their sanitary discharge to the Sewage Pumping Station (SPS) as a result of one of the industries being a significant water user.

On November 27, 2024, County Public Works Development Engineering provided site plan comments to Community Planning, copying City staff as part of the Site Plan Application review. These comments indicated that the wastewater system on Alyea Street had insufficient capacity to accommodate their proposed development.

On January 6, 2025, these comments were shared with the industry. Subsequently, on January 21, 2025, the industry met with City and County staff to discuss the impact of this issue on their construction project, as they had previously understood that capacity constraints were not a concern. At the conclusion of the meeting, staff committed to providing a response to their concern.

Since then, staff have been working to identify a viable solution that will meet the capacity requirements. City and County staff agreed to a cost sharing arrangement for the installation of an additional sanitary sewer within the road allowance on Alyea Street (refer to Attachment 3 for location map), with the County's financial share being 75% of total design and construction costs. This upgrade will ensure the system can accommodate the peak flow discharge from the industry to the SPS.

Comments

City Engineering staff have completed the design work for the York Street and Powell Street water and sanitary sewer replacement projects. These projects will be tendered following the decision by County Council regarding the watermain and sanitary sewer work.

Staff have reviewed and provided comments to City Engineering Services regarding the design of the linear infrastructure for York Street and Powell Street.

The new sanitary sewer on Alyea Street is being designed by AECOM and overseen by the City. This project will be tendered in April and completed during the 2025 construction season in parallel with the company that is mobilizing to start construction on its site in spring 2025.

CONCLUSION

It is recommended that Council approve the addition of the York Street and Powell Street water and sanitary sewer linear replacement projects, as well as the design and construction of the Alyea Street sanitary sewer project, to the 2025 Capital Plan. These projects will support growth and ensure that the underground infrastructure replacement is coordinated with road reconstruction, providing the most efficient and sustainable approach to asset management.

SIGNATURES

Report author:

Original signed by

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Departmental approval:

Original signed by

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Approved for submission:

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ATTACHMENTS

Attachment 1 – York Street Water and Sanitary Sewer Replacement, Location Map
Attachment 2 – Powell Street Water and Sanitary Sewer Replacement, Location Map
Attachment 3 – Alyea Street Additional Sanitary Sewer, Location Map