

Housing-Enabling Water Systems Fund

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Report Summary

This report provides information regarding the Province's Housing-Enabling Water Systems Fund and outlines the City's plans to apply to the fund by the April 19 deadline.

Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

The Housing-Enabling Water Systems Fund aligns with Council's Strategic Priorities including "Expand Affordable and Attainable Housing Options" and "Develop and Promote Solutions to Support Existing Housing Choices". The Housing-Enabling Water Systems Fund would assist in implementing the Housing Supply Strategy which will address the actions outlined in the Housing goal of the Strategic Plan, which reflects Council's desire for all citizens, especially vulnerable populations, to have access to safe, affordable, attainable and suitable housing options in the City of Greater Sudbury.

The Housing-Enabling Water Systems Fund supports the creation of compact, complete communities, Goal 1 of the CEEP.

Financial Implications

There are no financial implications associated with this report. Should the City be successful in its application to the Housing-Enabling Water Systems Fund, a subsequent report will be brought forward with additional information.

Background

The Housing-Enabling Water Systems Fund (HEWSF) is a \$200M Provincial Fund to help municipalities repair, rehabilitate and expand critical drinking water, wastewater and stormwater infrastructure to unlock more housing opportunities and spur economic growth. The specific objectives of the Fund are to enable growth and housing opportunities, increase access to potable water and increase treatment/management of wastewater and stormwater. HEWSF eligibility and program parameters include:

- Project should enable housing development;
- Project must include a capital component;
- Project can include repair, reconstruction or expansion of infrastructure;
- Project can be standalone or part of a larger project;
- Province will fund a maximum of 73% of eligible project costs up to \$35M, with the municipality funding the remaining 27%;
- Eligible assets include lift stations, collection systems, linear assets and treatment plants;
- Project must have completed or be in the process of the design and planning phase;
- Project cannot have started construction prior to application;
- Project must start no later than September 30, 2024 and be completed by March 31, 2027;
- Project must have a financial plan in place to operate the asset(s);
- Project cannot start construction until the provincial government has confirmed the Duty to Consult and EA requirements have been met; and
- Projects should be informed by the municipality's asset management plan.

The application window for the HEWSF is now open with an application deadline of April 19th.

Proposed Project for HEWSF – Lively-Walden Wastewater System Upgrades:

Based on the program parameters, the need for the project(s) to be “shovel ready” and the amount of housing development that could be unlocked, staff intend to apply to the program for the upcoming improvements to the Lively-Walden wastewater system and treatment plant.

The Lively-Walden Wastewater System Upgrades is a multi-phase project intended to increase sanitary sewer capacity in Lively/Walden, where development is currently limited due to lack of capacity. The project was subject to an Environmental Assessment (Class EA) that began 2009 and was completed in 2013. A phasing plan for the project was completed in 2019.

The project phases proposed to be included in the HEWSF application include:

Phase	Construction Schedule	Estimated Cost	Included in Capital Budget
2 – Detailed Design and Construction of Anderson LS upgrades and Force main	Detailed Design and Construction 2025-2027 (subject to funding)	\$3M	Yes (Development Projects Related)
3 – Detailed Design and Construction of Jacob LS Phase 2 Upgrades	Design Complete 2024, Construction 2025 - 2026	\$5.5M	Yes
4 – Linear Collection System Upgrades Downstream of Lively WWTP	Detailed Design 2024-2025, Construction 2025-2026	\$8.4M	Yes
5 – Detailed Design and Construction of Walden WWTP Phase 1	Detailed Design 2025-2026, Phased Construction Phase 1 2026-2027 (subject to funding)	\$50M	Yes (partial)
6 – Decommissioning of Lively WWTP	Construction 2026-2027	\$3M	Yes (Development Projects Related)
Total		\$70M	

Under the proposed HEWSF funding formula, the Lively-Walden wastewater system upgrade project would be eligible for Provincial funding of up to 75% of the project costs or \$35M. The municipality would be responsible for the balance.

Residential Development Potential

Residential development in the Lively-Walden area is currently constrained by aging infrastructure and lack of wastewater system capacity. The proposed upgrades to the Lively–Walden wastewater system would resolve the capacity issue and allow additional residential development to proceed. The residential development potential in the Lively-Walden settlement area that could benefit from these upgrades is:

Pre-consultation Phase – 1,123 units (258 single detached, 40 semis, 300 multi-res, 535 retirement home)

Approved Site Plans – 331 units (6 single detached, 205 multi-res, 120 retirement home)

Draft Approved Subdivisions – 253 units (201 single detached, 52 semis)

Future Development with Settlement Boundary – 3,535 (based on 36 units per hectare)

In total, the proposed upgrades would facilitate the development of 1,707 residential units that are in the pre-consultation, site plan and draft approved stages and approximately 3,500 future units within the Lively-Walden Settlement Boundary.

Industrial Development Potential

The proposed Lively-Walden wastewater system upgrades would not only facilitate residential development but also industrial development in the area. The upgrades are necessary for the proposed servicing of the Fielding Road Strategic Employment Area which forms part of the City's Employment Land Strategy. The proximity of the work would allow for additional opportunities to partner should they arise.

Conclusion

Based on the HEWSF parameters and the current status of the Lively-Walden wastewater system upgrades, staff believe that the project would be an excellent candidate for the funding opportunity and intend to apply as per the information contained in this report.

Resources Cited

1. Housing-Enabling Water Systems Fund <https://www.ontario.ca/page/housing-enabling-water-systems-fund>