

Canada Housing Infrastructure Fund Update

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Type:	Managers' Reports
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Recommended by:	General Manager of Growth and Infrastructure

Report Summary

This report provides a recommendation regarding entering into a Transfer Payment Agreement with the Federal Government for the Lively-Walden Wastewater Infrastructure Upgrades Project through the Canada Housing Infrastructure Fund (CHIF).

Resolution

THAT the City of Greater Sudbury authorizes the General Manager of Growth and Infrastructure to execute on behalf of the City of Greater Sudbury a Transfer Payment Agreement with the Ministry of Housing, Infrastructure and Communities (or its successor), on behalf of the Government of Canada, as outlined in the report entitled “Canada Housing Infrastructure Fund Update”, from the General Manager of Growth and Infrastructure presented at the City Council meeting on June 10, 2025, and to execute any necessary amendments to the Agreements, reports arising from the Agreements and to sign other such documents and take such necessary steps as may be required to implement and administer the Agreements.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

Securing federal funding to improve wastewater infrastructure in Lively and Walden is in alignment with the City's Strategic Plan including “Maximize Value of Relationships with Provincial and Federal Government to Support community Infrastructure Goals; “Expand Affordable and Attainable Housing Options” and “Develop and Promote Solutions to Support Existing Housing Choices”. Funding from both the provincial Housing-Enabling Water Systems Fund (HEWSF) and the Canada Housing Infrastructure Fund (CHIF) 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 CHIF will assist in upgrading wastewater infrastructure that will allow additional housing and development in the community within the existing Lively and Walden Settlement Areas which aligns with the CEEP goal of building compact, complete communities.

Financial Implications

The Lively-Walden Wastewater Upgrades Project is estimated to cost \$70 million. The project will be funded by the Canada Housing Infrastructure Fund (\$27.9 million), the Province's Housing-Enabling Water System Fund (\$34.9 million), and through the existing capital budget (\$7.2 million).

The budget was originally approved in the amount of \$13.8 million. In accordance with the capital budget policy, \$6.6 million will be returned to the Wastewater Rate Holding Account Reserve.

Background

In 2024, the City of Greater Sudbury applied for and received funding in the amount of \$34.9M through the Province's Housing Enabling Water System Fund (HEWSF) for the Lively-Walden Wastewater Systems Upgrades Project. The Lively-Walden Wastewater Systems upgrades is a multi-phase project that requires upgrades to linear infrastructure and wastewater facilities.

In 2024, the City of Greater Sudbury applied for and has been notionally approved in March 2025, to receive up to \$27.9M in funding through the Canada Housing Infrastructure Fund for the Lively-Walden Wastewater Systems Upgrade project. This report seeks direction for the General Manager of Growth and Infrastructure to enter into the funding contribution agreement once received.

The total project cost is \$70M. With the Provincial funding of \$34.9M and the Federal funding of \$27.9M, the City share of total project costs will be \$7.2M. As outlined in the Housing-Enabling Water Systems Fund (HEWSF) report of November 26, 2024, the City's share has been allocated in the 2024-2028 capital budget.

The project phases proposed in the HEWSF and CHIF applications include:

Phase	Construction Schedule	Estimated Cost
2 – Detailed Design and Construction of Anderson LS upgrades and Forcemain	Detailed Design and construction 2025-2027 (subject to funding)	\$3M
3 – Detailed Design and Construction of Jacob LS Phase 2 Upgrades	Design Complete 2024, Construction 2025-2026	\$5.5M
4 – Linear Collection System Upgrades Downstream of Lively WWTP	Detailed Design 2024-2025 Construction 2025-2026	\$8.5M
5 – Detailed Design and Construction of Walden WWTP Phase 1	Detailed Design 2025-2026 Phased Construction -Phase 1 2026-2027 (subject to funding)	\$50M
6 – Decommissioning of Lively WWTP	Construction 2026-2027	\$3M
Total		\$70M

These upgrades are needed to increase sanitary sewer capacity in Lively-Walden, where development is currently limited due to lack of capacity. Once completed, the project will resolve the capacity issues within the wastewater system and would enable the development of 585 residential units that are in the pre-consultation, site plan and draft approved subdivisions stages and approximately 3,300 future units on lands designated for residential development within the Lively-Walden Settlement Boundary.

This project will also strengthen our relationship with Atikameksheng Anishnawbek First Nation and allow for partnership as it will provide an opportunity to connect their business park when the opportunity arises since they are already connected to the Walden Wastewater Treatment Plant.

Conclusion

Based on the successful approval from the federal government for \$27.9M and from the province for \$34.9M, staff believe that the funding is a unique opportunity to complete the Lively-Walden Wastewater Upgrades Project that will enable additional housing and development in the community.

Resources Cited

1. Canada Housing Infrastructure Fund, January 28, 2025 <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=55836>
2. Housing-Enabling Water Systems Fund, November 26, 2024, <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=55427>
3. Housing Supply Strategy, City of Greater Sudbury Website, <https://www.greatersudbury.ca/do-business/planning-and-development/housing-supply-strategy/>