

MEMORANDUM

To: Members of Committee of the Whole

From: Erin Mahoney, M. Eng.
Commissioner of Public Works

Date: May 19, 2022

Re:

Water and Wastewater Master Plan proposes projects that will be further refined through Environment Assessment

To service growth to 2051, \$4.5 billion in new and expanded water and wastewater infrastructure and supporting programs is required. The Region has a long history of using Master Plans to plan for these significant investments. Through lessons learned on York Durham Sewage System (YDSS) projects and further direction from the Minister of the Environment in 2004, Regional Master Plans are intended to be a conceptual and strategic infrastructure plan, with detailed environmental, social and economic impacts assessed through the Environmental Assessment. This approach ensures the environmental assessment process is not pre-empted by the Master Plan and ensures that the local environment is protected and concerns are addressed at the project detailed level.

Timing of projects are determined through the phasing of growth in the Municipal Comprehensive Review and Fiscal Strategies

The final draft of the Water and Wastewater Master Plan was presented at Committee of the Whole on April 7, 2022 for endorsement. Regional Council approved a deferral to May 19th Special Committee of the Whole meeting to allow for further discussion with Markham and Stouffville staff. Most concerns relate to timing of infrastructure and how these projects will service their specific localized growth needs. Throughout the Master Plan process, staff have been meeting with local municipalities to share project specific information, rationale for timing and understand their concerns.

Markham Council requested follow up with local municipal staff to ensure timing of projects ensure continuous uninterrupted services to support growth

At their November 9, 2021 meeting, Markham Council passed a [resolution](#) regarding the draft Water and Wastewater Master Plan, requesting follow up on specific items. Over the last 4 months, staff have met on several occasions to exchange information and share perspectives. Following the Council deferral, staff have discussed the following proposed actions in recent meetings on April 14 and 27 that should address their concerns regarding timing of infrastructure.

Council Request	Proposed Action
Expedite the North Markham water and wastewater projects to address the timing of their growth forecast by 2031	Advance the North Markham water and wastewater servicing projects Environmental Assessment to begin in 2024, with consideration on timing of construction to be determined upon completion of EA and fiscal review through annual budget process
Include a watermain to service the Highway 404 North Secondary Plan in Future Urban Area of North Markham to ensure local redundancy and uninterrupted water supply	This request would be addressed through advancing the North Markham Servicing Environmental Assessment
York Region share modelling files with Markham staff prior to the completion of the Master Plan to reconcile differences in design assumptions and demand	Staff delivered Regional model files on April 26 and will further address reconciliation of design assumptions through ongoing Region-led project and working group with local municipalities

North Markham Projects: Services Approximately 66,000 People

(Total estimated cost \$156 M)

W11 - North Markham Water Servicing (Estimated cost \$112.7 M)	<p>This project involves the delivery of water infrastructure to accommodate growth in the white belt areas north of Elgin Mills and facilitate the introduction of a second corridor of supply to the North service area of the York Water System. There are two phases to the project:</p> <ol style="list-style-type: none">1. A new 37.5 ML/d PD7 water pumping station assumed to be located adjacent to the existing North Markham PD6 Reservoir along with approximately 9,000 m of connecting watermain to the existing PD7 watermain at the intersection of Woodbine Avenue and Elgin Mills Road. Expected completion ~20352. A new 20 ML PD7 reservoir assumed to be located near Leslie Street just north of Stouffville Road along with approximately 4,600 m of connecting watermain to the existing Elgin Mills watermain. Expected completion ~2033
WW8 - North Markham Sewer (Estimated cost \$43.2 M)	<p>This project involves the delivery of approximately 2,100 meters of gravity sewer assumed to be located on McCowan Road from Major Mackenzie Drive East and connecting to the existing 16th Avenue Sewer. Expected completion ~2033</p>

Concerns were raised with timing of Regional water and wastewater services for Minister's Zoning Orders located at 19th Avenue and Highway 48

Minister's Zoning Orders pose challenges for a comprehensive planning process as servicing needs may not be known at the time of the Minister's approval. Minister's Zoning Orders in Stouffville and Markham straddle the border at 19th Avenue and Highway 48. In early 2021, the land needs assessment work for the Municipal Comprehensive Review included these lands and were assumed to be planned for later in the 30-year forecast. To accommodate a more immediate timeline, water and wastewater services are proposed to be serviced through the Town of Stouffville, conveyed ultimately to the Ninth Line YDSS sewer. This interim servicing option is under review by the local municipalities and is subject to an agreement and arrangements to address cross-jurisdictional services. Sharing of local water and wastewater services across jurisdictions is common where bordering municipalities are growing faster than the local services can be built (e.g., north-east corner of Newmarket and East Gwillimbury). Ultimately, the North Markham Servicing Projects will address

the long-term servicing needs for this area, with significant build-out of local municipal services in the City of Markham. These needs can be further examined through the Environmental Assessment process.

Advancing the Environmental Assessment for the North Markham water and wastewater projects addresses concerns raised by local municipalities

Staff are recommending moving up the Environmental Assessment timeline from 2027 to 2025, to address the local concerns raised by Markham and Stouffville. This advanced timing poses minimal financial risk as the \$4 million funding for this stage of the project was already planned in the 2022 10-year Capital Plan. Staff also recommend keeping the timing of construction costs of \$156 million in the second 10-year of the Master Plan until the detailed work is complete in the Environmental Assessment.

The Regional Official Plan outlines phasing and monitoring policies to ensure growth is managed in a financially sustainable manner, supported by Regional and local investments in infrastructure. Advancing \$156 million into the 10-year Capital Plan would place significant financial pressure on the already existing \$1.7B growth water and wastewater capital program. Monitoring and phasing of growth ensures communities are developed as complete communities for residents to have access to a wide range of services. As part of the annual budget process, these decisions are subject to Council authorization in accordance with the fiscal strategy and Development Charge Credit Policy.



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