
Report of the Commissioner of Public Works
Water and Wastewater Capital Infrastructure Status Update

1. Recommendation

The Regional Clerk circulate this report to the Ontario Ministers of Environment, Conservation and Parks, Municipal Affairs and Housing, and Infrastructure; Clerks of the local municipalities; Building Industry and Land Development Association; and Ontario Home Builders' Association.

2. Purpose

This report updates Council on key water and wastewater infrastructure projects required to support planned growth in York Region and ensure the existing system is maintained in a state of good repair.

Key Points:

- [2026 Public Works 10-Year Capital Plan](#) includes \$5.38 billion in water and wastewater projects, including \$3.59 billion for growth infrastructure, of which \$2.47 billion is funded by Development Charges. This would provide servicing capacity in Regional water and wastewater systems along with \$1.79 billion in proactive asset management to ensure continued water and wastewater system reliability
- Implementation of water and wastewater works identified in Public Works 10-Year Capital Plan is underway with no major delays to deliver capacity needed to service growth

3. Background

Capital Plan focuses on building the Regional water and wastewater network, sustaining service levels, and managing system risk and resiliency

Water and wastewater infrastructure works comprise 38% of the Region’s total 2026 10-Year Capital Plan. At the beginning of 2026, the capital program had 174 active projects focused on building the Regional trunk system, maintaining infrastructure in a state of good repair, and managing system risk and resilience. The number of active projects by delivery phase is summarized in Table 1.

Table 1
2026 Active Water and Wastewater Projects by Project Delivery Phase

Project Delivery Phase	Number of Active Projects
Planning	13
Environmental Assessment	6
Design	74
Construction	63
Warranty	18
Total	174

\$5.38 billion of capital water and wastewater infrastructure works are included in the 2026 Public Works 10-Year Capital Plan

2026 Public Works 10-Year Capital Plan includes \$5.38 billion in water and wastewater projects. \$3.59 billion is for growth infrastructure, \$2.47 billion of which is funded by Development Charges, and \$1.79 billion is for rehabilitation and replacement. The Public Works 10-Year Capital Plan reflects multi-year Capital Spending Authority for water and wastewater infrastructure projects of \$2.82 billion. Capital spending in 2026 is budgeted at a record high of \$508 million, the highest level in the past 10 years.

The status of key growth infrastructure projects is summarized in Appendix A. A summary of key growth infrastructure project costs, based on the [2026 approved budget report](#), is provided in Appendix B. A breakdown of costs by program area is provided in Table 2.

Table 2
Public Works Water and Wastewater 2026 10-Year Capital Plan

Capital Program Area	Expenditures (2026 – 2035)
Key Growth Infrastructure Projects (detailed in Appendix A)	\$2,543.3M
Other Water Growth Capital Projects	\$360.5M
Other Wastewater Growth Capital Projects	\$685.0M
Water Rehabilitation/Replacement	\$796.6M
Wastewater Rehabilitation/Replacement	\$989.6M
Total	\$5,375.0M

Longevity of existing infrastructure is achieved through comprehensive asset management

Public Works continues to proactively manage and maintain the Region’s extensive infrastructure portfolio to ensure reliability, regulatory compliance, and long-term sustainability. The department monitors condition and performance of the Region’s asset base, which totaled more than \$31.1 billion at the end of 2024, including \$14.04 billion in water and wastewater systems. Over the next decade, infrastructure rehabilitation and replacement needs to maintain current levels of service are estimated at about \$1.79 billion. Incorporating reliability engineering into asset management strategies may also highlight the need for future redundancy investments to better manage risk and limit failure consequences.

Some key asset management projects and programs include: Duffin Creek Incinerator Replacement Project, York Durham Sewage System (YDSS) Rehabilitation Program, Ductile Iron Watermain Replacement Program, Inflow and Infiltration Reduction Program, Groundwater Treatment Program, Water Storage Reservoir Rehabilitation Program, and Elevated Water Tank Rehabilitation Program.

Impacts to program delivery timing and cost escalation risks are reported through the annual budget process

Volatility in the construction industry, driven by global events, economic pressures, and inflationary impacts, continues to affect project delivery. High demand for construction materials and skilled labour, combined with the threat of tariffs, workforce shortages, and inflation, continues to drive up prices, impacting capital costs and project plan predictability. As the 10-Year Capital Plan advances, these capital cost escalation and project timing risks continue to be examined through a robust monitoring system, enabling mitigation strategies to be applied. Any necessary adjustments are communicated through the annual budget process, as projects advance through planning and

design. Financial, schedule, and technical risk assessments are performed as part of the budget process to maintain the Region's financial sustainability.

Innovation in project delivery ensures value for money during all phases of execution

Rigor in capital delivery processes to balance quality, value for money, and longevity of infrastructure begins with capital planning and procurement strategies that encourage a competitive bidding environment. In 2025, staff advanced a collaborative Construction Manager at Risk (CMAR) procurement model for two major projects. This approach promotes early contractor engagement, enabling risks to be identified earlier in the design process and helping avoid inflated costs at the tendering stage related to technical and commercial uncertainty.

Staff are working with the Province to accelerate infrastructure projects through modernized Environmental Assessment processes

The Province is developing regulations to implement the new Municipal Projects Assessment Process (MPAP), which will replace the Municipal Class Environmental Assessment process. Staff are working with the Province as MPAP is finalized to help accelerate project delivery through clearer requirements and more predictable approval timelines. MPAP is expected to apply to some future Regional water and wastewater projects and will introduce a six-month assessment process aligning with the Region's recommendations for greater certainty in approvals. Under the *Supporting Growth and Housing in York and Durham Regions Act, 2022*, the York Region Sewage Works Project and all supporting works remain exempt from MPAP, as the Region previously completed a Project Report process approved by the Minister.

4. Analysis

NORTH YDSS EXPANSION

North YDSS Expansion Phase 1 design is underway to provide future system capacity

[York Region Sewage Works Project Report](#) identified 22 project components for North YDSS Expansion to fulfill the Lake Ontario-based servicing solution mandated by the Province in the *Supporting Growth and Housing in York and Durham Regions Act, 2022*. In 2024, the Region secured \$140 million through a joint application with the Towns of Aurora, East Gwillimbury and Newmarket to the provincial Housing-Enabling Water Systems Fund for projects in Phase 1 of the North YDSS Expansion.

North YDSS Expansion will be delivered in three phases as shown in Appendix C. North YDSS Expansion Phase 1 design, comprised of seven project components, is underway. The gravity sewers and pumping stations, planned to be in service in 2028, have been procured through a CMAR delivery model. The Phase 1 Leslie Street Trunk Sewer and Bloomington Interceptor are also being delivered through CMAR and scheduled to be in service in 2030.

Through the Regional Capacity Assignment in 2023 and 2025, the Region advanced a total of 30,000 persons of capacity to Aurora, Newmarket and East Gwillimbury. This capacity is contingent on completion of the North YDSS Expansion Phase 1.

At present, if the Region were to debt finance Phases 2 and 3 in the 10-Year Capital Plan, debt levels would rise beyond sustainable limits; therefore, developer financing options are being explored. Updated costs of Phases 2 and 3 were included in the draft 2026 DC Bylaw, which also included a DC Credit Policy refresh, to help facilitate the provision of DC Credits. These options will assess the viability of a financing agreement with North YDSS landowners that will mitigate the financial risk associated with delivering this project.

YORK DURHAM PRIMARY SEWAGE SYSTEM

Capital Plan includes \$228 million for Primary Trunk Sewer twinning project

The Primary Trunk Sanitary Sewer (Primary Trunk) is a critical section of YDSS, collecting wastewater flows from eight municipalities of York Region, Town of Ajax and City of Pickering into the Duffin Plant. The southern section of the Primary Trunk, as shown on the map in Appendix D, will require a new trunk sanitary sewer parallel to the existing, referred to as “twinning”. The twinned sewer, about five kilometres long, will ensure essential service is maintained by increasing conveyance capacity and overall system security.

York Region and Durham Region have planned Primary Trunk Twinning as part of long-term infrastructure needs of the shared system. The 30% detailed design was completed in Q4 2025, and the procurement process to retain a Construction Manager for pre-construction and construction services under a CMAR delivery model will be completed in 2026. The twinned sewer is planned to be in service in 2031.

Future expansion needs of the Duffin Plant were reviewed and included in the York Region Sewage Works Project as required by the *Supporting Growth and Housing in York and Durham Regions Act, 2022*. With the majority of York Region to be serviced well into the future by the Duffin Plant, additional treatment capacity will be required by 2036 or later.

VAUGHAN SERVICING PROJECTS

Construction is progressing on West Vaughan Sewage Servicing projects

An Environmental Assessment for West Vaughan Sewage Servicing to service future growth of 33,200 persons and 50,100 employment population was completed in 2013. West Vaughan Sewage Servicing project includes 14 kilometres of trunk sewer, with 12 kilometres to be completed by the end of 2029 and remaining two kilometres completed after 2034. This includes expanding the Humber Sewage Pumping Station that is in construction and planned for completion by 2027. The trunk sewer construction started in 2024 and is progressing well.

Northeast Vaughan Water and Wastewater Servicing projects are underway to meet advanced construction timelines

The Environmental Assessment study to provide additional water and wastewater servicing capacity accommodating anticipated growth in Northeast Vaughan up to 2051 was filed in 2019. This servicing capacity includes 155,000 persons of residential and employment within the wastewater service area and 115,000 persons of residential and employment within the water service area.

In [June 2020](#), Council authorized the Region to execute an agreement with the development community and Block 27 Landowners Group to advance construction of Northeast Vaughan Water and Wastewater Phase 1 Servicing (map Appendix D). Appendix E identifies current project status and planned in-service dates for servicing solutions.

ADDITIONAL WATER AND WASTEWATER SERVICING PROJECTS

Construction starting for Nobleton Water and Wastewater Servicing

An Environmental Assessment was filed for the Nobleton community on November 3, 2021, recommending water and wastewater servicing solutions to accommodate planned growth to 10,900 persons. Preferred solutions include increasing existing well capacity and expanding capacity at the Nobleton Janet Avenue Sewage Pumping Station and Nobleton Water Resource Recovery Facility.

Nobleton Developer Group requested wastewater construction works be advanced immediately following completion of design to facilitate full buildout of their lands. A staff [report](#) was brought to Council in Q1 2025 to authorize staff to negotiate principles of a development charge credit agreement for the wastewater works. Construction of the Nobleton Sewage Pumping Station upgrades and Nobleton Water Resource Recovery Facility upgrades commenced in Q1 2026. The water works construction contract is to be awarded by the end of Q2 2026.

Sutton Water Resource Recovery Facility expansion planned in second half of 10-Year Capital Plan

Sutton Water Resource Recovery Facility was commissioned in 2003 with an original design capacity to service 7,500 persons. An Environmental Assessment for plant expansion to service up to 13,500 persons has been completed.

Expansion of the Sutton Water Resource Recovery Facility currently sits within the 10-Year Capital Plan with completion expected in the second half. The facility currently services about 6,300 people, equivalent to about 84% of the design population. Staff continue to monitor plant usage toward the ultimate capacity as lands build out in the service area. An Environmental Assessment for expansion of the High Street and Woodriver Bend Sewage Pumping Stations was recently completed and will align timing of work in the stations with future plant capacity expansion.

North Markham Water and Wastewater Servicing Environmental Assessments and designs are underway to service growth for City of Markham and Town of Stouffville

To service about 130,000 persons growth in whitebelt lands in north Markham and Stouffville, water and wastewater Environmental Assessments were advanced in 2025.

The water servicing Environmental Assessment is proceeding under the Municipal Class Environmental Assessment Schedule B process. Additional water infrastructure will provide redundancy to the existing Elgin Mills watermain in Markham and facilitate an additional Lake Ontario-based water connection for the York Water System to service Aurora, Newmarket and East Gwillimbury.

For wastewater servicing, construction of about two kilometres of sewer along McCowan Road from 16th Avenue to Major Mackenzie Drive was recommended in the 2022 Water and Wastewater Master Plan. These works, known as the McCowan Sewer Phase 1, underwent Environmental Assessment screening and were confirmed as exempt under the Municipal Class Environmental Assessment Process (Schedule A). Following the execution of a funding agreement with the Upper Markham Village Landowners, [authorized by Council in October 2025](#), detailed design for the Phase 1 Sewer was awarded in early 2026 and is underway.

To meet anticipated growth resulting from Minister's Zoning Orders in 2021 and 2022 for lands straddling Markham and Whitchurch-Stouffville, funding for the Environmental Assessment of an additional four-kilometer extension of the proposed regional sewer along McCowan Road (McCowan Sewer Phase 2) was provided by a McCowan Sewer landowners group late in 2024. Preliminary design of the sewer extension was completed in Q1 2026. This new extension was included in the [2022 Water and Wastewater Master Plan Amendment](#) presented to Council in February 2025 and has informed the 2026 DC Bylaw update. Potential changes to construction timing of the water and Phase 1 and 2 wastewater works will be assessed through monitoring of growth needs in these areas.

5. Financial Considerations

This report does not present current or anticipated financial changes to the Region's budget or fiscal position.

Capital planning for the Region's water and wastewater network is guided by the Region's Fiscal Strategy to ensure long-term financial stability. The Region proactively maintains existing assets in a state of good repair through continuous monitoring and condition assessments. This approach also strengthens system resilience by planning for future redundancy and managing risk. Water and wastewater asset management work is generally funded through the Region's asset management reserves. In contrast, growth related capital projects are primarily funded through debt, which is repaid over time using development charge collections.

6. Local Impact

Region continues to work closely with local municipalities to facilitate community growth

Priority projects detailed in this report remain essential to providing timely servicing capacity to municipalities to support growth expectations while maintaining a high level of environmental and public health protection. Continued support from local municipalities on inflow and infiltration reduction efforts and commitments to new development standards will support capacity management in the system.

The [2025 Servicing Capacity Assignment report](#) was delivered in Q4 2025. A collaborative approach with local municipalities will continue to assist with reporting on their local capacity allocation in a timely manner to support future growth commitments. Accurate, timely, and transparent data exchanges are foundational to optimize infrastructure delivery in a financially sustainable way, avoiding early-stage servicing challenges.

7. Conclusion

\$5.38 billion 10-Year Capital Plan for water and wastewater includes required projects for current and future capacity assignments

This report provides Council with a status of priority water and wastewater projects within the 2026 Public Works 10-Year Capital Plan and their relationship to timing of servicing capacity. Overall, 63 active construction projects are underway and no major construction delays are anticipated at this time. Continuing to monitor these projects will ensure capacity assignment is synchronized with project delivery schedules.

For more information on this report, please contact Pina Accardi, Director, Capital Delivery, Water and Wastewater, Public Works at 1-877-464-9675 ext. 75355. Accessible formats or communication supports are available upon request.

Recommended by:



Mike Rabeau, P.Eng.

General Manager, Capital Infrastructure Services



Laura McDowell, P.Eng.

Commissioner of Public Works



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

April 20, 2026

17100468

- Appendix A – Status of Key Growth Infrastructure Projects
- Appendix B – Cost Estimates for Key Growth Infrastructure Projects
- Appendix C – North YDSS Expansion Project Components
- Appendix D – Key Growth Infrastructure Projects Location Plans
- Appendix E – Northeast Vaughan Servicing Projects

Status of Key Growth Infrastructure Projects

Project Name	Description	Current Status	Expected Project Commissioning Date
North YDSS Expansion	Multiple phases of North YDSS expansion projects	Detailed Design	Refer to Appendix C
YDSS Primary System Expansion	Primary Trunk Sanitary Sewer Twinning	Detailed Design	2031
	Duffin Creek Plant Stage 4 Expansion	Conceptual Design ¹	2036-2041
	Duffin Creek Plant New Outfall	Conceptual Design ¹	2036-2041
South YDSS Expansion	Markham Collector Twinning	Conceptual Design ¹	2033-2041
West Vaughan Sewage Servicing	Humber Sewage Pumping Station	Construction	2027
	Tunnel Phase 1	Construction	2029
Northeast Vaughan Servicing	Water and wastewater servicing solution partial advancement Phase 1	Construction	2026
	Water and wastewater servicing Phase 2	Detailed Design	2028
Nobleton Water and Wastewater Servicing	Nobleton Wells	Tendering	2028
	Nobleton Water Resource Recovery Facility Upgrades ²	Construction	2028
	Nobleton Sewage Pumping Station Upgrades ²	Construction	2028
Sutton Wastewater Servicing	Expansion of existing facility and pumping stations to accommodate growth in Sutton	Environmental Assessment (Pumping Stations)	2034

Project Name	Description	Current Status	Expected Project Commissioning Date
North Markham Water and Wastewater Servicing	Water Servicing	Environmental Assessment	2035
	Wastewater Servicing	Environmental Assessment	2035

1. Project included in York Region Sewage Works Project Report under the *Supporting Growth and Housing in York and Durham Regions Act, 2022*. Minister of the Environment, Conservation and Parks expressed satisfaction with the Project Report in April 2024, allowing project to advance to implementation.

2. Advanced under third party funding agreement.

Cost Estimates for Key Growth Infrastructure Projects

Project	Estimated Total Project Cost	10-Year Capital Plan Expenditures ¹ (2026-2035)
North YDSS Program Management	\$20.01M	\$13.65M
North YDSS Expansion Phase 1	\$715.30M	\$679.33M
North YDSS Expansion Phase 2 ²	\$597.36M	\$597.36M
North YDSS Expansion Phase 3 ²	\$655.12M	\$105.59M
Primary Trunk Sanitary Sewer	\$240.36M	\$228.06M
West Vaughan Sewage Servicing	\$687.31M	\$424.58M
Northeast Vaughan Water and Wastewater Servicing	\$293.48M	\$150.61M
Sutton Wastewater Servicing	\$63.91M	\$61.27M
North Markham Water and Wastewater Servicing	\$195.88M	\$166.01M
Nobleton Water and Wastewater Servicing	\$128.25M	\$116.84M
Total	\$3,596.98M	\$2,543.30M

1. Costs under review as projects advance and will be updated as part of annual budget process.

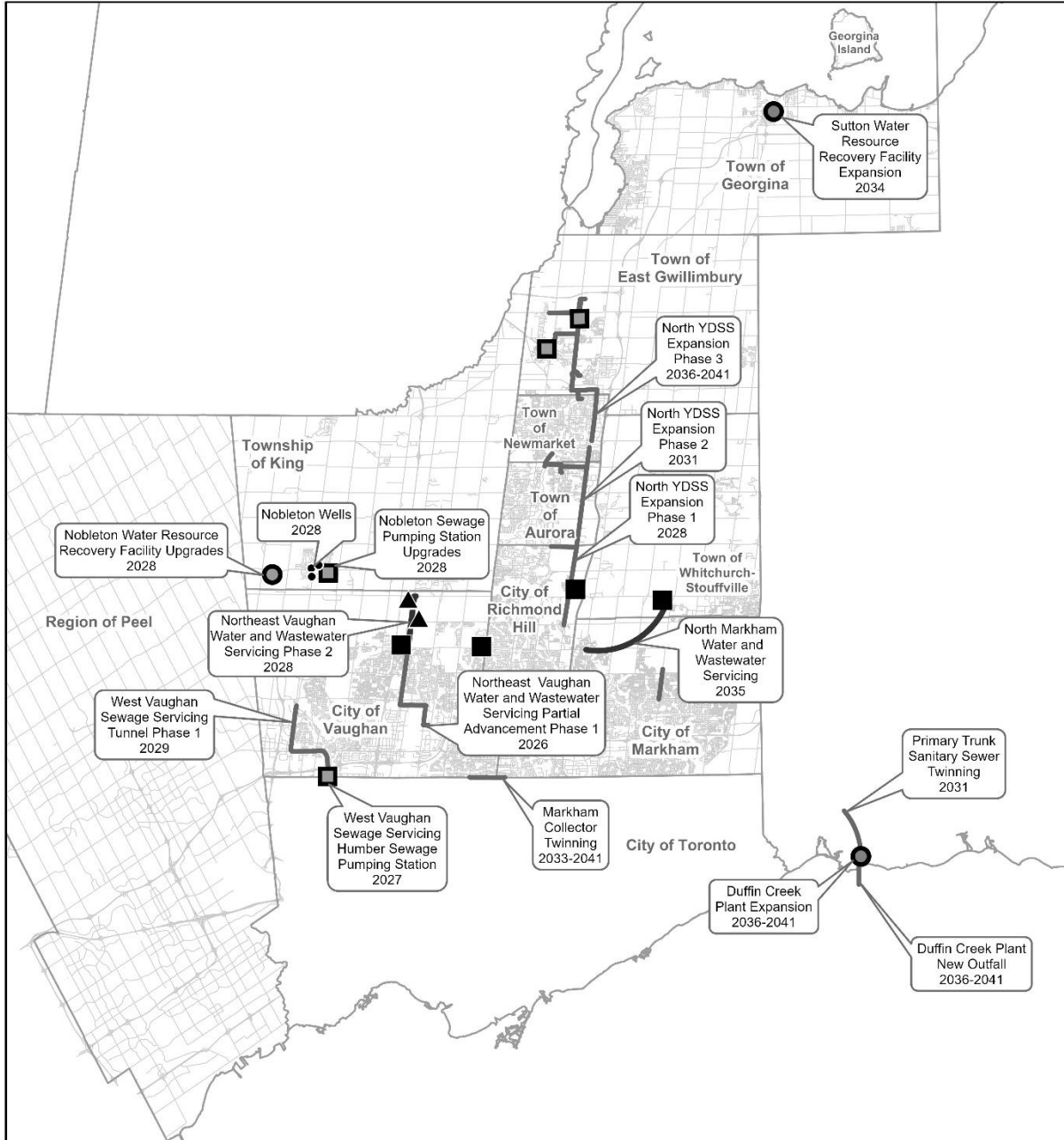
2. North YDSS Expansion Phases 2 and 3 projects have been included in the draft 2026 DC Bylaw. Project delivery timing is contingent on securing prepaid development charge credit agreements and/or senior level government funding. Figures shown are based on the 2026 budget. Cost estimates will be refined through design and aligned in future annual budget processes with the estimates presented in the 2026 DC Background Study.

North YDSS Expansion Project Components

Delivery Phase	Project Components	Anticipated Completion Date	Estimated Construction Cost*
Phase 1	Leslie Street Trunk Sewer Phase 1 (19 th Ave to Bloomington Road) Aurora Pumping Station Gravity Sewer Twinning Second Concession Pumping Station Upgrade Second Concession South Gravity Sewer Second Concession North Gravity Sewer Newmarket Pumping Station Upgrades Bloomington Interceptor Sewer	2028/2030	\$710+ million
Phase 2	Leslie Street Trunk Sewer Phase 2 (Bloomington Road to St. John's Sideroad) Aurora East Pumping Station Gravity Interconnection Aurora East Pumping Station Aurora East Pumping Station Forcemains Queensville East Pumping Station Queensville East Pumping Station Forcemains	2031	\$900+ million
Phase 3	Mulock Pumping Station Mulock Pumping Station Forcemains Leslie Street Trunk Sewer Phase 3 (Greenlane to Mulock Drive) Newmarket East Pumping Station Newmarket East Forcemains Holland Landing Pumping Station Upgrade Queensville West Pumping Station Upgrades Bogart Pumping Station Upgrades Yonge Street Sewer Rehabilitation	2036/2041	\$790+ million

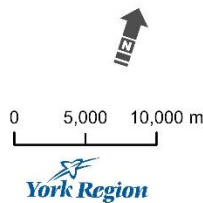
* All costs represent York Region's share, based on the draft 2026 DC Bylaw. Cost estimates to be refined through design and reflected in the Capital Plan through future annual budget processes.

Key Growth Infrastructure Projects Location Plans



LOCATION PLAN
Key Infrastructure Projects
 Capital Infrastructure Status Update
 Water and Wastewater May 7, 2026

Produced by: The Regional Municipality of York
 Digital and Process Transformation Branch,
 Environmental Services Department, February, 2026
 Data Sources:
 © Copyright, The Regional Municipality of Peel, and City of Toronto
 See York.ca for disclaimer information.



Legend

- Priority Water Projects and estimated completion year
- Priority Wastewater Projects and estimated completion year

Path: K:\Public\Notes\2023 IAM ENV\Lynn\CPDCouncil\PriorityProjects\PriorityProjects2026.aprx

#12786096

Northeast Vaughan Servicing Projects

Project	Status	Planned In-Service
<p>Water Servicing – Phase 1</p> <p>New pumping station in the Jane Street and Teston Road area</p> <p>New pumping station and elevated tank north of the Jane Street and Kirby Road intersection</p>	Construction	2026
<p>Water Servicing – Phase 2</p> <p>New elevated tank west of Jane Street and King-Vaughan Road intersection</p>	In design, anticipated tender release in 2026	2028
<p>Wastewater Servicing – Phase 1</p> <p>1.9-kilometre section along Keele Street from south of Rutherford Road to Langstaff Road, and then east crossing Keele Street to an area just south of Langstaff Road</p>	Completed in 2025 ahead of schedule	2026
<p>Wastewater Servicing – Phase 2</p> <p>4.5-kilometre section along Jane Street from Teston Road to south of Rutherford Road</p> <p>Small (180 metre) relief sewer section located south of Rutherford Road, between Jane Street and Keele Street, in the existing Jane-Rutherford Sanitary Trunk Sewer easement</p>	In design, anticipated tender release in 2026	2028