



Staff Report

Operations – Engineering and Capital Projects

Report To: COW - Operations, Planning and Building Services
Meeting Date: April 8, 2025
Report Number: OPS.25.014
Title: Replacement of Substandard Watermain Phase 3
Prepared by: Pruthvi Desai, Manager of Capital Projects

A. Recommendations

THAT Council receive Staff Report OPS.25.014, entitled “Replacement of Substandard Watermain Phase 3” project status report for information.

B. Overview

This report provides Council with an update on the cancellation of the 125 Peel Street Servicing Project, designed to accommodate the Campus of Care development. With the termination of the Campus of Care project, Town staff will not proceed with the associated servicing infrastructure and will instead focus on the originally planned substandard watermain upgrades for Peel Street, Alice Street, and Baring Street.

C. Background

The original project focused on replacing substandard watermains but was modified as per [Staff Report CSOPS.23.038](#) when the Town initiated the Campus of Care project to include full servicing – water, wastewater, stormwater, and urbanization of Peel Street South. On November 12, 2024, Council formally terminated the Campus of Care project ([Staff Report FAF.24.144](#)) following unsuccessful negotiations with development partners. Consequently, the Town will revert to its original substandard watermain upgrade plan.

D. Analysis

With the cancellation of the 125 Peel Street Servicing project, Town staff will proceed with the following actions:

1. Substandard Watermain Upgrades
 - a. Replacement of existing substandard watermains on Peel Street, Alice Street and Baring Street.
 - b. Retention of existing road configurations without full urbanization.

2. Cancellation of Additional Servicing Components
 - a. Water and wastewater servicing on Peel Street South will not proceed.
 - b. Planned road urbanization for Peel Street South, including storm sewer, will be removed from the project scope.

Other infrastructure enhancements that were tied to the Campus of Care will not be implemented with this project.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

The revised project reduces environmental disruption by limiting construction to watermain replacement rather than full servicing. Maintaining the current rural road profile will help preserve existing natural elements.

G. Financial Impacts

The termination of the Campus of Care project and with it the 125 Peel Street Servicing project has resulted in a significant reduction in overall capital project costs. The detailed costs incurred for these projects and the funding sources will be the subject of a separate staff report.

The Substandard Watermain Replacement project is included in the approved 2025 capital budget with a total project cost of \$6,185,000. Funding for this project is budgeted to come from grants and reserve funds. Estimated expenditures for this project in 2025 are \$3,736,138.

H. In Consultation With

Mike Humphries, Senior Infrastructure Capital Project Coordinator

Allison Kershaw, Manager of Water and Wastewater Services

Michael Switzer, Deputy Treasurer / Manager of Budgets and Accounting

Monica Quinlan, Director of Corporate and IT Services / Treasurer.

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Pruthvi Desai, Manager of Capital Projects managercapitalprojects@thebluemountains.ca.

J. Attached

1. Work Area Map

Respectfully submitted,

Pruthvi Desai
Manager of Capital Projects

Alan Pacheco
Director of Operations

For more information, please contact:
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Report Approval Details

Document Title:	OPS.25.014 Replacement of Substandard Watermain Phase 3.docx
Attachments:	- Attachment 1 Work Area Map.pdf
Final Approval Date:	Mar 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Pruthvi Desai - Mar 28, 2025 - 9:50 AM

Alan Pacheco - Mar 28, 2025 - 9:58 AM