

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee
From: Kelly Scherr, P.Eng., MBA, FEC
Deputy City Manager, Environment & Infrastructure
Subject: Pack Road Sewer Extension – Report Back on Housing
Accelerator Fund Proposal and Consultation
Date: April 14, 2026

Recommendation

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, the following report **BE RECEIVED** for information.

Executive Summary

At its meeting on March 3, 2026, Municipal Council directed staff to consult with the affected landowner (Southside Group) regarding the proposed Pack Road sanitary sewer extension under the Housing Accelerator Fund (HAF) program, and to report back with results of consultation and recommended next steps. Staff from Sewer Engineering and Housing and Community Growth met with the Southside Group on March 24, 2026. Based on the consultation and a review of the available technical information, it has been determined that the proposed sewer extension is not eligible for funding under the HAF program and does not meet the program's eligibility criteria. The recommended path forward is for the landowner to submit a development application for lands in question. This will enable City staff to evaluate servicing options and identify the most efficient and cost-effective solution through the planning and engineering review process.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Planning and Environment Committee – February 18, 2026 - Update on Implementation Potential for Servicing Improvements using Housing Accelerator Funding

Planning and Environment Committee – June 23, 2025 - 2026 Growth Management Implementation Strategy (GMIS) Update

2.0 Discussion and Considerations

2.1 Background

At the June 23, 2025 Planning and Environment Committee (PEC) meeting, several infrastructure projects were identified for evaluation under the Housing Accelerator Fund (HAF) program, including the Pack Road sanitary sewer extension. The original proposal contemplated a trunk sanitary sewer extension intended to support increased residential development within the Talbot Village area.

Following a technical review by staff, a follow-up report was brought to the February 18, 2026 PEC meeting which recommended that a trunk sewer extension on Pack Road did

not meet HAF eligibility criteria. It was further noted that it is not required at this time due to a number of factors including, but not limited to, the following:

- The benefiting area is significantly smaller than initially identified;
- No development application has been submitted for the subject lands to date, meaning that the need and timing for a trunk sewer extension are not aligned with the HAF program's schedule requirements; and
- There are no road renewal upgrades identified on Pack Road within the current budget cycle.

Following discussion at the February 18, 2026 PEC meeting, Council directed staff to undertake further consultation with the affected landowner (Southside Group) and bring forward a follow up report to the April 14, 2026 PEC with results of consultation and appropriate next steps.

2.2 Consultation

On March 24, 2026, staff members from Sewer Engineering and Housing and Community Growth met with Southside Group and their technical representative to review the feasibility of the proposed Pack Road sewer extension, explore potential alternative servicing strategies, and assess alignment with Housing Accelerator Funding (HAF) objectives.

Through these discussions, it was confirmed that the proposed extension does not meet the eligibility requirements of HAF funding, given the limited confirmed benefiting area, lack of regional development benefit, and uncertain development timing and servicing needs. There also remains uncertainty regarding the ultimate development plans for the subject lands, and additional technical analysis is required to determine the optimal servicing approach as it is noted that no development applications have been received to date regarding the lands in question.

2.3 Discussion

During the meeting with Southside group, staff identified the potential for a new sewer on Bostwick Road which could be a future outlet for development in the area. Bostwick Road will be reconstructed by Transportation Planning & Design beginning in 2028, which would potentially provide the opportunity to fund a new sanitary sewer through Development Charges as a 'strategic link'. This represents a better servicing option than Pack Road as there is an upcoming road reconstruction project, there is sewer capacity downstream, and there is potential to benefit multiple other developments along Bostwick Road. However, to confirm future sewer capacity needs and servicing, it is suggested that the applicant formally submit the development application(s) for lands in question so that the City can formally consider servicing options, as there remains some potential for internal servicing options within Talbot Village, depending upon the ultimate population densities identified and requested.

Conclusion

The proposed Pack Road sanitary sewer extension is not recommended for advancement through the Housing Accelerator Fund program, as it is unlikely to be successfully delivered in alignment with the program requirements and schedule.

Consultation with the landowner has confirmed that there is a possibility of future sanitary sewer servicing through a future Bostwick Road project. It is recommended that the landowner proceed with submission of a development application for the lands in question. This will allow staff to undertake an evaluation of servicing options and determine the most appropriate servicing solution. This method aligns with best practices, ensures responsible infrastructure planning, and supports the City's long-term growth management objectives.

Prepared by: Kyle Chambers, P.Eng
Division Manager, Sewer Engineering

Submitted by: Ashley M. Rammeloo, MMSc., P.Eng
Director, Water, Wastewater, and Stormwater

Recommended by: Kelly Scherr, P. Eng., MBA, FEC
Deputy City Manager, Environment & Infrastructure

Concurred by: Scott Mathers, MPA, P. Eng.
Deputy City Manager, Housing and Community Growth

Attachments: None

cc. P.Kavcic