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TAMRMS#: B05

INFORMATION REQUEST (IR) - Oakmont School Site

Requested by: Councillor Joly
Date of Request: June 10, 2025
Date Response Due: July 10, 2025
Confidential Response: No

QUESTION

Is there sufficient existing servicing capacity to support a new school at the Oakmont school site? If yes: How much additional capacity would be available if the site was taken away as a potential site?

RESPONSE

A review of the sanitary system has confirmed that a potential school site in the vicinity of the intersection of Oakmont Drive and Oak Vista Drive was not serviced during the land development stage. No development permit for a school has been received nor has formal interest in the potential development of this possible school site has occurred in the 25+ years since the Oakmont community was first developed.

As the site is unserviced, no allocation of sanitary sewer servicing capacity has been reserved for the development of this site. In general practice, the City does not intentionally reserve sanitary capacity long-term for undeveloped sites, however there may be specific situations where the need for the sanitary allocation is expected in the near-term which are considered. This is not such a circumstance and no capacity is currently identified for a potential school site at this location. As a strategy, using the available capacity when and where it is immediately needed leads to better utilization and more utility ratepayers paying towards the existing infrastructure within the same catchment basin.

Administration has also reviewed the sanitary capacity in the Oakmont area and has identified that in addition to the capacity constraints at the Oakmont Lift Station, there are capacity constraints within the sanitary sewer collection system to support a school at this location. The majority of sanitary sewer mains within Oakmont, including those immediately adjacent to the possible site, are only 200mm in size and are not sufficiently sized to support the development of a school. Both the Oakmont Lift Station and the sanitary main lines are facing capacity constraints due to the additional flows coming through Erin Ridge North.

Assuming that the Northeast Servicing project is completed, this will free up capacity within the Oakmont sanitary system. With the completion of the Northeast Servicing project and the upsizing of approximately 700m of sanitary sewer main, it is expected that sanitary sewer servicing could then

support a school at this location.

Based upon the information that the site is unserviced and cannot support a school at this time, the Planning Department has been informed to update the school site inventory list to identify this current sanitary constraint for this location. Once the Northeast Servicing Project is constructed this would return some sanitary capacity to the Oakmont collection system which would be expected to enable the servicing of the school site following the completion of system upgrades including the upsizing of approximately 700m of sanitary sewer main.

In addition, both water and storm servicing are in the vicinity of the school site; however, they too would require extending services into the property. Both the water and storm analysis are dependent on the size of the building, with water depending on maintaining pressures and adequate flows for fire protection, and storm depending on the additional storm run-off from the sites hard surfacing footprint.

Following completion of the Northeast Servicing project, if interest is expressed by any school board in potentially developing a school at this location, the City will undertake further assessment of water, sanitary, and stormwater infrastructure to determine the servicing requirements and to determine system upgrades that would be required to the water, wastewater, and stormwater systems to accommodate such a development.

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