



Frequently Asked Questions

1. What is a lift station (also known as a sanitary pump station)?

A lift station is a pump system that moves wastewater from homes and businesses from a lower elevation to a higher elevation so that it can ultimately drain to a treatment plant. Because wastewater usually flows downhill, sometimes it gets stuck in a low spot where it can't keep moving on its own by gravity. That's where the lift station comes in, it lifts the wastewater and pushes it through pipes to keep flowing to where it needs to go. Lift stations help stop wastewater from flowing back into homes, streets, or yards and prevent wastewater from spilling in the neighbourhood.

2. Why is 4713 Piccadilly South and 4701 Piccadilly South the only location being considered?

After reviewing four site options, we carefully chose the new lift station site in the unopened road allowance between 4713 Piccadilly South and 4701 Piccadilly South. This site is the most suitable and the only available land owned by the District, which meets all engineering regulations and standards. The location is within the Lower Caulfeild Heritage Conservation Area, and the project team will need to design the station to blend into the unique character and natural surroundings as much as possible.

3. Can the new lift station go below ground?

To minimize the visual impact of the new lift station, most components will be placed underground where possible, following current standards and guidelines. The station will include a below-ground wet well to house submersible pumps and a separate below-ground (dry) valve chamber, providing safe access for maintenance.

However, for safety, accessibility, and operational needs—as well as to meet current standards—the electrical and remote-control equipment will be housed in an above-ground kiosk to protect them from water damage. Additionally, due to frequent power outages in the area, a separate above-ground generator is necessary. We are incorporating thoughtful landscaping to help reduce its visibility while ensuring it remains fully functional.

4. What are the tradeoffs if the lift station is not approved?

The current station's condition poses a public safety risk to the community and can cause environmental impacts. Not replacing the pump station is not an option; the existing lift station will ultimately fail completely, and a sewage spill into the environment would be imminent.

5. Is the pathway being moved?

Yes, the pathway is proposed to be shifted to the west side of the lift station.

6. What aspects of the project are open to public feedback right now?

We value community feedback and welcome your ideas on how to make the design work for everyone. While we are responsible for ensuring community safety and building the lift station in a feasible location, we hope to collaborate with you to make it the best it can be.

There will be opportunities to share your thoughts on landscaping design and beautification of the site. We appreciate your input.

7. Will the lift station create any odour issues?

The new lift station will have an odour control unit to help keep the air fresh. This unit includes a fan, and a special filter placed over the underground tank that holds wastewater and pumps. The fan pulls fresh air into the tank, pushing out the old air through the filter. The filter cleans the air before it leaves the system.

The filter is replaced regularly, depending on the type being used. This helps keep the air clean and prevents bad smells from building up around the lift station.

8. Will it make noise?

The pumps run on electricity, so they don't need extra motors during normal operation. They are also placed underwater in the wastewater tank, which helps keep noise from escaping through the top hatch. The pumps turn on automatically using floats and switches. They only start working when enough wastewater has collected in the tank or when water has been sitting too long.

9. How is this project funded?

The Sewer Utility pays for this project. The District approved the budget in 2023 and 2024. The detailed design estimate for building the station is \$3.7 million, which includes a 15% contingency for unexpected costs. The project will build a new lift station, 390 meters of sanitary sewer pipes, and a sewage force main.

10. When is construction expected to start? What will be impacted during construction?

If approved by Council, construction is expected to begin in winter of 2025.

During construction there will be some impacts to parking, and temporary disruptions to pedestrian access on the pathway leading from Marine Drive to Piccadilly South. Any areas on the pathway between Marine Drive and Piccadilly South that require vegetation removal to facilitate construction will be replaced with similar plant species when the weather is suitable.

If approved, what to expect during construction:

- **Advance notice:** Before construction begins, we will notify you about parking impacts and any disruptions.
- **Temporary disruptions:** There will be some parking impacts and temporary pathway closures between Marine Drive and Piccadilly South.
- **Safety first:** Please follow all construction and detour signs to stay safe.
- **Vegetation restoration:** If any plants need to be removed, they will be replanted with similar species when the weather allows.
- **Project timeline:** Work is expected to start in winter 2025, depending on weather and contractor availability. The project will take approximately 12–15 months to complete.
- **On-site contact:** A designated contact person will be available by phone during construction in case you have any concerns.

11. How does this project align with District policies and objectives?

This project aligns with:



Piccadilly South Sanitary Lift Station Replacement



- Section 2.5 of the 2018 Official Community Plan (OCP), Municipal Operations and Infrastructure, outlines several key policies related to sewage and drainage systems:
 - 2.5.13 Pursue bylaw and policy changes and enhancements with the community to enable and support the protection of watershed health, sustainable redevelopment, and public safety.
- Council Strategic Goal 5.0 is to deliver municipal services efficiently and in a responsible manner.
- Replacement of the existing lift station complies with the Federal Wastewater Systems Effluent Regulations by mitigating the risk of sewage overflow.