



CORPORATE REPORT
The Corporation of the Town of Wasaga Beach
Meeting Date: 11/13/2025

DATE: 11/4/2025

SUBJECT: Beach Area 1 Roadway Reconstruction Phase 1
(Contract No. PW2025-15) - Project Status Summary

CONTACT: Kevin Lalonde, P.Eng., General Manager, Infrastructure Services

REPORT NUMBER: 2025/11/13-28

RECOMMENDATION:

1. **THAT** the report titled, Beach Area 1 Roadway Reconstruction Phase 1 (Contract No. PW2025-15) - Project Status Summary for the Council meeting of November 13, 2025, be received for information.

EXECUTIVE SUMMARY:

- The following report provides a project status summary of the completed, on-going and upcoming work for the Beach Area 1 Roadway Reconstruction Phase 1 capital works project.

BACKGROUND:

At its meeting on May 15th, 2025, Council awarded Contract No. PW2025-15 to Arnott Construction in response to a competitive procurement process.

Following the execution of related contract documents with Arnott, a Start Work Order was issued on June 23, 2025.

With construction ongoing for the last 4 months, the following is a project status summary report to year-end, including forecasting of works slated for 2026 and final landscaping and restoration in 2027.

DISCUSSION:

At the outset, it is noted that Weekly Construction Newsletters continue to be posted on the Towns' website, outlining works completed to date, and construction projections for the following week.

The contractor will be submitting an updated schedule in advance of next construction season, but the following is a summary of works completed to date and projections as they are currently understood today.

Works Completed to date (up to end of October 2025)

- Main Street storm sewer installation completed, including a new outlet to the Nottawasaga River adjacent to the Main Street Bridge.
- Spruce Street and Main Street watermain looping installation and commissioning – a new watermain was extended and looped between Spruce Street and Main Street to provide redundancy for the supply system from the Jenetta Water Treatment Plant.
- Watermain installation along Beach Drive from Spruce Street to 1st Street.
- Servicing works, including storm sewer and watermain, was completed on Spruce Street, Main Street, and Beach Drive up to 1st Street.
- Installation of the new sanitary sewage pump station on Beach Drive.
- Spruce Street roadway construction, including concrete curb installation.
- Sheet pile wall installation along Beach Drive, from Spruce Street to Playland Parking Lot, approximately 150 metres in length.

Work planned for the Fall/Winter 2025 (Weather Permitting)

- Surface works on a portion of Spruce Street to be completed, including base course asphalt for the entirety of Spruce Street.
- Servicing works on Beach Drive from 1st Street to 3rd Street, as well as on 1st Street and on 3rd Street (excluding upper end of storm sewer near Beach Drive).
- Roadway earth excavation and granular road base build up on disturbed areas on Beach Drive.
- Subdrain & Soil Cells. Soil cells are an underground structural system designed to support healthy tree growth in urban areas. They create a load-bearing framework beneath the pavement that holds high-quality planting soil, allowing roots to expand freely while supporting the sidewalk above. This setup helps manage stormwater, improve tree health, and extend pavement life.
- Boat launch at 2nd Street & storm outlet work. Should the boat launch work not be completed this fall / winter, efforts will be made to complete the works next spring. (The plan is to complete as much as possible in winter / off-season months to minimize disruption for next boating season.)
- Concrete block retaining wall adjacent to the existing Subway restaurant is almost complete and is planned to be completed by winter.
- Concrete coping along the top of the sheet pile wall/panels/stairs on retaining wall.
- Sheet pile wall installation along Beach Drive will continue as long as weather permits.

It should be noted that, although Arnott have indicated their desire to continue with construction efforts this coming winter season, this may prove challenging due to the weather along the waterfront.

Work planned for 2026

- Storm sewer installation along both 3rd Street and Mosley Street from 2nd Street to 3rd Street (early spring).
- Boat launch completion (planned to be during the spring if not completed in the winter).

- Surface restoration / works including paving stones, sidewalks, base course asphalt and all applicable hard surfaces on Main Street, 1st Street, Beach Drive, 3rd Street & 2nd Street.
- Street lighting and utility works.
- Landscaping and streetscape features (i.e. street furniture).
- Phased construction of new roundabout at Main Street / Mosley Street / Spruce Street (planned for fall of 2026, pending level of completion of works on all other roads).

With the above proposed work scheduled for 2026, the majority of Beach Drive will be under construction and therefore, it should be expected that Beach Drive will be entirely closed for the majority of the year. The primary beach access points will be periodically limited to accommodate construction activities.

Work planned for 2027

- Final completion of surface works, including plantings.
- Surface asphalt and pavement markings on Spruce Street and Mosley Street.
- Site cleanup and project completion

Streetscaping

Beach Drive Reconstruction

The imagery below showcases the finalized Beach Drive that will be brought to life through the contract.





Main Street – Phase 1 Construction (Interim)

Main Street is envisioned as a flexible, pedestrian-oriented streetscape that supports an active, year-round public life. The design emphasizes comfort, accessibility, and social connection through generous sidewalks, outdoor dining and gathering areas, street furniture, public art, and sustainable landscaping. A continuous paving treatment from building face to building face will create a plaza-like setting, unified by catenary lighting and street trees planted in soil cells to ensure long-term health and shade. The street has been designed to host a range of activities, from markets and performances to everyday gathering and relaxation, creating a lively public environment that encourages people to linger.

The interim construction of Main Street (built under this contract) will include improvements along the travelled portion of road (between curb to curb) only with new paving stones. The balance of the boulevard works (behind the mountable curbs) and related streetscaping will be completed at a future phase. For the interim condition, the restoration / surface works behind the mountable curbs will consist of reinstatement of the existing original paving stones. This approach will allow for Main Street's evolution, and minimizes future throw-away costs once the Civic Square lands and adjacent private lands (fronting Main Street) are redeveloped.

While pedestrian movement and public use are the priority, the street will also accommodate local vehicle access and deliveries through shared-use design. Mountable curbs and tactile paving create clear visual cues that delineate travel areas while maintaining an open, barrier-free surface. The overall intent is to create a comfortable, flexible streetscape that feels safe, adaptable, and distinctly Wasaga Beach, reflecting both its waterfront character and its role as a vibrant community destination.



First Street

Similarly, First Street is envisioned as a flexible, pedestrian-oriented environment that supports walking, gathering, and year-round public activity while maintaining connections to key destinations. The street will complement Main Street's character and contribute to a cohesive, active Main End experience. Through discussions with Stonebridge, boulevard details continue to evolve in response to the changing downtown context and new opportunities created by the future Dard property redevelopment.

Drawing inspiration from shared-use streets like Market Street in Toronto, Argyle & Grafton Street in Halifax, and Bear Street in Banff, First Street aims to balance movement and social life, creating a welcoming and adaptable public space.



Argyle and Grafton - Halifax



Market Street - Toronto



Bear Street – Banff



First Street (Note: Buildings are shown conceptually for rendering purposes only; Final boulevard design continues in consultation with Stonebridge)

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Attachments: Beach Drive – Surface Materials
Beach Drive – Furnishings