

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT

REPORT TO: Infrastructure and Recreation
 Committee

MEETING DATE: Tuesday, June 11, 2013

REPORT NO.: EPW.13.060

SUBJECT: Tyrolean Village Phase 3 –
 Watermain System and Drainage
 Improvements

PREPARED BY: Reg Russwurm, Director of
 Engineering and Public Works

A. Recommendations

THAT Council receive Report EPW.13.060 entitled “Tyrolean Village Phase 3 – Watermain System and Drainage Improvements”,

AND THAT Council direct Staff to negotiate a cost sharing arrangement in the Development Agreement to the effect that the Town will reimburse the Tyrolean Village Resorts Ltd for the cost of a new watermain on Birchview Trail from Brooker Boulevard to Arlberg Crescent to the satisfaction of the Director of Engineering and Public Works, Director of Finance and IT Services, and the Town’s solicitor.

B. Background

Tyrolean Village Resorts Ltd is the proponent on a development known as the Tyrolean Village Phase 3 (Attachment 1). During the technical review of the proposed works, it became evident that the existing water distribution system is unable to deliver the Town’s current level of fire protection for new development, and that twin 1050mm culverts would be required off-site to transfer the storm water from the site.

Since the proponent feels the Works are related to existing Town infrastructure deficiencies, the proponent proposes to front end the cost of the improvement works and asks the Town to reimburse the proponent prior to April 1, 2018. The total cost is approximately \$133,000.

Watermain System

The primary reason for the limited water availability is the sub-standard plastic watermain installed along Tyrolean Lane, Kandahar Lane and area streets. Several years ago the Town installed a pressure reducing valve (PRV) on Craigmore Crescent to limit the pressure in order to minimise watermain breaks. As a result, the amount of water available is restricted to the point where Staff can no longer recommend additional development without improvements to the water distribution system. The

Town has identified this water system deficiency but has not included improvements within the Town's five year capital plan due to resource limitations.

R.J. Burnside & Associates Limited, the proponent's engineer, has investigated options to increase the available water supply, and has determined that 60m of new 200mm watermain on Birchview Trail from Brooker Boulevard to Arlberg Crescent with a PRV will improve the water distribution system (see Attachment 2). The proponent has asked the Town reimburse the cost of the improvements since the existing system is sub-municipal standard. The cost of the water system improvements is in the range of \$115,000.

The Town is currently undertaking a hydraulic analysis of the Town's entire water distribution system. Although the analysis is not complete, it has proceeded to the point that the PRV will not be required once the watermain is replaced with municipal grade watermain material. Burnside has also undertaken a detailed hydraulic analysis of the pressure zone area as part of their technical submission. This analysis has demonstrated a positive impact on fire protection within the pressure zone with the proposed connection.

There are several options available to the Town to address the request by the proponent.

1. Do Nothing

The Town would take no action under this option, and the proponent would need to install the water system improvements at their sole cost if they wish the development to proceed ahead of the Town making system improvements.

2. Reimburse for Watermain Installation

A review of the existing water distribution system reveals that the overall system will benefit from a watermain on Birchview Trail from Brooker Boulevard to Arlberg Crescent for redundancy, improved water quality and increased water availability for fire protection. Since a PRV will not be required in the future, this option considers reimbursing for the installation of the watermain only at an estimated cost of approximately \$40,000. The cost of the PRV (approx. \$75,000) will be borne by the proponent.

3. Reimburse for PRV and Watermain

The installation of a second PRV and a watermain link will immediately improve the available fire flow within the area, and as such this option considers that the Town should reimburse for the cost of both the PRV and the watermain at a cost of around \$115,000.

Typically, the Staff recommendation would be that the Town require the proponent to either wait until the Town proceeds with the improvements as resources exists (likely more than five years) or to proceed at their sole cost with no reimbursement. In this case though, Staff can support reimbursing for the cost of the watermain since there is certainty that Staff would recommend installation of the watermain to improve the local water distribution system at some convenient point in the future. Although there is a

known fire flow deficiency when measured against the Town's current standards that in itself is not a reason to incur costs that the Town would not typically incur during the normal course of events. There are numerous instances throughout the Town where the water, sewer and road systems do not meet current Engineering Standards.

Twin 1050mm Culverts

As part of the storm water analysis, it was determined that twin 1050mm culverts are required at the intersection of Arlberg Crescent and Birchview Trail at a cost of approximately \$20,000.

Similar to the watermain distribution question, the Town has the option to either: i) not reimburse, ii) pay a portion of the cost, or iii) reimburse for the works in their entirety. Staff recommend that no reimbursement be offered. Although there may be an existing deficiency, the proposed development exasperates the current situation and it is typical for a municipality to require the proponent to upgrade the Works to current standards regardless of marginal contribution. Again the proponent has the option to wait until the Town makes the improvements in the normal course of road and drainage reconstruction. Even if the drainage system was up to the current standard for existing conditions, it is not said the drainage system would be adequate for additional development and not in need of improvement. Staff would not recommend the Town set a precedent of reimbursing for Works less marginal requirements required for a development. The watermain situation considered above is slightly different because the Town is considering the installation of a new watermain and not the enlargement of an existing watermain.

Recommendation

In summary, Staff recommend that Council direct a cost sharing arrangement be included in the Development Agreement to the effect that the Town will reimburse the Tyrolean Village Resorts Ltd for the cost of a new watermain on Birchview Trail from Brooker Boulevard to Arlberg Crescent to the satisfaction of the Director of Engineering and Public Works, Director of Finance and IT Services, and the Town's solicitor.

C. The Blue Mountains' Strategic Plan

This report furthers the Town's Strategic Goal #2 "Addressing the Town's municipal infrastructure needs" and Strategic Goal #6 "Providing a strong well managed municipal government".

D. Environmental Impacts

None.

E. Financial Impact

An upside watermain cost of \$40,000 is to be reimbursed and will be funded from the Water Reserve Fund at the appropriate time after the Works have been completed and assumed by the municipality.

F. In Consultation With

Rob Cummings, Director of Finance and IT

G. Attached

1. Tyrolean Village Phase 3 Development Area
2. Proposed Improvement Works

Respectfully submitted,

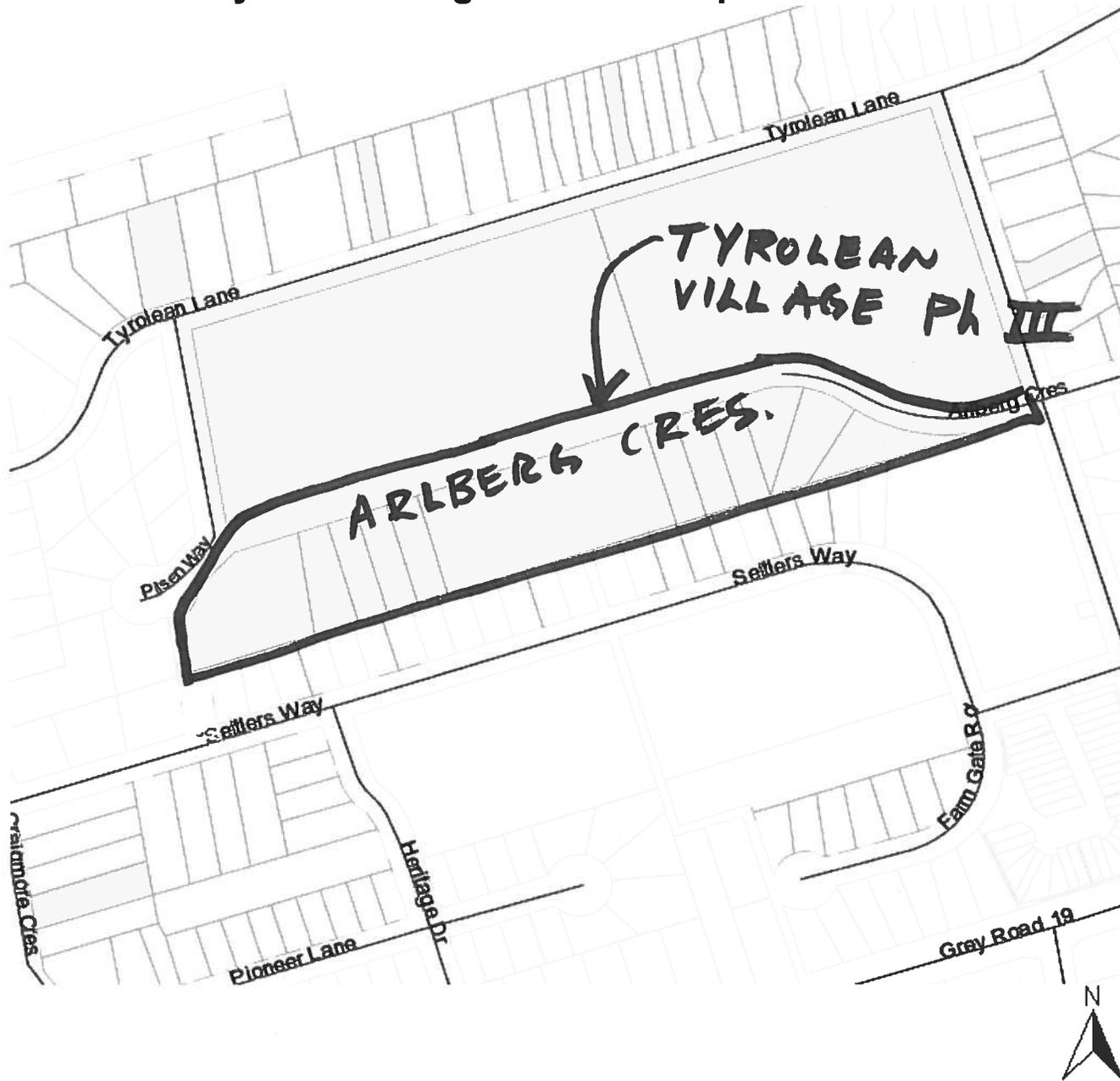
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Tyrolean Village Ph 3 Development Area



The Blue Mountains

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Proposed Improvement Works



The Blue Mountains

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