

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT

REPORT TO: Infrastructure and Recreation
 Committee
MEETING DATE: July 10th 2012
REPORT NO.: EPW.12.053
SUBJECT: Capital and Development Status Report
PREPARED BY: Tom Gray, Engineering Design Technologist

A. Recommendations

THAT Council receive Staff Report EPW.12.053 entitled "Capital and Development Status Report" for their information.

B. Background

Attached is the monthly report to keep Council apprised of the status of the current construction and the development projects.

C. The Blue Mountains' Strategic Plan

The generation of 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

The ongoing projects facilitate the ultimate sustainability of the community.

E. Financial Impact

None

F. In Consultation With

Various Project Managers

G. Attached

1. Capital Projects – Status Report, as of July 4th 2012
2. Development Projects – Status Report as of July 4th 2012

Respectfully submitted,

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INFRASTRUCTURE & RECREATION COMMITTEE UPDATE CAPITAL PROJECTS

July 4th 2012

1. Slabtown Bridge Replacement

Tenders closed on April 5th 2012 and with the Tender being awarded to Maloney and Pepping Construction Ltd. The temporary access road has been constructed but will not be opened to traffic until the bridge is actually closed. Along with constructing the access road, the contractor has been working on repairs to the bridge abutments. At this time, it is anticipated to close the bridge late July or early August. The works are to be completed by October 31st 2012.

2. Wensley Drive Sanitary Sewer Servicing

The Engineering Consultant (C.C.Tatham) has been instructed to proceed with the design and Tender documents for a gravity sanitary sewer on Wensley Drive and Peaks Road. With Council's approval of the request of Grey Condo #28, their section of sanitary sewer has been excluded from the Wensley Drive Sanitary Sewer Servicing plan. Grey Condo #28 has initiated the design for a sanitary sewer from the Condo lands to Highway #26. It is understood that Georgian Peaks West Lodge (north side of Peaks Road) will be included with Grey Condo #28's.

Due to complications in applying for a permit to take water (PTTW) and the length of time required for rock removal, the completion date for this project may extend into 2013. At a minimum, Staff's intention is to have the section of sewer on Peaks Road completed in 2012. The Consultant has applied for M.O.E. approvals for the sewer works. The Consultant has been instructed to proceed with a street lighting design and to apply for a permit to take water.

The Town has recently received the draft tender documents. Works are expected to start this fall.

3. Beaver River Bridge

The Contractor has finished installing the banner poles but did not connect the street light which is attached to the banner pole. There is still an outstanding issue with the drivability of the bridge deck for which the Town is awaiting a solution from the contractor.

4. Peaks Road Reconstruction

The Cost Sharing and Security Agreement with the Developer has been executed. The Developer held a preconstruction meeting on June 27th and is anticipating a construction start date by the end of July. These works will be coordinated with the Town's work on Wensley Drive.

INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

July 4th 2012

DEVELOPMENT IN TECHNICAL REVIEW

1. Hillside Subdivision

The Developer intends on entering into a pre-servicing agreement for Phase 1 which includes servicing 7 existing homes and development of 9 residential lots. Staff reviewed the drawings and have provided comments from the Technical Review meeting. Town staff have met with the developers Consultant to review comments. Awaiting next submission.

2. Bannerman Development

A third submission design package for the 10 lot subdivision has been reviewed by the Town and the drawings have been "Accepted for Construction' Pre-servicing Only".

3. Cunningham Development

The Town has entered into a Consent Agreement with the Developer for severing a residual block of land into 5 residential lots including servicing. Three of the lots front on Pilsen Way which is fully serviced. Two of the lots front on the partially developed section of Arlberg Crescent. The Town has reviewed the drawings and provided comments to the Developer.

4. Tyrolean Village Resorts Phase 3

The Town received a first submission for Tyrolean Village Resorts Phase 3. This development dates to the mid-90s. The work will complete the servicing on Arlberg Crescent and complete the road. The submission package was reviewed in January 9th 2012 and comments have been provided to the Developer's Consultant. Awaiting next submission.

5. Georgian Woodlands Phase 4 Stage 2

The Town received the first submission of detailed design drawings for Technical Review. The project is servicing a subdivision of 59 lots west of Blue Ski George, east of Arrowhead Road and north of Sleepy Hollow Road. The Town is awaiting the next submission.

6. Windfall Subdivision (Georgian Gate)

The Town received second submission from the Developers Consultant related to the first phase of the Master Development Agreement. Drawings are being reviewed and will be discussed at the next Technical Review meeting on July 9th.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

July 4th 2012

UNDER CONSTRUCTION

7. Craigleith Ski Club Condos

A Development Agreement has been executed and construction is underway. Completion is expected early summer of 2012.

8. Georgian Woodlands Phase 4 Stage 1

The Town received the final submission of detailed design drawings for Technical Review. The project is servicing 1 lot on Sleepy Hollow Road and 4 lots on Arrowhead Road along the periphery of Georgian Woodlands Phase 4. The work on Stage 1 has now been substantially completed.

PRE-SERVICED DEVELOPMENT

9. Georgian Glen

Work under the Pre-Servicing Agreement has been completed. The Developer had reactivated this project in August 2011 and was working towards an executed Subdivision Agreement. The AFC drawings were re-issued but have now stale dated as they are over 6 months old.

10. Neighbourhoods of Delphi Point Phase 1a

The works were constructed late in 2009 under a Pre-Servicing Agreement. The Developer has been pursuing subdivision registration and an agreement with MTO regarding the intersection works at Hwy 26 and Peaks Road. The Developer has entered into a cost sharing agreement with the Town to install sanitary sewers on Peaks Road in conjunction with intersection improvements required by the MTO. The intersection improvements are expected to begin in by the end of July 2012.

INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

July 4th 2012

SUBDIVISIONS ELIGIBLE FOR BUILDING PERMITS

11. Keeper's Cove Ph #1

Building permits have been taken out in 2011 for the construction of new homes in this development.

12. Peaks Bay Phase 1

Building permits have been taken out in 2011 for the construction of new homes in this development.

13. Lora Bay Residential Phase 3

There were no new building permits taken out in 2011 for construction within this development.

14. Georgian Ridge Estates

There were no new building permits taken out in 2011 for construction within this development.

15. Peaks Meadows

There were no new building permits taken out in 2011 for construction within this development.

16. Lendvay Subdivision

There were no new building permits taken out because they did not have Basic Services in 2011 for construction within this development. There has not been a security reduction granted for this development. Staff attended a site meeting to review any deficiencies in order to finalize works and release securities.

STANDARD CONDO DEVELOPMENTS ELIGIBLE FOR BUILDING PERMITS

17. Far Hills Club

All building units and amenity buildings have been constructed. There are numerous deficiencies remaining in the road allowances and unfinished work.

INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

July 4th 2012

18. Edgewater Estates (Site 23)

Town Staff have issued a Certificate of Completion with deficiencies that must be corrected prior to releasing securities. Site work performed along the highway does not match the AFC drawings. Staff has pointed out that the works must conform to the AFC drawings.

19. 11 Bay Street

The second of four multi unit buildings is nearing completion. The forth building is still to be constructed. The site is complete to "Basic Services".

SITE PLAN CONTROL

20. Lora Bay Block 22

The Consultant has submitted final submission of detailed design drawings for the Town's review and the Town has issued AFC approval for this development for the first phase.

21. Grey Condo Corp #28

Grey Condominium Corporation #28 has submitted a design package to the Town for the installation of interior sanitary sewer. The Town will be providing comments on the connection to the trunk main along Highway 26.