

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: Infrastructure and Recreation
 Committee
MEETING DATE: October 16th 2012
REPORT NO.: EPW.12.071
SUBJECT: Capital and Development Status Report
PREPARED BY: Tom Gray, Engineering Design Technologist

A. Recommendations

THAT Council receive Staff Report EPW.12.071 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 October 11th 2012
- 2. Development Projects – Status Report as of October 11th 2012

Respectfully submitted,

John Caswell for Tom Gray

Tom Gray
Engineering Design Technologist

Engineering & Public Works
Office: 519-599-3131 Ext.277
tgray@thebluemountains.ca

John Caswell for Reg Russwurm

Reg Russwurm
Director, Engineering and Public
Works

INFRASTRUCTURE & RECREATION COMMITTEE UPDATE CAPITAL PROJECTS

October 11th, 2012

1. Slabtown Bridge Replacement

The Slabtown Bridge was closed to all traffic on September 4th. The mail boxes and garbage bins were previously relocated to the end of the temporary access road off of Grey Road 13. The old bridge super structure was lifted off its abutments on September 7th and the new structure was delivered and set in place on Monday September 10th. After building forms and tying rebar, the new bridge deck was poured on Friday October 5th. It is anticipated that bridge can be re-opened 7 days after the concrete is placed but would require a 5 ton load restriction for the first 28 days or until the concrete has reached its design strength. It is intended to close off the temporary access road as soon as the bridge is re-opened. All the works are to be completed by October 31st 2012.

2. Wensley Drive Sanitary Sewer Servicing

The tender drawings and documents are about 99% complete. A PIC is being held on October 20th in order to present the latest drawings and cost estimate to the residents. The proposed tendering timeline is as follows:

October 20th - PIC #2 presentation

October 31st - Advertise/tender contract

November 20th - Mandatory site visit

November 29th - Close Tender

December 11th - Present tender results to I&R

December 17th - Council could award tender

April 2013 - Contract could start

The ECA (formerly C of A) was applied for in March 2012 but has not been approved yet.

The Permit To Take Water (PTTW) was applied for in July 2012 and received October 5, 2012.

3. Beaver River Bridge

The contractor was given a date of August 31, 2012 to have deficiencies rectified on the bridge or the Town would have it done and pay for the remediation through contract holdbacks. The Town received a letter from the contractor indicating they were not in a position to complete the remedial work and requested the Town proceed with having the work completed by a third party contractor. The asphalt repairs were completed by Harold Sutherland Construction on September 17th. An expansion joint in a 4" PVC duct that was broken prior to placement of concrete is being repaired by Grant Cook Electrical. This repair will also be paid for through the holdbacks.

4. Peaks Road Reconstruction

There has been no further action taken by the developer to complete the intersection works at Hwy 26 and Peak's Road and for the reconstruction of Peak's Road. Staff have instructed the Engineering Consultant for Wensley Drive to include these works in the Wensley Drive Sanitary Sewer and Road reconstruction project. The Town has informed the developer that the Town will install the sewer in the spring of 2013.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS****October 11th 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 issued the drawings as "Accepted for Construction' Pre-servicing Only".

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. Staff have met with the Developers consultant and are 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 were reviewed at the Technical Review meeting on July 9th. Staff had met with the Consultant to discuss these comments while in Draft form. Final comments have been provided to the Developer and their Consultant. The Town is awaiting the next submission.

INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

October 11th 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.

PRE-SERVICED DEVELOPMENT

8. 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.

9. 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 were expected to begin by the end of July 2012. A new start date has not been scheduled.

SUBDIVISIONS ELIGIBLE FOR BUILDING PERMITS

10. Keeper's Cove Ph 1

Some new houses have been constructed

11. Peaks Bay Phase 1

Building permits have been taken out in 2012 for construction within this development.

12. Lora Bay Residential Phase 3

Building permits have been taken out in 2012 for construction within this development.

13. Georgian Ridge Estates

Building permits have been taken out in 2012 for construction within this development.

INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

October 11th 2012

14. Peaks Meadows

Building permits have been taken out in 2012 for construction within this development.

15. 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. This work has not proceeded since last reporting.

STANDARD CONDO DEVELOPMENTS ELIGIBLE FOR BUILDING PERMITS

16. Far Hills Club

All building units and amenity buildings have been constructed. There are numerous deficiencies remaining in the road allowances and unfinished work. Miller Paving have been on site to correct some of the deficiencies.

17. 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 or obtain MTO approval for installed works.

18. 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".

19. Mill Pond

The Developer has begun construction on Phase 2 of the Mill Pond Condominiums. Foundations are in place for the next building.

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 issued AFC approval for this development for the first phase in December 2011. The Developer has not entered into a Development Agreement and the AFC drawings have expired.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

October 11th 2012

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 has issued a building permit for these works as they fall under the Plumbing Code.