

**STAFF REPORT:           ENGINEERING AND PUBLIC WORKS DEPARTMENT**



**REPORT TO:**           Infrastructure and Recreation Committee  
**MEETING DATE:**    Aug 11, 2009  
**REPORT NO.:**        EPW.09.070  
**SUBJECT:**           Construction/Development Status Report  
**PREPARED BY:**     Tom Gray, Engineering Design Technologist

**A. Recommendations**

THAT Council receives Report EPW.09.070 entitled "Construction / Development Status Report" for their information.

**B. Background**

Attached is the monthly report completed to keep Council apprised of the status of the current construction projects and the current 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. Budget Impact**

None.

**F. Attached**

1. Construction Projects – Status Report, as of August 4, 2009
2. Development Projects – Status Report, as of August 4, 2009

Respectfully submitted,

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Tom Gray  
Engineering Design Technologist

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Reg Russwurm  
Director of Engineering & Public Works

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**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
CONSTRUCTION PROJECTS**

**As of August 4, 2009**

1. Highway 26, North Main - Due to issues with working in a cold water stream and the time of year, there is still 18m of watermain installation required to complete the connecting link. Ainley & Associates is preparing a tender for the installation of the remaining watermain this summer. The creek must not be running any water in order for this work to be completed. This work has been tendered with a closing date of August 4, 2009.
2. Lora Bay – Phase 1B - Contractor has completed top lift of asphalt. The deficiencies at 90° bend on Sunset Blvd and Lora Bay Road have been completed.
3. Thornbury Water Treatment Plant Filter Replacement - This project reached Substantial Completion on April 3, 2009. Clean up and finalization will be completed by the end of July 2009. Site trailers have been removed a few minor deficiencies remain. Opening House is being held August 22, 2009.
4. Craigleith Road Sanitary Sewer - Required warranty period ended September 7, 2008. Final inspection has been completed and deficiencies will be corrected in the next few months.
5. Thornbury Wastewater Treatment Plant - Key components of this expansion are upgraded headworks, the addition of 50% more aeration and clarifier capacity (one new aeration tank and one new clarifier), upgrades to the UV disinfection system, and the addition of a new emergency standby generation system. Preliminary design has been completed as well as 30% Final Design. The 60% Final design is currently being reviewed by Town Staff.
6. Mountain Drive Phase 2 Re-Construction - Contractor has substantially completed the Works. Contractor is working on deficiencies prior to placing top lift asphalt.
7. Camperdown Road - Major deficiencies include road surface, asphalt, and retaining wall. Some minor deficiencies also identified with curb and re-instatement. Discussions ongoing with Contractor and The Ainley Group regarding the correction of deficiencies.
8. Camperdown Sanitary Sewer - Drexler Construction has filed a statement of claim in Ontario Superior Court. Town Staff are in discussions with solicitors Aird and Berlis, and Skelton Brumwell.
9. Plan 915 - Reconstruction of Carmichael Crescent, Plater Street, Campbell Crescent, and Kinsey Place. B & J Contracting started work the week of July 20, 2009. Town Staff are working closely with the contractor and residents to minimize the impact of tree removal and impacts to private property.
10. Lake Drive Water and Wastewater Servicing Extension Tenders closed on July 7<sup>th</sup> with SMRS Construction having the lowest bid. Start of construction on August 1<sup>st</sup> with a completion date of November 30<sup>th</sup>, 2009.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
CONSTRUCTION PROJECTS**

**As of August 4, 2009**

11. Georgian View Estates – This project was re-issued for Tender in July 2009 with the tender closing on August 6, 2009.
12. Clark Street EA – The Town issued an RFP for the re-alignment of Clark Street at Grey Road 2. The closing date for the RFP is August 13, 2009. The EA process will identify if the traffic count warrants the re-alignment of Clark Street.
13. Slabtown EA – CC. Tatham & Associates were awarded the RFP. Notice of commencement is out and the study process is underway.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS**

**As of August 4, 2009**

1. Far Hills/Beaver Street –Deficiencies remain to be addressed.
2. Willow Creek/Monterra Ridge –Developer is constructing internal road network and storm water management pond.
3. Peaks Meadows – Certificate of Completion for Basic Services has been issued with a list of deficiencies to be corrected. Building permits have been issued.
4. Georgian Glen – Work under the Pre-Servicing Agreement has been completed. AFC drawings have been issued and the Town is waiting for the Developer to enter into a Development Agreement.
5. Edgewater Estates/Highway 26 – Construction of Phase II almost complete.
6. Orchard at Craigleith – Work is continuing on a number of units under construction. There are a substantial number of permits taken out for this project. The developer has been granted substantial completion of the below ground works. Many deficiencies yet to be addressed. Developer is requesting L. C. reduction.
7. Thornbury Horse Park – Awaiting next submission to advance project.
8. Peaks Bay – Town has entered into Development Agreement for Phase 1 only which consists of the 25 easterly Lots. A Certificate of Completion for Basic Services has been issued which allows issuance of building permits but does not start Maintenance Period.
9. Keeper’s Cove Phase 1- A Certificate of Preliminary Acceptance has been issued for Phase 1 which has started the maintenance period and allows for occupancy.
10. Keeper’s Cove Phase II - Technical Review underway and there are some drainage issues that the Consultant and Developer are working out. Engineering is currently reviewing latest drawing submission.
11. Lora Bay - Phase 3 – The Town has worked with the Developer over the winter to release a portion of the L.C.. A site inspection is required to release additional. Lora Bay (Lower Block) – Developer has submitted revised grading plans for approval and the Town are reviewing these drawings. Hydro One has been authorized to install their plant in a 3m easement within the 10m buffer zone along sunset Blvd.
12. 11 Bay Street – Phase 1 building construction is nearing completion and the Developer has started on Landscaping.
13. Woodlands by Sierra – Water and sewer services construction almost complete.
14. Mill Pond – Developer has started with Landscaping.

15. Thorncroft – Construction complete. Formal request for Certificate of Completion and inspection required to begin maintenance period with developer. Preliminary inspection complete, drainage issues noted and concerns conveyed to developer. Pavement repairs complete. There are outstanding landscaping deficiencies. Developer is requesting reduction in L.C..
16. Neighbourhoods of Delphi Point – Developer has entered into a Pre-Servicing Agreement with the Town and construction of underground services is underway.
17. Lendvay Subdivision – Drawings have been issued “AFC for Pre-Servicing Only”. The Town and the Developer have entered into a Pre-Servicing Agreement and construction is underway. The developer has installed water and sewer and is presently constructing storm works prior to constructing road. It is expected to enter into a Subdivision Agreement shortly.