

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT

REPORT TO: Infrastructure & Recreation Committee
MEETING DATE: May 10th 2011
REPORT NO.: EPW.11.040
SUBJECT: Construction/Development Status Report
PREPARED BY: Mike Campbell, Construction Coordinator

A. Recommendations

THAT Council receive Staff Report EPW.11.040 entitled “Construction & 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. Attached

1. Construction Projects – Status Report, as of May 2nd 2011
2. Development Projects – Status Report, as of May 2nd 2011

Respectfully submitted,

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**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
CONSTRUCTION PROJECTS****May 2nd 2011****1. Plan 915 Reconstruction - Carmichael Crescent, Plater Street, Campbell Crescent and Kinsey Place Contract TBM 2009-30**

The works on Campbell, Kinsey and Plater were substantially performed in 2009 with restoration and surface asphalt placed in 2010. Carmichael was substantially performed in 2010 including restoration and surface asphalt. The new street lights are operational on Campbell. The new street lights are installed on Kinsey and Plater, the electrical inspection will be completed in the next two weeks then the lights will be energized. The new street lights on Carmichael are installed, Hydro One must complete the replacement their transformers on Carmichael before they can be energized. Town is waiting for As Recorded drawings from the Consultant. A site meeting is scheduled for the first week of May to inspect the completed work and review the project's deficiencies.

2. Slabtown Environmental Assessment

The EA is complete. The Final Preliminary Design report is expected this Spring. The preparation of a Request for Proposal will be completed this summer for final design in late 2011 and tendering in early 2012.

3. Beaver River Bridge

The Contract Administrator issued the Certificate of Substantial Performance dated December 1, 2010. A number of issues still need to be addressed with respect to deficiencies and execution of the work. There are also items that remain incomplete. The temporary under deck scaffolding is underway.

4. Peaks Road Reconstruction

Phase 1 of the Delphi Point Subdivision is scheduled to proceed this summer. The Developer has an agreement with MTO regarding the traffic control lights for the intersection of Hwy 26 and Peaks Road signed. The Developer's Consultant is considering options for waste water collection on Wensley Drive and the Peaks Condominium site west of Peaks Road in order that the future servicing on Wensley Drive is completed at best value. Once a decision is reached on the waste water collection the works should proceed. The Town will cost share on the road and pay all the sanitary sewer costs (future capital cost recovery). An agreement must be executed with the Developer for the Works.

5. Shore Acres Lift Station

The work is Substantially Performed and the station is functional. Site restoration is almost complete. The fencing crew needs to tie the existing fence into the new fence and re-install the existing beach access gates. The hydro seeding and asphalt driveways will follow the fence work.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS****May 2nd 2011****1. Far Hills Club**

The Receiver reports efforts are underway to complete the works. The Town has met with the Consultant and a deficiency inspection is scheduled for April 27, 2011.

2. Willow Creek/Monterra Ridge

All of the buildings have been erected. The site work that remains incomplete is expected to be completed this summer.

3. Peaks Meadows

There has been no activity since Certificate of Completion for Basic Services was issued in November 2008.

4. Georgian Glen

Work under the Pre-Servicing Agreement has been completed. The Town is waiting for the Developer to enter into a Development Agreement. The AFC drawings are now stale dated.

5. Edgewater Estates

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. The Developer will have to correct the work to match the AFC drawings or have the AFC drawings updated along with their MTO work permit.

6. Orchard at Craigleith

The Town has issued a Substantial Completion of in-ground works. The Developer has not been in contact with the Town for more than a year. The site is active with a number of units under construction. Site visits indicate that there are a number of deficiencies caused by construction activity that will have to be addressed before a final certificate could be issued.

7. Peaks Bay Phase 1

A Certificate of Preliminary Acceptance for the Basic Services has been issued and a security reduction for Phase 1 has been processed. The Developer reports a number of home starts are anticipated this summer to add to the two homes currently under construction.

8. Lora Bay Residential Phase 2

A deficiency list has been prepared it is in the Developer's hands to undertake this work before a final certificate will be issued by the Town.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

May 2nd 2011

9. Lora Bay Residential Phase 3

The project has had appropriate certificates issued and security reductions have been processed.

10. Georgian Ridge Estates

Following issuance of the Town Certificate of Preliminary Acceptance for the Basic Services, there has been little activity on this development.

11. 11 Bay Street

The second of four multi unit buildings is nearing completion. The site is complete to "Basic Services" with the placement of base course asphalt in 2010.

12. Neighbourhoods of Delphi Point Phase 1a

The works were constructed late in 2009 under a Pre-Servicing Agreement. The Developer has been pursuing a Subdivision Agreement with the Town and an agreement with MTO regarding the intersection works at Hwy 26 and Peaks Road. It is anticipated that the works will resume this spring including the Peaks Road Reconstruction Project.

13. Neighbourhoods of Delphi Point Phase 2

The Developer has submitted a design package for Technical Review. The Town has provided Technical Review comments and is waiting for the next submission from the Developer.

14. Lendvay Subdivision

The Developer has signed the Subdivision Agreement and the works are complete to base asphalt.

15. Trails Head or Indian Creek

The Developer Eden Oak has provided a Technical submission for a Subdivision Agreement. Comments distributed to proponent and we are awaiting their next submission. The project has been referred to as both Trails Head and Indian Creek.

16. Georgian Bay Estates (Blk 42)

The Town issued AFC drawings in July 2008 but the Developer did not enter into a development agreement and the validity period (6 months) of the AFC drawings has expired.

INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

May 2nd 2011

17. Alpine Flatlands Phase 1

The works were completed and deficiencies corrected by Alpine Ski Club in the fall of 2010. The MOU with Alpine Ski Club has been executed. The Town has assumed the construction contract by agreement which is now in the maintenance period.

18. 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. Technical Review meeting was held December 20th. Comments were distributed to the Developer and we await the next submission.

19. Craiglieth Ski Club Condos

The final submission has been received and signature of the AFC drawings has been granted.

20. Bannerman Development

A first submission design package for the 10 lot subdivision has been reviewed by the Town through Tech Review and comments have been provided to the Developer. Staff and the Developer's Consultant are in discussions regarding storm water management issues.

21. Craiglieth Summer Club

The Town received servicing drawings for the proposed Summer Club at Craiglieth Ski Club which includes a pool. The Town has concerns with the originally proposed servicing plan and is currently reviewing a revised submission.

22. Cunningham Developments

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.

23. Tyrolean Village Resorts Phase 3

The Town has 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 Developer must update the drawings to current municipal standards for Town review.

24. Thornbury Medical Centre

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

May 2nd 2011

The Town has entered into a Servicing Agreement with the proponent. The AFC drawings are signed and distributed. The site work is underway and the steel structure has been erected.

25. Lora Bay Block 22

The Town reviewed the first submission of detailed design drawings in Tech review. Comments were distributed to the Developer and we await the next submission.

26. Georgian Woodlands Phase 3 Stage 1

The Town received the first 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 3. The submission is currently under review with comments pending.

27. Georgian Woodlands Phase 3 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 south of Sleepy Hollow Road. The submission is currently under review.