

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

**REPORT TO:** Infrastructure & Recreation Committee  
**MEETING DATE:** August 9<sup>th</sup> 2011  
**REPORT NO.:** EPW.11.074  
**SUBJECT:** Construction/Development Status Report  
**PREPARED BY:** Mike Campbell, Construction Coordinator

**A. Recommendations**

THAT Council receive Staff Report EPW.11.074 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 August 2, 2011
2. Development Projects – Status Report, as of August 2, 2011
3. Development Summary Map

Respectfully submitted,

**Mike Campbell**

Mike Campbell  
Construction Coordinator

**Reg Russwurm**

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## INFRASTRUCTURE & RECREATION COMMITTEE UPDATE CONSTRUCTION PROJECTS

August 2<sup>nd</sup> 2011

1. **Plan 915 Reconstruction - Carmichael Crescent, Plater Street, Campbell Crescent and Kinsey Place Contract TBM 2009-30**

The works are substantially completed. 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.

2. **Slabtown Bridge Replacement**

The Request for Proposal for engineering services has closed and the submissions are being reviewed by staff. A report on the RFPs will be drafted and presented to this committee.

3. **Wensley Drive Reconstruction**

The Request for Proposal for engineering services has closed and the submissions are being reviewed by staff. A report on the RFPs will be drafted and presented to this committee.

4. **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. The pedestrian railing has been installed as well as the flags and flower boxes. A meeting with the Contractor to discuss outstanding issues is being scheduled.

5. **Peaks Road Reconstruction**

The Developer has an agreement executed with the MTO regarding the traffic control lights for the intersection of Hwy 26 and Peaks Road. The Town will cost share on Peaks Road and pay all the sanitary sewer costs (future capital cost recovery). An agreement must still be executed with the Developer for the Works. The tender for the works closed on June 1<sup>st</sup> 2011 but the works have not commenced.

6. **Shore Acres Lift Station**

The work is Substantially Performed and the station is functional. Site restoration is complete. The Shore Acres Homeowners are happy with the site restoration. The works are in the warranty stage.

7. **Woodland Park Road Resurfacing**

Tenders for resurfacing Woodland Park Road have closed and a tender acceptance report is being drafted.

8. **Reconstruction of Mill Street**

The base asphalt was placed July 29<sup>th</sup> and the surface asphalt is being placed August 2<sup>nd</sup>. The Town replaced the existing hydrant at the corner of Mill Street and Highway 26 due to its age and the fact that the area was being reconstructed.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
CONSTRUCTION PROJECTS**

**August 2<sup>nd</sup> 2011**

**9. King Street Water Main Extension**

The work has been substantially performed in conformance with the terms of the contract.

**10. Peel Street and Highway 26 Intersection Improvements**

MTO has engaged Harold Sutherland to complete this work in conjunction with the highway improvements between Meaford and Woodford. The water main on Peel Street was found to be deeper than indicated on the record drawings. The water main work was limited to relocating an existing hydrant to fit the realignment Peel Street.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS**

**August 2<sup>nd</sup> 2011**

**1. Far Hills Club (Site 5)**

The Receiver reports efforts are underway to complete the works. The Town has met with the Consultant and completed a deficiency inspection. A fire service line was extended to the west low rise building in the past week which indicates some activity on site.

**2. Willow Creek/Monterra Ridge (Site 25)**

All of the buildings have been erected. The swimming pool has been constructed and the surface asphalt is expected shortly. The site work is progressing well.

**3. Peaks Meadows (Site 14)**

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

**4. Georgian Glen (Site 11)**

Work under the Pre-Servicing Agreement has been completed. The Town is waiting for the Developer to sign the Development Agreement. The validity period (6 months) of the AFC drawings has expired. The Developer has recently reactivated this project and is working towards an executed Subdivision Agreement.

**5. 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. 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. Recently the Developer has indicated they cannot get a revised MTO work permit because the landscape elements are too close to the highway. The Developer also wishes to complete other works which do not conform to the AFC drawings. Staff has pointed out that the works must conform to the AFC drawings.

**6. Orchard at Craigleith (Site 22)**

The Town has issued a Substantial Completion of in-ground works. A site inspection was conducted recently with the Developer and their Consultant. One issue that may come forward from this development is the curbs. Before surface asphalt is placed a significant length of curb must be replaced in the opinion of the Town before a Final Certificate could be issued to protect the interests of the Condominium Corporation. The curb damage is likely caused by both the Developer's forces and the snow plowing forces of the Condominium Corporation.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS**

**August 2<sup>nd</sup> 2011**

**7. Peaks Bay Phase 1 (Site 16)**

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 (Site 3)**

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.

**9. Lora Bay Residential Phase 3 (Site 2)**

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

**10. Georgian Ridge Estates (Site 13)**

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 (Site 8)**

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 (Site 15)**

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 (Site 15)**

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 (not shown on Development Mapping)**

The Developer has signed the Subdivision Agreement and the works are complete to base asphalt. The Consultant has asked for certification.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS**

**August 2<sup>nd</sup> 2011**

**15. Trails Head or Indian Creek (Site 24)**

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 development signage has been removed from the site and there appears to be no activity on site. The project has been referred to as both Trails Head and Indian Creek.

**16. Georgian Bay Estates Block 42 (Site 12)**

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.

**17. Alpine Flatlands Phase 1 (Site 17)**

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 (not shown on Development Mapping)**

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 20<sup>th</sup>. Comments were distributed to the Developer and we await the next submission. The Developer's Consultant has asked for a meeting with EPW to discuss development concepts.

**19. Craiglieth Ski Club Condos (Site 20)**

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

**20. Bannerman Development (not shown on Development Mapping)**

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 (Site 21)**

The Town received servicing drawings for the proposed Summer Club at Craiglieth Ski Club which includes a pool. The AFC drawings have been issued and the work has begun. There are some issues with the Agreement which are being sorted out with the Developer.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS**

**August 2<sup>nd</sup> 2011**

**22. Cunningham Development (not shown on Development Mapping)**

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 (not shown on Development Mapping)**

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 (Site 10)**

The site work is nearing completion.

**25. Lora Bay Block 22 (Site 2)**

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 (not shown on Development Mapping)**

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 (not shown on Development Mapping)**

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.

# Development Summary

The Blue Mountains ~ Engineering and Public Works  
July 2011

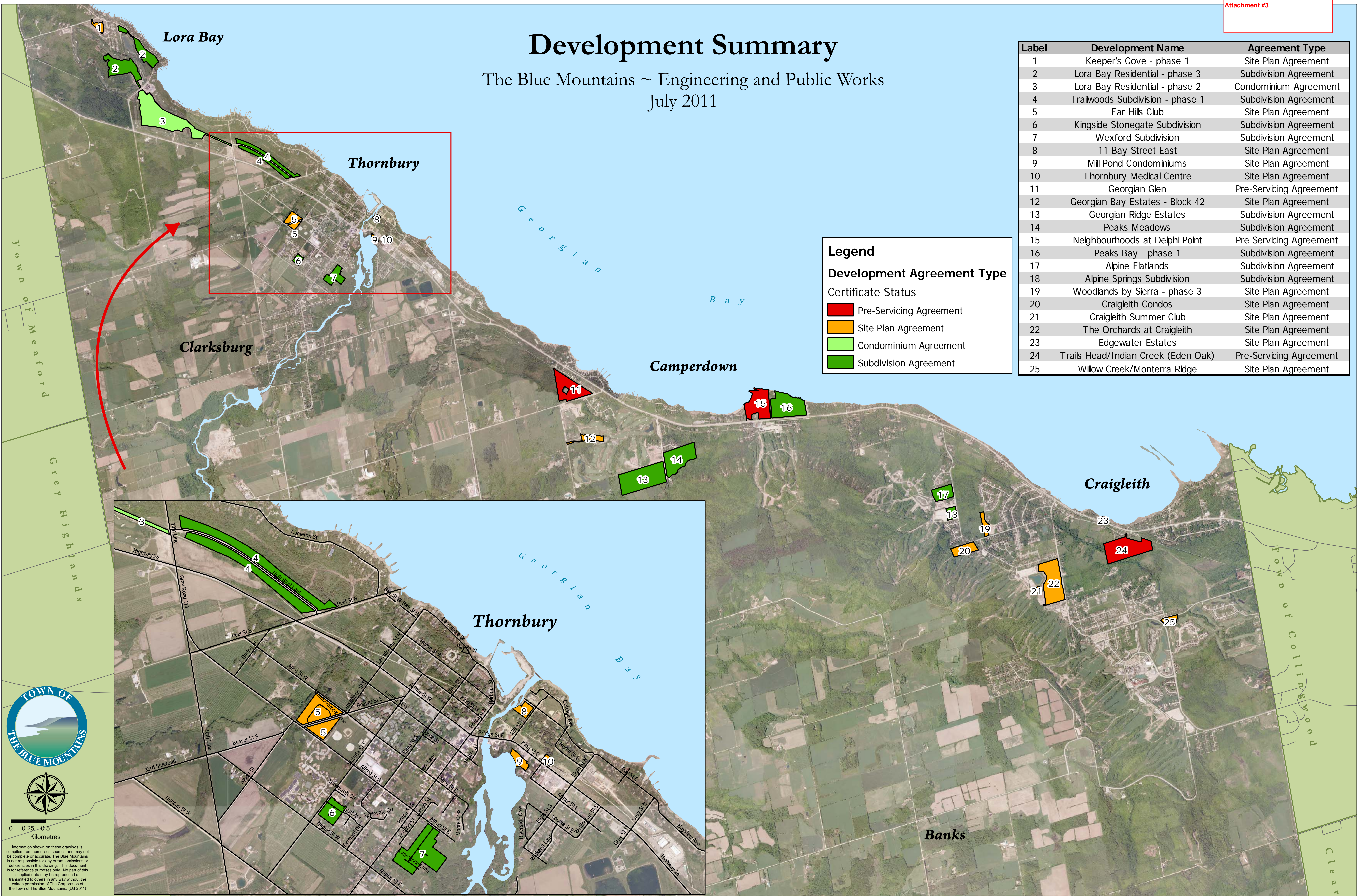
Label	Development Name	Agreement Type
1	Keeper's Cove - phase 1	Site Plan Agreement
2	Lora Bay Residential - phase 3	Subdivision Agreement
3	Lora Bay Residential - phase 2	Condominium Agreement
4	Trailwoods Subdivision - phase 1	Subdivision Agreement
5	Far Hills Club	Site Plan Agreement
6	Kingside Stonegate Subdivision	Subdivision Agreement
7	Wexford Subdivision	Subdivision Agreement
8	11 Bay Street East	Site Plan Agreement
9	Mill Pond Condominiums	Site Plan Agreement
10	Thornbury Medical Centre	Site Plan Agreement
11	Georgian Glen	Pre-Servicing Agreement
12	Georgian Bay Estates - Block 42	Site Plan Agreement
13	Georgian Ridge Estates	Subdivision Agreement
14	Peaks Meadows	Subdivision Agreement
15	Neighbourhoods at Delphi Point	Pre-Servicing Agreement
16	Peaks Bay - phase 1	Subdivision Agreement
17	Alpine Flatlands	Subdivision Agreement
18	Alpine Springs Subdivision	Subdivision Agreement
19	Woodlands by Sierra - phase 3	Site Plan Agreement
20	Craigeith Condos	Site Plan Agreement
21	Craigeith Summer Club	Site Plan Agreement
22	The Orchards at Craigeith	Site Plan Agreement
23	Edgewater Estates	Site Plan Agreement
24	Trails Head/Indian Creek (Eden Oak)	Pre-Servicing Agreement
25	Willow Creek/Monterra Ridge	Site Plan Agreement

**Legend**

**Development Agreement Type**

Certificate Status

- Pre-Servicing Agreement
- Site Plan Agreement
- Condominium Agreement
- Subdivision Agreement



**TOWN OF THE BLUE MOUNTAINS**

0 0.25 0.5 1  
Kilometres

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