

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



**REPORT TO:**           Infrastructure and Recreation  
                                  Committee  
**MEETING DATE:**     August 23<sup>rd</sup>, 2012  
**REPORT NO.:**         EPW.12.063  
**SUBJECT:**            Capital and Development Status Report  
**PREPARED BY:**      Tom Gray, Engineering Design Technologist

**A.    Recommendations**

THAT Council receive Staff Report EPW.12.063 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 August 15<sup>th</sup>, 2012
2. Development Projects – Status Report as of August 15<sup>th</sup>, 2012

Respectfully submitted,

***Tom Gray***  
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## INFRASTRUCTURE & RECREATION COMMITTEE UPDATE CAPITAL PROJECTS

August 15<sup>th</sup>, 2012

### 1. Slabtown Bridge Replacement

While chipping out degraded concrete on the abutments, it was noted that the existing concrete was of a poor quality and there was water seeping through the concrete from the back side of the abutment. The Engineers recommended encasing the existing abutment in concrete and installing weeping tile in the back side of the abutment. The Engineer took the opportunity to inspect the footings while excavating for the weeping tile and it was determined that the footings were of sufficient size and were in good shape. The temporary access route was used for 3 days while the abutments were excavated for installation of weepers. It was the Town's intention to close the temporary road until it was time to remove the bridge structure but Canada Post moved the Slabtown resident's mail boxes over the entrance of the temporary road. It was decided to leave the temporary road open for the residents but not to have signage directing other traffic in this direction. The new bridge structure should be delivered by the first week in September. The Contractor has indicated he will not start removing the existing bridge structure until he is 100% sure the new structure will be delivered on time. The works are to be completed by October 31<sup>st</sup> 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 applied for M.O.E. approvals for the sewer works in March 2012 and has not received the approvals as of this date. The construction drawings and tender documents are approximately 95% complete.

### 3. Beaver River Bridge

The Contractor submitted a proposal to rectify the drivability issue on the bridge deck on August 8<sup>th</sup> with the intent to be on site August 9<sup>th</sup>. What the Contractor proposed to the Town was not a complete acceptable solution to Staff. The Contractor elected to cancel their crews and have not indicated a new date to complete the works as required by Staff.

### 4. Peaks Road Reconstruction

The Cost Sharing and Security Agreement with the Developer has been executed. The Developer held a preconstruction meeting on June 27<sup>th</sup> and was anticipating a construction start date by the end of July. A new date has not been set for the start of these works. These works will be coordinated with the Town's work on Wensley Drive.

## INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

August 15<sup>th</sup>, 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 met with the developers Consultant to review comments. Town is in receipt of the final submission and are in the process of reviewing for "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 9<sup>th</sup> 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 9<sup>th</sup>. Draft comments were provided to the Developer and their Consultant. Staff met with the Consultant to discuss these comments. Staff are now in receipt of NVCA comments and will finalize Submission 2 Technical Review comments in accordance to NVCA.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS**

**August 15<sup>th</sup>, 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**

**August 15<sup>th</sup>, 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.

**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.

**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".

**SITE PLAN CONTROL**

**19. 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.

**20. 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.