

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

**REPORT TO:**            Infrastructure and Recreation  
                                 Committee  
**MEETING DATE:**    December 11<sup>th</sup> 2012  
**REPORT NO.:**        EPW.12.105  
**SUBJECT:**            Capital and Development Status Report  
**PREPARED BY:**      Mike Campbell, Construction Coordinator

**A.        Recommendations**

THAT Council receive Staff Report EPW.12.105 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 December 6<sup>th</sup> 2012
2. Development Projects – Status Report as of December 6<sup>th</sup> 2012
3. Active Development Applications Map

Respectfully submitted,

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## INFRASTRUCTURE & RECREATION COMMITTEE UPDATE CAPITAL PROJECTS

November 8<sup>th</sup> 2012

### CAPITAL WORK UNDER CONTRACT

#### 1. Slabtown Bridge Replacement

The Slabtown Bridge works are nearing completion. The works were delayed by the need to complete slope stabilization at the east abutment. The majority of the guiderail is now in place with the asphalt remaining as the major outstanding item. Once the contract work is complete the mail boxes will be re-located from the end of the temporary access road off of Grey Road 13 to the original location on the east side of the bridge.

#### 2. Gord Canning Drive Streetlights

The streetlight poles and fixtures have been installed and an Electrical Safety Authority inspection report has been received. Discussions with Hydro One field staff indicate the lights should be energized by the first week of December.

#### 3. Beaver River Bridge

Deficiencies related to the surface asphalt were corrected in the 2012 Asphalt Program work. The Town will recover the cost of this work through contract holdbacks.

The PVC utility ducts are repaired and Bell Aliant has received Municipal Consent to return their cable to the bridge duct system.

### CAPITAL WORK IN DESIGN

#### 4. Wensley Drive Sanitary Sewer Servicing

The second scheduled PIC was conducted on Saturday October 20<sup>th</sup>. The design and anticipated costs for the work were generally well received by the attendees. The current project schedule proposes tendering the work in January 2013 with a Contract award in February and construction through the summer and fall.

Presently it is anticipated that the developer of the Neighbourhoods of Delphi Point will not proceed with the reconstruction of the intersection of Delphi Lane Highway 26 and Peaks Road before July 2013. This means that the Town's capital works "Peaks Road Sewer" which was to be included in the Developer's scope of work will now be included in the Wensley Drive Sanitary Sewer Servicing project.

The Permit to Take Water was received October 5, 2012. The ECA (formerly C of A) was applied for in March 2012 but has not been received

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
CAPITAL PROJECTS**

**November 8<sup>th</sup> 2012**

**5. Grey Rd 21 Trunk Sanitary Sewer**

The Grey Rd Trunk Sanitary Sewer will provide an outfall for the Georgian International development. It is anticipated that the work will proceed in the spring of 2013 following a launch of the development over the upcoming ski season. The design is 97% complete and almost all permits including the Permit to Take Water and Environmental Compliance Approval have been received. There is presently an issue with MTO approval to extend the sewer along Highway 26 between Grey Rd 21 and the top end of the existing sewer at the Squire John's entrance.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS**

**December 6<sup>th</sup> 2012**

**DEVELOPMENTS WITH PERMITS AVAILABLE BUT ASSUMPTION or FINAL INCOMPLETE**

**Subdivisions**

**1. Lora Bay Residential Phase 3**

Both Upper (West Ridge Drive) and Lower (Sunset Boulevard) areas of Phase 3 are complete to basic services, building permits available, home construction continues in 2012.

**2. Trail Wood Subdivision (Development Site 31)**

A few items are pending for Basic Services, building permits available, home construction continues in 2012.

**3. The Ridge Estates**

The works are complete to basic services. There is indication of lots being sold.

**4. Peaks Meadows**

The works are complete to basic services. Active marketing of lots continues.

**5. Peaks Bay Phase I (Development Site 35)**

The works are complete to basic services. Home construction continues in 2012.

**6. Georgian Woodlands Phase IV Stage 1 (Development Site 16)**

The works are complete and home construction is anticipated in 2013.

**7. Lendvay Subdivision**

Staff is reviewing an application for a Certificate of Preliminary Acceptance for the Basic Services.

**Condominiums**

**8. Keeper's Cove / Cottages of Lora Bay (Development Site 39)**

Phase 1 complete to basic services, building permits available, home construction continues in 2012.

**9. 11 Bay Street (Development Site 32)**

The works are complete to basic services. 50% the buildings are constructed.

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**10. Mill Pond Homes (Development Site 37)**

The works are complete to basic services. Phase 2 building is under construction.

**11. Craigleith Ski Club Condo Village (Development Site 8)**

The works are close to basic services. Staff anticipate a site inspection and application for basic services shortly. The utilities were certified which allowed for plumbing permits on existing homes late in 2011.

**12. Woodlands by Sierra (Development Site 21)**

It appears that the developer completed the buildings and landscaping in 2012. Staff anticipate a request for certificates in 2012.

**13. The Orchard**

The works are complete to basic services. Home construction continues in 2012.

**14. Edgewater Estates (Development Site 22)**

The works are complete to basic services. A conditional certificate was issued for Phase 2 pending landscape work.

**Site Plans**

**15. Far Hills Club**

The development group is completing the works in anticipation of a certificate which will begin the maintenance period.

**16. Home Hardware (Development Site 45)**

The highway work is complete. Internal work is expected in 2013.

**17. EMS Building (Development Site 40)**

The site work was completed in 2012. A request for Town certification has not been received.

# INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

December 6<sup>th</sup> 2012

## DEVELOPMENT WORK CONSTRUCTED UNDER PRE-SERVICING AGREEMENTS

### **18. Georgian Glen Subdivision (Development Site 20)**

The works are complete to basic services but due to agreement status there are no connections to municipal systems.

### **19. Neighbourhoods of Delphi Point**

The internal works are complete to basic services.

### **20. Eden Oak Trailhead (Development Site 15)**

Preliminary site work has been undertaken under a pre-servicing agreement. The site clearing and preliminary storm water management work was completed and is erosion stable.

### **21. Georgian International/Windfall Subdivision (Development Site 5)**

Clearing of the site was undertaken in the spring of 2012. Staff understand that the internal works are anticipated in 2013.

## DEVELOPMENTS IN TECHNICAL REVIEW OR NOT INITIATED

### **22. Hillside Subdivision (Development Site 33)**

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".

### **23. Bannerman Development (Development Site 17)**

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".

### **24. 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.

### **25. 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>

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2012 and comments have been provided to the Developer's consultant. Staff have met with the Developers consultant and are awaiting next submission.

**26. Georgian Woodlands Phase 4 Stage 2 (Development Site 16)**

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 has received the 2<sup>nd</sup> submission package and the technical review is underway.

**27. Georgian International/Windfall Subdivision (Development Site 5)**

The Town received second submission from the Developer's Consultant related to the first phase of the Development. Comments have been provided to the Developer and their Consultant. The Town is awaiting the next submission.

**28. 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.

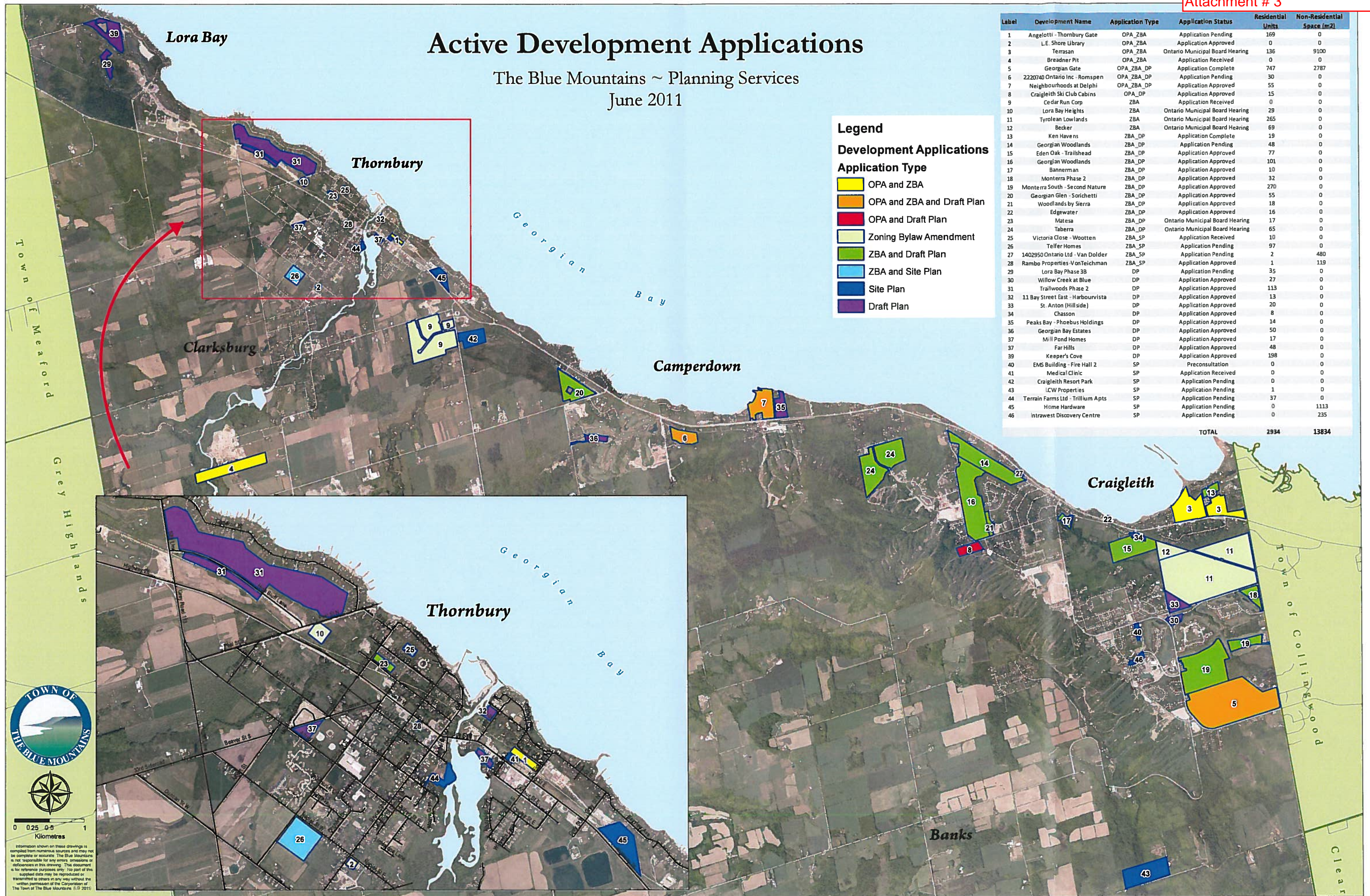
**29. Grey Condo Corp #28**

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.



# Active Development Applications

The Blue Mountains ~ Planning Services  
June 2011



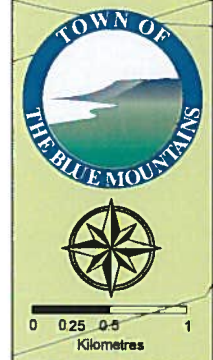
**Legend**

**Development Applications**

**Application Type**

- OPA and ZBA
- OPA and ZBA and Draft Plan
- OPA and Draft Plan
- Zoning Bylaw Amendment
- ZBA and Draft Plan
- ZBA and Site Plan
- Site Plan
- Draft Plan

Label	Development Name	Application Type	Application Status	Residential Units	Non-Residential Space (m2)
1	Angelotti - Thornbury Gate	OPA_ZBA	Application Pending	169	0
2	L.E. Shore Library	OPA_ZBA	Application Approved	0	0
3	Terrasan	OPA_ZBA	Ontario Municipal Board Hearing	136	9100
4	Breadner Pit	OPA_ZBA	Application Received	0	0
5	Georgian Gate	OPA_ZBA_DP	Application Complete	747	2787
6	2220740 Ontario Inc - Romspen	OPA_ZBA_DP	Application Pending	30	0
7	Neighbourhoods at Delphi	OPA_ZBA_DP	Application Approved	55	0
8	Craigleith Ski Club Cabins	OPA_DP	Application Approved	15	0
9	Cedar Run Corp	ZBA	Application Received	0	0
10	Lora Bay Heights	ZBA	Ontario Municipal Board Hearing	29	0
11	Tyrolean Lowlands	ZBA	Ontario Municipal Board Hearing	265	0
12	Becker	ZBA	Ontario Municipal Board Hearing	69	0
13	Ken Havens	ZBA_DP	Application Complete	19	0
14	Georgian Woodlands	ZBA_DP	Application Pending	48	0
15	Eden Oak - Trailhead	ZBA_DP	Application Approved	77	0
16	Georgian Woodlands	ZBA_DP	Application Approved	101	0
17	Bannerman	ZBA_DP	Application Approved	10	0
18	Monterra Phase 2	ZBA_DP	Application Approved	32	0
19	Monterra South - Second Nature	ZBA_DP	Application Approved	270	0
20	Georgian Glen - Sorichetti	ZBA_DP	Application Approved	55	0
21	Woodlands by Sierra	ZBA_DP	Application Approved	18	0
22	Edgewater	ZBA_DP	Application Approved	16	0
23	Matesa	ZBA_DP	Ontario Municipal Board Hearing	17	0
24	Taberra	ZBA_DP	Ontario Municipal Board Hearing	65	0
25	Victoria Close - Wootten	ZBA_SP	Application Received	10	0
26	Telfer Homes	ZBA_SP	Application Pending	97	0
27	1402950 Ontario Ltd - Van Dolder	ZBA_SP	Application Pending	2	480
28	Rambo Properties - VonTeichman	ZBA_SP	Application Approved	1	119
29	Lora Bay Phase 3B	DP	Application Pending	35	0
30	Willow Creek at Blue	DP	Application Approved	27	0
31	Trailwoods Phase 2	DP	Application Approved	113	0
32	11 Bay Street East - Harbourvista	DP	Application Approved	13	0
33	St. Anton (Hillside)	DP	Application Approved	20	0
34	Chasson	DP	Application Approved	8	0
35	Peaks Bay - Phoebus Holdings	DP	Application Approved	14	0
36	Georgian Bay Estates	DP	Application Approved	50	0
37	Mill Pond Homes	DP	Application Approved	17	0
37	Far Hills	DP	Application Approved	48	0
39	Keeper's Cove	DP	Application Approved	198	0
40	EMS Building - Fire Hall 2	SP	Preconsultation	0	0
41	Medical Clinic	SP	Application Received	0	0
42	Craigleith Resort Park	SP	Application Pending	0	0
43	LCW Properties	SP	Application Pending	1	0
44	Terrain Farms Ltd - Trillium Apts	SP	Application Pending	37	0
45	Home Hardware	SP	Application Pending	0	1113
46	Intrawest Discovery Centre	SP	Application Pending	0	235
<b>TOTAL</b>				<b>2934</b>	<b>13834</b>



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