

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

**REPORT TO:** Infrastructure & Recreation Committee  
**MEETING DATE:** June 14<sup>th</sup> 2011  
**REPORT NO.:** EPW.11.057  
**SUBJECT:** Construction/Development Status Report  
**PREPARED BY:** Mike Campbell, Construction Coordinator

**A. Recommendations**

THAT Council receive Staff Report EPW.11.057 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 June 2<sup>nd</sup> 2011
2. Development Projects – Status Report, as of June 2<sup>nd</sup> 2011

Respectfully submitted,

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**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
CONSTRUCTION PROJECTS**June 2<sup>nd</sup> 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, Kinsey and Plater. 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.

**2. Slabtown Environmental Assessment/Bridge Replacement**

The EA and Preliminary Design is complete. The Town has engaged Derek Crawford of Greenland Consulting Engineers to produce a Request for Proposal for engineering services for the design and construction supervision for this work.

**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 has been removed.

**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 Town will cost share on the 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. Town Staff will monitor the purchasing process for transparency.

**5. 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.

**6. Woodland Park Road Resurfacing**

Tenders for resurfacing Woodland Park Road are currently available to Bidders.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS****June 2<sup>nd</sup> 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 was completed 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 sign the 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 Substantial Completion of in-ground works. 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 can be issued by the Town.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS**

**June 2<sup>nd</sup> 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 were distributed to proponent and the Town is awaiting their next submission. The project has been referred to as both Trails Head and Indian Creek.

**16. Georgian Bay Estates Block 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**

**June 2<sup>nd</sup> 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 20<sup>th</sup>. Comments were distributed to the Developer and Staff 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. AFC Drawings have been provided to the applicant. The finalization and execution of the Agreement is underway.

**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**

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.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS**

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

**24. Thornbury Medical Centre**

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

**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 Staff awaits 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. Comments have been provided to the proponent and Staff awaits the second submission drawings.

**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.