

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



**REPORT TO:**           Infrastructure & Recreation Committee  
**MEETING DATE:**    March 8th 2011  
**REPORT NO.:**        EPW.11.025  
**SUBJECT:**           Construction/Development Status Report  
**PREPARED BY:**     Tom Gray, Engineering Design Technologist

**A. Recommendations**

THAT Council receive Staff Report EPW.11.025 entitled "Construction / Development Status Report" for their information.

**B. Background**

Attached is the monthly report completed to keep Council apprised of the status of the current construction projects and the current 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. Budget Impact**

None.

**F. Attached**

1. Construction Projects – Status Report, as of March 2<sup>nd</sup> 2011
2. Development Projects – Status Report, as of March 2<sup>nd</sup> 2011

Respectfully submitted,

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**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
CONSTRUCTION PROJECTS**

**As of March 2nd 2011**

1. Plan 915 – Re-construction of Carmichael Crescent, Campbell Crescent, Kinsey Place and Plater Street is substantially complete. Campbell, Kinsey and Plater were re-constructed in 2009 and the 1 year maintenance period has expired. Carmichael Crescent was completed in 2010 and is now under a 1 year maintenance period. The Town is waiting for As Recorded drawings from the Consultant. Street lights on Carmichael Crescent will be switched over to the new lighting system once Hydro One finishes with their transformer upgrades in the spring.
2. Slabtown EA – The E.A is complete. The Final Preliminary Design report is expected in March. The preparation of a Request for Proposal will be completed this spring for final design in 2011 and tendering in early 2012.
3. Beaver River Bridge – The final lift of asphalt was placed on the bridge on November 22<sup>nd</sup> permitting two way traffic. The banner poles, curb and sidewalk work next to the Mill Café and some ponding on the sidewalk all require to be completed. The pedestrian handrail has been manufacture and the Contractor will install it in the spring. The Contract Administrator issued the Certificate of Substantial Performance dated December 1, 2010. It has been agreed to with the Contractor that the working platform under the bridge can remain in place until the spring. It was felt that winter weather conditions were not suitable for its removal. Vehicle and worker safety is also a concern at this time of year. Staff are working with the Contractor to resolve outstanding issues with change orders and extension of time.
4. Peaks Road Reconstruction – The Developer for the Neighbourhoods of Delphi Point will be reconstructing Peaks Road and installing a sanitary sewer as part of the Peaks Road/Hwy 26 Intersection Improvements. 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. It is anticipated that construction will begin this summer given recent discussions.
5. Shore Acres Lift Station – Delivery of the Pump Station was delayed by the manufacturer in the fall. The new station has now been installed and is functioning. Site restoration is incomplete due to winter site conditions. The site works will be completed as soon as weather permits in the Spring.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS**

**As of March 2nd 2011**

1. Far Hills/Beaver Street – The project consists of two internal phases and external works: The external works are extension of services and the reconstruction of Alice and Beaver Streets. The development's progress has slowed in the past year and Alice and Beaver Streets remain incomplete. The Developer is currently in receivership and the Town has begun discussion with the receiver regarding the project.
2. Willow Creek/Monterra Ridge – The Town's Certificate of Preliminary Acceptance for the basic services has been issued.
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 issued AFC drawings have stale dated.
5. Edgewater Estates – Town Staff have issued a Certificate of Completion with deficiencies that must be corrected prior to releasing securities.
6. Orchard at Craigleith – Work is continuing on a number of units under construction. The Developer has been granted substantial completion of the below ground works. Many deficiencies yet to be addressed before the project can be advanced.
7. Peaks Bay Phase 1 – A Certificate of Completion for Basic Services has been issued which allows issuance of building permits but does not start Maintenance Period. The Developer is requesting a certificate of preliminary acceptance for the basic services and a security reduction.
8. Lora Bay - Phase 2 Residential – A deficiency list has been prepared and the developer is anticipating to correct these deficiencies in the new year.
9. Lora Bay - Phase 3 – Developer says deficiencies have been corrected but a final site inspection is required in order to release additional securities.
10. Georgian Ridge Estates – There has been very little activity on this development recently.
11. 11 Bay Street – The first of four buildings is complete and a second building is nearing completion. The site is complete to "Basic Services" with the placement of base course asphalt.

## **INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS**

**As of March 2nd 2011**

12. Neighbourhoods of Delphi Point Phase 1a – Developer has entered into a Subdivision Agreement with the Town. The construction of underground services and base course asphalt without curb is complete but the final connection to municipal infrastructure has not been made. It is anticipated that the Developer will be installing the traffic lights at Peaks Road and Hwy 26 and reconstructing Peaks Road this summer. If this work is completed it is expected that development will resume on Delphi Phase 1.
13. Neighbourhoods of Delphi Point Phase 2 – 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. The developer is still waiting for gas to be installed.
15. Eden Oaks –Technical submission for Subdivision Agreement have been received. Comments distributed to proponent. Awaiting next submission.
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.
17. Hillside Subdivision – Developer has submitted a second submission of the design package for Tech Review. 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 distributed to proponent. Awaiting next submission.
18. Alpine Flatlands Phase 1 – The Town executed an MOU with Alpine Ski Club regarding completion of the subdivision works and deficiency corrections. The work was completed this summer. By agreement, the town will shortly be assuming the construction contract through the maintenance period.
19. Craiglieth Ski Club Condos - The Town has reviewed a detailed second submission design package through Tech Review and comments were provided to the developer. Awaiting next submission.
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 Developers Consultant are in discussions on stormwater management issues.
21. Craiglieth Ski Club Pool Facility – The Town received servicing drawings for the proposed pool facility at Craiglieth Ski Club. The Town has concerns with the proposed servicing plan and have provided these comments to the developer.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS**

**As of March 2nd 2011**

22. Cunningham Developments – The Town has entered into a Servicing Agreement with the Developer for the development of 5 residential lots on Arlberg Crescent. The Town has reviewed the drawings and have provided comments to the Developer.
23. Medical Centre – The Town has entered into a Servicing Agreement with the proponent. The issued AFC drawings for the Civil works are obsolete as a result of changes to the building footprint. The Developer will be re-submitting drawings for AFC the first week of March. Construction is planned for in the spring.
24. Historic Snowbridge – An assumption by-law was adopted at the February 14<sup>th</sup> Council for all above and below ground Works.
25. Thorncroft - An assumption by-law was adopted at the February 14<sup>th</sup> Council for all above and below ground Works.
26. Lora Bay Block 22 – The Town reviewed the first submission of detailed design drawings in Tech review and has provided comment to the Developer. Awaiting next submission.