

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

**REPORT TO:**            Infrastructure and Recreation  
                                 Committee

**MEETING DATE:**    February 12<sup>th</sup> 2013

**REPORT NO.:**         EPW.13.013

**SUBJECT:**             Capital and Development Status Report

**PREPARED BY:**      Mike Campbell, Construction Coordinator

**A.      Recommendations**

THAT Council receive Staff Report EPW.13.013 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 February 7<sup>th</sup> 2013
2. Development Projects – Status Report as of February 7<sup>th</sup> 2013

Respectfully submitted,

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**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
CAPITAL PROJECTS**

**February 7<sup>th</sup> 2013**

**CAPITAL WORK UNDER CONTRACT**

**1. Slabtown Bridge Replacement**

The Slabtown Bridge works are complete and the Contractor has de-mobilized. There are a few deficiencies to be corrected when weather permits.

**2. Gord Canning Drive Streetlights**

The streetlights are energized and functioning. A deficient light has been repaired.

**3. Beaver River Bridge**

The Beaver River Bridge works are complete. Bell Aliant have placed a new cable through the bridge and once this has been spliced over to the existing system, the temporary cable across the river will be removed.

**CAPITAL WORK IN DESIGN**

**4. Wensley Drive Sanitary Sewer Servicing**

The tender was available to bidders on January 25<sup>th</sup> and the tender period closes February 14<sup>th</sup>.

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 and Environmental Compliance Approval have both now been received.

**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 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**

**February 7<sup>th</sup> 2013**

**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 the Town Certificate of Basic Services, building permits are available and home construction continued in 2012.

**3. The Ridge Estates**

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

**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 continued in 2012.

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

The works are complete and home construction began in 2012.

**7. Lendvay Subdivision**

Staff reviewed an application for a Certificate of Preliminary Acceptance for the Basic Services and requested further information. Building permits are available at this point.

**8. Neighbourhoods of Delphi Point**

The internal works are complete to basic services and a Town Certificate of Completion required for Building Permits has been issued.

**Condominiums**

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

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

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**10. 11 Bay Street (Development Site 32)**

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

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

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

**12. Craigeith Ski Club Condo Village (Development Site 8)**

The works are close to basic services. The Developer will coordinate a site for basic services shortly. The utilities were certified which allowed for plumbing permits on existing homes late in 2011.

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

Staff attended a site inspection to review the status of the development in January. The works are complete other than the final lift of asphalt.

**14. The Orchard**

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

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

The works are complete to basic services. A conditional Certificate of Completion was issued for Phase 2 in January 2010. This certificate noted deficiencies with the works and it did not include the Landscape. The Landscape completed does not comply with the AFC drawings or the MTO permits. The developer will have to either correct the landscaping or renew the MTO permits and obtain new AFC drawings.

**Site Plans**

**16. Far Hills Club**

The Town Certificate of Completion has been issued for the development.

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

The highway work is complete. Internal work has begun.

**18. 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

February 7<sup>th</sup> 2013

## **DEVELOPMENT WORK CONSTRUCTED UNDER PRE-SERVICING AGREEMENTS**

### **19. 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.

### **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. The third engineering submission has been submitted by the Developer.

## **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 stamped them "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 second engineering 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 2<sup>nd</sup> submission package was received and technical review is underway.

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**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 and commented on the 2<sup>nd</sup> submission package.

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

The Town received third submission from the Developer's Consultant related to the first phase of the Development. Comments will be provided early February.

**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 now 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.