

STAFF REPORT: Engineering and Public Works



REPORT TO: Infrastructure and Recreation Committee
MEETING DATE: March 24, 2009
REPORT NO.: EPW.09.042
SUBJECT: Construction/Development Status Report
PREPARED BY: Tom Gray, Engineering Design Technologist

A. Recommendations

THAT Council receives Report EPW.09.042 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 April 28, 2009
2. Development Projects – Status Report, as of April 28, 2009

Respectfully submitted,

Tom Gray
Engineering Design Technologist

Reg Russwurm
Director of Engineering & Public Works

For more information, please contact:
Tom Gray
tgray@thebluemountains.ca
519-599-3131 ext. 277

**ENGINEERING & PUBLIC WORKS COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

As of April 28, 2009

1. Far Hills/Beaver Street –Deficiencies remain to be addressed in spring/summer.
2. Willow Creek/Monterra Ridge – Services have been commissioned and are tied into the municipal system. Building Permits have been issued.
3. Timberwolf Lodge/Arrowhead Road - Plans have been approved and agreements are being finalized. The Town requires additional securities and the developer stopped all work with no schedule to continue.
4. Peaks Meadows – Certificate of Completion for Basic Services has been issued with a list of deficiencies to be corrected in the spring 2009.
5. Georgian Glen – Work under the Pre-Servicing Agreement has been completed. AFC drawings have been issued and the Town is waiting for the Developer to enter into a Development Agreement.
6. Edgewater Estates/Highway 26 – Construction of Phase II almost complete.
7. Arrowhead at Blue/Grey Road 19 – Phase IV is under construction. Reached Substantial Completion and is under 2-year maintenance period.
8. Orchard at Craigleith – Work is continuing on a number of units under construction. There are a substantial number of permits taken out for this project. The developer has been granted substantial completion of the below ground works. Many deficiencies yet to be addressed. Developer is requesting L. C. reduction.
9. Thornbury Horse Park - A site plan submission has been submitted and is under review to permit additional horse show events to take place.
10. Georgian Ridge/Camperdown Road – The developer has entered into a Subdivision Agreement. Model homes have been constructed. Developer has connected to the municipal system and building permits may be issued.
11. Georgian Bay Estates Block 42 -There are a number of outstanding items the Town is working on with the Consultant to resolve. MTO has stormwater and turning lane concerns. AFC drawings have been issued.
12. Peaks Bay – Town has entered into Development Agreement for Phase 1 only which consists of the 25 easterly Lots. A Certificate of Completion for Basic Services has been issued which allows issuance of building permits but does not start Maintenance Period.
13. Keeper’s Cove Phase 1- A Certificate of Preliminary Acceptance has been issued for Phase 1 which has started the maintenance period and allows for occupancy.

14. Keeper's Cove Phase II - Technical Review underway and there are some drainage issues that the Consultant and Developer are working out. Engineering is currently reviewing latest drawing submission.
15. Lora Bay - Phase 3 – A Subdivision Agreement is in place. Certificate of Preliminary Acceptance for water and sewer services has been issued. Under 2-year maintenance for underground services. The Town is working with the Developer in order to release a portion of the L.C.. A site inspection is required in the spring. Lora Bay (Lower Block) – Drawings have been Approved for Construction and grading works underway. Developer has been issued Building Permits. Developer has constructed erosion control on site and the Town is monitoring.
16. LMCM - Tyrolean Lane – The last drawing submission has been approved for pre-servicing. Developer has stopped all work on this development.
17. 11 Bay Street – The Developer has received an amendment to Certificate of Approval for sanitary sewer extension. Phase 1 building construction is nearing completion.
18. Woodlands by Sierra – Water and sewer services construction almost complete.
19. Mill Pond – Waiting for re-submittal of site plan and servicing. Developer changing layout.
20. Thorncroft – Construction complete. Formal request for certificate of completion and inspection required to begin maintenance period with developer. Preliminary inspection complete, drainage issues noted and concerns conveyed to developer. Pavement repairs complete.
21. Second Nature Development – Awaiting further submission.
22. Ice River Springs Storage – Awaiting further submission.
23. Eden Oak – Drawings under review. Entered into Pre-Servicing Agreement for lot grading only.
24. Greystone – Drawings under review. Awaiting further submission.
25. Neighbourhoods of Delphi Point – Developer has entered into a Pre-Servicing Agreement with the Town.
26. Lendvay Subdivision – Drawings have been issued “AFC for Pre-Servicing Only”. The Town and the Developer are in the process of entering into a Pre-Servicing Agreement.
27. Safrate Farms – Awaiting further submission.
28. Alta Phase II – Awaiting further submissions.

**ENGINEERING & PUBLIC WORKS COMMITTEE UPDATE
CONSTRUCTION PROJECTS**

As of April 28, 2009

1. Highway 26, North Main - Due to issues with working in a cold water stream and the time of year, there is still 18m of watermain installation required to complete the connecting link. Ainley & Associates is preparing a tender for the installation of the remaining watermain this summer. The creek must not be running any water in order for this work to be completed.
2. Lora Bay – Phase 1B - Substantial completion issued on February 26, 2008. Significant pavement repairs required. Consultant (CRA) and Town have identified locations to be repaired by the Contractor at no cost to the Town in addition to the other minor deficiencies on site. Contractor has done asphalt padding and will resurface next spring. Deficiencies to Boulder Creek culvert have been completed. Consultant (CRA) and Town are looking at correcting deficiencies at 90° bend on Sunset Blvd and Lora Bay Road.
3. Thornbury Water Treatment Plant Filter Replacement - Construction began August 8, 2008. It is anticipated that substantial completion will take place in April 2009 and the project is approximately 75% completed. Currently Pall staff are directing the commissioning process and the three membrane trains are now on line.
4. Craigeith Road Sanitary Sewer - Warranty period ended September 7, 2008. Waiting on final inspection and record drawings.
5. Thornbury Wastewater Treatment Plant - Key components of this expansion are upgraded headworks, the addition of 50% more aeration and clarifier capacity (one new aeration tank and one new clarifier), upgrades to the UV disinfection system, and the addition of a new emergency standby generation system. Preliminary design to be completed by May 2009 with the C of A application to be made June 2009.
6. Mountain Drive Phase 2 Re-Construction - Contractor has substantially completed the Works. Final asphalt and restoration to be completed in spring 2009.
7. Camperdown Road - Major deficiencies include road surface, asphalt, and retaining wall. Some minor deficiencies also identified with curb and re-instatement. Discussions ongoing with Contractor and The Ainley Group regarding the correction of deficiencies. Work is expected to be completed early in the 2009 construction season.
8. Camperdown Sanitary Sewer - Drexler Construction has filed a statement of claim in Ontario Superior Court. Town Staff are in discussions with solicitors Aird and Berlis, and Skelton Brumwell.
9. Plan 915 - Reconstruction of Carmichael Crescent, Plater Street, Campbell Crescent, and Kinsey Place. Design underway and construction of all four streets is scheduled to commence in 2009 subject to final consideration of financing.

**ENGINEERING & PUBLIC WORKS COMMITTEE UPDATE
CONSTRUCTION PROJECTS**

As of April 28, 2009

10. Lake Drive Water and Wastewater Servicing Extension - A letter regarding the status of this project was mailed to owners in December. It is anticipated, subject to final cost estimates, that this project will be tendered in May 2009. The town is moving ahead with the relocation of hydro poles that is necessary for safety and construction. A PIC was held March 28, 2009.

11. Georgian View Estates - This project has been deferred pending cost sharing discussions with Georgian Bay Estates Development. The project will be re-tendered once funding is in place.