

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: **Infrastructure & Recreation Committee**
MEETING DATE: **February 14, 2012**
REPORT NO.: **EPW.12.011**
SUBJECT: **Capital and Development Status Report**
PREPARED BY: **Tom Gray, Design Engineer Technologist**

A. Recommendations

THAT Council receive Staff Report EPW.12.011 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

F. Attached

1. Capital Projects – Status Report, as of February 9th 2012
2. Capital Projects – Map
3. Development Projects – Status Report as of February 9th 2012
4. Development Projects – Map

Respectfully submitted,

Tom Gray

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Reg Russwurm

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Director of Engineering & Public Works

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
CAPITAL PROJECTS**

February 9th 2012

1. Slabtown Bridge Replacement

A PIC was held on Saturday, December 17th 2011. There was a strong showing and good data was collected from the residents. The Consultant is proceeding with the final design based on information gathered for a bridge with similar profile as the existing bridge, rusted finish and concrete deck. It is anticipated to have a tender document prepared for release on Wednesday, February 15th and closing on March 8th.

2. Wensley Drive Reconstruction

The Consultant's Geotechnical Consultant has completed field tests and is preparing a soils report. The Consultant has completed topographical survey of the area and are preparing 90% preliminary drawings. A was held on Saturday, January 21, 2012. Comments from the public have been reviewed and staff have prepared alternative scenarios in response to these comments. These scenarios will have been received at Council prior to this I & R Committee meeting.

3. Beaver River Bridge

Staff met with the Consultant and the Contractor to discuss outstanding issues. As a result of the meeting, some minor deficiencies have been completed on the sidewalks. The Contractor was able to install the Banner Poles due to the spring like conditions this winter.

4. Peaks Road Reconstruction

The Cost Sharing and Security Agreement with the Developer has been executed. The Developer is considering starting in the Spring of 2012 to install the sanitary sewer on Peaks Road. These works will be coordinated with the Town's work on Wensley Drive.

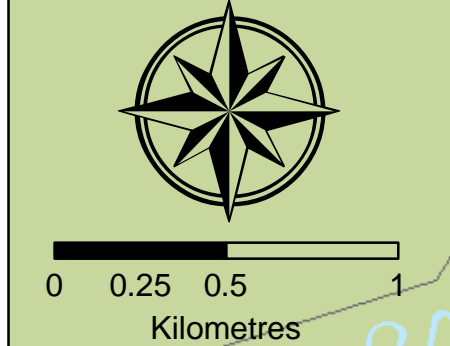
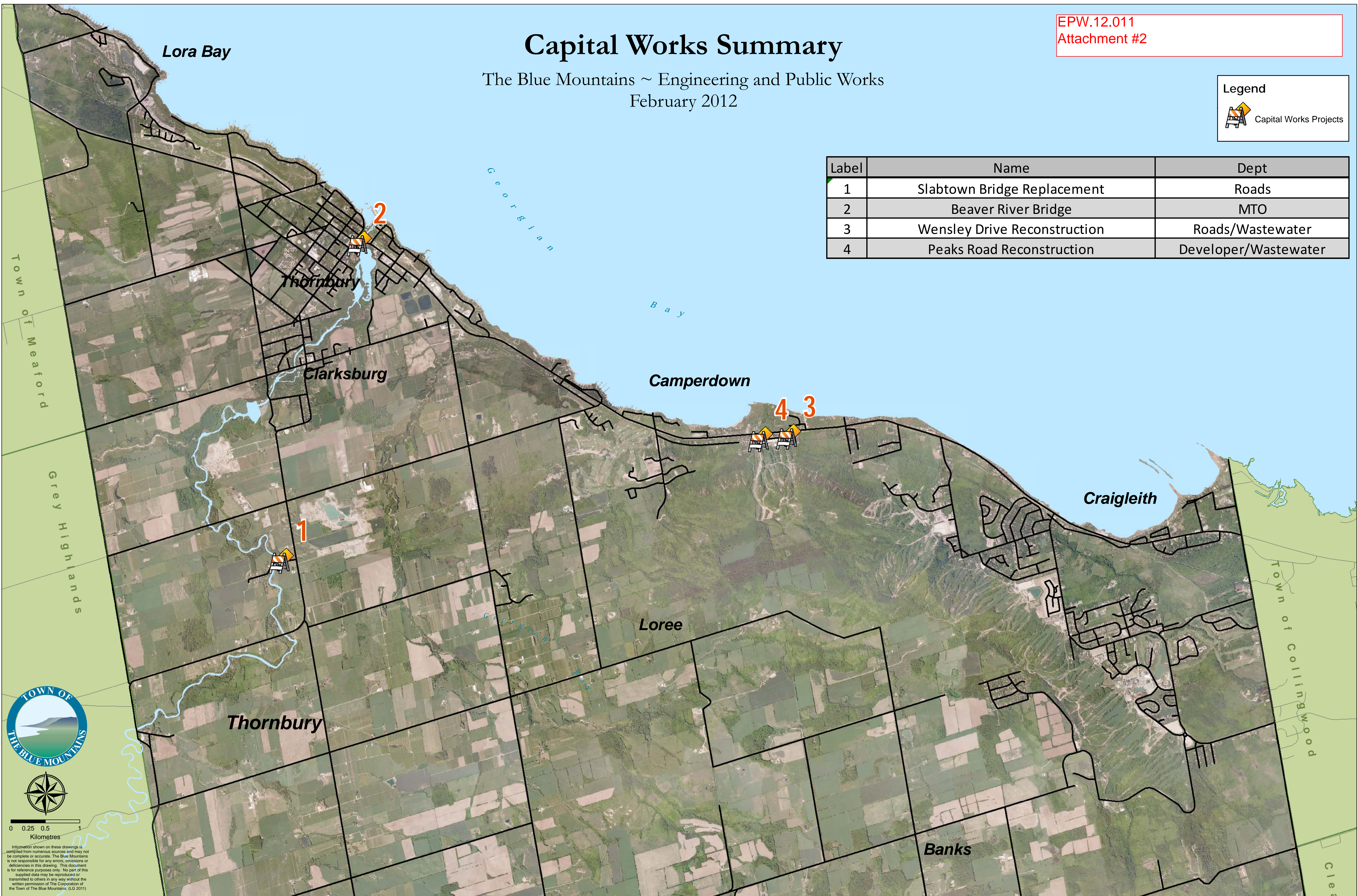
Capital Works Summary

The Blue Mountains ~ Engineering and Public Works
February 2012

Legend



Label	Name	Dept
1	Slabtown Bridge Replacement	Roads
2	Beaver River Bridge	MTO
3	Wensley Drive Reconstruction	Roads/Wastewater
4	Peaks Road Reconstruction	Developer/Wastewater



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**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

February 9th 2012

DEVELOPMENT IN TECHNICAL REVIEW

1. 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. Staff has reviewed the drawings and have provide comments from the November Tech Review meeting.

2. Bannerman Development

A second submission design package for the 10 lot subdivision has been received by the Town and was review through Tech Review. Staff have met with the Developer's Consultant to discuss comments from the Tech Review meeting including issues regarding storm water management.

3. 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.

4. Tyrolean Village Resorts Phase 3

The Town has 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 the January 9th Technical Review meeting and comments have been provided to the Developers Consultant. Awaiting next submission.

5. Georgian Woodlands Phase 4 Stage 1

The Town received the final 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 4. The Town has issued AFC approval on the drawing submission.

INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

February 9th 2012

6. Georgian Woodlands Phase 4 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 north of Sleepy Hollow Road. The Town is awaiting the next submission.

7. Windfall Subdivision (Georgian Gate)

The Town received first submission from the Developers Consultant related to the first phase of the Master Development Agreement. Drawings are in Technical Review at this time.

UNDER CONSTRUCTION

8. Craigleith Ski Club Condos

The final submission has been received and signature of the AFC drawings has been issued. A Development Agreement has been executed and construction is underway

PRE-SERVICED DEVELOPMENT

9. Georgian Glen

Work under the Pre-Servicing Agreement has been completed. The Developer has recently reactivated this project and is working towards an executed Subdivision Agreement. The AFC drawings have been re-issued.

10. Neighbourhoods of Delphi Point Phase 1a

The works were constructed late in 2009 under a Pre-Servicing Agreement. The Developer has been pursuing subdivision registration and an agreement with MTO regarding the intersection works at Hwy 26 and Peaks Road. The Developer has entered into a cost sharing agreement with the Town to install sanitary sewers on Peaks Road in conjunction with intersection improvements required by the MTO.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

February 9th 2012

DEVELOPMENT (SUBDIVISIONS ELIGIBLE FOR BUILDING PERMITS)

11. Keeper's Cove Ph #1

Building permits have been taken out in 2011 for the construction of new homes in this development.

12. Peaks Bay Phase 1

Building permits have been taken out in 2011 for the construction of new homes in this development.

13. Lora Bay Residential Phase 3

There were no new building permits taken out in 2011 for construction within this development.

14. Georgian Ridge Estates

There were no new building permits taken out in 2011 for construction within this development.

15. Peaks Meadows

There were no new building permits taken out in 2011 for construction within this development.

16. Lendvay Subdivision

There were no new building permits taken out in 2011 for construction within this development. There have not been any security reduction granted for this development.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

February 9th 2012

DEVELOPMENT (STANDARD CONDO DEVELOPMENTS)

17. Far Hills Club

All building units and amenity buildings have been constructed. There are numerous deficiencies remaining in the road allowances and unfinished work.

SITE PLAN CONTROL

18. Lora Bay Block 22

The Consultant has submitted final submission of detailed design drawings for the Town's review and the Town has issued AFC approval for this development.

Development Summary

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February 2012

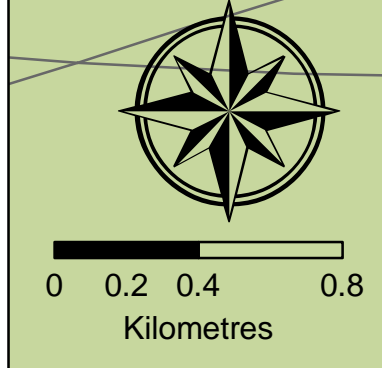
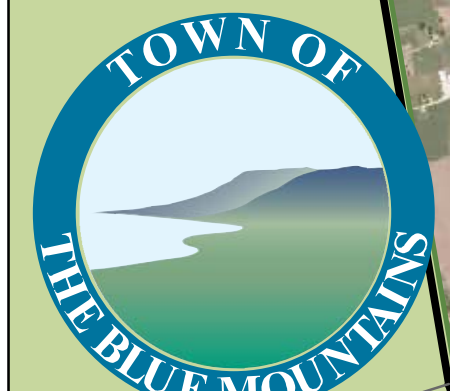
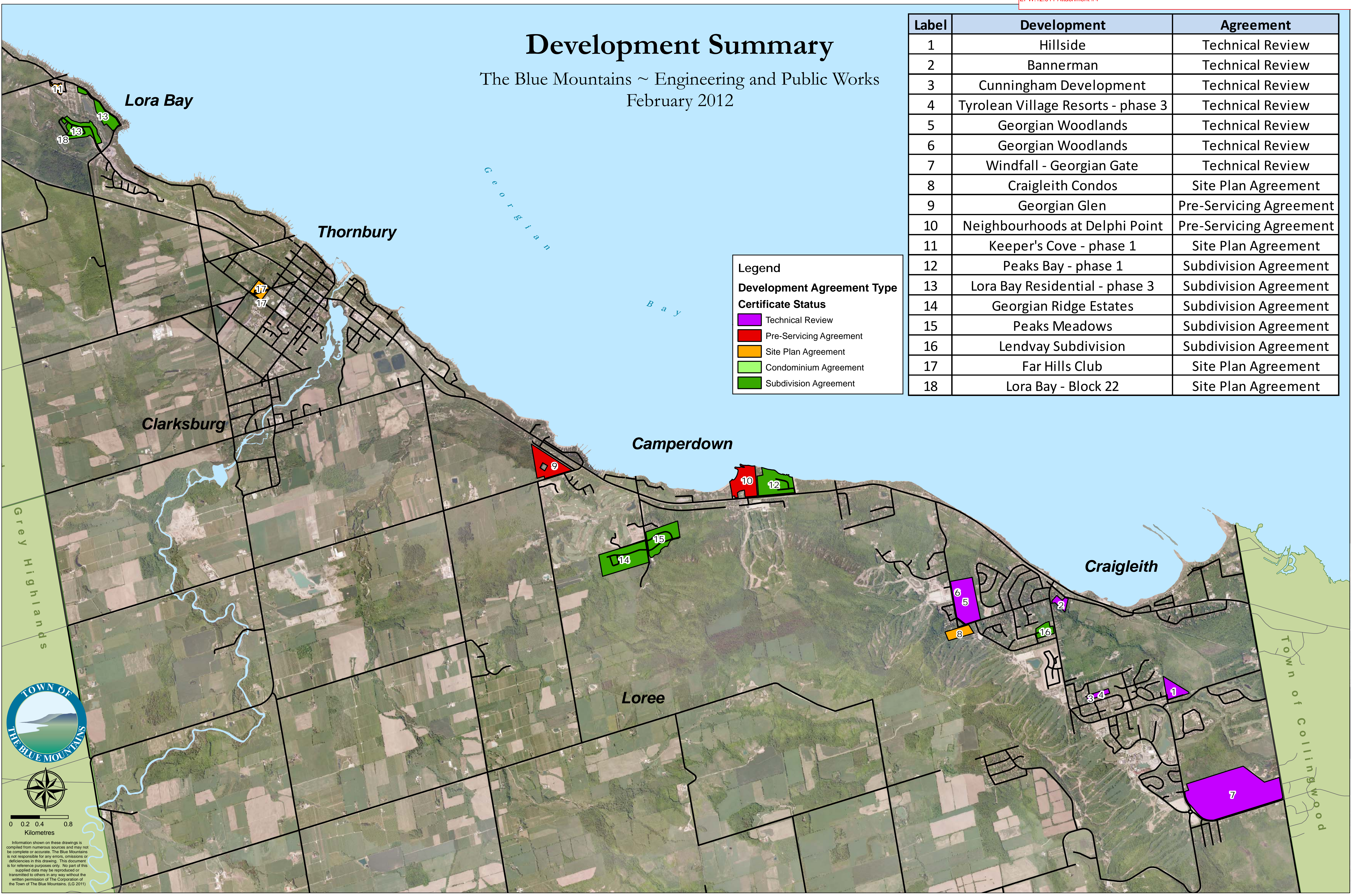
Label	Development	Agreement
1	Hillside	Technical Review
2	Bannerman	Technical Review
3	Cunningham Development	Technical Review
4	Tyrolean Village Resorts - phase 3	Technical Review
5	Georgian Woodlands	Technical Review
6	Georgian Woodlands	Technical Review
7	Windfall - Georgian Gate	Technical Review
8	Craigeith Condos	Site Plan Agreement
9	Georgian Glen	Pre-Servicing Agreement
10	Neighbourhoods at Delphi Point	Pre-Servicing Agreement
11	Keeper's Cove - phase 1	Site Plan Agreement
12	Peaks Bay - phase 1	Subdivision Agreement
13	Lora Bay Residential - phase 3	Subdivision Agreement
14	Georgian Ridge Estates	Subdivision Agreement
15	Peaks Meadows	Subdivision Agreement
16	Lendvay Subdivision	Subdivision Agreement
17	Far Hills Club	Site Plan Agreement
18	Lora Bay - Block 22	Site Plan Agreement

Legend

Development Agreement Type

Certificate Status

- Technical Review
- Pre-Servicing Agreement
- Site Plan Agreement
- Condominium Agreement
- Subdivision Agreement



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