

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: Infrastructure & Recreation Committee
MEETING DATE: January 17, 2012
REPORT NO.: EPW.12.003
SUBJECT: Capital and Development Status Report
PREPARED BY: Tom Gray, Design Engineer Technologist

A. Recommendations

THAT Council receive Staff Report EPW.12.003 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 January 12th 2012
2. Development Projects – Status Report, as of January 12th 2012

Respectfully submitted,

Tom Gray

Tom Gray
Engineering Design Technologist
For more information, please contact:
Tom Gray
tgray@thebluemoutnains.ca
519-599-3131 ext.277

Reg Russwurm

Reg Russwurm
Director of Engineering & Public Works

INFRASTRUCTURE & RECREATION COMMITTEE UPDATE CAPITAL PROJECTS

January 12, 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.

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 PIC is scheduled for Saturday, January 21, 2012.

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 has indicated that the Banner Poles will not be installed until the spring (2012) due to winter weather conditions.

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.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

January 12, 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 are pending.

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

January 12, 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 preliminary drawings from the Developers Consultant related to the Master Development Agreement. Staff are working with the Consultant on establishing revised road cross sections to be incorporated into the design of this development as well as the Town's Engineering Standards.

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**

January 12, 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**

January 12, 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.