



# Staff Report

## Planning and Development Services – Engineering

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**Report To:** Council  
**Meeting Date:** August 24, 2020  
**Report Number:** PDS.20.78  
**Subject:** Default Subdivisions Peaks Meadows & Ridge Estates: Update Report  
**Prepared by:** Brian Worsley, Manager Development Engineering

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### A. Recommendations

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THAT Council receive Staff Report PDS.20.78, entitled “Default Subdivisions Peaks Meadows & Ridge Estates: Update Report”;

AND THAT Council endorse staff to schedule a series of on-site meetings with members of Council that do not create Quorum of Council for the purposes of reviewing details and matters contained within Staff Report PDS.20.55.

### B. Overview

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As directed at the August 11th Committee of the Whole consideration of Staff Report PDS.20.55, Development Engineering Staff have provided notice of the report to residents of both the Peaks Meadows Subdivision and the Ridge Estates Subdivision. This report also recommends an onsite Council workshop within the subject subdivision. The workshop would enable an enhanced opportunity for Council to understand the issues prior to making a decision on these matters.

### C. Background

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Staff report PDS.19.04 noted that the Peaks Meadows subdivision located east of Camperdown Road, and the Ridge Estates subdivision, located to the west of Camperdown Road, were both impacted by the 2008 economic slowdown and were both in default. The Subdivision Development Agreement securities held for the Peaks Meadows subdivision, were noted in PDS.19.04 to appear to be adequate to complete the Subdivision as per the current AFC drawings. Conversely the Subdivision Development Agreement securities held for the Ridge Estates subdivision, were noted in PDS.19.04 to not appear to be adequate to complete the Subdivision as per the current AFC drawings.

Further background information & analysis on options to complete the Subdivisions was contained within PDS 20.48. Upon presentation of PDS.20.48 to Committee of the Whole on May 25th, it was directed that Staff report back to Committee of the Whole to present the

results of a Value Engineering analysis to complete the Subdivisions as outlined in Scenario #1 of PDS.20.48.

The Value Engineering Analysis was contained within Staff Report PDS.20.55 and considered by Committee of the Whole on August 11th. The Value Engineering recommended postponing Peaks Meadows Top Course paving until it could be coordinated with the completion of the development of Block 46, to obtain the lowest probable life cycle cost for the Municipal works within the Subdivision. Within the Ridge Estates Subdivision completion of base course repairs to George McRae Road and Maryward Crescent was recommended to be undertaken in 2020, with Top Course paving postponed until it could be coordinated with the completion of the development of Block 38, to obtain the lowest probable life cycle cost for the Municipal works within the Subdivision. However, under the recommended option, the Ridge Estates Subdivision will not have been competed as per the original AFC drawings. Specifically, Streetscaping & Sidewalk construction would be deferred until funds are available. In such a scenario, assumption of the Subdivision would be at Council's discretion. Deferral of Sidewalk works (until funds are available), rather than deletion, is recommended to ultimately provide better pedestrian safety. Additionally, it is recommended that, if possible, Top Course paving of both Subdivisions should be undertaken as discrete parts of the same construction contract, to maximize the value of the available securities.

In summary, in both Subdivisions, through the Value Engineering exercise, non-structural curb deficiencies (small cracks & chips) will not be corrected, and uncompleted driveways within the ROW, are unlikely to be paved, (to maximize the work that may be accomplished with the available securities).

The potential timelines associated with the recommendation contained within Staff Report PDS.20.55 are contained within Table 1.

**Table 1 - Potential Timelines**

Activity	Dependency	Timeline
<i>Patch Base Course Settlement Area on Ridge Estates, George McRae Rd. &amp; Maryward Cres.</i>	None	2020
Complete Peaks Meadows as per AFC, to allow Municipal Assumption	Construction of Block 46	2022+
Place Top Course within Ridge Estates, and Municipal Assumption, with Sidewalk & Streetscaping works deferred, (at discretion of Council).	Construction of Block 38;	2022+

## **D. Analysis**

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Through its consideration of Staff Report PDS.20.55, members of the committee expressed a desire for the area residents to be informed of the matter coming to Council. Furthermore, discussion at the Committee of the Whole meeting revealed a need for clarification on the details associated with the options being presented to Council.

Staff can confirm that the area residents were advised of this matter as directed by Committee of the Whole (please refer to Attachment 1). Furthermore, staff are proposing that an onsite Council workshop be scheduled in the near future (i.e. September 2020). This workshop would be held with smaller groups of Council members. It is intended to provide Council with the opportunity to assess the situation and deficient works first-hand with the benefit of staff attending to answer any questions or clarifications. It is proposed that the Options available to Council would be presented again by staff through a presentation so that Council can make an informed decision on these matters.

## **E. The Blue Mountains Strategic Plan**

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Goal #4: Promote a Culture of Organizational & Operational Excellence  
Objective #3 To Consistently Deliver Excellent Customer Service  
Objective #5 Constantly Identify Opportunities to Improve Efficiencies and Effectiveness

Goal #5: Ensure Our Infrastructure is Sustainable  
Objective #2 Avoid Unexpected Infrastructure Failure and Associated Costs and Liability  
Objective #4 Ensure that Infrastructure is Available to Support Development

## **F. Environmental Impacts**

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None at this time.

## **G. Financial Impact**

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No financial impacts are directly associated with this report. Any costs associated with the Council workshop can be accommodated within the Planning & Development Services Department 2020 budget. Financial implications associated with a decision on the default subdivision matters will be the subject of a future report to Committee of the Whole.

## **H. Public Engagement**

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The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required.

However, as directed by Committee of the Whole on August 11<sup>th</sup>, a copy of PDS.20.55 and information on how to provide comments to Council, (attachments below) was hand delivered to all homes and mailed to all properties in both the Peaks Meadows Subdivision and the Ridge Estates Subdivision.

Comments regarding this report should be submitted to Brian Worsley,  
[developmentengineering@thebluemountains.ca](mailto:developmentengineering@thebluemountains.ca)

## **I. Attached**

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1. Attachment 1: Resident Notification
2. Attachment 2: PDS.20.55

Respectfully submitted,

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Brian Worsley, P.Eng, MSc., MICE, PMP  
Manager Development Engineering

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Nathan Westendorp, RPP, MCIP  
Director of Planning and Development Services

For more information, please contact:  
Brian Worsley  
[developmentengineering@thebluemountains.ca](mailto:developmentengineering@thebluemountains.ca)  
519-599-3131 extension 224



# Memorandum

32 Mill Street, Box 310, Thornbury ON, N0H 2P0

Phone: 519-599-3131 – Fax: 519-599-7723

[info@thebluemountains.ca](mailto:info@thebluemountains.ca) <https://www.thebluemountains.ca>

**Date: August 12, 2020**

**To: Ridge Estates Residents**

**Peaks Meadows Residents**

**From: Brian Worsley, Manager Development Engineering**

**Subject: Staff Report PDS.20.55**

Please be advised that the Committee of the Whole considered Staff Report “PDS.20.55 Default Subdivisions Peaks Meadows Ridge Estates; Value Engineering”. The staff report deals with matters within your neighborhood that you should be aware of. Specifically, it provided professional engineering recommendations to patch the settlement areas within the Ridge Estates roadways this year, placing Top Course Asphalt and Assuming the roadways in both subdivisions after 2022 but, deferring Sidewalk & Streetscaping works within Ridge Estates until a later date when further funding is available. A copy of the staff report is attached for your reference. Please be advised that Council will be considering this matter further, as well as a follow-up report at its August 24, 2020 meeting.

If you wish to make a deputation to Council concerning this topic please contact Town Clerk, Corrina Giles at [townclerk@thebluemountains.ca](mailto:townclerk@thebluemountains.ca) or 519-599-3131

For more information please contact Manager Development Engineering, Brian Worsley at [developmentengineering@thebluemountains.ca](mailto:developmentengineering@thebluemountains.ca) or 519-599-3131 extension 224

Sincerely,

Brian Worsley, P.Eng  
Manager of Development Engineering  
Town of The Blue Mountains



# Staff Report

## Planning and Development Services –

### Development Engineering

**Report To:** Committee of the Whole  
**Meeting Date:** August 11, 2020  
**Report Number:** PDS.20.55  
**Subject:** Default Subdivisions Peaks Meadows & Ridge Estates; Value Engineering  
**Prepared by:** Brian Worsley, Manager Development Engineering

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#### A. Recommendations

THAT Council receive Staff Report PDS.20.55, entitled “Default Subdivisions Peaks Meadows & Ridge Estates; Value Engineering”;

AND THAT Council authorize staff to pursue Option B, for the Peaks Meadows Subdivision;

AND THAT Council authorize staff to pursue Option C, for the Ridge Estates Subdivision.

#### B. Overview

As directed by Council through Staff Report PDS.20.48 staff have completed a value engineering exercise to assess further options for potential cost savings associated with completion of the Peaks Meadows and Ridge Estates subdivisions.

#### C. Background

Staff report PDS.19.04 noted that the Peaks Meadows subdivision located east of Camperdown Road, and the Ridge Estates subdivision, located to the west of Camperdown Road, were both impacted by the 2008 economic slowdown and were both in default. The Subdivision Development Agreement securities held for the Peaks Meadows subdivision, were noted in PDS.19.04 to appear to be adequate to complete the Subdivision as per the current AFC drawings. Conversely the Subdivision Development Agreement securities held for the Ridge Estates subdivision, were noted in PDS.19.04 to not appear to be adequate to complete the Subdivision as per the current AFC drawings.

Further background information & analysis on options to complete the Subdivisions is contained within PDS 20.48 (Attachment 1). Upon presentation of PDS.20.48 to Committee of the Whole on May 25<sup>th</sup>, it was directed that Staff report back to Committee of the Whole to present the results of a Value Engineering analysis to complete the Subdivisions as outlined in Scenario #1 of PDS.20.48.

## D. Analysis

### Peaks Meadows Subdivision (Barton Boulevard & Dorothy Drive)

A site walk was undertaken on May 21, 2020 with Staff from the Engineer of Record (Crozier) and the Town. The condition of all curbs within the subdivision was examined, and all curbs with structural cracks were marked for replacement; cosmetic curb defects were deemed acceptable. The reduced quantity of work is reflected in the revised opinion of probable cost below. The numbers include HST, but, exclude contingency allowances.

Two Options were identified for completion of the Peaks Meadows Subdivision; Option A were Scenario #1 of PDS.20.48 would be implemented following normal Town standards for curb replacement, and; Option B, were Value Engineering was applied such that only structural curb deficiencies would be corrected, (such that the works would be fit for their intended use, but cosmetic defects would not be corrected), and uncompleted driveways within the ROW would not be paved (as currently required by Town Standards).

**Table 1 -Peaks Meadows Cost Estimates**

Peaks Meadows Subdivision	Scenario	Opinion of Probable Cost	Available Funds
Option A <i>Do Nothing in 2020; Defer All Works until Completion of Block 46 Servicing</i>	Scenario # 1 <i>From PDS.20.48</i>	\$493,887.08.	\$451,747.20
Option B <i>PDS.20.48 Scenario 1 with Value Engineering applied wherein only structural curb deficiencies would be corrected.</i>	Scenario # 1 <i>Value Engineered</i>	\$450,041.55 <i>(including HST)</i>	

Staff recommend postponing Peaks Meadows Top Course paving until the completion of the development of Block 46, as per Scenario #1 outlined in of PDS.20.48, modified by Value Engineering Option B above, to obtain the lowest probable life cycle cost for the Municipal works within the Subdivision.

### Ridge Estates Subdivision (George McRae Road & Maryward Crescent)

A site walk was undertaken on May 21, 2020 with Staff from the Engineer of Record (Crozier) and the Town. The condition of all curbs within the subdivision was examined, and all curbs with structural cracks where marked for replacement; cosmetic curb defects were deemed acceptable. The reduced quantity of work is reflected in the revised opinion of probable cost below. The numbers include HST, but, exclude contingency allowances.

Three Options were identified for completion of the Ridge Estates Subdivision; Option A were Scenario #1 of PDS.20.48 would be implemented following normal Town standards for curb

replacement; Option B, where Value Engineering was applied such that only structural curb deficiencies would be corrected, (such that the works would be fit for their intended use, but cosmetic defects would not be corrected), uncompleted driveways within the ROW would not be paved (as currently required by Town Standards), and sidewalk & footpath installation would be deferred, and; Option C, where in addition to the value engineering adjustment of curb replacement works, and sidewalk & footpath installation deferral of Option B, Boulevard grading works would also be deferred.

**Table 2, Ridge Estates Cost Estimates**

Ridge Estates Subdivision	Scenario	Opinion of Probable Cost	Available Funds
<p>Option A</p> <p><i>Repair Settlement Area on Both George McRae Rd. &amp; Maryward Cres.; Patch to Base Course in 2020.</i></p> <p><i>Monitor George McRae Rd. during construction of Block 38.</i></p> <p><i>Defer Top Course &amp; Curb repair of both Roads until completion of Block 38</i></p>	<p>Scenario # 1</p> <p><i>From PDS.20.48</i></p>	\$638,654.63	\$397,308.18
<p>Option B</p> <p><i>PDS.20.48 Scenario 1 with Value Engineering applied wherein only structural curb deficiencies would be corrected, and Sidewalk (\$130,750.00 total, \$60,000.00 for George McRae sidewalk, \$28,750.00 for George McRae</i></p>	<p>Scenario # 1</p> <p><i>Includes \$45,625.00 (probable cost) in 2020 repairs to George McRae Rd. and Maryward Cres,</i></p>	<p>\$486,780.32</p> <p><i>(including HST)</i></p>	



<i>footpath, and \$42,000 for Maryward sidewalk) deferred</i>			
Option C  Same as Option B, but also <i>Boulevard grading</i> (topsoil & seed placement) \$72,000.00 total, \$43,000.00 for George McRae and \$29,000.00 for Maryward, deferred	Scenario # 1  <i>Value Engineered</i>	\$405,420.32  <i>(including HST)</i>	

Staff recommend completion of base course repairs to George McRae Rd. and Maryward Crescent in 2020, and postponing Ridge Estates Top Course paving until the completion of the development of Block 38, as per Scenario #1 outlined in of PDS.20.48, modified by Value Engineering Option C above, to obtain the lowest probable life cycle cost for the Municipal works within the Subdivision. However, as the Ridge Estates Subdivision will not have been competed as per the original AFC drawings, (as Streetscaping & Sidewalk construction would be deferred until funds are available); assumption of the Subdivision would be at Council's discretion. Deferral of Sidewalk works (until funds are available), rather than deletion, is recommended to ultimately provide better pedestrian safety. Additionally, it is recommended that, if possible, Top Course paving of both Subdivisions should be undertaken as discrete parts of the same construction contract, to maximize the value of the available securities.

In summary, in both Subdivisions, through the value engineering exercise, non-structural curb deficiencies (small cracks & chips) will not be corrected, and uncompleted driveways within the ROW, are unlikely to be paved, (to maximize the work that may be accomplished with the available securities).

Potential timelines for the works recommended by staff are outlined below in Table 3:

**Table 3, Potential Timelines**

Activity	Dependency	Timeline
<i>Patch Base Course Settlement Area on Ridge Estates, George McRae Rd. &amp; Maryward Cres.</i>	None	2020
Complete Peaks Meadows as per AFC, to allow Municipal Assumption	Construction of Block 46 (and Block 38 if one Contract)	2023 +
Place Top Course within Ridge Estates, and Municipal Assumption, with Sidewalk & Streetscaping works deferred, (at discretion of Council).	Construction of Block 38; (and Block 46 if one Contract)	2022+

## **E. The Blue Mountains Strategic Plan**

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- Goal #4: Promote a Culture of Organizational & Operational Excellence  
Objective #3 To Consistently Deliver Excellent Customer Service  
Objective #5 Constantly Identify Opportunities to Improve Efficiencies and Effectiveness
- Goal #5: Ensure Our Infrastructure is Sustainable  
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## **F. Environmental Impacts**

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None at this time.

## **G. Financial Impact**

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The securities available to finish the roadworks on the Ridge Estates Subdivision (per PDS.20.48 Scenario 1, Value Engineering Option C above), are within the margin of error of the accuracy of the probable cost estimate. However, the deferral of the Sidewalk and Boulevard Grading works, shown on the AFC drawings (approximately \$202,750.00), is a potential future cost, that is currently unfunded.

## **H. In consultation with**

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Will Thomson, Director Legal Services

Ruth Prince. Director Finance & IT

## **I. Public Engagement**

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The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Brian Worsley, [developmentengineering@thebluemountains.ca](mailto:developmentengineering@thebluemountains.ca)

## **J. Attached**

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1. PDS.20.48

Respectfully submitted,

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Brian Worsley,  
Manager Development Engineering

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Nathan Westendorp, RPP, MCIP  
Director of Planning and Development Services

For more information, please contact:  
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