

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



**REPORT TO:**           **Infrastructure & Recreation Committee**  
**MEETING DATE:**   **March 23, 2010**  
**REPORT NO.:**       **EPW.10.033**  
**SUBJECT:**           **Construction/Development Status Report**  
**PREPARED BY:**     **Tom Gray, Engineering Design Technologist**

**A. Recommendations**

THAT Council receives Staff Report EPW.10.033 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 March 16, 2010
2. Development Projects – Status Report, as of March 16, 2010

Respectfully submitted,

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Tom Gray  
Engineering Design Technologist

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Reg Russwurm  
Director of Engineering & Public Works

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**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
CONSTRUCTION PROJECTS**

**As of March 16, 2010**

1. Thornbury Wastewater Treatment Plant - Certificate of Approval (CofA) has been received. The project is on hold until a physical need for expansion is necessary.
2. Mountain Drive Phase 2 Re-Construction - Contract is essentially complete with culvert repairs outstanding. A lien has been filed and additional payments are withheld until resolution of outstanding claims.
3. Plan 915 - Reconstruction of Plater Street, Campbell Crescent, and Kinsey Place is complete for winter season. Carmichael Crescent will be reconstructed in 2010. As part of the overall works, the culverts need to be extended along Cty Rd 19 at Kinsey Pl and Campbell Cr South.
4. Lake Drive Water and Wastewater Servicing Extension - Certificate of Substantial Performance was issued and final restoration is planned for spring 2010.
5. Georgian View Estates – The Contractor has completed in-ground works and reconstructed the roads to Granular A stage. Full restoration and placement of asphalt will occur in 2010. A Certificate of Substantial Performance was issued allowing residents to connect to the municipal sewer system.
6. Clark Street EA – Crozier & Associates was recommended for award of the assignment however the project is on hold pending discussions between the Thornbury Horse Park Developer and the County of Grey for a primary entrance off Grey Road 2.
7. Slabtown EA – CC. Tatham & Associates is completing the assignment and work is proceeding well. A PIC was held January 30, 2010. Once public comments are incorporated, a Notice of Completion will be filed. Preliminary design of the preferred option will follow.
8. Beaver River Bridge Rehabilitation –Substantial completion was issued on Feb 12, 2010. The Contractor has left the working platform intact until spring when weather conditions will facilitate safer working conditions for its removal. The Town will be receiving 90% completion drawings for Contract 2 of the Beaver River Bridge Rehabilitation work before the end of March 2010.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
CONSTRUCTION PROJECTS**

**As of March 16, 2010**

9. Peaks Road Reconstruction – The Developer for the Neighbourhoods of Delphi Point will be reconstructing Peaks Road and installing a sanitary sewer as part of the Peaks Road/Hwy 26 Intersection Improvements. The Town will cost share on the road and pay all the sanitary sewer costs (future capital cost recovery). An agreement must be executed with the Developer for the Works.
10. Hester Street Parking Lot – The Town is completing the conceptual design for the parking lot and is in discussions with the land owners for a land use agreement.
11. Landfill Receiving Area – Tenders close on March 25<sup>th</sup>. The Town has not received the C of A for this work but is expected to have it prior to construction scheduled in May.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS**

**As of March 16, 2010**

1. Far Hills/Beaver Street – Deficiencies remain to be addressed.
2. Willow Creek/Monterra Ridge – Developer has paved the internal road network and has constructed the storm water management pond. No formal completion inspection has been requested.
3. Peaks Meadows – There has been no activity since Certificate of Completion for Basic Services was issued in November 2008.
4. Georgian Glen – Work under the Pre-Servicing Agreement has been completed. The Town is waiting for the Developer to enter into a Development Agreement. The issued AFC drawings have stale dated.
5. Edgewater Estates – Construction of Phase II has been completed and the Developer is requesting a L.C. reduction. Town Staff have issued a Certificate of Completion with minor deficiencies that must be corrected prior to releasing securities.
6. Orchard at Craigleith – Work is continuing on a number of units under construction. There are a substantial number of building permits taken out for this project. The developer has been granted substantial completion of the below ground works. Many deficiencies yet to be addressed before project can be advanced.
7. 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. The Developer is requesting a reduction in securities. This is under review.
8. Lora Bay - Phase 3 – Outstanding deficiencies must be corrected prior to a final site inspection to release additional L.C.'s. Deficiencies for Lora Bay Drive are understood to be complete but final inspections must wait for spring.
9. Georgian Ridge Estates – Developer requested a Certificate for Basic Services. An inspection was completed and a certificate is being issued. As security reduction was also requested and received.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE  
DEVELOPMENT PROJECTS**

**As of March 16, 2010**

10. 11 Bay Street – Phase 1 building construction is nearing completion and the Developer has started on Landscaping. The foundation for the 2<sup>nd</sup> building was constructed. The Developer has requested security reduction. The Town is reviewing their submission.
11. 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. Developer is requesting reduction in LC. Completion inspection outstanding until spring.
12. Neighbourhoods of Delphi Point Phase 1a – Developer has entered into a Pre-Servicing Agreement with the Town. The construction of underground services and base course asphalt without curb is complete. The Town has received the final submission of the design package and is in the process of reviewing. The Developer is negotiating an agreement with MTO for intersection improvements,
13. Neighbourhoods of Delphi Point Phase 2 – Developer has submitted a design package for Technical Review. The Town has provided Technical Review comments and is waiting for the next submission from the Developer.
14. Lendvay Subdivision –The Developer has not signed the Subdivision Agreement. The Developer has installed water, sanitary & storm sewer, curb & gutter and base course asphalt and street lighting.
15. Georgian Bay Estates – Town Staff have issued a “Town Final Certificate” for the Inground Works for the Residence of Georgian Bay Estates.
16. Eden Oaks – The Developer has indicated that they will be submitting drawings for review. Town Staff have met with the Developers Consultant to facilitate re-starting this project.
17. Georgian Bay Estates (Blk 42) – Work under the Pre-Servicing Agreement has been completed. The Town is waiting for the Developer to enter into a Development Agreement. The issued AFC drawings have stale dated.