

Tyrolean Village Watermain Replacement and Wastewater Servicing Project - Phase 2

The Blue Mountains Council Deputation
October 21, 2024

Deputation:

David Finbow on behalf of Tyrolean Village Resorts 2021 Limited (TVR) and other property owners on Tyrolean Lane.

Request:

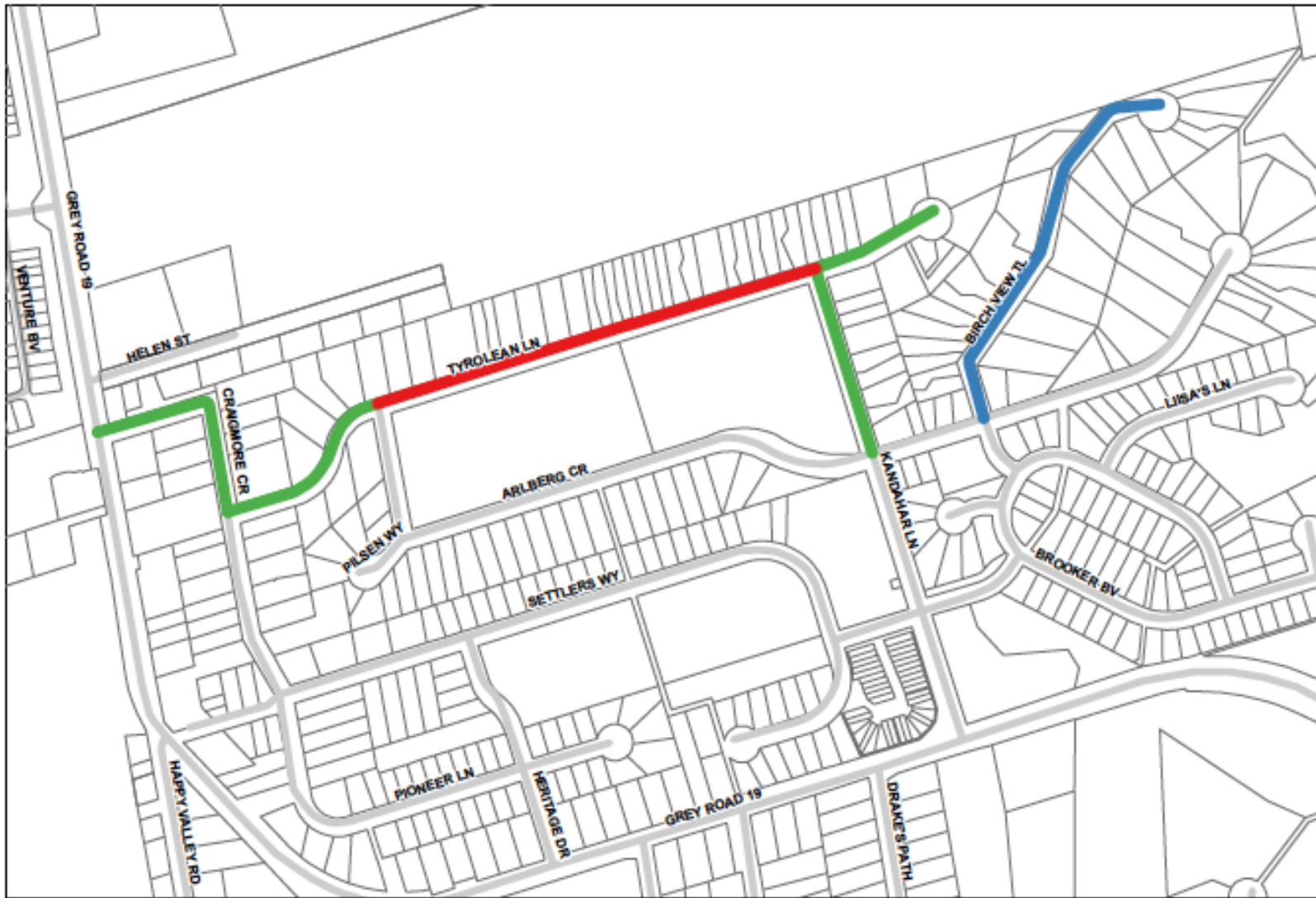
That Council direct Town staff to include Phase 2 of the Tyrolean Village Watermain and Wastewatering Servicing Project in the Draft 2025 Budget for Council's consideration.




Background:

In response to a deputation from landowners in the Tyrolean Village Area in 2019 requesting wastewater servicing, Council approved the installation of sanitary sewers as well as watermain replacement on Birch View Trail and Tyrolean Lane as part of the 2020 Budget.

WT Infrastructure Solutions Inc., retained by the Town for design and contract administration, advised that the proposed sanitary sewers would eliminate risk and the impact of septic system failure (environmental and land use benefits).

Regarding the watermain replacement, Town staff advised in 2020 that the Tyrolean Village Area watermain was due for replacement as it had reached the end of its useful life and that there had been several watermain breaks due to the age and original pipe used and that it would be prudent to include the watermain replacement as part of the Project.



-  Project 1A - Tyrolean Lane Watermain Replacement and Wastewater Servicing
-  Project 1B - Birchview Trail Watermain Replacement and Wastewater Servicing
-  Project 2 - Tyrolean Village Watermain Replacement

Funding per 2020 Budget:

Water D/C's, Water and Wastewater Asset Replacement Reserve Funds, Infrastructure and Public Works Asset Replacement Reserve Fund and Property Owners (@ \$1.31 million re wastewater servicing).

Notes: Town staff previously reported on compliance with the Town's Affordability Policy.
Works on privately owned land are the responsibility of the property owner(s).

Project Notice and Initiation:

Numerous Notices, Public Meetings and 2 Public Information Centres have been held.

Council on April 12, 2022, directed that Phase 1 be tendered and that Phase 2 be tendered in 2023.

Council on May 31, 2022, directed that Town staff proceed with the construction of Phase 1.

Status of Project:

November 2022 - Phase 1 deemed substantially complete.

March 30, 2023 – Town announced that Phase 2 construction was postponed indefinitely until more details are known regarding the outstanding planning and development aspects of the project area.

Regarding the planning and development aspects of Phase 2, TVR was advised that this is related to the 2 large commercially designated Blocks on the south side of Tyrolean Lane (136 Tyrolean Lane and 138 Kandahar Lane).

The owners of 136 Tyrolean Lane and 138 Kandahar Lane subsequently committed to contributing an equivalent of a minimum of 48 units towards the Phase 2 - notwithstanding that both properties could be serviced partially or fully from Arlberg Crescent.

Benefits of including Phase 2 in the 2025 Town Budget:

- Continued support of benefitting landowners
- Design is complete and current and ready for Tender
- Quick win in terms of addressing a Town infrastructure deficiency
- Mitigate environmental risk
- Current capacity in the construction industry which should result in competitive pricing with construction costs now substantially returning to pre-Covid levels
- Project administration by WT Infrastructure Solutions Inc. (addresses Town staffing capacity)
- Costs (survey, geotechnical, engineering design, staff time, etc.) for Phase 2 are currently unfunded

Benefits of including Phase 2 in the 2025 Town Budget (cont'd):

- Meets affordability criteria
- Current commitments from the owners of 136 Tyrolean Lane and 138 Kandahar Lane to participate in the project (minimum of 48 units)
- Opportunity to provide additional and needed employee housing by way of existing chalets entering the staff housing pool (BMR currently “operates” approximately 220 beds in Tyrolean Village – see July 2023 Collingwood Connection Article)

Employee Housing – Tyrolean Lane

- 25 existing chalets on the north side of Tyrolean Lane
- Zoning By-law permits short term accommodation uses and dwellings
- The currently licensed short-term accommodation uses on Tyrolean Lane are lawfully non-conforming as they are not connected to full municipal services and therefore would lose their “servicing” lawful non-conforming/grandfathered short-term accommodation status if converted to dwelling use
- With servicing, owners would be open to moving from short term accommodation use to employee housing under longer term leases as they would not lose their “servicing” lawful non-conforming/grandfathered status.

Summary of Request:

That Council direct Town staff to include Phase 2 of the Tyrolean Village Watermain and Wastewatering Servicing Project in the Draft 2025 Budget for Council's consideration.

Thank you...