



MEMORANDUM

To: Kevin Verkindt, C.E.T. – Senior Infrastructure Capital Project Coordinator

From: James Witherspoon, P.Eng.

Date: May 17, 2021

Re: Tyrolean Village Watermain Replacement and Sanitary Servicing Extension Public Information Centre No. 1 – May 6, 2021

The following memorandum is intended to summarize the Public Information Centre for the Tyrolean Village Watermain Replacement and Sanitary Servicing Extension Project.

The meeting was held virtually via Microsoft Teams from 5 pm to 7 pm on May 6, 2021. All attendees were required to pre-register with the Town. There were thirteen (13) pre-registrants.

The list of the pre-registrants is attached (**Appendix A**) and to the best of our knowledge, all pre-registrants attended the meeting.

The presentation was introduced by Shawn Carey, Director of Operations, detailing the procedure for the evening. A power point presentation (**Appendix B**) was presented by WT Infrastructure Project Manager, Jamie Witherspoon. The is the same presentation that was presented to the Committee of the Whole on April 20, 2021.

A summary of the questions and responses on the project to date is included in **Appendix C**. The primary questions that were asked were as follows:

1. There was a common concern related to the impact of the project on Short Term Accommodations (STA) in the study area considering the pandemic situation which has hurt their revenues.

ANSWER: *WT Infrastructure indicated project would be completed in the Spring/Summer of 2022 and while there would be impacts in terms of some noise and dust in the area, that it would be mitigated and actual site specific impacts (i.e. access, water/wastewater service interruption) would be limited to a few days for impacts with actual restrictions (access/interruption) to a few hours. There will be WT Infrastructure staff on-site to assist in addressing any issues that require resolution to minimize impacts.*

2. There were questions regarding pumped service connections and how that would work for the area serviced by a gravity sewer (Tyrolean Lane).

ANSWER: *WT Infrastructure indicated that for either the pumped or gravity connections that a pumped system could connect to the system. Wastewater would be pumped up to the property line to the connection with the gravity service at which point it would then flow by gravity to the sanitary sewer. For the areas where the mainline is a forcemain, there would be a check valve at the property line to prevent wastewater from flowing from the forcemain (pressure pipe) onto private property through their connection and as each*

pump in the system pumped it would push the wastewater in the line to the corner of Birch View and Arlberg where it would then flow away by gravity.

3. There were questions about the cost recovery and how it would be repaid.

ANSWER: *WT Infrastructure indicated that it would be charged on an equivalent residential unit (ERU) basis so that larger facilities that would produce more wastewater would pay a larger share and individual residences would pay a smaller share. We indicated that the process for determination of the specific ERU calculation for this project was ongoing, but that the estimate of 77 was conservative and that this number would be confirmed by the second PIC. Payment of the cost would be either lump sum up front or financed by the Town and repaid on the annual tax bill as a levy over a set period (typically 20 years). In the presentation, there were further details related to deferment and balance repayment upon property sale.*

The question period lasted for approximately 30 minutes until all questions had been answered at which point the meeting was adjourned.

As this meeting was an initiation meeting to be followed up by a second meeting in the fall, it will be important to ensure that the comments from the first PIC have been addressed prior to the next meeting.

In summary, the Public Information Centre was well attended considering the project scope with approximately 25% of the owners impacted properties being in attendance. There were no comments of opposition to the project indicated during the meeting. Based on the feedback during the meeting, it appeared that information was well received, and the following were the primary concerns:

1. **Impact on Short Term Accommodation** – The pandemic has adversely impacted STA revenue and there are concerns that a major disruptive construction project could impact recovery. It is recommended that the STA organization be a stakeholder in the project in terms of being notified of construction progress to allow them to best manage their businesses related to construction impacts. The approach to construction will be the same as all of these types of projects must mitigate the impacts on residents and minimizing impacts to residents/STA is a requirement of the construction process.
2. **Service Connections** – There was interest in site specific concerns related to servicing as residents seemed to want to avoid pumping systems or understand how they connected. This information will be provided and clarified as the design advances.
3. **Cost** – There were some concerns how the cost would be recovered and that the division of cost would be equitable based on the various land uses in the project area (high occupancy short term accommodation vs. single family dwelling). This will need to be address further before PIC No. 2.

We trust this meets with your approval.

WT INFRASTRUCTURE



Jamie Witherspoon, P.Eng., LEED AP
Project Manager

APPENDIX A

Pre-Registered Attendee List



Name	Mailing Address	Comments And Thoughts About Project	Will Join PIC via...	Date of First Contact	In Attendance?
Denis Martinek		Highly in favour	Microsoft Teams On Device	April 8, 2021 - email	Yes
Peter Gountonunas			Microsoft Teams On Device	April 16, 2021 - email	
Laura Barr		Will the division of costs for sanitary services take into account units that are Short Term Rental units earning revenue versus single family dwelling? For example - single family smaller unit has not been rented in more than 40 years versus 10 bedroom unit active Short Term Rental unit. Would both be considered same in assessing costs and affordability? How do I see how many Equivalent Residential Unit have been assigned to my property? In regards to the Tyrolean lane sanitation project - will the connection be compatible with a pump type connection? I ask as our property is well below the road level	Microsoft Teams On Device	May 5, 2021 - email	Yes
Jason Rubinoff			Microsoft Teams On Device	May 5, 2021 - email - Allan Gibbons	
Nelson Lopes		Interested in Road Closures	Microsoft Teams On Device	May 5, 2021 - email - Allan Gibbons	Yes
Ian Duff			Microsoft Teams On Device	May 6, 2021 - email - Allan Gibbons	Yes
James Duff		Cost, payments, and how long road will be under construction	Microsoft Teams On Device	May 6, 2021 - email	Yes
Hana Havlicek			Microsoft Teams On Device	May 6, 2021 - email	Yes
George Thomas Vlastak			Microsoft Teams On Device	May 6, 2021 - email	
David Finbow					Yes
Maureen MacQuarrie					Yes
Dave TenEycke					Yes
Michael Forcier					Yes
Allison Kershaw					Yes
Andrea Matrosovs					Yes
Andrew Tulk					Yes
Jamie Witherspoon					Yes
Kevin Verkindt					Yes
Paula Hope					Yes
Shawn Carey					Yes
Allan Gibbons					Yes

APPENDIX B

Presentation Materials





Tyrolean Village Watermain Replacement and Proposed Sanitary Servicing

Public Information Centre No. 1

May 6th, 2021



WT INFRASTRUCTURE
PRACTICAL INNOVATION

PRESENTATION OUTLINE

Background

Proposed Works

Project Breakdown

Cost Sharing Mechanism

Schedule

Next Steps

Questions

WHY?

Opportunity to combine infrastructure renewal with extending sanitary servicing is efficient and less disruptive.

This approach provides long term benefits to the landowners and the environment.

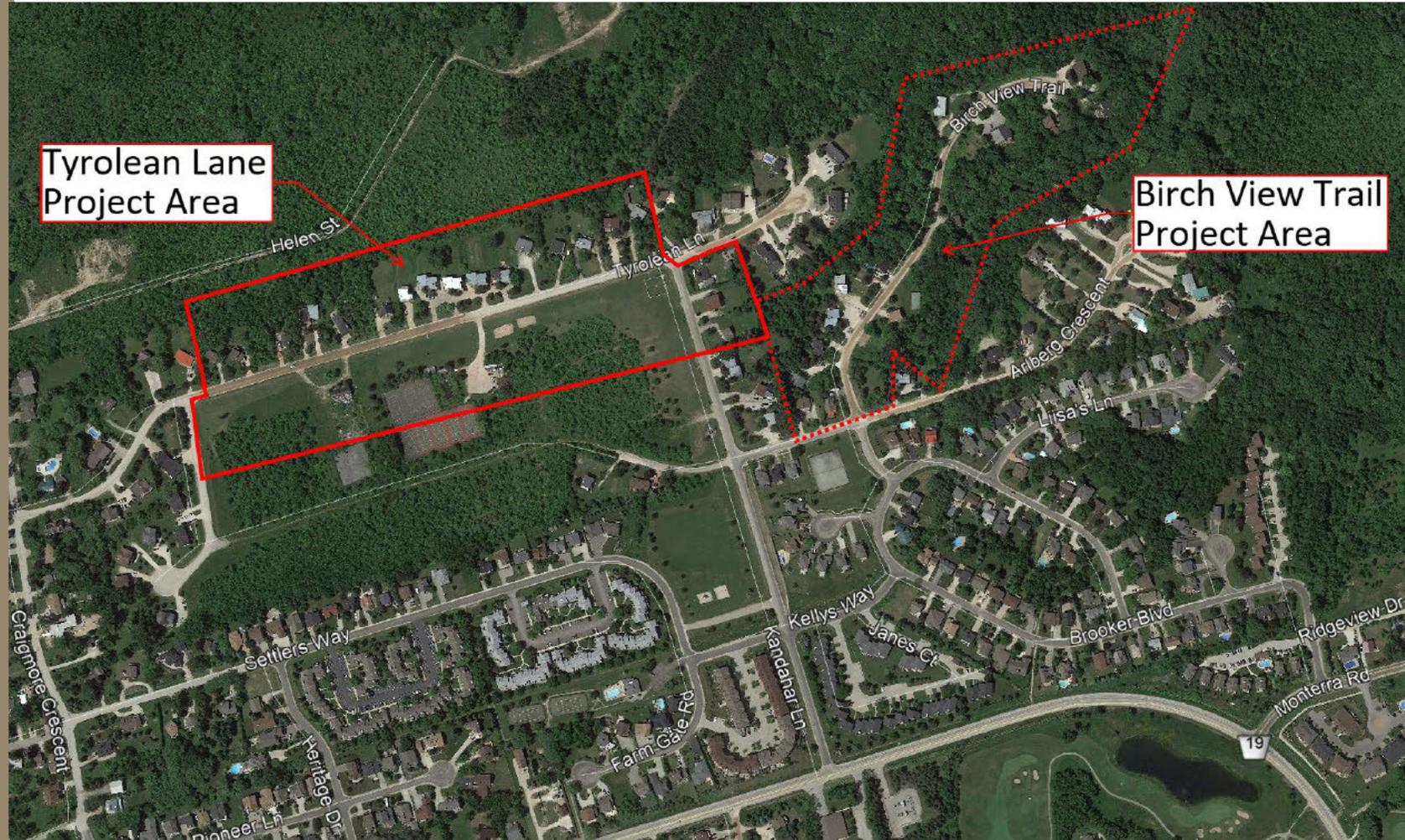
BACKGROUND: WATER REPLACEMENT

- Watermain installed as part of development in 1970's
- Existing grey plastic watermain is an obsolete material that becomes brittle with age.
- Project is an infrastructure renewal project paid for through water rates.
- Any new water services would be required to pay a connection fee and complete private side work.



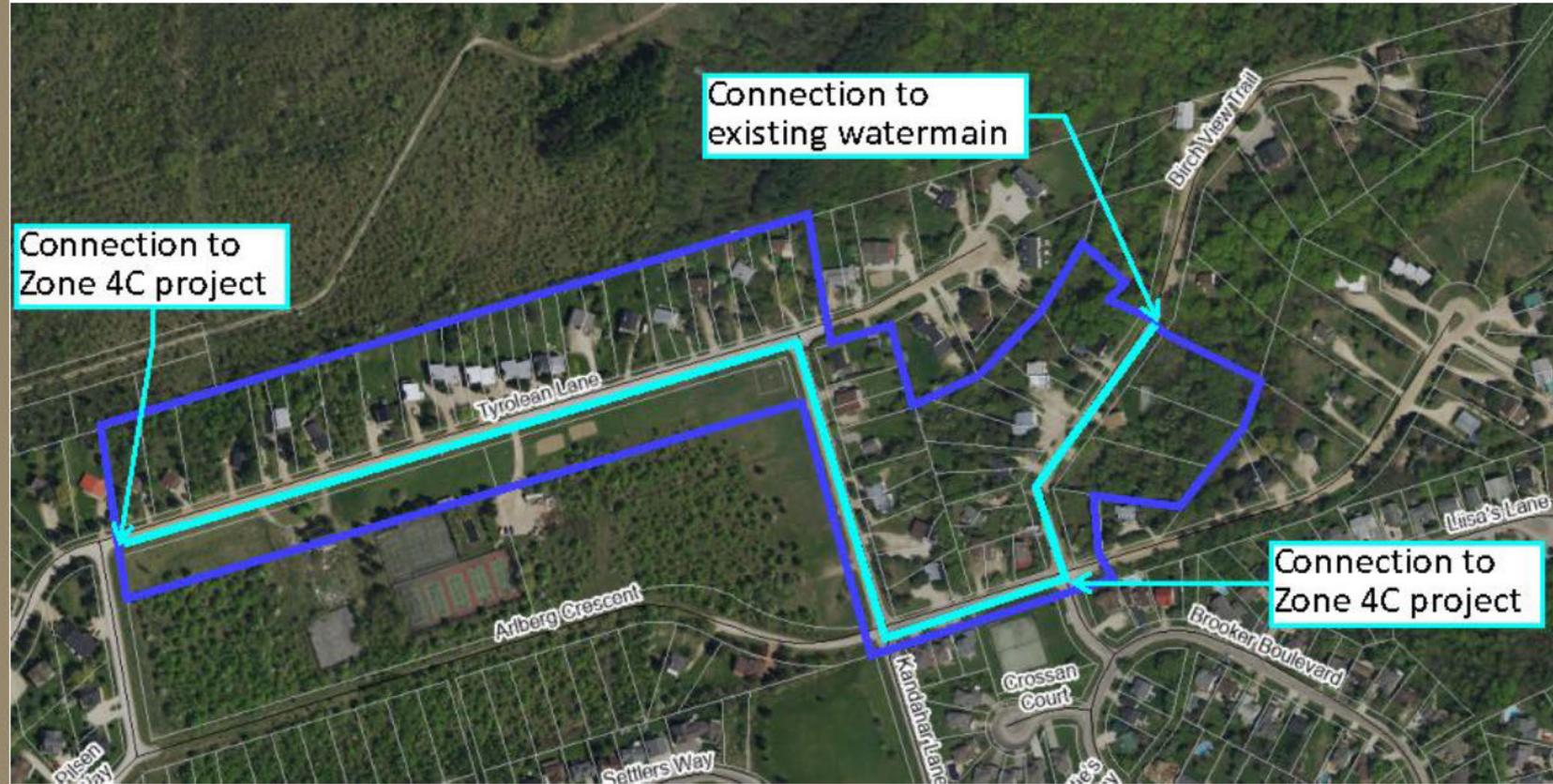
BACKGROUND: SANITARY SERVICING

- Properties are not currently serviced by municipal sanitary sewers.
- Initiated by Property Owners and approved by Council.
- This part of the project is local improvement paid through a direct levy to each property owner.



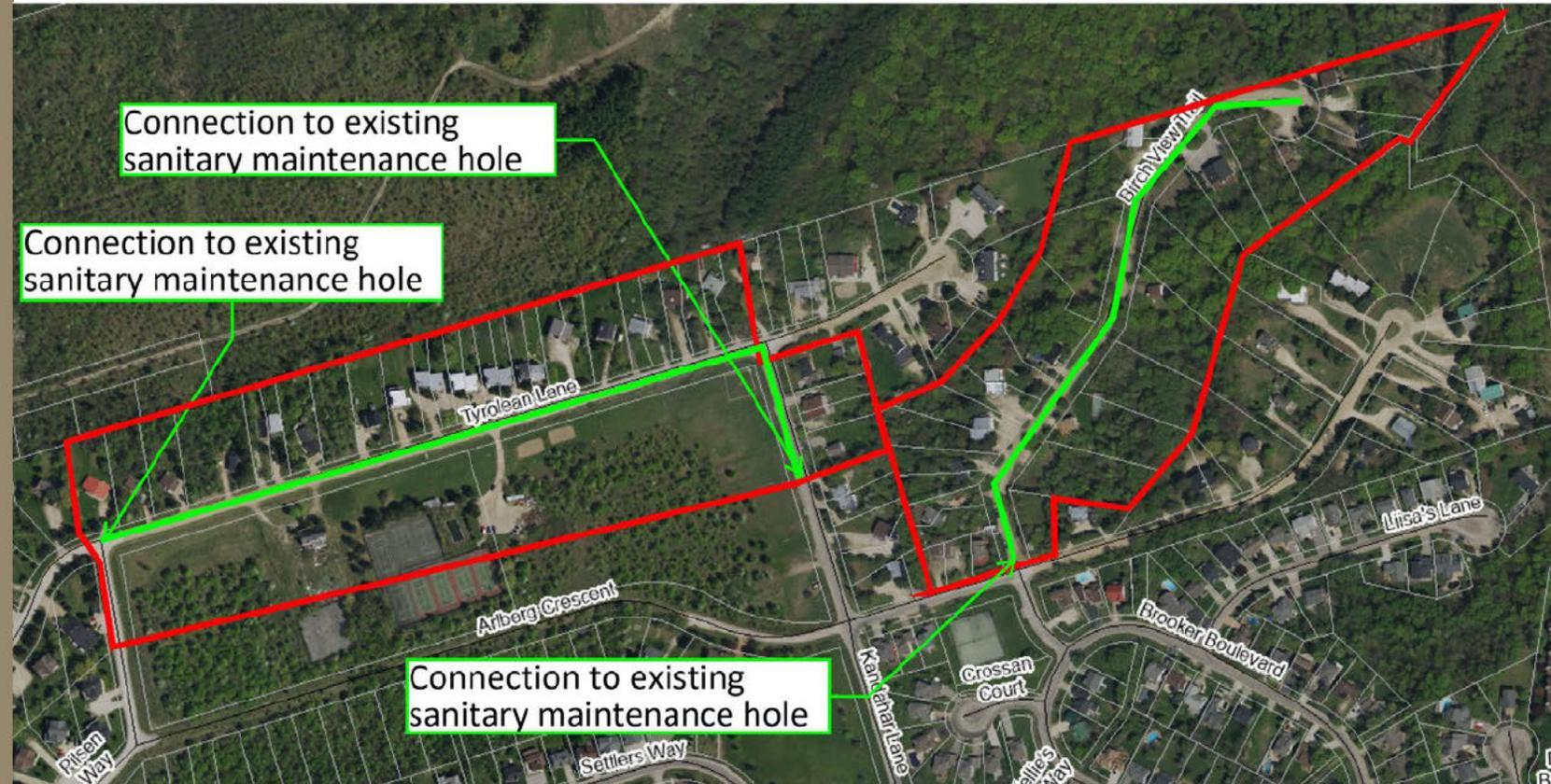
PROPOSED WORKS: WATER REPLACEMENT

- New watermain installed in standard location.
- New hydrants
- New individual services to each property
- Connection to the Zone 4C Water Distribution System Improvement project being implemented in 2021. This is a separate infrastructure renewal project.



PROPOSED WORKS: SANITARY SERVICING

- Tyrolean lane – gravity sewer in right-of-way
- Birch View Trail - pumped force main sewer in right-of-way.
- Services extended to property line.

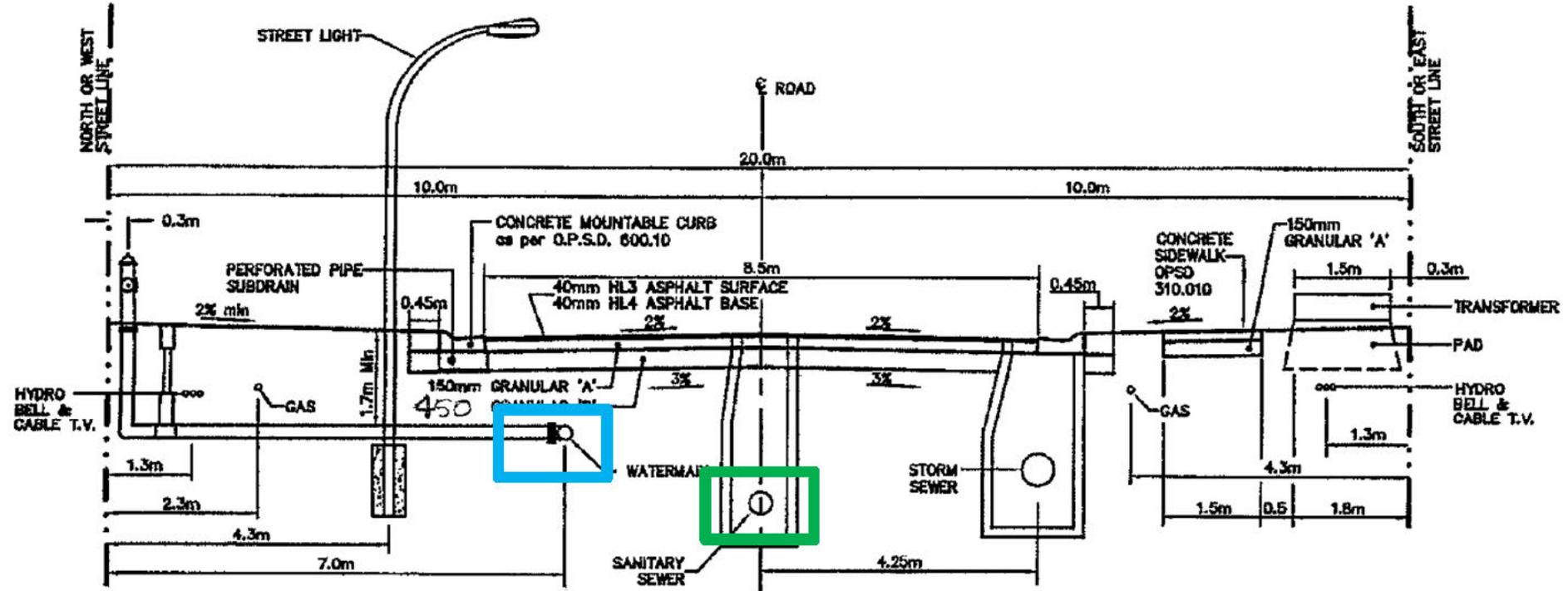


PROJECT BREAKDOWN (MUNICIPAL PROJECT)

- Watermain Replacement
 - Watermain and service installation to property line including curb stop.
 - Reinstatement of damaged areas to match existing conditions.
- Sanitary Servicing
 - Sanitary Sewer/Force main and service to property line including any valve/maintenance access.
 - Reinstatement of damaged areas to match existing.

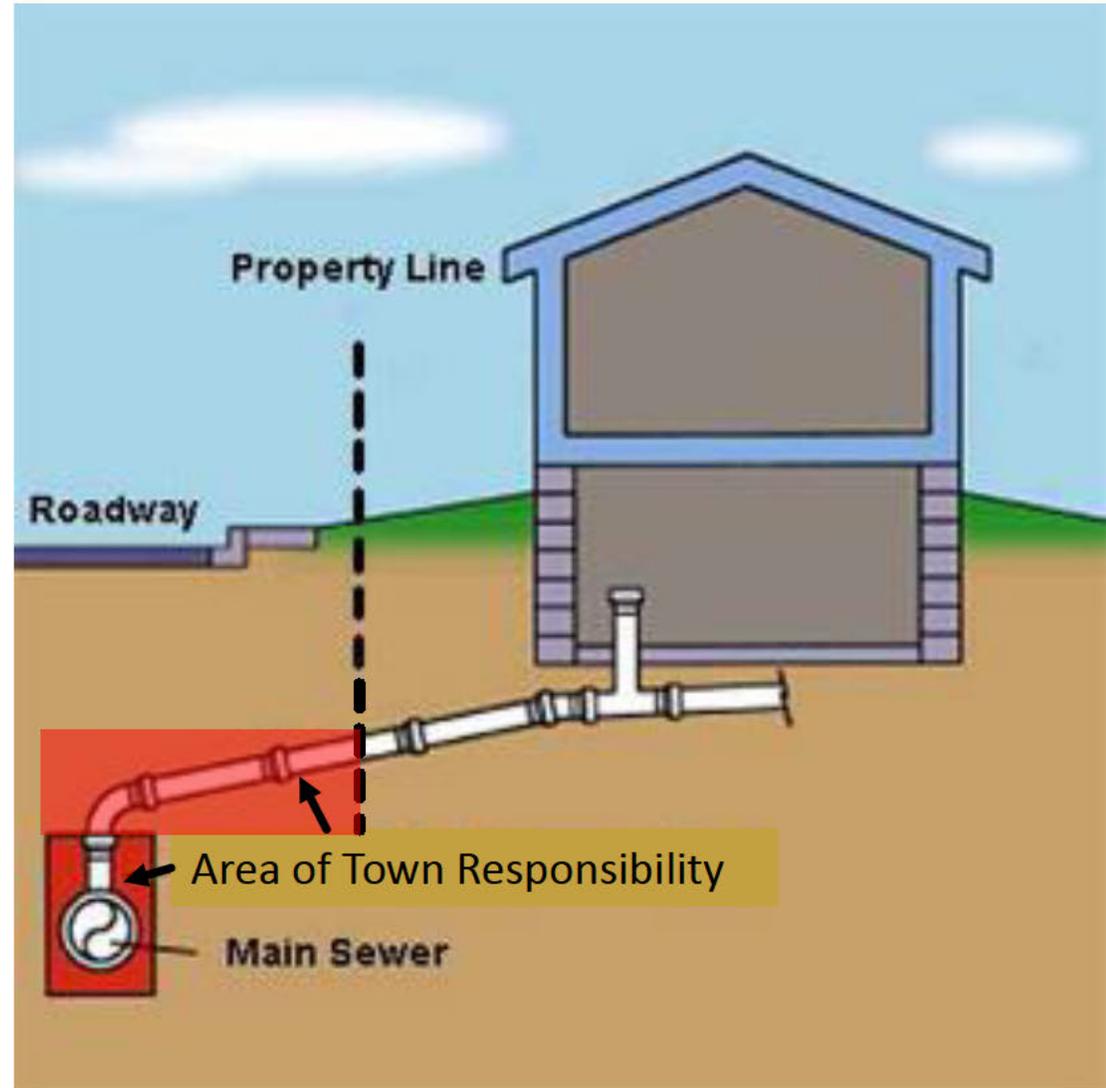
PROJECT BREAKDOWN (LANDOWNER RESPONSIBILITY)

- Watermain Replacement
 - If service stays in same location. No responsibility.
 - If service needs to be moved or is a new connection. Replacement of service on private property.
- Sanitary Servicing
 - Gravity Sewer. Sanitary service from property line to residence and all connections.
 - Pumped Service. Force main and pump chamber with electrical connections and controls.



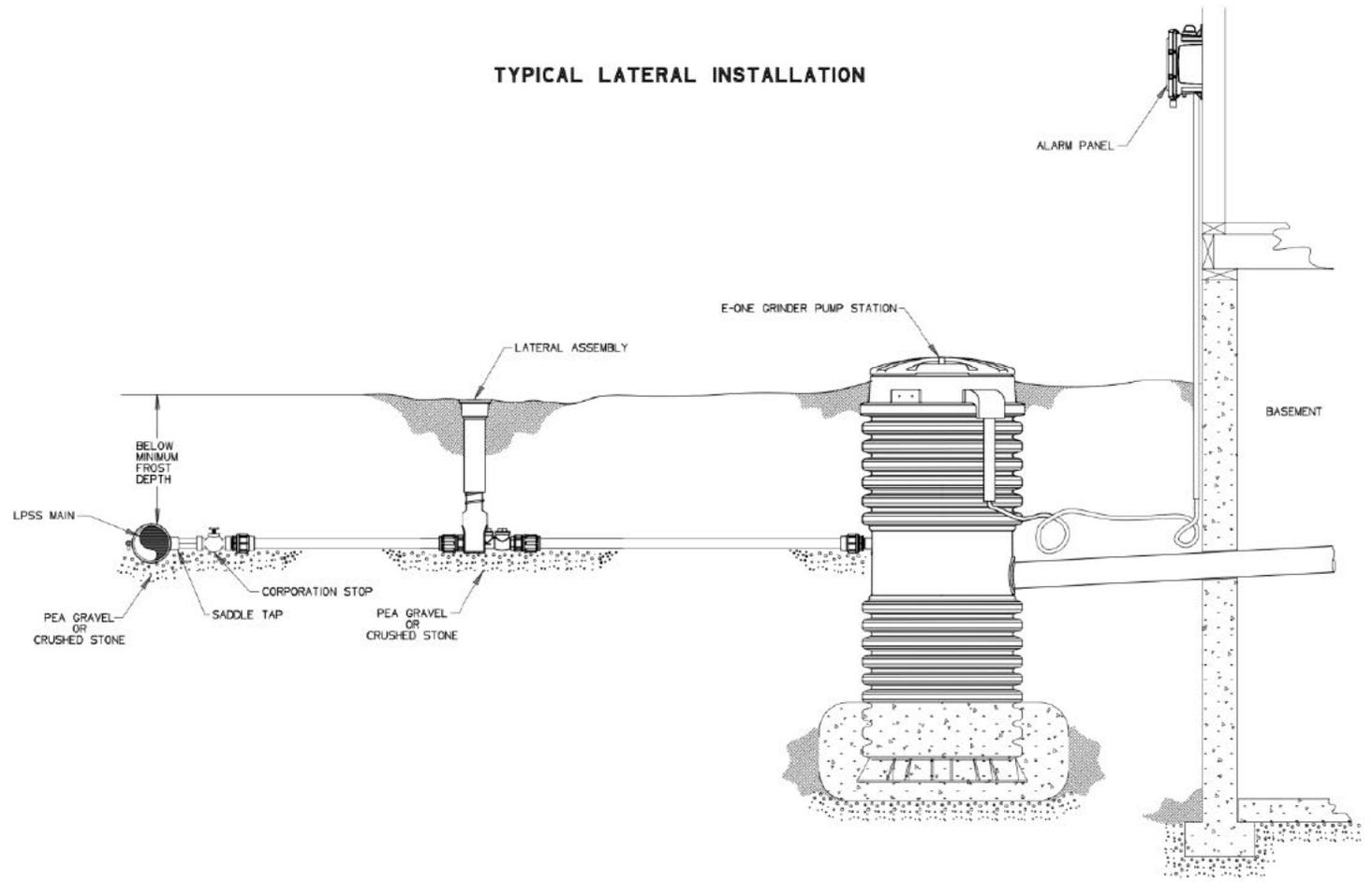
MUNICIPAL RIGHT-OF-WAY LAYOUT

GRAVITY CONNECTION



Source: City of Cornwall

PUMPED CONNECTION



Source: E-One

SANITARY COST SHARING MECHANISM



Municipal Right of Way Works

Cost Shared based on equivalent residential unit basis.

Costs based on actual costs incurred

Paid via taxes



Private Property Works

Each landowner secures their own contractor to complete the work and make the connection

AFFORDABILITY POLICY FOR WATER AND WASTEWATER SERVICE - POLICY

Policy

- Intent: Determination of whether a project is affordable to the Town and property owners.
- Capital Costs are recovered directly from serviced properties.
- Enabling works (Treatment Plant, Pumping stations, etc.) paid at a rate equal to current area specific capital charge.
- Payment Options are available.

AFFORDABILITY POLICY FOR WATER AND WASTEWATER SERVICE – PAYMENT

Payment Options

- 100% paid upfront
- Costs financed and paid over a defined period including recovery of financing costs.
- Deferral of Payment
 - If there has been a significant septic upgrade in past 5 years, then payment can be deferred for maximum of 10 years.
 - Lump sum payment due upon property sale.
 - After 10 years, deferral payment can be paid over remaining defined of the By-law.

AFFORDABILITY POLICY FOR WATER AND WASTEWATER SERVICE - MEASURE

Measure of Affordability

- Median of after-tax single household income.
 - If annual household cost is less than 5% - affordable
 - If annual household cost is 5% to 10% - more analysis required
 - Local support
 - Other benefits
 - Consideration of financial support from Town
 - If annual household cost is greater than 10% - unaffordable

AFFORDABILITY
POLICY FOR
WATER AND
WASTEWATER
SERVICE –
CURRENT
CRITERIA

Current Criteria – Single Family Dwelling

- Median after Tax Income (2015) - \$33,780
- Affordable (5%) – \$1,689/yr. (\$21,060)
- Unaffordable (>10%) - \$3,378/yr. (\$42,130)

- Based on approximately 77 existing or potential equivalent residential units (ERU),
 - Project is Affordable less than \$1,621,620
 - Project is Unaffordable more than \$3,244,010

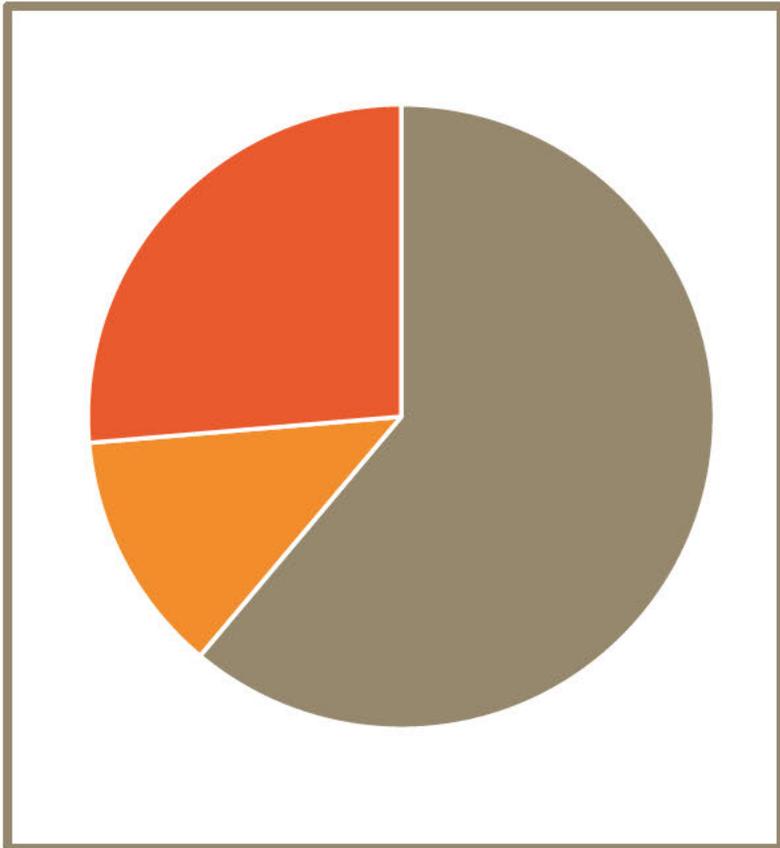
ESTIMATED COST (+/-25%)

- Watermain Replacement Project
 - \$2.6 million
- Sanitary Servicing (Municipal)
 - \$1.9 million
 - \$24,675 per equivalent residential unit

WHAT OTHER COSTS WILL THERE BE?

- Capital Charge - \$4,769 per Single Family Dwelling
- Private Side Connection Cost
 - Gravity - \$5,000 – \$15,000 (varies)
 - Pumping - \$10,000 - \$15,000 (varies)

TOTAL PROJECT COST PER RESIDENCE



- Municipal Capital Cost - \$24,675
- Local Capital Charge - \$4,769

Both of the above costs are eligible for financing

- Private property connection from house to property line – estimated \$5,000 to \$15,000

Private Cost can vary significantly and is not eligible for Town financing.

WHAT ARE THE PROJECT BENEFITS?

Water

- Lower Risk of Watermain Breakage
- Infrastructure Renewal

Sanitary

- Eliminate risk and impact of septic system failure.
- Environmental and land use benefits.

SCHEDULE



Design Development – Spring/Summer 2021



Public Information Centre No. 2 – Fall 2021



Tender Issue – Winter 2021/2022



Construction Start – Spring 2022



Construction Completion – Fall 2022



MUNICIPAL IMPROVEMENT AREA

The Town of The Blue Mountains has approved two municipal infrastructure projects for the area locally known as Tyrolean Village.

PROJECT #1 - Water Pressure Zone 4C Distribution Improvements

The project will improve water pressure and fire flow within the Tyrolean area and replace existing watermain that is at the end of its useful life. The Town intends to proceed with the Pressure Zone 4C Construction Project in the Summer of 2021. There will be temporary water supply disruptions and road closures during the construction process. A full list of construction areas is available on the Town's website.

PROJECT #2 - Watermain Replacement & Wastewater Servicing

The project will improve the water distributions system and extend sanitary servicing to new areas. A watermain replacement is being undertaken to improve existing services. The sanitary servicing will replace the need for existing private septic systems or holding tanks. The Town intends to proceed with construction in the Spring of 2022.

Learn More or Contact Us:

For more information about this project, including potential service disruption or to request a copy of the full project details, contact the Town of The Blue Mountains Operations Department:



Learn about this project online by visiting the Town website:
www.thebluemountains.ca/municipal-infrastructure-projects.cfm



Town of The Blue Mountains
Operations Department
519-599-3131 x276
operations@thebluemountains.ca

ROAD SIGN TO
BE PLACED IN
PROJECT AREA



REVIEW AND ADDRESS
PUBLIC COMMENTS



DESIGN DEVELOPMENT



PUBLIC INFORMATION
CENTRE NO. 2



COMPETITIVE
CONSTRUCTION
TENDER PROCESS



AWARD
CONSTRUCTION
TENDER



COMMENCE
CONSTRUCTION

NEXT STEPS

Thank you for your time Questions?

For additional project information and updates go to:

<https://www.thebluemountains.ca/tyrolean-watermain-replacement-ww-servicing.cfm?is=27>

Jamie Witherspoon, P.Eng. – President

WT Infrastructure Solutions Inc.

jamie.witherspoon@wtinfrastructure.ca



APPENDIX C

Summary of Public Questions and Responses



Project Delivery Log - Public Communication Plan

Update Date:

7-May-21

Project Name	Tyrolean Village Watermain Replacement and Sanitary Servicing
Project Number	20-2060
Project Manager/Coordinator:	Jamie Witherspoon

Client Name
Client Project Manager

Town of the Blue Mountains
Kevin Verkindt

Public Communication Contact			Response				
Public Contact Date	Contact Name	Issue	Response Required	Response Date	Response	Further Action Required	Status
5/6/2021	Laura Barr	Will the division of costs for sanitary services take into account units that are Short Term Rental Units earning revenue versus single family dwelling? For example - single family smaller unit that has not been rented in more than 40 years versus a 10 bedroom unit active Short Term Rental Unit. Would both be considered the same in assessing costs and affordability? How do I see how many Equivalent Residential Unit have been assigned to my property?	YES	5/6/2021	Equivalency is based on sewage use with a single family dwelling as the basis. It is recognized that large volume residences are an issue in this regard. We will be developing a spreadsheet detailing the value assigned to each property which will be shared prior to the project going to tender. This issue will be evaluated further as more information comes in from the property owners.	NO	CLOSED
5/6/2021	David Finbow	Looking for additional details on the 4C Watermain project scope versus what being proposed on this project.	YES	5/6/2021	There are three construction areas for that project. Watermain will be replaced from CR19 on Craigmere and up Tyrolean to Arlberg for approximately 470m. The second phase of the project is located on Craigmere to Settler's Way to tie-in a gap in the water system. The third area is on Birch View Trail where a Pressure Reducing valve is being added to create a new pressure zone to control high pressures to manageable levels.	NO	CLOSED
5/6/2021	Laura Barr	In regard to the Tyrolean lane sanitation project - will the connection be compatible with a pump type connection? I ask as our property is well below the road level .	YES	5/6/2021	If a property needs to be pumped, then a suitable connection will be provided. These areas will be identified during design to ensure site specific issues are addressed. A forcemain connection to a gravity system, where you're pumping up, requires control to ensure the sewage doesn't flow back to the house.	NO	CLOSED
5/6/2021	Denis Martinek CA, CPA [REDACTED]	Pleased the project is proceeding as many septic systems in the area near the end of their useful life. Noted this is similar to the Arlberg Crescent project that happened a few years ago.	NO	5/6/2021	Statement. No response required.	NO	CLOSED
5/6/2021	James Duff	Requested information regarding the specifics of what this will cost a, how payments are made, and how long the road will be dug up?	YES	5/6/2021	This was addressed in the PIC. Cost will be based on actual cost divided by equivalent residential units. Payments would be made through tax bills divided by a set number of years (typically 20) financed by the Town. The road will be dug up for several weeks area; however, actual restricted access or interruption in services would be limited to hours over a few days. Access and services would always be reinstated by the end of each work day.		CLOSED
5/6/2021	Nelson Lopes	My main concern is that our guests have access to our property throughout the work being done. We completely understand that there will be some inconvenience for everyone, but any road closures would be problematic. Given what we have gone through since this pandemic hit us, we truly hope that the construction crews will take all necessary measures to minimize the inconvenience to our guests.		5/6/2021	The roads may be closed to through traffic, but will always be accessible for residents and visitors/guests. The intent will be to phase construction to minimize impacts to local areas and maintain access throughout the project. It would be anticipated that significant restrictions on access or servicing (water/sewage interruptions) would be limited to a few hours over a few days. The landowner will be notified of these interruptions in advance.		CLOSED

5/3/2021	Denis Martinek CA, CPA [REDACTED]	<p>Even though the last year has been very difficult financially for almost everyone, I still believe the best route is to continue forward with the infrastructure investment in the Tyrolean area as soon as possible. The area has experienced multiple watermain breakages and staff have concluded that the watermain is at the end of its useful life. The installation of Sanitary services will have many benefits including increased staff housing opportunities and improvements to the environment.</p> <p>I would like to confirm that on behalf of [REDACTED], the owner of multiple properties in the Tyrolean area, we fully support the Town's initiative to replace the watermains that have reached the end of their useful life. We also fully support the installation of sanitary sewers along Tyrolean Lane and Birch View Trail. Previously I submitted a local improvement petition with the names and addresses of over 80% of the property owners that also support this initiative.</p> <p>The servicing of the Tyrolean area will have the following benefits:</p> <p>1)The properties along Tyrolean Lane and Birch View Trail are currently serviced by septic beds which are nearing the end of their useful lives. It makes sense for these property owners to invest money to hook up to municipal sewers instead of building a new septic bed, which one day will be redundant when sewers eventually are installed. If we wait to install sewers many owners will pay twice, once for a new septic bed and a second time when they have to hook up to sewers.</p> <p>2)Many of the properties currently with septic beds can not enter the market of providing staff housing because of the increased intensity of usage. Most of the Tyrolean properties are currently being operated as STAs, with mostly weekend rentals. Staff housing is a significantly more intense use of the property where a large group of staff are living on the property seven days a week versus weekend rentals. It is difficult for the existing septic systems to support this type of intensity and these properties need sanitary servicing in order to provide staff housing. Also, many STAs would lose their legal non conforming status if they offered staff housing, so most property owners will not consider the staff housing market. When these properties are on full services, they are allowed to provide both staff housing and short term accommodations and don't have to worry about losing their status as an STA.</p> <p>3)Sanitary sewers are much more friendly to the Environment than the existing older style septic beds. This project is extremely friendly to the Environment and will improve the Environment, Birch View Trail is surrounded by large, treed ravines and streams, municipal sewers will protect these natural areas.</p>	This is a letter of support for the project. There is no response required.	CLOSED		
5/7/2021	Sunny Khudal	<p>My name is Sunny Khudal and I am reaching out to you on behalf of my client's [REDACTED]. We are in the planning and design phases of a project on this site and are soon to be closing on the purchase of the property ; Unfortunately, I was not aware of the open house meeting held yesterday and missed my chance to speak to you guys at the time -</p> <p>However, we are working with a team of consultants for the pre design phases of this project and would like to get more information on the new WATER AND SEWAGE infrastructure coming to the street, so that we can plan accordingly on necessity of certain construction elements and our project timeline.</p> <p>Please do reach back out to me with some general information and hopefully we can connect and talk more in depth if needed.</p> <p>Thank you for time and I hope to hear back soon.</p>	5/7/2021	<p>Thanks for reaching out. The currently available information is available on the Town website at https://www.thebluemountains.ca/tyrolean-watermain-replacement-ww-servicing.cfm?is=27 and the recording of last night's Public Information Centre (PIC) will be posted there probably early next week if not earlier.</p> <p>Specific the [REDACTED] site, the watermain is existing and the connection will be need to made and paid for as part of the development.</p> <p>For the sanitary sewer, this area is going to be a low pressure sanitary sewer, which means that the property will need to have a pumping station and forcemain (pressure pipe) from the pumping station to the property line. At the property line, there will be a valve to avoid any backflow onto the property from the main sewer. The pumping station will need to be sized based on your anticipated occupancy. Once the wastewater is off the property, it will be pushed up to the corner of Birch View Trail and Arlberg Crescent where it will dump into an existing sanitary sewer.</p> <p>Subject to Council approval, the project will likely proceed next year and service for that property may be available for connection in the fall of 2022 subject to the acceptance of the Town. In the event that the proposed development is intended to proceed and be occupied before that time, it would be necessary to secure an alternative wastewater management approach. We would recommend that your consultant reach out to the Town Building Official to determine what options may be available if an interim solution is an option.</p>	NO	CLOSED