



MEMORANDUM

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

From: Jamie Witherspoon, P.Eng.

Date: December 2, 2021

Re: Tyrolean Village Watermain Replacement and Sanitary Servicing Extension Public Information Centre No. 2 – December 2, 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 6:30 pm on December 2, 2021. All attendees were required to pre-register with the Town. There were eighteen (18) pre-registrants.

The presentation was introduced by Shawn Carey, Director of Operations, detailing the procedure for the evening. A PowerPoint presentation (**Appendix A**) was presented by WT Infrastructure Project Manager, Jamie Witherspoon. This is the same presentation that was presented to the Committee of the Whole on December 2, 2021.

The primary questions that were asked are as follows:

1. There were questions about what was included in the \$2.4 million estimate and if the affordability includes the charges on each property to connect.

ANSWER: WT Infrastructure indicated *the fees for the ERUs are just to connect to the property. Birch View Trail and Tyrolean Lane Sanitary project costs have been merged together.*

2. There were questions regarding how ERU's are to be calculated when properties are divided, if ERU's could be transferred, and how ERU's would be divided amongst the participants.

ANSWER: *The Town indicated that they are currently working with the developer to determine the number of ERUs property owners will be responsible for covering. The Town indicated that this will be finalized in the future by-law. The Town suggests that if property owners are thinking of severing, sever now. It will be cheaper to buy into the project than paying a contractor in the future. If severing in the future, there are different costs associated with municipal connections, including being subject to development charges. The Town also indicated in regard to the fees, that they cannot be transferred to a future owner. When the by-law is put in place, the current landowner will need to settle up before selling the property. Its advantageous to market a lot with full municipal services. Existing septic beds and watermains are all reaching the end of their useful life.*

3. There were questions regarding how properties were zoned, specifically regarding a property with conservation limitations.

ANSWER: *The Town suggested property owners contact Jamie Witherspoon about determining the legal information for the property. The Town will review the ERU formula with Town Planning and provide an update on the ERU calculations at a later date. If property owners have concerns about how your property was zoned, please inform one of the project team members.*

4. There were questions on why curb stops were not being kept in the current configuration and how services would be split between properties. Specifically, the number of services extended to property lines.

ANSWER: *Curb stops will be placed on the frontages of individual properties and the current configuration will not be accepted. The watermain and water services are likely substandard materials and should be replaced. Its not acceptable to have a water service cross onto your neighbour's property. If there was ever a break in your water line, your neighbour could refuse you entry to their property. For triplexes, one service will be extended to each property, sized accordingly. Each property parcel will only have one connection to municipal services.*

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 the second meeting that followed the initial meeting held in the spring, it will be important to ensure that the comments from the second PIC will be addressed by the appropriate parties.

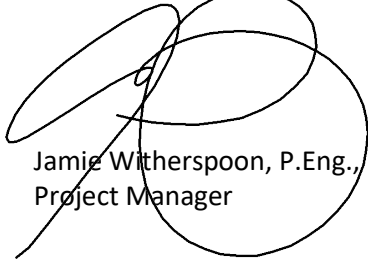
In summary, the Public Information Centre was well attended, considering the project scope, with approximately 35% of the owners of impacted properties being in attendance. There were no comments of opposition to the project indicated during the meeting. Based on the feedback during the meeting, it appeared that information was well received, and the following were the primary concerns:

1. **Division of ERU's** –There was interest in how ERU's would be divided amongst participants. The Town indicated they were working to finalize the number of ERU's each property owner would be responsible for covering.
2. **Zoning** – There were concerns regarding zoning and property limitations. *The Town suggested property owners contact Jamie Witherspoon about determining the legal information for the property. Property owners with concerns about how their property was zoned can inform one of the project team members.*
3. **Service Connections** – There were some site-specific concerns related to servicing, as residents seemed to want to understand how they connected. This information on

number of connections for each property was clarified, along with why the current configuration is not acceptable.

We trust this meets with your approval.

WT INFRASTRUCTURE

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the left.

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

Appendix A



Tyrolean Village Watermain Replacement and Proposed Sanitary Servicing

Public Information Centre No. 2

December 2nd, 2021

PRESENTATION OUTLINE

Background

Proposed Works

Project Breakdown

Cost Sharing

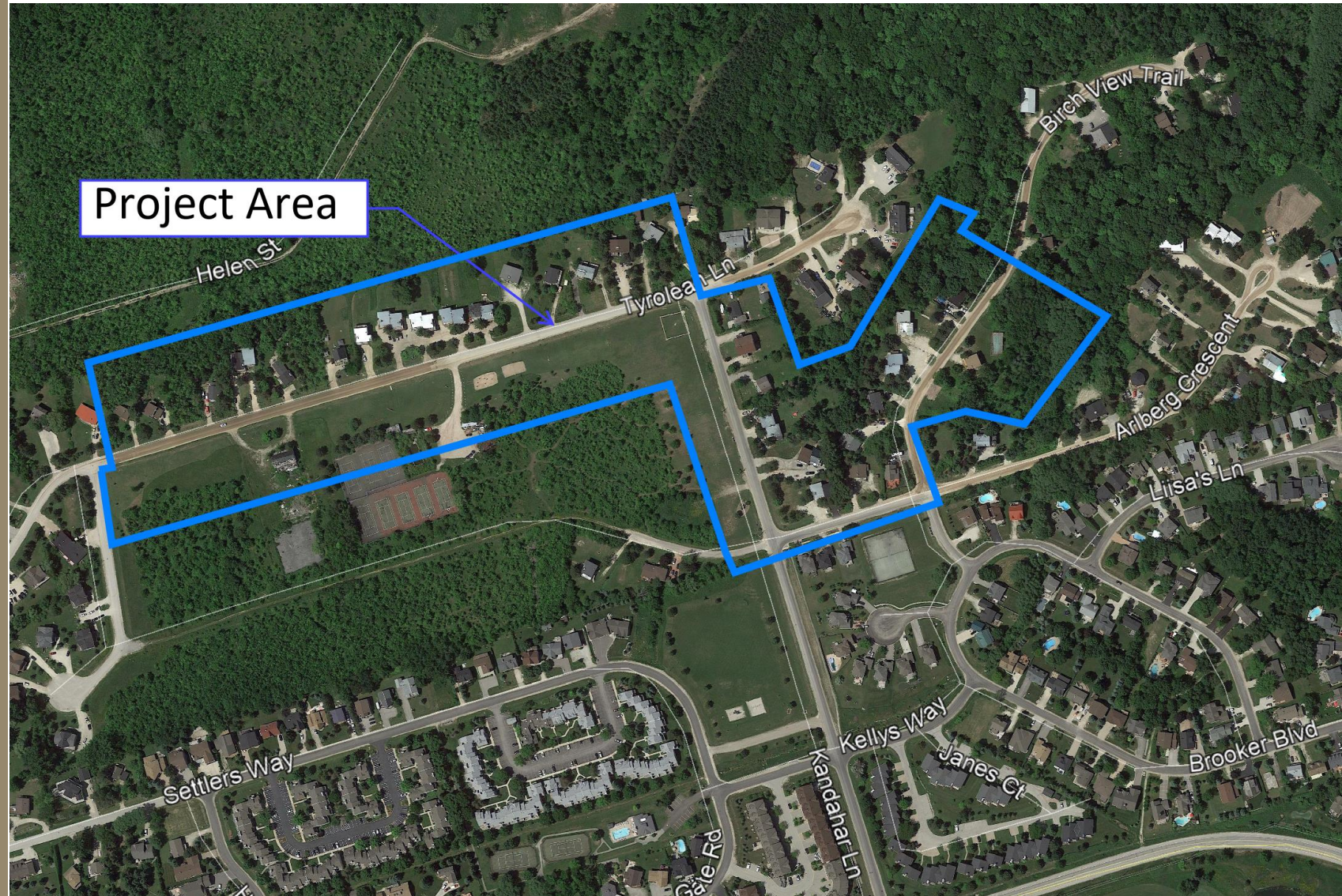
Schedule

Next Steps

Questions

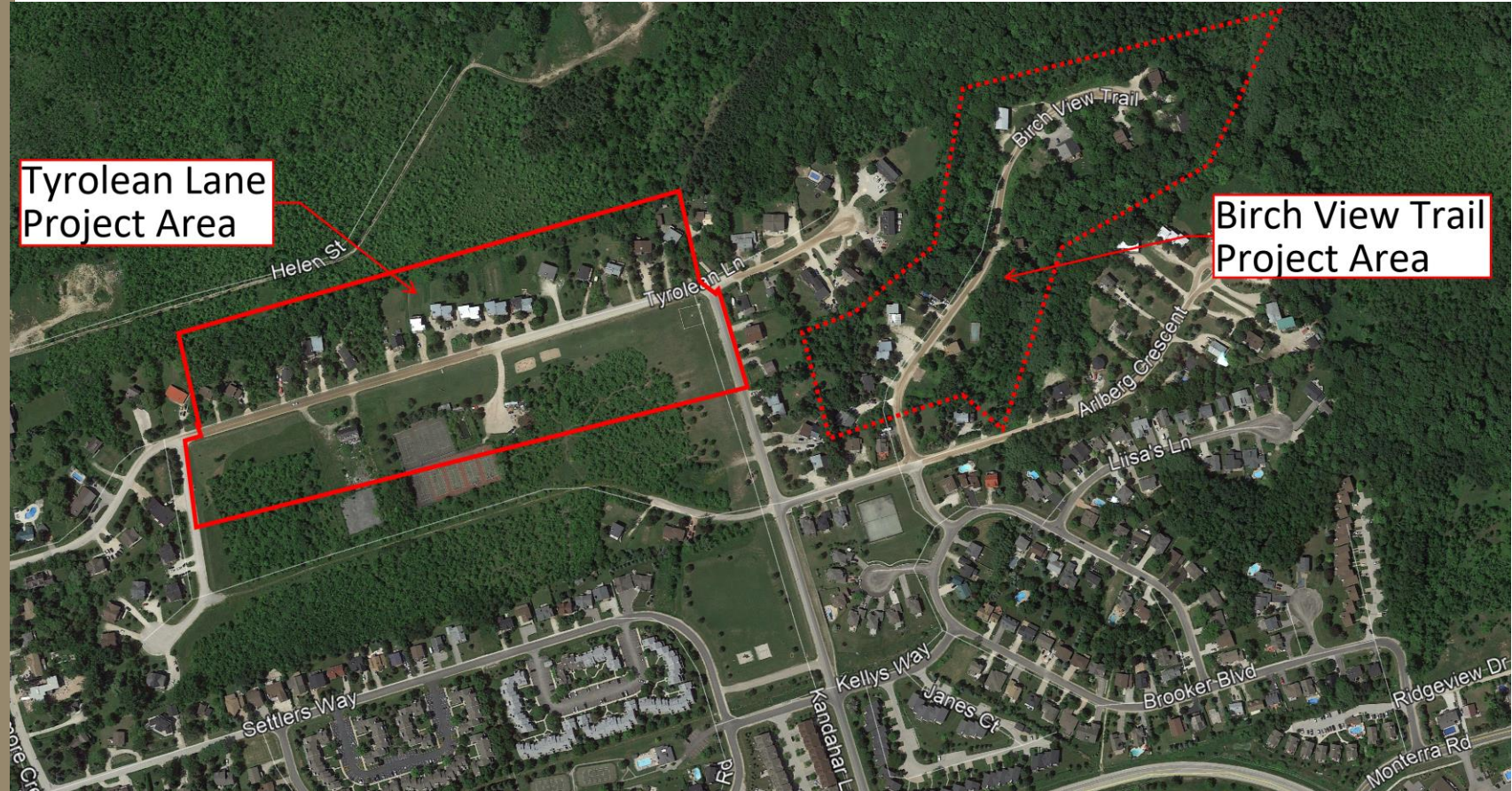
BACKGROUND: WATER REPLACEMENT

- 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.



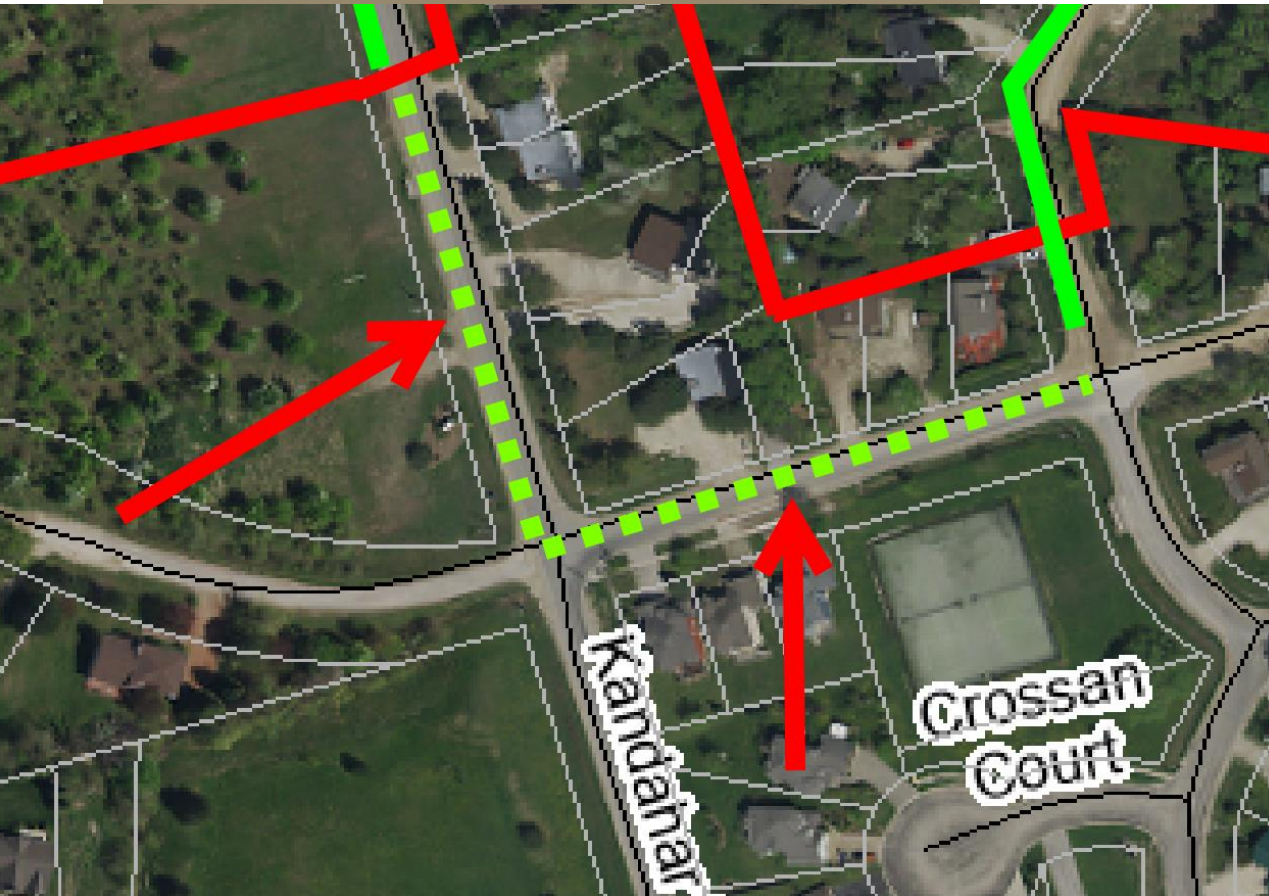
BACKGROUND: SANITARY SERVICING

- 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.



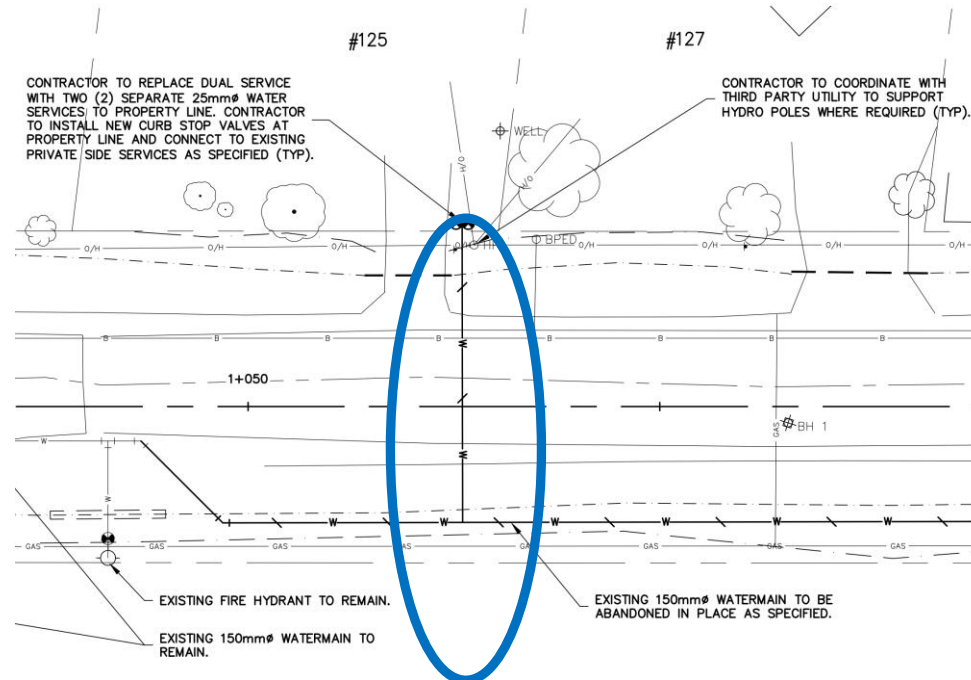
KEY CHANGES FROM PIC NO. 1

- Existing Sanitary Sewer Replacement
- Changes to Equivalent Residential Unit (ERU) calculation
- Update to Cost Estimate



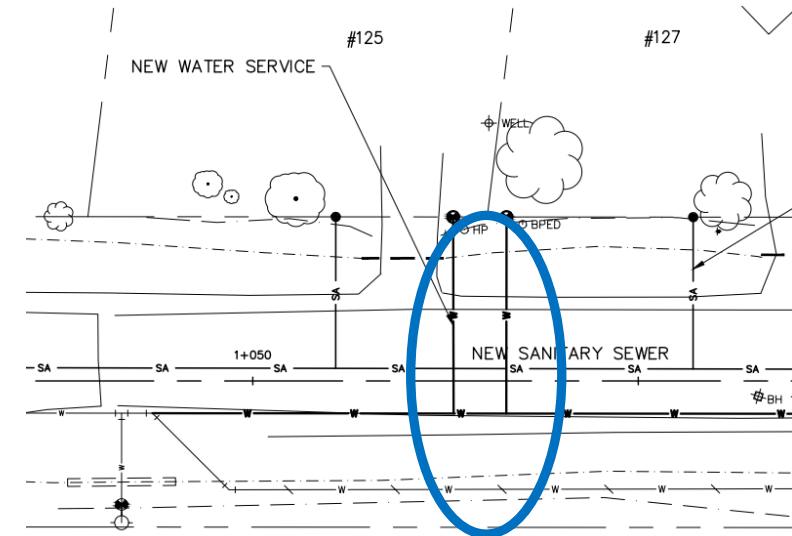
- Low point at Kandahar and Tyrolean
- Limited pipe cover
- High demand for capacity from proposed development.

DOUBLE WATER SERVICE REMEDIATION APPROACH



Existing

- Single service splits to service two properties
- Service for No. 127 is partially on property of No. 125.

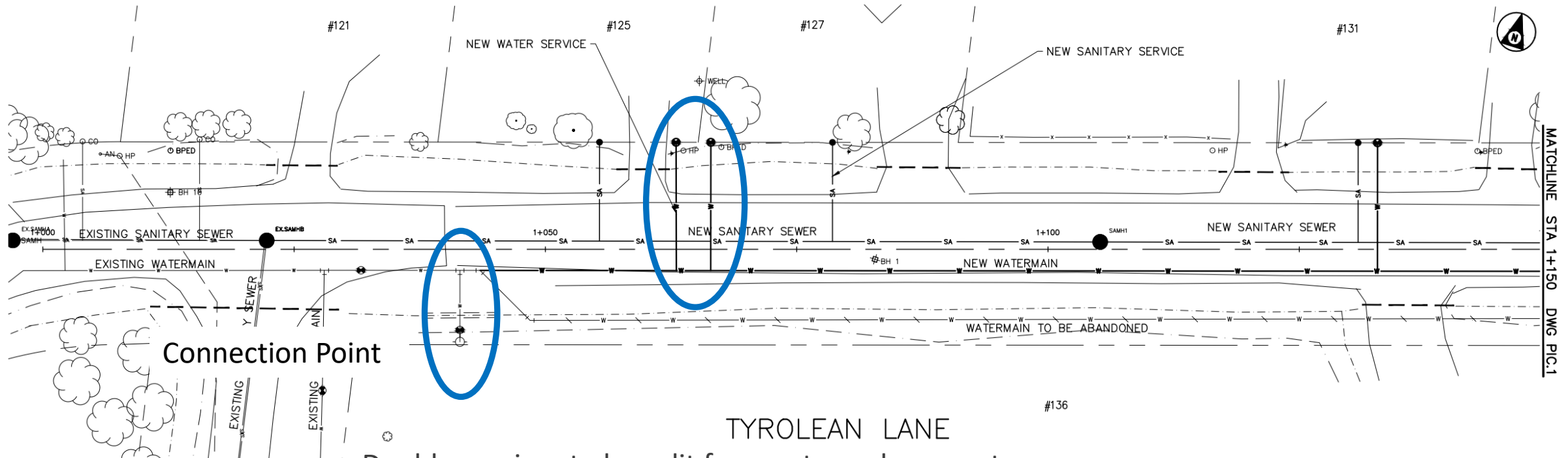


Proposed

- Individual service to each property.
- No. 127 will need to install a service on their property to connect to new service location.
- Permits will be required.

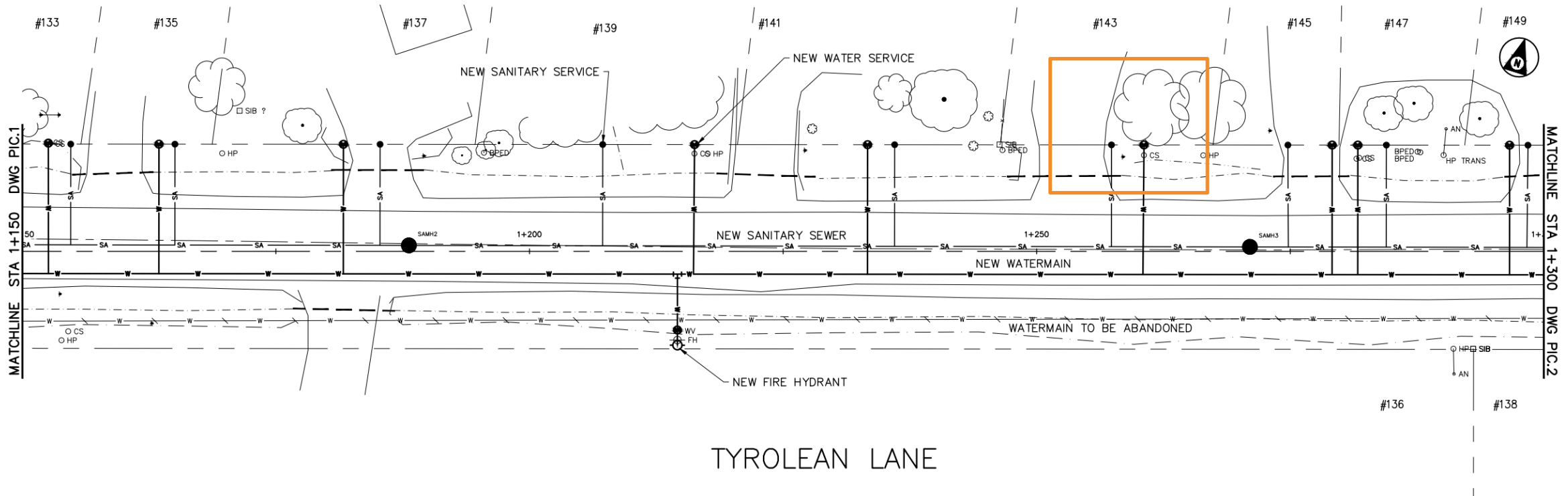
121 TO 136 TYROLEAN LANE

- Sanitary starts by No. 125 Tyrolean Lane
- Services to be aligned on site-by-site basis



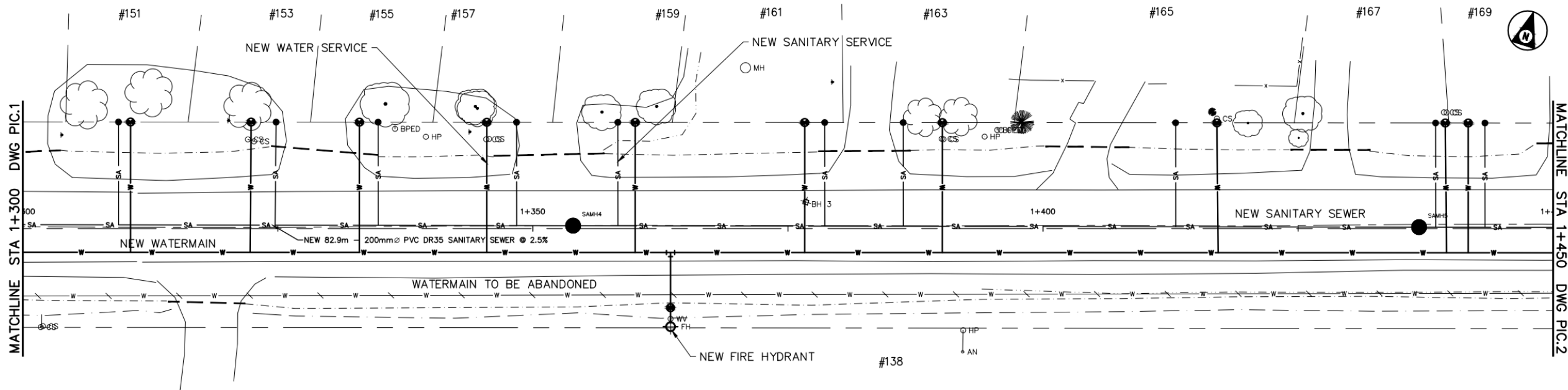
- Double services to be split for one to each property.
- If service needs to be relocated due to property encroachment, the impacted property owner will need to replace some/all of the water service on their property at their cost if greater than 1 m past property line.

133 TO 149 TYROLEAN LANE



- Servicing is not generally in a driveway, but may impact trees.

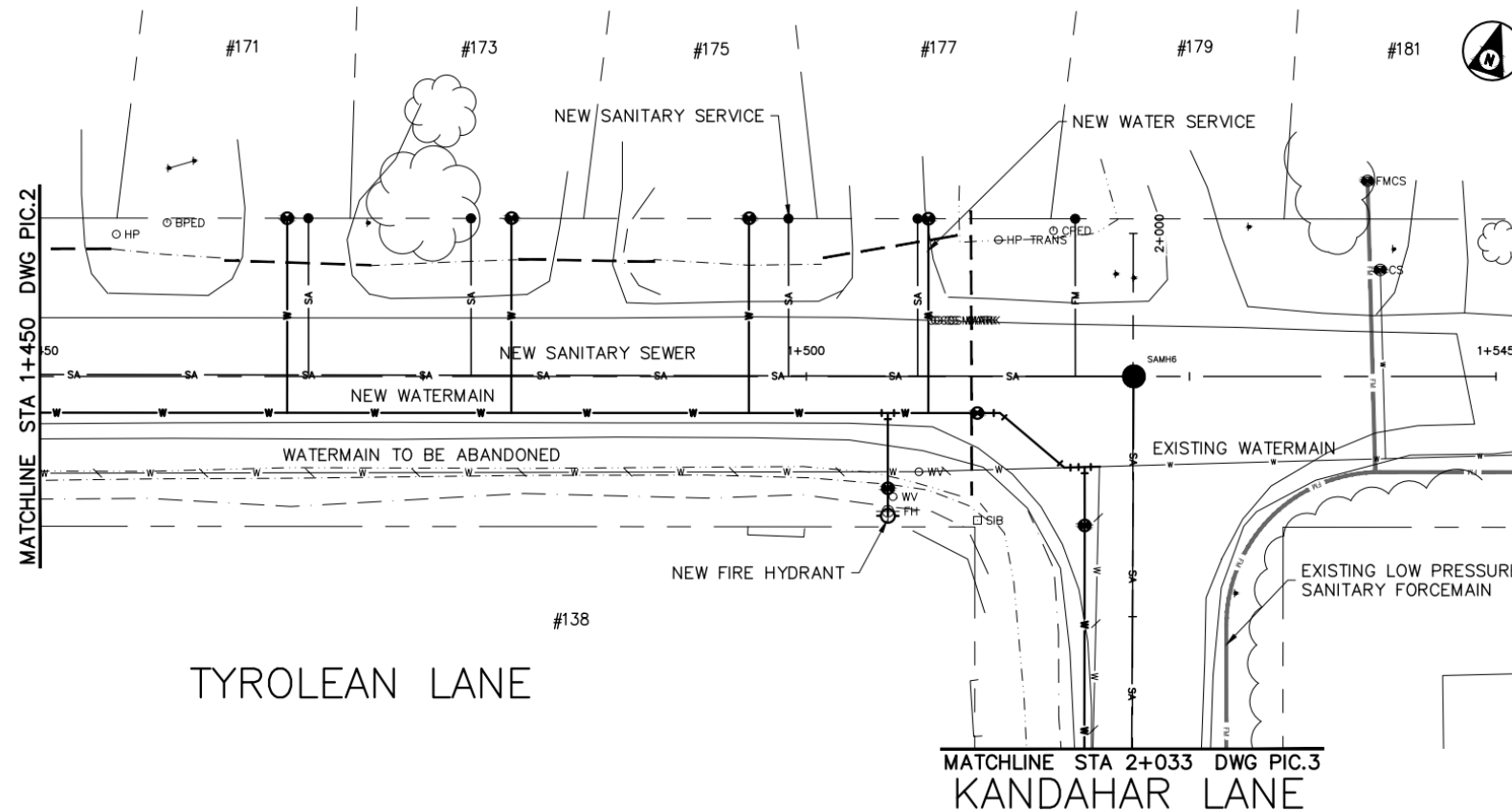
151 TO 169 TYROLEAN LANE



TYROLEAN LANE

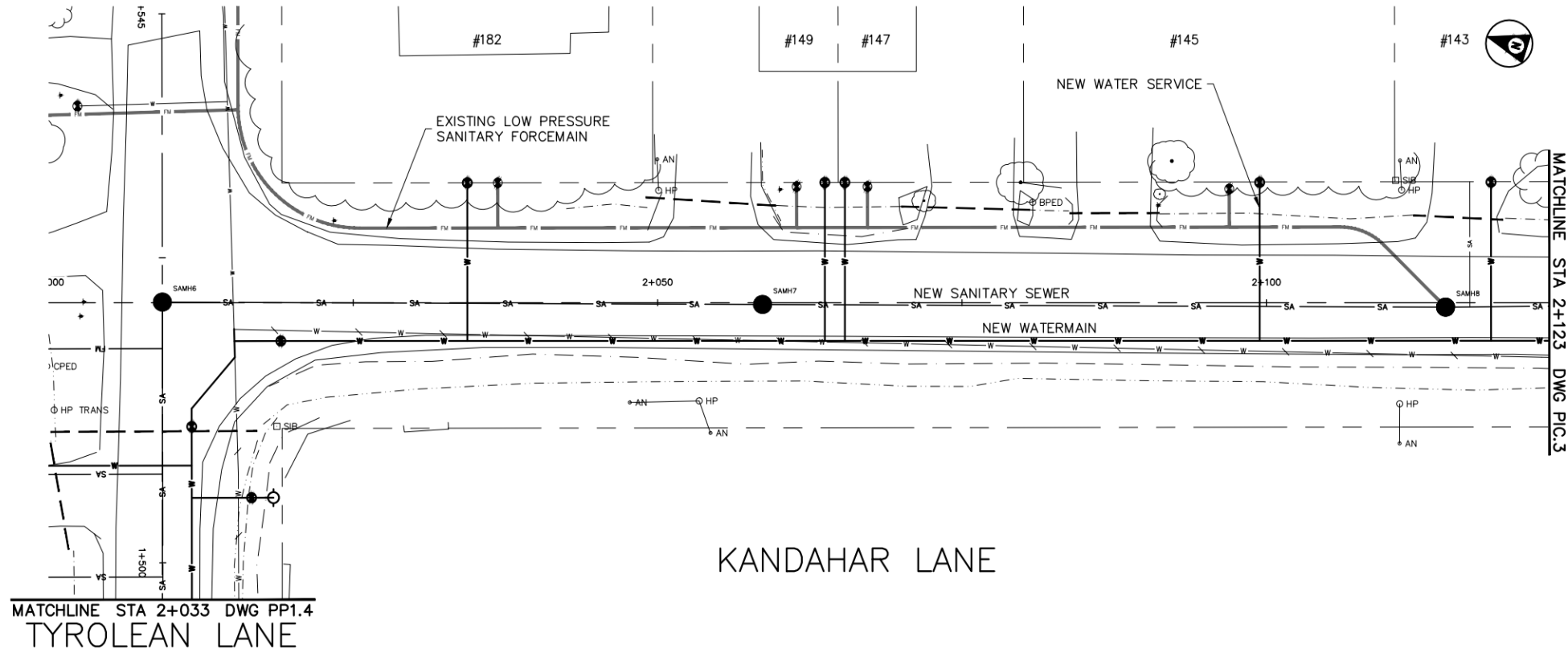
- Sanitary is in the centreline of roadway
- Watermain is on the south half of roadway.
- Construction will likely result in local road closures.

171 TO 181 TYROLEAN LANE



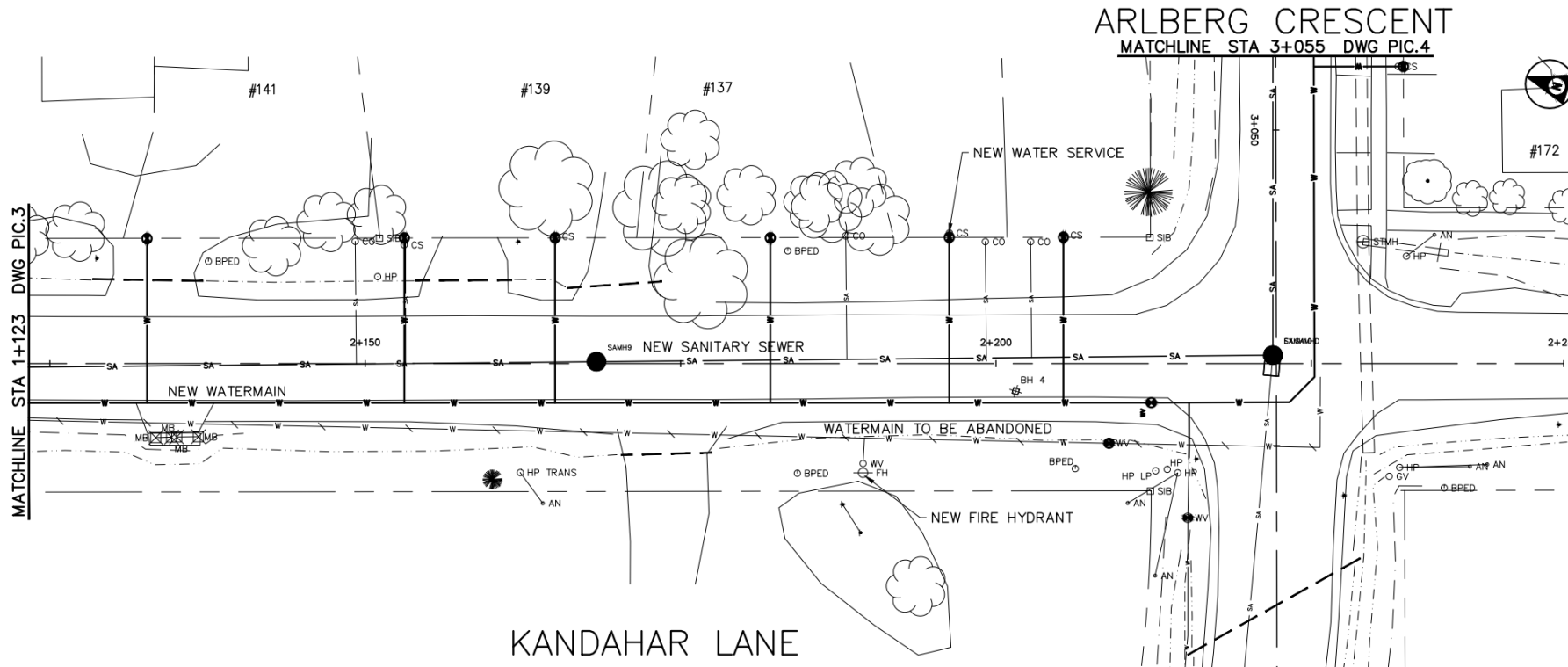
- Existing Tyrolean Lane (north end) low pressure sewer to remain.
- Up to No. 179 Tyrolean Lane included in project.

143 TO 149 KANDAHAR LANE



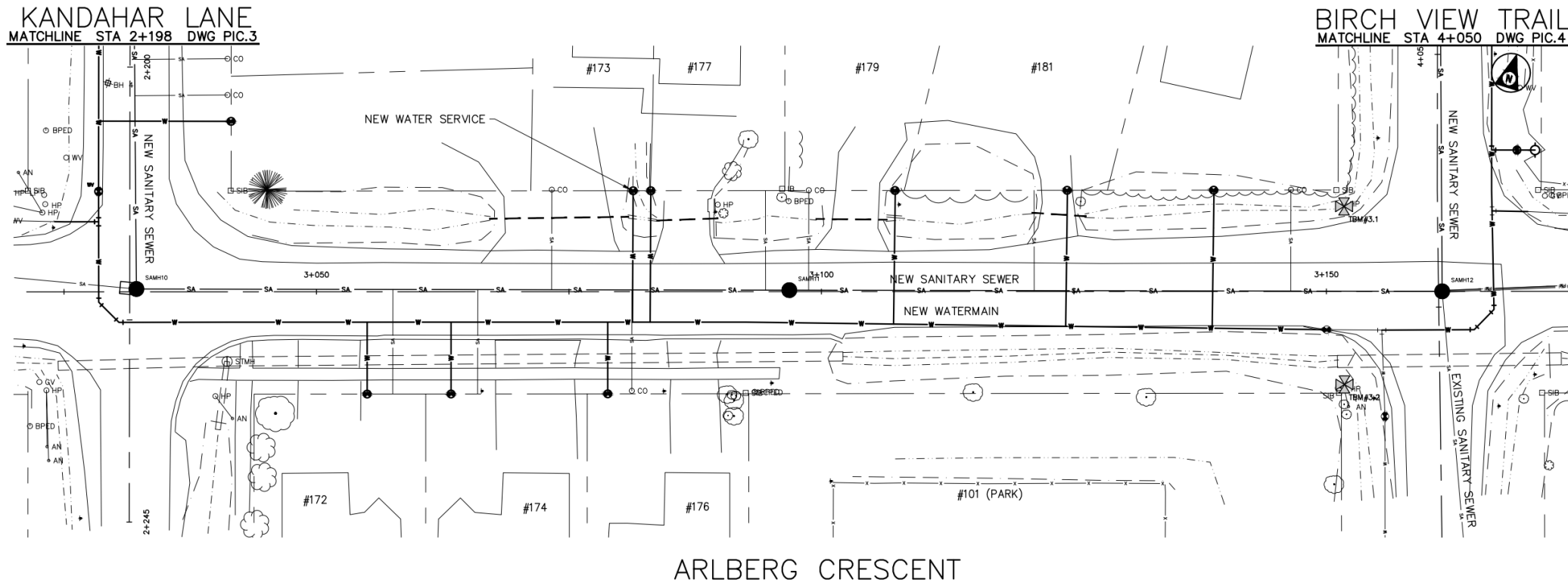
- Forcemain connections to remain.
- Replacement of Sanitary Sewer from No. 149 Kandahar Lane.

137 TO 141 KANDAHAR LANE



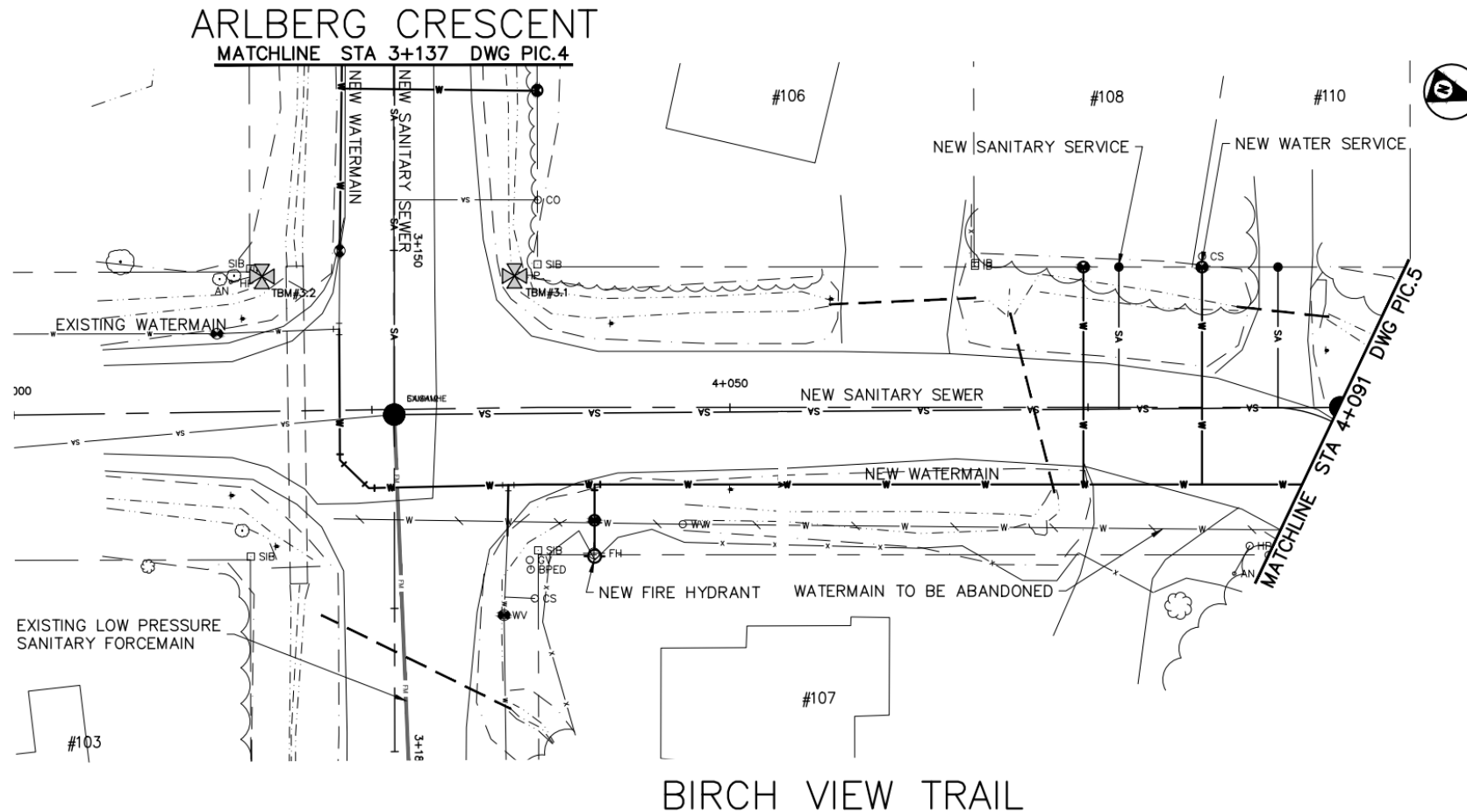
- Replacement of existing sanitary sewer on Kandahar Lane.
- No cost for previously connected systems.

172 TO 181 ARLBERG CRESCENT



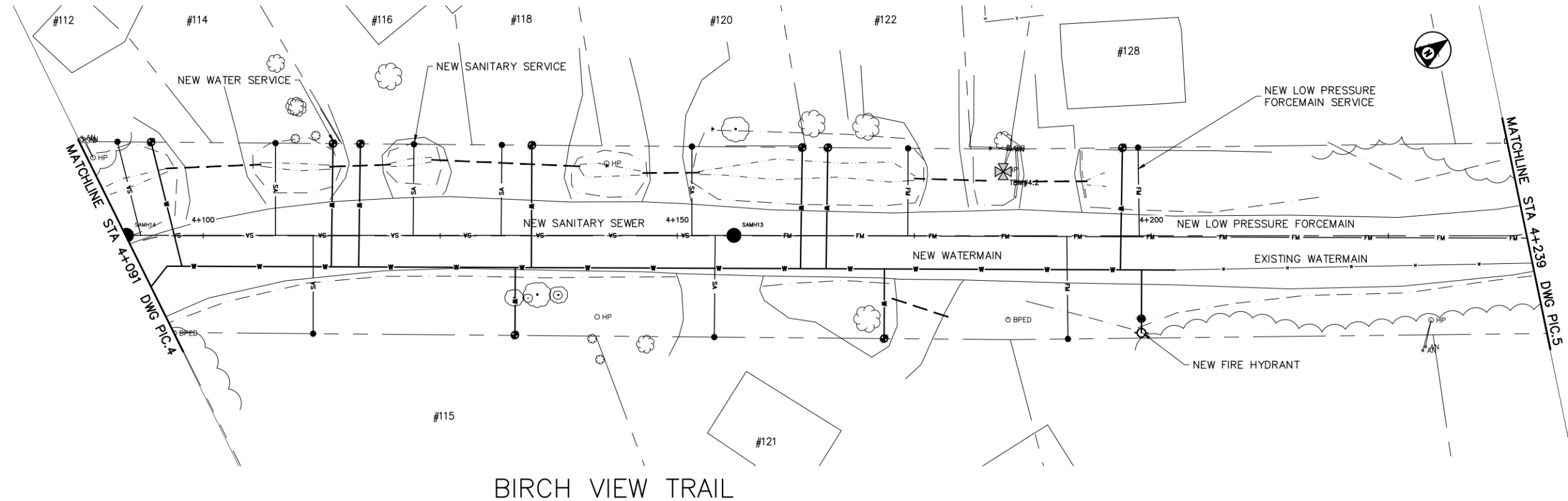
- Reinstatement with like for like.

106 TO 110 BIRCH VIEW TRAIL

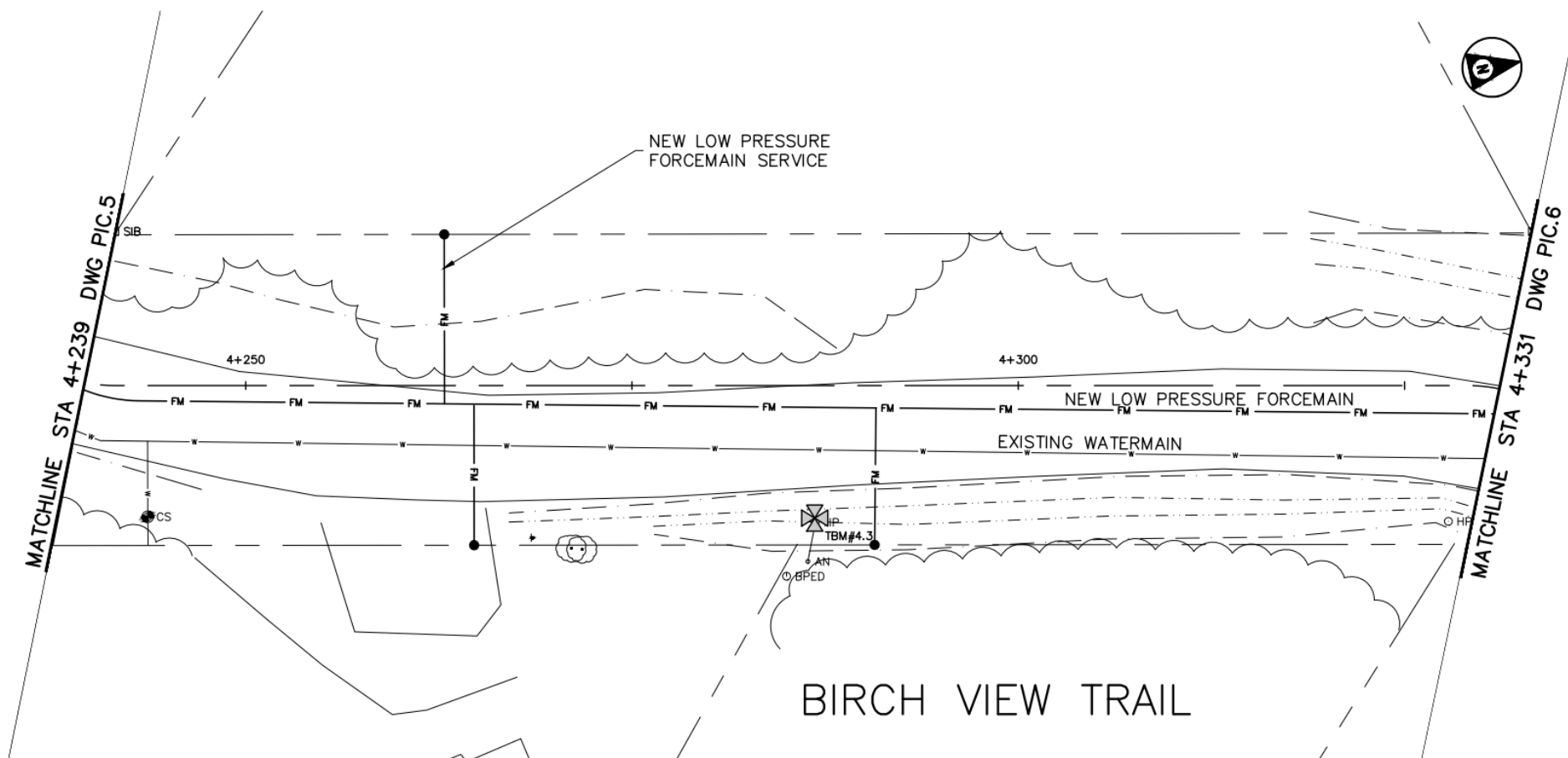


- Replacement watermain moved out of current location.
- Gravity sewer on Birch View Trail.

112 TO 128 TYROLEAN LANE



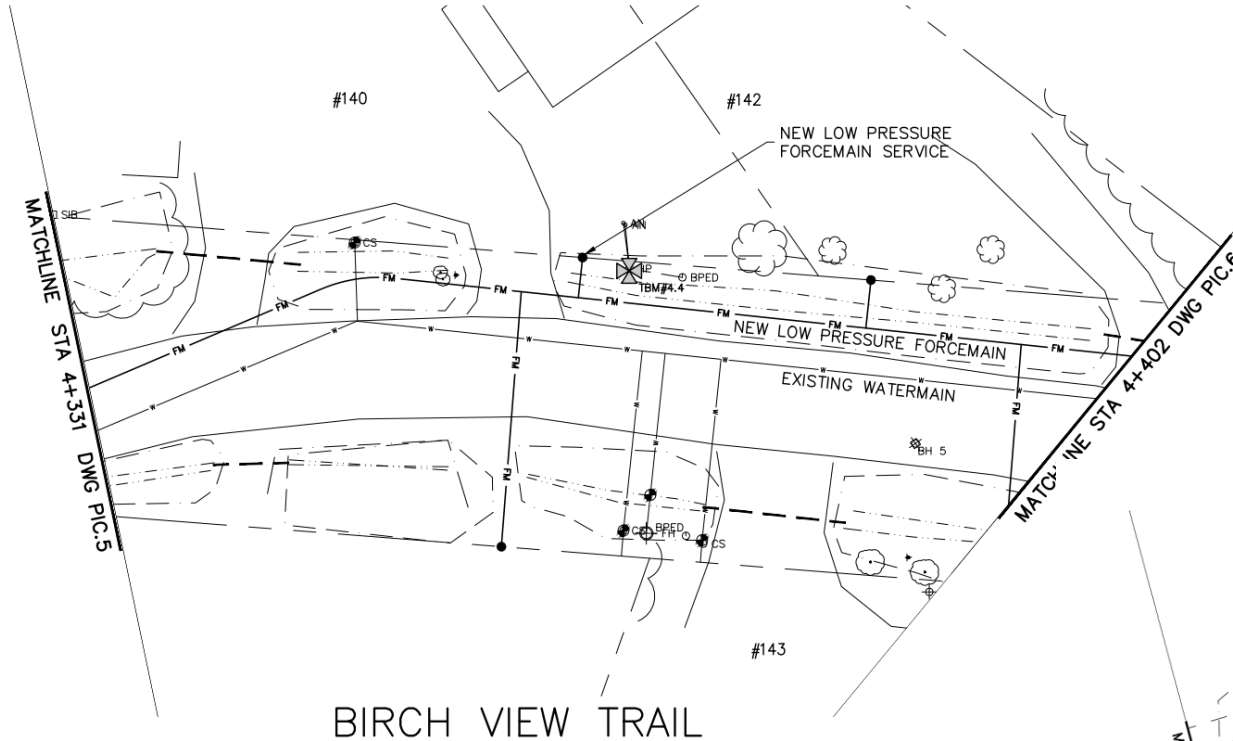
- North of No. 122 Birch View is services via low pressure sewer.



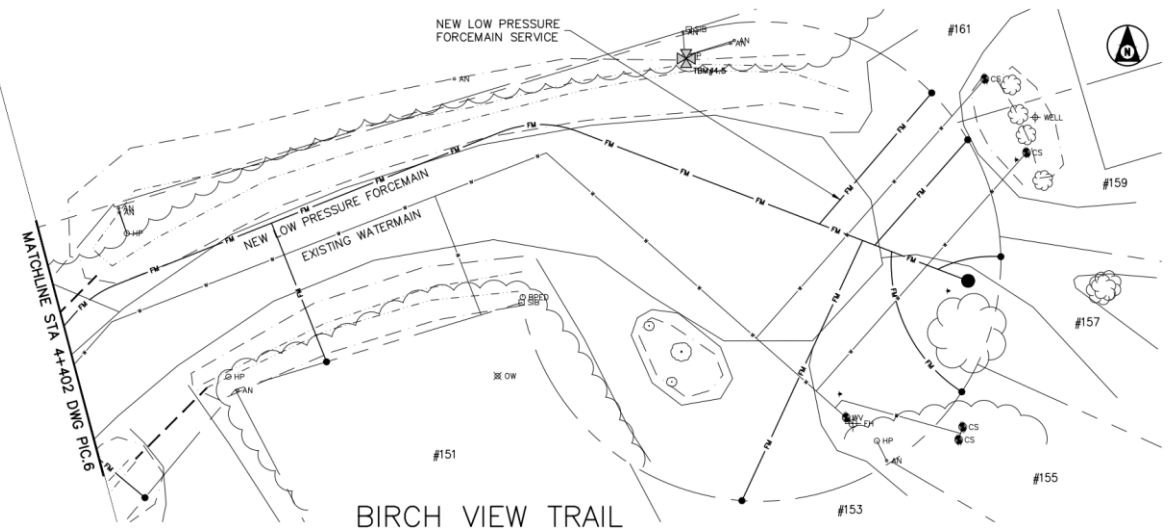
- No watermain replacement past No. 128 Birch View Trail.
- Forcemain services to be coordinated for optimal location on large frontages.

140 TO 161 BIRCH VIEW TRAIL

- Terminal Forcemain connection designed to allow for proper maintenance.



- Forcemain services more practically installed by trenchless methods.



CHANGES IN EQUIVALENT RESIDENTIAL UNIT (ERU) CALCULATION

- Original Calculation
 - 77 Equivalent Residential Units
 - Basis was properties and previously developed multi-units.
- Updated Calculation
 - More realistic based on actual number of units per property
 - Addresses sanitary flow impacts of Short-term Accommodation

SHORT TERM ACCOMMODATION IMPACTS (2021)

- RR-130 – SINGLE DETACHED DWELLING
- RR-131 – DUPLEX DWELLING
- RR-132 – TRIPLEX DWELLING



EQUIVALENT RESIDENTIAL UNIT CALCULATION

- Single family residential dwelling – 1 ERU
- Lodge – 1 ERU per 4 bedrooms (as per Schedule A – Water Use By-Law)
- Equates to 94 ERU for area

IMPACTED EQUIVALENT RESIDENTIAL UNITS

- Development Land considered at projected density.
 - 136 Tyrolean Lane – 15 ERU
 - 138 Tyrolean Lane – 13 ERU
 - Remainder of Impacted Lands: 66 ERU

Actual ERU to be applied is subject to development proposals implemented.

ESTIMATED COST (+/-15%)

- Watermain Replacement Project
 - \$2.8 million
- Sanitary Servicing
 - \$2.4 million

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 based on percentage of single median after-tax income (Census)

AFFORDABILITY ASSESSMENT

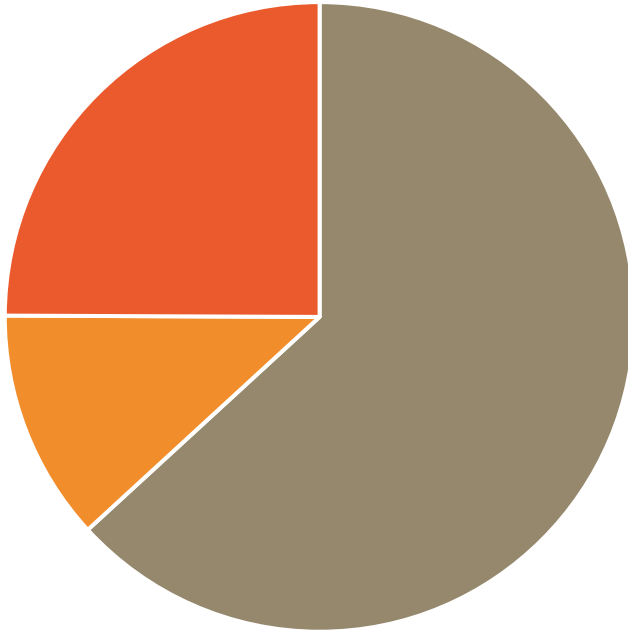
Current Criteria

- Median after Tax Income (2015) - \$33,780
 - Affordable (5%) – \$1,689/yr. (~\$30,000)
 - Unaffordable (>10%) - \$3,378/yr. (~\$60,000)
- Based on 94 equivalent residential units,
 - Project Cost – \$25,519 per ERU plus \$4,769 capital charge per connection
 - Single Unit Zoning - \$1,700 per year or 5.0%

WHAT OTHER COSTS WILL THERE BE?

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

TOTAL PROJECT COST PER RESIDENCE



- Municipal Capital Cost - \$25,519 - \$76,557 per lot
- Local Capital Charge - \$4,769

Both 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 TO EXPECT WITH CONSTRUCTION

- Hours of Construction – 7 am to 7 pm
- Dust
- Noise
- Garbage/Recycling
- Mail
- Private Irrigation in Right-of-way
- Gardens in Right-of-way
- Pre-construction Survey
- Temporary Access Restrictions
- Temporary Water/Sanitary Disruption

Notifications and communication will be provided throughout project.

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

SCHEDULE



TENDER ISSUE – WINTER
2021/2022



CONSTRUCTION START –
MAY/JUNE 2022



CONSTRUCTION COMPLETE
– LATE FALL 2022

NEXT STEPS



REVIEW AND ADDRESS
PUBLIC COMMENTS



FINALIZE DESIGN FOR
TENDERING AND HAVE
COUNCIL APPROVE
PROJECT



COMPETITIVE
CONSTRUCTION TENDER
PROCESS



AWARD CONSTRUCTION
TENDER



CONSTRUCTION PERIOD



FINALIZATION OF
LANDOWNER COSTS AND
PAYMENT PLAN

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>

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