East Fonthill/PCC Update

Project Update

Coming Soon to Pelham
East Fonthill
East Fonthill/PCC Update

Financial – Project Update

Highlights

- Loan approved by Infrastructure Ontario

- First draw of the loan will likely take place in October/November, funds will need to be invested

- Administration will be preparing an Investment RFP for these monies

- Administration is working with Association of Municipalities of Ontario (AMO) to investigate investment strategies

- Negotiations are complete regarding parkland over dedication and development charges (DC) credits with Fonthill Gardens

- New Financial Analyst is working to create accounting spreadsheets to track Town expenditures throughout the development
East Fonthill/PCC Update

Financial – Project Update

Highlights

• Legal is working to register the River Realty development with associated cost sharing responsibilities

• CN Watson and Legal have prepared memo’s outlining the how the Town can collect and use DC credits in East Fonthill pertaining to the burying of hydro lines along HWY 20 (this issue is addressed in the Fonthill Gardens Subdivision Agreement)

• Corporate Services is developing financial reporting documents for the Oversight Committee

• Financial reporting will be provided to Council on a monthly basis
East Fonthill/PCC Update

Financial – Surplus Land Update

**Highlights**

- **Conceptual Site Plan is complete for the Towns lands in East Fonthill**
- **Inventory of Town surplus lands is complete and several properties have been declared surplus and will be sold.**
- **Administration is preparing an RFP for a Realtor that will represent the Town in the sale of surplus land.**
- **Direction will be required from Council on the timing of the disposal of current arena lands.**
East Fonthill/PCC Update

Public Works

Highlights Phase I (a)

• The underground infrastructure was primarily installed in 2015 and 2016

• Watermain was installed, fully commissioned and tied into the Town water system in 2015, and is now live. Town crews have been regularly flushing that system to ensure the water does not stagnate.

• Road base in this phase was completed in 2015, but base coat asphalt postponed to 2016 to better align with other construction. Most of the base course asphalt and concrete curb in this phase is planned to be installed in October, once all utilities have completed their installations in the road allowance (phone, hydro, gas, cable).

• The pond at Rice and Hwy 20 is near completion, except hydroseeding (due to hot weather) and pathway construction, (aligning with hydro burial work and with Rice Road regional curb work).
East Fonthill/PCC Update

Public Works

Highlights Phase 1 (a)

- The intersection of Wellspring and Summersides, home of the future woonerf, will be constructed with base asphalt and no curbing at this time, allowing drivers to use the intersection to access the new commercial block. At a later date, this will be replaced with concrete base and interlocking paving stones, when the bulk of the heavy construction in the area is complete, and the woonerf design is finalized.

- The new signalized intersection at Wellspring and Highway 20 is under construction, along with electrical work and streetlight preparation. It is anticipated this intersection will be energized and Wellspring Way will be open in November.
East Fonthill/PCC Update

Public Works

Highlights Phase I (a)

• To enhance the overall design, the overhead hydro wires along highway 20 are planned to be buried. Hydro One and other utilities using those poles have begun some of the preparation work for that project (some areas are due for final finishing such as concrete sidewalk, so conduit is being placed now by those utilities so these areas do not have to be re-excavated).

• The north channel, connecting storm water drainage from the west of the development through to the River Estates area, is complete.
East Fonthill/PCC Update

Public Works

**Highlights Phase I (b)**

- The second phase of the East Fonthill development generally involves the construction of primary services of the south leg of Wellspring Way, Summersides, further channel work to the south, and two stormwater ponds that collect and treat stormwater from the southern area of East Fonthill and River Estates.

- This work is occurring in parallel with River Estates beginning construction of the subdivision north of Port Robinson.

- The earthwork and underground infrastructure in this phase is underway, along with the pond in River Estates and the south channel.

- Road work and box culvert installation is ongoing, and will connect a base asphalt roadway from Rice along Summersides, north on Shaw to the intersection at Shaw and Wellspring.
East Fonthill/PCC Update

Public Works

Highlights Phase I (b)

- The second pond in this phase will begin construction shortly, and it is anticipated that the bulk of this phase will be completed in 2016, and final work will be complete in 2017 (sidewalks, hydroseeding, etc.).

- While mobilized, the contractor will also start earthworks for the west end of Summersides, in anticipation of construction in 2017.

- Public Works involvement in the Commercial block construction covered establishment of municipal services for the block through the first phase described above, and ensuring driveway accesses are in place. Utilities are also working to complete connectivity to the new site.

- Public Works provided input into the Community Centre design and site plan, from both a facility and municipal servicing perspective.
East Fonthill/PCC Update

Public Works

Highlights Phase I (b)

• The designer consultant for the municipal roads and infrastructure has received input from Public Works on the designs, and this consultant also provides contract administration and inspection services on the town’s behalf for all of this construction in the road allowance. Public Works is setting up regular site meetings with the main contractor.

• Public Works has been working with representatives from the NPCA and the Ministry of the Environment and Climate Change, to ensure the drinking water main is being maintained, storm pond installations are sound, and that monitoring and maintenance conditions of the pond approvals are being met.
East Fonthill/PCC Update

Planning

**Highlights**

- Working with Legal to create the required Hydro easements for the development
- Site Plan completed and presented to Council (PCC)
- Subdivision Agreement completed and presented to Council (Fonthill Gardens Mixed Use Commercial Development)
- Negotiating agreements: Vender Take Back Mortgage (VTB) and Hydro Burying along HWY 20.
- Negotiating with the Region for additional access from Rice Road to the community centre (between Shaw and Summersides)
East Fonthill/PCC Update

Oversight

Highlights

• Council has appointed Gordon Morasco, Bill Gibson, Councillor Gary Accursi and CAO Darren Ottaway to the PCC Oversight Committee

• The Committee conducted their inaugural meeting with Ball Construction September 7, 2016

• The Committee reviewed and confirmed the Terms of Reference

• The Committee elected Bill Gibson as the Chair of the Committee

• Ball Construction provided a project overview, status update and next steps in the construction process

• Monthly financial reporting templates were reviewed

• Ball will provide an updated construction schedule and costing at the next meeting