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Date: May 15, 2018
To: Mayor and Council
Author: G.A. Plancke / Director of Municipal Services
RE: West Side Collector Road and Watermain Update
Report No.: MS 2018 – 20

AIM

To provide Council with an update to Report MS 2018 – 07 to consider options as presented by Amico Properties for the inclusion of a West Side Collector Road and Trunk watermain within their proposed development of the Conklin lands

BACKGROUND

In a report MS 2018 – 07 presented to Council February 12, 2018 administration outlined the potential for synergy in partnering with Amico Properties Inc to develop a West Side Collector Road in conjunction with their planned development of the Conklin lands. Also included in the discussions was the planned installation of a Trunk Watermain. Both infrastructure projects have been identified as growth related improvements required to satisfy residential growth demands in the western and southwest quadrants of Kingsville.

Amico Properties Inc had requested assistance from the Town in order assist their acquisition of lands adjacent of the Conklin lands that they had been unable to secure as part of their land consolidation efforts in an effort to accommodate the West Side Collector Road, despite in their view an offer exceeding fair market value.

Council had authorized retaining a certified land appraiser to determine a fair market price per acre/ ha in order to validate the offer presented by Amico Properties Inc. to the property owner of 334 Fox Lane.

Finlay Appraisal and Consultation Services was retained to perform the appraisal, and determined that the offer as presented by Amico Properties Inc was in fact in line with current market pricing.

Council also directed that the Municipal Act be reviewed to determine whether a joint partnership with Amico Properties Inc could present legal complications for the municipality.

DISCUSSION

In a review of the Municipal Act legislation it was determined that any effort to secure lands as a direct benefit to private enterprise may be considered “Bonussing” and could potentially open the municipality to liable action as an unfair practice.

As such it has been determined that the municipality cannot be directly involved with the purchase and or resale of lands that may directly or indirectly benefit a private land developer.

In a subsequent meeting between the Mayor, C.A.O. and Amico Properties Inc, it was determined that the Developer would present other subdivision layout concept drawings for consideration which would incorporate the West Side Collector Road and Trunk watermain into the Conklin lands and other pending land acquisitions exclusively, and / or modify the land requirements through 334 Fox Lane to only land required to accommodate the new road.

(Please see the attached two concept drawings provided by Amico Properties Inc.)

Concept 1 – shows the proposed West Side Collector Road tracking along the western limits of the Conklin lands, then onto the eastern limits of the current Harris property through to 334 Fox Lane, terminating in two separate 90 degree turns before finally reaching the Main St. W / Heritage Rd intersection.

Concept 2 – Shows the proposed West Side Collector Road tracking along the western limits of the Conklin lands, then onto the eastern limits of the current Harris property, then gradually meandering SW to the western limits of 334 Fox Lane before reaching the Main St. W / Heritage Rd intersection.

Concept 2 is more consistent with current established road design criteria, where Concept 1 incorporates two 90 degree bends which are inherent “Traffic Calming Measures”, which provides positive value added consideration but does represent possible issues related to traffic negotiation.

It is the opinion of Municipal Services that Concept 2 is more consistent with establish road design criteria and should be recommended to the Developer for further investigation and design work.

LINK TO STRATEGIC PLAN

To become a leader in sustainable infrastructure renewal and development.

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

Included within the approved 2018 water budget is the allocation of \$150,000 towards the initiation, and completion of the Class EA process with the intention of proceeding to construct Phase 1 of the recommended actions included within the S.W. Water Servicing Study which includes a new 400mm trunk watermain to be constructed within a new Town owned utility corridor from Road 2 W. to Main St W utilizing DC funding.

Currently there are no funds for the land acquisition and construction of a new West Side Collector road.

If this project were to be expedited; the funds to construct the Trunk watermain would be allocated from Development Charge/Debt Financing subject to Council approvals. Cost sharing in a new West Side Collector Road would require negotiation and verbiage to be added into any Development agreement to determine repayment schedule to the Developer and approved through Council.

CONSULTATIONS

Finlay Appraisal and Consultation Services
Corporate Services
Development Services
Financial Services
C.A.O.

RECOMMENDATION

That Council receive the updated information presented, and to recommend Concept 2 to Amico Properties Inc. as the preferred alternative for the proposed West Side Collector Road, and further to continue dialogue with Amico Properties to determine the cost sharing agreement details related to the West Side Collector Road, and Trunk watermain to be included in a future Development Agreement which will be considered at a future regular meeting of Council.

Respectfully Submitted,

G.A. Plancke

G.A. Plancke
Director of Municipal Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer