



2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
(519) 733-2305  
www.kingsville.ca  
kingsvilleworks@kingsville.ca

**Date:** May 28, 2019  
**To:** Mayor and Council  
**Author:** G.A. Plancke / Director of Municipal Services  
**RE:** Lakeview Avenue Restoration Concerns  
**Report No.:** MS 2019-24

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## **AIM**

To provide Council with the background and summary of efforts completed to date to address the restoration concerns brought forward by residents of Lakeview Avenue and Grandview Avenue related to the 2016 reconstruction of Lakeview Avenue and recommend further action to resolve remaining outstanding issues.

## **BACKGROUND**

### **311-2019**

**Moved By** Deputy Mayor Gord Queen

**Seconded By** Councillor Tony Gaffan

*That Council, in respect to Informational Item #7 (Jack and Cheryl Del Brocco correspondence), directs Administration to investigate the front lawn issues of the properties adjacent to the '2016 Lakeview Avenue Road Reconstruction' project, and bring back a report to Council regarding resolution options for consideration.*

The 2016 Lakeview Reconstruction Project resulted in complete urban reconstruction of approximately 520m of watermain / services, storm sewers / connections, complete with new road / barrier style curbs, and an 8' (2.4m) concrete active transportation trail. The project impacted 35 residential properties, and resulted in the planting of 51 large caliper trees, and the replacement of approximately 43000 ft<sup>2</sup> (4000m<sup>2</sup>) of sod. As per the contract with Nevan Construction, the original topsoil was stripped, and stockpiled prior to the construction activity, and reused as part of the restoration process.

## **DISCUSSION**

Of the 35 residential properties impacted, most grass re-established after restoration quickly in 2017, and showed little signs of undo stress. There were a few notable exceptions identified in 2017, with those concerns addressed to the satisfaction of the residents at that time. Municipal Services authorized additional restoration work through a

third party landscape contractor valued at approximately \$5000 to address outstanding concerns external to the contract.

Upon visual inspection in June 2019, the following was noted.

- All of the trees planted have rooted and appear to be doing well and continue to be monitored.
- Few properties present varied signs of sod failure, minor settlement and utility related issues.
- There remain a limited number of cable wires that still need to be properly buried or have surfaced after restoration.

**Current condition relative to reconstruction restoration as of June 01, 2019.**

Address	Good Condition	Fair Condition	Poor Condition	Comments
295 Lakeview Ave.	X			
299 Lakeview Ave.	X			
303 Lakeview Ave.	X			
311 Lakeview Ave.	X			
321 Lakeview Ave.	X			
329 Lakeview Ave.	X			
335 Lakeview Ave.	X			
341 Lakeview Ave.		X		Weed growth
347 Lakeview Ave.	X			
351 Lakeview Ave.	X			
357 Lakeview Ave.	X			
363 Lakeview Ave.		X		Minor sod failure in localized area
371 Lakeview Ave.	X			
377 Lakeview Ave.	X			
383 Lakeview Ave.	X			
389 Lakeview Ave.	X			
395 Lakeview Ave.	X			
405 Lakeview Ave.	X			
413 Lakeview Ave.	X			
400 Lakeview Ave.	X			
396 Lakeview Ave.		X		Turf currently being partially restored
392 Lakeview Ave.	X			
384 Lakeview Ave.	X			
378 Lakeview Ave.	X			
372 Lakeview Ave.	X			
364 Lakeview Ave.	X			Tree showing signs of stress
358 Lakeview Ave.			X	Significant sod failure, minor settlement
352 Lakeview Ave.	X			
346 Lakeview Ave.			X	Significant sod failure, weeds
211 Grandview Ave.			X	Significant sod failure, minor settlement
328 Lakeview Ave.		X		Some sod failure, weeds
320 Lakeview Ave.	X			
310 Lakeview Ave.	X			
302 Lakeview Ave.	X			
294 Lakeview Ave.	X			

In consultation with a local landscaping contractor, most of the areas where the sod has died can be easily scarified, the topsoil amended as required, and new sod/seed placed relatively inexpensively.  
Most areas that were originally restored have returned to a pre-reconstruction state based on original pre-construction photos.

Many of the items identified by the resident letter dated May 12, 2019 were addressed at least once before, with the Town receiving a confirmation of satisfaction acknowledgment in May of 2017 for the restoration activity. It is Town Policy that the homeowners take responsibility of the restoration and will take reasonable steps to ensure success after the Town has completed the project.

At least one of the residences identified as “Poor Condition”, was noted as vacant during the restoration phase, and as such minimal maintenance was being performed on the property at the critical time to ensure successful restoration results.

In our opinion there are only three (3) properties that are in need of further restoration that could be directly attributed to the 2016 reconstruction of Lakeview Avenue.

## **LINK TO STRATEGIC PLAN**

Effectively manage corporate resources and maximize performance in day-to-day operations.

## **FINANCIAL CONSIDERATIONS**

The cost to scarify, amend topsoil as required and place sod in all the segmented areas on properties listed as “Poor Condition” is estimated at less than \$10,000.

## **CONSULTATIONS**

George Kroeker Landscaping  
Municipal Services

## **RECOMMENDATION**

That Council receive the report titled Lakeview Avenue Restoration Concerns and;

That Municipal Services be directed to contract George Kroeker Landscaping to complete the necessary site mediation on the following properties; 358 Lakeview Avenue, 346 Lakeview Avenue and 211 Grandview Avenue.

G.A. Plancke  
G.A. Plancke Civil Eng. Tech (Env)  
Director of Municipal Services

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