



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

Date: June 12, 2020
To: Mayor and Council
Author: Tim Del Greco, Manager of Municipal Services
RE: Main Street West – Approval to Expropriate
Report No.: MS2020 – 24

AIM

To seek Council approval to proceed with expropriation of lands on Main Street West.

BACKGROUND

During the January 16, 2020, Budget Meeting, Council approved reconstruction of Main Street West from Queen Street to Heritage Road. Engineering for said project was completed on February 11, 2020.

The final engineering design calls for a road widening on the south side of Main Street West opposite Home Hardware. Purchasing additional land will be required in order to accommodate this widening. On March 9, 2020, Council approved an Application for Approval to Expropriate the required lands located at 211, 215, 225, and 241 Main Street West.

On June 10, 2020, a purchase agreement was executed with the owners of 225 Main Street West. This agreement has a completion date of June 26, 2020. It is recommended that this property still be included for expropriation should there be unforeseen issues with completion of the agreement.

A map of this project is attached in Appendix A for your reference.

DISCUSSION

The proposed road widening will allow for the construction of a new centre turning lane and promote traffic flow. The expectation is that new residential developments west of Heritage Road and future commercial development within this corridor, once complete, will

increase traffic volumes on Main Street West. Therefore, traffic flow, both present and future, are important considerations with respect to this project.

In recent years, traffic congestion has increased on Main Street East as a result of expanding commercial development. In the future, it is expected that Council will consider applications for new commercial development on Main Street West. Approving new development without providing for increased traffic capacity may lead to similar issues with congestion on Main Street West. Providing increased capacity will ensure Council has the ability to approve new commercial development should they elect to do so. Further, Council approving new commercial development on Main Street West may provide for some relief to traffic congestion on Main Street East. Meaning this could result in less trips to Main Street East from residents who live west of Division Street North.

Council has approved a large watermain project to provide for additional servicing west of Heritage Road. This project will provide capacity for approximately 2,946 residential lots. The expectation is that residential development will increase traffic volumes and turning movements on Main Street West. Therefore, increasing traffic capacity on Main Street West is warranted.

Dillon Consulting has completed a traffic study for the intersection of Heritage Road and Main Street West as part of the initial engineering for the Conklin Lands Development. This study concludes that a traffic signal is warranted upon final development of the Conklin Lands and Valente Lands. Traffic signals interrupt traffic flow in order to assign right of way. A new traffic signal and additional turning movements within this corridor, in the absence of a centre turning lane, will result in increased traffic congestion.

Finally, Enbridge Gas has requested space on the south side of Main Street West to construct a new gas main in order to provide improved servicing to the area. This request creates a secondary need for the additional land.

One large, mature tree at 211 Main Street West would be removed to accommodate this widening.

Alternative Option

Consideration has been given to an alternative solution, that being a new access road. More specifically, extending Heritage Road north of Main Street and west of the current Home Hardware development. However, this option presents a number of challenges, including:

- This access only benefits properties on the north side of Main Street West.
- Less effective if commercial driveways are still permitted on Main Street West.
- Does not allow any capacity or flexibility for future commercial driveways on Main Street West.
- It is generally more cost efficient to widen existing roads as opposed to constructing and maintaining new roads.
- The Town currently has no land ownership in the vicinity of this proposed access road.

- Potential difficulty in forcing an existing commercial development to construct a new driveway access on the private side.

Traffic Calming

Comments received during a February 18, 2020, open house expressed concern over a lack of traffic calming as a result of this road widening. Major arterial roadways, like Main Street West, are intended to facilitate high volume, efficient traffic flow. Traffic calming measures are rarely considered for arterial roadways. The Kingsville Traffic Calming Policy states the following in this regard:

“This policy is not intended to apply to arterial roadways” and “the primary function of an arterial road is to move traffic efficiently”.

Encouraging traffic congestion by not improving traffic flow is not a consistent and effective traffic calming measure. The curve on Main Street West provides traffic calming and will not be affected by reconstruction.

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

\$125,000 is estimated for all land acquisition costs including legal, surveying, advertising, and the completion of an appraisal report. Final costs will be dependent on the results of an appraisal report.

CONSULTATIONS

Kingsville Administration
McTague Law Firm LLP
Peralta Engineering
Kingsville Residents (Public Information Session)

RECOMMENDATION

That Council approves the Application for Approval to Expropriate Lands located at 211, 215, 225, and 241 Main Street West, otherwise known as Parts 1 through 6 on Reference Plan 12R-28204 in the Town of Kingsville, in the County of Essex; and adopts By-law 61-2020 at this Regular Meeting.

Tim Del Greco

Tim Del Greco, P.Eng
Manager of Municipal Services

G. A. Plancke

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