



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

Date: September 24, 2020

To: Mayor and Council

Author: Tim Del Greco, Manager of Municipal Services

RE: Jasperson Drive Reconstruction – Land Expropriation

Report No.: MS2020 – 11

AIM

To seek Council approval to begin the expropriation process for lands located west of Kingsville Arena.

BACKGROUND

During the January 16th 2020 Budget Meeting, Council approved reconstruction of Jasperson Drive from Peachwood Drive to Woodycrest Ave. This reconstruction has since been awarded to Sherway Contracting and is currently in progress.

There are additional phases of construction planned for this roadway. Phase 2 extends Jasperson Drive north to Road 2 East eliminating the s-curve near Woodycrest Ave. Phase 3 involves reconstruction from Peachwood Drive to Applewood Road. Attached in Appendix A is a map of the project for your reference.

In order to complete Phase 2 construction, land acquisition would be required (approximately 3 acres). A map of this land, located at 319 Road 2 East, is included in Appendix B.

DISCUSSION

Phase 2 construction, which includes realignment of Jasperson Drive, is a recommended initiative in the Kingsville Transportation Master Plan. The benefits of doing so include:

- Quicker response time for emergency services.
- Eliminates thru traffic between the arena and sports fields allowing a safer crossing for pedestrians.

- Eliminates both the pedestrian bridge and the vehicular bridge at the s-curve. Both bridges are in poor condition and at the end of their useful lives.
- Encourages traffic to use Jasperson Drive thus bypassing a portion of Main Street East.
- Provides for improvement to traffic safety and operations:
 - Existing road alignment is deficient for high volume traffic as per current design standards.
 - Sight distance for drivers exiting the new school property is inadequate with the current road configuration.

The Town has been in discussion with the property owner west of the arena with intentions of negotiating a land purchase agreement. Further negotiation with the owner is expected. However, should negotiations fail, expropriation will be required in order to proceed with Phase 2 construction.

Should Council approve commencement of the expropriation process, a notice will be served to all applicable land owners as well as published in a local newspaper.

It should be noted that one resident (366 Road 2 East) has expressed concern via their legal representation over the proposed roadway as it would terminate opposite their driveway. In order to avoid this situation, additional land would be required to facilitate construction of a longer road that veers away from this property. A significant increase in dollars would be required to purchase additional land, construct a longer road, and maintain a longer road moving forward.

LINK TO STRATEGIC PLAN

To become a leader in sustainable infrastructure renewal and development.

FINANCIAL CONSIDERATIONS

Fuerland Realty has provided the Town with an appraisal report of the required land. However, this report will not be disclosed until a later date as it contains confidential financial information which could impact current negotiations.

Additional costs of land acquisition or expropriation include legal, surveying, and advertising.

CONSULTATIONS

Kingsville Administration
Fuerland Realty Limited

RECOMMENDATION

That Council authorize Administration to commence an Application for Approval to Expropriate lands located at 319 Road 2 East;

And That Council authorize Administration to negotiate with the owners and return to Council to consider approval of an offer to purchase should the owners choose to sell privately rather than proceed with the expropriation process.

Tim Del Greco

Tim Del Greco, P.Eng
Manager of Municipal Services

G. A. Plancke

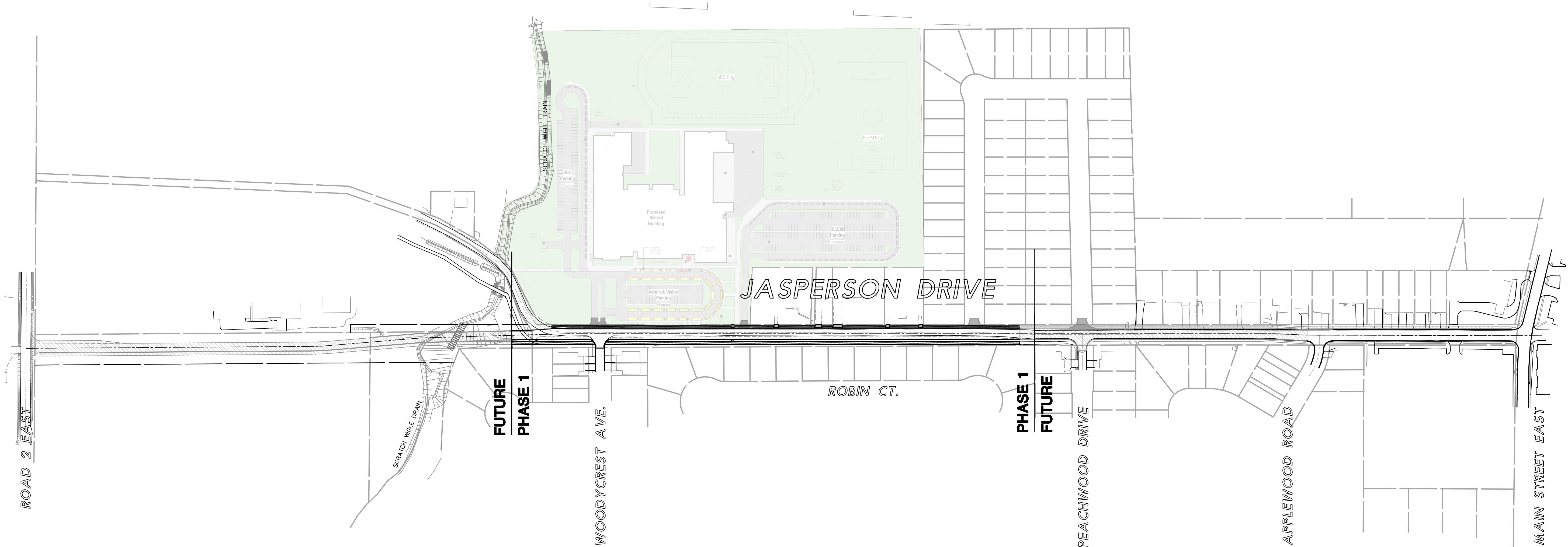
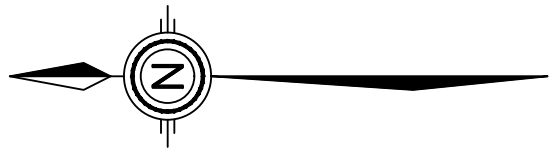
G.A. Plancke, Civil Eng. Tech (Env.)
Director of Municipal Services

John Norton

John Norton, B.A., M.A., LL.B
Chief Administrative Officer

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Appendix A



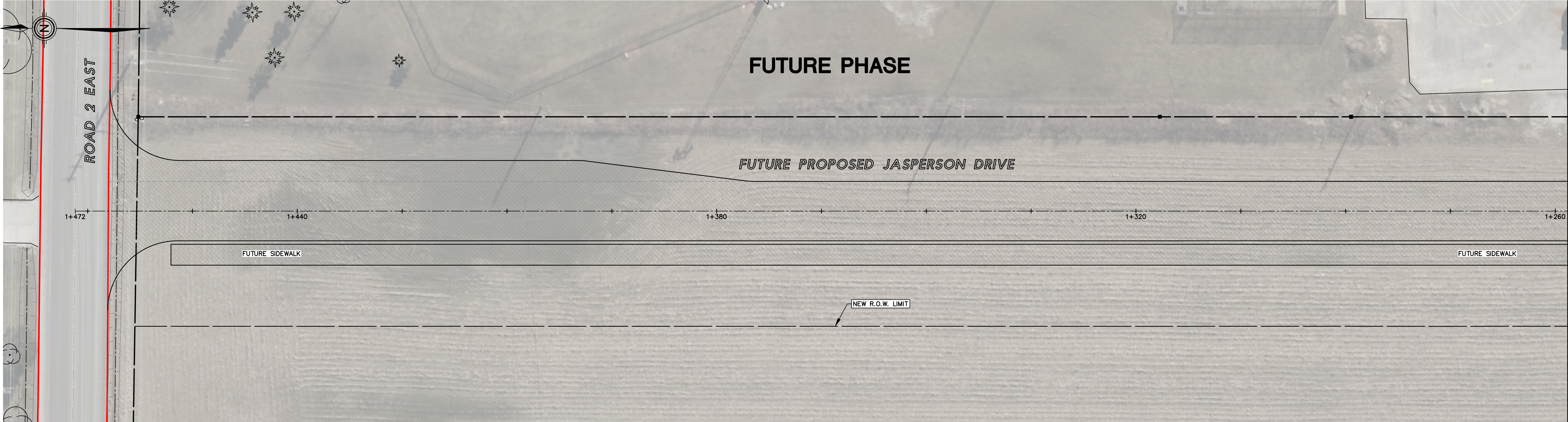
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GENERAL NOTES:

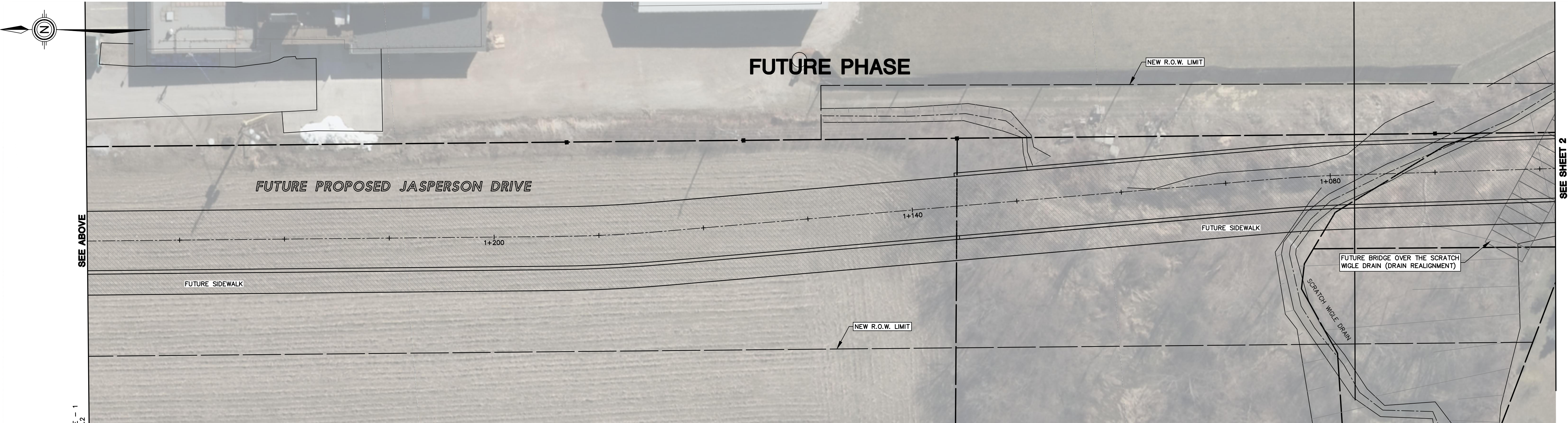
- THE ACCURACY OF THE UTILITIES SHOWN ON THESE DRAWINGS ARE NOT GUARANTEED BY THE OWNER OR N.J. PERALTA ENGINEERING LTD. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE OR LOCATION SHOWN. CONTRACTOR TO SUPPORT UTILITIES WHEN ENCOUNTERED.
- ALL PLAN DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED. DIMENSIONS NOTE HORIZONTAL DISTANCE ALONG GROUND UNLESS OTHERWISE NOTED.

ISSUED FOR:	BY:	YY/MM/DD
ISSUES/REVISIONS:		
<p>N. J. Peralta Engineering Ltd. Consulting Engineers</p> <p>45 Division Street North Kingsville, ON N9Y 1E1 P: 519-733-6587 www.peraltaengineering.com</p>		
ENGINEERING STAMP:		
CLIENT/PROJECT/ADDRESS		
<p>TOWN OF KINGSVILLE</p> <p>JASPERSON DRIVE ROAD RECONSTRUCTION</p> <p>MAIN STREET WEST, KINGSVILLE</p>		
SHEET TITLE:		
<p>JASPERSON DRIVE</p> <p>PROJECT OVERVIEW PLAN</p>		
DESIGNED BY:	DATE:	
J.H. / B.N.D.	MAR. 13, 2020	
DRAWN BY:	SCALE:	
J.H. / B.N.D.	1:2,000 (H)	
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PROJECT No.: E18-064		

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RECONSTRUCTION WORKS PLAN
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RECONSTRUCTION WORKS PLAN
Scale = 1:300

LEGEND:

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT

ISSUED FOR:	BY:	YY/MM/DD

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Engineering Ltd.
Consulting Engineers

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ENGINEERING STAMP:

CLIENT/PROJECT/ADDRESS

TOWN OF KINGSVILLE

**JASPERSON DRIVE
ROAD
RECONSTRUCTION**

MAIN STREET WEST, KINGSVILLE

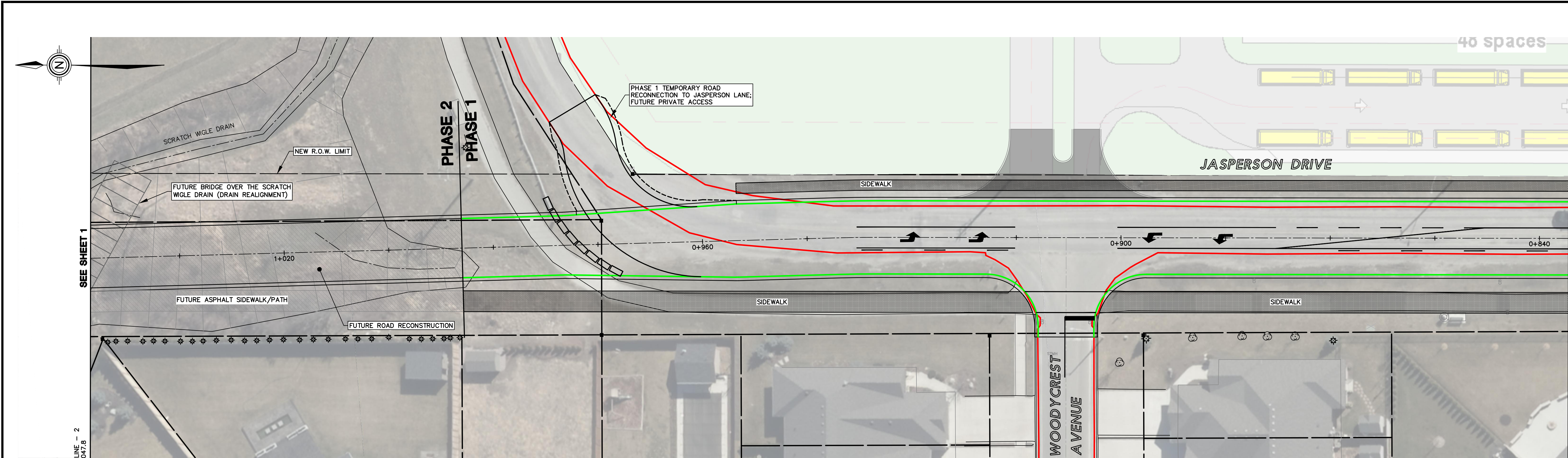
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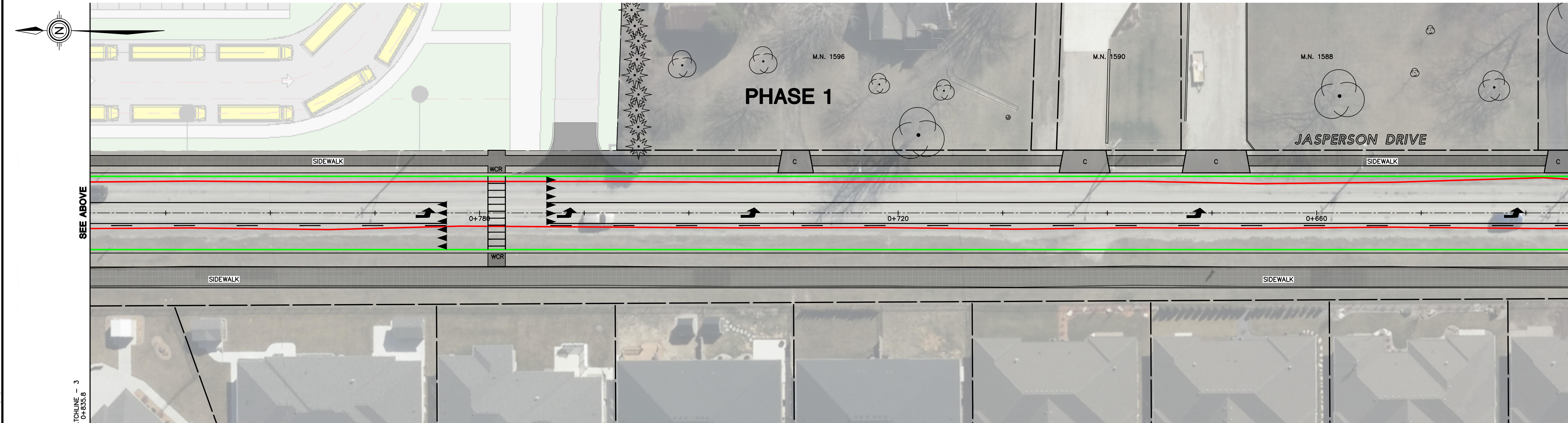
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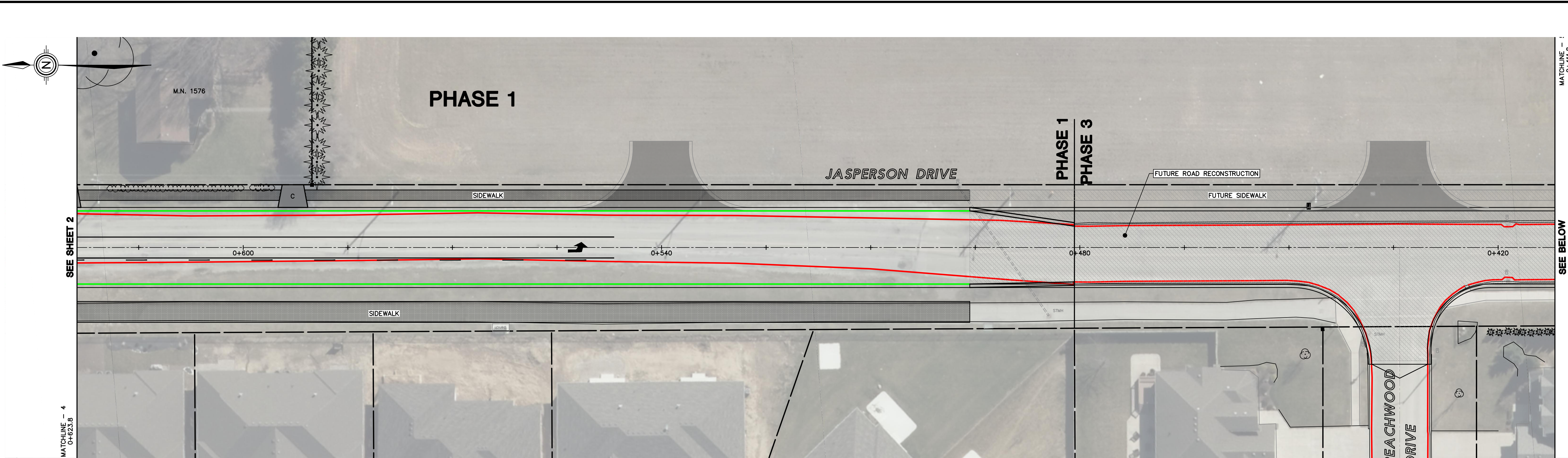
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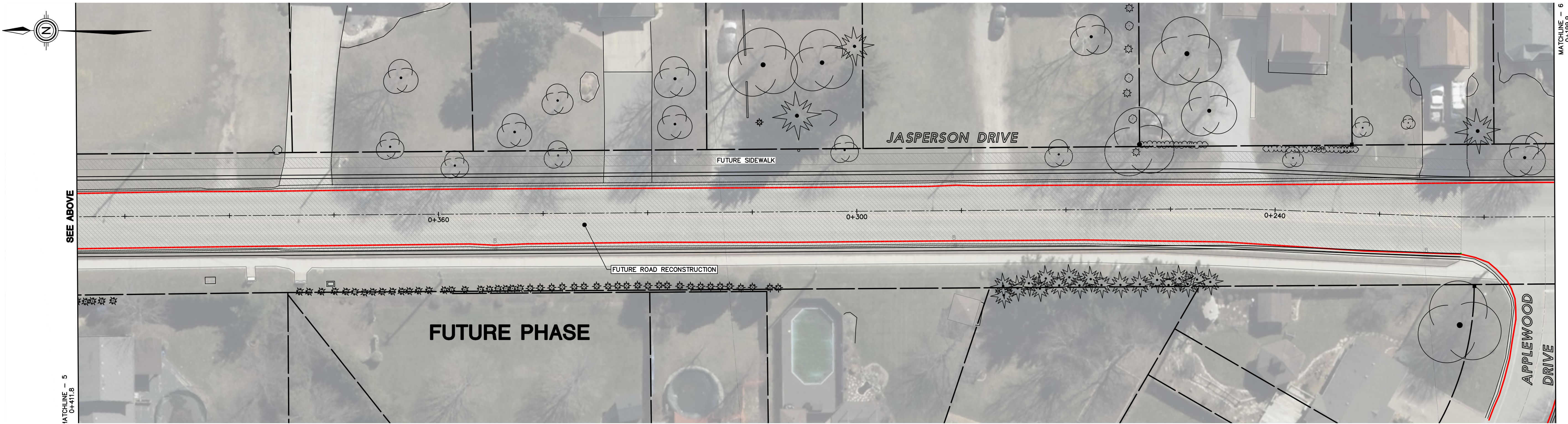
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PROJECT No.: E18-064			

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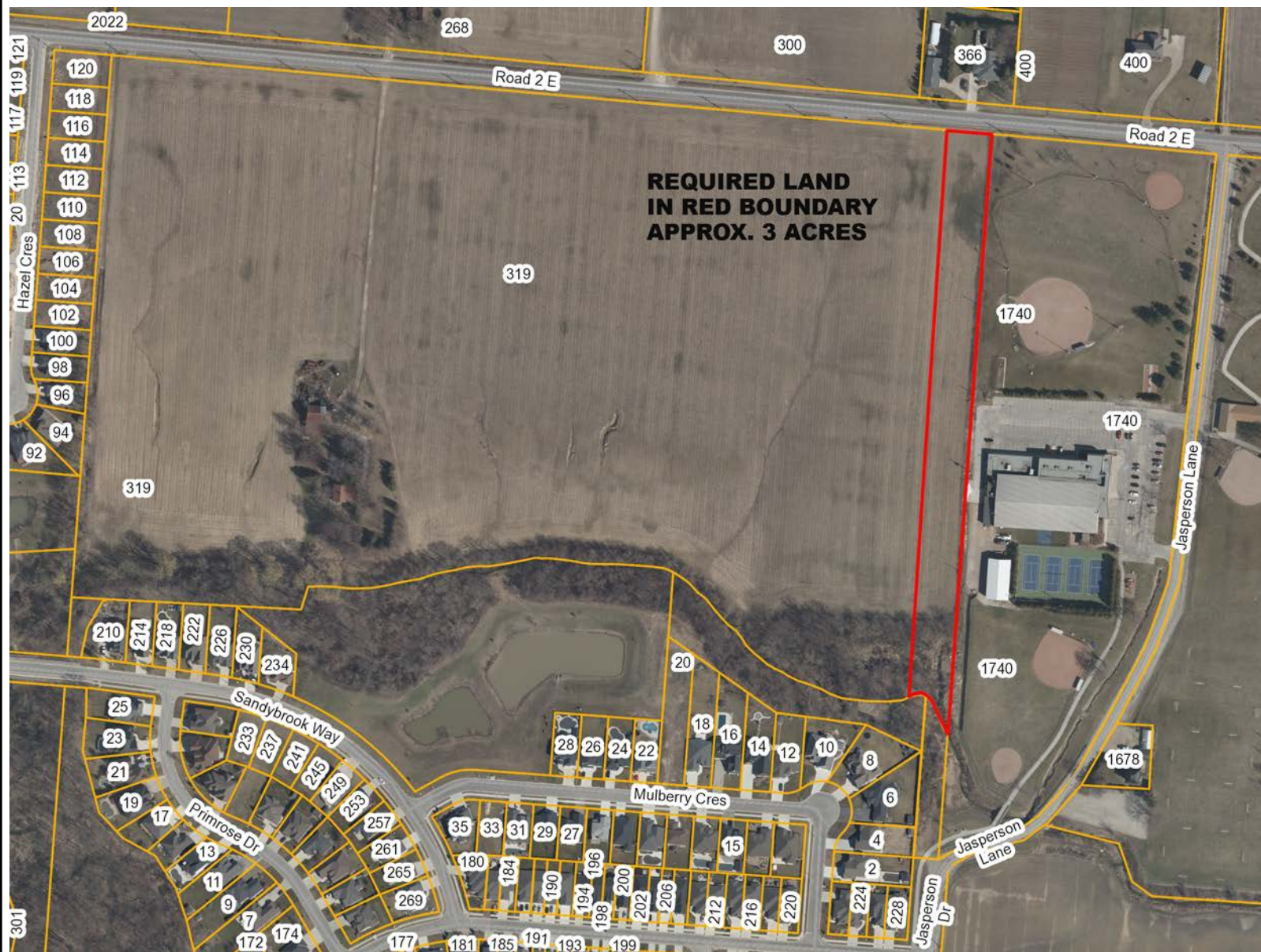
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JASPERSON DRIVE
ROAD
RECONSTRUCTION
MAIN STREET WEST, KINGSVILLE

SHEET TITLE:

JASPERSON DRIVE
RECONSTRUCTION WORKS PLAN

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SHEET: 4	OF: 4
PROJECT No.: E18-064	

Kingsville Mapping



Legend

- Essex Municipalities
 - <all other values>
 - Kingsville
- Street
- Severance
- Kingsville Assessment

Notes

Enter Map Description

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Copyright the Corporation of the County of Essex, 2012. Data herein is provided by the Corporation of the County of Essex on an 'as is' basis. Assessment parcel provided by Teranet Enterprises Inc. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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5/5/2020