



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

Date: March 11, 2021
To: Mayor and Council
Author: G.A. Plancke / Director of Infrastructure & Engineering
RE: West Side Collector Road (WSCR)
Report No.: IED 2021 - 08

AIM

To obtain Council endorsement for the recommended alignment of a West Side Collector Road (WSCR), and to accept the project as growth related, and incorporate into the Town's Development Charges (DC) list of projects.

BACKGROUND

Amico Properties Inc. (AMICO) purchased an 88-acre land parcel known locally as the Conklin Property at 174 Main W. almost four years ago, with the intention of developing a significant multiphase residential development.

Early discussions with AMICO resulted in many draft subdivision designs circulated to administration in order to provide comment. In all versions, administration reconfirmed the requirement to incorporate a West Side Collector Road into the plans, with the understanding that a cost sharing agreement would need to be secured with AMICO, based on land costs, engineering and construction costs, logistics and servicing that may be required to incorporate the construction of the Collector Road.

As the Collector Road would benefit future development beyond AMICO's planned subdivision, and requires the acquisition of land not currently owned by the Developer, representatives from AMICO petitioned Council to create a working committee, as a catalyst to foster progress on this project. The West Side Collector Road Committee was established in 2020, which included Council members, and members of administration, in consultation with the affected landowners and AMICO as an outside resource. The Committee's scope was to review the issues, and options to facilitate an appropriate alignment through private property with connectivity to the Conklin Land development, and abutting residential streets. The Committee completed this task and is forwarding a proposed alignment for Council's endorsement. (Attached).

Important to note: The subdivision referenced in the alignment drawing has not been approved, and is not being submitted for approval at this time. Provided to identify potential interconnections to the West Side Collector Road only.

DISCUSSION

The Town's current Transportation Master Plan forecasted road network needs and improvements based on the future development information available preceding the drafting of the final report in 2011. During the information gathering, several road projects were discussed but not included, as they would not be required within the ten (10) year validity period of the report.

A West Side Collector Road was one of the projects discussed in 2011 at a high level, with no detailed design work, or alignment review completed. Then current and proposed traffic volumes derived from planned residential, commercial development for the years 2012 – 2022 were not supportive of further consideration for the collector road at that time, and further discussion regarding the road were eventually deferred to the next Transportation Master Plan update anticipated in 2021/2022.

Kingsville has experienced increased residential development interest west of Division Road in recent years. There are a number of significant residential developments currently in design and under consideration for construction, which would dramatically increase traffic flow from the west into Kingsville proper. The resultant demand on the existing road network will undoubtedly increase exponentially, and only exasperate the existing and apparent traffic congestion within the Main St. corridor. The West Side Collector Road will alleviate additional traffic congestion along the Main St corridor, and provide an alternate route for those wishing to bypass the downtown core.

Developers have a responsibility to provide the 'local services' necessary to support their developments, which includes providing sufficient connections to the Town's transportation network. As part of the WSCR committee review process, AMICO provided a plan of subdivision which they claim would meet the minimum local service requirements without the construction of the Collector Road. This plan included a new intersection on Main St W, through their property at 174 Main ST W. While this plan is less than ideal from a Municipal traffic planning perspective, AMICO had supplied an engineered traffic study to support their proposal. AMICO recognizes that the proposed West Side Collector Road is a more appealing, and practical alternative and is agreeable to contributing the amount of money they would save by not creating their own connection to Main St W. towards the overall cost of the West Side Collector Road Project.

AMICO through their Engineering division was engaged by the Town to design the West Side Collector Road as an urban cross-section roadway with the intention that the Town will need to acquire the road allowance and construct the road upon completion of the design as part of future separate agreement(s) with AMICO and others. AMICO will prepare a road construction cost estimate that may be sent out for third party engineering review if warranted. The final cost estimate will be vetted through Council for endorsement before proceeding. Assuming Council endorses the estimate for construction can choose to pursue a formal agreement with AMICO to construct the West Side Collector Road as part of their planned subdivision development, or circulate a general tender for the project to proceed exclusive of the subdivision development. If Council decides to "sole source", the construction of the road to AMICO, it is recommended that administration issue a 'Notice of Intent to Direct Award' prior to entering into a construction contract with AMICO. This

process serves to protect the Town from potential criticisms from other contractors after the fact, and may result in a more detailed and cost effective estimate from AMICO.

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

A West Side Collector Road project estimate will be formalized by AMICO for engineering, construction and land acquisitions. Administration may engage a qualified, independent engineering firm to validate the estimate provided or Administration may validate the estimate using in-house resources.

As this new road is clearly intended to support the growth of residential and commercial developments, the Town would be able to fund a significant portion of its cost from Development Charges (DC). Based on preliminary discussions with Watson & Associates, it appears that as much as 90% of the cost would be recoverable through DCs. The Town plans to renew its DC by-law in 2022, which would ensure the Town is able to capture DCs for this project prior to the build-out of the AMICO proposed subdivision. Approximately 10% of the new Collector Road will need to be funded by taxation, which seems appropriate given the general improvement in traffic flow this project will provide to existing residents.

Based on the timing of the proposed project, it is likely the Town will need to debt finance its share of the cost, and repay this debt through the collection of future Development Charges and Taxation as noted above.

CONSULTATIONS

AMICO – Properties, Engineering.
Director of Financial Services
Manager of Planning and Development Services
West Side Collector Road Committee (WSCR)
Senior Management Team (SMT)

RECOMMENDATION

That Council endorse the concept of a West Side Collector Road in principle and that,

1. Council accept the road alignment as recommended by the West Side Collector Road Committee with the provision that minor modifications may be required in order to secure land, and
2. Council direct administration to update the Town's Development Charges list of projects to include the West Side Collector Road as an appropriate 90% growth related project based on a high level estimate for construction of \$5,800,000, and further that,
3. Council direct administration to negotiate with AMICO for the costs of construction as directed by Council in Closed Session, and if an agreement on costs cannot be

agreed upon, that administration issue a tender for the project exclusive of the subdivision development.

G.A. Plancke

G.A. Plancke Civil Eng. Tech (Env)
Director of Infrastructure & Engineering