



Date: June 24, 2024

To: Mayor and Council

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RE: West Side Collector Road – Class EA

RECOMMENDED ACTION

That Council **ENDORSE** the West Side Collector Road Municipal Class Environmental Assessment Report and **DIRECT** Administration to continue with the requisite detailed engineering and design work.

BACKGROUND

The construction of a West Side Collector Road (“WSCR”) from Heritage Road to Road 2 West is a recommended initiative in Kingsville’s Transportation Master Plan. The intent of this proposed roadway is to provide a bypass to Main Street in the downtown core, and further, support additional growth in Kingsville. Since 2021, Council has initiated a number of steps in order to advance this project, including:

- Executing a Memo of Understanding with adjacent property owners to secure either the necessary land or a commitment to construct portions of the proposed collector road.
- Approving expropriation to secure remaining lands as required for construction.
- Approving funding to facilitate the completion of a Municipal Class EA and engineering design.
- Approving funding to commence land acquisitions.

The proposed WSCR corridor will also accommodate a section of new transmission watermain required to improve water servicing in the southwest area of Kingsville.

DISCUSSION

The Environmental Assessment Act (“EAA”) provides for the protection, conservation, and sound management of Ontario’s natural, cultural, and built environments. A Class Environmental Assessment (Class EA) is an environmental planning process approved under Ontario's EAA for certain groups of projects that have predictable and manageable environmental effects. A municipality who receives approval for a project planned in accordance with a Class EA does not need to obtain separate approval under the EAA.

The Town hired Stantec Consulting in 2022 to complete a Class EA for the WSCR. Since that time, a number of studies and assessments have been completed in accordance with the Class EA process, including:

- Archaeological
- Built environment
- Natural environment
- Stormwater management
- Traffic impact studies
- Noise and air quality, etc.

Throughout this planning process, the public has been engaged via public information meetings as well as electronically in order to receive and consider their feedback. The final draft of the Class EA Report (completed in April of 2024) was advertised to the public and applicable government agencies for review for 30 calendar days.

The response from the public was low. Further, all comments received from government agencies have been addressed.

Design Highlights of the Draft Class EA Report:

Cross Section

An illustration of the proposed cross-section is included in Appendix A. The WSCR is proposed to be an urban roadway complete with curbs, sidewalks, and an off-road cycle track. The cycle track is a recommended initiative in Kingsville's Transportation Master Plan. The right-of-way will also accommodate the transmission watermain required to support additional growth in the western area of Kingsville.

Main and Heritage Intersection Improvements

This intersection was evaluated for two potential improvements: signalization vs a roundabout. It was confirmed that both options will provide comparable levels of service with respect to traffic movement, however, the roundabout is much more costly. Increased costs with respect to the roundabout option include:

- Significant utility relocations
- Construction costs (more expensive to construct vs signalization)
- Property acquisitions

An illustration of both options is included in Appendix B.

Alignment

Appendix C details the preferred alignment of the WSCR. The preferred alignment was developed in cooperation with adjacent landowners (whom are also local developers). The majority of lands required for this project are being conveyed from the local developers to the Town. The Town still requires some smaller parcels of land near the intersection of Main and Heritage to accommodate new turning lanes. The Town will pursue those land acquisitions through direct purchases and expropriations.

FINANCIAL CONSIDERATIONS

A high-level cost to construct the WSCR and all associated infrastructure is estimated to be in the range of \$13 - \$15 million. This includes the transmission watermain required to support additional growth in the western area of Kingsville (the portion within the limits of the WSCR project).

Construction costs will be better understood as detailed design of this project progresses. Land acquisition costs can vary greatly, however, these costs can be refined once appraisals are reviewed and negotiations commenced.

ENVIRONMENTAL CONSIDERATIONS

The majority of lands to be impacted by this project are currently used for agricultural field farming. Therefore, environmental impacts are anticipated to be low.

Section 9 of the attached Class EA Report details the potential environmental impacts of this project and the proposed mitigation measures.

ATTACHMENTS

Due to file size, the West Side Collector Road – Municipal Class Environmental Assessment Report, and associated appendices, have not been directly appended to this Report but are currently hosted on the Town's website. Click on the below link to view:

[West Side Collector Road – Municipal Class Environmental Assessment Report](#)

CONSULTATIONS

Kingsville Administration
Residents of Kingsville
Stantec Consulting

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