



Confidential Administrative Report

Office of the Director of Infrastructure Services

To: Warden McNamara and Members of County Council

From: Jane Mustac, P. Eng.
Director of Infrastructure Services/County Engineer

Date: Wednesday, September 16, 2020

Subject: County Road 19 Improvements – CR 22 to Jamsyl

Report #: 2020-0916-R027-JM

Purpose

The purpose of this report is to provide County Council information and a recommendation pertaining to the interim widening of County Road (CR) 19, south of County Road 22 to Jamsyl Dr and the required land acquisitions.

Background

An Environmental Assessment (EA) for the County Road 19 (Manning Road) & County Road 22 Improvements was completed in 2008. Through this process, the EA identified an ultimate solution for the intersection of County Road 19 and County Road 22 as a single point urban interchange, with County Road 19 over County Road 22, as well as widening of County Road 19 to the south from a 2 lane to a 4-lane cross section (Appendix A – EA Figure). Based on the cost of the ultimate solution the County relies on Provincial funding to support the construction and as such is not planned in the near future. Also, growth and expansion of the area has caused traffic congestion and an interim solution was recommended to address the immediate concerns.

In 2017 the County implemented an interim solution and made improvements to the north, east and west legs to provide a greater level of service until the ultimate solution could be implemented. At this time, the south leg improvements of the intersection were not completed.

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Recent traffic data indicates that County Road 19, south of County Road 22 currently experiences traffic volumes in the range of 12,000 -18,000 vehicles per day. The south leg of this intersection continues to provide a poor level of service. These interim improvements are deemed necessary to increase the intersection capacity and correct the current congestion problems that are experienced on a daily basis by commuters traveling through the corridor.

The County has commenced with the detailed design for the interim solution for the south leg and has proceeded to identify and confirm the property required for the ultimate solution for those properties impacted.

The interim solution will consist of the following (illustrated in Appendix B):

- Widening of County Road 19 to the south of Jamsyl Drive including an eastbound right fly off from County Road 22 onto County Road 19 and the addition of a southbound through lane to south of Jamsyl Drive;
- Closure of Desro Drive at County Road 19, with a cul de sac; and
- Intersection improvements, signalization and turning lanes at County Road 19 and Jamsyl Drive.

Discussion

In order to accommodate the proposed roadway improvements, it is necessary for several parcels of land to be acquired by the County of Essex as identified in Appendix C – Reference Plan 20-47-624-00 (A) and Appendix D – Reference Plan 20-47-624-00 (B).

At this time, Infrastructure Services is recommending that the property acquisition include a single property taking to include lands identified for the ultimate solution (as identified in the EA). The County's Solicitor engaged the services of a professional surveyor, Ray Bower Ltd. to complete an appraisal of each property. The appraisals contain an investigation and valuation analysis to estimate the current market value to be utilized in negotiations for road improvement purposes. The 'Highest and Best Use' is defined as the most profitable use to which a property can be utilized which will result in the greatest net return over a given period of time.

To date, negotiations have not been initiated, however given the timelines required under the Expropriation Process it is necessary to commence the formal process in order to be in a position to acquire the land allowing construction in the spring of 2021.

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The County has notified the impacted landowners via letter regarding commencement of the detailed design, the proposed improvements, interim conditions and property required and will continue to work with these property owners to enter into Agreements of Purchase and Sale, and/or if necessary encroachment agreements for portions of land not required for the interim solution.

It is now appropriate for the County of Essex to grant approval to proceed with the notice of expropriation, through adoption of By-laws No. 2020-34 and By-Law No. 2020-35, for the properties identified in the County Solicitors report to Council.

Financial Implications

Some funds are included in the 2020 Infrastructure Services budget to complete negotiations with each of these property owners for the purposes of acquiring the parcels of land. Additional funds may be required and will be considered for the 2021 budget discussions.

Recommendation

That County Council authorize the execution of By-law 2020-34 for the expropriation of certain lands for the widening of a portion of County Road 19 south of County Road 22; and

By-Law 2020-35 to support individual negotiations with the property owners through the County Solicitor.

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Respectfully Submitted

Jane Mustac

Originally Signed by

Jane Mustac, P.Eng, Director of Infrastructure Services/County Engineer

Concurred With,

Robert Maisonville

Originally Signed by

Robert Maisonville, Chief Administrative Officer

Appendix No.	Title of Appendix
A	EA Figure
B	Interim Solution
C	Reference Plan 20-47-624-00(A)
D	Reference Plan 20-47-624-00(B)