



## The Corporation of the Town of Tecumseh

Public Works & Environmental Services

**To:** Mayor and Members of Council

**From:** Phil Bartnik, Director Public Works & Environmental Services

**Date to Council:** March 9, 2020

**Report Number:** PWES-2021-05

**Subject:** Amendment to the 2021 PWES Capital Works Projects  
Tecumseh Road Storm Sewer and Road Improvements Project  
from East of Lexham Gardens to Regent Road

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### Recommendations

It is recommended:

**That** the Tecumseh Road Storm Sewer and Road Improvements project (from east of Lexham Gardens to Regent Road) **be added** to the 2021 Public Works & Environmental Services Capital Works Plan;

**And that** based on the proposed New North Shore School for the Greater Essex County District School Board located at 13800 Tecumseh Road, that the detailed engineering design for this project **be completed** in 2021 with construction anticipated to proceed in 2022;

**And further that** the expenditure of \$217,000; \$113,000 from the Roads Lifecycle Reserve and \$84,000 from Storm Sewer Lifecycle Reserve for the detailed engineering design **be authorized**;

**And furthermore that** Stantec Consulting Ltd. be retained to complete the detailed design, plans, specifications and tender documents and to assist with obtaining all required approvals for the Tecumseh Road Storm Sewer and Road Reconstruction Improvements project.

### Executive Summary

The Town of Tecumseh completed a Storm Drainage Master Plan in 2019 to confirm the long-term storm drainage infrastructure solutions that are required to reduce the risks of surface flooding in the northern urban area of Tecumseh. One of the recommended projects in the

Storm Drainage Master Plan is the Tecumseh Road Storm Sewer Extension (east of Manning Road). Administration is recommending that this project be accelerated to help facilitate the development of a New North Shore School for the Greater Essex County District School Board located at 13800 Tecumseh Road.

## **Background**

### **Tecumseh Storm Drainage Master Plan**

At the December 10, 2019 Regular Meeting of Council, Council adopted the Storm Drainage Master Plan (Master Plan) (Motion: RCM-402/19). The Master Plan addresses the impacts of flooding on the mainly urbanized residential areas of the Town located along its northern and eastern limits. This included assessments on the existing infrastructure in order to confirm the long-term storm infrastructure solutions that are required to reduce the risks of surface flooding.

The Master Plan identifies 32 recommended infrastructure improvements to reduce the impacts of surface flooding, totalling \$106.59M. One of these recommendations, Project B-1 within the Brighton Road Storm Pump Station service area, is the extension of a trunk storm sewer on Tecumseh Road from east of Lexham Gardens to Dresden Place (see Attachment 1). This trunk is required in part to provide improved storm service to those lands to the north of Tecumseh Road, and alleviate surface flooding within the existing residential neighbourhood to the south within the Dresden Place, Dorset Park and Estate Park areas.

## **Comments**

On January 18, 2021, the Greater Essex County School Board (School Board) submitted a Site Plan Control Application to build the new North Shore School at 13800 Tecumseh Road, which is to replace the existing D.M. Eagle School located at 14194 Tecumseh Road. The School Board's media release on February 8, 2021 identified the new school to be dual track (English and French) for students in the Tecumseh / Lakeshore area that will accommodate 651 students.

Site plan and servicing details are still being discussed with the School Board and a final Site Plan Control Agreement will be presented to Council at a later date through a Planning & Building Services report to Council.

13800 Tecumseh Road is currently located within two different drainage boundaries, the St. Mark's Pump Station and the Brighton Road Pump Station service areas. It is intended that the storm drainage from the site, once developed, would fully outlet south to Tecumseh Road (to the Brighton Road Pump Station). Under the existing drainage conditions there is a limited amount of storm water that drains off of the site and into an existing storm sewer system which extends through the residential neighbourhood to the south.

Development of the site under the existing outlet conditions would prove to be challenging as the site would have to over restrict their stormwater with a small release rate into the existing

storm sewer system. This would result in the need for large on-site storage facilities that would drain for hours after an event has passed. There would also be a risk of increased surface flooding to both the new school site as well as the existing neighbourhood to the south, should there be back-to-back storm events. Given these considerable constraints for addressing stormwater on the subject property, the School Board has expressed an interest in the new municipal storm sewer proceeding in order to facilitate the timely construction of a new school.

Administration is recommending, consistent with Project B-1 of the Master Plan, the installation of the storm sewer from just east of Lexham Gardens to Regent Road to help facilitate the development of the new North Shore School. In addition to facilitating the new school site's development, the installation of this storm sewer will reduce the risk of surface flooding within the existing residential neighbourhoods to the south, including the Dresden Place, Dorset Park and Estate Park areas. The size of the storm sewer would vary between a 750mm – 1050mm diameter and the length of the project would be approximately 940m. Road improvements are also proposed within this stretch to capitalize on efficiencies by bundling infrastructure improvements into a singular project. The limits of the project are depicted on Attachment 2.

Although not identified within the PWES Five Year Capital Works Plan, the complexities with the proposed school site development in relation to the limitations of the existing storm infrastructure provides a rationale for bringing the project forward at this time. Administration is also recommending that Stantec Consulting Ltd. be retained to complete the detailed design and tender documents based on their past experience with Town infrastructure projects and their ability to allocate adequate resources to meet the proposed project timelines.

## **Consultations**

Financial Services  
Planning & Building Services  
Dillon Consulting Limited  
Greater Essex County District School Board

## Financial Implications

The estimated costs for the Tecumseh Road Storm Sewer and Road Improvements project are as follows:

| Infrastructure  | Construction       | Engineering      | Contingency      | Total              | 2021             | 2022               |
|-----------------|--------------------|------------------|------------------|--------------------|------------------|--------------------|
| Storm Lifecycle | \$1,050,000        | \$168,000        | \$105,000        | \$1,323,000        | \$84,000         | \$1,239,000        |
| Road Lifecycle  | \$1,660,000        | \$266,000        | \$166,000        | \$2,092,000        | \$133,000        | \$1,959,000        |
| <b>Totals</b>   | <b>\$2,710,000</b> | <b>\$434,000</b> | <b>\$271,000</b> | <b>\$3,415,000</b> | <b>\$217,000</b> | <b>\$3,198,000</b> |

There are anticipated recoveries from the County of Essex of approximately \$1.5M related to the road reconstruction component under the County Connecting Link Agreement. The estimated recovery will be refined once the tender costs are known. Any additional roadway improvements related to the proposed school site (i.e. traffic signal, turning lanes, sidewalks, etc.) would be borne by the School Board. These details will be determined and accounted for in the Site Plan Agreement that will be negotiated with the School Board and brought forward for Council approval under a separate future report.

Funding for the initial expenditure for engineering of \$217,000, is recommended to be provided from the Road Lifecycle Reserve in the amount of \$133,000, and the Storm Sewer Lifecycle Reserve in the amount of \$84,000.

## Link to Strategic Priorities

| Applicable                          | 2019-22 Strategic Priorities  |
|-------------------------------------|---|
| <input type="checkbox"/>            | Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.  |
| <input checked="" type="checkbox"/> | Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.  |
| <input type="checkbox"/>            | Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.  |
| <input checked="" type="checkbox"/> | Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.   |
| <input checked="" type="checkbox"/> | Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals. |

## Communications

Not applicable ☒

Website ☐ Social Media ☐ News Release ☐ Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Phil Bartnik, P.Eng.  
Director Public Works & Environmental Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm  
Director Financial Services & Chief Financial Officer

Reviewed by:

Brian Hillman, MA, MCIP, RPP  
Director Planning & Building Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

| <b>Attachment<br/>Number</b> | <b>Attachment<br/>Name</b>               |
|------------------------------|--|
| 1                            | Tecumseh Road Storm Sewer                |
| 2                            | Tecumseh Road Storm Sewer Project Limits |