



## The Corporation of the Town of Tecumseh

Public Works & Engineering Services

**To:** Mayor and Members of Council

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

**Date to Council:** August 13, 2024

**Report Number:** PWES-2024-46

**Subject:** Amendment to the 2024-2028 PWES Capital Works Plan  
Banwell Road Corridor Improvements (Mulberry Drive to CP  
Rail) - Town of Tecumseh Ancillary Works

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### Recommendations

It is recommended:

**That** report PWES-2024-46 Amendment to the 2024-2028 PWES Capital Works Plan, Banwell Road Corridor Improvements (Mulberry Drive to CP Rail) - Town of Tecumseh Ancillary Works, **be received**;

**And that** the Banwell Road Corridor Improvements (Mulberry Drive to CP Rail) - Town of Tecumseh Ancillary Works, with project expenditures of \$1,992,000, **be approved and funded from:**

- \$1,008,000 from the Road Lifecycle Reserve
- \$984,000 from the Water Facilities Reserve Fund

### Background

In September 2016 the City of Windsor (City) completed the Banwell Road Environmental Study Report (ESR) from Tecumseh Road East to CP Rail. The ESR recommended a new Banwell Road interchange at EC Row Expressway as well as road widening from Tecumseh Road East to CP Rail. The road widening and improvements will connect to the County Road 43 recommended road improvements south of CP Rail, which are currently under construction.

In Fall 2023 the City retained Dillon Consulting Limited to complete the detailed design, contract administration and on-site inspection for the Banwell Road Corridor Improvements from Mulberry Drive (just north of the EC Row Expressway) to CP Rail. This project generally includes the following:

- A new Banwell Road interchange with EC Row Expressway
- Installation of watermains, storm and sanitary sewers, utility relocations, lighting, active transportation and pedestrian facilities
- Road reconstruction from a 2-lane rural cross section to a 6-lane urban cross section (Mulberry Drive to Intersection Road)
- Road reconstruction from a 2-lane rural cross section to a 4-lane urban cross section (Intersection Road to CP Rail)

Attachment 2 depicts the recommended design contained within the Banwell ESR.

As of January 2024, approved funds for the City's project totalled approximately \$8.5M, which has allowed for preliminary works to commence, including detailed design, site investigations, land appraisals/acquisitions and preliminary utility relocations.

In March 2024 the Province of Ontario issued a media release announcing the government's investment of \$50M towards the Banwell Road interchange at the EC Row Expressway.

The total cost for the City's Banwell Road Corridor Improvement project is estimated to be \$93.6M, which left a balance of \$35.1M being unfunded once the grant and previously approved funds were accounted for. On June 22, 2024, City Council adopted the recommendations within the City Council Report C 91/2024, which approved the construction of the project and also identified a funding strategy. It is anticipated the City will have the detailed design completed by Q1 2025, with construction commencing in 2025 and ending in Q4 2026.

## Comments

Town Administration has attended project meetings with the City and their Consultant, Enwin Utilities and the County of Essex since March 2024. Through those meetings, the locations of ancillary works where existing and future road and watermain infrastructure are to be integrated between the City and Town were identified. In addition, the opportunity for the installation of Tecumseh Gateway Signage was discussed.

Approval and funding of the Tecumseh ancillary works are necessary to ensure the desired project timelines are met and collaboration with the project partners continues.

The City's project will address regional transportation needs within the Banwell Road Corridor and the EC Row Expressway interchange. The Tecumseh ancillary works will ensure that infrastructure interconnections are made to provide a seamless integration for road connections and to help facilitate development opportunities within the Tecumseh Hamlet Secondary Plan Area.

Tecumseh ancillary works, as shown on Attachment 1, include:

- **Gouin Street**

The Banwell ESR and draft Tecumseh Hamlet Secondary Plan identify a road connection at Banwell Road and Gouin Street. The road entry and curb returns for the future connection will be constructed as part of the City's project. Due to the nature of the right-of-way boundaries at this location, these works will be within the existing Banwell Road right-of-way.

- **Maisonneuve Street**

The Banwell ESR and draft Tecumseh Hamlet Secondary Plan identify a road connection at Banwell Road and Maisonneuve Street. The road entry and curb returns for the future connection will be constructed as part of the City's project. Due to the nature of the right-of-way boundaries at this location these works will extend into the Town of Tecumseh which will require property acquisition from the adjacent Tecumseh property owner. The acquisition will be undertaken by the Town.

- **Intersection Road**

The Banwell ESR and draft Tecumseh Hamlet Secondary Plan identify a widening and improvement of Intersection Road at Banwell Road. This is due to the installation of a westbound left turning lane and to ensure the road geometry aligns with the NextStar Battery Plant entrance on the west side of the intersection. These works will require property acquisition from the adjacent Tecumseh property owners. The acquisition will be undertaken by the Town.

A 300mm diameter watermain connection and a water boundary meter chamber will also be installed at this intersection. This will interconnect with the Town's water distribution system and will provide service for existing properties and future development.

- **County Road 43 at CP Rail**

The City's project will be constructed over the CP Rail and interconnected with the County of Essex current County Road 43 construction project (anticipated to

be completed Q4 2024). The City and County will look to coordinate the road works for both projects.

It is recommended that a 'Tecumseh Welcome Signage' be installed on County Road 43 south of CP Rail for those motorists travelling south entering into the Town. This signage will be similar in nature to the recently installed signage at Brighton Road/CP Rail and at Tecumseh Road/Pike Creek.

A 600mm diameter watermain connection and a water boundary meter chamber will also be installed south of CP Rail. This will interconnect with the Town's water distribution system and provide service to existing properties and future development. This trunk watermain is also a vital part of the interconnected looped system for Enwin Utilities, the City and the Town, which will run along Banwell/County Road 43 and westerly on County Road 42. Further information on this watermain interconnection can be found within report [PWES-2023-42](#) "County Road 43 Trunk Watermain Project W-4 (CP Rail to County Road 42)".

- **Tecumseh Gateway Signage**

An opportunity to have Tecumseh Gateway Signage at the Banwell Road interchange with EC Row Expressway has been discussed and is recommended by Town Administration. Administration will bring a future report to Council for an agreement with the City, which will include renditions of the gateway signage.

## Consultations

Development Services

Financial Services

ENWIN Utilities Ltd.

Dillon Consulting Limited

The Corporation of the City of Windsor

The Corporation of the County of Essex

## Financial Implications

The cost estimate for the 'Banwell Road Corridor Improvements (Mulberry Road to CP Rail) - Tecumseh Ancillary Works' is \$1,992,000. A cost breakdown for this estimate is provided in the table below. The items have been separated into various components to track the impact to the specific reserves as well as to clearly identify those items that are subject to landowner recoveries and Development Charges.

Initial conversations have suggested the City may be positioned to complete some or all of the Tecumseh ancillary works as part of their construction contract. Any cost sharing arrangements would need to be approved by the respective Councils and facilitated through a purchase order and/or agreement as appropriate.

Lifecycle / Reserve	Cost <sup>1</sup>	Landowner Recoveries <sup>2</sup>	Development Charges	Net Impact
<b>Roads Lifecycle Reserve</b>				
Gouin Street: Road Works	\$266,000	\$266,000	-	\$0
Maisonneuve Street: Road Works & Property	\$187,000	\$187,000	-	\$0
Intersection Road: Road Works & Property	\$422,000	-	<sup>3</sup> \$143,480	\$278,520
CR43: Tecumseh Welcome Signage	\$31,000	-	-	\$31,000
Banwell/EC Row: Tecumseh Gateway Signage	\$102,000	-	-	\$102,000
<b>Roads LC Subtotal</b>	<b>\$1,008,000</b>	<b>\$453,000</b>	<b>\$143,480</b>	<b>\$411,520</b>
<b>Water Facilities Reserve Fund</b>				
Intersection Road: 300mm dia. Water Meter Chamber	\$456,000	-	-	\$456,000
CR43: 600mm dia. Water Meter Chamber	\$528,000	-	<sup>4</sup> \$492,835	\$35,165
<b>Water Facilities Subtotal</b>	<b>\$984,000</b>	<b>-</b>	<b>\$492,835</b>	<b>\$491,165</b>
<b>Total</b>	<b>\$1,992,000</b>	<b>\$453,000</b>	<b>\$636,315</b>	<b>\$902,685</b>

<sup>1</sup> Includes Engineering + Construction + Contingency + 1.76% HST

<sup>2</sup> To be recovered through Development Agreements

<sup>3</sup> 34.00% DC Recoverable – 2024 DC Study

<sup>4</sup> 93.34% DC Recoverable – 2024 DC Study

## Link to Strategic Priorities

Applicable	<a href="#">2023-2026 Strategic Priorities</a>
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

## 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 & Engineering Services

Reviewed by:

Brian Hillman, MA, MCIP, RPP  
Director Development Services

Reviewed by:

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

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1	Banwell Road Corridor Improvements – Plan View
2	Banwell Road ESR – Recommended Design (EC Row Expressway to CP Rail)