



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: Tuesday, August 12, 2025

Report Number: PWES-2025-49

Subject: Amendment to the 2025-2029 PWES Capital Works Plan
Westlake Drive Reconstruction and Extension (Lesperance to
Sylvestre)

Recommendations

It is recommended:

That Report PWES-2025-49 Amendment to the 2025-2029 PWES Capital Works Plan, Westlake Drive Reconstruction and Extension (Lesperance to Sylvestre), **be received**;

And that the Westlake Drive Reconstruction and Extension project (Lesperance to Sylvestre) with the anticipated Town's expenditures of \$1,075,000, **be approved and funded** from the following Reserves:

- \$820,000 from the Road Lifecycle Reserve and DC Roads Reserve Fund
- \$255,000 from the Storm Sewer Lifecycle Reserve

Executive Summary

The intent of this Administrative report is to obtain project approval and allocate funding for the anticipated Town's cost share of the Westlake Drive Reconstruction and Extension project. This will help facilitate the development of the Petretta lands within the Manning Road Secondary Plan Area (MRSPA) and improve existing and future traffic conditions within the area. The cost sharing partners would include the Town, County of Essex and Petretta due to the varying segments of Westlake Drive

(Lesperance to Sylvestre) being an existing municipal road, a future road through development lands, and the road classification and intended use as a Collector/Freeway Ramp as identified in previous studies. Most notably Westlake Drive from Lesperance Road to the CR22 eastbound off-ramp is an integral part of the County's future partial interchange of CR22/Lesperance Road.

With an anticipated Plan of Subdivision in the coming months from Petretta for lands within the MRSPA, there is an opportunity to reconstruct the existing Westlake Drive segments to a three (3) lane cross section as part of the subdivision development. This would result in both financial and constructability efficiencies to undertake this work in a single tender.

The County of Essex has already allocated funding towards this project as part of its 2025 budget. Administration is requesting the Town also allocate funding for its components of the project, so that design can commence on the existing segments of Westlake Drive and the road and surface works can be included into the contract and drawings for the Petretta subdivision development. It is anticipated that the detailed design and tender will be completed by early 2026, with construction commencing in spring 2026.

The final cost sharing arrangements will need to be approved by the respective Councils and facilitated through a purchase order and/or agreements as appropriate. A future report will be brought back to Council to consider the cost sharing arrangements between the Town, County of Essex and Petretta.

Background

In November 2008 the Ministry of Transportation, Ontario (MTO), the County of Essex (County) and Transport Canada completed an Environmental Study for the 'County Road 19 (CR19) and County Road 22 (CR22) Improvements' project. The study area included 13 km of CR19, from Highway 3 to the VIA Rail line and 3 km of County CR22 from the City of Windsor boundary to 350m east of Commercial Boulevard in the Municipality of Lakeshore. The major features of the recommended improvements included:

- widening CR19 from two to four lanes
- widening CR22 from four to six lanes
- single point urban interchange at CR19/CR22
- partial interchange at CR22/Lesperance Road
- grade separation of the CR19/CP Rail crossing

- CR19/Highway 401 interchange improvements

The recommended improvements to the CR22/Lesperance Road interchange also included the need for the extension of Westlake Drive from the CR22 eastbound off-ramp (between Lesperance Road and CR19) to Lesperance Road. This would function as an off-ramp ultimately connecting to Lesperance Road for eastbound traffic on CR22. It would also provide an access route between the arterial network and the local roads within the Manning Road Secondary Plan Area (MRSPA) and the Sylvestre industrial area.

In January 2015 the 'Tecumseh Hamlet Secondary Plan Transportation Study' was completed and outlined the potential impact of traffic generated by development within the Tecumseh Hamlet Area and built upon the recommendations from the 2008 Environmental Study. The analysis determined that Westlake Drive needed to be a three (3) lane cross section with two (2) dedicated westbound lanes from the CR22 eastbound off-ramp to Lesperance Road and an eastbound single lane.

Further documents, including the Town's Transportation Master Plan (2017) and the Official Plan (2021) have identified Westlake Drive (Lesperance to the CR22 eastbound off-ramp) as a Collector/Freeway Ramp. Updates to the 2015 Transportation Study in 2024 as part of the Tecumseh Hamlet Secondary Plan process were consistent with the previous recommendations and requirements that Westlake Drive be a three (3) lane cross section as this would accommodate a free-flow channelized right turn from the CR22 eastbound off-ramp.

At the July 22, 2025, Regular Meeting of Council, Council approved the recommendations within report PWES-2025-40 titled 'East Townline Drain & Manning Road Secondary Plan Area, Stormwater Management Facilities, Cost Sharing Agreement'. The report identified the technical analysis undertaken since 2023 to arrive at a regional stormwater management solution for the East Townline Drain watershed south of CR22 including the MRSPA area. With the design of the regional stormwater solution underway and construction planned for early 2026, it allows for the construction of Westlake Drive to proceed in support of the anticipated development in this northerly part of MRSPA.

Comments

Manning Road Secondary Plan Area – Petretta Development

There are currently two active construction projects being undertaken by the property owner (Petretta) that are adjacent to the future Westlake Drive extension and within the Manning Road Secondary Plan Area. These include a 170-room hotel which is anticipated to be completed in Q3/Q4 2025, and a 332-unit residential development

consisting of two 4-6 storey apartment buildings which is anticipated to be completed in Q4 2026.

Transportation accesses to these sites were identified to be via an interim driveway entrance(s) from Sylvestre Drive to the east. However, more recently Petretta has indicated his desire to proceed with the construction of Westlake Drive to align its completion with the opening of the two apartment buildings (Q4 2026). This would also include the extension of other municipal services (storm, sanitary, water) necessary for the development of other adjacent lands within the MRSPA and open new development opportunities.

Westlake Drive (Lesperance Road to CR22 Eastbound off-ramp)

There are three segments of Westlake Drive between Lesperance Road and the CR22 eastbound off-ramp that will be designed and constructed as a three (3) lane cross section and include two (2) dedicated westbound lanes and an eastbound single lane. These include:

- 1) Lesperance Road to existing Westlake Cul-de-sac (approx. 165 metres)
 - a. Existing municipal road to be reconstructed
- 2) Westlake Cul-de-sac to the east limits of Petretta's lands (approx. 250 metres)
 - a. Future road through undeveloped lands
- 3) East limits of Petretta's lands to Sylvestre Drive Cul-de-sac (approx. 81 metres)
 - a. A mixture of a future road connection and reconstruction of the Sylvestre Drive cul-de-sac

Discussions between the Town, County of Essex and Petretta have identified that Petretta would be in the best position to complete the works as part of his construction contract for his plan of subdivision. With the Town and County of Essex having a financial contribution, the construction tender would need to be publicly advertised for an open and transparent procurement process.

The County of Essex has already allocated funding towards this project as part of its 2025 budget. Administration is requesting the Town also allocate funding, so that design can commence on the existing segments of Westlake Drive and the road and surface works can be included into the contract and drawings for the Petretta subdivision development. It is anticipated that the detailed design and tender will be completed by early 2026, with construction commencing in spring 2026.

Consultations

Development Services
Financial Services
The Corporation of the County of Essex
Petretta Construction Incorporated

Financial Implications

The high-level cost estimate for the Westlake Drive Reconstruction and Extension is \$2.88M and captures road and surface works and a contingency for a local storm sewer. Costs related to watermains and sanitary sewers within the future Westlake Drive road extension have not been included in the cost estimate as they are the financial responsibility of the developer (Petretta).

The segments of Westlake Drive are summarized in the table below and identify the funding parties. At this point in time, it is estimated that the Town's cost share would be approximately \$1.075M. Any cost sharing arrangements would need to be approved by the respective Councils and facilitated through a purchase order and/or agreements as appropriate. A future report will be brought back to Council to detail the cost sharing arrangements between the Town, County of Essex and Petretta.

Westlake Drive Segment	Cost ¹	Cost Sharing Parties	Town Funding Sources
Lesperance Road to Petretta Lands	\$935,000	Town County	Reserves & Development Charges
Through Petretta Lands	\$1,435,000	Petretta County	N/A
Petretta Lands to Sylvestre Drive	\$510,000	Town County	Reserves & Development Charges
Total	\$2,880,000	---	---

¹ Includes Engineering + Construction + Contingency

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<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

Attachment Number	Attachment Name
1	Site Location Map