



## **The Corporation of the Town of LaSalle**

**To:** Mayor and Members of Council

**Prepared by:** Peter Marra, P.Eng. – Director of Public Works  
and  
L. Silani, MCIP, RPP – Director of Development & Strategic  
Initiatives

**Department:** Public Works

**Date of Report:** June 26, 2020

**Report Number:** PW-06-20

**Subject:** Malden Road EA Addendum Status Update

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### **Recommendation**

That the report of the Director of Public Works and the Director of Development & Strategic Initiatives dated June 26, 2020 (PW-06-20) regarding the Malden Road EA Addendum status update be RECEIVED.

That Council AUTHORIZE administration to request to the County of Essex to move the connecting link program on Malden Road from Reaume Road to Golfview Drive, thus making Malden Road north of Golfview a connecting link.

That Council AUTHORIZE administration to prepare a subsequent report outlining the Town's position on the remaining County roads traversing through Town.

### **Report**

This report is in response to a Council question regarding a status update on the Malden Road Environmental Assessment (EA) Addendum.

As Council is aware in May 2019, Council awarded this EA Addendum to Stantec Consulting. This project is a concerted effort between the Town of LaSalle and the County of Essex. This EA Addendum is looking at updating the previous 2009 Malden Road EA. The limits of the EA Addendum is from the Town's north limit (Todd Lane) to Meghan Drive.

The portion of Malden Road south of Reaume is under the jurisdiction of the County of Essex and the portion of the road north of Reaume is under the Town's control and is known as County connecting link.

Within the Town's connecting link portion (north of Reaume), both the planning of the surrounding/abutting lands and the road jurisdictions lies with the Town and all decisions with respect to management of the corridor and planning of the surrounding lands are responsibility of the Town of LaSalle. As such, there is a seamless and coordinated vision from a planning, engineering/servicing, transportation and urban design/redevelopment standpoint.

In contrast, for the portion of Malden Road south of Reaume, planning and engineering (servicing only) of the surrounding/abutting lands lies with the Town of LaSalle, while the management of the corridor (including driveway access, intersection spacing and building setback regulations) lies with the County of Essex, more specifically through the County Infrastructure Services Department.

In 2018 the County of Essex approved the Town's new Official Plan. The redevelopment/development of Malden Road, from the Cahill Drain to Laurier Parkway as a "Mixed Use Corridor" is a key strategic goal for this community. This Mixed Use Corridor is intended to function as a key connective spine for the Town of LaSalle as well as for the surrounding residential neighborhoods. Over the next 10 to 20 years, it will provide a significant opportunity for creating vibrant, pedestrian and transit oriented places that will be safe, attractive and inviting for residents and visitors of all ages. This Mixed Use Corridor will include an array of compatible land uses, including retail and service commercial uses, mid-rise residential buildings as well as institutional and community uses. It will provide people-oriented employment and accommodate higher density/intensity development while maintaining a broad mix of land uses that support investment in transit, active transportation and the achievement of complete streets and communities.

County Planning supports the Town's vision and goals with respect to the Malden Road Mixed Use Corridor. In fact the approved County Official Plan incorporates supporting policies that are intended *"to create more mixed use, compact, pedestrian-oriented development within designated and fully serviced urban settlement areas" and to promote built forms and transportation systems that create more sustainable, efficient, healthy and liveable communities"*.

Unfortunately, County Infrastructure Services have corridor control policies that were adopted in the 1980s, and include access restrictions and building setback rules that

make it virtually impossible to create safe, walkable, pedestrian and transit supportive mixed use areas. County Infrastructure Services, primary focus has and continues to be moving as many cars/trucks as possible (and as quickly as possible) on Malden Road -- - notwithstanding the status and character of the community/neighborhood that this road travels through.

The Town does not see this road being designed and built as a controlled access highway, but rather it needs this section of Malden Road to be designed and re-built as an urban arterial street, where motor vehicles, buses, cyclists and pedestrians are all safely accommodated at lower speeds --- and where residents and visitors can shop, visit restaurants, socialize with family and friends, work, and live in multi-unit buildings that offer a broader and more affordable choice of housing options for persons of all ages and income levels.

To date, on the current Malden Road EA Addendum there has been a significant delay on progress, primarily due to the fact that County Infrastructure Staff do not share LaSalle's vision and approved Official Plan goals and policies for this important corridor – and instead continue to want to have this section of roadway managed as a highway where the primary focus is to move as many motor vehicles as possible, as quickly as possible. At this point, the consultant is still working through the traffic analysis portion of the project in order to finalize current and future traffic needs so that an ultimate solution can be developed and move this project ahead. It has been difficult to continue to move this forward from the standpoint of the differing philosophies of the road authorities.

It should be noted, that Stantec has utilized all of the available existing background documentation to date, the County of Essex and the Town's Official Plans, the County 2005 Transportation Master Plan, the Town's Transportation and Active Transportation Master Plan to work through this updated traffic analysis. Unfortunately, there is no consensus to move forward from both approval jurisdictions. In fact just recently (mid June 2020), through extra work, there is some movement forward, after working on the traffic portion for over 6 months.

At this stage, administration is recommending Council support a request to the County of Essex to move the connecting link portion of Malden Road from Reaume Road to Golfview Drive. This will in essence put the section of Malden Road from Golfview northerly as a County connecting link and in the complete jurisdiction of the Town of LaSalle.

There are also a number of other County Road/connecting link road traversing the Town. It is recommended that administration report back to Council through a subsequent report

on what, if anything, should be done with those roads from a revision to the connecting link portion standpoint.

Furthermore, Town Council has expressed the desire to move forward with improvements to Malden in the very near future. Unfortunately, movement on design and ultimately construction cannot occur until the EA addendum is completed.

In particular, there is a sense, that Council and the public are anxious for improvements to the Malden/Reaume intersection. This poses some difficulty for this to be the first phase of the future rebuilding of Malden Road, since drainage improvements to support the road improvements will need to be brought up to the Cahill Drain. This will all be part of the EA review and develop how these important improvements can be brought forward.

The current delay noted above, has now also made the COVID-19 pandemic cause a delay. Originally, Stantec was to be completed with the EA Addendum by spring/summer 2020. Once the traffic analysis is completed the next steps is to develop the proposed solution and organize a public meeting. Given the current pandemic we are looking at alternatives to hosting a public meeting and as this is finalized and scheduled the Town will be communicating this out to the public. It is anticipated to have this public meeting into August/September 2020.

In the 2020 budget, Council approved \$1 million for 2020 to start on the detail design of Malden Road, but in most cases, with the delay in the EA addendum this will not occur until late in 2020 and even into 2021, thus continuing to push ultimate improvements to future years. Furthermore, on this matter, with the current jurisdictional requirements, the section of Malden Road south of Reaume, we are subject to the County of Essex budgeting process for those portions to progress to the next steps.

## **Consultations**

Discussions internally through Public Works, Planning and the Town's CAO have occurred on this matter.

## **Financial Implications**

Financially, through the current connecting link agreements in place, the County will still be responsible for two lanes of pavement through these portions. This is assuming that the current agreements will remain unchanged.

Therefore, with expanding the connecting link program, there will be some additional financial responsibility on the Town when these roads eventually get rebuilt, widened, etc.

but through the CAO and the Finance Department the Town is able to review these in the upcoming development charge process and also future year budgets.

**Prepared By:**



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### Link to Strategic Priorities

	Enhancing organizational excellence
X	Sustain strong public services and infrastructure
	Strengthen the community's engagement with the Town
X	Grow and diversify the local economy
X	Build on our high-quality of life

### Communications

X	Not applicable
	Website
	Social Media
	News Release
	Local Newspaper
	Bids & Tenders
	Notification pursuant to the Planning Act

### Notifications

Name	Address	Email

**Report Approval Details**

Document Title:	PW-06-20 Malden Road EA Addendum Status Update.docx
Attachments:	
Final Approval Date:	Jul 6, 2020

This report and all of its attachments were approved and signed as outlined below:



Chief Administrative Officer

Joe Milicia