

JULY 9, 2025

COMMITTEE OF THE WHOLE REPORT

REPORT NO. CW-053-2025

**CONSTRUCTION AGREEMENT FOR COMMUNITY SQUARE (SHOPPERS) PLAZA ON
COUNTY ROAD 43**

**BILL GUY
INTERIM DIRECTOR, PUBLIC WORKS**

RECOMMENDATION

THAT the Committee of the Whole recommends approval of parking lot construction at 2721 County Road 43, Kemptville, being completed by R.W. Tomlinson Limited at a cost of \$225,596.83, excluding taxes; and

THAT the necessary by-law be prepared.

FINANCIAL IMPLICATIONS

The estimated cost as per R.W. Tomlinson Limited to construct the parking on the Counties' property located at 2721 County Road 43, Kemptville, complete with storm sewer system, curbs, parking stalls and lighting is \$225,596.83, plus HST. The net book value of this property is \$288,000.00. The Counties is looking to enter into a Land Exchange Agreement to exchange this land with the newly constructed parking lot for the last remaining parcel of land required for the property acquisition in the County Road 43 Expansion Project. That parcel is currently used for parking at the Community Square Plaza and is needed to construct a roundabout.

STRATEGIC INITIATIVES

Road rehabilitation projects are key to the United Counties' strategic effort to improve the safety, performance, and resilience of the Counties' infrastructure.

This work supports Pillar 1, Invest in Road, Bridges and Sustainable Growth, of the Counties Strategic Initiatives. Specifically, 1.1 - Improve County Roads

Restoring the deteriorated roadways reduces vehicle repair costs for residents, strengthens economic activity through better connectivity, and promotes active transportation by creating safer routes. Constructing this addition to the Shoppers Plaza parking lot is a large part of the expansion of County Road 43.

This project supports the Council's strategic goals of improving County Roads and bridges, investing in sustainable infrastructure, enhancing public safety, and ensuring long-term financial planning.

CLIMATE CHANGE IMPLICATIONS

Recycled products such as asphalt and the concrete additives such as slag and/or silica fume will be used during construction. Heavy equipment is also equipped with filters, exhaust systems and fluids that greatly reduce emissions.

ACCESSIBILITY CONSIDERATIONS

This report can be made available in alternate accessible formats on request. The United Counties of Leeds and Grenville makes every effort to provide services in a manner that is inclusive to ensure accessibility barriers are reduced or eliminated, where possible.

All aspects of the Accessibility for Ontarians with Disabilities Act (AODA) legislation will be followed with the construction. This project provides enhanced pedestrian traverses for everyone including cyclists and those with disabilities. These enhancements include 3 meter (10 ft.) wide multi-use pathways, detectable warning plates, depressed curbs at crossings, accessible pedestrian activated signals at crossings, pedestrian lighting, numerous benches strategically placed along the pathways, and trees and shrubs for shade and aesthetics.

COMMUNICATIONS CONSIDERATIONS

A website for the project has been created with different pages dealing with the many facets of the work such as a project overview page, an important information page where traffic disruptions and road closures will be highlighted, a photos page, public notices, a construction schedule, a map of the project, a FAQs page, a contacts page, and a links page. The website is updated daily.

The website is a standalone site with links to the Counties' and the Municipality of North Grenville's homepages.

BACKGROUND

To complete the purchase of the plaza property from 5031716 Ontario Inc. required to construct the roundabout at the entrance to the Community Square Plaza (Shoppers Drug Mart), the Counties must provide replacement parking for the thirty-three (33) lost parking stalls and reconfigure the existing lighting and drainage system to suit the new alignment.

On March 25, 2025, the Crown Patent was received indicating the United Counties' ownership of the property located at 2721 County Road 43. This is the property abutting the Community Square Plaza that was purchased to reconstruct the Shoppers Drug Mart parking that will be lost with the construction of one of the projects roundabouts

DISCUSSION/ALTERNATIVES

The property located at 2721 County Road 43, the MNR property, has been purchased by the Counties. Unfortunately, a deal for the sale and removal of the house on the property at appraised market value fell through and the house had to be demolished so as not to delay R.W. Tomlinson Limited's construction progress.

Tomlinson has agreed to construct the replacement parking complete with curbs, storm sewer system and lighting at an estimated cost of \$225,596.83. Although the cost may seem high, all applicable unit prices from the County Road 43 expansion contract have been used. Some existing items such as light standards and pole bases will be reused.

Other items such as earth excavation and removal have been estimated, as well as some timelines, and may come in at a lower cost than originally anticipated.

The construction of this parking lot is key to enabling ownership of the property required to construct the roundabout at the entrance to the Community Square Plaza. Once the new parking is completed, the deal for the ownership of the property required to construct the roundabout can be completed and construction on the roundabout can begin.

The construction agreement has been reviewed by the Counties' solicitor, Mr. John Simpson.

Finalizing this deal with 5031716 Ontario Inc. will complete the property acquisition aspect of the County Road 43 expansion project.

ATTACHMENTS

The report set out above has been reviewed and the information verified by the individuals listed below.

**BILL GUY,
INTERIM DIRECTOR, PUBLIC WORKS**

**JUNE 25, 2025
DATE**

**PAT HUFFMAN,
TREASURER**

**JUNE 25, 2025
DATE**

**AL HORSMAN
CHIEF ADMINISTRATIVE OFFICER**

**JUNE 25, 2025
DATE**