



Report to Council

Department: Infrastructure Services
Division: Capital Works and Asset Management
Date: November 17, 2025
Prepared by: David McBeth, C.E.T.
Manager, Capital Works and Asset Management
Report Number: Capital Works and Asset Management-2025-21
Subject: Closure of the Temporary Accessway at Fairview Avenue
Number of Pages: 7

Recommendation(s)

That Capital Works and Asset Management-2025-21 entitled Closure of the Temporary Accessway at Fairview Avenue by David McBeth, Manager, Capital Work & Asset Management dated November 17, 2025 be received.

Purpose

This report to provide Town Council with information as directed in the notice of motion carried at the September 3rd Council Meeting regarding the closure of the construction accessway between Fairview Avenue and Morton Drive.

Background and Discussion

At the September 3rd, 2025, Council Meeting, **Resolution Number R25-09-410** was passed;

Whereas, a temporary accessway was constructed between Fairview Ave. W and Morton Ave. in Essex Centre to facilitate access for construction vehicles during the development of the subdivision located behind Holy Name Elementary School; and

Whereas, in the future, a road will be built in the approximate location of the temporary accessway as a permanent main artery for the subdivision, improving access and connectivity for residents; and

Whereas, the Town has recently blocked access to the temporary accessway, as it is no longer required for construction purposes; and

Whereas, until the permanent road is built, the residents located in the subdivision are left without an efficient way to walk or bike to school; and

Whereas, it is understood that the high school children residing in the subdivision are not provided with school bus service in their subdivision because it is assumed that they can walk to bus stops using the temporary accessway; and

Whereas, the current closure of the accessway creates accessibility issues for the school children living in the area; and

Whereas, the grassed areas on either side of the temporary accessway are not being adequately maintained, detracting from the overall condition, safety and appearance of the area.

Now Therefore Be It Resolved That Council direct Administration to provide a report detailing the reasons for the temporary accessway closure, a timeline for the installation of the permanent road and potential solutions (with timelines and costs) for access and connectivity until the permanent road has been constructed, as well as how Administration plans to maintain the state and appearance of the temporary accessway until it is removed.

Moved By: Councillor McGuire-Blais
Seconded By: Councillor Matyi

Rationale for Closure

The construction accessway was originally constructed by the Developer of the Woodview Estates Subdivision for Phase 2 when the construction of Morton Drive off Joan Flood Drive was constructed in 2014. The accessway was constructed on the Town owned property of 0 Fairview Avenue West, which currently holds the Town's soccer fields. Before this phase of the development, a temporary dead-end barricade was installed at the end of the paved roadway.

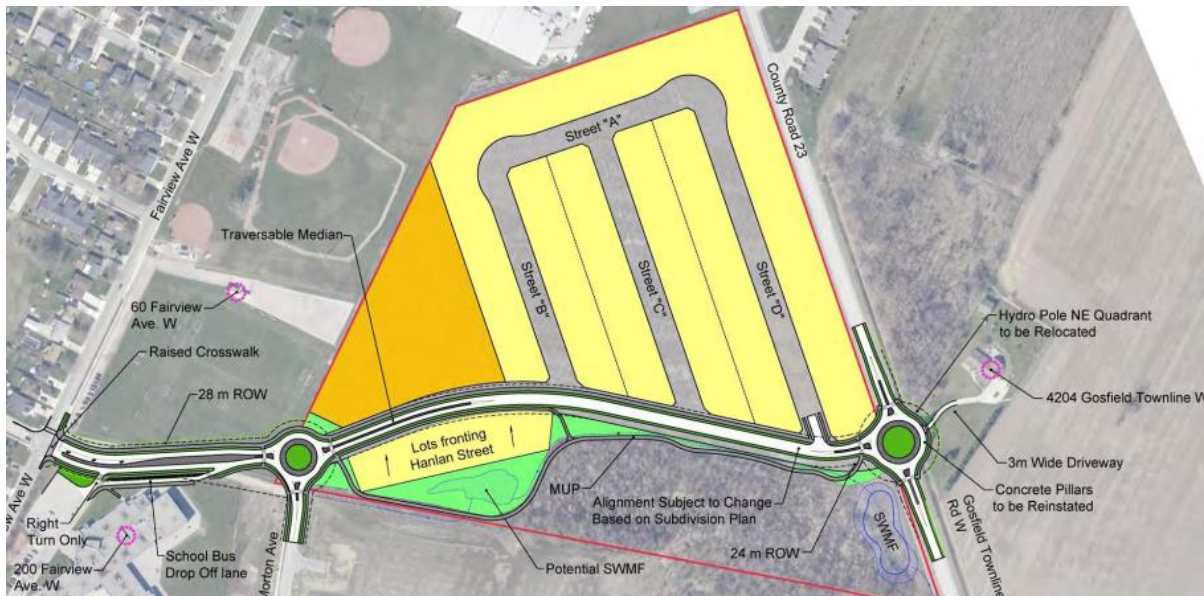
The construction accessway was not constructed to any standard and is simply a dirt driveway from the limits of Holy Name School Driveway to the limits of the Morton Drive ROW for the sole purpose of bringing construction vehicles to construct the civil, electrical and third-party utility infrastructure for the development. The accessway was closed with temporary wooden barricades and signed previously and has never been maintained by the Town of Essex. These barricades tended to be removed by residents of the second phase of development and parents of children attending Holy Name School to access the development and pick up their children.

In 2022, when construction of the third phase of the development began, this accessway was re-opened to facilitate the construction of the development. This was namely to reduce construction impacts to local roads and residents. Upon completion of the servicing of the development, the Town Operations division installed more permanent concrete barriers at both ends of the construction accessway to eliminate vehicular access to the construction accessway. Since this roadway was not being maintained by the Town and didn't meet the Town's standard for public use, including maintenance and winter control measures, the Town deemed it necessary to close the temporary access. This was done in an effort to protect public safety and reduce the Town from liability.

Permanent Solution

The permanent roadway extension of Hanlan Street is due to the closure of accessway to Highway #3 at Victoria Avenue when the widening of Highway #3 was completed. The Town, in partnership with the Ministry of Transportation, completed an Environmental Assessment that recommended the extension of Hanlan Street from Fairview Avenue to County Road 23 (Arner Townline) – as shown below. The completion and timing of this extension is dependent on two factors:

1. A finalized agreement with the Ministry of Transportation for the funding to help construct the roadway. The expected date of this agreement would be in the Spring of 2026, and
2. The construction of the Gianni Estates Development, as the proposed extension runs through the Development's lands, which are not owned by the Town of Essex. This development is currently only in the pre-consultation stage of Planning and requires many more reports and studies to be completed, as well as engineering design of the development and Hanlan Street extension.



Based on the current progress, the earliest estimated timeline that this development and road construction would begin is 2027, although 2028 is more likely. This is heavily dependent on housing market conditions, developer initiative, and engineering/planning study timing.

Temporary Solutions

If Council elects to make a connection for pedestrian access only, then a 1.5m wide concrete sidewalk could be added to the 2026 budget in the amount of \$30,000 to complete a connection from the Holy Name parking lot to the existing sidewalk on Morton Drive. As this is a new sidewalk, the cost for the construction would need to come from taxation or other revenue sources and could be considered by Council as part of budget deliberations.

Administration would also like to note that this piece of sidewalk will likely need to be removed when the Hanlan Street Extension is constructed, as the potential school bus drop off lane for Holy Name School was proposed in the Environmental Assessment design completed by the MTO. This is depicted in the previous figure. This would require a contribution from the Catholic School Board. Construction of the new sidewalk would be completed in the summer of 2026. The sidewalk would need to be maintained by the neighbouring property owners, which would be 201 Morton Avenue and the Catholic School Board.

If Council were to want both vehicle and pedestrian access to be restored, then the roadway would need to be reconstructed to Town standards and an engineering consultant hired to complete the detailed design. As this is a new roadway, the cost for the engineering and construction would need to come from taxation or other revenue sources and would need to be completed as part of budget deliberations. A Request for Proposal for the engineering design could be issued in 2026 and once awarded take between 6-8 months to complete. Any roadwork construction could be part of the 2027 construction season. Administration would recommend that the engineering design be part of the 2026 budget and roadwork construction in 2027, depending on Council's wishes. The new road construction would require concrete curbs, subdrain, catchbasins and the extension of the existing storm sewer to accommodate the road design. Administration estimates that road construction would cost \$600,000 in expected

2027 pricing and engineering would be roughly 10% or \$60,000. Administration would also like to note that this piece of roadway would be removed when the Hanlan Street Extension is completed in the future.

Current Maintenance (until permanent solution)

There is currently no maintenance of the existing construction accessway or for the roadway. This area is blocked off with concrete jersey barriers, which are not planned to be removed until the Hanlan Street extension construction works begins. For the grassed boulevards adjacent to the construction accessway, in conversation with the Community Services Department, since they are currently maintaining the lands adjacent, their department will cut the vegetation adjacent to the construction accessway to keep the height within the Town's current bylaws. Currently, no additional maintenance measures are proposed.

Financial Impact

There are no financial impacts as part of this report as this report is only being brought for Council's information. Should Council choose to request a temporary solution outlined in this report, it is recommended that Council direct Administration to include the project in the 2026 budget deliberations.

Consultations

Kevin Girard, Director, Infrastructure Services

Jake Morassut, Director, Community Services

Norman Nussio, Manager, Operations and Drainage

Link to Strategic Priorities

- Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- Leverage our Town's competitive advantages to promote jobs and economic investment.
- Take care of our natural environment and strengthen the sense of belonging to everyone who makes Essex "home".
- Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.

Report Approval Details

Document Title:	Temporary Construction Accessway at Fairview Avenue.docx
Attachments:	
Final Approval Date:	Nov 6, 2025

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



Kevin Girard, Director, Infrastructure Services - Nov 6, 2025 - 1:57 PM



Kate Giurissevich, Chief Administrative Officer - Nov 6, 2025 - 4:57 PM