

# WELCOME

to the  
MARCH 31, 2023

## PUBLIC MEETING

**PROPOSED LOCAL IMPROVEMENT POLICY AMENDMENT**

(SHORELINE STRUCTURES)

&

**EAST RIVERSIDE SHOREWALL CONDITION ASSESSMENT**

**& FUNCTIONAL DESIGN**

(PREPARED BY LANDMARK ENGINEERS INC.)

# EAST RIVERSIDE AFFECTED AREAS



# HISTORY OF EAST RIVERSIDE SHOREWALL

- 1931 – Concrete breakwall constructed by Town of Riverside.
- 1935+/- – Lots were conveyed to owners with specific exception of the breakwall by Riverside.
- 1966 – City of Windsor Annexes Town of Riverside and inherits the breakwall.
- 2017 – Windsor City Council hears concerns on condition and ownership of breakwall (CQ25-2017) from councilor Kusmierczyk.
- 2018 – City Council Report C188/2018 provides background to City Council.
- 2019 – Council Decision B14/2019 funds shorewall assessment report and directs development of an LIP policy amendment.
- 2020 – Landmark Engineers Inc. finalizes their East Riverside Shorewall Assessment and Functional Design Report.
- 21/22 – City of Windsor coordinates with government agencies and develops LIP amendment.
- 2023 – This public meeting to discuss report and policy.

# EXISTING LOCAL IMPROVEMENT POLICY (LIP)

## **Ontario Regulation 586-06 Local Improvement Charges – Priority Lien Status**

- Grants the power to Municipalities to construct infrastructure work requested by the residents or proposed by the Municipality by passing a by-law to undertake the work as a local improvement for the purpose of raising all or part of the cost of the work by imposing special charges on,
  - (a) lots that abut on the work;
  - (b) lots that do not abut on the work but will be immediately benefited by it; or
  - (c) a combination of the lots described in clauses (a) and (b). O. Reg. 586/06, s. 5 (1).

### **Definition of work includes many types of infrastructure (a-q) including:**

- (i) Constructing a retaining wall, dyke, breakwater, groyne, crib or other shore protection work along a body of water;

## **City of Windsor – Local Improvement Policy Consolidation – S 60-2020**

- **Purpose:** To present a cost-sharing policy setting forth special assessments for municipal infrastructure such as storm and sanitary sewers, street lighting, sidewalks, pavements, curbs and gutters and private drain connections constructed under the provisions of the Local Improvement Regulation, O. Reg. 586/06.
- **Does not** currently include shoreline protection works, see LIP Amendment – Shoreline Structures

# PROPOSED SHORELINE STRUCTURES AMENDMENT

## **Where:**

- A municipally owned shoreline structure abuts one or more privately owned properties; and
- The abutting property owner(s) have requested in writing that repair and/or replacement of the shoreline structure be carried out; or
- The City initiates repair or replacement of the shoreline structure as a Local Improvement.

## **The abutting property owner(s) shall be assessed for:**

- 100% of the cost per metre frontage for the repair and/or replacement of the shoreline structure abutting their property, including restoration.

## **The City will:**

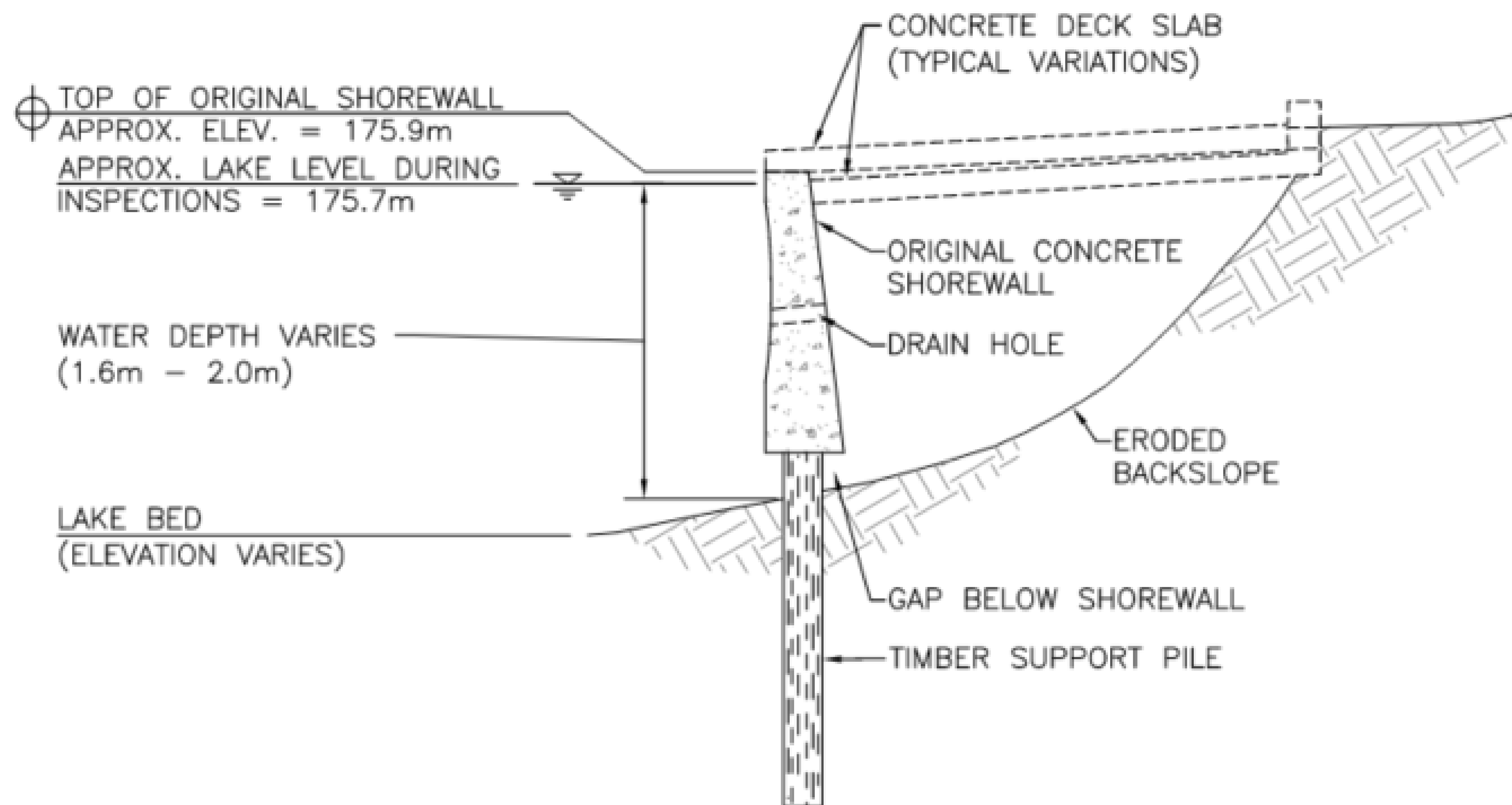
- Pay 100% of the cost per metre frontage for the repair and/or replacement of the shoreline structure abutting municipally owned property.
- Assess the costs plus rate of interest determined by the City Treasurer to the property owner, to be repayable as a one time payment or as a Local Improvement Charge assessed to the property owner for the desired repayment period of no longer than 20 years.

# EAST RIVERSIDE SHOREWALL ASSESSMENT

From Report prepared by Landmark Engineers Inc.

## Condition Assessment:

- The concrete wall itself is generally **in fair to good physical condition**, with some spalling and cracking noted at isolated locations – generally at or near the waterline.
- The timber support piles **appear to be in fair to good condition** at the locations where they were visible.
- There is **no evidence** of any significant settlement or misalignment (vertical or horizontal) anywhere along the length of the shorewall within the study area.



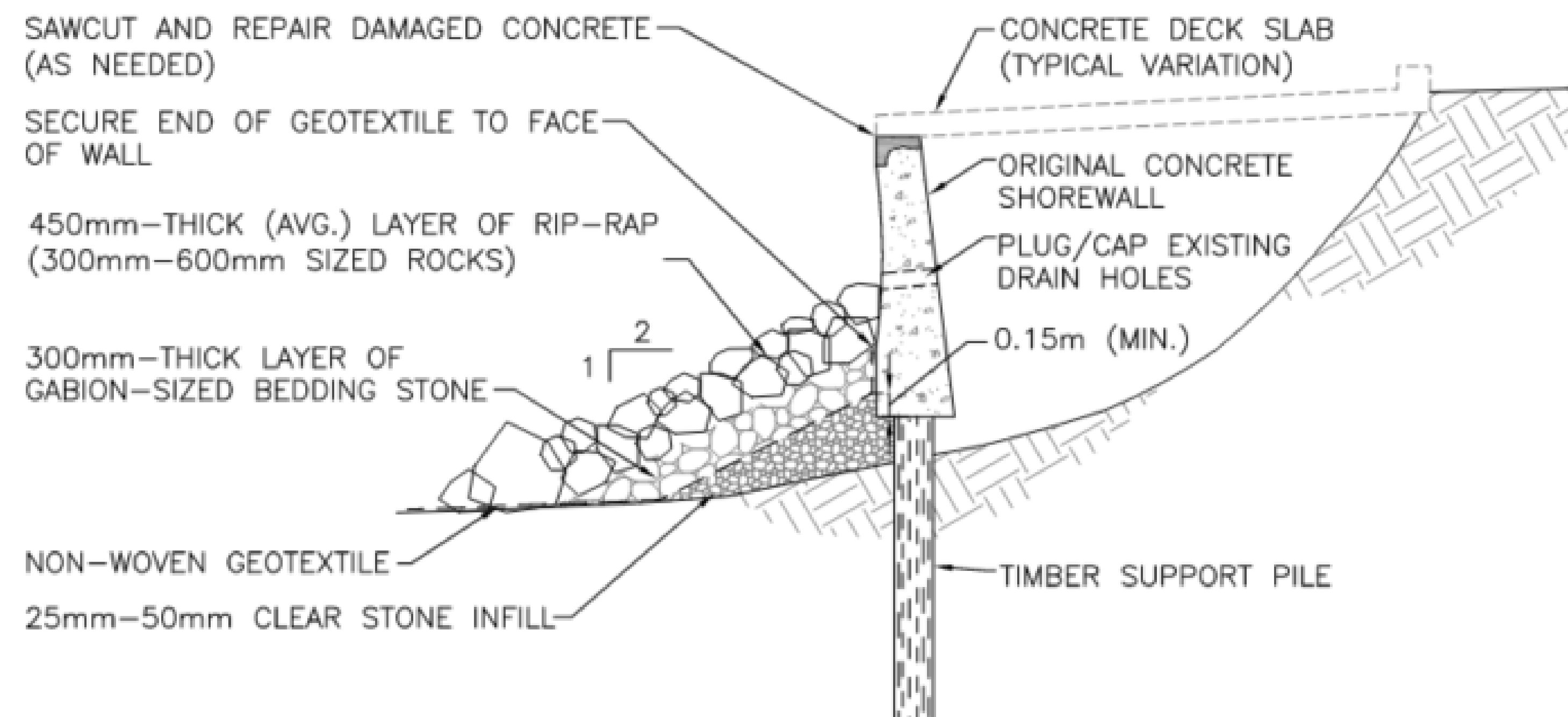
EXISTING CONDITIONS (TYP.)

**Primary Concern:**  
**Erosion / Undermining**  
**of the wall and deck slab**

# EAST RIVERSIDE SHOREWALL FUNCTIONAL DESIGN

From Report prepared by Landmark Engineers Inc.

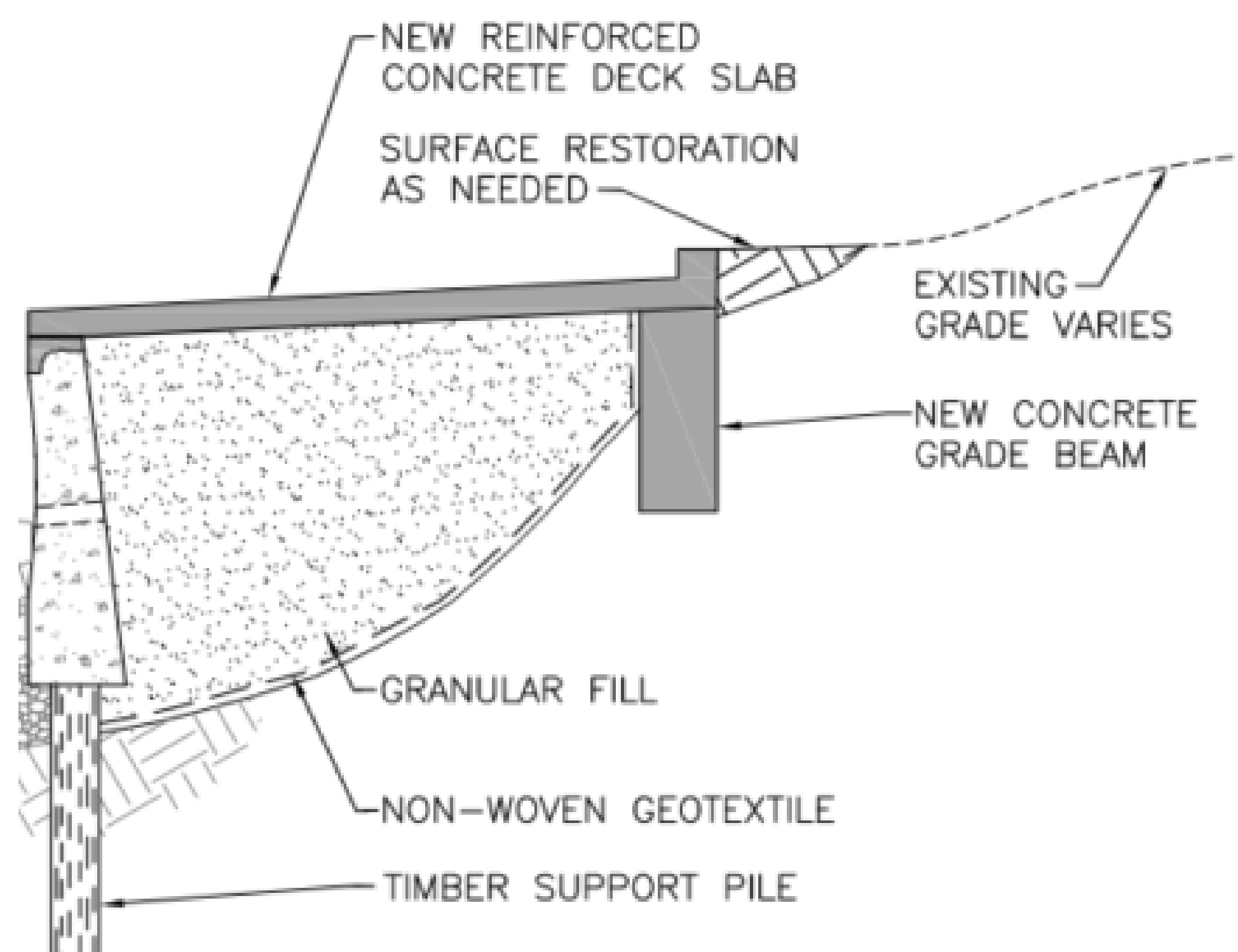
## PROPOSED SHOREWALL REPAIR AND TOE PROTECTION



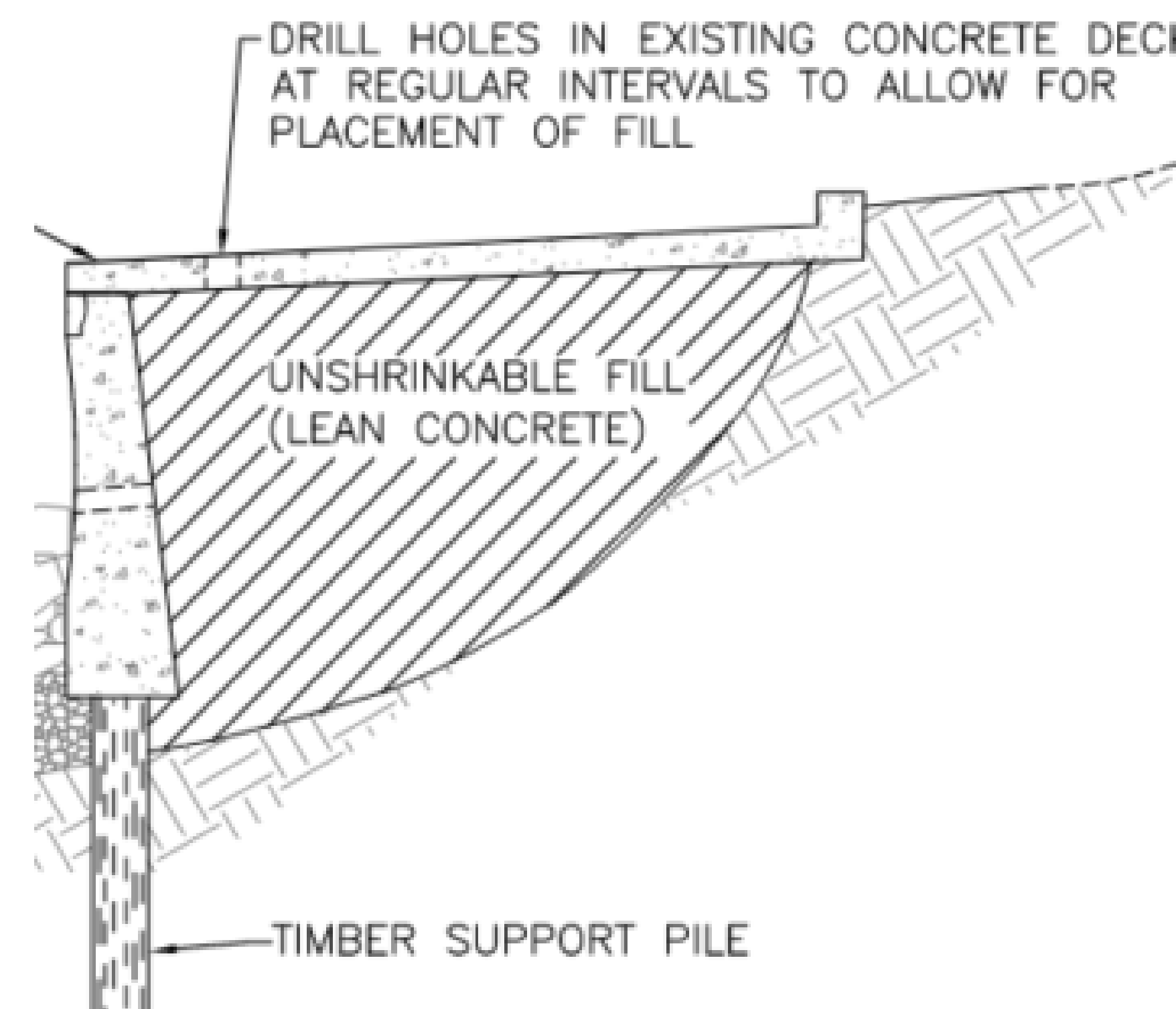
### Stone Toe Protection:

- Stabilizes wall
- Prevents further undermining
- Breaks waves

## PROPOSED DECK RESTORATION AND SLOPE STABILIZATION OPTIONS



FULL REPLACEMENT



STABILIZATION OF EXISTING SLABS

# NEXT STEPS

1. Review comments from this public meeting.
2. Submit LIP Shoreline Structures Amendment for City Council review and approval.
3. Petition for Local Improvement of the shorewall.
4. If petition is successful, LIP process will be followed for design, construction, and payment assessment.