

# Sandwich South Master Servicing Plan

## PIC #1 Summary

The City of Windsor is undertaking the Sandwich South Master Servicing Plan (SSMSP) project. This Study will outline a long-term coordinated approach for municipal infrastructure in the Sandwich South area in Windsor to support urbanization. The SSMSP will develop and review solutions for: arterial and collector roads; water, sanitary and storm sewers; and stormwater management facilities.

In accordance with the requirements of the Municipal Class Environment Assessment Process, public engagement will help to inform the development of the plan and the public will be provided with opportunities to provide feedback on solutions and recommendations. From September 24, 2020 to December 31, 2020, the City of Windsor held an online Public Information Centre (PIC #1) on the project website at [www.sandwichsouth.ca](http://www.sandwichsouth.ca).

Initial notification for the PIC included distribution to those on the project contact list. The original PIC timing was extended and notification of this extension was advertised in the Windsor Star.

Materials including information panels and supporting videos were posted to the website, allowing members of the public to view the content and learn about the work completed to date. The information was divided into 5 stations, giving the public the option to view the PIC information from the component(s) of the Study that they were most interested in, or that they wanted to learn more about:

Station 1: Context

Station 2: Existing Conditions

Station 3: Transportation

Station 4: Sanitary and Storm Sewers

Station 5: Updated Floodplain Mapping and Stormwater Management

PIC #1 provided multiple ways for the public to provide their feedback and comments. This included contacting a member of the Project team, emailing the project email at [sandwichsouth@dillon.ca](mailto:sandwichsouth@dillon.ca), or completing the online survey. The following documents the input gathered through PIC #1. A list of Frequently Asked Questions (FAQs) can be found at the end of the document, to provide responses to the inquiries most commonly heard and collected throughout PIC #1.

## Online Survey – What We Heard

### Issues that Matter

Respondents were asked if there was anything missing from the list of “Issues that Matter” from the public, stakeholders or technical team. Generally, there was confirmation and support for the issues identified, particularly “limiting development and sprawl” and “environmental protection”. However, some respondents felt that there was a disconnect between these issues and the direction of the project. There is concern that proceeding with the proposed project may encourage sprawl and unnecessary expansion, promote automobile usage, and reduce green spaces, which challenges these Issues that Matter.

For reference, the full Issues that Matter Report posted to the project website provides a response to all issues and how they will be addressed or considered in the project.

## Existing Conditions

Respondents were asked if they had any comments or if there was anything missing from the existing conditions provided in PIC #1. It was noted that the information generally paints an accurate picture of the existing conditions of the Study area. Some additional notes from respondents were to include Butler Gartner snakes as a historically known population of species near the Airport, and to provide greater detail in the Existing Conditions map to distinguish between the green/open spaces identified. For example, are the green spaces wetlands, parks, naturalized areas, etc.

## Transportation

Respondents identified what they liked and did not like about the transportation options. What they liked included:

- Inclusion of active transportation in the plans
- Focus on transit-oriented development
- Emphasis on implementing a complete street approach
- Extension of Lauzon Parkway to 401

What respondents did not like about the transportation options included:

- Dependency on automobiles (wide roads, emphasis on collectors and highways)
- Lack of detail on County Road 42 improvements
- The distance of the Study Area to the rest of the City presents challenges for implementing active transportation options and the public's willingness to use them

General transportation comments:

- Concerns for increased traffic and creating development that encourages sprawl
- It is challenging to envision active transportation and its feasibility in this area, considering barriers such as distance, lack of bus service, and the need for multiple transfers
- "Complete Streets" contain more than just active transportation amenities – they also include walkable main streets, pedestrian friendly sidewalks and spaces, safety and accessibility elements. Respondents would like more information on how these other features will be included as part of the plan.

## Sanitary and Storm Sewer Options

Respondents identified what they liked and did not like about the sanitary and storm sewer options. What they liked included:

- Usage of ponds to address flooding
- Coordination and building upon the system that already exists

What respondents did not like about the sanitary and storm sewer options included:

- Lack of information about the costs of each option
- Development in wetland areas

General sanitary and storm sewer comments:

- Respondents are supportive of the measures to address/prevent flooding, however, there is concern about the cost of these options and the impact on taxpayers.

### **Updated Flood Mapping and Stormwater Management Solutions**

Respondents identified what they liked and did not like about the updated flood mapping and stormwater management solutions. There was a mix of support for all options presented.

What respondents did not like about the solutions, was the note that LID designs have limited effectiveness in low-permeable soils. Knowing that Sandwich South has much clay, this was a concern for using LID designs as a solution.

Generally, respondents would like more information on the cost of the options, and are concerned about the use of resources to construct a stormwater management solution that is so specialized and complex for this area.

### **Other Comments**

Respondents would like:

- More notification for upcoming PICs including advertising for the PIC in the Windsor Star.
- Consideration of additional opportunities for outreach prior to PIC 2 including meetings with individual stakeholders to discuss questions/concerns.
- Continued updates on the Study and Reports as they are completed.
- More information about costs and impact on taxpayers.
- More clarity on the growth anticipated through to 2036. It was noted that there are different population growth numbers in different sources (PIC Station #1 vs. census data vs. news reports, etc.). Post notes regarding discussion with the Stakeholder Advisory Committee on project website.
- A stakeholder meeting prior to the final council presentation, to consult on any changes included to the final report following PIC # 2 and prior to report completion.
- Clarity on the Part II order process prior to the final notification and 30 day review period.
- Opportunity for public to have their voices heard during PIC 2 and to be able to ask questions to project members in real time.

### Frequently Asked Questions

**Question 1: When will development in South Sandwich happen? What is the justification for moving forward with developing the South Sandwich area, especially when there are other priorities that City should be focussed on?**

**Answer:** Windsor has been projected to grow by approximately 8,000 people within the next 20 years. The South Sandwich area is one of the areas anticipated to house the services, housing, employment and infrastructure for this increase in population. The specific timing of development will be driven by the inflow of new residents and the market.

**Question 2: When will the development happen?**

The Sandwich South Master Servicing Plan (SSMSP) will determine the approximate timing of implementation for services/infrastructure to support the future community. The plan is being developed to accommodate growth to the year 2040. All of the servicing solutions recommended in the Plan will not occur all at once, but rather in a phased approach over 20 years. Providing the municipal service to support growth in the Sandwich South area will be development driven which means that the infrastructure for the area will be constructed in a time to match the future development.

**Question 3: When will the ongoing “Sandwich South Lands Growth Management Study” be available?**

**Answer:** The findings of the Sandwich South Servicing Master Plan will feed into the completion of the Growth Management Study, it is estimated that this study will be completed by Fall 2021.

**Question 4: What is being done to ensure that the Sandwich South will not be another automobile dependent community?**

**Answer:** Complete Streets are being recommended for Sandwich South. Complete streets are streets that are safe for everyone, including people that walk, bike, use transit and drive. Using this approach to streets will encourage different modes of transportation and keep all road users safe. The Stakeholder Advisory Committee for this project also consists of members who represent Transit Windsor and the Windsor Bicycling Committee. These members provide their perspectives and represent their interest groups to help shape the direction of the Servicing Master Plan.

**Question 5: How will the “Issues that matter” identified by the public be used or considered?**

**Answer:** The issues that matter and the public’s comments overall will be used as input to develop the criteria that will assess the infrastructure options/alternatives. This ensures that the public’s concerns and priorities are engrained within the decision-making process.

**Question 6: How will development in Sandwich South be funded? How will costs be offset from landowners and increased property taxes?**

**Answer:** “Development pays for development” (or growth pays for growth) through development charges. Each developer will be responsible for covering costs associated with the construction of infrastructure to facilitate development. For shared regional infrastructure developers will be assessed a development charge. Refer to the Development Charges Amendment Background Study for the Sandwich South Planning District, Hemson Consulting Ltd., May 2018.

**Question 7: Other than the preservation of Environmental Sensitive/Significant Areas, Species at Risk, and wildlife habitats, what else is being done to keep the Study Area green and naturalized as development occurs?**

**Answer:** Some lands in the East Pelton and County Road 42 Secondary Plans have been identified as green space. The City will also explore ways to include greenspaces in Sandwich South not just for water management, but as opportunities for recreation. The future secondary plan for Sandwich South will allow for a more accurate identification of lands and where opportunities for parks, green spaces and recreation are most appropriate.

**Question 8: Some residents and businesses in the area are serviced by septic beds/tanks. Will the SSMS allow these residents and businesses to eventually connect to the sewer system? If so, when?**

**Answer:** Ultimately the entire sandwich south will be service via sanitary sewers. The trunk sanitary sewer infrastructure is already in place to provide an outlet for the internal sanitary sewer network. Timing will be dependent on the development patterns and location of existing residential and commercial properties in relation to those areas. Approximate staging of proposed servicing will be refined through this study.

**Question 9: Flooding is an issue in Windsor. How will the plan ensure that development in Sandwich South, especially around wetlands, is protected against flooding?**

**Answer:** Minimizing the probably of flooding in the future development of Sandwich South is one of the main priorities of the plan. To achieve this, the study has updated and extended the floodplain and flood risk maps in order to get a better understanding of the potential flooding and risks in the Study Area. Development will be directed away from flood risk areas and will be constructed at higher elevations. A hydrological model has been established for the project, which will help to estimate flood flows. The solutions proposed in the SSMS will include culverts, floodproofing elevations, drainage systems, upgrading existing municipal drains, and stormwater management to minimize flooding under the most extreme flood probabilities.

**Question 10: Will there be any landowners or residents in the area who will be expropriated as a result of proposed development? If so, how will they be compensated?**

**Answer:** Private land will need to be acquired to accommodate proposed infrastructure. The City will retain a Third Party appraiser to assess the lands in question. Land acquisition will be required in advance of construction of proposed infrastructure.

**Question 11: The Study seems to only examine collector roads. Will the Study also look at the main roads that service the majority of landowners, and the broader community?**

**Answer:** This study will focus on examining and providing recommendation for the arterial and collector roadways within the Sandwich South Area. Existing arterial roadways outside of the study area have been the subject of previous study such as the Lauzon Road Environmental Assessment (2014), the Country Road 42 Environmental Assessment (2009) and the City's Transportation Master Plan (2019). Implementation of additional Transit and Active Transportation facilities within the roadway network will also be estimated and accounted for.

**Question 12: How does the new Windsor Regional Hospital factor into the SSMS?**

**Answer:** The plans for the hospital have not been finalized. However, regardless of what is determined for the future hospital, the SSMS is independent from this process. The SSMS is a necessary step in establishing a coordinated approach to planning and infrastructure for the entire Sandwich South area.

**Question 13: PIC #1 materials should have additional clarity as it relates to previously completed related studies.**

How previous studies are utilized to complete the SSMS study will be explained and sourced in the PIC #2 materials and the final report. Copies of related reports are posted on the Project website.

**Question 14: Provide clarity on proximity of the ponds to the airport and describe why they will be permitted.**

The project team have worked with the Windsor International Airport to review the stormwater pond strategy. Dry Ponds are more preferred in areas in close proximity to the airport. Wet ponds are acceptable however specific proactive measures to mitigate water fowl habitat shall be incorporated in the design and maintenance program for these ponds. Considerations to reduce open water areas, shallow water habitat, water access and visibility will need to be incorporated into the detailed design to mitigate water fowl habitat and meet airport requirements.

**Question 15: Will the community have an opportunity to comment on the next phase of work including the proposed options and the criteria for assessing the options?**

**Answer:** Yes. There will be opportunities for the public to provide feedback on the criteria and the proposed options. The community's input on these aspects is important. There will be multiple ways that the public can provide comments in the next phase of work, including through PIC #2, email, an online survey and by visiting the project website at [www.sandwichsouth.ca](http://www.sandwichsouth.ca). We encourage the public to continue to check the website for updates and details on upcoming engagement opportunities.