



File No.: 16-4765

January 24, 2020

The Corporation of the City of Windsor  
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Attention: Thom Hunt, MCIP, RPP  
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Proposed Zoning By-Law Amendment  
3129 Lauzon Road SWM Design and Floodway Setback Request

On August 29, 2019, Dillon Consulting (Dillon) submitted a Proposed Zoning By-Law Amendment Application for the property located at 3129 Lauzon Road. Within this package, a Functional Servicing Report was submitted which outlined the stormwater management strategy for the site. Upon City of Windsor review, a response was provided to Dillon on September 25, 2019 which identified that the application was deemed incomplete. In regards to the stormwater monument component of the application, the City requested that a Floodway Setback Analysis be completed, as the site is currently located within the Little River Floodplain. This was identified as not being included in the August 29, 2019 submission.

The project team completed an analysis for the existing site in comparison to the ERCA provided 1:100 year floodline elevation of Little River and had meetings following the September 25, 2019 response letter with both ERCA and the City of Windsor on October 3, 2019 and December 10, 2019 respectively. A summary of the two discussions are as follows:

- The proposed condominium buildings to be constructed at the rear of the property are within the Little River flood fringe area based on a two-zone floodplain concept. The property is also positioned beyond the required 15 m setback from the drain bank. Building within a flood fringe area in the past has been common in the region as long as the development meets minimum floodproofing elevations provided by ERCA.
- ERCA has identified that there has been a provincial and regional shift of constructing buildings within floodplains due to recent flooding events during high lake levels within the region. The analysis of building within an inland



- waterway floodplain is now recommended to provide careful design consideration to confirm one of the following:
- It can be proven that the site under future development conditions does not adversely affect the floodplain; or
  - Floodplain compensation is provided on site to balance the loss of floodplain storage.
- The Dillon team reviewed potential solutions for floodplain compensation on-site and determined that based on the size of the site and the proposed development, it was not feasible to provide the adequate amount of floodplain compensation necessary without eliminating the two buildings along the rear of the property. Based on the size of the site and volume required for floodplain compensation in comparison with the overall Little River floodplain, Dillon felt that it was unreasonable to provide floodplain compensation of this magnitude for a small site and that the development would not cause a significant impact on the Little River Floodplain on a regional scale.
  - During the meeting with the City, it was identified that floodplain compensation has not been traditionally required for these type of site plans, but floodproofing measures must be met in regards to finished floor elevations and minimum site grades. Things, however, have changed recently with high lake levels and extreme rainfall events where ERCA and the City's position is to either limit development within floodplain areas, request that the developer to complete a study to identify no adverse impacts on the floodplain during developed conditions or provide floodplain compensation.
  - The City identified that an update to the Little River Floodplain Study is currently being completed by Dillon and that it is recommended to await the results of the study to determine a more accurate representation of the floodproofing elevations and floodplain inundation extents within this area.

Based on the above noted summary of the two meetings in late 2019, it was recommended by the City and agreed upon by the Dillon team that the proposed development site, on a "floodway setback analysis" perspective, would be further reviewed once the Little River Floodplain Study modelling component has determined the update to the 1:100 year floodline for the area. This would allow the site to be analyzed holistically within the Little River Floodplain model and identify what impact the development site has under both existing and a post development condition.

It is our recommendation that the City allow the site to proceed with the Zoning By-Law Application for rezoning with the understanding that the necessary engineering approvals must be met during Site Plan Control, including a further assessment of the Little River Floodplain in relation to the proposed development of the site.

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If you have any questions or concerns, please feel free to contact me.

Sincerely,

DILLON CONSULTING LIMITED

A handwritten signature in black ink, appearing to read "Ryan Langlois".

Ryan Langlois, P.Eng  
Water Resources Engineer  
RTL:dlt

