

Memo



To: Adam Szymczak, Senior Planner, City of Windsor
From: Amy Farkas, Zoe Sotirakos, Dillon Consulting Limited
cc: Europro (Tecumseh Mall) LP
Date: July 19, 2021
Subject: Planning Justification Report Addendum, PS082/2020
Our File: 20-3716

Preliminary Planning comments were received on July 8, 2021 for the Official Plan and Zoning By-law Amendment application package submitted for Europro (Tecumseh Mall) LP. This addendum has been prepared to provide additional information regarding the background study requirements discussed in Section 3.5 of the Planning Justification Report, dated May 2021. Each of the background studies are available under separate cover.

3.5 Additional Studies

As identified through the Pre-Submission Application to the City of Windsor, the following supporting background studies were identified as required for the Official Plan and Zoning By-law Amendments. All of the following studies have been submitted for consideration as part of the Official Plan Amendment and Zoning By-law Amendment Applications.

3.5.1 Functional Servicing Report

A Functional Servicing Study, prepared by Dillon Consulting Limited, dated March 2021, which reviews sanitary, stormwater management, and watermain servicing for the proposed residential development on the subject site has been provided under separate cover. The Functional Servicing Report findings demonstrate that there is sufficient existing sanitary sewer capacity and connections for sanitary flows on the west and north side of the proposed development lands. A new stormwater network is proposed within the proposed parking lot area and outlet into the existing Hawkins Drain. The new watermain will connect to the existing 300 mm diameter main located within the Lauzon Parkway right-of-way. During the detailed design stage, following site plan control approval, other utility consultation will be completed with Bell, Cogeco and MNSi as needed. In conclusion, the proposed development feasibility is supported by adequate functional servicing.

3.5.2 Stormwater Management Brief

A Stormwater Management Brief was completed by Dillon Consulting Limited, dated March 2021, and provided under separate cover. The Stormwater Management Brief states that all runoff from the proposed development will be discharged to the Hawkins Drain. The Stormwater Management Strategy for the site will include on-site storm sewers, a catch basin pre-treatment, oil/grit separator, dewatering pump station and on-site temporary stormwater storage. At the detailed design stage hydrologic/hydraulic assessment will be required. In conclusion, the proposed developments feasibility will be supported by a future stormwater management strategy.

3.5.3 Transportation Impact Study

A Transportation Impact Study was completed by Dillon Consulting Limited, dated March 2021, and is provided under separate cover. The Transportation Impact Study states that there is a relatively low number of vehicle trips being generated by the proposed residential development, and therefore a relatively low percentage increase of trips forecasted at the study area intersection by the proposed development. The TIS recommends that the proposed residential development be permitted to proceed since the traffic impact on the surrounding road network is far less than what could be generated under the as-of-right zoning permissions. In addition, a significant number of trips are forecast to either remain fully on-site or consist of non-auto trips due to the residential nature of the proposed development. In conclusion, the proposed development feasibility is supported by the transportation impact study findings.

3.5.4 Noise and Vibration Impact Assessment

A Noise and Vibration Impact Assessment was completed by Dillon Consulting Limited and submitted under a separate cover in June 2021. The noise and vibration assessment focused on the noise and vibration impacts of surrounding transportation corridors (Rail and Road) as well as stationary noise sources from nearby facilities, including the Tecumseh Mall, LCBO and Lowe's. The assessment demonstrated the noise impact from transportation as well as stationary noise sources in the vicinity of the proposed development result in noise exceedances, above the applicable criteria, at the proposed residential development. As such, noise mitigation measures are required. This report specified several noise mitigation options including operational/administrative measures for stationary noise sources, as well as upgrade to building façade construction with acoustical ratings specified in this report for the proposed residential buildings. Requirements for an appropriate noise warning clause to be registered on Title for Offers of Purchase and Sale, lease/rental agreements/condominium declarations as well as provision for ventilation / air conditioning are also specified in this report. The only source of ground vibration in the area is train pass-by along the Via Rail Chatham Subdivision. Site-specific vibration measurements confirmed that the rail-induced ground vibration levels for passenger train pass-by is less than the 0.14 mm/s criterion.

Any required noise mitigation measures will be included in the detailed design and Site Plan Control approval stage of development.

3.5.5 Environmental Evaluation Report

An Environmental Evaluation Report was completed by Dillon Consulting Limited and submitted under separate cover in May 2021. A full review of the natural environment and confirmatory site assessment had been completed in November 2020 with no major site concerns identified. A submission to the Ministry of Environment, Conservation and Parks (MECP) has been made and the letter of clearance is pending receipt. The ERR states that due to the dominant commercial and institutional land uses within the Study Area, the lack of ecological linkage to other natural areas, and the lack of SAR habitat, the Project Location is not considered to provide ecological function. The proposed development will require the removal of one fragmented fencerow community (0.21 ha).

Upon the completion of a preliminary screening for SAR, MECP has been engaged to discuss potential occurrence of SAR in the Project Location. The City will be updated under separate cover following the MECP review and response. It is recommended that the mitigation measures and best management practices outlined in this EER are followed to avoid potential impacts to existing natural features (watercourse), wildlife, and wildlife habitat. All mitigation measures will be impacted, as required and necessary at the Site Plan Control stage.



Amy Farkas, MCIP RPP
Planner