

# Sandwich South Master Servicing Plan

## Issues that Matter – A Summary of Stage 1 Engagement

In Stage 1 of the Sandwich South Master Servicing Plan (SSMSP) (from Summer 2019 to Winter 2020), the engagement process involved a community pop-up, online survey and opportunities for the public to submit comments through email and the project’s website. Based on these activities, the public identified their main concerns and the top issues that matter, with respect to the SSMSP. This summary provides an overview of what we heard.

The following are the key themes and issues that matter, which emerged from Stage 1. These will be used as input to the development of criteria to make decisions on infrastructure alternatives in the SSMSP. A response to these issues, indicating how they will be addressed or considered in the project is also provided.

<b>Issue that Matters: Stormwater Management</b>
<ul style="list-style-type: none"><li>• Appropriate stormwater infrastructure such as sewers, pumps and drainage systems.</li><li>• Minimizing impacts of storm runoff.</li><li>• Management of overflows and preventing flooding.</li></ul> <p><b>How this will be addressed:</b> Stormwater management is one of the areas of servicing that the SSMSP will be focusing on. The Plan will develop and review solutions for stormwater management to determine the best option for the area, based on data, analysis, existing and on-going studies, as well as on meeting the required design standards.</p>
<b>Issue that Matters: Flood Mitigation</b>
<ul style="list-style-type: none"><li>• Management of flooding and flood risks.</li><li>• Limiting development in high flood risk areas, such as in the Little River Watershed.</li><li>• Reducing flooding to homes and businesses, as this is already an existing issue for some residents and business owners.</li></ul> <p><b>How this will be addressed:</b> This project will develop mapping for the Little River floodplain and identify ways to store flood waters. In addition, the servicing options covered in the SSMSP will determine the appropriate solutions to manage any additional flooding and flood risks associated with development within Sandwich South. This SSMSP will include infrastructure including storm sewers and flooding retention facilities to mitigate flood risk.</p>
<b>Issue that Matters: Cost Impacts to Residents and Property Owners</b>
<ul style="list-style-type: none"><li>• Increased cost to taxpayers to fund the new development and the associated infrastructure and servicing needs.</li><li>• Concern about using taxpayer dollars to fund new development, rather than directing these funds towards addressing existing issues within the City (investing in affordable housing, public transit etc.).</li></ul>

**How this will be addressed:** The evaluation criteria that will be used to review and determine servicing solutions will include cost as a factor for consideration. The selection of infrastructure will consider the cost of construction and maintenance. Specific development charges will be addressed through separate studies outside of the context of this project

#### Issue that Matters: Appropriate Road Networks

- Ensuring roads are built properly to meet the needs of a wider cross section of community residents.
  - For example, Banwell Road does not have street lights or sidewalks, making it dangerous for pedestrians and road users at night.
- Ensuring that new and existing roads allow for public transit and are easily accessible.
- Improved traffic control and management of existing and new roads.
  - For example, Banwell Road only has one lane in each direction between Tecumseh Road and E.C. Row, which can result in congestion.

**How this will be addressed:** Collector roads are one of the areas of servicing that the SSMSPP will be focusing on. Previous studies have proposed future new and expanded transportation networks, and the SSMSPP will use these studies as a starting point to evaluate the existing and future transportation network needs for Sandwich South. This includes ensuring that the future road network meets the needs of the community, and improves the existing network where necessary. The transportation network solutions will consider vehicles, transit, and active transportation needs.

#### Issue that Matters: Environmental Protection and Preservation

- Concern for the loss of green space, greenfields, natural environment, and farmland (particularly of Class 1 agricultural lands) due to development in the Study Area.
- Concerns for environmental impacts of development on climate change, such as changes in air quality, emissions and increased flooding.
- Protecting species-at-risk.

**How this will be addressed:** Natural environment studies have been conducted to identify the ecologically sensitive and environmentally significant lands within the study area, in order to highlight areas that should be protected from development. These studies also identify areas with species-at-risk, where development may pose a threat to their habitats. The SSMSPP will be working within the policies of the Windsor Official Plan and Secondary Plans, which promote healthy environments, responsible development, and respect for the environment.

#### Issue that Matters: Limiting Development and Sprawl

- Concern that the development of Sandwich South will contribute to sprawl.
  - Residents suggested keeping development (particularly major institutional uses) to the downtown core, closer to where infrastructure currently exists.
  - It was expressed that there are many vacant properties and infill and intensification opportunities throughout Windsor that can be better utilized.

- Residents expressed a concern that the development of the Study area will not be walkable and will be car dependent, as it is located at the edge of the City.
- Uncertainty about the need for expansion.
  - Residents would like more proof to support the anticipated growth of Sandwich South, to justify the need for development in the area.

**How this will be addressed:** The development of Sandwich South is expected to service the needs of the broader Windsor-Essex County. The transfer of the Sandwich South lands to the City of Windsor was done with the intention of using this area to meet future growth needs. Additionally, existing studies have been completed which identify the need for development in South Sandwich. According to StatsCan, Windsor was tied for the third fastest growing municipality in Canada in 2017, with a growth rate of 2.5%. Growth in Windsor and the Region is expected to continue. Our SSMP is specifically being done to determine the servicing needs to allow this area to be developed.