



STATION #1



**SANDWICH SOUTH
MASTER SERVICING
PLAN**

Context



Windsor is Growing

Windsor is projected to grow from a population of 217,716 in 2016 to 225,466 in 2036.

Windsor Potential Growth Scenario

Year	2016	2021	2026	2031	2036
2015 Projection (Planning Dept.)	217,716	221,955	224,677	225,466	225,466
Growth (5 year increments)		4,240	2,722	789	NIL

Source: MHBC Consulting (2018); Appendix D to Council Report: S97/2018

This growth represents an increase of approximately 8,000 new residents in the City. These residents will require services, housing, employment, and infrastructure to meet their needs.

Over the same 20 year period (2016-2036), an additional 6,900 dwellings will need to be built to adequately house the new residents.

Demand for Dwellings

Demand	2016	2036	2016-2036
Population Growth	217,716	225,466	7,750
2036 Persons per Household	2.250	2.175	
Total Dwelling Units	96,763	103,662	6,900

Source: MHBC Consulting (2018); Appendix D to Council Report: S97/2018

The City will need to find strategic ways to accommodate this growth, while continuing to provide a high level of services for its existing and new future residents.



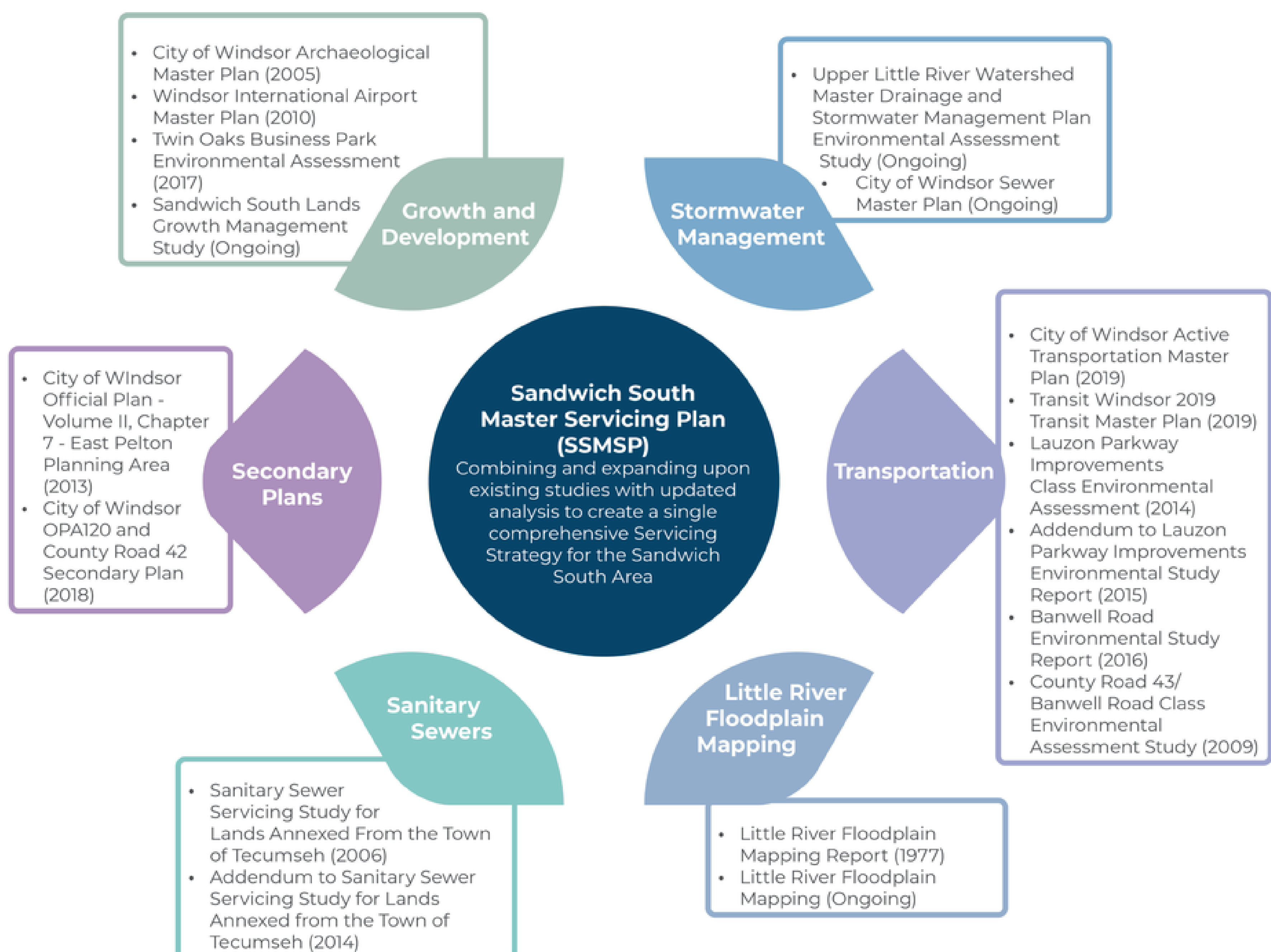
Why a Servicing Master Plan (SMP)?

- To accommodate growth, 2,600 hectares of land in the former Township of Sandwich South were transferred from the Town of Tecumseh to the City of Windsor in 2002.
- The City has initiated a Servicing Master Plan (SMP) for the Sandwich South Area to develop a coordinated and sustainable approach to providing municipal infrastructure in support of growth.
- The SMP will identify the location and capacity of collector roads, storm and sanitary sewers, and stormwater management facilities.
- The solutions that result from the SMP will be implemented over the next 20 years as development occurs.



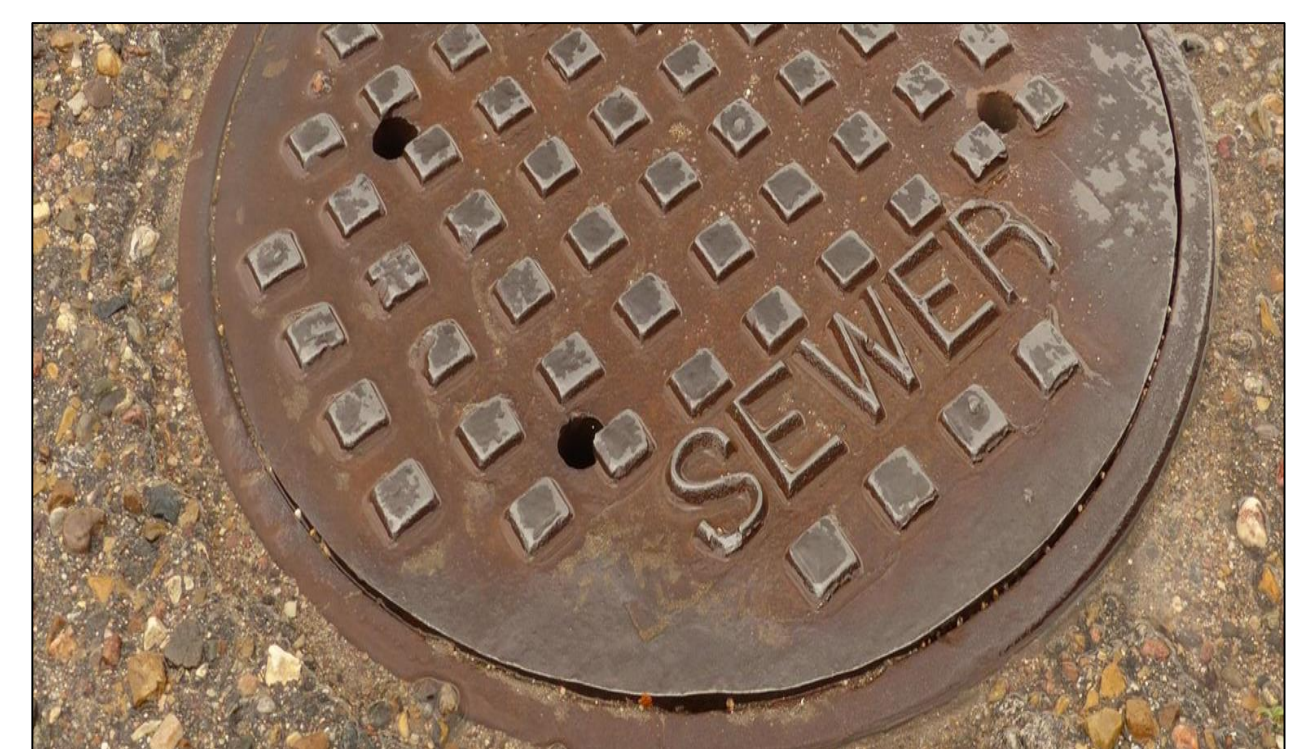
Integration with other Studies

The SMP will be integrated with other existing plans and studies.

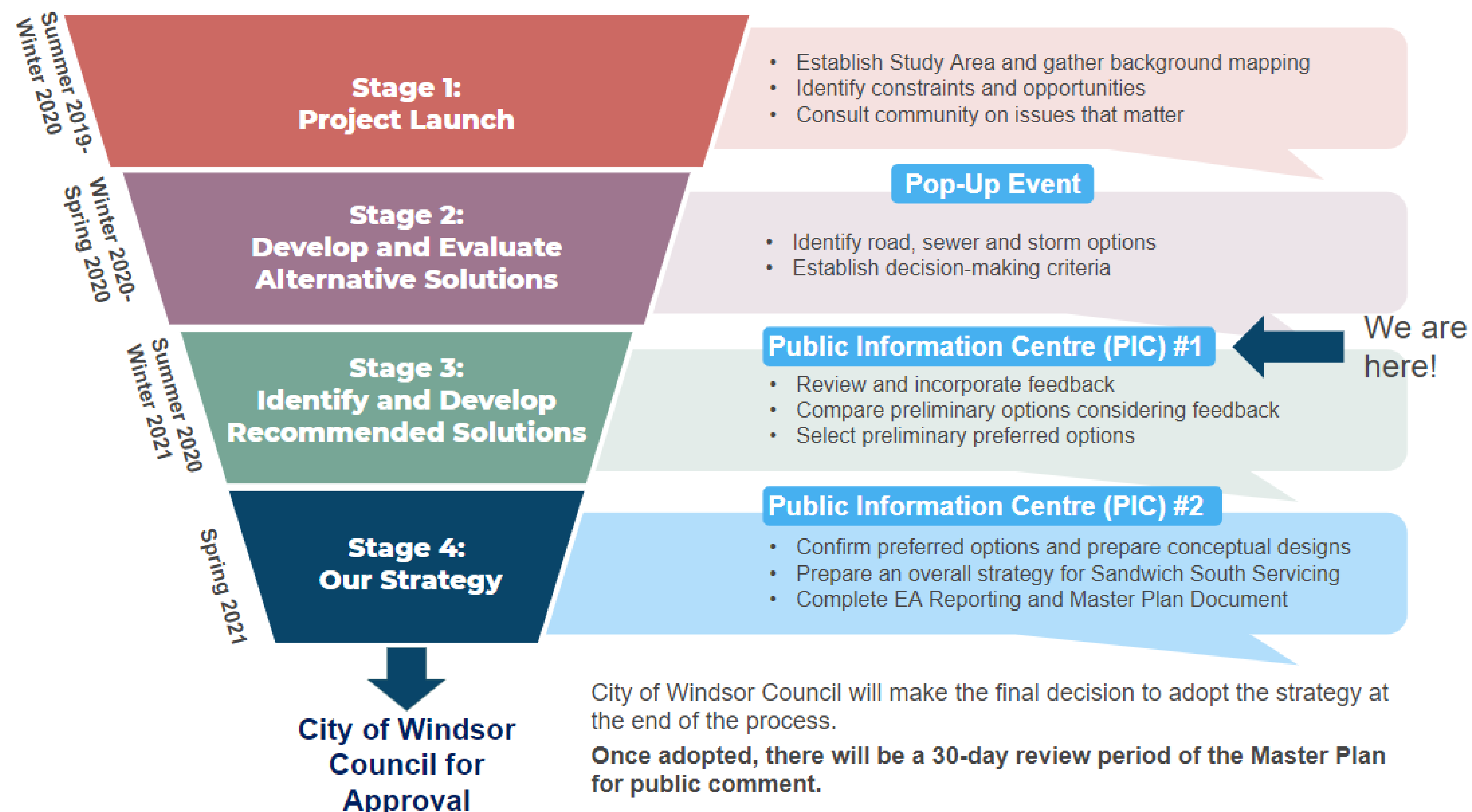


What is a Servicing Master Plan (SMP)?

- A SMP outlines a coordinated and sustainable approach to providing services.
- The plan will develop and review solutions for:
 - Collector roads
 - Water, sanitary and storm sewers
 - Stormwater management facilities
- The SMP will meet the requirements of Phase 1 and 2 of the Municipal Class Environmental Assessment process (2000, as amended in 2007, 2011 and 2015), which is an approved process under the Environmental Assessment Act.



The Project will be undertaken in 4 stages:



Study Area

- The Study area is located on the south east side of the City of Windsor, and generally extends from E.C. Row Expressway in the North to Highway 401 in the South, and from Walker Road in the West to Banwell Road in the East.

The study area is primarily rural, but includes the Windsor Airport and some residential homes.

The City has designated this area for future growth over the next 20 years. Growth will include a variety of residential, commercial, institutional and industrial land uses.

The Study Area includes the County Road 42 Secondary Plan Area, and the East Pelton Secondary Plan Area, which provide direction and phasing for development in these areas.

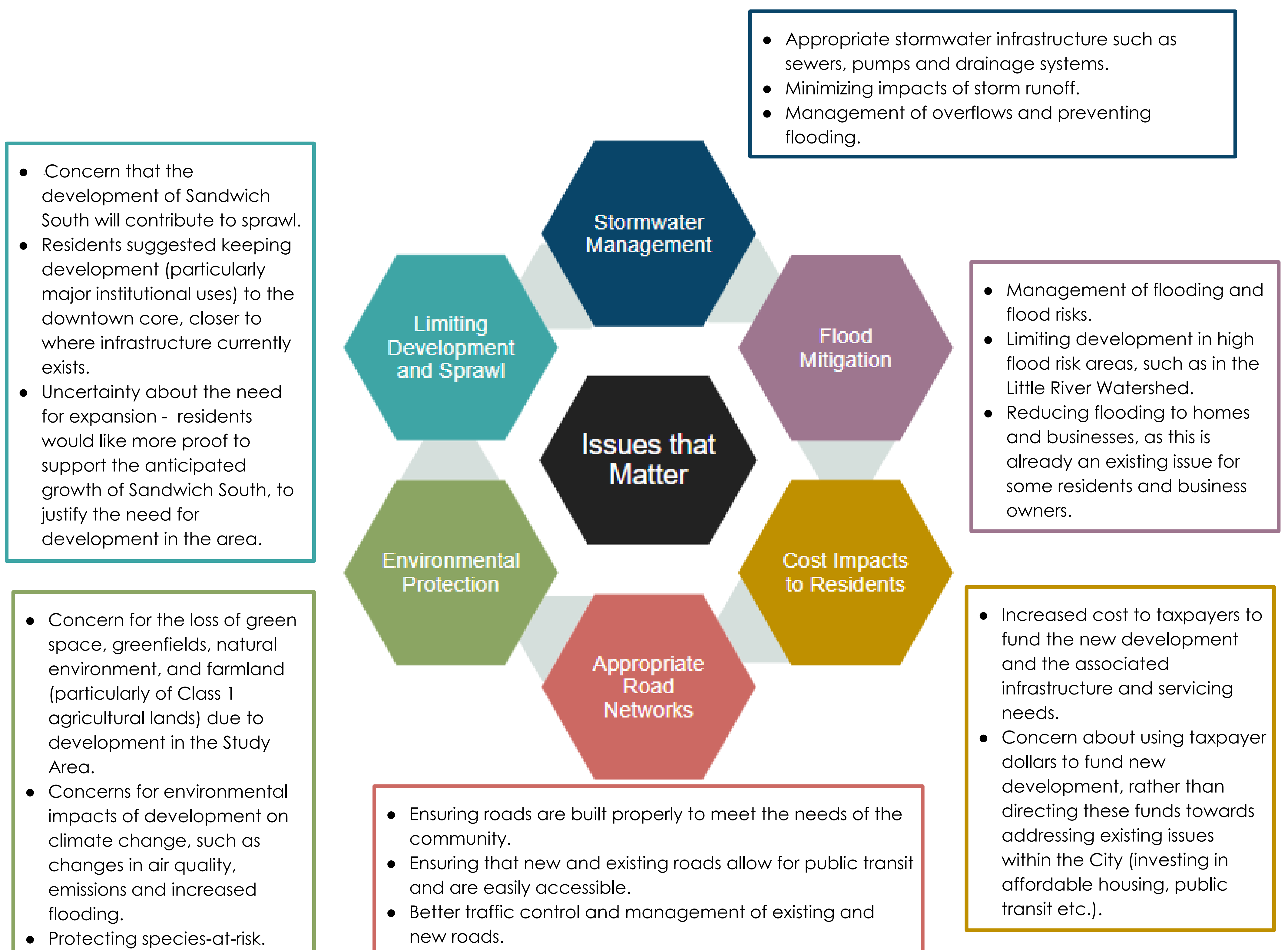
The SMP for the Sandwich South study area will work with the objectives of these plans.



What we heard: Issues that Matter to the Public

- To date (in Stage 1) we have completed the following public engagement activities:
- Pop-up event (January 30, 2020)
- Online Survey (closed on March 25, 2020)
- Comment forms and emails submitted online

We took what we heard from these activities and developed an “Issues that Matter” report that highlights the most common issues raised by the public. The following are the 6 themes that emerged.



**Is there anything you think is missing from the list? Complete our feedback form to let us know:
<https://www.surveymonkey.com/r/sandwichsouth>**

What we heard: Issues that Matter to Stakeholders and Technical Team

- To date (in Stage 1) we have completed the following technical team and stakeholder engagement:
- Multiple Technical Team/Steering Committee Meetings
- Stakeholder Meeting #1

We took what we heard from these activities and developed an “Issues that Matter” report that highlights the issues raised by the technical team and stakeholder group. The following are some of the key issues identified.

Creating Complete Communities

- New development should be a complete/self-sufficient community
- Provide live/work opportunities

Integration with Existing Plans

- The Study needs to be integrated with other planning efforts
- Incorporate previous studies, results and recommendations

Consideration for Existing Community

- Respect the existing landowners and those using the land for agriculture
- Consider how to best use what is there now - not just thinking about the future

Windsor Airport

- Consider how development may impact or be constrained by the existing airport, and how development may impact the airport

Cost and Property Impacts

- Development should pay for development
- Consider the costs and property impacts associated with connecting the study area

Emergency Access

- Consider a new EMS station in the Study area and/or an emergency travel route, as this area is quite far from the closest station

Accessibility

- Accessibility needs to be considered in all development and plans

Phasing

- Clarity around phasing
- Determining the triggers for the installation of services

Green Spaces

- Consider green spaces not just for water management, but also for recreation

Schools

- Consider whether a new school is needed to service the existing and new residents of Sandwich South

Is there anything you think is missing from the list?
Complete our feedback form to let us know:

<https://www.surveymonkey.com/r/sandwichsouth>

Or scan the QR code 



Objectives and Evaluation Criteria

Table A: Draft Evaluation Criteria	
Project Objective	Evaluation Criteria (Note: not all apply to every evaluation)
Manage flood risk	<p>To what extent can the alternative address surface flooding? (storm and flood)</p> <p>To what extent can the alternative address basement flooding? (storm and flood)</p>
Protect quality of life	<p>Is there potential property that would be required? (all)</p> <p>What are the potential impacts to cultural heritage (archaeology and built heritage)? (all)</p> <p>What are the potential construction related impacts? (all)</p> <p>Are there long term operation impacts on local residents and businesses? (all)</p> <p>Are there potential recreation opportunities? (flood)</p>
Be cost effective and provide value	<p>What is the relative cost of the alternative? (all)</p> <p>Are there opportunities to reduce overall cost and/or reduce costs to taxpayers? (all)</p> <p>What is the local economic benefit? (??)</p> <p>What is the level of complexity for construction and operation? (all)</p>
Protect the natural environment	<p>What are the environmental effects of the alternative? (all)</p> <p>Will there be impacts to species at risk? (all)</p> <p>Is there an opportunity to protect natural spaces? (all)</p>
Support the creation of a complete community	<p>Does the alternative support active modes of travel? (trans)</p> <p>Does the alternative support a self-sufficient community? (all)</p> <p>Does the alternative provide an accessible solution? (trans)</p>
Protect health and safety	<p>Will this alternative reduce risk? (all)</p> <p>Will this alternative improve safety? (trans, flood)</p>
Align with existing infrastructure and studies	<p>How compatible is the alternative with existing and surrounding infrastructure? (all)</p>
Build in resiliency	<p>How does the infrastructure alternative address climate change? (flood, storm)</p>
Build in flexibility	<p>What is the potential for phasing the infrastructure alternative? (all)</p> <p>How flexible and adaptable is the alternative to change? (all)</p> <p>Does the alternative allow us to accommodate future population and employment growth? (all)</p>

Feedback: Existing Conditions

We want to hear your thoughts!

Do you have any comments on the existing conditions? Or, is there anything missing you would like to add?

Your feedback will help us better understand the issues, opportunities and existing conditions of the Study Area.

You can provide your feedback by visiting the survey link:

<https://www.surveymonkey.com/r/sandwichsouth>

Or by scanning the QR code with your phone or tablet:

