

**THE CORPORATION OF THE CITY OF WINDSOR**  
**Office of the City Solicitor - Planning Department**



**MISSION STATEMENT:**

*"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"*

<b>LiveLink REPORT #: 14869</b>	<b>Report Date: August 23, 2010</b>
<b>Author's Name: Chris Brown</b>	<b>Date to Council: September 13, 2010</b>
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**To: Mayor and Members of City Council**

**Subject: Reply to CQ53-2010 Wyandotte St. West Streetscaping**

**PD#10-27**

**City Wide: \_\_\_\_\_ Ward(s): 2**

**1. RECOMMENDATION:**

THAT the summary of the community meeting on July 28, 2010, attached as Appendix 'A' **BE RECEIVED** for information, and;

THAT the City Planner **BE DIRECTED** to facilitate a community workshop to further explore potential design improvements to the Wyandotte Street West right-of-way between Sunset Avenue and Campbell Avenue and;

THAT a report **BE PREPARED** by the City Planner and City Engineer recommending measures to improve the appearance, function and safety of the right-of-way on Wyandotte Street West, including a timeline and cost estimate for undertaking such measures in conjunction with the road and sewer reconstruction on Wyandotte Street West scheduled for 2011.

**EXECUTIVE SUMMARY:**

N/A

**2. BACKGROUND:**

Council Resolution 101/2009 authorized the construction of a new storm sewer and sanitary sewer to replace the deficient combined sewer in Wyandotte Street West between Askin Avenue and Partington Avenue, new concrete sidewalks, curbs and gutters and an asphalt road. The total construction cost is estimated to be \$2.1 million. Engineering design is being undertaken in the 2010 year with construction scheduled to commence in 2011.

At its meeting held June 14, 2010, Council Question 53-2010 was posed:

*Asks that the City Planner determine if Planning staff can be made available to meet with residents and business owners in the general area of Wyandotte St. West to look at options for streetscaping consistent with the Official Policy which states, "Council will*

*promote the design of public spaces to define and compliment the image of Windsor and its neighbourhoods".*

A public meeting facilitated by Planning Department staff was held on July 28, 2010 from 7-9 p.m. at Knox Presbyterian Church, 2320 Wyandotte Street West. Eighteen members of the public signed in their attendance.

### **3. DISCUSSION:**

The purpose of the meeting was to provide area residents and business owners with information about road and sewer work on Wyandotte Street West scheduled for 2011 and to provide an opportunity for residents and business owners to discuss whether this scheduled construction presented possibilities for streetscaping. The discussion at the meeting was organized around six questions:

1. Where (what part of Wyandotte St. West is of interest?)
2. What (elements are we interested in seeing there?)
3. Why (would this area merit streetscaping?)
4. When (is the "right" time to do streetscaping?)
5. Who (needs to be involved?)
6. How (should Wyandotte West streetscaping proceed?)

A summary of the discussion on each of these questions is attached as Appendix 'A'.

Overall, the meeting was a first step to understanding major concerns and setting the focus for any future discussions Council should recommend. If it does so, the next step should be a workshop among area residents, businesses and stakeholders, to examine in detail how the road right-of-way might be designed to address the major concerns.

The discussion focused on the area from Sunset Avenue (western limit) to Campbell Avenue (eastern limit). This segment of Wyandotte Street West encompasses the busy pedestrian environment extending from the University of Windsor eastward to Adie Knox Herman Recreation Centre and Pool.

The salient point in the discussions concerned the significance of Wyandotte Street West in shaping the impression of Windsor among international visitors travelling downtown from the Ambassador Bridge, out-of-town visitors arriving to see the University Campus, and international students moving into the surrounding residential neighbourhoods. The timing of road and sewer reconstruction coincides with the opening of the University's Centre for Engineering Excellence (CEI). The CEI will create a "new presence" on Wyandotte Street and represents a future economic generator.

Wyandotte St. W. is designated a Class II Arterial roadway and provides direct access onto the Ambassador Bridge just west of the intersection of Wyandotte St. W at Patricia Rd. A traffic count conducted in October 2005 recorded a weekday average of 16,800 vehicles. The arterial is also heavily used by pedestrians, largely due to the student population living in the vicinity of the University Campus. Pedestrian safety and conflicts with vehicular traffic and bicycles were major concerns raised at the meeting. The City's Bicycle Use Master Plan adopted in 2001 recommends bike lanes for Wyandotte St. W. east of the University of Windsor.

The road and sewer reconstruction scheduled for 2011 presents an opportunity to implement urban design improvements that might otherwise be significantly more costly and disruptive to implement after the reconstruction.

### **4. FINANCIAL MATTERS:**

There is no allocation for streetscaping within the \$2.1M sewer and road project budget.

**5. CONSULTATIONS:**

The Office of the City Engineer was consulted both prior to and following the community meeting.

**6. CONCLUSION:**

A summary of the community meeting regarding streetscaping possibilities on Wyandotte St. W., held on July 28, 2010, is attached as Appendix 'A'. Given the combined issues of pedestrian safety, bicycle use, vehicular traffic and civic image, administration recommends that the design of the right-of-way on Wyandotte St. W. be reviewed in consultation with area residents, business owners and institutions.

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**Chris Brown**  
Planner II - Urban Design

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**Thom Hunt**  
Executive Director/City Planner

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**Mario Sonogo**  
City Engineer

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**George Wilkki**  
City Solicitor

**APPENDICES:**

**Appendix A: Summary Of A Meeting Held To Discuss Streetscaping Possibilities On Wyandotte Street West**

**DEPARTMENTS/OTHERS CONSULTED:**

**Name: Mario Sonogo, City Engineer**  
**Phone #: 519 255-6247 ext. 6356**

**Name: Onorio Colucci, Chief Financial Officer & City Treasurer**  
**Phone #: 519 255-6100 ext. 6234**

<b>NOTIFICATION :</b>				
Name	Address	Email	Telephone	FAX
All in attendance from JL28 Meeting sign-in list				
Dennis Hastings, Exec. Director Facilities University of Windsor	Room 620 A Chrysler Hall Tower 401 Sunset Avenue Windsor, ON N9B 3P4			
Dr. Alan Wildeman, President University of Windsor	Room 505 Chrysler Hall Tower 401 Sunset Avenue Windsor, ON N9B 3P4			
Dan Stamper, President, Canadian Transit Company	780 Huron Church Rd Suite 202 Windsor, ON N9C 2K2			

## APPENDIX ‘A’

### Summary of a Meeting Held to Discuss Streetscaping Possibilities on Wyandotte Street West July 28, 2010, 7-9pm Green Bean Café, 2320 Wyandotte St. W.

#### Introductions

Brief background on documents and information.

1. Where (what part of Wyandotte West are we looking at?)
  - Mill on West to McKay on East?
  - Include Benson school site / park?
2. What (elements we are interested in seeing there?)
  - European-type crosswalks
  - Wider sidewalks, parking on one side
  - Directed pedestrian lighting, smart lighting and LEDs
  - Fixed garbage containers (not to be tipped over).
  - Control litter – attach bins to light poles?
  - Bicycle lanes
  - Mark presence of “Entering University District”
  - Trees are an inexpensive way to make this street prettier.
3. Why (would this area merit streetscaping?)
  - Heavy pedestrian traffic here.
  - Visitor traffic (first impression of Windsor)
    - International visitors travelling downtown from bridge
    - Out of town visitors to University
  - Safety concerns
    - Erratic pedestrian movements
    - Bicyclists on sidewalks
    - Truck traffic
  - International students present - image of Windsor they “take home”.
  - Traffic calming per European examples; will existing number of traffic lanes remain?
  - Cyclists present
  - University of Windsor is a town of over 17,000 –what can a small town of that size support?
  - Parking
    - University students use it especially after business hours.
    - On street competes for right of way use maybe off-street lots instead of on-street parking?
    - Eliminate parking on one side of street?
  - Will truck traffic remain? Does existing design for road accommodate the weight of trucks?
  - Major bus route
  - What effect does pedestrianization of Wyandotte W have on University Ave W?
  - This area, every year is the area people see and move into (University).
  - Need to work with university to diversify Windsor’s economy
4. When (is the “right” time to do streetscaping?)
  - Being a gateway should be enough –city dollars for Dougall Gateway spent on that premise.

- Students range from assets to “a concern”.
  - Tenants sense of pride/stewardship is variable; “quality people attract quality”
  - UofW Centre for Engineering Innovation has created a “new presence” on Wyandotte. This is a new economic generator zone for the future.
  - Develop a sustainable streetscape that isn’t so labour/maintenance intensive
  - Council Resolution 101/2009 includes a new storm sewer and sanitary sewer to replace the deficient combined sewer, new concrete sidewalks, curbs and gutters and an asphalt road. The total construction cost is estimated to be \$2.1 million. Engineering design is being undertaken in the 2010 year with construction schedule to commence in 2011.
5. Who (needs to be involved?)
- University needs to be involved and be “partners”
  - There is no BIA in Wyandotte West
  - Town and Gown Committee and Homeowners Association do exist
  - Indian Road interests
6. How (should Wyandotte W streetscaping project proceed?)
- “benchmark” the best of the best in terms of pedestrian/bikes before cars
  - Crown jewel of streetscapes should be the goal
  - Involve University e.g. create custom bike stands that are artistic (i.e. follow Tecumseh example)
  - Add to existing lamp standards, décor elements.
  - Follow example of lighting per Walker Rd underpass
  - Branded area (banners)
  - Who will monitor this after it is built? Property standards need to be enforced.
  - Involve students to devise a sustainable design and foster attachment, change behaviours (per U of Waterloo, U of Michigan examples)